

Borough Council of
**King's Lynn &
West Norfolk**



Regeneration and Development Panel

Agenda

Wednesday, 13th July, 2016
at 6.00 pm

at the

**King's Lynn Innovation Centre
Innovation Drive
King's Lynn
PE30 5BY**



If you require parts of this document in another language, large print, audio, Braille or any alternative format please contact the Council Information Centre on 01553 616200 and we will do our best to help.

LATVIAN

Ja Jums nepieciešamas daļas no šī dokumenta citā valodā, lielā drukā, audio, Braila rakstā vai alternatīvā formātā, lūdzu, sazinieties ar Padomes informācijas centru (Council Information Centre) pa 01553 616200 un mēs centīsimies Jums palīdzēt.

RUSSIAN

Если вам нужны части этого документа на другом языке, крупным шрифтом, шрифтом Брайля, в аудио- или ином формате, обращайтесь в Информационный Центр Совета по тел.: 01553 616200, и мы постараемся вам помочь.

LITHUANIAN

Jeį pageidaujate tam tikros šio dokumento dalies kita kalba, didelių šriftų, Brailio raštu, kitų formatų ar norite užsisakyti garso įrašą, susisiekite su Savivaldybės informacijos centru (Council Information Centre) telefonu 01553 616200 ir mes pasistengsime jums kiek įmanoma padėti.

POLISH

Jeśli pragną Państwo otrzymać fragmenty niniejszego dokumentu w innym języku, w dużym druku, w formie nagrania audio, alfabetem Braille'a lub w jakimkolwiek innym alternatywnym formacie, prosimy o kontakt z Centrum Informacji Rady pod numerem 01553 616200, zaś my zrobimy, co możemy, by Państwu pomóc.

PORTUGUESE

Se necessitar de partes deste documento em outro idioma, impressão grande, áudio, Braille ou qualquer outro formato alternativo, por favor contacte o Centro de Informações do Município pelo 01553 616200, e faremos o nosso melhor para ajudar.



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

Tuesday 5 July 2016

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 13th July, 2016 at 6.00 pm** at King's Lynn Innovation Centre to discuss the business shown below.

Please note Members of the Panel are invited on a tour of the Innovation Centre at 5.15pm.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 6 - 12)

To approve the minutes of the previous meeting.

3. Declarations of Interest

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply

observing the meeting from the public seating area.

4. Urgent Business

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

6. Chairman's Correspondence

If any.

7. Update on 5 year land supply

8. Enterprise Zone Update

9. King's Lynn Innovation Centre Update

10. CIF Bus Route

11. One Public Estate Funding Bid (Pages 13 - 17)

12. Work Programme (Pages 18 - 19)

13. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on **27th July 2016 at 6.00pm** in the Committee Suite, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

To:

Regeneration and Development Panel: Miss L Bambridge, Mrs S Buck, Mrs J Collingham, C Crofts, P Gidney (Chairman), I Gourlay, M Chenery of Horsbrugh, M Howland, P Kunes, P Rochford (Vice-Chairman), M Shorting and Mrs E Watson

Portfolio Holders:

Councillor A Beales – Portfolio Holder for Regeneration and Industrial Assets
Councillor R Blunt – Portfolio Holder for Development

Appropriate Officers:

Stuart Ashworth – Assistant Director

Chris Bamfield – Executive Director

Ray Harding – Chief Executive

Ostap Paparega – Regeneration and Economic Development Manager

By Invitation:

Ian Parkes – Norfolk County Council

Karl Rands – Norfolk County Council

Executive Directors

Press

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**REGENERATION AND DEVELOPMENT PANEL**

Minutes from the Meeting of the Regeneration and Development Panel held on Wednesday, 1st June, 2016 at 6.00 pm in the Committee Suite, King's Court, Chapel Street, King's Lynn

PRESENT: Councillors P Gidney (Chairman), P Rochford (Vice Chairman), Miss L Bambridge, Mrs J Collingham, C Crofts, I Gourlay, M Chenery of Horsbrugh, M Howland, P Kunes, P Rochford, M Shorting and Mrs E Watson

Portfolio Holders

Councillor B Long – Leader of the Council and Portfolio Holder for Environment

Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health

Officers:

Chris Bamfield – Executive Director

Mark Fuller – Principal Project Surveyor

Alan Gomm – LDF Manager

Duncan Hall – Housing Services Manager

Ray Harding – Chief Executive

Ostap Paparega – Regeneration and Economic Development Manager

RD1: APPOINTMENT OF CHAIRMAN FOR THE MUNICIPAL YEAR

RESOLVED: That Councillor Gidney be appointed Chairman of the Regeneration and Development Panel for the municipal year.

