

**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, 30th January, 2024 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillors Bearshaw (Chair), Beal, Bone, Bubb, Collingham, Colwell and Crofts.

**PORTFOLIO HOLDERS:**

Councillor Beales – Portfolio Holder for Business

Councillor Moriarty – Portfolio Holder for Regeneration and Development

Councillor Rust – Portfolio Holder for People and Communities

**OFFICERS:**

Duncan Hall – Assistant Director

David Ousby – Assistant Director

Nikki Patton – Housing Services Manager

**PRESENT UNDER STANDING ORDER 34:** Councillor Heneghan (remotely and Councillor Kemp.

**RD75: APPOINTMENT OF VICE CHAIR FOR THE MEETING**

**RESOLVED:** Councillor Bone was appointed Vice Chair for the meeting.

**RD76: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Blunt, Dickinson and Heneghan.

**RD77: MINUTES**

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

**RD78: DECLARATIONS OF INTEREST**

Assistant Director Duncan Hall declared an interest in RD87: Acquisition of Homes as he was a Director of West Norfolk Housing Company.

**RD79: URGENT BUSINESS**

There was none.

RD80: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Heneghan (remotely) and Kemp.

RD81: **CHAIR'S CORRESPONDENCE**

There was none.

RD82: **CABINET REPORT - LYNNSPORT 1 (VALENTINE PARK) DEVELOPMENT UPDATE**

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

The Assistant Director presented the report which provided an update on the Lynnsport 1 development and sought final approval to proceed with the scheme. A copy of the presentation is attached.

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

Councillor Crofts commented that the Internal Drainage Board Easement Strip was wider than he expected, and the Assistant Director explained that this was at the request of the Internal Drainage Board.

In response to further questions from Councillor Crofts relating to air source heat pumps, the Assistant Director explained that technology had improved, and they required the same amount of maintenance as a gas boiler. He explained that retrospective installations could be problematic, but they were generally fine in new builds. He explained that modern air source heat points were virtually silent.

Councillor Colwell asked about piling foundations and the impact on residents and the Assistant Director explained that a different type of piling would be carried out which was quieter. Inspections and reports would also be carried out as required.

In response to a further question from Councillor Colwell, the Assistant Director explained that a traffic management plan would be adopted for the site and the plan for Marsh Lane would also be implemented at the same time. Councillor Colwell asked if the Panel should consider a recommendation to Cabinet for a second raised table in the area and additional traffic calming measures. The Assistant Director explained that a request could be made to Norfolk County Council Highways.

Councillor Collingham asked who would be responsible for ensuring the site was complete and the Assistant Director explained that the Council had a Clerk of Works who regularly inspected to ensure all was

up to standard and it would be up to the Council, as the developer, to ensure that the site was complete and that the necessary adoptions were in place.

In response to a question from Councillor Collingham it was explained that the proposed large windows may have to be reduced in size to comply with Building Regulations.

Councillor Bone asked what would happen to excess energy generated through the solar panels, would there be battery storage opportunities, and who would get the revenue from any energy transferred back into the national grid. The Assistant Director explained that battery storage had not been considered at this stage and storage of energy would depend on regulations.

In response to questions from Councillor Bubb it was explained that there was a connecting route through the site, and areas which were not adopted would be subject to a management agreement which transferred to property owners who would pay a company for maintenance.

The Assistant Director explained that work was carried out with schools on street naming.

Councillor Colwell referred to flood risk concerns from surface water and it was explained that an additional pumping station had been provided which was of benefit to the wider area.

Councillor Kemp addressed the Panel under Standing Order 34. She was concerned about unadopted drainage and who would be responsible for maintenance. The Assistant Director confirmed that all drainage on site would be adopted, and all construction had to be carried out to an adoptable standard. Drainage would be maintained by a company to approved standards and the cost would be recovered through property water bills.

The Panel discussed Planning Policy and it was suggested that a briefing be presented to a future meeting of the Panel.

