

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



COUNCIL MEETING

Agenda

Thursday, 28th July, 2016
at 6.30 pm

in the

**Assembly Room
Town Hall
Saturday Market Place
King's Lynn**



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

You are hereby summoned to attend a meeting of the **Borough Council of King's Lynn and West Norfolk** which will commence at **6.30 pm** on **Thursday, 28th July, 2016** in **The Assembly Room, Town Hall, Saturday Market Place, King's Lynn** to transact the business shown below.

Yours sincerely

Ray Harding
Chief Executive

BUSINESS TO BE TRANSACTED

1. PRAYERS

2. APOLOGIES FOR ABSENCE

3. MINUTES

To confirm as a correct record the Minutes of the Meeting of the Council held on 30 June 2016 (previously circulated).

4. DECLARATION OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an 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.

5. MAYOR'S COMMUNICATIONS AND ANNOUNCEMENTS

To receive Mayor's communications and announcements.

6. URGENT BUSINESS

To receive any items of business which in the opinion of the Mayor are urgent.

7. PETITIONS AND PUBLIC QUESTIONS

To receive petitions and public questions in accordance with Standing Order 9.

8. CABINET MEMBERS REPORTS

In accordance with Standing Order 11.1 to receive reports from Cabinet Members in the following order and under Standing Order 11.2 (a) Members of the Council may ask questions of the Cabinet Member on their reports and Portfolio areas:

(Councillors are reminded that this is a question and answer session not a debate.)

- 1) **Culture Heritage and Health - Councillor Mrs E Nockolds** (Pages 6 - 7)
- 2) **Development - Councillor R Blunt** (Pages 8 - 9)
- 3) **Housing and Community - Councillor A Lawrence** (Pages 10 - 11)
- 4) **Human Resources, Facilities and Shared Services - Councillor Mrs K Mellish** (Page 12)
- 5) **Performance - Councillor N J Daubney** (Pages 13 - 14)
- 6) **Deputy Leader and Regeneration and Industrial Assets - Councillor A Beales** (Pages 15 - 17)
- 7) **Leader and Environment - Councillor B Long** (Pages 18 - 20)

9. MEMBERS QUESTION TIME

In accordance with Standing Order 11.2 (b), Members of the Council may ask any questions of the Chairman of any Council Body (except the Cabinet).

10. RECOMMENDATIONS FROM COUNCIL BODIES

To consider the following recommendations to Council:

- 1) **Cabinet: 28 June 2016** (Pages 21 - 22)

To consider the following recommendations from the 28 June 2016 Cabinet meeting:

CAB27: RIPA Policy Review

EXEMPT ITEMS

CAB35: Town Centre Investment Phase 1

CAB36: Town Centre Investment – Strategic Land and Property Acquisition Phase 2

11. NOTICE OF MOTION

To consider the following Notice of Motion (2 /16), submitted by Councillor C Joyce:

“We are proud to live in a diverse and tolerant society. Racism, xenophobia and hate crimes have no place in our country. We, The Borough Council of King's Lynn & West Norfolk, oppose racism, xenophobia and hate crimes unequivocally. We will not allow hate to become acceptable.

The Borough Council of King's Lynn & West Norfolk will work to ensure local bodies and programmes have support and resources needed to fight and prevent racism and xenophobia.

We reassure all people living in The Borough Council of King's Lynn & West Norfolk that they are valued members of our community.”

Ray Harding
Chief Executive

CABINET MEMBERS REPORT TO COUNCIL

28 July 2016

**COUNCILLOR MRS EA NOCKOLDS
CABINET MEMBER FOR CULTURE, HERITAGE AND HEALTH**

For the period from 1st July to July 15th 2016

1 Progress on Portfolio Matters.

Its welcoming news to be informed that we have been awarded a grant from the Heritage Lottery Fund and Big Lottery Fund of £993,900 for the Hunstanton Heritage Garden project. With support from the Hunstanton Town Council, Chamber of Trade and ourselves the total cost of the project is £1,325,070. Our project team worked very hard in putting an excellent submission together. The technical documents are being prepared ready for tender and it is hoped that work will begin early next year.

