

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



Regeneration and Development Panel

Agenda

Wednesday, 1st February, 2023
at 4.30 pm

in the

**Assembly Room, Town Hall and available
to view on [WestNorfolkBC on You Tube](#)**



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

Tuesday, 24 January 2023

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 1st February, 2023 at 4.30 pm** in the **Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 4 - 11)

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. Cabinet Report - Hunstanton Multi User Hub and Transport Interchange
(Pages 12 - 24)**

To consider the report and make any appropriate recommendations to Cabinet.

8. Work Programme and Forward Decision List (Pages 25 - 32)

9. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on Tuesday 28th February 2023 at 4.30pm in the Town Hall.

To:

Regeneration and Development Panel: P Beal, F Bone, C Bower, Mrs J Collingham (Chair), C J Crofts, M de Whalley, P Gidney (Vice-Chair), B Jones, C Manning, C Morley, C Rose and D Whitby

Portfolio Holders:

Councillor R Blunt – Portfolio Holder for Regeneration and Development

Officers:

Duncan Hall – Assistant Director

David Ousby – Assistant Director

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, 10th January, 2023 at 4.30 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), F Bone, C Bower, C J Crofts, M de Whalley, P Gidney, C Manning, C Morley, J Moriarty (substitute for P Beal), C Rose and D Whitby.

MEMBERS PRESENT UNDER STANDING ORDER 34: Councillors Hudson, Nockolds, Ryves and Collop (all via Zoom).

PORTFOLIO HOLDERS:

Councillor Blunt – Portfolio Holder for Regeneration and Development

Councillor Dark – Leader of the Council

Councillor Middleton – Portfolio Holder for Business, Culture and Heritage.

OFFICERS:

Mike Auger – Project Manager for the Guildhall

Jemma Curtis – Regeneration Programmes Manager

Russell Eacott – Interim Projects and Technical Delivery Advisor

Lorraine Gore – Chief Executive

Duncan Hall – Assistant Director

Geoff Hall – Executive Director

David Ousby – Assistant Director

Hannah Wood-Handy – Planning Control Manager

RD68: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal and Jones.

RD69: MINUTES

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

RD70: DECLARATIONS OF INTEREST

Councillor Moriarty declared an interest in RD75: West Winch Framework Masterplan as he was County Councillor covering the area.

RD71: URGENT BUSINESS

There was none.

RD72: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Collop, Ryves, Nockolds and Hudson (all via Zoom).

RD73: **CHAIR'S CORRESPONDENCE**

There was none.

RD74: **UPDATE ON THE COUNTYWIDE LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

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

Representatives from Norfolk County Council provided the Panel with an update on the Countywide Scheme as attached. It was explained that the next stage was a six week engagement and consultation period.

The Chair thanked the officers for their presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Crofts it was explained that the engagement process would include an online survey, advertising on social media and would be as wide spread as possible using the resources available.

In response to questions from Councillor de Whalley it was explained that the Greenways Feasibility Study had been considered and incorporated where possible and there would be future opportunities to bid for further funding. Schemes to link King's Lynn and Fakenham were also being considered. Councillor de Whalley commented that improvements to South Lynn were desperately needed and officers from Norfolk County Council explained that not all schemes could be funded initially, and this scheme would look at short, medium and long term priorities using views gathered during the consultation period.

The funding available was highlighted including Town Deal funding and it was explained that other sources of funding would be looked at so that additional schemes could be considered in the future.

Officers responded to queries from Councillor de Whalley relating to compliance to LTN120 and Gear Change Policies and explained that they were committed to ensuring compliance.

Councillor Moriarty asked if routes linking King's Lynn to Swaffham were being considered and it was explained that if there was demand for this, it could be.

The Vice Chair, Councillor Gidney noted that not many East to West routes had been included for example Hunstanton to Thornham and he also asked if safety and storage of cycles had been a consideration for this scheme. Officers explained that general spaces and parking for cycles had been included and it was important that these were positioned in the right places.

Councillor Ryves addressed the Panel under Standing Order 34 and raised concern that this strategy did not consider people who had no choice but to use cars. It was explained that during the consultation period views would be known and then priorities could be looked at, acknowledging that some car journeys were essential. The purpose of this scheme was to give more options for travel which would free up the road network.

Councillor Nockolds addressed the Panel under Standing Order 34 and welcomed the extension of routes through King's Lynn. She asked for information on the Jubilee Trail and the extension to the Norfolk Coastal Path. She also asked if Edward Benefer Way was included in the scheme. Officers explained that the Jubilee Trail would hopefully be launched in the spring and was a new trail from Heacham to Sandringham. The extension to the Norfolk Coastal Path would mean that it continued from Hunstanton to Sutton Bridge and was still subject to Secretary of State sign off. With regard to Edward Benefer Way it was explained that this area was currently being reviewed as the parcel of land was not part of Highways.

RESOLVED: That the update be noted.

RD75: **CABINET REPORT - WEST WINCH FRAMEWORK MASTERPLAN**

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

Officers presented the Cabinet report which presented the West Winch Growth Area Framework Masterplan for adoption by the Council.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

The Vice Chair, Councillor Gidney, who was also the Ward Member for West Winch commented that the external environment had changed greatly since the proposals were initiated over six years ago and some of the advantages from then now no longer applied. He also commented that the project should be aimed at being carbon neutral and future development and expansion needed to be addressed. Councillor Gidney referred to the WSP report and the tests and figures.