The Panel discussed a potential additional recommendation to Cabinet about ensuring that the development was completed, up to standard and had adequate calming measures, but generally felt that this was already covered by the fact that the Council was the developer and had a duty to provide a quality standard of properties. Highways issues would also be considered via the Norfolk County Council Highways adoption process.

The Portfolio Holder for Business, Councillor Beales thanked the Panel for their useful comments and explained that the Council's ambition was to deliver quality housing development sites and the Council have been able to bring forward sites that the private sector may not due to

constraints such as water management and drainage. He explained that the issues raised by the Panel relating to a second raised table and traffic calming would be discussed with Norfolk County Council Highways as required.

Councillor Beales also referred to the use of air source heat pumps and reminded Members that in ten years or so gas boilers would not be able to be fitted, so the Council, as developer, had to be responsible in future proofing the site and providing the most energy efficient measures.

Councillor Beales also explained that he would seek clarification on the impact unadopted areas would have on affordable homes and ensure that an update was available in readiness for the Cabinet meeting.

The Panel agreed to move into exempt session to consider the exempt information contained within the report.

RD83: **WORK PROGRAMME AND FORWARD DECISION LIST**

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It was suggested that a briefing on Planning Policy be presented to a future meeting of the Panel.

**RESOLVED:** The Panel's Work Programme was noted.

RD84: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 20<sup>th</sup> February 2024 at 6.00pm in the Town Hall.

RD85: **EXCLUSION OF PRESS AND PUBLIC**

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

**RESOLVED:** That under Section 100(4)(A) 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.

RD86: **EXEMPT - APPENDIX 2 - LYNNSPORT 1 CABINET REPORT**

The Panel discussed the Exempt Appendix as contained in the report which related to the revenue and capital budget and costs.

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

Cabinet resolves:

1. To proceed with the Lynnsport 1 development to deliver 96 homes with Lovell Partnership Limited (LPL) under the Major Housing Partnership Development Management Agreement (30<sup>th</sup> April 2015).
2. That the Executive Director (Place), in consultation with the Portfolio Holder for Business and Monitoring Officer be given delegated authority to approve the final terms of a Project Partnering Contract (PPC) 2000 with LPL to deliver this project.
3. That the Council shall dispose of the properties in accordance with the tenure mix as set out in Table 2 of the report. In line with the corporate strategy.
4. Pending the transfers referred to at resolution 3 above, the affordable and private rented tenures may be leased to WNHC and WNPL respectively.

Recommendation to Full Council.

5. To approve the Capital budget estimate as detailed in section 5 and appendix 2 of the report.

**RD87: EXEMPT - CABINET REPORT - ACQUISITION OF HOMES**

The Housing Services Manager presented the report as included in the Agenda.

Assistant Director Duncan Hall declared an interest in this item as a Director of West Norfolk Housing Company.

The Panel was advised that an amended version of the report had been circulated to the Panel and the Housing Strategy Manager provided information on the amendments. She also explained that there was an error in the recommendations and that the reference to Executive Director (Regeneration, Housing and Place), should be amended to Executive Director (Place).

The Housing Services Manager responded to questions relating to the sale price of the homes, interior specifics, to which it was confirmed that the interiors such as floors would be appropriate and specific for purpose, that the properties would be mainly used for families and would be subject to a management agreement.

The Portfolio Holder for People and Communities, Councillor Rust commented that she supported the proposals to assist in meeting the Councils housing needs for temporary accommodation and reducing the use of bed and breakfast accommodation.

**RESOLVED:** That the Regeneration and Development Panel supported the Cabinet recommendations as set out in the amended report.