A co-ordinator for LILY, (Living Independently in Later Years), has been appointed. One of her first roles is to update the LILY web-site ensuring that it is all current and relevant. The ipads have been received, the LILY apps are being downloaded ready for the LILY Advisors training day. The Advisor project is phase 2 of the LILY programme. The LILY Advisors role is to raise awareness of the web-site and other local support available to help older people maintain their health and remain independent. They will attend community groups, GP surgeries NC Council Community Clinics QE Hospital Departments and many other suitable venues, including peoples home if requested.

Within the maintenance programme for the Councils leisure buildings is an Energy Efficiency programme, which include new boilers for Downham Market and Lynnsport, LED lights for the Oasis and installation of Solar panels, (although not yet decided the best site yet).

2 Forthcoming Activities and Developments.

To celebrate the Rio Olympics, Alive Games, managed by Alive Leisure & Alive Management will be staged on the Tuesday Market Place and Baxter's Plain during the last Sunday of July. Alive Games medals will be presented to those who take part in 4 or more activities. There will be a climbing wall, mini skate ramps, an inflatable football pitch, tennis, cycling and kurling.

3 Meetings Attended and Meetings Scheduled
Portfolio meetings; Chris Bamfield Exec Director Commercial Services Neil Gromett Alive Management Sarah Moore Grounds Maintenance Matthew Henry Property Manager Tim Humphreys Tourism Manager Cabinet Environment & Community Panel Norfolk Records Committee Norfolk Joint Museums Committee KL Allotment Judging Norfolk Health & Wellbeing Committee Anglia In Bloom Judges Hunstanton Green Management Committee KL Internal Drainage Board WN Clinical Commissioning Group AGM Alive Leisure & Alive Management Joint Board meeting WN Joint Primary Care Co-commissioning Committee

CABINET MEMBERS REPORT TO COUNCIL

28 July 2016

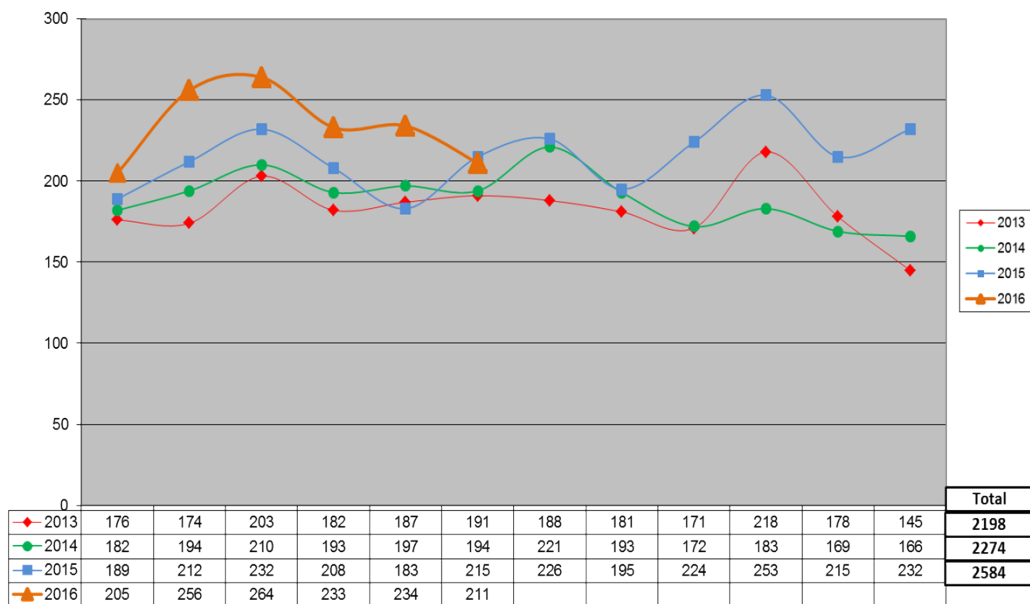
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT

For the period 12 June 2016 to 15 July 2016

1 Progress on Portfolio Matters.

Planning Applications

Planning and discharge of condition applications received



Planning Applications

Planning applications last month tracked just below 2015 levels.

