



Joint Panel Meeting
Thursday, 2nd February, 2023 at 4.30 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

1. **Budget and Capital Programme** (Pages 2 - 13)

Additional follow-up information from the meeting

Contact

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Capital Programme Estimates and Financing 2022-2027																			
Director	Scheme	Project	Total Historical Spend £	Revised Projected Outturn 2022/2023 £	Estimated Budget 2023/2024 £	Estimated Budget 2024/2025 £	Estimated Budget 2025/2026 £	Estimated Budget 2026/2027 £	Total Budget 2022 - 2027 £	Capital Receipts £	Unsupported Borrowing £	Temporary Borrowing £	Business Rates Pool £	Govt Grants £	Other Grant £	Reserves £	Towns Fund Grant £	Total Finance 2022 - 2027 £	
1. Major Projects																			
AD Community and Partnerships	Heat Pump	Air Source Heat Pump Project - Enterprise Works	0	296,720	0	0	0	0	296,720	0	0	0	0	296,720	0	0	0	0	296,720
AD Operational and Commercial Services	Public Toilets	Public Toilets	0	0	400,000	0	0	0	400,000	0	0	0	0	0	0	400,000	0	0	400,000
AD Planning	Decarbonisation Re:Fit 2	Decarbonisation Re:Fit 2	0	942,730	0	0	0	0	942,730	0	0	0	0	942,730	0	0	0	0	942,730
AD Programme and Projects	Columbia Way (Salters Road)	Salters Road - Contractor Cost	2,504,005	2,036,870	9,696,590	570,000	0	0	12,303,460	11,441,790	0	861,670	0	0	0	0	0	0	12,303,460
	Hunstanton Housing Development	Alex'dra Rd Hun'ton BCKLWNCost	93,646	15,370	2,450,000	3,036,570	0	0	5,501,940	3,678,890	0	277,050	0	0	0	1,546,000	0	0	5,501,940
	Hunstanton Regeneration	Hunstanton Regeneration Bus Station & NCC Library	786,832	12,000	738,000	10,181,380	0	0	10,931,380	10,165,810	0	765,570	0	0	0	0	0	0	10,931,380
		Hunstanton Regeneration Southend Road Car Park	635,654	1,892,700	3,852,750	2,000,000	0	0	7,745,450	7,203,000	0	542,450	0	0	0	0	0	0	7,745,450
	Lynnport 1	Phase 3-Lynnport 1	457,939	103,810	1,336,310	8,462,090	8,395,310	2,061,080	20,358,600	18,932,790	0	1,425,810	0	0	0	0	0	0	20,358,600
	Lynnport 4/5	Phase 2 -Lynnport 4 /5	14,997,651	174,530	0	0	0	0	174,530	162,310	0	12,220	0	0	0	0	0	0	174,530
	MHP - Other	Major Housing Management	672,802	8,000	8,000	2,510	0	0	18,510	17,210	0	1,300	0	0	0	0	0	0	18,510
		MHP Unallocated Budget	0	68,090	0	0	0	0	68,090	63,320	0	4,770	0	0	0	0	0	0	68,090
		Parkway - Gaywood	4,064,129	1,404,310	18,338,270	16,922,510	12,658,020	1,074,760	50,397,870	46,868,280	0	3,529,590	0	0	0	0	0	0	50,397,870
	NORA Phase 4	Nora Phase 4	9,400,415	6,536,730	764,210	900,000	0	0	8,200,940	7,626,590	0	574,350	0	0	0	0	0	0	8,200,940
	NORA Phase 5	Nora Phase 5	1,738	383,640	391,190	841,090	3,266,780	4,061,730	8,944,430	8,318,010	0	626,420	0	0	0	0	0	0	8,944,430