The Executive Director explained that the land had been allocated and the purpose of the report today was to endorse the Masterplan which would ensure that a strategy could be brought forward in a meaningful

way. Consultation had been carried out and feedback had generally been positive. Issues arising would be looked at jointly with the relevant organisations.

In response to a question from Councillor Gidney relating to drainage, the Planning Control Manager explained that a drainage strategy was being considered by the Lead Local Flood Authority and they would also respond to the individual planning applications. Development should not made the situation worse and would try and improve it if possible.

Councillor Gidney suggested that cycle connections to King's Lynn should be considered and an underpass under the A47. The Planning Control Manager explained that active travel and sustainability was a consideration in this project and opportunities would be considered.

The Assistant Director commented that viability had been tested, and would continue to be tested throughout the period and further decisions may be required on the strategic site.

Councillor Ryves addressed the Panel under Standing Order 34 and asked if a Railway Station had been considered as part of this development. The Executive Director commented that there was not a railway line through the site and it was not an option to divert the current railway line.

Councillor Moriarty declared an interest in this item as Norfolk County Councillor for this area and indicated that he would not take part in the debate.

Councillor de Whalley had concerns about St Marys Church and the Planning Control Manager explained that heritage would be a consideration as part of any planning applications.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out below.

That the Cabinet notes the contents of this report and recommends to Council that the West Winch Growth Area Framework Masterplan SPD (Appendix 3) be adopted and used as a material consideration in the determination of planning applications.

RD76: **GUILDHALL PROJECT - OVERVIEW OF BUDGET**

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

Members were reminded that at their previous meeting they had requested an overview of the Guildhall Project Budget. The Project Officer presented information on the budget as required.

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

Councillor de Whalley had submitted questions in advance of the meeting and officers responded to the questions explaining that a further update on the project would come forward in the spring and then in Autumn following the completion of RIBA Stage 3. It was also explained that the headings used in the update report were standard headings used for the project and The Project Officer agreed to circulate the more detailed information to Councillor de Whalley.

It was also explained that high level phasing scenarios for the project had been carried out and these would be explored further with the Design Team as the project moves through at RIBA Stage two and three.

The Interim Projects and Technical Delivery Advisor explained that the costs had been identified by experts and these would be firmed up once a design team had been appointed. He explained that he was currently reviewing the Councils project management processes, reporting arrangements and how Members would be updated in the future.

Councillor Morley commented that he had requested that this update be brought to the Panel, but was still unclear on the plan going forward, the tender arrangements and the communications plan. The Interim Projects and Technical Delivery Advisor explained that reporting and monitoring arrangements would be improved in the future and reminded the Panel that the Member Major Projects Board were the body responsible for monitoring major projects progress.

Councillor Morley explained that he required more detail on the next steps and he hoped that information would also be provided to the Guildhall Task Group.

The Chair requested that Councillor Morley make a clear request to officers on the information he would like provided and this could be brought to a future meeting of the Regeneration and Development Panel.

The Portfolio Holder, Councillor Middleton explained that it was important to recognise the role of officers and Members. The Council had agreed this project and officers were now implementing it and going through the correct operational processes.

Councillor Moriarty commented that it was the Panels job to scrutinise decisions and the work of officers, and this did not fall within the remit of the Guildhall Task Group, so it was appropriate for it to be considered by the Regeneration and Development Panel.

Councillor Nockolds addressed the Panel under Standing Order 34, informing the Panel that she was the Chair of the Guildhall Task Group which were meeting next week and would receive updates as appropriate.

Councillor Ryves addressed the Panel under Standing Order 34 and commented that budget had increased and needed to be looked at.

RESOLVED: Councillor Morley to make a specific request to officers on the exact detail he would like and this to be provided to Members of the Regeneration and Development Panel as appropriate.

RD77: **TOWN DEAL PROJECTS UPDATE**

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

Members were reminded that at their previous meeting they had requested a high level update on the status of the Town Deal Projects. An update report had been included in the Agenda. Members were reminded that all business cases had now been approved by Government and the first payment had been made. Further payments would be released subject to adequate reporting to Government.

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

In response to questions from Councillor Morley, officers confirmed that the Vision King's Lynn Banner would be removed from the update reports in the future.

RESOLVED: The update was noted.

RD78: **CABINET REPORT - PARKWAY DEVELOPMENT UPDATE**

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

The Assistant Director presented the Cabinet Report, as included in the Agenda, which provided an update on the Parkway Development Scheme and sought final approval to proceed with development.

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

Councillor Moriarty referred to page 237 of the Agenda and asked if this matched the housing needs assessment. He also queried the reduction in price on the units for affordable housing to be transferred to the Housing Association. The Assistant Director explained that the development met the Local Plan requirements for the housing split and outlined the arrangements with West Norfolk Housing Company. It

was explained that there was a need for affordable housing and delivery needed to be compliant with policy which was based on viability. As the Council would be its own registered provider it would have the ability to control the social housing on the site.

In response to a question from Councillor Bone, it was acknowledged that these were turbulent times in the housing market, but the Council needed to plan for enough housing to be delivered to meet needs and be considerate of its obligations under the Homelessness Reduction Act.

The Chief Executive provided detail of the Housing Company and explained that its purpose was to raise the standards of homes and investment would need to be made in this respect, including environmental matters.

Councillor de Whalley asked if alternative sites had been considered due to the risk presented on this site. The Chief Executive explained that the wider benefits of using this site were outlined in the report and there were no alternative sites in the Council's ownership that could accommodate this development. She acknowledged that there were challenges but there were also benefits, including assisting to address the housing need for the Borough.

