

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

MEMBER MAJOR PROJECTS BOARD

Minutes from the Meeting of the Member Major Projects Board held on Monday, 9th February, 2026 at 9.30 am in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor A Beales (Chair), R Blunt, D Heneghan, J Moriarty, C Morley and S Ring (Vice – Chair)

OFFICERS PRESENT:

Vanessa Dunmall, Programme Management Office Manager
Duncan Hall, Assistant Director for Regeneration, Housing and Place
Carl Holland, Assistant Director for Finance and Deputy Section 151 Officer

44 **APOLOGIES**

Apologies for absence were received from Councillor Long.

45 **MINUTES**

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The Chair, Councillor Beales highlighted the following amendments;

Under the EZ NORA wording to be added to clarify the issues between the Borough Council and Norfolk County Council were operational issues.

Clarification of the Board being Member Major Projects Board under Florence Fields discussions.

Under Valentine Park, additional wording to be added to clarify Councillor Ring and Beales comments in relation to homes allocated for private rent on Florence Fields and Valentine Park.

The Chair questioned the point needed to clarify if aggregation of the number of private rented home across Florence Fields and Valentine Parks, was able to be done under the delegated authority and commented the policy needed to be checked.

Finally, under Rail to River, the Chair asked for the point to be clarified in relation to contamination of the Purfleet and explained the baseline of contamination did not change after the fire and building works.

RESOLVED: The minutes from the previous meeting were agreed as a correct record following the above amendments being made.

46 **DECLARATION OF INTEREST**

Councillor Moriarty declared he was the Norfolk County Councillor for West Winch and the Chair of the Stakeholder's Group in relation to West Winch Growth Area.

Councillor Heneghan declared she was the Ward Member in relation to Southgates.

47 **URGENT BUSINESS UNDER STANDING ORDER 7**

None.

48 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

None.

49 **CHAIR'S CORRESPONDENCE**

None.

50 **STANDING ITEM: ACTION LOG**

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The Programme Management Office Manager presented the report and explained to Members, a review had been taken of the projects process and was being taken to Corporate Leadership Team for agreement next month.

51 **STANDING ITEM: PROJECT HIGHLIGHT REPORTS INCLUDING THE OVERVIEW REPORT**

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The Assistant Director for Regeneration, Housing and Place presented the report.

Major Project Highlight Reports

P-21.02 EZ Nora

The Assistant Director for Regeneration, Housing and Place highlighted the dispute with Norfolk County Council was to be discussed in the exempt session later in the meeting but highlighted a cabinet report on the Western Access Road was forthcoming.

P-21.05 Florence Fields

Updates included decisions on foundation changes due to ground conditions, progress on completions and reservations, and ongoing discussions about additional PRS units, with emphasis on expediting legal processes to address housing demand

The Chair, Councillor Beales questioned if the Assistant Director for Regeneration, Housing and Place had the flexibility in delegated decision to respond to market conditions. He referred to the recent delegated decision which had been taken in relation to the private rented sector (PRS).

The Assistant Director for Regeneration, Housing and Place commented a further decision needed to be made including further detail.

The Chair, Councillor Beales requested this was done as a matter of urgency as there are homes empty which needed to be occupied. He added that there are approximately 1200 people on the housing waiting list and there was demand for PRS accommodation locally.

Councillor Morley questioned the loan facility for West Norfolk Property Limited and urged this was taken forward.

The Chair, Councillor Beales commented the Council transfers the freehold and there was a question of affordability which had to be considered and the Council's policy reviewed.

The Vice – Chair, Councillor Ring questioned if there had been a review in market rents.

The Chair, Councillor Beales requested a profit and loss per house type to illustrate if market rent would cover the Council's interest costs as well as Housing Company and management costs etc. Thought should also be given to a reservation of rent to build up a sinking fund for future maintenance.

The Assistant Director for Finance and Deputy Section 151 Officer clarified there had been recent correspondence with the Council's solicitors and the loan agreement was nearly finalised and would be brought to the Shareholder Committee. He explained the financial modelling needed to be updated in line with agreement to forecast the increases in rent.

The Chair, Councillor Beales commented on the position identified by the Assistant Director for Finance and Deputy Section 151 Officer was not as expected and highlighted this needed to be resolved so that the Council and the Housing Companies were able to react quickly to a fall in interest rates.

The Assistant Director for Regeneration, Housing and Place highlighted to Members, there was further progress with the loan facility with West Norfolk Housing Company as compared to West Norfolk Property Limited. He commented that the £15 million which had been referred to was grants and debt from the Council.

The Chair, Councillor Beales commented further progress on this project needed to be made.

P-21.08 Styleman Court

Despite lifting occupancy restrictions and changing sales agents, no sales or reservations have occurred at Styleman Court, prompting a review of marketing strategies and consideration of alternative uses, with further discussion in the exempt session.