AD Property and Projects	Bergen Way Industrial Estate roof replacement	Bergen Way Industrial Estate roof replacement	0	0	250,000	0	0	0	250,000	250,000	0	0	0	0	0	0	0	0	250,000
	Street Lighting	Re:Fit Project	1,132,525	636,010	0	0	0	0	636,010	0	0	522,010	0	0	0	114,000	0	0	636,010
	Chapel Street	Chapel Street	0	14,090	0	0	0	0	14,090	14,090	0	0	0	0	0	0	0	0	14,090
	Enterprise Zone - Project Management	Project Mmgt / Marketing	128,980	38,970	35,000	35,000	0	0	108,970	0	0	108,970	0	0	0	0	0	0	108,970
N	Enterprise Zone - Roads / Infrastructure	Premisis	91,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Roads / Infrastructure	3,072,907	3,208,270	5,221,560	0	0	0	8,429,830	0	0	8,429,830	0	0	0	0	0	0	8,429,830
	Factory Unit 1	Factory Unit 1 - New Depot Site	120,393	192,310	72,000	0	0	0	264,310	72,000	0	0	0	0	0	192,310	0	0	264,310
	Nelson Quay Redevelopment	Nelson Quay Redevelopment	689,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NORA Remediation	NORA Remediation	136,662	216,480	0	545,890	0	0	762,370	762,370	0	0	0	0	0	0	0	0	762,370
	Purfleet Floating Restaurant	Purfleet Floating Restaurant	16,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sommerfield and Thomas Development	South Quay Somerfield Thomas Silo	43,532	517,530	0	0	0	0	517,530	517,530	0	0	0	0	0	0	0	0	517,530
	South Quay Stage 3	South Quay Stage 3	0	120,000	0	0	0	0	120,000	120,000	0	0	0	0	0	0	0	0	120,000
AD Regeneration	KLIC2	ICI/Active Travel Hub (KLIC2)	364,963	141,320	0	0	0	0	141,320	0	0	0	0	141,320	0	0	0	0	141,320
	Rural England Prosperity Fund	Rural England Prosperity Fund	0	0	374,110	1,122,350	0	0	1,496,460	0	0	0	0	1,496,460	0	0	0	0	1,496,460
	Southgate Regeneration Area	Southgate Regen Area Business Rate Pool Contrib	0	540,560	0	0	0	0	540,560	540,560	0	0	0	0	0	0	0	0	540,560
	Towns Fund	Active and Clean Connectivity	219,328	144,000	2,706,350	2,272,600	825,350	0	5,948,300	0	0	0	2,022,750	0	0	0	3,925,550	0	5,948,300
		Multi User Community Hub	22,324	727,680	221,000	6,429,000	0	0	7,377,680	0	0	0	0	0	0	0	7,377,680	0	7,377,680
		Programme Management	34,572	84,430	92,000	95,000	89,600	0	361,030	0	0	0	0	0	0	0	361,030	0	361,030
		Riverfront Regeneration	0	300,000	1,000,000	2,100,000	778,940	0	4,178,940	0	0	0	0	0	0	0	0	0	4,178,940
		St Georges Guildhall Complex	77,601	321,060	795,830	1,899,800	6,656,560	2,423,230	12,096,480	0	3,326,910	0	750,000	0	0	0	8,019,570	0	12,096,480
		Town Centre Public Realm	28,430	216,570	0	0	0	0	216,570	0	0	0	0	0	0	0	216,570	0	216,570
	UK Shared Prosperity Fund	UK Shared Prosperity Fund	0	55,720	57,940	233,570	0	0	347,230	0	0	0	0	347,230	0	0	0	0	347,230
1. Major Projects Total			39,794,507	21,350,500	48,801,110	57,649,360	32,670,560	9,620,800	170,092,330	116,754,550	3,326,910	17,682,010	2,772,750	3,224,460	0	2,252,310	24,079,340	170,092,330	

