

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**CABINET**

**Minutes from the Meeting of the Cabinet held on  
Monday, 26th September, 2022 at 1.00 pm in the Council Chamber,  
Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor S Dark (Chair)  
Councillors R Blunt and G Middleton

Apologies for absence were received from Councillors A Dickinson, P Kunes,  
A Lawrence, B Long and S Sandell

CAB59 **URGENT BUSINESS**

None

CAB60 **DECLARATIONS OF INTEREST**

None

CAB61 **CHAIR'S CORRESPONDENCE**

None

CAB62 **MEMBERS PRESENT UNDER STANDING ORDER 34**

Councillors C Morley and M de Whalley attended under standing order  
34 for all items.

CAB63 **CALLED IN MATTERS**

None

CAB64 **FORWARD DECISIONS**

The Forward Decisions list was noted.

CAB65 **MATTERS REFERRED TO CABINET FROM OTHER BODIES**

The comments from the Regeneration and Development Panel on 22  
September 2022 were noted.

CAB66 **TOWN DEAL - RIVERFRONT REGENERATION AREA - BUSINESS CASE**

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The Assistant Director – M Henry presented the report which reminded Members that King’s Lynn was awarded by Government a £25m ‘Town Deal’ in June 2021, subject to the completion of business cases for the projects approved under the Heads of Terms offer.

The objective of the Towns Fund programme was to drive the sustainable economic regeneration of towns to support long term economic and productivity growth. A Town Deal was a three-way agreement between Central Government, the lead local authority and the Town Deal Board.

The report summarised the business case for the Riverfront Regeneration Area project for approval by the Council’s Cabinet in its capacity as the “Accountable Body” to the Department for Levelling Up, Housing and Local Communities (formerly Ministry of Housing, Communities and Local Government (MHCLG)) and as part of the Council’s role on the Town Deal Board.

Under standing order 34 Councillor Morley commended it as a good case which he believed would be a great asset to the town. He acknowledged that at this stage it was not required to have a final design but to obtain the funding.

Under standing order 34 Councillor de Whalley commented on the concerns of some residents about the watchtower, and also supported an exhibition boat near the Custom House as discussed in the Regeneration and Development panel.

Cabinet discussed the case and acknowledged that there was still a large amount of work to be carried out for a final version. They commended the good stakeholder engagement held, which had garnered a good level of support from residents.

The comments made by the Regeneration and Development Panel were noted.

**RESOLVED:** 1) That the draft Business Case as set out in appendix 1 to the report be endorsed in order to secure the Town Deal funding.

- 2) That the use of the Council’s assets and property interests for the purposes of the project as set out in the Business Case be endorsed.

- 3) That delegated authority be granted to the Chief Executive, the Deputy Leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as Council representatives on the Town Deal Board.
- 4) That delegated authority be granted to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.
- 5) That a report be brought to a future Cabinet meeting setting out the due diligence and options appraisals to approve the operating model and business planning for the project.
- 6) That the remaining Riverfront proposals not included in this project, as set out within the report (para 2.9), remain priority projects to be pursued by the Borough Council outside of the Town Deal programme.

### **Reason for Decision**

To approve the Business Case as the Accountable Body for the Towns Fund to ensure the funding is secured to deliver the Riverfront Regeneration Area project; to deliver the investment priorities in the Town Investment Plan for King's Lynn and support the long-term economic prosperity of the town

### **CAB67 TOWN DEAL - MULTI USER COMMUNITY BUSINESS HUB - BUSINESS CASE**

[Click here to view the recording of this item on You Tube](#)

Assistant Director D Hall presented the report which in the same way as the previous item summarised the business case for the Multi-User Community Hub project for review by the Cabinet in the Council's capacity as the "Accountable Body" to DLUHC. As the project was a Norfolk County Council led project.

Natacha Hayes and Verity Bennett from the County Council were present to respond to any questions.

Under standing order 34 Councillor de Whalley commented that the existing Carnegie library was in need of repair and he considered the MUCH was not as good as the existing library and may not be as popular with the older generation. He expressed concern about the reduction in County Council library budgets.

Under standing order 34 Councillor Morley made the observation that library services had to evolve and modernise with society. He

expressed the wish to ensure the Carnegie library was maintained and used.

Cabinet discussed the bid acknowledging it was more than just a library but was the opportunity to take a disused area of the town centre and bring it back into use whilst increasing footfall in the town. It was acknowledged that the design of the building was an essential factor, and was being led by the Town Board group led by Bishop Jane.

Cabinet acknowledged that the Carnegie library had no part in this bid, but it was reiterated that there was commitment from the County Council and Borough Council that it had a role going forward, and any future use needed to be respectful of its heritage.

The comments from the Regeneration and Development Panel were noted, and it was clarified that the new building would have twice the footprint of the existing library.

The Chief Executive explained that discussions were also taking place at officer level between the County and Borough councils on the Carnegie library.

The Chair thanked the County Council officers for attending.

**RESOLVED:** 1) That the draft Business Case as set out in appendix 1 to the report be endorsed.

2) That delegated authority be granted to the Chief Executive, the Deputy Leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as representatives of the Council on the Town Deal Board.

3) That delegated authority be granted to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.

4) That the transfer of the relevant freehold land to Norfolk County Council be approved on the terms set within this report, to facilitate the delivery of the Multi-User Community Hub.

5) That delegated authority be granted to the Assistant Director for Legal Services & Licensing to make and complete all necessary documents in relation to the proposed transfer of the Borough Council freehold land interest referred to within this report.