The Chair, Councillor Beales requested urgency on the affordable homes to be transferred and highlighted the need for the homes to be occupied. He questioned what the comment 'keeping marketing under review' meant.

Councillor Blunt questioned the level of interest in the properties. The Assistant Director for Regeneration, Housing and Place explained there had been strong interest however this had not translated into reservations or sales. He commented he did not have a summary of the reason as to why sales had not progressed.

P-21.09 West Winch

Planning permission for the road was granted, the landowners' collaboration agreement was signed, and site clearance activities are set to begin, with a two-year programme for road construction and a cabinet report to County Council planned.

Members of the Board recognised the complexity of the collaboration and congratulated the Officers concerned for their achievements and successes.

P-21.10 Southgates

The Assistant Director for Regeneration, Housing and Place reported, the Southgate's plan faces funding uncertainty, with Greyfrairs considering interim actions focused on tidying up the area and potential demolition.

Councillor Heneghan expressed her concerns on another feasibility study being carried out as there had been previous studies and work which had already been done. She urged action needed to be taken.

The Assistant Director for Regeneration, Housing and Place clarified the feasibility study was for the next steps of the project and all work

previously carried out was incorporated in the overall masterplan. He commented funding was not yet secured and the funding from devolution would be considered but details were not yet confirmed. He highlighted short term solutions were being considered to tidy up the area.

The Chair, Councillor Beales highlighted the importance that action was taken and commented in terms of the car sales garage, work could be done to fulfil the short-term improvements and added he was keen to get this moving as the garage was owned by the Borough Council. He reminded Members and Officers of previous discussions for traffic lights on each junction of the roundabout. He questioned if this had been introduced to Norfolk County Council.

The Assistant Director for Regeneration, Housing and Place confirmed it was raised during the consultation period for the King's Lynn Transport Strategy but agreed to follow up with colleagues at Norfolk County Council.

Councillor Moriarty commented the area was deteriorating and a short-term solution was needed.

Councillor Heneghan commented she had already contacted the Public Open Spaces team to get the area tidied and sought clarification on the responsibility of the body of water at Southgate.

The Chair, Councillor Beales asked for the Open Space team to carry out a general tidy up of the Southgate area, including addressing the body of water filled with rubbish if possible.

Councillor Morley commented a statement of requirements for the demolition of the car sales garage at Southgate needed to be prepared and that he would initiate the process to go out to tender for contractors.

P-21.10b – STARS

The Stars project has now secured expanded Department of Transport funding for cycling and walking infrastructure, with timelines for construction and planning applications outlined.

The Vice – Chair, Councillor Ring expressed his thanks to Norfolk County Council Officers and commented 2028 was a big year for projects being completed.

The Chair, Councillor Beales echoed his thanks to Norfolk County Council Officers. He commented that it was good news that Baxter's Plain had been included and commented the project was still in the early stages.

The Assistant Director for Regeneration, Housing and Place commented there was a planning application for Baxters Plain coming forward which was an opportunity to shape the project and there would be time for Members input as it was to go the Regeneration and Development Panel.

P-23.08 – Valentine Park

Valentine Park's marketing has just commenced, with members highlighting the high construction standards and thoughtful design of the homes and discussing the challenges of the current housing market.

The Chair, Councillor Beales commented the show home had recently opening and many Members attended.

Councillor Morley commented on the construction standards and recognised the top quality of these properties being built compared to others in the market.

Councillor Heneghan echoed Councillor Morley's comments and added the properties were thoughtfully designed.

The Chair, Councillor Beales commented to Members the aim was to push forward in filling the gap of affordable homes at a high quality.

The Vice – Chair, Councillor Ring highlighted the site was remarkable and added he had no criticism in the marketing of these properties.

Town Deal Highlight Reports

P-21.11 Guildhall

Progress was reported on the Guildhall renovation, including the start of construction works and the commissioning of a fundraising consultant,

The Chair, Councillor Beales commented on the importance of public engagement, and how it needed to be a focus.

The Vice – Chair, Councillor Ring provided reassurance the project was on track and to succeed. He encouraged all Members to support the project.

Councillor Morley reiterated marketing and public relation needed a similar approach to Blenheim Palace.

Councillor Heneghan requested Members have regular updates to avoid misinformation.

The Assistant Director for Regeneration, Housing and Place highlighted an update was to be provided at the Regeneration and Development Panel on the 31st March 2026.

The Vice – Chair, Councillor Ring commented on the frustrations of misinformation and highlighted the financial figures remain the same and can be found in the reports and agenda published last year.

Councillor Moriarty commented he understood the frustration but also Members concerns and scepticism, which was why the project needed to be kept under scrutiny.

Councillor Morley highlighted in the report it needed to be made clear the funding was not only the Town Deal grant and that the cabinet report referenced set out all the financial details.

Councillor Heneghan added there was nervousness due to the size of the project and reassurance was needed.

P-21.12 ACC

Councillor Heneghan questioned if the Tennyson Road crossing was included in the project.