Councillor Morley asked what impact a reduction or increase of the amount of homes developed on the site would have in relation to return on investment and it was explained that the affordable homes contribution was based on viability and was less than the cost of delivery and this needed to be offset as much as possible with the development of open market sale homes. There were also significant infrastructure costs including surface water attenuation which needed to be offset against the maximum amount of homes that could be developed on the site.

Councillor Ryves addressed the Panel under Standing Order 34 and asked what the consequence would be if the proposal did not proceed and it was explained that there had been costs to date and the accelerated funding would likely need to be repaid. Councillor Ryves also asked about the increase in costs and revenues and it was explained that the current costs were based on January 2022 estimates and it was acknowledged that there were fluctuations in the housing market and demand.

The Chief Executive reminded the Panel that this report sought final approval to progress with the development and it would be subject to Full Council agreement.

Councillor Hudson addressed the Panel under Standing Order 34 raising concerns relating to the deficit and that the area was in a flood zone. She stated that the area was not good for development and there

was only one road leading into the estate. She felt that the whole scheme needed to be relooked at.

Councillor Crofts explained that many parts of King's Lynn were within a flood zone and that the application had been considered thoroughly by the Planning Committee who had approved the scheme.

Portfolio Holder Councillor Blunt asked the Panel to consider the benefit of quality affordable homes being made available for the people of West Norfolk.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out below:

1. That Cabinet recommends to full Council that it approves an amendment to the Capital budget estimate from £48.367m to £54.462m, as detailed in section 9 of the report through a revised Capital Programme.
2. That the Executive Director (Development Services), in consultation with the Portfolio Holder for Development & Regeneration and Monitoring Officer be given delegated authority to approve the final terms of a Project Partnering Contract (PPC) 2000 with Lovell Partnership Limited (LPL) under the Major Housing Partnership Development Management Agreement (30 April 2015) to deliver this project.
3. That the Council shall dispose of the properties as set out in Table 1 of the report, with the affordable and private rented tenures transferred to the Council's wholly owned subsidiaries West Norfolk Housing Company Limited (WNHC) and West Norfolk Property Limited (WNPL).
4. That the Executive Director (Development Services), in consultation with the Portfolio Holder for Environment, the Portfolio Holder for Development & Regeneration, and the Monitoring Officer, determine the future management arrangements for the proposed wildlife and environment site to the East of the development.

RD79: **VERBAL UPDATE ON PAINTING OF THE RAILWAY GATES**

There was no update at this time.

RD80: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

RD81: **DATE OF THE NEXT MEETING**

The next meetings of the Regeneration and Development Panel would be held on Wednesday 1st February 2023 at 4.30pm in the Town Hall, King's Lynn.

The meeting closed at 7.00 pm

Open		Would any decisions proposed: Be entirely within Cabinet's powers to decide NO Need to be recommendations to Council YES Is it a Key Decision YES			
Any especially affected Wards Hunstanton Ward	Discretionary				
Lead Member: Cllr Richard Blunt E-mail: <i>cllr.richard.blunt@West-Norfolk.gov.uk</i>		Other Cabinet Members consulted: Leader and Deputy Leader			
		Other Members consulted: Cabinet			
Lead Officers: David Ousby E-mail: <i>corporateprojects@west-norfolk.gov.uk</i> Direct Dial: 01553 616505		Other Officers consulted: chief Executive, Monitoring Officer, S151 Officer			
Financial Implications YES	Policy/ Personnel Implications NO	Statutory Implications YES	Equal Impact Assessment NO Assessment	Risk Management Implications YES	Environmental Considerations NO

Date of Meeting: 8 February 2023

HUNSTANTON MULTI USER HUB AND TRANSPORT INTERCHANGE

Summary

A planning application to build 47 apartments on land off Westgate, Hunstanton, with retail units, a new library and adult education facility, was approved in March 2021.

Work to develop this proposal, which would have provided a significant number of new homes for the town on a challenging site, was supported with a grant from Homes England. Around £800,000 was spent on this work, which is significantly less than the £1.5million that would be normal for a scheme of this size (figure based on 15% of a £10.4m scheme).

At the time that the planning application was submitted, Document B (Fire Safety) Volume 1, stipulated a height threshold of 30m before residential buildings required sprinklers. The proposed building would have been below this height. However, changes to Building Regulations (Approved Document B, Volume 11) were published in May 2020, taking effect from November 2020; the revised guidance stated that blocks of flats over 11m height should be provided with sprinklers. The top floor of the proposed unit was over 11m.

At the time, officers felt that it would be possible to proceed with the application and seek a way to resolve the sprinkler issue retrospectively.

However, a month after permission was granted, further regulatory changes – this time to fire standards – were announced.

This, combined with unforeseen rises in construction costs following the Covid-19 pandemic, and more recently forecast falling house prices, has had a material impact on the financial viability of this scheme, and to other Borough Council Major Housing Projects within the Capital Programme.

Officers have therefore been considering alternative options for the site. Matters of note have influenced that thinking:

1. A Neighbourhood Plan for Hunstanton was adopted in June 2022. This plan identifies a the designation of the site in the Neighborhood Plan (Policy M3: Protection of Local Community Facilities).
2. The County Council has indicated funding is available that could be used to support a plan to invest in an improved library / adult education facility (with toilets and a changing place facility), along with investment in an improved bus station and creating an Active Travel Hub.
3. The impact of financial viability of the housing development on the overall Accelerated Construction Programme (ACP).

