

Greater Norwich Growth Board

Date: 30 September 2021

Time: 14:00

Venue: Virtual - Zoom

Board Members:	Officers:
Norwich City Council:	
Cllr Alan Waters (chair)	Stephen Evans Graham Nelson
South Norfolk Council	
Cllr John Fuller (vice chair)	Trevor Holden Phil Courtier
Broadland District Council:	
Cllr Shaun Vincent	<i>Trevor Holden Phil Courtier</i>
Norfolk County Council:	
Cllr Andrew Proctor	Tom McCabe Vince Muspratt
New Anglia Local Enterprise Partnership:	
CJ Green	Chris Starkie

Jobs, homes and prosperity for local people

AGENDA

1. Apologies

To receive apologies.

2. Declarations of Interest

To receive declarations of interest.

3. Minutes (page 5)

To approve the accuracy of the minutes of the meeting held on 17 June 2021.

4. IIF Project Showcase – GP49: Earlham Millennium Green (presentation)

Matthew Davies, Project Officer, Norwich Fringe Project, Development and City Services, Norfolk County Council

5. Greater Norwich Growth – Planning School Infrastructure for the Future

(page 11)

Sebastian Gasse, Head of Education Participation, Infrastructure and Partnership Service, Norfolk County Council

6. City Deal Borrowing and the Establishment of the Strategic Investment Fund

(page 35)

Harvey Bullen, Director of Financial Management, Norfolk County Council

7. Date of Next Meeting

2 December 2021 at 14:00 (venue to be confirmed)

22 September 2021

FOR FURTHER INFORMATION PLEASE CONTACT:

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Please call Grace Burke, Greater Norwich Project Team Leader on 01603 222727 or email grace.burke@norfolk.gov.uk in advance of the meeting if you have any queries regarding access requirements.

Greater Norwich Growth Board

Item 3

Minutes

Date: Thursday, 17 June 2021

Time: 10:00 to 10:50

Venue: Virtual – MS Teams

Present:	
Board Members:	Officers:
Norwich City Council:	
Councillor Alan Waters (chair)	Graham Nelson
South Norfolk Council:	
Councillor John Fuller (vice chair)	Trevor Holden Phil Courtier
Broadland District Council:	
Councillor Shaun Vincent	<i>Trevor Holden Phil Courtier</i>
Norfolk County Council:	
Councillor Andrew Proctor	Vince Muspratt
In attendance:	
Grace Burke	Greater Norwich project team leader
Ruth Oyenyi	Greater Norwich senior project officer
Helen Mellors	Assistant director of planning, South Norfolk & Broadland District Council
Harvey Bullen	Assistant director of finance, Norfolk County Council

Jobs, homes and prosperity for local people



NORWICH
City Council



Norfolk County Council

NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk

Matt Tracey	Growth & infrastructure group manager, Norfolk County Council
Sebastian Gasse	Head of Education participation, Norfolk County Council

1. Handover

Councillor Proctor thanked the members of the board and officers who had supported him during his term of office as chair.

In handing over the chair to Councillor Waters and the vice chair to Councillor Fuller, Councillor Proctor alluded to the challenge ahead for the board in securing finance for the large projects that the board had in mind for the future.

RESOLVED to note the handover and confirm Councillor Waters as chair and Councillor Fuller as vice chair for the civic year 2021-22.

(Councillor Waters in the chair from this point.)

2. Apologies

Apologies were received from Stephen Evans, Norwich City Council. CJ Green and Chris Starkie, East Anglia Local Enterprise Partnership had been delayed in another meeting and had intended to join the meeting later.

3. Declarations of Interests

There were no declarations of interests.

4. Minutes

RESOLVED to agree the accuracy of the minutes, including the exempt minute, of the meeting held on 18 March 2021.

5. Greater Norwich Infrastructure Plan 2021

Phil Courtier, director of place, Broadland and South Norfolk District Councils, presented the report. The Greater Norwich Infrastructure Plan (GNIP) was agreed annually and was the long list that initiated projects for future allocation of funding for infrastructure, informed the 5 Year Infrastructure Plan and Growth Programme. The GNIP was undergoing a review to bring it into line with the emerging local plans and improve accessibility and would look different in future years.