Inquiries

The Council has now received the long awaited Heacham appeal decision, which considered a proposal for the construction of a care home, housing with care facilities and 70 new homes, in the countryside on the outskirts of Heacham.

The appeal was dismissed, and importantly, the Council was also found to have in excess of a 5 year supply of deliverable housing sites. This decision has implications for development across the Borough, in that policies for the supply of housing in the development plan are once again considered to be

up to date, and they have full weight. Further briefings will be available for Members on this decision and its implications.

Parish Council Training

A workshop session has been held with a small number of Parish Councils, relating to how planning applications are determined, and what considerations can be taken into account. The session was considered helpful and we will be rolling it out to other all Parish Councils in the Autumn.

Community Infrastructure Levy

CIL Charging Schedule was submitted for examination on 10 June 2016 and an Inspector has been appointed.

The Public Examination is scheduled to take place on 6 and 7 September 2016 at the South Lynn Community Centre, starting at 10.00am.

Local Development Framework

The inspectors report is expected towards the end of July 2016. There will then be a two week factual check of the details. It is planned to submit a report to Cabinet on 7 September 2016 and to Full Council on 29 September. 2016.

2 Meetings Attended and Meetings Scheduled

Council
Cabinet
Cabinet Sifting
LDF Task Group
Various meetings with Officers
Planning Committee as an observer
CNC Board
A47b Alliance Steering Group

CABINET MEMBERS REPORT TO COUNCIL

28 July 2016

COUNCILLOR A LAWRENCE - CABINET MEMBER FOR HOUSING & COMMUNITY

For the period 1 to 19 July 2016

1 Progress on Portfolio Matters.

Guilty plea secured for Housing Act offences

On Wednesday 13 July 2016 at King's Lynn Magistrates Court, Pure Portland Management Limited, the Directors of which are Michael Wilson and Laurie Betts who also own Wilson & Betts Estate Agency King's Lynn, pleaded guilty of 15 offences under the Housing Act 2004.

The charges related to the condition of a property which is a house in multiple occupation and included matters such as inadequate fire resistance to internal partitions, lack of testing of electrical installations, dampness, mould growth and defective lighting.

The borough council's housing officers first visited the property in September 2015. They prohibited the occupation of two of the flats within the property as the tenants were deemed to be at risk of serious harm arising from structurally unsound flooring and a dangerous electrical installation.

Since then, further investigations were undertaken resulting in this conviction.

Pure Portland Management Limited were fined £12,000 and ordered to pay £6,500 costs to the Borough Council of King's Lynn & West Norfolk.

"With this in mind we are making a number of organisations aware of this including Landlords associations raising awareness as to the consequences of failure to ignore the responsibilities that landlords have"

Home Choice

The number on the housing register at the end of June was 1,565.

39 applicants were housed into Housing Association accommodation during June.

Food Hygiene

Currently 96% of food business have a food hygiene rating score of 3, 4 or 5. The food team are working with the 4% of premises scoring less than 3 to help improve their score. A representative from the food team attended a careers fair at Springwood High School to talk about the work of the team and encourage students into the profession.

Last week was Food Safety Week and this year concentrated on reducing food waste. The Borough Council sent out a number of tweets giving advice on how to reduce food waste, more information can be found on the webpage: <http://www.food.gov.uk/news-updates/campaigns/food-waste>

The Health and Safety team are rolling out the Tattoo Hygiene Rating Scheme across the Borough. Within King's Lynn alone there are 11 registered tattoo premises and across the Borough there are 23 registered premises. A letter was sent to all secondary schools asking them to remind pupils that it is illegal to get a tattoo if they are under 18 even with parental consent.

16 new premises licences have been granted since the beginning of the year and 20 new taxi drivers.

