

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



Regeneration and Development Panel

Agenda

Tuesday, 10th November, 2020
at 4.30 pm

**Remote Meeting on Zoom and available for
the public to view on [WestNorfolkBC on You
Tube](#)**



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

Friday 30th October 2020

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Tuesday, 10th November, 2020 at 4.30 pm** as a **Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 5 - 9)

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 Chair 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 Chair of their intention to do so and what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. Housing Update (30 minutes) (Verbal Report)

The Panel will receive an update on the Housing Needs Assessment and Affordable Housing from the Housing Development Officer.

8. Corn Exchange Cinema Update (10 minutes) (Pages 10 - 12)

9. Public Realm Improvements - Suggestions from the Panel (30 minutes)

Opportunity for the Panel to make suggestions on public realm improvements to help inform the Public Realm Action Plan.

10. Work Programme and Forward Decision List (Pages 13 - 19)

11. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on **Tuesday 12th January 2021**.

12. Exclusion of Press and Public

To consider passing the following resolution:

“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”.

13. EXEMPT - CITB Update (10 minutes) (Verbal Report)

To receive a verbal update from Officers.

To:

Regeneration and Development Panel: Miss L Bambridge, F Bone, Mrs J Collingham (Chair), M de Whalley, B Jones, J Lowe, C Manning, C Morley, T Parish (Vice-Chair), S Patel, Mrs V Spikings and D Whitby

Portfolio Holders:

Councillor R Blunt – Portfolio Holder for Development

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

Councillor A Lawrence – Portfolio Holder for Housing

Councillor G Middleton – Portfolio Holder for Business Development

Officers

Duncan Hall – Assistant Director

Karl Patterson – Housing Development Officer

Jemma Curtis – Regeneration Programmes Manager

Neil Gromett – Managing Director – Alive West Norfolk

Philip Bayfield – Front of House Operations Manager – Alive West Norfolk

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 6th October, 2020 at 4.30 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, M de Whalley, B Jones, J Lowe, C Manning, T Parish, S Patel, A Ryves (substitute for C Morley), V Spikings and D Whitby.

Portfolio Holders:

Councillor R Blunt – Portfolio Holder for Development
 Councillor P Kunes – Portfolio Holder for Commercial Services
 Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

Present Under Standing Order 34: Councillors Moriarty, Rust and A Tyler

Officers:

Duncan Hall – Assistant Director
 Dale Gagen – Assistant Director
 Jemma Curtis – Regeneration Programmes Manager
 Karl Patterson – Housing Development Officer
 Humphrey Jamieson – HAZ Programmes Manager

RD137: WELCOME AND INTRODUCTIONS

The Chair informed the Panel that the meeting was being broadcast live on You Tube.

[The recording of the meeting is available here.](#)

RD138: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Morley and Lawrence.

RD139: MINUTES

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD140: DECLARATIONS OF INTEREST

There was none.

RD141: **URGENT BUSINESS**

There was none.

RD142: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Moriarty and Rust and A Tyler.

RD143: **CHAIR'S CORRESPONDENCE**

There was none.

RD144: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

RD145: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 10th November 2020.

RD146: **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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD147: **EXEMPT - CUSTOMS HOUSE UPDATE**

The Assistant Director provided the Panel with an update on the Customs House which included:

- Future opportunities for the building, working with partner organisations.
- Links to the Future High Street and Town Investment Plan.
- Plans which had been delayed by the Coronavirus Pandemic.
- Lease arrangements.

The Chair thanked officers for their presentation and officers responded to question from Members of the Panel relating to future uses of the building and comments were made relating to the importance of bringing the iconic building back into use.

RESOLVED: The update was noted.

RD148: EXEMPT - HOUSING DEVELOPMENT UPDATE

The Assistant Director, Companies and Housing Delivery presented the Panel with information on the Parkway Development and the delivery of housing on Council owned sites, which included:

- The two sites which made up the Parkway Development and associated infrastructure.
- Affordable Housing, private rented units and open market sales.
- Costs and income.
- Issues and challenges.
- Environmental considerations which included replanting trees and wildlife.
- Units would have energy efficient measures such as electric vehicle charging points, solar panels and air source heat pumps.

The Assistant Director also provided the Panel with information on other sites the Council was developing and the mix of different types of housing which would be available.

The Chair thanked the Assistant Director for the update and invited questions and comments from the Panel.

In response to a question from Councillor Spikings, the Assistant Director explained that the proposed Government White Paper on the Planning system should not affect the Parkway Development and the affordable housing targets had been met.

In response to a question from Councillor Bambridge, the Assistant Director explained that the air source heat pumps were efficient down to minus temperatures.

It was noted that some trees would be lost as part of the Parkway Development, but trees would be replanted at a ratio at 3 to 1 and it was explained that advice from the Councils Tree Officer would be sought on the types of trees which would be planted. It was also confirmed that the replacement trees would be more established than saplings and any replacement trees that died would also be replaced during the three year maintenance period.