Councillor Fuller suggested that there was nothing wrong with the report per se, but that it needed to be more public facing. Members of the public needed guidance on which projects had committed expenditure under the 5 Year Infrastructure Plan; what were potential projects which were prepared ready to commence and those that were aspirational projects. The total expenditure on infrastructure should also be

included in the narrative in this document and on public record. Phil Courtier confirmed the purpose of the GNIP as the starting point for projects and that the delivery plan was set out in the 5 Year Infrastructure Plan and Growth Programme. The GNIP also contained projects that were expected to be delivered under other programmes. Councillor Proctor and other board members endorsed the use of additional narrative summaries in the GNIP as proposed by Councillor Fuller.

The chair stated his intention to resurrect the presentations of infrastructure projects to the board which has been suspended due to the pandemic.

During discussion, the board noted two amendments to the GNIP list. Costessey Country Park had been omitted from the GNIP and should be added. It was also noted that the Strumpshaw community village hall had been delivered and was up and running.

In reply to a question from Councillor Proctor about flood alleviation, Phil Courtier explained that Community Infrastructure Levy Funding (CIL) could not be used to retrofit existing schemes or for mitigation. However, it could be used to provide infrastructure to bring forward projects where flooding issues were a barrier to growth and this could be considered as part of this year's review of the GNIP.

The board noted that the diagram on page 22 of the agenda papers, showing the Growth Programme Process and the local planning authorities, for completeness should include dotted lines to Norfolk County Council and the Broads Authority.

During discussion the board were satisfied that if the additional text summaries were added and the amendments to the draft document were made, as outlined above, it would not be necessary to bring the GNIP 2021-22 back to the board for further consideration.

RESOLVED to:

- (1) accept the draft GNIP 2021 as appended to the report, subject to:
 - (a) the inclusion of additional narrative text relating to status and expenditure on infrastructure projects;
 - (b) amending the list to include Costessey Country Park and that Strumpshaw community village hall has been completed;
 - (c) amending the Growth Programme Process diagram to include Norfolk County Council and the Broads Authority.
 - (d) note that the GNIP will be reviewed next year.
- (2) note that by accepting the GNIP this will initiate the opening of the 'call for projects' for the Infrastructure Investment Fund (IIF-strategic pooled CIL).

6. Greater Norwich Sports and Physical Activity Strategy

Graham Nelson, executive director of development and city services, Norwich City Council, presented the report which updated members on the progress since the detailed presentation at the last meeting by Simon Hamilton, Active Norfolk. Sport England now recognised the benefits of active lifestyles rather than just the taking part in sports. The purpose of the study was to take a broader approach to support the quality of life of residents. Match funding had been provided by Sport England. Working groups had been set up with all member councils represented. FMG Consultants had been recruited to lead the engagement process and details were set out in the timetable in the report. The appendices to the report contained the governance arrangements. The board would have an opportunity to review the draft strategy.

The chair welcomed the progress of the report and expressed gratitude to Norfolk County Council's procurement team.

During discussion, Trevor Holden, managing director to South Norfolk and Broadland District Councils, suggested that the Greater Norwich Sports and Physical Activity Strategy should be cross-referenced within the GNIP to provide joined-up information to promote healthy lifestyles. Graham Nelson said that it could be included in the review of the GNIP, alongside the emerging Greater Norwich Local Plan and the review of the growth programme. The significance of the Sport and Physical activity study was that it would refine the evidence base and inform the Greater Norwich investment programme.

RESOLVED to:

- (1) note the report;
- (2) include a cross- reference to the Greater Norwich Sports and Physical Activity Plan in the Greater Norwich Infrastructure Plan.

7. Greater Norwich City Deal Borrowing

Harvey Bullen, director of financial management, Norfolk County Council, presented the report and explained the recommendations.

During discussion, Councillor Fuller suggested that the report be amended to reflect the unique arrangement for the use of CIL for "housing and economic development" as agreed in the 2013 City Deal agreement and was not limited to the 6 themes as set out in paragraph 2 of the report. Councillor Waters referred to the action point made at the last meeting (exempt minute, 18 March 2021) to seek exemplification on this point from the Treasury.