RD2: APPOINTMENT OF VICE CHAIRMAN FOR THE MUNICIPAL YEAR

RESOLVED: That Councillor Rochford be appointed Vice Chairman of the Regeneration and Environment Panel for the municipal year.

RD3: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Blunt.

RD4: MINUTES

RESOLVED: The minutes from the Regeneration and Development Panel meeting held on 23rd March 2016 were agreed as a correct record.

RD5: **DECLARATIONS OF INTEREST**

Councillor Gidney declared an interest in RD11 as he was involved in the project as a designer.

RD6: **URGENT BUSINESS**

There was none.

RD7: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor D Pope for items RD10 and RD11.

RD8: **CHAIRMAN'S CORRESPONDENCE**

There was none.

RD9: **MATTERS REFERRED TO THE PANEL FROM OTHER COUNCIL BODIES AND RESPONSES MADE TO PREVIOUS PANEL RECOMMENDATIONS/REQUESTS**

The Panel noted the response made by Cabinet at its meeting on 5th April 2016 in respect of the following item:

- EXEMPT Report – King's Lynn Strategic Land Acquisition.

RD10: **CUSTOM BUILD AND SELF BUILD POLICY**

The Housing Services Manager and LDF Manager presented the report which set out the implications of the Self-build and Custom Housebuilding Act 2015 and proposed to establish either a Task Group or Informal Working Group to consider the approaches and make recommendations to Cabinet/Council.

The Chairman thanked officers for their report and invited questions and comments from the Panel.

At the request of Councillor Crofts, the Democratic Services Officer outlined the differences between a Task Group and Informal Working Group to the Panel.

The Panel was informed that the Council had developed an on-line register for those interested in self-build and plans would be prepared to promote the register and its purpose in line with the requirements of the Act. It was confirmed that self-build units would be exempt from Community Infrastructure Levy.

The Chief Executive explained that it was a high priority for the Government to increase the housing supply and this process would assist in achieving this. He reminded Members that they would have influence over the Council's Policy through the establishment of an Informal Working Group or Task Group, which would report back to the Panel with the suggested approach for King's Lynn and West Norfolk.

Councillor Pope addressed the Panel under Standing Order 34 and in response to his question the Housing Services Manager confirmed that it was unlikely that the lots would be subsidised, but this would be a decision for Members. The scheme was more about enabling the supply and offering plots. The LDF Manager explained that there were lots of mechanisms to be looked at in formulating the Policy. The Panel was informed that it was compulsory for the Council to have regard to the register and respond to the demand with regard to plot size and type.

The Panel was informed that it was likely that applications would require planning permission in the usual fashion, however there were other options which could be investigated, for example, right to build mechanisms.

The Chairman commented that it was important that appropriate guidance was made available for those interested in self-build projects, for example guidance on HSE regulations, VAT arrangements and the importance of a quality build.

RESOLVED: (i) That a five Member Task Group be established and Group Leaders be contacted to ask for their nominations for Members to serve on the Task Group.

(ii) That the Task Group also considers approaches to Starter Homes, and measures to increase the housing supply locally.

RD11: **HLF HERITAGE GRANTS GUILDHALL COMPLEX PROJECT**

The Principal Project Surveyor presented the Report. He reminded the Panel that they had visited the Arts Centre in November 2015 and received a report on opportunities for the site. Since then the Arts Centre had ceased operation and the lease for the premises was terminated on 31 March 2016. The Council had agreed to continue to operate the Visual Arts Service.

Following the closure of the Arts Centre, further consideration had been given to options for use of the site working in partnership with other organisations. The Principal Project Surveyor explained that discussions had taken place with the College of West Anglia who were working with Anglia Ruskin University and the Crafts and Conservation Trust regarding the use of part of the building to accommodate a degree course in Heritage Construction Skills. The course would be

largely practical and could use the Shakespeare Barn or White Barn as a workshop area with office space.