Approved by the Council

Capital Programme Estimates and Financing 2022-2027																				
Director	Scheme	Project	Total Historical Spend £	Revised Projected Outturn 2022/2023 £	Estimated Budget 2023/2024 £	Estimated Budget 2024/2025 £	Estimated Budget 2025/2026 £	Estimated Budget 2026/2027 £	Total Budget 2022 - 2027 £	Capital Receipts £	Unsupported Borrowing £	Temporary Borrowing £	Business Rates Pool £	Govt Grants £	Other Grant £	Reserves £	Towns Fund Grant £	Total Finance 2022 - 2027 £		
AD Property and Projects	Downham Market Public Conveniences	Downham Market Public Conveniences	0	200,000	0	0	0	0	200,000	0	0	0	0	0	0	200,000	0	200,000		
	Estate Roads - Resurfacing	Estate Roads - Resurfacing	11,545	30,500	0	0	0	0	30,500	30,500	0	0	0	0	0	0	0	30,500		
	Health and Safety	Council Facilities H&S	59,183	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kings Court Flat Roof	Kings Court Flat Roof	76,492	34,730	0	0	0	0	34,730	0	0	0	0	0	0	34,730	0	34,730		
	Princess Theatre	Princess Theatre Roof Replacement	20,000	246,600	0	0	0	0	246,600	246,600	0	0	0	0	0	0	0	246,600		
		Princess Theatre Terrace Extension	151,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Sewerage Works	Sewage Treatment Works Refurb/Connect Public Sewer	18,576	0	28,000	0	0	0	28,000	28,000	0	0	0	0	0	0	0	28,000		
AD Regeneration	Arts Centre	Arts Centre Complex	132,347	17,980	0	0	0	0	17,980	17,980	0	0	0	0	0	0	0	17,980		
AD Resources (S151 Officer)	ICT	ICT Development Programme	1,059,241	356,180	150,000	150,000	150,000	150,000	956,180	956,180	0	0	0	0	0	0	0	956,180		
		Standard Desktop Refresh	27,720	27,280	0	300,000	150,000	0	477,280	477,280	0	0	0	0	0	0	0	477,280		
2. Operational Projects			22,919,334	5,579,070	6,440,050	4,048,030	3,280,640	2,998,570	22,346,360	5,324,390	4,612,640	0	0	263,000	8,915,000	3,231,330	0	22,346,360		
Total																				

Capital Programme Estimates and Financing 2022-2027																			
Director	Scheme	Project	Total Historical Spend £	Revised Projected Outturn 2022/2023 £	Estimated Budget 2023/2024 £	Estimated Budget 2024/2025 £	Estimated Budget 2025/2026 £	Estimated Budget 2026/2027 £	Total Budget 2022 - 2027 £	Capital Receipts £	Unsupported Borrowing £	Temporary Borrowing £	Business Rates Pool £	Govt Grants £	Other Grant £	Reserves £	Towns Fund Grant £	Total Finance 2022 - 2027 £	
3. Exempt Schemes																			
AD Operational and Commercial Services	Vehicles and Equipment	Refuse Vehicles Fleet	1,682,250	126,300	0	0	0	0	126,300	0	126,300	0	0	0	0	0	0	0	126,300
AD Property and Projects	Enterprise Zone - Roads / Infrastructure	EZ Development of Spec Units 1	86,645	5,233,500	0	0	0	0	5,233,500	0	0	5,233,500	0	0	0	0	0	0	5,233,500
		EZ Development of Spec Units 2	0	2,000,000	4,628,630	0	0	0	6,628,630	0	0	6,628,630	0	0	0	0	0	0	6,628,630
	Southgates	4&5 Southgate Area Land Assembly Acquisition	0	660,000	0	0	0	0	660,000	0	0	660,000	0	0	0	0	0	0	660,000
	Sedgford	Smaller Housing Plots Development - Jarvie Close, Sedgford	0	50,000	0	0	0	0	50,000	0	0	50,000	0	0	0	0	0	0	50,000
	Burnham	Smaller Housing Plots Development - Sutton Estate, Burnham	4,608	17,000	0	0	0	0	17,000	0	0	17,000	0	0	0	0	0	0	17,000
3. Exempt Schemes Total			1,773,503	8,086,800	4,628,630	0	0	0	12,715,430	0	126,300	12,589,130	0	0	0	0	0	0	12,715,430
Grand Total			64,487,344	35,016,370	59,869,790	61,697,390	35,951,200	12,619,370	205,154,120	122,078,940	8,065,850	30,271,140	2,772,750	3,487,460	8,915,000	5,483,640	24,079,340	205,154,120	

Photovoltaic Memorandum of Agreement

REVALUATION 2017

It has been agreed between representatives of the solar trade industry and the VOA that the following schedule of values be adopted for the purposes of 2017 Rating Lists, in relation to solar photovoltaic (PV) installations generating power where that power is primarily exported to the grid or a third party.

This Memorandum of Agreement does not apply to solar assets where the generated power is mainly for self-consumption.