Discussion ensued on the proposal to create a mechanism to provide a pot of money for loans which would be repaid and recycled for other projects but members

expressed concern that the use for infrastructure would be constrained to the uses permitted under CIL, as set out in paragraph 2 of the report. Councillor Fuller expressed concern that arbitrary decisions taken now would constrain decisions made by members or their successors in two to three years' time and not reflect the broader scope of the City Deal. He considered that once the money had been repaid the pot would no longer be bound by CIL regulations. Phil Courtier pointed out that there was no governance framework to support this pot of money and suggested additional wording to recommendation (3) to establish a governance framework to support the infrastructure required to support housing or employment development, therefore reflecting the wording in the City Deal agreement. Councillor Proctor suggested an amendment to recommendation (2) to add the word initial before borrowing.

Officers commented that option to invest in a pot to create a cyclical programme of funding that was not constrained by the CIL regulations should be checked with the Treasury to ensure that it was the correct interpretation and provide assurance. Members were advised that the detail of the process needed to be worked out and that the governance framework and processes (as discussed above) were covered in recommendation (3) and would be brought back to the next board meeting for approval. It was noted that the Long Stratton Bypass would be the first example of a project that could be funded under this borrowing model.

After further discussion on consultation with the Treasury on the interpretation of the City Deal agreement, the chair pointed out that it would not delay the process and would be a sensible approach to provide assurance on the investment model and methodology to recycle funding and had been an action agreed at the last meeting. Councillor Proctor said that the recommendations as presented in the report were fine and, to avoid unnecessary changes or tweaking to the scheme until clarification had been received, proposed an additional recommendation should be added to ensure that officers brought back a proposal to reuse or recycle funds to the next meeting.

RESOLVED to:

- (1) agree to the 'in principle' draw down of £20m City Deal borrowing to create a cyclical programme of funding to bring forward the delivery of major community infrastructure projects (as detailed in section 4 of the report);
- (2) agree that the Infrastructure Investment Fund (pooled Community Infrastructure Levy) should be used to repay the borrowing agreed in (1) and in accordance with legal guidance (as detailed in section 2 of the report);
- (3) instruct the Infrastructure Delivery Board to develop a model of borrowing to support Long Stratton Bypass, confirming the governance, legal and financial arrangements of the proposed loan and return to the Greater

Norwich Growth Board to seek agreement to proceed on 30 September 2021.

- (4) agree that a proposal for the cyclical programme of funding be brought back to the next meeting following clarification with the Treasury.

CHAIR

Greater Norwich Growth – Planning School Infrastructure for the future
Sebastian Gasse, Head of Education Participation, Norfolk County Council

Summary

The County Council has a statutory duty to ensure sufficient school places for children of statutory school age. There is a National expectation across Local Authorities that the cost of mitigation of the impact of additional children due to new housing should be provided by housing developers. NCC Children's Services have successfully secured £53.4M and collected just in excess of £43M through S106 agreements over the last 10 years which has allowed us to provide quality new build and expansions to Norfolk Schools suitable for 21st Century learning. With Greater Norwich introducing CIL in favour of S106 agreements, there is a challenge to the County Council that finance will not be sufficient to provide school accommodation as we have been able to do previously.

This paper provides the Greater Norwich Growth Board with an update on

- Planned growth in response to housing developments in the Greater Norwich Area
- The capital costs to provide proposed new schools
- A proposal to mitigate the risk of insufficient finance
- Current new school and school expansion projects in the Norfolk Schools Capital Programme (being refreshed in the Autumn term)

Recommendations

The Board is asked to:

- Note the ongoing need for additional school places in response to housing growth.
- Agree to consider the use of City Deal Borrowing to support the delivery of Greater Norwich capital education projects within their future decision making.
- Continue to support the shared responsibility with NCC to ensure the delivery of schools' infrastructure resulting from housing development in the Greater Norwich Area.

1. Delivery of the Capital Programme

The latest approved schools' capital programme is set out at Appendix A. This programme is refreshed annually and will be presented to Norfolk County Council Cabinet in Autumn 2021.

2. Local Growth and Investment Plan

The Schools Local Growth and Investment Plan (SLGIP) is published annually and reported to County Council Cabinet. The areas specific to the Greater Norwich Area are included in Appendix B. It provides a snapshot of NCC plans to secure sufficient school places. Fundamentally, it identifies two issues;

- 1) areas of growth where new schools/school expansion are likely to be required as a result of housing growth
- 2) areas of Norfolk where it is evident longer term, that the pattern of school capacity considerably exceeding place need.