Councillor Rust addressed the Panel under Standing Order 34 making reference to the reed beds and sought assurance that wildlife would be protected. She also commented that it was a shame that local residents would lose some of the reed bed. The Assistant Director provided detail on the work which would be carried out to protect the wildlife in the area.

Reference was made to the environmental impact on wildlife and the Assistant Director explained that ecologists had been on site and the findings had been noted. Some of the wildlife which would be

impacted by the site would be caught and moved to a mitigation site at Roydon Common. Natural England had also been consulted on the Planning Application and had not raised any concerns.

RESOLVED: The update was noted.

RD149: **EXEMPT - TOWN INVESTMENT PLAN**

The Panel received information from the Regeneration Programmes Manager on the Town Investment Plan as follows:

- The evidence base
- The Town Deal Board
- The Long List
- Options appraisal
- Project Prioritisation and Business Cases
- Short List of Projects which included public realm improvements and the school of nursing.
- The Strategy and Vision for King's Lynn
- Stakeholder and Community Engagement
- Next Steps

The Chair thanked the Regeneration Programmes Manager for the update and invited questions and comments from the Panel, as summarised below.

It was confirmed that Metro Dynamics were the consultants who had been brought in to develop the Town Investment Plan bid.

With regards to the School of Nursing, it was confirmed that the closest schools were in Norwich, Peterborough and Cambridge.

The Panel discussed the importance of engaging with young people. Councillor Bambridge explained that youth consultation had been carried out as part of the Townscape Heritage Initiative, so the feedback from that could be used. The Panel was informed that a Youth Engagement Survey had been carried out and had had 212 responses, which were currently being analysed. The survey had been promoted through schools the college and on social media. Focus groups were also in the process of being arranged.

Reference was also made to the importance of promoting local career routes and opportunities for young people.

Councillor de Whalley referred to the Local Cycling and Walking Infrastructure Plan and it was explained that this document could help attract funding in the future.

In response to questions from Councillor Ryves, the Regeneration Programmes Manager provided detail of the costs associated with some of the projects including the riverfront and Guildhall.

RESOLVED: The update was noted.

RD150: **EXEMPT - HIGH STREET HERITAGE ACTION ZONE**

The Panel received information from the HAZ Programme Manager on the High Street Heritage Action Zone which included:

- The programme
- Opportunities for specific units
- Accommodation above shops
- The funding which had been received and how it would be used
- Next steps

The Chair thanked the HAZ Programme Manager for the update and invited questions and comments from the Panel as summarised below.

In response to questions, officers provided detail of the opportunities to work with Registered Social Landlords, and the setbacks because of the Coronavirus Pandemic.

RESOLVED: The update was noted.

The meeting closed at 6.42 pm



Alive West Norfolk

Board Report

Meeting Date: 10th November 2020

Report Title: Alive Corn Exchange Cinema

| Author | Report Type | | Impact | | |
|---------------------|--------------------------------|---|--------|--------|-----|
| | For Decision | | High | Medium | Low |
| | For Information | X | X | | |
| Consultation | Neil Gromett & Philip Bayfield | | | | |

Purpose:

To update the R&D panel on the Alive Corn Exchange Cinema & Programme

Recommendations:

1. For Info ONLY

Information:

As you were aware it was also decided to include other capital and maintenance works during this shutdown period. These works included a new Roof, Front of House toilets, new foyer floor, repairs to the façade and new lighting on the front of the building. Included in the cinema project were the 2 screens, new kiosk & new poster boards.

The 1st phase, which started on the 13th January, was the installation of the new foyer & toilets and steelwork in the upper floor. This was completed on time and we were able to re-open as planned on the 5th March. Live shows were then postponed from the 16th March and Phase 2 of the building work was delayed due to COVID

Original Completion date for the whole cinema project was 7th May 2020

Actual opening completion and opening was 25th September 2020.

Film programming

We have hired the services of a very experienced Film Programmer, Robert Johnson, based in Kent who works for and owns similar sized venues to us.

We talk every Monday and discuss the past week and future week bookings & requests. Robert does all the hard work booking the films with the distributors and I put together a film programme working out the start times to fit in with LIVE events in the theatre.

We meet 6 weekly with Tom the Manager at the Majestic Cinema. We discuss pricing and film programme going forward. Although we have an understanding that we will give them the first week of a major release, currently there are not as many films being released so we may at times be showing the same film. Our ticket price is currently more expensive than the Majestic but at the last meeting they said they would be increasing their prices more in line with ours. I believe we will continue to have a very good relationship with the Majestic, which will benefit the town and the whole cinema community going forward.