ROCs (England)

Where the installation is in receipt of Renewable Obligation Certificates (ROCs), and is in England, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	Before 1 April 2013	1 April 2013 to 31 March 2014	1 April 2014 to 31 March 2015	1 April 2015 onwards
	2017 price/mw			
Capacity greater than 50kw but not exceeding 5mw	£7,130	£5,290	£3,870	£3,820
Capacity greater than 5mw but not exceeding 10mw	£8,010	£6,160	£4,750	£4,700
Capacity greater than 10mw but not exceeding 15mw	£8,800	£7,040	£5,620	£5,570
Capacity greater than 15mw	£9,580	£7,920	£6,500	£6,450

ROCs (Wales)

Where the installation is in receipt of ROCs, and is in Wales, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	Before 1 April 2013	1 April 2013 to 31 March 2014	1 April 2014 to 31 March 2015	1 April 2015 onwards
	2017 price/mw			
Capacity greater than 50kw but not exceeding 5mw	£7,260	£5,630	£4,380	£4,330
Capacity greater than 5mw but not exceeding 10mw	£8,040	£6,410	£5,150	£5,110
Capacity greater than 10mw but not exceeding 15mw	£8,810	£7,180	£5,930	£5,890
Capacity greater than 15mw	£9,590	£7,960	£6,710	£6,660

FITs (England)

Where the installation is in receipt of Feed in Tariffs (FITs), and is in England, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	1 April 2010 to 31 March 2011	1 April 2011 to 31 July 2011	1 August 2011 to 2 March 2012	3 March 2012 to 31 March 2012	1 April 2012 to 31 July 2012	1 Aug 2012 to 31 October 2012	1 November 2012 to 31 March 2013
	2017 price/mw						
Capacity greater than 4kw but not exceeding 10kw (higher rate from April 2012)	£19,000	£19,000	£19,000	£14,000	£14,000	£11,200	£10,000
Capacity greater than 4kw but not exceeding 10kw (middle rate from April 2012)					£9,800	£9,400	£8,600
Capacity greater than 10kw but not exceeding 50kw (higher rate from April 2012)	£15,540	£15,540	£15,540	£12,100	£12,100	£10,000	£9,020
Capacity greater than 10kw but not exceeding 50kw (middle rate from April 2012)					£8,540	£8,500	£7,540
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£15,540	£15,540	£18,060	£9,330	£9,330	£7,690	£7,250
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£13,950	£13,950	£18,060	£9,330	£9,330	£7,690	£7,260
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£13,950	£13,950	£12,740	£9,330	£9,330	£7,070	£7,070
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£23,500	£23,500	£9,090	£9,090	£9,090	£5,870	£5,480
Capacity greater than 1mw but not exceeding 5mw	£23,500	£23,500	£9,090	£9,090	£9,090	£5,870	£5,480

Date of installation	1 April 2013 to 30 April 2013	1 May 2013 to 30 June 2013	1 Jul 2013 to 31 December 2013	1 January 2014 to 31 March 2014	1 April 2014 to 30 June 2014	1 July 2014 to 31 December 2014	1 Jan 2015 to 31 March 2015	1 April 2015 onwards
	2017 price/mw							
Capacity greater than 4kw but not exceeding 10kw (Higher rate from April 2012)	£10,000	£10,000	£9,600	£9,200	£8,600	£8,600	£8,000	£7,400
Capacity greater than 4kw but not exceeding 10kw (Middle rate from April 2012)	£8,600	£8,600	£8,000	£7,600	£7,200	£7,200	£6,400	£6,000
Capacity greater than 10kw but not exceeding 50kw (Higher rate from April 2012)	£9,020	£9,020	£8,540	£8,180	£7,640	£7,640	£6,920	£6,920
Capacity greater than 10kw but not exceeding 50kw (Middle rate from April 2012)	£7,540	£7,540	£7,040	£6,660	£6,180	£6,180	£5,540	£5,540
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£7,250	£6,760	£6,760	£5,940	£5,940	£5,500	£5,300	£4,880
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£7,250	£6,760	£6,760	£5,940	£5,940	£5,500	£5,300	£4,880
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£7,070	£6,900	£6,900	£6,100	£6,100	£5,680	£5,490	£5,560
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£6,460	£6,000	£6,000	£5,270	£5,270	£4,860	£4,690	£4,970
Capacity greater than 1mw but not exceeding 5mw	£6,460	£6,000	£6,000	£5,270	£5,270	£4,860	£4,690	£4,970

FITs (Wales)

Where the installation is in receipt of FITs, and is in Wales, the value to be adopted per megawatt (mw) will be determined by reference to the date it was commissioned, and its installed peak (DC) capacity.

