

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, 10th November, 2025 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, B Long, J Moriarty, C Morley and S Ring (Vice-Chair).

MEMBERS PRESENT UNDER STANDING ORDER 34: Councillor de Whalley

OFFICERS PRESENT :

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

30 APOLOGIES

None.

31 MINUTES

RESOLVED: The minutes from the previous meeting were agreed as a correct record.

32 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 item 8.

33 URGENT BUSINESS UNDER STANDING ORDER 7

None.

34 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor de Whalley was present under Standing Order 34.

35 CHAIR'S CORRESPONDENCE

None.

36

STANDING ITEM: ACTION LOG

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The Programme Management Office Manager presented the report.

Officers and the Chair discussed the Active Travel Hub and agreed to consider the item under the highlight reports on the agenda.

37

STANDING ITEM: PROJECT HIGHLIGHTS REPORTS INCLUDING THE OVERVIEW REPORT

[Click here to view the recording of this item on YouTube.](#)

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

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

Highlight Reports**P - 21.02 EZ NORA**

The Chair, Councillor Beales commented works on site had been completed and there was an ongoing discussion regarding cost.

Councillor Long expressed his concern that there had been no progress and questioned the latest position of both parties and any further legal advice they had received.

The Chair commented this could be discussed further in exempt session.

The Deputy Monitoring Officer provided assurance that work was ongoing and explained the nature and complexity of the issue. He added there was a significant amount of work going on from both parties to achieve a resolution.

The Chair, Councillor Beales commented there was a dispute between Norfolk County Council and encouraged Officers to separate the issues and get them resolved.

It was agreed Officers would report back to the Board at the next meeting on progress.

Councillor Morley commented that from a financial aspect, there was a delay in opportunity to generate revenue from the site.

Councillor Beales confirmed this aspect could be considered and discussed in exempt session.

P - 21.05 Florence Fields (Parkway)

In response to a question from the Chair it was confirmed that following consideration by the Corporate Performance Panel, there would be a delegated decision relating to the tenure mix.

Councillor Heneghan expressed the need for the houses to be occupied and timescales needed to be progressed.

The Assistant Director for Regeneration, Housing and Place explained as of this week there was no reason why the properties could not be occupied.

Councillor Moriarty referred to page 21, C19 in relation to Planning at Norfolk County Council and sought assurance this was in terms of a delegated decision and not Planning Committee and the Assistant Director for Regeneration, Housing and Place agreed to clarify and provide a response to Councillor Moriarty.

The Chair, Councillor Beales commented the Board needed to consider the management of projects due to officer changes in order to receive assurance and clarity.

P - 21.08 Styleman Court (Southend Road)

In response to Councillor Heneghan, the Assistant Director for Regeneration, Housing and Place explained properties were being marketed and considerable interest had been shown, with one unit now sold. He added there were 4 affordable homes – 1 shared ownership and 3 available for rent.

In response to a further question from the Chair on affordable homes, the Assistant Director for Regeneration, Housing and Place explained wider discussions had been held on how the site could be taken forward.

The Chair, Councillor Beales commented Styleman Court was less suited to acquiring properties compared to Florence Fields. He added once the budget was decided he hoped there would be commercial interest resulting in sales.

Councillor Long commented it was positive to hear there had been interest in the properties and them being sold.

Councillor Ring asked when projects which were completed and, in the sales phase, would be removed from the reports presented to this Board.

The Chair, Councillor Beales commented it was no longer a highlight report but brief updates were needed in relation to the sales.

Councillor Moriarty endorsed Councillor Beales comments and agreed to keep the project under review to monitor sales.

The Chair, Councillor Beales added a post project review was needed as the aspirations and reality differ.

Councillor Morley commented he felt it should remain under this Board as it was a project to deliver housing.

The Chair, Councillor Beales referred to £39 billion allocated for housing from Central Government and was pleased to see the potential to deliver social rent which had previously been unable to be delivered.

The Assistant Director for Regeneration, Housing and Place explained affordable rent was related to market rent. He added affordable rent could not go above 80% of market rent within the area.