Attendance

These following figures are for our 1st month of opening. We have had 127 screenings with an attendance of 680 with a ticket income of £5286.00. Our average attendance is 5.5 persons per screening. Our predicted average ticket price was £6.40; we are currently at £7.70, which is positive.

Our most successful screenings are the Event Cinema films with 47% of tickets sold for these screenings. These include Michael Ball & Alfie Boe, War Horse and our most popular Kinky Boots which we have had to increase the screening 3 times. These are the high ticket price of £10. Although we have sold out 3 times the attendance for 2 screenings was 20 because of the social distancing measure in place, however we had groups of 6 attend 1 performance, which meant it rose to 36 out of 59 seats.

The Personal History of David Copperfield was another film which proved very popular so we had to increase the screenings another 4 times.

How does this align with our budgets Pre-COVID?

Our income for the month was predicted at £16,000 and revised to £8,000 in July on the expectation that social distancing may still be in place with major films being released. This has not been the case with all big film releases postponed until 2021. As we know the cinema industry is suffering with many operators closed completely or closed part of the week. Some independents have also closed altogether. Nationally Cinema has seen income drop by 75% comparing September 2019 to September 2020. This information is from Pearl & Dean who we use for our film advertising. Secondary spend was predicted at £2.16 and is currently at £2.17. Our most popular sales being Popcorn and a glass of wine, which customers take in mainly for the event cinema.

Theatre programme.

The theatre programme has been hit drastically and it looks like all shows in January to March will also be moving to late 2021, early 2022. With social distancing in place it is just not viable to have a Live theatre programme.

As you know we were successful in our bid to the Government Cultural Recovery grant and received the full £247K applied for. With this we will keep the venue open and this will allow us to put on some carefully managed events up to Christmas

We have 3 comedy nights with top named comics, A Strictly Come Dancing show featuring Kevin & Joanne Clifton and Xmas cabaret meals in association with the Bank House who will provide a 3 course meal.

We will also be housing the Farmers Market in November & December as well as showing the Live stream of all King's Lynn Town Football Club home matches in our auditorium, up to 100 supporters.

To conclude

There is no doubt that the Alive Corn Exchange cinema is a great asset to Kings Lynn and will eventually thrive post Covid. Currently we are finding it tough as with every cinema but every customer who has been has loved the experience with excellent vision, sound and comfortable seats. Most importantly they have all felt safe with our covid secure plan and measures in place. We will continue to ensure we have a full and exciting film programme for all tastes and hope that very soon customers will return to the cinema and levels of attendance will rise to those seen pre-covid.

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2020/2021

| DATE OF MEETING | TITLE | TYPE OF REPORT | LEAD OFFICER/ ATTENDEE | OBJECTIVES AND DESIRED OUTCOMES |
|--------------------------------------|--|------------------------|------------------------------|---|
| 17th June 2020 | Officer update on the current situation and the impact this will have on the Panel Work Programme. To include cycling/walking strategy, Future High Streets and Towns Fund | Update | Duncan Hall and Alan Gomm | |
| | Carried forward from April Meeting - Corn Exchange Cinema Update. | Update | Mark Fuller | |
| | Carried forward from April Meeting - Quarter 3 2019/2020 Performance Monitoring Report | Monitoring | Ged Greaves | |
| | CIL Governance Task Group Update | Update | Alan Gomm | To receive an update |
| | Future Housing Plans – Verbal Update | Update | Duncan Hall | |
| | Suggestions on Future Town Regeneration Plans | | Chair | |
| | | | | |
| 21st July 2020 | Corporate Performance Monitoring – Full Year | Performance Monitoring | Ged Greaves | |
| | Sail the Wash Update | Update | Jason Richardson | |
| | EXEMPT - Towns Fund and Future High Street Update | Update | Duncan Hall and Jemma Curtis | |
| | | | | |
| 1st September 2020 | Customs House EXEMPT – Slipped to October | | Duncan Hall | |
| | West Winch Update | | Duncan Hall and Nikki Patton | |
| | Presentation from Ben Colson – The role of buses: understanding the legislative, regulatory and funding framework | Information | Ben Colson | Presentation that was originally cancelled because of lockdown. |
| | Scrutiny and the Executive Protocol | Policy Development | | |
| | Update on the Rail Network | | Peter Jermamy | |

