

CABINET MEMBERS REPORT TO COUNCIL

10th September 2020

COUNCILLOR PETER GIDNEY CABINET MEMBER FOR PROJECT DELIVERY

For the period 1 July to 1 September 2020

1 Progress on Portfolio Matters.

KINGS LYNN - NAR OUSE REGENERATION AREA AND ENTERPRISE ZONE

1.0 Introduction

1.1 The Borough Council of King's Lynn and West Norfolk, with its partners, has been progressing the Nar Ouse Regeneration Area (NORA) over a number of years, and more recently that part of the NORA that has been granted Enterprise Zone (NOEZ) status.

1.2 To date the wider NORA scheme has successfully delivered:

- Primary road infrastructure
- Residential units
- A hotel
- A pub restaurant
- The King's Lynn Innovation Centre (managed office space)
- A public park

1.3 The overall NORA site has, and continues to, contribute to the successful growth and strengthening of the King's Lynn and West Norfolk local economy.

2.0 Enterprise Zone

2.1 Following part of the NORA site being designated as having Enterprise Zone status, the Borough Council of King's Lynn and West Norfolk has:

- Completed its land assembly programme – to bring together all the development land into one (the council's) ownership so that it can better deliver the overall Enterprise Zone scheme.

- Secured detailed planning permission for the development of the NOEZ – to provide a mix of business premises that includes offices and light industrial uses. The detailed planning permission covers approximately 11.5 Ha (28 Ac) and provides for 35,923m² (386,685ft²) of commercial space to be constructed.
- Setting up a framework contract with four contractors for the construction of the commercial premises on the NOEZ, that the council can use and other interested parties.
- The Borough Council, working with the New Anglia Local Enterprise Partnership, has commenced the delivery of some of the commercial space on a speculative basis (see below). The Council will be constructing during 2020/2021:
 - Two office buildings – extending to approximately 745 m² (8,000ft²)
 - Six light industrial units (with office content) – extending to approximately 5,520 m² (60,000ft²)
 - All of the necessary secondary road (and utility) infrastructure to potentially open up and service the whole of the NOEZ site.
- The Borough Council and NALEP, in seeking the successful delivery and growth of the NOEZ, have completed a Funding Agreement package amounting to £5,375,000 to facilitate the development of the speculative units mentioned above. The Council is match-funding this amount.
- The Council has also managed to attract private sector developer interest with two expanding local companies interested in acquiring sites to develop premises for their own occupation. The companies have been attracted to the NOEZ by the Business Rates benefits that exist at present.

3.0 Extension of Enterprise Zone Benefits and Reallocations

- 3.1 For the Nar Ouse Regeneration Area Enterprise Zone the extension of the current benefits is critical to its future success. The Borough Council and the New Anglia Local Enterprise Partnership have committed to constructing commercial premises speculatively, and the Council is already in active discussions with a potential occupier of the first office building to be constructed.
- 3.2 Similarly to the above, the two local businesses seeking to expand, and construct premises for themselves, have both stated that the Business Rates benefits that exist at present is a factor that has contributed to their committing to their new-build proposals on the NOEZ.

3.3 The estimated benefits arising from extending the NOEZ Enterprise Zone are as follow:

Employment - Business Occupiers

Three Employers Current jobs protected 80; new jobs 26

Commercial Floorspace (delivered by Council and NALEP)

Offices 745 m² (8,000ft²)

Light industrial 5,520 m² (60,000ft²)

Commercial Floorspace (delivered by private sector)

Light industrial 5,520 m² (60,000ft²)

Land made available for development

Commercial development land 11.5 Ha (28 Ac)

Construction Employment

The Council has commissioned, or will be commissioning, construction related work as follows:

Secondary road infrastructure £ 4,500,000 (est)

Speculative commercial unit build £10,750,000 (est)

The private sector will be commissioning, construction related work as follows:

Commercial unit build £ 3,000,000 (est)

3.4 The above will help retain a significant number of construction-related jobs, together with those associated with the construction works supply chain.

