



Council
Thursday, 6th September, 2018 at 6.30 pm
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

a) Cabinet: 21 August 2018 (Pages 2 - 4)

CAB46:	Treasury Management Strategy Amendment 2018-19
CAB51:	King's Lynn - Strategic Property Acquisition
CAB52:	Nora Phase 4
CAB53:	Nora Business Park Enterprise Zone Premises

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CAB46 **TREASURY MANAGEMENT STRATEGY AMENDMENT 2018-19**

Cabinet was reminded that before the start of the financial year Council was required to receive and approve a Treasury Management Strategy Statement, including an Investment Strategy.

The report covered the suggested amendments to the 'Annual Investment Strategy 2018/2019'. The suggested amendments to the strategy were to allow the Council to make available loan facilities to West Norfolk Housing Company Ltd (WNHC). WNHC was a wholly owned local authority company and was in the process of becoming a registered provider of social housing. WNHC is 100% owned by the Borough Council of King's Lynn and West Norfolk.

The Deputy Chief Executive responded to questions and confirmed that the loan would be secured by the housing assets, and a sinking fund for the properties would be established in due course by the Housing Company.

Under Standing Order 34 Councillor Pope asked if the Council would borrow the money to loan to the Housing Company, to which the Deputy Chief Executive explained that the Council could not borrow to onward lend, but unearmarked balances, would be used, giving a greater rate of return than currently received. She also confirmed that when the loan was made to the Company for a specific time, this would not prevent the Council from borrowing for alternative projects.

In supporting the proposal, points were made regarding the superior use of balances which were providing homes for the wholly owned company for the people of west Norfolk which would otherwise be sold.

RECOMMENDED: That the amendments to 'The Investment Strategy 2018/2019.' as detailed in the report be approved.

CAB51 **KING'S LYNN - STRATEGIC PROPERTY ACQUISITION**

Councillor Beales presented a report which sought approval to the freehold acquisition of land relating to the King's Lynn Riverfront Delivery Plan (Nelson Quay).

RECOMMENDED: That the freehold acquisition of the property on the terms as outlined within the report be approved and delegated powers be granted to the Legal Services Manager to conclude the transaction.

Reason for Decision

To acquire the strategic site.

CAB52 **NORA PHASE 4**

Councillor Beales presented the report which considered a viability appraisal for Nar Valley Park Phase Four. The land was acquired from the Receiver of Morston Assets in December 2016, following Morston Assets going into receivership.

The report considered the tenure of the finished units and the business case for including private rental properties in this mix. It was proposing that, subject to contract, to develop the site using modular construction.

Cabinet discussed the pros and cons of the proposals and supported the recommendations. The Corporate Project Manager was requested to inform members of the EPC ratings for the proposed properties.

RECOMMENDED:

1. That the site be developed using the Major Housing contract with Lovell Partnerships Limited.
2. That the scheme be developed as a modular development (using Legal and General's modules); subject to the scheme appraisals net cost being the same or better than the traditional build appraisal contained within this report. The appraisal taking account of any grant from Homes England offered to accelerate the development and any reduction in price offered by Legal and General to enable the scheme to go forward.
3. That if the modular scheme does not meet the criteria shown in 2. Above, develop the land using traditional methods.
4. That 'Private Rental Properties' be included in the tenure mix as shown in section 5 of this report.
5. That a further report be brought to Cabinet to determine the most financially advantageous arrangement for the Borough Council in terms of the ownership and lease arrangements with the council owned West Norfolk Property Company.

Reason for Decision

To progress the Major Housing Project.

- To achieve significant delivery of sustainable housing over a 4-5 year period.
- To achieve a commercial return for the Council (through capital and revenue receipts).
- To stimulate economic activity in the local area through direct and indirect activity.
- To create apprenticeships.
- To complete the housing at the Nar Ouse Regeneration Area (NORA)

Councillor Beales presented a report which outlined that the Nar Ouse Business Park was designated Enterprise Zone status by Government in April 2016 as part of a multi-site New Anglia Local Enterprise Partnership (NALEP) Space to Innovate Enterprise Zone. The report followed on from the previous reports to Cabinet to outline the arrangements and approvals required for delivery of the first phase premises on the Enterprise Zone to facilitate development of the employment land at the Nar Ouse Business Park. This first phase aimed to attract business and developer interest in the Enterprise Zone and kick start the delivery of new business premises and jobs.

In supporting the proposals, Cabinet drew attention to the development ensuring some new industrial units were available.

RECOMMENDED:

1. That the development of 3 semi-detached light industrial and offices units totalling 40,000sq ft as phase 1 of premises development on the Nar Ouse Business Park, subject to securing funding (grant and / or equity) from Local Enterprise Partnership(s) be approved
2. That delegated authority be granted to the Deputy Chief Executive (Section 151 Officer) in consultation with the Portfolio Holder for Corporate Projects and Assets to complete the Agreement related to the Enterprise Zone Accelerator Fund with NALEP.
3. That delegated authority be granted to the Property Services Manager in consultation with the Portfolio Holder for Corporate Projects and Assets to progress development opportunities on Nar Ouse Business Park, including entering into pre-let or freehold disposal agreements with potential business occupiers.
4. That delegated authority be granted to the Director of Commercial Services in consultation with the Portfolio Holder for Corporate Projects and Assets to commence with the procurement and complete the necessary legal documentation for the design and build of the phase 1 premises construction and the establishment of a contractor framework to design and build future units to meet future interested occupier enquiries.
5. That the capital programme 2018/22 be amended to include the costs associated with the funding arrangements for phase 1 premises on the Nar Ouse Business Park detailed in section 3.3 of the report.
6. That delegated authority be granted to the Director of Commercial Services in consultation with the Portfolio Holder for Corporate Projects and Assets to agree the planning strategy and further reserved matters applications for the remaining site based on the site wide masterplan in Appendix 1.

Reason for Decision

This proposal meets the following corporate objectives to stimulate business growth and investment and remove physical barriers to growth.