The Chair, Councillor Beales added the cost of delivering the asset was key to affordability of rent and explained the importance of identifying the gap in market rent and social rent.

The Assistant Director for Regeneration, Housing and Place agreed to circulate a note to Members on this matter and highlighted to Members work was ongoing on the Housing Delivery Strategy.

P - 21.10a Southgates and P - 21.10b STARS

The Assistant Director for Regeneration, Housing and Place reminded Members that that Norfolk County Council had offered a tour for Members to the Southgate's and the multi user community hub – the new library.

The Chair, Councillor Beales encouraged Members to attend tours and requested this was done as soon as possible to include the gyratory and Baxter's Plain. He suggested the tour be done on two separate dates to ensure enough time for Members to attend both projects.

Councillor Heneghan commented all exits of the Southgate's roundabout needed to be controlled by lights to prevent congestion.

The Assistant Director for Regeneration, Housing and Place explained Greyfriars project management were investigating any changes to the roundabout and highlighted to Members this was to complement the Masterplan.

The Chair, Councillor Beales asked Officers for an update on the garage at the Southgate's and asked this be accelerated.

Councillor Blunt commented the Southgate's was an eyesore and asked for the flow of traffic to be improved on the roundabout. He added this work did not need to be costly but would improve the safety and discussions needed to be held with highways.

The Chair, Councillor Beales noted Councillor Blunt and Heneghan's comments and asked Officers to request Norfolk County Council carried out some modelling on the Southgate's roundabout.

Councillor Heneghan expressed her concern work would be caught up with consultants and not progressed.

The Chair, Councillor Beales provided assurance that Greyfriars project management were involved and work would be moved forward.

Councillor Long agreed with Councillor Blunt and Heneghan's comments and echoed traffic lights should be at all junctions of the roundabout. He highlighted, as this was an air quality control area, Norfolk County Council needed to model a solution to the traffic flow.

Councillor Morley referred to page 41 and commented the timelines of the project needed to be refocused.

The Chair, Councillor Beales commented there had been progress and it was positive funding had been received to include Baxter's Plain.

Councillor Morley commented work which Officers were doing needed to be reflected in the report.

P - 23.08 Valentine Park (Lynnsport 1)

The Chair, Councillor Beales highlighted Valentine Park was a primary site with mature trees and early interest had been shown.

Councillor Ring commented on the location of the site with green space, schools and leisure facilities nearby. He highlighted the importance of this site along with Florence field and translating the interest shown to sales of the properties.

In response to the Chair on the policy provision, the Assistant Director for Regeneration, Housing and Place explained a minimum of 15% of the homes were provisioned for affordable housing as per the planning condition.

Councillor Ring commented, the homes allocated for private rent could be moved to Florence Fields due to the interest shown on Valentine Park.

Town Deal Highlight Reports

P - 21.11 Guildhall

The Chair, Councillor Beales commented there was an embargo on the mayoral budget and there was a significant chance for shovel ready projects.

Councillor Ring reported the tender document was 800 pages long however the contracts had now been signed and the scaffolding on the site would be erected soon.

Councillor Heneghan questioned if people could be kept informed and updated throughout the project by press releases.

The Chair, Councillor Beales commented on the importance of engagement.

Councillor Morley related to the PR of Blenheim Palace which included layman's explanation and dates/timelines publicised.

Councillor Ring explained there were plans to continue publicity and engagement throughout the project using videos/vlogs.

The Assistant Director for Regeneration, Housing and Place explained there had been no engagement due to waiting on the contracts to be signed. He added all comments surrounding the engagement would be taken on board.

The Chair, Councillor Beales referred to the ongoing conversations with the Charity Commission around funding.

Councillor Ring highlighted to the Board, conversations with the Charity Commission had successfully been concluded and further work could now commence.

The Chair, Councillor Beales explained the technical details which prevented fundraising as the charity raised funds were to be spent on the building which was owned by the Borough Council.

Councillor Ring clarified the charity was established to run the finished project and the money raised was to service the running of the project not the completion.

P - 21.12 ACC

The Board had no questions or comments on this item.