The Chair, Councillor Beales advised the ambition remains, but confirmed that as per the report, the crossing had been removed from the current scheme.

The Assistant Director for Regeneration, Housing and Place provided assurance discussions with Network Railway were continuing and next steps were being considered

Councillor Moriarty referred to page 17 of the agenda and requested clarification on the 'real people on bikes campaign'.

The Assistant Director for Regeneration, Housing and Place confirmed this campaign was targeted and encouraged real people, not just athletes, to cycle.

P-21.14 Riverfront

Members of the Board were updated that work had commenced on the Dryside facilities and further detail relating to the business plan needed to be worked on before being brought to Cabinet.

Councillor Morley expressed his frustration with the process around procurement. The Assistant Director for Regeneration, Housing and Place explained it was the democratic process, but the report was to include a caveat with the procurement process.

The Vice – Chair, Councillor Ring referred to the operating model and engagement with the culture community and the aim was to open the Custom House and be available to all.

P-21.15 Rail to River

The Chair, Councillor Beales commented the project was to be relaunched as the scaffolding was due to be taken down following the work being completed after the fire of a nearby building.

P-21.16 MUCH

The Vice – Chair, Councillor Ring encouraged Members to attend the visit of the new library on the 6th March and commented on the grant funding that was being applied for to help bring the old library building back to community use.

It was confirmed to Members, that Norfolk County Council was responsible for the maintenance of the new library.

52

MAJOR PROJECTS FINANCIAL SUMMARY 2025 - 2026 Q3

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The Assistant Director for Finance and Deputy Section 151 Officer presented the report. He presented a detailed financial summary covering all major projects, highlighting variances such as the West Winch legal costs, Riverfront Regeneration contingencies, and increased costs for active travel hubs within the Active & Clean Connectivity project, with members discussing transparency, funding sources, and nomenclature for reporting.

The Chair invited questions and comments from Members of the Board.

The Chair, Councillor Beales sought clarification on the cost for the Active & Clean Connectivity (ACC) project.

The Assistant Director for Regeneration, Housing and Place explained this cost increased during the RIBA 3 stage and review.

The Chair, Councillor Beales commented the funding for the library was £7.4 million from the Towns Fund, via the Neighbourhood Board, not Borough Council funding and this needed to be made clear on future versions of the report.

Councillor Morley commented the Town Deal funds naming needed amending to the Neighbourhood Board or Towns Fund programme.

The Assistant Director for Regeneration, Housing and Place explained the name of Town Deal Board had changed to Neighbourhood Board to reflect the Pride in Place Programme, but the King's Lynn Town Deal agreement remained from the Towns Fund.

53

UPDATE FROM HOUSING DEVELOPMENTS STEERING GROUP

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The Assistant Director for Regeneration, Housing and Place presented the report. He introduced the Housing Development Steering Group as a non-decision-making body to enhance governance and oversight of the Council's housing programme, and Members discussed the need for broader engagement, and integration with asset management and shareholder committees.

The Chair invited questions and comments from Members of the Board.

The Chair, Councillor Beales highlighted the need for wider member engagement and transparency in the housing developments programme, suggesting regular updates and integration with broader Council strategies. He highlighted the new steering group was designed to bring together elected members and officers to discuss tactical and strategic considerations in the Council's commercial housebuilding activities, without making formal decisions. He added a further update would be brought to the next meeting.

Councillor Morley emphasised the importance of including property acquisition, asset management, and shareholder committee responsibilities within the group's remit.

The Chair, Councillor Beales explained policies remain to be reviewed as part of the democratic process for Panels to engage and scrutinise. He discussed with Members of the Board the need for better data flow and operational efficiency.

Councillor Ring echoed Councillor Morley's comments on the importance of property acquisition and asset management and the inclusion of the housing companies.

Councillor Morley commented last year 220 affordable homes were completed and built by the authority which was 40% of the Local Plan figures. He added developers would not be able to deliver affordable housing such as these properties.

The Assistant Director for Regeneration, Housing and Place commented plans were made to align the steering group's work with the forthcoming housing delivery strategy and local plan targets,

ensuring a coherent approach to affordable and social housing delivery. He added the steering group was to engage members.

54 **OFFICER MAJOR PROJECTS BOARD MINUTES (FOR INFORMATION)**

The Board noted the Officer Major Projects Board Minutes.

55 **WORK PROGRAMME**

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The Board noted the Work Programme.

56 **DATE OF NEXT MEETING**

11th May 2026 at 9:30am in the Council Chamber, Town Hall.

57 **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

The Board took a recess at 11:10am and reconvened at 11:24am.

58 **EXEMPT - UPDATE ON NORA EZ ROAD, STYLEMAN COURT, WEST WINCH, SOUTHGATES AND GUILDHALL**

Members of the Board made comments and asked questions to which officers responded.

The meeting closed at 11.52 am