Date of installation	1 April 2010 to 31 March 2011	1 April 2011 to 31 July 2011	1 August 2011 to 2 March 2012	3 March 2012 to 31 March 2012	1 April 2012 to 31 July 2012	1 Aug 2012 to 31 October 2012	1 November 2012 to 31 March 2013
	2017 price/mw						
Capacity greater than 4kw but not exceeding 10kw (higher rate from April 2012)	£18,000	£18,000	£18,000	£13,600	£13,600	£11,200	£10,000
Capacity greater than 4kw but not exceeding 10kw (middle rate from April 2012)					£9,800	£9,400	£8,600
Capacity greater than 10kw but not exceeding 50kw (higher rate from April 2012)	£14,940	£14,940	£14,940	£11,920	£11,920	£10,020	£9,040
Capacity greater than 10kw but not exceeding 50kw (middle rate from April 2012)					£8,560	£8,500	£7,620
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£14,940	£14,940	£17,200	£9,330	£9,330	£7,760	£7,370
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£13,550	£13,550	£17,200	£9,330	£9,330	£7,760	£7,370
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£13,550	£13,550	£12,480	£9,330	£9,330	£7,200	£6,830
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£22,000	£22,000	£9,100	£9,100	£9,100	£6,150	£5,800
Capacity greater than 1mw but not exceeding 5mw	£22,000	£22,000	£9,100	£9,100	£9,100	£6,150	£5,800

Date of installation	1 April 2013 to 30 April 2013	1 May 2013 to 30 June 2013	1 Jul 2013 to 31 December 2013	1 January 2014 to 31 March 2014	1 April 2014 to 30 June 2014	1 July 2014 to 31 December 2014	1 Jan 2015 to 31 March 2015	1 April 2015 onwards
	2017 price/mw							
Capacity greater than 4kw but not exceeding 10kw (Higher rate from April 2012)	£10,000	£10,000	£9,600	£9,200	£8,600	£8,600	£8,000	£7,400
Capacity greater than 4kw but not exceeding 10kw (Middle rate from April 2012)	£8,600	£8,600	£8,000	£7,800	£7,200	£7,200	£6,600	£6,200
Capacity greater than 10kw but not exceeding 50kw (Higher rate from April 2012)	£9,040	£9,040	£8,540	£8,180	£7,720	£7,720	£7,080	£7,080
Capacity greater than 10kw but not exceeding 50kw (Middle rate from April 2012)	£7,620	£7,620	£7,180	£6,840	£6,420	£6,420	£5,860	£5,860
Capacity greater than 50kw but not exceeding 100kw (Higher rate from April 2012)	£7,370	£6,930	£6,930	£6,210	£6,210	£5,820	£5,640	£5,260
Capacity greater than 100kw but not exceeding 150kw (Higher rate from April 2012)	£7,370	£6,930	£6,930	£6,210	£6,210	£5,820	£5,640	£5,260
Capacity greater than 150kw but not exceeding 250kw (Higher rate from April 2012)	£7,470	£7,050	£7,050	£6,350	£6,350	£5,970	£5,810	£5,870
Capacity greater than 250kw but not exceeding 1mw (Higher rate from April 2012)	£6,670	£6,260	£6,260	£5,620	£5,620	£5,260	£5,100	£5,350
Capacity greater than 1mw but not exceeding 5mw	£6,670	£6,260	£6,260	£5,620	£5,620	£5,260	£5,100	£5,350

Notes to agreement

The value adopted per megawatt is based on a receipts and expenditure approach to valuation.

Different levels exist for England and Wales as the expenditure in respect of rates is different depending upon where the property is located.

Due to the legislation in place for non-domestic rates, any site that is commissioned after 1 April 2015 is assumed to exist as at that date when deciding what level of income they would receive.

Exemptions or reliefs may be available to microgeneration sites <50kW or for farmers, small businesses and charities but these are not covered within this memorandum.

The signatory bodies have accepted the levels stated above and have recommended that the operators that they advise accept these figures, however this agreement does prevent individual operators from taking up their rights under Check Challenge Appeal.