The Panel was informed that visual arts could still be catered for on the site and commercial lets on site would remain. Additional commercial space could potentially be made available.

The Principal Project Surveyor referred to the main proposals for the site as set out in the report which included the addition of a lift, improving the connectivity between spaces and converting the guildhall into a flat floor auditorium with the option of bleacher seats. The Principal Project Surveyor explained that he had had initial discussions with the National Trust and Historic England on the proposals.

The Principal Project Surveyor explained that the Council had registered an interest with the Heritage Lottery Fund and a case officer had visited the site. A written response was awaited from the Heritage Lottery Fund before a bid could be prepared and submitted. The Principal Project Surveyor referred the Panel to the timescales as set out within his report. The Panel was also shown plans of the site as attached.

The Chairman thanked the Principal Project Surveyor for his report and invited questions and comments from the Panel as summarised below.

The Panel commented that the design of the lift needed careful consideration so that it was sympathetic to the Heritage of the building and acceptable to the National Trust and Historic England.

The Executive Director confirmed that commercial space would remain and there could be the opportunity to increase the commercial space available through the refurbishment of office space. The Panel was informed that it was hoped that the facility would break even, resulting in a reduction of subsidy provided by the Council. The Executive Director reminded the Panel that previously when they had discussed the future of the Arts Centre the Panel had encouraged an arts offer, underpinned by commercial activity.

With regards to publicity, the Portfolio Holder for Culture, Heritage and Health explained that she had been interviewed by the local media and had consulted with organisations which may be affected by the proposals. The Principal Project Surveyor informed the Panel that as part of the Heritage Lottery Fund application, wider stakeholder engagement would be required.

The Panel was informed that, if the application was successful, a three year activity plan would be introduced and this could be a good opportunity to learn Heritage Skills.

In response to a question, the Principal Project Surveyor commented that work would be carried out to determine if noise would be an issue

from the proposed course which could be accommodated at the Arts Centre and the necessary insulation work would be carried out.

Councillor Bambridge referred to the proposals to remove the seating from the Auditorium. The Principal Project Surveyor commented that the Auditorium currently seated 350. Bleacher seating could accommodate approximately 200 to 280 seats. He felt that the removal of the seats would allow for a greater variety of use.

Councillor Mrs Wright addressed the Panel as the Heritage Champion. She commented that the acoustics would be better in a flat floor area. She asked that historical items be preserved during the works, including the plaques. The Principal Project Surveyor confirmed that sympathy would be given to items of historical importance.

Councillor Pope addressed the Panel under Standing Order 34. He referred to the financial implications. The Executive Director explained that new commercial spaces could be available and the intention was to break even. Finances would be looked at in more detail when the business plan was created.

The Portfolio Holder for Culture, Heritage and Health, Councillor Mrs Nockolds commented that if the Guildhall seating was removed the space could be used for weddings. She commented that the Town Hall was fully booked for weddings and the Guildhall would be an ideal alternative venue. In response to a question, the Portfolio Holder for Culture, Heritage and Health commented that the Guildhall was hired out on an hourly charge.

The Leader of the Council, Councillor Long thanked the Panel for their comments and suggestions and explained that finances would be considered. He hoped that the proposals would result in a reduction of Council subsidy which would be a revenue saving for the Council. The Executive Director commented that the Council was in discussion with the Alive Leisure Trust who were interested in Arts Development in the Borough.

RESOLVED: That the Regeneration and Development Panel supports the emerging plans for the development and submission of a Stage 1 Bid to the Heritage Lottery Fund.

RD12: **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.

RD13: **DERELICT LAND AND BUILDINGS GROUP UPDATE**

The Regeneration and Economic Development Manager provided the Panel with an update on the following:

- The work of the Derelict Land and Buildings Group
- Update on the Waterfront Masterplan
- Townscape Heritage Initiative Update

A copy of the presentation is attached.

The Chairman thanked the Regeneration and Economic Development Manager for his presentation and invited questions and comments from the Panel.

The Regeneration and Economic Development Management responded to questions from the Panel. The Panel was reminded that the Council had to be realistic on what could be achieved with the limited resources available in comparison to the amount of derelict buildings. The Chief Executive reminded the Panel that the Empty Homes Policy was due for review shortly and Members would have the opportunity to consider and comment upon the content of the Policy.

RESOLVED: The Regeneration and Development Panel noted the update on the three strands of work.