Having reached the conclusion that the site had become unviable for a variety of reasons as a location for housing, the availability of other government grant for transport, and NCC prepared to fund their own library and to invest in the site as an Active Travel Hub, officers are instead recommending that the Council pursues this option.

Recommendation

That Cabinet approve the following:

1. The Council will not proceed with housing on the bus station site in view of external factors affecting the viability of the scheme and the opportunity to pursue a viable alternative, and will remove the project from the Capital Programme;
2. NCC will continue to proceed with the improved library / adult education facility (including the library, toilets, and changing places toilet) on the site enabled with the addition of land owned by the Borough which will include the provision of an area for West Norfolk tourism information (subject to further negotiation);
3. NCC will proceed with the Bus Back Better Grant to improve coastal travel, cycle facilities and sustainability, invest to improve the bus station as a transport interchange and to agree terms with Borough Council for the land;
4. The Borough Council, supported by Norfolk County Council, to negotiate with Homes England in respect of the ACP funding originally allocated to development of this site.
5. The Borough Council will work with all parties on developing a joint strategic approach to regeneration and growth in the wider Hunstanton area through an agreed Masterplan;
6. That the Assistant Director for Property and Projects, in consultation with the Portfolio Holders for Property and Finance, S151 officer and Monitoring Officer be given delegated authority to to finalise the legal arrangements for the land.

Reasons for Decision

To deliver on the Council's corporate objectives, in partnership with Norfolk County Council, to:

- Protect and enhance the environment, including tackling climate change; delivering on the Council's commitment to be carbon neutral by 2035; and

- **Create and maintain good quality places that make a difference to people's lives.**

1. Background

- 1.1. On 18th September 2018 Cabinet recommended to Council that we enter into a contract with Homes England, to accept their accelerated funding grant (ACP) offer to bring this site forward. This funding is given for the purpose of supporting Councils to develop challenging sites that carry significant risks. The principal requirement for the ACP funding grant was that the housing was delivered at 130% of the current market housing delivery rate. The contract was agreed on the basis that this development should be taken forward as part of the Major Housing Contract with Lovell Partnerships Limited to facilitate the acceleration of the development. The contract confirmed that the grant was specific to this site.
- 1.2. On 2nd February 2021 Cabinet approved the recommendation to enter into a contract with Lovell Partnerships Ltd under the Major Housing Project Contract to deliver this project. The existing decision included a proposed tenure mix of 80% Open Market Sale and 20% Affordable homes. Cabinet also approved the recommendation to enter into a contract with Norfolk County Council that swapped their land and existing library which would include an area for West Norfolk tourism information provision (subject to further negotiation) in exchange for the Council incorporating a new, improved library in the development.

2. Details of the scheme

- 2.1. A Planning Application was submitted on 16th June 2020 for the "*Construction of public library, retail/services unit (Class E), public conveniences and 47 apartments, with associated infrastructure and landscaping, including demolition of existing buildings at Hunstanton Bus Station, St Edmunds Terrace, Hunstanton, Norfolk*". Planning committee approval (ref 20/00817/FM) was granted on 22nd March 2021.

3. Update on Progress

- 3.1. The Borough Council's development partners, Lovell Partnerships Ltd, undertook further detailed design and a financial reappraisal of the development in preparation for entering into contract to construct.
- 3.2. This took into account a number of external factors that had arisen. These included building regulation / Fire Safety Act changes during the design phase, requiring the installation of a commercial-grade sprinkler system in the library, and a significant increase in material and labour costs as a result of the Covid-19 pandemic and Brexit. Recent announcements have impacted on housing prices and there is an expectation of a fall in house prices over the next two years. The new appraisal resulted in a projected deficit of around £380,000. Although allowances have been made within the viability for materials cost inflation and house price movements, the deficit could rise to £1.5m should costs increase and revenues fall by 5% each respectively.
- 3.3. The Borough Council has, to date, committed £890,000 to designing and planning the housing scheme, of which £776,000 has been invoiced. £799,680 has been committed by Homes England from Accelerated

Construction Programme (ACP) Funding. In addition, the Borough Council received £17,022 under the One Public Estate funding to pay for some of the early feasibility works. On a project of this size and scale, it would be normal to spend in excess of £1.5million up to this point. The Borough Council has therefore minimised its exposure to the costs associated with getting the scheme to this stage.

- 3.4. Should the scheme be aborted due to the viability issues discussed in this report, then Homes England may look to recover their grant if a housing scheme is not developed on this site. The ACP funding agreement with Homes England specifies the funding is restricted to this site.

4. Revised viability

- 4.1. There are a number of viability factors to be considered on this site.
- 4.2. The primary issue with the existing design is the >11m difference between the lowest floor level and the highest floor level. Under the new building regulations in respect of fire safety, this required a commercial-grade sprinkler on the ground floor, an expensive and complex item to deliver.
- 4.3. The revised concept design to the building would result in the loss of 5 no. residential units and the ground floor retail space (used to mitigate the loss of further residential units), which would reduce the income from the scheme.
- 4.4. At the same time, development costs have increased overall, despite the omission of the top floor, due to cost inflation in materials and other construction costs.
- 4.5. The revised scheme would require a new planning application and would be subject to the consequent risks of more onerous conditions being imposed than on the extant consent, not least the designation of the site in the Neighborhood Plan (Policy M3: Protection of Local Community Facilities).
- 4.6. In September 2022, the Borough Council appointed Wilks Head & Eve to undertake an independent RICS Red Book valuation of the scheme, as requested by Home England.
- 4.7. The valuation report is an independent assessment of the costs and revenues of the revised scheme, resulting in a nil residual value for the land. The report, summarised in **Appendix 1**, shows a significant increase in the value of both the open market and affordable housing from our previous viability estimates.
- 4.8. The report agrees with the latest cost information from Lovell Partnerships Limited (LPL) (from their experience at our other Major Housing Project at Southend Road Hunstanton, currently under construction) suggesting we need to increase our allowance for abnormal and contingency costs by circa £600,000.
- 4.9. The net result is that, although the scheme viability is improved as a result of the valuation report, the cost estimate has increased to the point where the scheme deficit is circa -£379,000. Under the terms of the partnership with LPL, there is no developer profit payable to them for a scheme that does not deliver a positive return.

