

RECOMMENDATIONS TO COUNCIL ON 16 NOVEMBER 2017
FROM CABINET ON 17 OCTOBER 2017

CAB75: **RE- FIT PROPOSALS FOR COUNCIL BUILDING ASSETS**

Councillor Long presented a report which explained that the Council had made an objective to reduce council emissions and its carbon footprint and has a target to reduce the total emission of Greenhouse Gases and Carbon Footprint by 5% each year.

The UK target was for 15% of all energy to be from renewable sources by 2020. The former Department of Energy and Climate Change (DECC) now Department for Business, Energy and Industrial strategy had announced that, to achieve this, 30% of electricity, 12% of heat and 10% of transport fuel would come from renewable sources.

Electricity costs were expected to continue to rise above inflation in the next five years due to the government's 'electricity market reform' and energy commodity prices were continuing to rise.

There was significant scope for improving energy performance of council buildings that were likely to be retained for the foreseeable future.

In order to improve energy efficiency in Council buildings significantly, investment was now required. The Refit option allowed the Council to develop a relationship with a pre-approved supplier that would deliver guaranteed savings and measured against an approved Measurement & Verification (M&V) plan. Refit was a joint venture between HM Treasury and the Local Government Association that allowed public bodies to achieve substantial guaranteed financial benefits through energy efficiency and / or generation. This was delivered by Local Partnerships.

Over the past year the Council has been working with Local Partnerships and their Refit Programme, to scope a large scale energy efficiency project, which will reduce carbon emissions, energy use and associated costs.

A discussion was held on the monitoring of the level of carbon savings achievable with the schemes. It was confirmed that as part of the procurement process the position would be established to allow monitoring once completed.

Cabinet requested that the schemes be developed, a full business case to the design stage be presented for formal submission to Cabinet before sign off. It was anticipated that if it went according to schedule this would be approximately March and commencing work June subject to sign off.

Under Standing Order 34 Councillor Pope asked whether the Government's cap on energy prices would also include commercial concerns or the increase in prices

referred to was still the case. It was confirmed that the cap was only for the domestic market.

The support of the Corporate Performance Panel for the recommendations was noted and the fact that the Panel intended to monitor the project was welcomed.

- RECOMMENDED:**
- 1) That the Refit scheme is adopted by the Council
 - 2) The revenue budget to be amended to meet the £70,000 project costs as detailed in the report.
 - 3) That delegated authority be given to Executive Director – Finance Services (S151 Officer) in consultation with the Monitoring Officer to sign the necessary agreements to enter into the Refit scheme.
 - 4) That a report come back to Cabinet for final approval of the costed schemes prior to commencement.

Reason for Decision

Undertaking this project will significantly reduce energy consumption and expenditure across the Council estate.

CAB76: **PAY POLICY STATEMENT - 2017/18 UPDATE**

Councillor Long presented a report which under Section 38 of the Localism Act 2011 required English and Welsh Local Authorities to produce an annual pay policy Statement.

The report summarised the Borough Council's relevant policies relating to levels and elements of remuneration for Chief Officers and included the relationship between the remuneration of Chief Officers and other Officers.

The report did not change any policies relating to remuneration – it merely updated the figures to reflect changes to pay grades and salaries as a result of the 2017 annual pay award.

- RECOMMENDED:**
- 1) That the Pay Policy Statement for 2017/18 attached to the report be approved.
 - 2) That delegated authority be given to the Executive Director, Central and Community Services, to update the Policy annually to reflect changes arising from the annual pay award, thus ensuring that it remains compliant with legislation.

Reason for Decision

To comply with the requirements of the Localism Act 2011.

Exempt Items

CAB79: **TOWNSCAPE HERITAGE TWO**

Councillor Beales introduced a report which reminded Members that the Townscape Heritage (TH) funding programme administered by the Heritage Lottery Fund (HLF) had been identified as a potential funding source to assist in delivering one of the

corporate priorities to rejuvenate empty and derelict land and buildings in the Conservation Area in King's Lynn.

Consultation with the HLF, property owners and stakeholders was ongoing and had received a positive response on the proposal to submit an application to the HLF to request £1,400,000 funding contribution to the £2m scheme. The report outlined the terms of the funding programme, the project proposal and the authorisation required from Cabinet in order to progress to the project and submit an application to the HLF.

Cabinet discussed the significant benefits the THI scheme had created for the Saturday Market Place and St James Street area. The proposals for the TH2 scheme were supported, and the potential for carrying out some tree planting along the route was supported.

Under Standing Order 34, Councillor Bambridge welcomed the proposed changes to the width of Railway Road in part, and expressed her regret that the proposed TH2 scheme would not include London Road, but hoped that some of the problem properties could be addressed in other ways. She also asked if private residences could be included in the ability to ask for funding.

In response, the THI Officer explained that the boundaries put forward were proposed following discussions with the HLF. He also confirmed that private residences could also apply for funding.

The level of private sector investment that the previous THI scheme had attracted to the area in addition to the HLF and Borough Council money was welcomed.

RECOMMENDED: 1) That the submission of an application to the HLF for £1,400,000 as detailed in section 4 of the report be approved.
2) That £600,000 is allocated in the capital programme over 5 years from 2019/20 - 2024/25 as the Borough Council's match funding contribution to the project.
3) That if the stage one application is successful, Cabinet agree to the appointment a dedicated Project Officer as a condition of the HLF funding, to progress the stage 2 application and implementation of the project if successful.

Reason for Decision

To progress the project to improve the quality of the built environment in line with the corporate business plan, Urban Development Strategy for King's Lynn and the Local Plan.

CAB80: DEVELOPMENT APPRAISAL - ALEXANDRA ROAD, HUNSTANTON

Councillor Beales presented the report which used a development appraisal to help consider the housing use for the site at Alexandra Road, Hunstanton. It proposed that the site be developed by the Council, using the Major Housing Contract. The proposed development would include 14 "low cost" units to help some of the local residents excluded from the market due to the strong holiday home market in the area, funded by the Community Housing Grant awarded to the Council.

The report considered the three viability tests laid out in the Major Housing contract and how they can be applied to this site.

Cabinet supported the option E set out in the report for Hunstanton which had been supported by Hunstanton ward Councillors and would provide dwellings in a sustainable area where people could access employment, and resolve existing issues with the access road.

RECOMMENDED:

1. That it be confirmed that the 3 financial viability tests discussed in section 6 of the report have been met.
2. Agree that the Alexandra Road, Hunstanton site be developed using option E set out in the report (Private Sale/ Affordable (SO) & using £1.5 million grant), as the tenure mix (subject to changes to the final tenure mix, delegated to Chief Executive in consultation with Portfolio Holder for Corporate Projects and Assets). With the works being undertaken within the Major Housing Contract by Lovell and to authorise contracts to be entered into for this purpose.
3. That £1,546,300 be used from the Community Housing Grant to fund the additional Affordable housing units.
4. Authorise the Councils Housing department to initiate a community engagement process in line with section of this report.

Reason for Decision

To progress the delivery of sustainable housing.

To achieve a commercial return for the Council (through capital and revenue receipts). To stimulate economic activity in the local area