

CABINET MEMBERS REPORT TO COUNCIL

24 September 2025

COUNCILLOR L SHIRES - CABINET MEMBER FOR FINANCE, ESTATES & PROPERTY SERVICES

For the period July to September 2025

1 Progress on Portfolio Matters.

Vacant property:

- Cornish way letting – There is interest from existing tenant to relocate to a vacant unit, a further unit is has received offers following marketing, which officers are reviewing.
- The Cedars Barns requiring re development continue to be advertised, with no viable interest.
- North Lodge Park is to be utilised as a car park.
- Fakenham Connect first floor offices are being advertised, with some possible temporary letting interest.
- North Norfolk Visitor Centre – is now let agreed and the tenant, a dental practice is preparing to submit a planning application.
- Donkey Shelter – the first-floor chalets are now vacant. There have been some discussions with an existing tenant have taken place regarding a redevelopment of the whole building.

Leases:

- Lease negotiations for the RNLI and Rocket House Café at the Rocket House are agreed in principle subject to governance approvals. Repair of the building is progressing with the toilets now having been completed.
- Formalising the short-term agreement for car parking at Gold Park has been delayed.
- Fakenham industrial unit lease renewal was delayed due to legal resources but is recommencing again.
- Lease renewal to North Walsham Football Club in consultation with the funding body, is delayed due to a change in the clubs committee who are reviewing the future provision of a 3G pitch.
- Meeting with the Marrams Bowls Club during January 2025 and draft Heads of Terms at Marrams and Suffield Park bowls club have been issued with further negotiation required.
- Lease renewal negotiations for industrial unit at Catfield, Cornish Way with rental increases are progressing.

- Cromer Council office first floor lease short term lease has been delayed allowing for further negotiation.
- Lease negotiations to facilitate the FLASH project are nearing completion.
- Initial discussions with the Sheringham RNLI have taken place regarding renewal their exiting lease terms due to proposed investment in repairing the property.
- Cabbel Park, car parking lease renewal is to recommence which will include a reviewed rent.

Disposal:

- Enabling land at Sheringham. The purchaser has confirmed due to external factors they are not willing to proceed at the current time. Alternative options are being investigated.
- Disposal of Highfield Road car park, Fakenham to local housing association continues to progress.
- Mundesley - a disposal of amenity land to Parish Council continues to progress.
- A number of Parish and Town Councils have approached the Council regarding transfers of assets that may be impacted by Local Government Reorganisation. An initial paper highlighting the opportunity has been prepared.

Acquisition:

- Supporting Coastwise/Coastal Team in acquiring land and property at risk of coastal erosion. A further purchase at Happisburgh has recently completed and an additional property offer has been negotiated at Trimingham. Some initial discussions have taken place regarding a further asset expected to come to market shortly. Lease termination negotiation in progress.
- Supporting Housing with purchase of additional properties. 4 properties have been acquired with a further nearing completion. An offer has been made for a further 1 bed property.
- Supporting Leisure with valuation advice regarding the acquisition of an easement at Holt.

2 Forthcoming Activities and Developments.

Temporary Accommodation Steering Group – further support/advice regarding actions relating to policies and procedures.

3	Meetings attended