2 Meetings Attended and Meetings Scheduled

Officer/cabinet training day
Planning Training
Cabinet
Full Council
Meetings with officers
Devolution briefing

CABINET MEMBERS REPORT TO COUNCIL

28 July 2016

COUNCILLOR MRS KATHY MELLISH - CABINET MEMBER FOR HUMAN RESOURCES, FACILITIES AND SHARED SERVICES

For the period 1 July 2016 to 28 July 2016

1 Progress on Portfolio Matters.

The run of meetings with Service Managers has been completed and the theme has continued throughout that all services are aware of the need to reduce costs due to the increasing pressure on budgets overall. Even though I met each Manager in isolation it is apparent that all areas are working together and it is evident that the Council has a 'whole team' approach. A review was undertaken by NCC regarding parking on the South Quay which included the BC and interested groups and residents. Discussions regarding the One Public Estate programme as reported at the recent Regeneration and Development panel meeting.

2 Forthcoming Activities and Developments.

Boston Council visited to discuss potential developments for their own Leisure activities and went back with other options for their Arts areas. There is the potential to develop this further within the Trust arrangement with our help. Much further detailed work will need to be undertaken to assess the benefits for both them and us.

3 Meetings Attended and Meetings Scheduled

Officer meetings
Cabinet
Portfolio briefings
Cabinet Sifting
Panel meetings – observing
Boston Representatives
BBC Look East interview
BBC Radio Norfolk interview

CABINET MEMBERS REPORT TO COUNCIL**28 July 2016****COUNCILLOR N J DAUBNEY - CABINET MEMBER FOR PERFORMANCE**

For the period 1 to 19 July 2016

1 Progress on Portfolio Matters.**Digital Communication.**

Significant financial savings can be made alongside improved customer service if we drive “channel shift” constructively and effectively.

I have attended LGA courses regarding digital leadership and several seminars led by the Cabinet office who have led the way with government initiatives such as Gov.uk.

The head of our Customer Information Centre has led the policy of introduction within this Council.

Some members may have heard of “Channel Shove” This is where an organisation will “drive customers “down a particular route of contact, often against their wishes and force a system to meet the efficiency needs of an organisation. CHANNEL SHIFT is a designed process of introducing efficiency taking into account the knowledge and instinctiveness of a customer. It will lead to change in procedures and contact, but done properly it should give the customer/clients a better experience and feedback information more effectively.

For example, ensuring that our website is easily understood, and easy to use on a variety of devices

Below is a bullet pointed summary of progress to date:

- The new website is undergoing user testing and should go live on the 28th July 2016. The website has a responsive design so will work equally as well on mobile devices as on a laptop or pc
- 86% of all new benefit claims are made online
- The CIC introduced Online Support Officers to assist customers to self-serve when they visit the offices. Appointments are offered to customers who need to speak to an officer directly
- The new online customer account ‘OneVu’ is being tested and we plan to launch it during the autumn of 2016. This will enable customers to view personalised information and submit service requests and track their progress online. Forms will be pre-populated with a customer’s personal details so they won’t need to key this in
- The new revenues online forms and the benefits change in circumstances

online form are in the process of being thoroughly tested

Communication

Just as our internal and customer facing procedures change, then so do the tools and techniques we use to communicate with the media and public. We do still issue press releases and they continue to have a place in dissemination of information. However for some considerable time now we have been using on line communication and social media to great effect.

This maintains the council initiative in dissemination of news and information.

Feedback from the media and public regarding the standard and quality of information and bulletins broadcast by use of "social media" is most encouraging.

2 Meetings Attended and Meetings Scheduled

Attended Since 30th June

RAF Marham
College of West Anglia Corporation
College of West Anglia "Topping Out Ceremony" University Centre
Associated British Ports Conference and address
Springwood School Politics Awareness Day
Civic Society representative
Cabinet Sifting
Audit Committee
Corporate Performance Panel

CABINET MEMBERS REPORT TO COUNCIL**28 July 2016****COUNCILLOR ALISTAIR BEALES - CABINET MEMBER FOR REGENERATION**

For the period 30 June to July 2016

1 Progress on Portfolio Matters.

Hunstanton Heritage Gardens – implementation of this Heritage Lottery Fund (HLF) project cuts across several departments, but Regeneration will lead on the delivery of this project assuming the project manager role, including reporting to the HLF.

- The Stage 2 application form was approved by the HLF Board in June.