5. Homes England ACP grant funding

- 5.1. The ACP grant can be used to fund site enabling and infrastructure works that unlocks barriers to development and allows housing to be developed. In return for ACP grant funding there are requirements around the pace of construction i.e., utilising Modern Methods of Construction (MMC) and delivery timescales. A key requirement was that all infrastructure and enabling works funded by the grant must be completed by 31st March 2021.
- 5.2. All funding had to also be drawn down on an arrears basis by March 2021. This was subsequently extended until September 2021 to take account of delays during the Covid 19 pandemic. The ACP funding programme recognises the challenges associated with the development of difficult and complex sites.
- 5.3. Where developments are unable to progress Homes England will consider on a case by case basis if the grant is required to be paid back. The Borough Council, with the support of Norfolk County Council, is currently in dialogue with Homes England regarding the grant and await their final decision.

6. Active Travel

- 6.1. An alternative option was presented in August 2022 by Norfolk County Council to retain the site as an improved library / adult education facility (with toilets and a changing place facility), along with investment in an improved bus station and creating an Active Travel Hub. This would match the aspirations of the Town Council for the site.

7. Housing Implications

- 7.1. There is an unmet demand for general needs market housing within the Hunstanton area, with limited opportunities for housing development, and consented schemes generally catering either for the executive homes or retirement housing market.
- 7.2. There are limited alternative sites for general needs housing available for development. The Council is currently building 32 general needs housing apartments (including 20% affordable) at Southend Road, and a further 26 affordable homes are proposed on the site at Waveney Road (Sheepfields).
- 7.3. There are Local Plan allocated sites that have not come forward for development. New sites are being considered by both the Borough and County Councils that were not available until recently
- 7.4. The ACP funding agreement is specific to this site. Homes England have a restriction on title of the land owned by the Borough Council . The affected title plan is shown in Appendix 1.
- 7.5. Both Councils have commenced the development of a joint strategic approach between all stakeholders to consider wider regeneration and growth in the Hunstanton area through an agreed Masterplan will enable a co-ordinated approach to delivery of planned investment by all authorities.

8. Financial Implications

- 8.1. The tranches of funding that have already been drawn from the ACP have supported the development costs incurred to date. Subject to negotiation with Homes England, this funding may need to be repaid.

- 8.2. In the Borough Council's Capital Programme for 2022-23, the Housing Development Schemes would have potentially generated as group a £12.3m surplus to support the Capital Projects within Borough Council.
- 8.3. However, as a result of increased development costs currently quoted at 13.5%, based upon formal reviews to date, this has meant adverse impact on the Capital programme to the tune of £4.4m
- 8.4. Consequently, the Borough Council will need to reconsider the Capital Programme and possible increased cost of borrowing as a result.
- 8.5. If there was a need to repay the £800k to Homes England this would further jeopardise the Borough Council's revenue budget if it were unable to capitalise the scheme expenditure to date (as no asset has been delivered).

9. Personnel Implications

- 9.1. Delivery of the Active Travel Hub (ATH) proposal with an improved library / adult education facility (with toilets and a changing place facility), will not require any additional staff resources for the Borough Council.

10. Environmental Considerations

- 10.1. The overall benefits of an ATH within the site will provide additional multi-modal travel options, reducing the reliance on private car use. There will be additional benefits for ATH delivery in the future with the engagement providing the baseline and business cases for new hubs. Longer-term benefits of the ATH could also include:
 - Improved air quality through increased adoption of sustainable modes of travel and use of electric vehicles – benefitting everyone but especially children and vulnerable people.
 - Reduced carbon footprint of journeys made in the Borough through an increased proportion of trips being made by sustainable modes and electric vehicles.
 - Improved public health through increased active travel.
 - Enabling active and clean connectivity within and between towns in the district as an essential node within the Countywide Local Cycling and Walking Infrastructure Plan (LCWIP).

11. Statutory Considerations

- 11.1. The statutory authority for the proposal is contained in s1 of the Localism Act 2014 and s12 and s95 of the Local Government Act 2003.