13

Agenda Item 10

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|--------------------------------------|---|--------------------|--|--|
| | Town Investment Fund Update | | Duncan Hall | |
| 6th October 2020 | Town Investment Fund | | Jemma Curtis and Duncan Hall | Pre briefing on the plan that has been developed and is set to be submitted. |
| | Housing Development Update | | Dale Gagen, Karl Patterson and Duncan Hall | To include Parkway Development, Housing Needs Assessment, Affordable Housing and delivery of housing on Council sites. |
| | EXEMPT – Customs House Update | | Duncan Hall and Mark Fuller | Update |
| | King’s Lynn Heritage Action Zone Update | | Humphrey Jamieson | Update |
| 10th November 2020 | Housing Update | Update | Karl Patterson | To include Housing Needs Assessment and Affordable Housing |
| | Public Realm Improvements – Suggestions from the Panel to inform the Public Realm Action Plan | Policy Development | Jemma Curtis | An opportunity for the Panel to make suggestions on public realm improvements. |
| | Corn Exchange Cinema Update | Update | Neil Gromett | To receive an update on the first few weeks operation of the Cinema |
| | EXEMPT – Update on site at Bircham Newton | Update | Duncan Hall | To receive an update as requested by a Member of the Panel. |
| 12th January 2021 | Local Cycling and Walking Infrastructure Plan | | Jemma Curtis. | |
| | Case Studies and Update – Tourism Support Grants | | Jemma Curtis | |
| 23rd February 2021 | | | | |

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|-----------------------------|--|--|--|--|
| | | | | |
| 13 th April 2021 | | | | |

To be scheduled

- Southgates
- King's Lynn Port
- Heacham Beach Development opportunities
- Business Improvement District Update
- Hunstanton Masterplan Update

FORWARD DECISIONS LIST

| Date of meeting | Report title | Key or Non Key Decision | Decision Maker | Cabinet Member and Lead Officer | List of Background Papers | Public or Private Meeting |
|------------------|--|-------------------------|----------------|---|---------------------------|---|
| 17 November 2020 | | | | | | |
| | Statement of Licensing Policy | | Council | Commercial Services Assistant Director Environment and Planning | | |
| | Careline Alarms Contract | Key | Cabinet | Housing Asst Dir Community & Partnerships | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| 16 | Covid 19 – Recovery Plan | Key | Council | Leader Asst to C Ex | | Public |
| | Care and Repair Contractors Framework for aid and adaptations work | Key | Cabinet | Leader Central Services | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| | Asset Management – Commercial Property Portfolio - Variation to Scheme of Delegation | Non | Cabinet | Business Development Asst Director Property & Projects | | Public |

| Date of meeting | Report title | Key or Non Key Decision | Decision Maker | Cabinet Member and Lead Officer | List of Background Papers | Public or Private Meeting |
|-----------------|--|-------------------------|----------------|---|---------------------------|---|
| 5 January 2021 | | | | | | |
| | The Audit Committee Effectiveness report | Non | Cabinet | Leader Asst Dir Resources | | Public |
| | Strategic Property Acquisition | Key | Cabinet | Business Development Asst Dir Property & Projects – M Henry | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| 17 | Southend Road and Hunstanton Bus Station | Key | Council | Project Delivery Asst Dir Companies and Housing Delivery – D Gagen | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| | Parkway | Key | Council | Project Delivery Asst Dir Companies and Housing Delivery – D Gagen | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| | Salters Road, King's Lynn | Key | Council | Project Delivery Asst Dir Companies and Housing Delivery – D Gagen | | Private - Contains exempt Information under para 3 – information |

| | | | | | | |
|--|--|--|--|--|--|--|
| | | | | | | relating to the business affairs of any person (including the authority) |
|--|--|--|--|--|--|--|

| Date of meeting | Report title | Key or Non Key Decision | Decision Maker | Cabinet Member and Lead Officer | List of Background Papers | Public or Private Meeting |
|-----------------|-----------------------|-------------------------|----------------|--|---------------------------|---|
| 2 February 2021 | | | | | | |
| | Budget | Key | Council | Leader Asst Director Resources | | Public |
| 18 | Food Waste Collection | Key | Council | Leader Asst Dir Operations and Commercial | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |
| | Lynnsport one | Key | Council | Project Delivery Asst Dir Companies & Housing Delivery – D Gagen | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |

| Date of meeting | Report title | Key or Non Key Decision | Decision Maker | Cabinet Member and Lead Officer | List of Background Papers | Public or Private Meeting |
|-----------------|--------------|-------------------------|----------------|---------------------------------|---------------------------|---------------------------|
| 16 March 2021 | | | | | | |

| | | | | | | |
|--|--|-----|---------|--|--|--------|
| | Update to the Major Project Board Terms of reference | Non | Cabinet | Leader Asst Dir Property & Projects – M Henry | | Public |
|--|--|-----|---------|--|--|--------|

| Date of meeting | Report title | Key or Non Key Decision | Decision Maker | Cabinet Member and Lead Officer | List of Background Papers | Public or Private Meeting |
|-------------------------------|-------------------------|--------------------------------|-----------------------|---|----------------------------------|---|
| May 2021 date to be confirmed | | | | | | |
| 19 | Major Housing Project 2 | Key | Council | Project Delivery Asst Dir Companies and Housing Delivery – D Gagen | | Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority) |