



**Cabinet**

**17.30 – 18.35**

**7 July 2021**

Present: Councillors Waters (chair), Harris (vice chair), Davis, Jones, Kendrick, Packer and Stonard

**1. Public Questions/Petitions**

There were no public questions.

**2. Declarations of interest**

Councillor Stonard declared a non-pecuniary interest in Items 7 and \*16 below but would remain in the meeting.

**3. Minutes**

**RESOLVED** to agree the accuracy of the minutes of the meeting held on 9 June 2021, subject to the following amendments:-

- (1) The inclusion of Councillor Davis in the list of those present
- (2) The resolution for Minute no 5 amended to add -  
“to advertise Play Streets in Citizen and on the council’s website showing the link to county council’s web page”.

**4. Greater Norwich Local Plan (GNLP) – submission to the Secretary of State for Independent Examination**

Councillor Stonard, cabinet member for sustainable development, presented the report. He referred to the consensus achieved in preparing the document and ensuring that the city council’s views were reflected. He assured members that any concerns will be addressed during the independent examination.

Councillor Davis said that the sustainable development panel had considered this matter on several occasions and had made its reservations known.

Councillor Bogelein expressed a range of concerns about the proposals housing provision included in the plan and the resulting increase in traffic, emissions and other impacts on climate change included in the document. The chair said that these

matters would be included as part of the independent examination when the inspector would take into account the climate change implications.

**RESOLVED** to recommend to council:

- (1) that the Greater Norwich Local Plan (GNLP) is sound and to submit the Plan to the Secretary of State for independent examination subject to an agreement in principle being reached with Natural England, in the form of a signed statement of common ground, in relation to the mitigation necessary to protect sites protected under the Habitat Regulations;
- (2) to request that the appointed independent inspector make any Main Modifications necessary to make the plan sound and legally compliant;
- (3) that it delegates authority to the executive director for development and city services in consultation with the Portfolio Holder for Sustainable and inclusive growth to:
  - (a) agree minor modifications to the GNLP prior to its submission; and
  - (b) negotiate any main modifications necessary to make the GNLP sound as part of the Independent Examination.
- (4) to commit to proactively identify and bring forward sufficient Gypsy and Traveller site to meet identified needs in accordance with the criteria-based policies of the current and emerging development plans.

## **5. Home options policy**

Councillor Harris, deputy leader and cabinet member for social housing, presented the report. She referred to the council's priority to provide good quality and affordable housing and the pressures on resources to meet expectations. It was important to ensure that those in most need were prioritised and the amendments to the policy were designed to help those living in overcrowded accommodation and high-rise blocks of flats.

The Housing Options manager said that the proposed revisions to the policy were the subject of wide consultation and the proposed changes would help those in most need including tenants with communal gardens.

**RESOLVED** to approve the adoption of the updated Home Options allocations policy as outlined in the report.

## **6. Article 4 Direction to Remove Permitted Development Rights for the Conversion of Offices to Residential**

Councillor Stonard, cabinet member for sustainable development, presented the report. He referred, in particular, to the need to protect the provision of office space in the city in the light of property owners seeking to convert office space to residential use. This trend had increased during the Covid pandemic.

The chair referred to the considerable amount office space which had already been lost in the city and the need to halt this decline to ensure adequate provision in the future.

**RESOLVED** to recommend the council to:

- (1) proceed with the introduction of a non-immediate Article 4 direction
- (2) delegate authority to the executive director of development and city services, in consultation with the portfolio holder, to make an Article 4 direction to remove permitted development rights for the conversion of offices to residential within Norwich city centre
- (3) should the government change the National Planning Policy Framework (NPPF) to require Article 4 directions to be limited to situations where this is necessary to protect an interest of national significance, delegated authority should be given to cease its introduction without having to seek further authority from cabinet.

## **7. NRL Assurance and Consideration of the Threescore Phase 3 Outline Business Case**

(Councillor Stonard had declared an interest in this item.)

Councillor Kendrick, executive member for resources, presented the report.

Councillor Stonard said that he supported the recommendations in the report and referred to the high quality of homes which were being built and encouraging sales figures.

In reply to a question from Councillor Bogelein, Graham Nelson, executive director of development and city services, referred to the range of work being done to improve the housing supply pipeline, including bringing derelict land into housing use.