12. Equality Impact Assessment (EIA)

- 12.1. No relevant impacts

13. Risk Management Implications

- 13.1. The main risks to the Council associated with agreeing to the housing development scheme are listed below. These are then looked at more fully together with the risk mitigation strategy for each in the subsequent paragraphs.
 - Homes England require ACP funding to be repaid in part or in full

- Unable to reach agreement with NCC on a joint strategic approach to deliver a masterplan approach for growth and regeneration within the Hunstanton area
- Unable to agree terms with NCC and other stakeholders for the use or transfer of land within the Bus Station and Library site

13.2. The table below considers the above risks in more detail

Risk items	Risk Implications and Sensitivity	Level of Risk
Homes England require all or part of the ACP funding to be repaid	<p>Risk</p> <p>Unable to reach agreement on recycling the ACP funding paid to deliver intended housing on this site</p> <p>Sensitivity/Consequences</p> <p>The Council has already significantly mitigated this cost as it is approximately half what might have been spent on a scheme of this size. The current worst-case scenario is that ACP funding is repaid in full. The Housing Strategy Manager is leading on negotiations with Homes England and will report back on the progress of these discussions at the meeting.</p>	High
Unable to reach agreement with NCC on a joint strategic approach to deliver a masterplan approach for growth and regeneration within the Hunstanton area	<p>Risk</p> <p>A joint strategic approach to deliver regeneration and growth with housing in the Hunstanton area is not forthcoming.</p> <p>Sensitivity/Consequences</p> <p>All stakeholders and interested parties will need to agree the scope and programme for the completion of a Masterplan and approval of the same by the respective Councils. The new Executive Director for Place will be the lead for BCKLWN in developing the Masterplan. The Borough Council's Assistant Director - Regeneration, Housing and Place will support the Executive Director on this going forward, developing an action plan including governance responsibilities in due course.</p>	Medium
Unable to agree terms with NCC for the use or transfer of land within the Bus Station site	<p>Risk</p> <p>Negotiations with NCC on required sale / lease / easements to enable delivery of ATH / Library extension fail.</p> <p>Sensitivity/Consequences</p> <p>Assistant Director for Property and Projects will negotiate with NCC over lease of land required for County to deliver their proposed scheme. The extend of the land required is identified within Appendix 1. Homes England currently have a restriction on title of the land owned by the Borough Council.</p>	High

14. Declarations of Interest / Dispensations Granted

14.1. None

15. Background Papers

- Report to Cabinet 18 September 2018 – Accelerated Construction Programme
- Report to Cabinet 2nd February 2021- Hunstanton Bus Station

- Hunstanton Active Travel Hub proposal – NCC – August 2022

Appendices

Appendix 1– Valuation summary and title plan

Appendix 2 – summary cost information

Pre-Screening Equality Impact Assessment

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

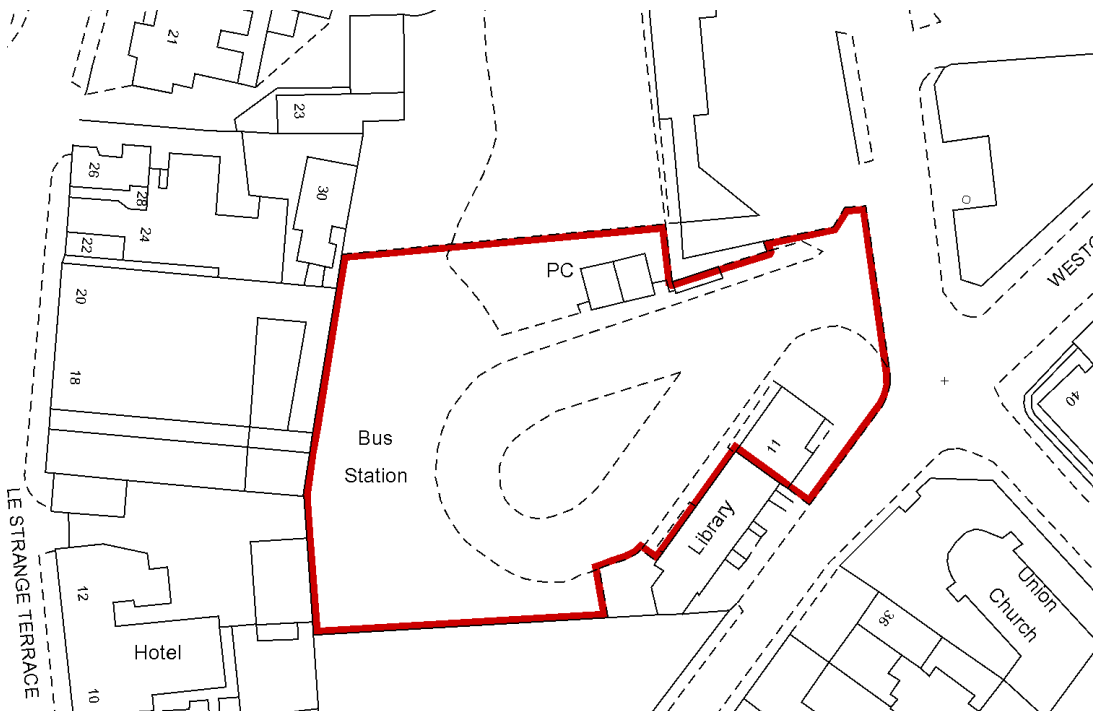


Name of policy/service/function	Hunstanton Multi User Hub and Transport Interchange				
Is this a new or existing policy/service/function?	Existing				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service is rigidly constrained by statutory obligations	An improved library / adult education facility (including the library, toilets, and changing places toilet) on the site enabled with the addition of land owned by the Borough which will include the provision of an area for West Norfolk tourism information (subject to further negotiation)				
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
Age				√	
Disability				√	
Gender				√	
Gender Re-assignment				√	
Marriage/civil partnership				√	
Pregnancy & maternity				√	
Race				√	
Religion or belief				√	
Sexual orientation				√	
Other (e.g. low income)				√	
Question	Answer	Comments			
2. Is the proposed policy/service likely to affect relations between certain equality communities	No				

or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?		
3. Could this policy/service be perceived as impacting on communities differently?	No	
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	No	Shortage of 'decent' housing in the Borough.
5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section	No	Actions:
		Actions agreed by EWG member:
<p>If 'yes' to questions 2 - 4 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary:</p> <p>N/A</p> <p>Decision agreed by EWG member:</p>		
Assessment completed by: Name David Ousby		
Job title Assistant Director		
Date 24/01/2023		