3.5 The Council is working with companies such as Tarmac and RG Carter (construction) in the delivery of the NOEZ. In addition, professional firms of consultants have been appointed, and will be appointed, in the following disciplines/work areas:

- Architecture
- Quantity surveying
- Utilities
- Earth works
- Landscaping

4.0 Conclusion

- 4.1 The Council and the New Anglia Local Enterprise Partnership, with other partners historically, have worked hard to deliver the outputs and outcomes anticipated from the Enterprise Zone in King's Lynn. The NOEZ is on a tipping point to be extremely successful, and an extension of the Enterprise Zone benefits will crystalize this success.
- 4.2 The King's Lynn and West Norfolk local economy has been hit hard, as with many other areas of the country, by Covid-19. The Borough Council, and indeed the Chair of the Town Deal Board (the Board includes our local MP, James Wild), see the Nar Ouse Enterprise Zone as one of the key drivers for growth and recovery for the area. Investing in key infrastructure to open-up sites for development, and by constructing business premises, will show significant confidence in King's Lynn and the wider West Norfolk area, and will help to encourage the private sector to invest in the area too.
- 4.3 The NOEZ has long been considered a key site for strategic growth, and there have already been successful outputs from the wider regeneration area in the delivery of housing and commercial premises. Further support and investment in the Enterprise Zone will accelerate these outputs and provide a significant positive impact on the local economy for years to come.

PONTOONS

Progress site visits with the project team have been set up and will continue to monitor the work through to completion.

Works are progressing well at the pontoon, despite the bad weather and some strong winds. All three piles are now in place (putting us ahead of programme). The most disruptive element of the project is therefore completed. The floats have arrived from Portugal and their installation will begin soon.

Taking delivery of, and unloading, materials that had come straight from Portugal added some challenges to the project. (Haulage is exempt from the 14-day isolation.) Drake Towage set up welfare facilities for only the Driver to use and put in place specific Risk Assessments / Method Statement (RAMS) to deal with this occurrence.

The Marine Mammal Officer, has been on site every day to ensure that no wild life is harmed; at least two seal was seen so works were paused for around 40 mins each time.

The works have generated a lot of interest from locals and tourists alike, Drake Towage's Site Manager has been on hand to explain how they are working to members of the public as well as liaising with Marriott's and other properties. Drakes also provided disposable ear defenders so that anyone who wanted to watch could take some, that said the volume was not at a level in which defenders theoretically

would have been needed on the quayside.

No complaints regarding the noise or disruption to date.

A Health and Safety Inspection took place on Wednesday 27th to discuss the Risk Assessments / Method Statement, RAMS, and how the project would be completed safely with the site manager.

All satisfactory up to the end of August a few challenges and works are progressing well.

There have been some enthusiastic suggestions regarding possible facilities for users of the pontoons. These are being considered and hopefully will come before R and D in the near future

HAZ PROJECT CHAPEL STREET

Over the last few months owing to Covid precautions and officers concentrating on front-line issues in other areas. However, a revised design has been considered by officers and R and D, this needs further work.

At the next meeting the current position will be reviewed with a view to create a timetable.

PARKWAY

This application has been in for approval over the last three months a slight delay owing to Covid 19 but all on track otherwise. There have been some concerns regarding transport and environmental issues. As regards these items, so far, the mitigation and improvement has demonstrated improvement as regards transport, and as regards environmental mitigation the standard is proportionally greater than any other project I have seen.

DEWSIDE

This project has finished. all the homes have been sold. A proportion to the Council for rent and depending on the future needs the tenure can be reconsidered.

2 Forthcoming Activities and Developments.

3 portfolio meetings to be confirmed

Haz Meeting to be confirmed

3 Meetings Attended and Meetings Scheduled

All meetings scheduled attended apart from one