The project is on the seafront gardens and conservation area in Hunstanton, centred on The Green and adjoining network of public open green spaces comprising the Esplanade Gardens and Cliff Parade. The green spaces were central to the original vision of Henry Styleman Le Strange for a purpose built Victorian seaside resort. The areas remain pivotal to the town's heritage and seaside facilities today but have deteriorated and heritage assets eroded due to piecemeal and inappropriate design of key features over the years. The project will deliver a comprehensive restoration of this important seaside park which celebrates and respects the original vision of its founder, Henry Styleman Le Strange.

- The total cost of the project will be £1,325,070 with a HLF grant contribution of £993,920 and £331,150 from the Borough Council

King's Lynn Innovation Centre

- Official launch was on 14 June
- Attended by the New Anglia LEP Chair and Chief Executive, Norfolk Chamber of Commerce, Greater Cambridge Greater Peterborough LEP, University of East Anglia, College of West Anglia and local businesses
- Since its launch, six businesses have signed agreements to take up office space in the centre

King's Lynn Riverfront Delivery Plan

- Following a procurement process, Urban Delivery, a multi-disciplinary consultancy, has been appointed to support the Borough Council in preparing the Delivery Plan.
- Inception meeting will take place on 18 July to agree the programme, roles and responsibilities of the Project Team (officers and consultants) and the stakeholder engagement plan.
- Completion date is February / March 2017

2 Forthcoming Activities and Developments.

Local Enterprise Partnerships (LEPs) - Growth Deal Round 3

- New Anglia and Greater Cambridge Greater Peterborough LEPs are in the process of finalising the submission of the Growth Deal Round 3. The Borough Council, as a member of both LEPs, is actively involved in the work supporting these preparations together with the other Local Authority members.
- In the previous two rounds, King's Lynn & West Norfolk secured a total of £11.5m from the Growth Deals for the construction of a University Centre in King's Lynn at the College of West Anglia, an Institute for Advanced Construction in Bircham Newton at the National Construction College and the King's Lynn Innovation Centre.
- Unlike the previous two rounds, when the LEPs had to submit a list of projects, the Growth Deal 3 requires a 'programme' approach with key themes / priorities submitted instead of individual projects.
- Deadline for submission is 28 July and will be preceded by a ministerial challenge taking place at the Department for Business, Innovation and Skills on 19 July.

Implications of the EU Referendum vote for European funding programmes in the UK - a press release issued on 7 July by the Norfolk County Council in its capacity as the Managing Authority for the Interreg VA France (Channel) England Programme states that "nothing material has changed at this stage; the UK continues to remain a full member of the European Union, and there are no changes to the UK's status in the Interreg VA France (Channel) England Programme or any other EU funding programmes."

3 Meetings Attended and Meetings Scheduled

1st July – portfolio briefing

4th July – naming of wildlife area at Lynnsport (Salter's Sanctuary)
8th July – Mars Food UK Ltd.
12th July – Devolution presentation (apologies given).
13th July – leaving party for Cllr. Daubney
15th July – site visit to Lynnsport/Marsh Lane development
18th July – Cabinet sifting
19th July – meeting with Chief Exec/Leader
21st July – meeting with Corporate Projects Officer
27th July – Regeneration & Development Panel
28th July – meeting with Chief Executive
28th July – full Council

CABINET MEMBERS REPORT TO COUNCIL

28 July 2016

COUNCILLOR BRIAN LONG – LEADER & CABINET MEMBER FOR ENVIRONMENT

For the period June 2016 to 18th July 2016

1 Progress on Portfolio Matters.

Local Green Points

Following the launch of the Local Green Points reward scheme we have had nearly 3,000 people sign up to the scheme. The first personal rewards will shortly be announced, presently the area leading is “the Fens” however it is very close as can be seen from the table below:

The screenshot shows a 'LEADERBOARD' for 'COMMUNITY' with the following data:

COMMUNITY NAME	TOTAL POINTS	AVG PER PERSON
1 WEST NORFOLK FENS	1,175,600	2,077
2 SOUTHERN AND DOWNHAM MARKET	1,351,875	2,073
3 KING'S LYNN AND SURROUNDINGS	1,507,975	2,060
4 WEST NORFOLK CENTRAL	1,006,975	2,047
5 NORTHERN AND HUNSTANTON	1,067,975	1,981

Additional text in the screenshot includes: 'LEADERBOARD: COMMUNITY INDIVIDUAL', 'YOU'VE EARN'T 0 POINTS FOR', 'GET INVOLVED!', and 'OPT IN TO ACTIVITIES'.