Appendix 1– Valuation summary and title plan

Wilks, Head & Eve valuation with Affordable Rented values amended to LHA cap rent									
		£,000	allowance	services	yield	£,000	£,000		
private development									
plot 1-38						Capital Value			
1 b2p flat	16	240	100%			240	3,840		
2b3p flat	18	295	100%			295	5,310		
Total private sale	34								
shared ownership									
Plots 39-42									
2b3p flat	equity sold	3	295	40%		118	354		
	retained			60%		531			
rent on retained equity				2.75%		15	5%	292	
									646
Affordable Rent	at LHA cap		Rent pa £		net rent £				
1b2p flat	3		5,400	25%	4,050	5%	81	243	
2b3p flat	2		6,900	25%	5,175	5%	104	207	
Total affordable	5								
Total units	42								
Total GDV									10,246
Funding									
ACP Funding						800			
Total revenue									11,046
WH& E Costs						10,628			
									418
Lovells cost estimate						11,261			
Development finance						164		- 379	net position



The above Title plan (NK337030) shows land at Bus Station, Hunstanton in Borough Council ownership (subject to restriction on title in favour of Homes England).

Appendix 2 – summary cost information

<i>Table 2- development costs</i>	Cabinet February 2021 £,000	May 2022 £,000	December 2022 £,000	% change from Feb 2021
Development cost	-£10,415	-£10,584	-£11,260	6.69%
ACP funding	£800	£800	£800	0.00%
Retail unit	£97			
Market Sale	£8,900	£8,230	£9,150	2.81%
Affordable	£963*	£465*	£1,096	13.82%
Land value adjustment**	£372	£0	£0	
Financing cost	£140	£164	£164	
Net surplus	£576	-£1,253	-£379	-37.29%

February 2021 - 47 dwellings, 2 retail units, Library and public toilets

May 2022 - 42 dwellings, Library & public toilets. Affordable values from BCKLWN, market values from sales agent (base date December 2021) construction cost Lovell (base date January 2021)

September 2022 - scheme as May 2022, with Valuer providing market and affordable values. Construction costs updated by Lovells (including incurred costs to date from abortive 47 unit scheme)

Costs that have not been accounted for here are:

- staff overhead costs (included within revenue budget for service area)
- land value (nil as per red book valuation)
- Other BCKLWN overheads (on cost such as ICT, property services, finance, etc. – included within revenue budgets).

*Previous affordable valuations provided by BCKLWN Housing Development on behalf of West Norfolk Housing Company Ltd. Current Affordable valuation as advised by Independent Valuer

** The report to Cabinet dated 2nd February 2021 included a land value adjustment figure of £372,000

The sensitivity analysis below shows a worst case scenario of £1.5m deficit (best case surplus -£745,000)

		Sensitivity analysis				
		Revenue ,000				
		-5%	-2%	0%	2%	5%
Cost ,000	-5%	£360	£29	-£192	-£413	-£745
	-2%	£703	£371	£150	-£71	-£402
	0%	£931	£600	£379	£158	-£173
	2%	£1,160	£828	£607	£386	£55
	5%	£1,502	£1,171	£950	£729	£398

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2022/2023

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
6th June 2022 Special Meeting	Appointment of Vice Chair for the Municipal Year			
	Cabinet Report: Update to Town Deal to reflect the revised project prioritisation and changes in funding allocations	Cabinet Report	Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet
14th June 2022	A tour of the Guildhall, starting at 2.00pm, has been arranged for Panel Members prior to the meeting.			
	Appointments to Task Groups and Informal Working Groups	Operational	Democratic Services Officer	
	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Local Development Scheme	Cabinet Report	Claire May	To consider the report and make any appropriate recommendations to Cabinet
	Chairs Item – Verbal Update on Caravan Site in King’s Lynn and Coach Park	Verbal Update	Duncan Hall	Verbal Update requested by the Chair.
23rd June 2022 Special Meeting	Cabinet Report - Levelling Up Fund	Cabinet Report	Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Guildhall Complex Business Case	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Norfolk County Council Levelling Up Submission	Cabinet Report		To consider the report and make any appropriate

				recommendations to Cabinet
21st July 2022	Update on Active Travel Programme	Update requested by the Panel	David Ousby, Jason Richardson	Previous update presented in April and Panel requested it come back in July.
	Multi User Community Hub – Town Deal Project		Jemma Curtis	
	Riverfront Regeneration – Town Deal Project		Jemma Curtis/ Matthew Henry	
	Cabinet Report – CIL proposed changes to the Governance Arrangements		Hannah Wood Handy	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report - West Winch Concept Masterplan		Claire May	To consider the report and make any appropriate recommendations to Cabinet
30th August 2022 Special Meeting	Cancelled			
13th September 2022 MEETING CANCELLED	Southgates Masterplan Public Consultation	Policy Development	Abigail Rawlings	Presentation from BDP
	Town Deal Business Case – MUCH	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Town Deal Business Case ACC	Cabinet Report		To consider the report and make any appropriate recommendations to