RETURN TO OPEN SESSION

RD14: **WORK PROGRAMME**

The draft work programme for 2016/2017 was presented to the Panel. Members of the Panel were encouraged to submit items for consideration to the Chairman.

The following items were discussed/identified for possible inclusion on the Work Programme:

- Silica Sand extraction
- Asset Register

RESOLVED: The Work Programme for 2016/2017 was agreed.

RD15: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on Wednesday 13th July at 6.00pm in the Committee Suite, King's Court, Chapel Street, King's Lynn.

The meeting closed at 8.00 pm

POLICY REVIEW & DEVELOPMENT REPORT

<p>Type of Report (Review/Consultation/Monitoring):- Consultation</p>	<p>Portfolio(s):- Leader, Deputy Leader, Regeneration and Industrial Assets, Culture, Heritage and Health, Development, Housing and Community, Human Resources, Facilities and Share Management</p>
<p>Author Name:</p>	<p>Consultations:- Hunstanton Ward Members, Management Team, Matthew Henry Ostap Paparega, Dale Gagen, Laura Hampshire, Neil Gromett, Martin Chisholm, Vicki Hopps</p>
<p>Tel:</p>	
<p>Email:</p>	
<p>OPEN</p>	

PR&D Panel: REGENERATION AND DEVELOPMENT

Date:

Subject: ONE PUBLIC ESTATE FUNDING BID

Summary

The report details Norfolk wide funding proposals to be submitted to the Cabinet Office. If successful the funding received will cover feasibility design and planning costs to take forward the proposals. There are three strands to the proposals;

- Community Hubs to bring together services and information to make them more effective and efficient.
- Rationalisation of depot facilities across the county, for example, highways and waste.
- A regeneration project in Hunstanton bring together all public assets.

The Norfolk One Public Estate (OPE) group has had an initial grant award of £50,000. A stage 2 submission needs to be made by the 29th July for up to £500,000.

Recommendation

The Panel supports the proposed funding bid.

Reason for Decision

To enable further work to be undertaken to assist with economic growth, service integration, capital receipts and efficiency savings from services.

1. Background

- 1.1 The government launched the OPE (One Public Estate) programme as a pilot in 2013. The programme is jointly run by the Cabinet Office and LGA (Local Government Association). It aims to bring together all public sector bodies within the locality. The organisation can then pool data on their assets holding all develop joint plans to share projects and release supplies land and buildings for other use.
- 1.2 The programme has four core objectives;
- Creating economic growth (new homes and jobs).
 - More integrated, customer focused services.
 - Generating capital receipts.
 - Reducing running cost.
- 1.3 Across the Country there are now in excess of 20 partnerships involving multitude of public bodies. Over the next five years these partnerships expect to deliver 16,000 new homes, 36,000 new jobs, raise £138 million in capital receipt and saving £56 million in running cost over the next five years.

2. Norfolk Position

- 2.1 A partnership group including representatives from all District Councils, the County Council, NHS, Police and New Anglia LEP has been established. An expression of interest was submitted to fund feasibility and technical support to deliver OPE programme for Norfolk. The OPE programme is a two stage bid process with an initial grant awarded to allow more detailed proposal to be developed and submitted for a full award. The scheme delivery can be over five years. The Norfolk scheme received notification of support on the 14th June.
- 2.2 For the initial expression of interest more detailed proposals have to be submitted by the 29th July to cover:
- A plan of how the partnership will meet all the pre-selection criteria by December 2016.
 - A detailed project plan for each project.
 - The early wins to achieve in years 1 and 2.
 - A detailed evaluation and evidence base for the outputs.
 - A revised core plan showing how all the funding will be spent within a timeline.

Once within the OPE programme the partnership will be eligible to bid for further funding to deliver additional projects and benefits.

3. Expression Of Interest:

The expression of interest has three strands covering Community Hubs, Depot rationalisation and a regeneration project.

4. “Community Hubs”

4.1 Improve the customers’ experience, providing improved access to information and service from strategically placed Community Hubs. Seamlessly providing integrated multiple services reflecting the priorities in each district.

4.2 Community Hubs will vary between districts. In King’s Lynn, this could include better use of the County councils Priory House at the Borough Council offices as well as the smaller building in other areas of the Borough.

