

BROADLAND OVERVIEW AND SCRUTINY COMMITTEE

Minutes of a meeting of the Broadland Overview and Scrutiny Committee of Broadland District Council, held on Tuesday, 14 May 2024 at 6.30 pm.

Committee Members Present: Councillors: N Starling (Chairman), L Douglass, J Emsell, S Jones, C Karimi-Ghovanlou, E Laming, M Murrell, P Newstead, S Ward, F Whymark and T Yousefian

Apologies for Absence: Councillors: P Bulman (Vice-Chair), A Tipple and E Tovell

Substitute: Councillors: G Nurden (In place of P Bulman)

Cabinet Members in Attendance: Councillors: S Beadle, N Harpley and D Roper

Officers in Attendance: D Lorimer (Director of Resources), S Carey (Strategic Advisor and Deputy Monitoring Officer) and J Overy (Democratic Services Officer)

120. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Bulman, A Tipple and E Tovell.

121. MINUTES

The minutes of the meeting held on 16 April 2024 were confirmed as a correct record.

122. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that Cllr Riley, the Portfolio Holder for Finance, would be bringing an update to the Committee on the extension of the two temporary positions in the Economic Growth Team (as considered at the 19 March 2024 Cabinet), in due course.

123. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the remaining items of

business because otherwise, information which is exempt information by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by The Local Government (Access to Information) (Variation) Order 2006, would be disclosed to them.

124. EXEMPT MINUTES

The exempt minutes of the meeting held on 16 April 2024 were confirmed as a correct record.

125. LEASE OF THE ANNEX AND MEZZANINE FLOOR AT THE HORIZON CENTRE

The Director for Resources introduced the report, which sought approval to let a lease for the Annex Building on the Horizon Centre Site and to also lease spare capacity on the mezzanine floor within the main Horizon Centre.

Members were advised of the terms of both leases and were given assurances about security, access controls, noise mitigation, car parking, public transport, disabled access, electric vehicle points, time periods for usage of the site, the environmental impact and that the properties would be returned to their original condition when the lease periods came to an end.

The proposals in the report would provide an income stream that would help to close the Council's budget gap.

The Committee was also assured that the tenant on the mezzanine floor would be utilising their own facilities, rather than those of the Council.

Members noted that there was a requirement for the business leasing the Annex to apply for a change of use under Planning Regulations. The lease, once agreed, would be signed subject to Planning being granted.

RECOMMENDED TO CABINET

To approve the:

1. Lease of the Annex Building, on the Horizon Centre Site, to the third party described in paragraph 3.1 on the basis of the heads of terms outlined in paragraph 3.5 of this report.
2. Lease of part of the mezzanine floor within the Horizon Centre Building to the named organisation in paragraph 5.1 on the basis identified in section 5.
3. Delegation to the Director Resources in consultation with the Portfolio Holder for Transformation & Organisational Development and the Portfolio Holder for Finance and the relevant Portfolio Holders for South Norfolk Council to make amendments to the heads of terms for both the Annex Building lease and the first lease of part of the mezzanine floor.

4. Delegation to the Director Resources in consultation with the Portfolio Holder for Transformation & Organisational Development and the Portfolio Holder for Finance and the relevant Portfolio Holders for South Norfolk Council to agree future leases in relation to spare capacity on the mezzanine floor of the Horizon Centre Building which are based on the principles outlined in section 4.

(The meeting concluded at 7.02 pm)

Chairman