**The meeting closed at 7.30 pm**

# Lynnsport 1 Cabinet Briefing

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David Ousby, Assistant Director

8<sup>th</sup> November 2023

Borough Council of  
King's Lynn &  
West Norfolk



## The Site



Former Astro turf hockey pitch, and open space  
Client and land owner is BCKLWN

Planning Decision notice dated 7<sup>th</sup> September 2022 (21/00855/FM)

Designs, investigations, and other due diligence have progressed to a point in which development can commence and start on site

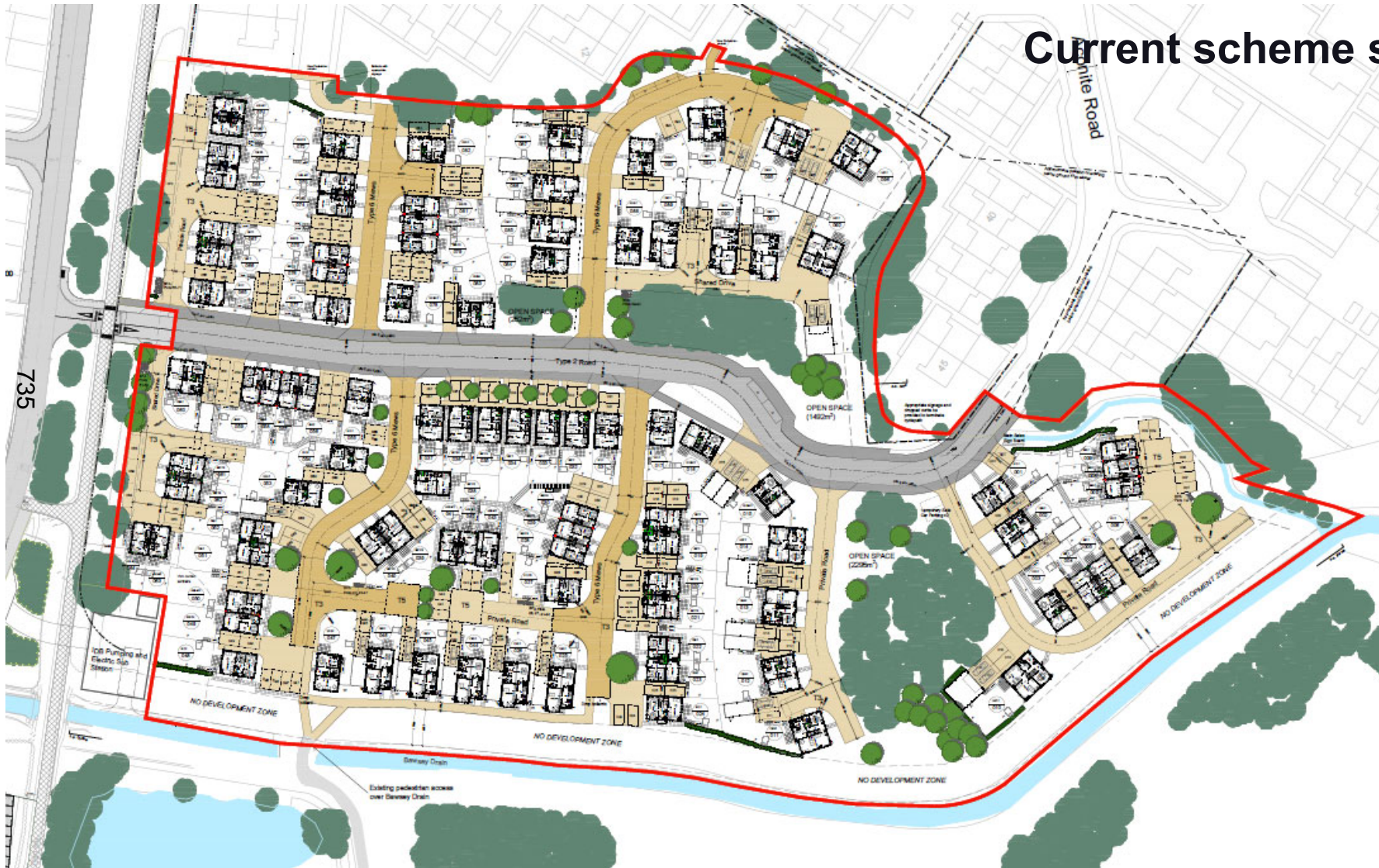


# Design development

- 2015 – Lovell DMA outline plan for 112 homes.
- 2016 – Following design development workshops with members a scheme of 82 homes submitted for planning. Consent obtained, but found to be financially unviable
- 2021 – current scheme, 96 homes – improved layout and removal of unnecessary highways infrastructure, improving scheme viability