4.3 The current arrangements with the Clinical Commissioning Group, Community Action Norfolk and work with Advice Agencies would link to this kind of proposal.

5. “Depot Rationalisation”

5.1 Improve efficiency through some design and co-production facilitated by joining up operational services.

5.2 In some parts of the County, District and County Council depots are in close proximity, for example Ketteringham. In West Norfolk the project could include a review of the Borough Council depot and County Council depot facilities. This may free up opportunities in the future for more economical arrangements for dealing with waste.

6. “Regeneration Project”

6.1 Based initially in Hunstanton aimed at the social, economic and environmental regeneration viewing the large amount of publicly owned land and the buildings and releasing sites for growth. In term of new housing and job creation.

6.2 This would include sharing accommodation and use of empty buildings for example Hunstanton first school. Co-location of services to deliver efficiency savings and provide opportunities for development funded from Capital receipts. This would include a review of the Oasis and other options for leisure provision.

7. If the countywide OPE bid is successful then joint funding of up to £500,000 will be available to progress the project strands. A decision would be expected in late September to early October.

8. OPE Focus

8.1 As with the existing OPE partnerships, the Norfolk OPE group's focus is on creating economic growth and capital receipts while creating more integrated services by sharing assets and reducing running costs.

8.2 The expression of interest identified the following outputs over the first five years of the programme.

Capital Receipts	£14.1million
Reduced Running Costs	£4 million
Job created	506
New Homes	448

Work is currently taking place to provide the additional information required at 2.2.

8.3 The Borough Council are the lead agency for the Hunstanton Regeneration project. Given the tight timescales involved support has been obtained from existing consultants with background knowledge, this includes;

BDP (Building Design Partnership), the group have worked on Hunstanton Regeneration since 2008 and led the formulation of the Hunstanton Masterplan.

Lovells, currently partners with the Council for the Lynnsport and Marsh Lane housing projects.

8.4 The OPE partnership have appointed Cushman and Wakefield as the lead consultant to submit the Stage 2 proposal. They have successfully supported seven OPE partnerships in developing their Service and Asset Delivery Plans.

9. Policy Implications

9.1 The proposals have the potential to support several of the priorities within the 2016-20 Corporate Business Plan. In particular;

- Priority 1: Provide important local services within our available resources.
- Priority 2: Drive local economic and housing growth

10. Consultations

10.1 Local Ward Members have been briefed on the proposals. Detailed consultation would be an integral part of the next stage of the project if the funding application is successful.

11. Access to Information

OPE Background Papers

DRAFT – REGENERATION AND DEVELOPMENT WORK PROGRAMME 2016/2017

1 June 2016

- HLF Heritage Grants Guildhall Complex Project – Mark Fuller/Laura Hampshire
- Derelict Land and Buildings Group Update – last considered October 2015 – Ostap Paparega and Laura Hampshire
- Nominations to Outside Bodies
- Membership of Informal Working Groups (if any are in existence)
- Custom Build and Self Build Policy Group – Duncan Hall

13 July 2016 – meeting to be preceded by a tour of King’s Lynn Innovation Centre – 5.15pm
Venue – King’s Lynn Innovation Centre

- CIF Bus Route
- Update on King’s Lynn Innovation Centre
- Enterprise Zone Update
- Update on 5 year land supply

27 July 2016

- Terms of Reference – Custom Build and Self Build Policy Task Group
- One Public Estate
- CIL update
- Update on 5 year land supply

30 August 2016

- King’s Lynn Town Centre Action Plan – Annual Update
- Arts Centre Update
- Five Year Land Supply Update

19 October 2016

<ul style="list-style-type: none"> • King's Lynn Town Hall update – last update provided March 2016 • LEADER Programme and West Norfolk Local Action Group Update – Norfolk County Council
<p><u>30 November 2016</u></p> <ul style="list-style-type: none"> • Destination Management Plan Update – Last considered November 2015 – Tim Humphries
<p><u>13 January 2017</u></p> <ul style="list-style-type: none"> • Capital Programme/Budget
<p><u>15 February 2017</u></p>
<p><u>22 March 2017</u></p> <ul style="list-style-type: none"> • Annual Feedback reports from Outside Bodies
<p><u>25 April 2017</u></p>

To be scheduled

- Visit to King's Lynn Innovation Centre
- Silica Sand Extraction
- Asset Register
- Tour of the Bus Station