

CABINET MEMBERS REPORT TO COUNCIL

13 OCTOBER 2022

COUNCILLOR ADRIAN LAWRENCE - CABINET MEMBER FOR PROPERTY

For the period September to October

Progress on Portfolio Matters.

Land Sales

Important land sales are progressing through the legal process, albeit slowly, and we should soon be in a position to complete on

: The transfer of Hunstanton Community Centre to Hunstanton Town Council; development land at Sutton Estate, Burnham Market; a dwelling house at Sutton

Estate; and approximately 4 acres of commercial development land at Hardwick Industrial Estate. In addition to two potential residential development sites I have asked the team to look at in Sedgeford and at Gayton Road, King's Lynn, we will also be looking at developing a policy on small land disposals (we often receive approaches for land to be sold to extend gardens etc) and work out whether, or not, these are worth pursuing. I will present a report to my Cabinet colleagues in due course.

Commercial Property

With regard to the commercial property portfolio, this is still performing strongly. The team has been progressing discussions with the six, or so, tenants that represent the majority of the commercial rent arrears and who are yet to agree a payment plan for their arrears situation. As stated in previous reports we are seeking to strike the right balance that secures the rents that are due, whilst helping to ensure that the business affected has a manageable payment plan. This balanced approach has worked well on other cases in the past. In addition to progressing the commercial rent arrears, the team is also starting to address the backlog of Lease Renewals and Rent Reviews that has built up owing to staff resource issues, and I am confident that these outstanding issues will be resolved soon, and hopefully within this financial year.

Nar Ouse Regeneration

The project related work is also progressing well. The road infrastructure contract at the Nar Ouse Regeneration Area should commence this month, Phase 1 of the speculative commercial units will be completed in mid November, and the Phase 2 tender documents are now ready to go out to the market.

Riverfront Regeneration

The contract for the demolition and repair work at the Sommerfeld & Thomas warehouse site, at South Quay, is due to commence however the team has had to deal with a number of slightly complicated Party Wall Act issues owing to the close proximity of significantly Listed Buildings and these should be resolved soon,

however certain planning conditions also still need to be resolved. Linking into this, the Projects team has also recently facilitated a resident and local business engagement event for the Town Deal Riverfront Regeneration proposals which was held in the Custom House in King's Lynn. There was a very good turnout and the proposals seemed to be generally well received, however, we and the Town Deal Board will probably want to amend some elements of the project proposals to reflect comments received on the day.

Meetings Attended

Cabinet Briefings
Full Council
Cabinet Sifting
Portfolio Meetings