Air Quality

New DEFRA Air Quality guidance has been issued. Significant changes include closer working together with the Director of Public Health who now has a clear role in the annual air quality report and air quality action plan. Discussions have started with Public Health how they are to be included in this ongoing work in this area. A new role is to help reduce levels of man-made PM2.5 across the Borough. We are not expected to monitor PM2.5 but the current action plan has several measures that could assist in reducing NO2 as well PM2.5 within the Air Quality Management Areas. This will be taken forward by the Air Quality Steering Group.

Contaminated Land

The current Borough Contaminated Land Inspection Strategy is being reviewed and will be put forward for adoption in the near future. The Strategy has in the past been revised and updated as necessary. New DEFRA guidance was issued and this has now been incorporated in to the draft document.

Emergency Planning

Staff with colleagues from the Environment Agency took part in the annual Crucial Crew event which was held at King's Lynn North Fire Station in late April. Nearly 1,000 children were seen during the weeklong event and they were encouraged to help prepare for civil emergencies by preparing an emergency box for their home in case they needed to be evacuated to a rest centre.

The new Flood Warning Leaflet 2016/17 has been developed jointly with the Environment Agency. Copies can be downloaded from the website <http://www.west-norfolk.gov.uk/pdf/Flood%20Warning%20Leaflet%202016.pdf>

Staff recently took part in a multi-agency exercise at RAF Marham. This was a live exercise that dealt with an emergency that required a multi-agency response on and off base. Officers provided technical and operation support to the emergency response.

Flood & Water Management

Staff with colleagues from Environment Agency held three drop in sessions at Snettisham Beach, South Beach Heacham and North Beach Heacham in June to advise about the new funding model for local sea defences. Around 100 local residents and visitors stopped by to learn more about funding the ongoing sea defences work. A further multi-agency drop in session is to be held in Hunstanton at the Spinney on 3rd August 2016.

Further work has recently been completed to the Hunstanton Sea Defences. Core drilling at 19 locations along the promenade have been completed. This work was carried out following a ground penetrating radar survey last year which indicated potential voids under the promenade. The core drilling found no voids and no repairs work was required.

2 Forthcoming Activities and Developments.

LGA Conference

As outlined in my meetings attended I attended the LGA Annual Conference, this year in Bournemouth. Arrival on the Evening of Monday 4th. Saw all Norfolk Councils attend a meal, which was good for Leaders and Chief Officers to meet socially and discuss ongoing subjects, the main topic of which was Devolution. This continued as a main theme throughout the plenary sessions and speakers right through the conference, including former

Secretary Of State Greg Clark and even Billy Bragg.

Other sessions included how we tackle the growing cost of Social Care, which included Norfolk County Council Director Harold Bodmer in his role as President of ADASS. (Assc of Directors of Social Services).

Sessions of note included Councils commitment to the Armed Forces Covenant, Digital inclusion and Protecting our communities from Extremism. As is often the case exhibitors stands do provide interest between sessions and I had numerous discussions including subjects as diverse as investment strategy and recording and broadcasting meetings.

The LGA Launched their discussion paper entitled DEVO NEXT, I have one paper copy, but information can be found at www.devonext.org

3 Meetings Attended and Meetings Scheduled

In addition to my usual Cabinet and Portfolio Meetings I have also attended the following:

LGA Annual Conference – Bournemouth.

Mars Foods – Kings Lynn Launch of New Plant.

Reception of the Hanseatic Ski Race.

Hanseatic Ski Race Event

Kings Lynn Festivals Service

Norfolk Coast Partnership Annual Conference – Sustainable Tourism

Local Green Points – Update

Briefing for Parish Councils on Devolution

Meeting with the Chairman of the Discovery Centre.