**RESOLVED** , having regard to the independent assurance report provided by Savills and the NRL outline business case for Three Score Phase 3:

- (1) to recommend to council that provision for the necessary loan finance and share capital (currently estimated at up to £4.0m) be approved for inclusion in the capital programme £2m (2021/22) and £2m (2022/23), and subject to council approval ; and;
- (2) subject to council approval of (1) above, to delegate authority to the executive director of development and city services in consultation with the portfolio holder for resources to:
  - (a) dispose of land to NRL at the value set out in the exempt appendix (see para 6 of exempt appendix 3) to deliver the private housing element of the scheme;

- (b) to appropriate land to the HRA to deliver the social housing element of the scheme (as set out in para 10 and 11 of exempt appendix 3);
- (c) to enter into a new loan facility agreement with NRL to fund approved shareholder investment.

## **8. Managing Assets (Non-housing) NAIE**

Councillor Kendrick, cabinet member for resources, presented the report and explained the reasons for the recommendations which included the need to modernise the industrial estate.

In response to members' questions, the head of property and economic development said that the council would work with the developer on their proposals after the sale of the site and that an overage agreement was not proposed.

### **RESOLVED to**

- (1) approve the disposal of land identified in the report jointly with the Norfolk County Council.
- (2) approve the commencement of a process to procure a selling agent.
- (3) delegate authority to accept the most advantageous offer for the site to the executive director of development and city services in consultation with the cabinet member for resources; and
- (4) seek revisions to the lease/an option agreement on the Norwich City Services Limited depot to secure a right of renewal ahead of sale.

## **9. Scrutiny Report to Cabinet**

In the absence of Councillor Wright, chair of the scrutiny committee, who had tendered his apologies, Councillor Kendrick, cabinet member for resources, presented the report.

**RESOLVED** to note the formation of a scrutiny select committee as detailed in the report.

## **10. Award of a Contract for Retrofit External Insulation**

Councillor Stonard cabinet member sustainable development, presented the report.

During discussion, members thanked the officers for their hard work on this scheme which met many of the council's priorities and the objectives within the Covid-19 recovery plan.

**RESOLVED** to delegate approval to the executive director of community services in consultation with the leader of the council, to award the contract for retrofit external

insulation at an estimated value of £500,000. The final award will be within the existing allocated budget.

#### **11. Award of a Contract for Structural and Civil Engineering Consultancy Services**

Councillor Harris, deputy leader and cabinet member for social housing, presented the report.

In reply to a question from Councillor Davis, Councillor Harris said that there would be a break clause in the contract which would take effect after a period of 2 years.

In response to a question from Councillor Bogelein, the major works and services manager said that high workloads had resulted in delays to the tender process, but this had been mitigated by the inclusion of an exemption clause.

**RESOLVED** to delegate approval to the executive director for community services, in consultation with the cabinet member for social housing, to award the contract for structural and civil engineering consultancy services, at an estimated value of £800,000 (£200,000 per annum). The final award value will be within the existing allocated budget.

#### **12. Award of a Contract for the Development of the Former King's Arms Public House Site at 100 Mile Cross Road**

Councillor Harris, deputy leader and cabinet member for social housing, presented the report.

Members welcomed the proposals for derelict site which had been the focus of anti-social behaviour and fly tipping for a number of years.

**RESOLVED** to award the contract for the development of the former Kings Arms Public House site at 10 Mile Cross Road and agree the final contract sum, subject to a maximum of the figures in the exempt report

#### **13. Award of Contract for Specialist Ground Improvement and Associated Work**

Councillor Harris, deputy leader and executive member for social housing, presented the report

**RESOLVED** to award the contract for specialist ground improvement and associated structural work at an estimated value of £2,000,000 over four years (£500,000 per annum). The final award value will be within the existing allocated budget.

#### **14. Exclusion of the public**

**RESOLVED** to exclude the public from the meeting during consideration of items \*16 to \*19 (below) on the grounds contained in the relevant paragraphs of Schedule 12A of the Local Government Act 1972 (as amended).

**\*15. Award of a Contract for the Development of the Former King's Arms Public House site at 100 Mile Cross Road (Paragraph 3)**

Councillor Harris, deputy leader and cabinet member for social housing, presented the report.

**RESOLVED** to note the exempt appendix to the report.

**\*16. NRL Assurance and Consideration of The Threescore Phase 3 Outline Business Case (Paragraph 3)**

(Councillor Stonard had declared an interest in this item.)

Councillor Kendrick, cabinet member for resources, presented the report

**RESOLVED** to note the exempt appendix to the report

**\*17 Managing Assets (Non-Housing) NAIE (Paragraph 3)**

Councillor Kendrick, cabinet member for resources, presented the report

**RESOLVED** to note the exempt appendix to the report

**\*18 Managing Assets (Housing) (Paragraph 3)**

Councillor Harris, deputy leader and cabinet member for social housing, presented the report

**RESOLVED** to approve the disposal of the land identified in the report.

CHAIR