				Cabinet
22nd September 2022 – Special Meeting	Cabinet Report - Town Deal Business Case – Riverfront	Cabinet Report	Matthew Henry	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report - Town Deal Business Case – MUCH	Cabinet Report	Jemma Curtis, Duncan Hall and NCC	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Town Deal Business Case ACC	Cabinet Report	David Ousby, Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet
8th November 2022	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Establishment of a Tourism Informal Working Group	Operational	Democratic Services	To set up an Informal Working Group and agree its Terms of Reference
	HLF Guildhall Update and Next Steps		Jemma Curtis, Duncan Hall and Mike Auger	To receive an update
	Vice Chair Discussion Item – Climate Change and Future Development	At the request of the Vice Chair	Councillor Gidney	Panel discussion
10th January 2023	Norfolk Local Cycling and Walking Infrastructure Plan		Jemma Curtis and representatives from Norfolk County Council	
	Cabinet Report – Parkway	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to

				Cabinet
	Cabinet Report - West Winch Framework Masterplan	Cabinet Report	Geoff Hall	To consider the report and make any appropriate recommendations to Cabinet
	Guildhall Project – Business Case Budget	Update requested by the Panel	Duncan Hall	
	Town Deal Projects Update	Update requested by the Panel	Duncan Hall and Jemma Curtis	
	Update on Railway Gates as raised at the meeting in November.	Update requested by the Panel	Duncan Hall	
1st February 2023 at 4.30pm Additional Meeting	Cabinet Report – Hunstanton Multi User Hub and Transport Interchange s	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet
28th February 2023	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Custom Build Task Group – Terms of Reference Review	Requested by the Panel		To review the Terms of Reference and Task Group Membership
	CITB Update	Requested by Councillor Morley	Representatives from the CITB	To provide the Panel with an update.
	Cabinet Report – Guildhall CIO Governing Document	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Levelling Up Government Response and Actions	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to

				Cabinet
	Cabinet Report – Towns Fund – Local Assurance Framework	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Southgates Regeneration Area Development Brief and Next Steps	Cabinet Report	Jemma Curtis and Abigail Rawlings	To consider the report and make any appropriate recommendations to Cabinet
11th April 2023	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Cabinet Report – West Winch Collaboration Agreement	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet.
	Update from the Tourism Informal Working Group	Update		To receive an update on the work of the Informal Working Group.

To be scheduled

- Heacham Beach Development opportunities
- 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
7 February 2023						
	Budget	Key	Council	Finance Asst Director – M Drewery		Public
	Capital Programme	Key	Council	Finance Asst Director – M Drewery		Public
	Treasury Management Policy update	Key	Council	Finance Asst Dir M Drewery		Public
	West Norfolk Investment Plan - Shared Prosperity Fund Update	Non	Cabinet	Business, Culture and Heritage Assistant Director D Hall		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
Additional Meeting 8 February 2023						
	Call in of officers decisions	Non	Council	Leader Monitoring officer		Public
	Hunstanton Multi User Hub and Transport Interchange	Key	Cabinet	Development & Regeneration Asst Dir – D Ousby		Public
	Revenues and Benefits Officer Delegations	Non	Council	Leader Asst Dir – M Drewery		Public
	Appointment of Honorary Aldermen from 2015-2019 period	Non	Council	Leader Chief Executive		Public
	Meetings Arrangements	Non	Council	Leader Chief Executive		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
7 March 2023						
	Review of Unreasonable complaints Policy	Non	Council	Leader Monitoring Officer		Public
	Changes to Council Tax Charges for Long Term Empty Properties and Second Homes for 2024/2025	Key	Council	Finance Asst Dir – M Drewery		Public
	LGA Model Code of Conduct	Non	Council	Leader Asst Dir – A Baker		Public
31	Notice of Motion 16/22 – Peer Review	Non	Cabinet	Leader Chief Executive		Public
	Southgates Regeneration Area Development Brief and Next Steps	Key	Council	Development and Regeneration Asst Dir – D Hall		Public
	Southend Road Hunstanton	Key	Cabinet	Development and Regeneration Asst Dir – D Ousby		Public
	LUF – Oasis – Update and Site Approval	Key	Cabinet	Leader Asst Dir – D Ousby		Public
	Governance Review Task Group	Non	Cabinet	Leader Chief Executive		Public
	Members Allowances Scheme 2021-25	Non	Council	Finance Chief Executive		Public
	Guildhall CIO Governing Document	Non	Cabinet	Business Culture & Heritage Asst Dir - D Hall		Public
	Levelling up Government response and actions	Key	Council	Business Culture & Heritage Asst Director – D Hall		Public

	Towns Fund Local Assurance Framework	Non	Cabinet	Business Culture & Heritage Asst Director – D Hall		Public
	Freedom of the Borough - amendments	Non	Council	Leader Chief Executive		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
18 April 2023	West Winch Collaboration Agreement	Non	Cabinet	Development and Regeneration Exec Dir – G Hall		Public
	Custom and Self Build Site – Stoke Ferry	Non	Cabinet	Regeneration and Development Assistant Director - D Hall		Public
32	Asset Management – Land and Property	Key	Cabinet	Property Asst Dir Property and Projects		Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

Items to be scheduled

	Notice of Motion 7-21 – Councillor Kemp – Equalities	Non	Council	Leader Asst Dir B Box		Public
	Procurement Strategy	Non	Cabinet	Finance Asst Dir – D Ousby		Public
	Review of Planning Scheme of Delegation (summer 23)	Non	Council	Development and Regeneration Asst Dir – S Ashworth		Public
	Lynnsport One (summer 23)	Key	Council	Regeneration & Development Asst Dir Companies & Housing Delivery – D Ousby		Public