Meetings Scheduled (at the time of writing) include:

Meeting with Leader and Deputy Leader of the Labour Group

Meeting with the Independent Group

Meeting with Chair and VC of Panels.

Meetings with Each Portfolio Holder and Deputy Cabinet Member

RECOMMENDATIONS TO COUNCIL ON 28 JULY 2016
FROM CABINET ON 28 JUNE 2016

CAB27: RIPA POLICY REVIEW

Cabinet considered a report which reminded Members that the Policy and the associated procedures were intended to ensure that investigations undertaken by the Council were conducted in accordance with the requirements of Regulation of Investigatory Powers Act 2000 (RIPA). RIPA ensured that when the Council needed to use covert investigation techniques, which by their very nature they were placed on a legitimate footing and that appropriate controls were put in place to ensure that the activities were properly controlled and monitored.

It should be noted that these powers were only available in more serious cases and where other investigative methods are not appropriate or have been unsuccessful. The revised Policy captured only the broad principles behind RIPA and general responsibilities of the Council, whereas the finer details, including interpretation of the legislation and the procedure itself, were recorded in separate procedure documents, namely the toolkits.

It was noted that the powers were very rarely used by the Authority, but it was required that the Policy was updated in accordance with changes to legislation and guidance.

In response to questions from Members the Chief Executive confirmed that the Policy had been considerably slimmed down, and that permission for the use of RIPA was an officer delegation.

RECOMMENDED: That the revised RIPA Policy be adopted.

EXEMPT ITEMS

CAB35: TOWN CENTRE INVESTMENT (PHASE 1)

Cabinet considered that report which outlined an important investment opportunity for the Council in King's Lynn town centre. The proposal would strengthen the Council's investment yield on the identified property and help to enhance the retail offer within the town whilst enhancing the Council's revenue income and therefore contribute to savings required as part of the Cost Reduction programme.

Under Standing Order 34, Councillor Pope asked questions on the financing arrangements set out in the report which were responded to.

It was agreed to provide that information as a supplement for members.

Councillor Bambridge chose not to ask any questions.

RECOMMENDED: 1) That the Property Services Manager be given the delegated authority to finalise negotiations in respect of the proposed investment outlined within

this report in consultation with the Leader of the Council, the Portfolio Holder for Regeneration and Industrial Assets, the Chief Executive, the Executive Director Commercial Services, and the Chief Finance Officer.

2) That Delegated authority be given to the Portfolio Holder for Regeneration and Industrial Assets in consultation with the Chief Executive and the Chief Finance Officer to decide the appropriate means of funding the investment proposal set out within this report.

3) That the Legal Services Manager be given delegated authority to draft and finalise all necessary documentation, contractual or otherwise, associated with the proposed development and investment in this property asset.

CAB36: TOWN CENTRE INVESTMENT - STRATEGIC LAND AND PROPERTY ACQUISITION (PHASE 2)

A report was considered which outlined an important opportunity for the Council in respect of a potential property acquisition in King's Lynn town centre. The proposal would allow the Council the opportunity to deal with a problematic building in King's Lynn and be able to look at a potential redevelopment scheme that would help to strengthen the retail offer and/or residential offer within the town.

Cabinet Members supported the proposed acquisition, negotiations for which were still ongoing, explanations were given on levels of borrowing set against the asset base.

Under Standing Order 34, Councillor Pope asked questions on the financing arrangements set out in the report which were responded to.

Councillor Bambridge chose not to ask any questions.

RECOMMENDED: 1) That the acquisition of the land and property asset is progressed along the lines set out within the report.

2) That the Capital Programme be adjusted to accommodate the acquisition of the site identified within this report.

3) That Property Services Manager be given the delegated authority to finalise negotiations in respect of the proposed acquisition outlined within this report in consultation with the Portfolio Holder for Regeneration and Industrial Assets.

4) That Legal Services Manager be given delegated authority to draft and finalise all necessary documentation, contractual or otherwise, associated with the proposed development and investment in this property asset.