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# Current scheme site layout



# Tenure mix

Tenure	Bedrooms				Total
	1 bed	2 bed	3 bed	4 bed	
Open market		11	30	22	63
Affordable rent	6	4			10
Shared ownership			1		1
First homes		2	1		3
PRS		9	10		19
<b>Total</b>	<b>6</b>	<b>26</b>	<b>42</b>	<b>22</b>	<b>96</b>

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# House types

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# House types

View 2 - Spine Road

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# House types

View 3 - Spine Road (West Entrance)

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# House types

View 4 - Spine Road looking down Shared Drive

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# House types

View 5 - Spine Road looking across open space



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## Environmental enhancements

- Scheme to be ASHP with radiators or underfloor heating
- PV agreed to selected plots (30No.)
- All plots EV ready
- Flood resistance and resilience
- Enlarged windows for enhanced natural daylight
- Thermal efficiency over and above building regulations

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# Revenues

- The initial 2016 application was revised, and a new application submitted in 2021, increasing the number of dwellings from 82 to 96. The initial 2015 appraisal of 112 homes was found not to be achievable.
- Market sales values have increased by 50% over the period
- The scheme includes 19 PRS homes sold to WNPL at 90% Open Market Value (£470k discount)
- The First Homes are a new form of 'affordable housing' and are sold at 70% of OMV. Unlike shared ownership housing, there is no future revenue potential from the rent on unsold equity, so they reduce the value of the affordable housing offer

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# Costs

- General building cost inflation over the period has been 40%
- Abnormal costs, principally ground stabilisation and earthworks, is estimated to cost an additional £3.2m
- Around £405k costs relate the previous planning consent
- The environmental enhancements that will be delivered, over and above Building Regulations, will cost around £250k

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# Financial implications

- Overall, scheme costs have risen due in part to inflation, but also the challenging ground conditions within King's Lynn, and these have been partially offset by house price inflation.
- 745 • The development costs are consistent with those experienced on recent developments (Nar Valley Park, Salters Road) and estimated (Florence Fields), as evidenced in the council's cost consultant report (GBA associates BCIS index comparison)

	Mean	Median	Lower Quartile	Upper Quartile
Indexed Cost per m2	£ 1,428.08	£ 1,391.88	£ 1,258.76	£ 1,616.07
Cost per m2 for Lynnsport 1	£ 1,308.44	£ 1,308.44	£ 1,308.44	£ 1,308.44

# RISK MANAGEMENT IMPLICATIONS

- Market values fall;
- Market values fail to increase as expected;
- Cost increase more than anticipated;
- Higher than anticipated interest rates;
- Borrowing requirement to fund the development phase.






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# Risk – Market Values

- In terms of market values, these are anticipated to fall by 3.5% in 2024, with an overall growth of 16.7% in the 5 years to 2028.
- If the scheme were to start on site in March 2024, the first open market homes would start selling in June 2025 through to completion in March 2027