P - 21.14 Riverfront

Councillor Heneghan sought clarification on how the Riverfront was funded.

The Assistant Director for Regeneration, Housing and Place explained the King's Lynn Neighbourhood Board had earmarked £2 million for the Devil's Alley and public realm site. He added there was no design or cost associated yet.

Councillor Heneghan questioned if the Neighbourhood Board had not made a decision on how the funds were allocated.

The Assistant Director for Regeneration, Housing and Place confirmed the Neighbourhood Board had allocated capital for two projects – Guildhall and Devil's Alley.

Councillor Ring clarified the Riverside project included the Custom House, and dry side of the pontoon. He questioned if discussions were being held with Historic England.

The Assistant Director for Regeneration, Housing and Place advised discussions were being held with the Operations team and implications on the revenue for the Council were being considered.

The Chair, Councillor Beales highlighted Historic England were key in this project.

P - 21.15 Rail to River

Councillor Long referred to the pop up units and commented with the scaffolding on the building adjacent it looked as if the pop up units were not being utilised. He questioned if the units could be relocated to another part of town temporarily.

The Chair, Councillor Beales highlighted the difficulties with relocating the units.

The Assistant Director for Regeneration, Housing and Place commented there were challenges relating to the location and shared disappointment in the scaffolding causing restrictions and that aspects needed to be considered early in the future to make the most of the investment.

The Chair, Councillor Beales highlighted there was interest in the units but acknowledged that the scaffolding of the adjacent building happened at the worst time.

Councillor Ring commented it was frustrating, however the process needed to be considered. He added officers had spoken to Norfolk County Council about the scaffolding being removed however it was not considered dangerous and would remain. He highlighted there was currently nothing the Borough Council could do and to move the units would incur a cost. He added the decision was made to not promote to young businesses considering the circumstances of the adjacent building but there had been lots of interest.

Councillor Long commented an update from the commercial business adjacent would be helpful. He added the state of the Purfleet also needed attention.

The Assistant Director for Regeneration, Housing and Place clarified this was a Neighbourhood Board project and therefore down to that Board to be reviewed.

Councillor Heneghan commented the Purfleet needed cleaning up and general maintenance as the area including the street and Purfleet was untidy.

The Chair, Councillor Beales agreed a plan needed to be in place for when the scaffolding was removed.

Councillor Ring commented there were ideas from the Neighbourhood Board on the Purfleet. He added it was not as easy to get in to clean the Purfleet but the Operations team were involved.

Councillor Long commented on the advantages for keeping the Purfleet in pristine condition and if the building works caused water pollution then the Environment Agency could look to address.

The Chair, Councillor Beales provided clarification the water was already contaminated before the building works.

P - 21.16 MUCH

It was highlighted to Members the Multi User Community Hub (MUCH) would be opening in February 2026 following a press release from Norfolk County Council.

Councillor Long expressed his positivity surrounding the press release update on the new library and commented on the visual appearance of the building. He commented this was to be an asset to the town.

The Chair, Councillor Beales agreed the new facility for the town which would hold more books than it had before was to be an asset. He added there was discussion and clarification needed on ownership of some collections.

Councillor Ring echoed Councillor Long's comments and confirmed the expected opening date was February 2026.

The Assistant Director for Regeneration, Housing and Place reiterated the tour for Members of the new library in January prior to the opening.

38 **MAJOR PROJECTS FINANCIAL SUMMARY 2025 - 2026 Q2**

[Click here to view the recording of this item on YouTube.](#)

The Assistant Director for Finance and Deputy Section 151 Officer presented the report.

There were no questions or comments from the Board on this item.

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

The Board noted the Officer Major Projects Board Minutes.

40 **WORK PROGRAMME**

[Click here to view the recording of this item on YouTube.](#)

The Board discussed a project review of the Cemeteries provision be added as an item on to the work programme.

The Board noted the Work Programme.

41 **DATE OF NEXT MEETING**

26th January 2026 at 9:30am in the Council Chamber, Town Hall.

42 **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.

43 **EXEMPT - WEST WINCH GROWTH AREA**

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

The meeting closed at 11.30 am