

## **CABINET MEMBERS REPORT TO COUNCIL**

**21<sup>st</sup> March 2024**

### **COUNCILLOR BEALES - CABINET MEMBER FOR BUSINESS**

For the period 23<sup>rd</sup> February 2024 to 21<sup>st</sup> March 2024

#### **1 Progress on Portfolio Matters.**

##### **Major Housing Scheme**

##### **Florence Fields (Gaywood, near King's Lynn Academy))**

Florence Fields reached an important milestone this period with the start of brick laying on the show-home, which is planned to be the first property to be completed, sometime this autumn. Ground conditions and the extremely poor weather conditions continue to challenge progress. The project team is actively seeking a long-term solution to the collapsed Network Rail culvert, which is complicating the project. A resolution needs to be found in the coming weeks to avoid delays to the wider works programme. Positive conversations are ongoing with the Internal Drainage Board regarding their support on this matter. We believe these discussions will lead to a long-term, improved relationship between the authorities. A review of each properties EPC rating is ongoing to ensure we continue to deliver higher and higher environmental standards.

##### **Salters Road (King's Lynn close to Lynnsport)**

Works continue to progress well at Salters Road. The first 15 units are occupied, with a further 8 being handed over to Freebridge Community Housing by the end of March. The final handover date is now likely to be delayed from October to November due to the difficult weather conditions experienced this winter and Freebridge Community Housing requesting additional flooring works for each unit.

##### **Southend Road (Hunstanton)**

Southend Road remains a complex and challenging build. Weather continues to limit progress in some areas. However, roofing work nears completion, with areas now watertight. Internal trades are progressing in some sections, with plastering beginning in the first flats.

The zinc detailing, a key architectural element, has proven particularly difficult. We are balancing multiple considerations to find a solution that meets our architectural and financial goals, complies with home warranty

provider requirements, building control regulations, and minimises future maintenance costs, all while aligning with the zinc provider's warranty. Areas where zinc detailing is complete, including several dormer windows, showcase exceptional detailing and build quality exceeding expectations. This high standard aligns with the council's goals and the wider town's expectations, considering the site's location next to the conservation area. Completion is now expected in late summer.

### **Lynnsport 1**

Contractual due diligence and pre-start conversations are underway with Lovell following Cabinet decision to proceed with the Lynnsport 1 development. Work hope to commence in late spring, an opportune time for the ground engineering works needed.

## **2 Forthcoming Activities and Developments.**

### **Active Travel Hubs**

Following a positive feasibility study by Morgan Sindall that demonstrated the viability of the active travel proposals, work continues to produce a programme of works.

## **3 Meetings Attended and Meetings Scheduled**

23<sup>rd</sup> February – meeting with Exec. Director for Place  
23<sup>rd</sup> February – Town Deal Board  
26<sup>th</sup> February – portfolio meeting on Teams  
26<sup>th</sup> February – CPP  
27<sup>th</sup> February – E&C Panel  
28<sup>th</sup> February – Cabinet informal briefing  
29<sup>th</sup> February – visit to British Sugar, Wisington  
29<sup>th</sup> February – planning training.  
1<sup>st</sup> March – Mayors Business Awards Dinner  
5<sup>th</sup> March – Cabinet  
6<sup>th</sup> March – meeting with ITC service manager  
8<sup>th</sup> March – Shareholder Committee sifting on Teams  
11<sup>th</sup> March – portfolio holder meeting  
13<sup>th</sup> March – portfolio meetings  
13<sup>th</sup> March – Cabinet briefing  
14<sup>th</sup> March to 21<sup>st</sup> March - TBC