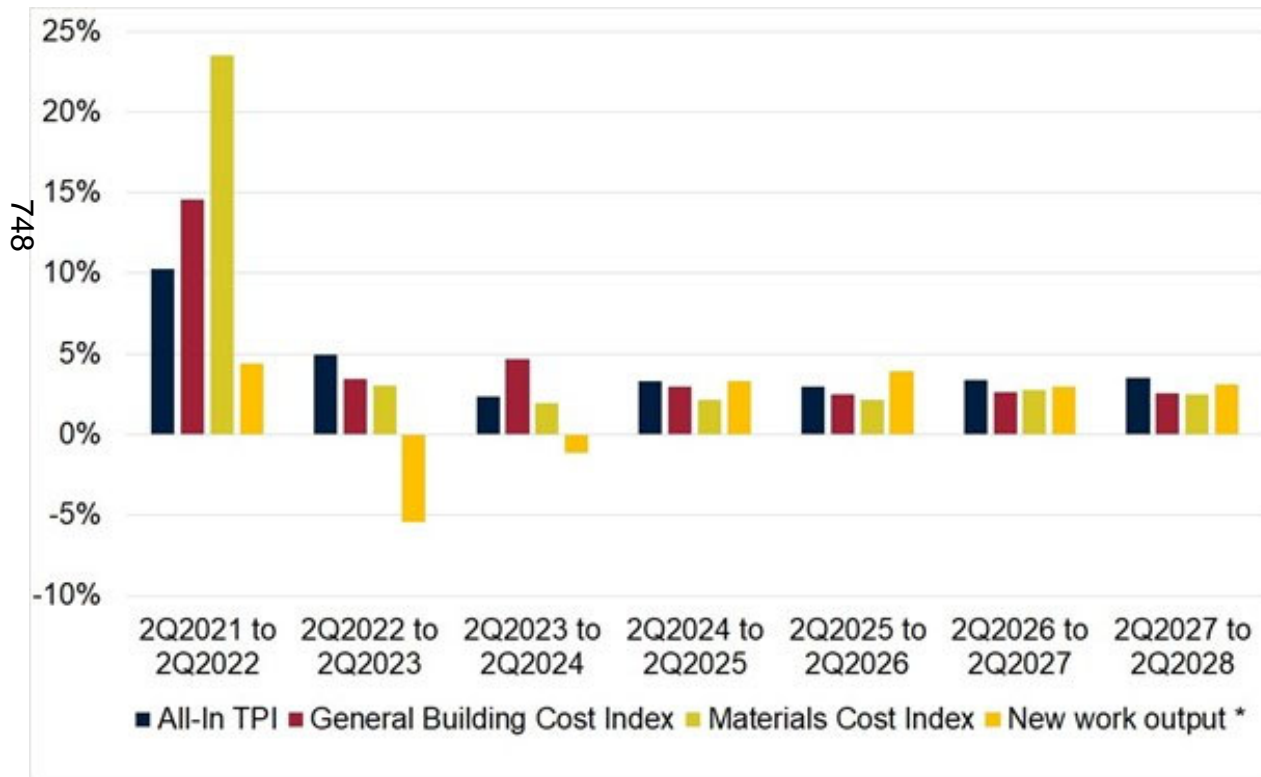
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## MAINSTREAM CAPITAL VALUE FORECAST

	2024	2025	2026	2027	2028	5 years to 2028
East of England	 -3.5%	 3.0%	 4.5%	 6.5%	 5.5%	16.7%

# Risk – Cost increase

- The costs presented in this latest update include tender and materials price inflation to March 2024. The outlook is for a more stable cost environment going forward



Tender Prices, Building Costs and Material Costs (BCIS TPI, GBCI and Materials Cost Index annual increase 2Q to 2Q, output is based on the whole year on whole year)

# Risk – Interest Rates

Mortgage rates and PWLB borrowing rates stay high

- Markets are currently pricing a fall in BoE base rates from 5.25% currently to 4.5% in June 2024. BoE forecast the bank rate to be 4.2% by the end of 2026

749	2023 Q4	2024 Q4	2025 Q4	2026 Q4
GDP (c)	0.6 (0.9)	0 (0.1)	0.4 (0.5)	1.1
Modal CPI inflation (d)	4.6 (4.9)	3.1 (2.5)	1.9 (1.6)	1.5
Mean CPI inflation (d)	4.6 (4.9)	3.4 (2.8)	2.2 (1.9)	1.9
Unemployment rate (e)	4.3 (4.1)	4.7 (4.5)	5 (4.8)	5.1
Excess supply/ <b>Excess demand</b> (f)	0 (1/4)	-3/4 (-3/4)	-1½ (-1½)	-1½
Bank Rate (g)	5.3 (5.8)	5.1 (5.9)	4.5 (5)	4.2



# Risk – Borrowing requirement to fund development phase

- The peak borrowing requirement in the development phase will be circa £12m. Borrowing will be initially from existing capital supplemented by short term borrowing arrangements. Sale of market housing will repay the bulk of the development borrowing by the end of the development