## Reason for Decision

To ensure the funding is secured to deliver the Multi-User Community Hub project; to deliver the investment priorities in the Town Investment Plan for King's Lynn and support the long term economic prosperity of the town.

### CAB68 **TOWN DEAL - ACTIVE CLEAN CONNECTIVITY BUSINESS CASE**

[Click here to view the recording of this item on You Tube](#)

Assistant Director – D Ousby presented the report which in the same way as the previous two reports summarised the business case for the Town Deal - Active & Clean Connectivity programme (ACC) for approval by the Cabinet in the Council's capacity as the "Accountable Body" to DLUCH and as part of the Council's role on the Town Deal Board, and set out financial and operational considerations for the Council once the works were completed.

It was explained that there was the ability to amend the LCWIP project moving forward, and the comments made at the Regeneration and Development Panel particularly regarding Edward Benefer Way had been taken on board.

Under standing order 34 Councillor Morley questioned where the level of financial benefits of the scheme had been derived from and questioned the extension of the car park of the Enterprise Zone.

Under standing order 34 Councillor de Whalley stated he did not support the ACC as he couldn't support the additional 50 car parking spaces on the Enterprise Zone. He considered that more dedicated cycle routes would be used much more.

Cabinet, in debating the item drew attention to the large amounts of improved cycling and walking routes which would be provided in the town as it was essential to improve the access through the town on foot or cycle to help improve the pollution levels. It was acknowledged it would take a big shift to encourage those in rural areas not to use their cars to enter the town centre. The potential around West Winch and Knights Hill were referred to.

The Assistant Director in response to the point raised regarding financial benefits explained that the case was built using an appraisal tool designed by the Department of Transport.

The comments of the Regeneration and Development Panel were noted.

**RESOLVED:** 1) That the draft Business Case as set out in appendix 1 be endorsed.

- 2) That delegated authority be granted to the Chief Executive, the Deputy Leader and the Portfolio Holder for Development and Regeneration to approve the final Business Case in their capacity as representatives of the Council on the Town Deal Board.
- 3) That delegated authority be granted to the Section 151 Officer to approve the final Business Case and sign the Business Case Summary Document for submission to government in the Council's capacity as Accountable Body for the Town Deal.
- 4) That the future revenue costs associated with the operation of the Active Travel Hubs detailed in section 7 be approved; to be built into operational budgets from 2023/4.
- 5) That delegated authority be granted to the Assistant Director for Programme & Project Delivery to progress with the planning, procurement and delivery of the projects within the Business Case, subject to the Business Case approval by government.

#### **Reason for Decision**

To approve the Business Case as the Accountable Body for the Towns Fund to ensure the funding is secured to deliver the Active & Clean Connectivity programme to deliver the investment priorities in the Town Investment Plan for King's Lynn and support the long term economic prosperity of the town.

#### **CAB69 RISK MANAGEMENT POLICY & STRATEGY**

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Cabinet received a report which explained that the council's Risk Management Policy and Strategy were last reviewed and approved by Cabinet on 26 March 2019.

The risk appetite was formally recognised within the policy, and the strategy provided a means of escalating risks from service and project level to the corporate risk register where necessary.

The policy had reached its scheduled review point and a refreshed version had been considered by Audit Committee on 28 February and 11 April 2022.

Under standing order 34 Councillor Morley asked that Cabinet add in their recommendations that training be provided for members and officers. Cabinet agreed to this point which was included within the report.

**RECOMMENDED:** 1) That Council approve the Risk Management Policy and Strategy.

2) That officers work with the Chair of Audit to identify and deliver appropriate Risk Management Training for officers and members.

**Reason for Decision**

To ensure there is a comprehensive and up to date framework for the Council's management of risk.

CAB70 **OASIS LEVELLING UP FUND APPLICATION - NEXT STEPS**

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The Chief Executive presented a report on the Levelling Up round 2 bid as submitted to DHLUC on 2<sup>nd</sup> August 2022. A further report to Cabinet on 15<sup>th</sup> November would confirm the preferred site location and the next stage of due diligence required in advance of the bid outcome.

Subject to the successful outcome of the bid, a further report would be required to be submitted to Cabinet to approve the final scope and financial implications of the Oasis project and to amend the capital programme for 2022-2026 to incorporate the match funding and delivery requirements of the project.

Under standing order 34 Councillor Morley drew attention to the significant impact on car parking in Hunstanton and the overall cost of the project if it was built on the Southend Road car park. He commented on the significant need for a car parking strategy for the area.

Cabinet acknowledged that other sites were also being examined and that the parking strategy was on the agenda. Cabinet drew attention to the stakeholder engagement which was being carried out to look at the different potential sites.

**RESOLVED:** That officers undertake further consultation with stakeholders, including the Hunstanton Advisory Group and the Town Council, to discuss potential sites prior to confirmation of the preferred location for the new facility. A further report to Cabinet on 15th November will confirm the preferred site location and the next stage of due diligence required in advance of the bid outcome, in order that the additional due diligence works can be completed ahead of an announcement on the outcome of the Levelling Up Fund bid.

**Reason for Decision**

The location of the site for the new facility needs to be agreed prior to expenditure from the budget approved to undertake further due

diligence and development of project delivery requirements for the Oasis project in the period up to the outcome of the bid (expected by the end of 2022)

**The meeting closed at 2.16 pm**