**3. Planned new schools/large scale expansion projects and how they are to be funded in the Greater Norwich area
Including information on DfE Free School Waves**

There are a number of new schools and large scale expansion projects, in particular at primary phase, planned for the Greater Norwich area. The table below sets out these from the Greater Norwich area as presented to NCC Cabinet in August 2020 and the table will be refreshed this coming Autumn with potentially other projects added and construction dates updated. There are a number of additional schemes within the programme not listed in the other growth areas of the County.

Project	Anticipated year construction commencement	Funding sources
Costessey Ormiston Victory Academy (expansion)	2021	CIL £4m Basic Need £5M (fully funded)
Sprowston Community Academy (expansion)	2021	S106 £4.25M Basic Need £4M (fully funded)
New Blofield Primary (relocate and expansion)	2022	S106 £0.5M CIL £1M £6.5M currently unfunded
Cringleford Primary (new school)	2023	CIL £2M £6M currently unfunded
Poringland Primary (new school)	2023	£8M currently unfunded
North Norwich High School (new school)	2024	£26M currently unfunded

Progress has already been made against schemes, with Costessey and Sprowston Academy expansions on site already and construction underway.

The previous CIL income for schools' infrastructure has been allocated against individual schemes.

Schemes	Progress
Hethersett Academy £1M Hethersett VC Primary £1M	Complete Sept 2020 Complete Jan 2021
Brundall expansion £1M Blofield new 420 building £1M	Brundall completed 2020/21 Blofield – land transfer from Norfolk Homes/ Broadland DC underway
Ormiston Victory Academy £4M	On site and completion early Summer 2021
Cringleford £2M	Housing developer stopped work in Covid 19 lockdown. Land transfer imminent Planning application pending

As the table demonstrates, delivery has been very effective and in line with anticipated timescales, with the exception of where land availability is dependent on a third party/parties.

The DfE sporadically open time limited opportunities for Free Schools, known as 'waves'. This is an opportunity for an education provider (Academy Trusts rather than LAs) to bid to the DfE to run a Free School for which the DfE would provide the capital funding and deliver the building. There are often specific criteria that the potential new school would have to meet in order for a bid to be successful ie. a site must be available with direct access from the highway and ready to build. There are currently no Free School 'waves' open or forecast for the short term but this is subject to change.

4. Borrowing against CIL income

A considerable shortfall of funding remains for the future of the new schools' infrastructure within the GNGB area. In October 2020 NCC Cabinet agreed that all other funding sources would be explored before it would underwrite any shortfall via borrowing. The City Deal could provide some borrowing capacity for the GNGB area from the residual balance remaining prior to the 31 March 2026 deadline, with the lower interest rates offering best value for the public purse.

In November 2020, NCC's Cabinet approved a recommendation to support borrowing to deliver essential school places required as a result of housing growth across the County, with an expectation that other funding sources are sought wherever possible. Additional Basic Need allocation announced subsequently have reduced borrowing requirement for the current financial year, however within the approved three-year programme there is a shortfall of £46.5M for Greater Norwich. The largest of these schemes is the proposed new High School to support the North East Growth Triangle. The timescales for all these are largely dependent on the housing and land delivery so subject to change. A refreshed programme will be presented to NCC Cabinet this Autumn.

The existing arrangement is for an annual £2M CIL contribution to the schools' capital for named schemes. The delivery against the funding would be more effective if this were amended to a programme contribution with additional flexibility and could be reported back to the Board. This could be modified as part of the Board's consideration of the proposal for CIL Borrowing against the City Deal.

5. Progress of the SEND Capital programme

A separate SEND capital programme is underway to facilitate delivery of the SEND Transformation Programme for provision of new places with oversight by Children's Services Capital Priorities Group and Executive Director of Children's Services. The capital programme has been designed to addressing the statutory requirement for school places to meet population needs for pupils with SEND.

An element of the Programme is to reduce the travel distance for pupils and meet their needs closer to home. The growth in pupils with SEND reflects the growth of the wider population, focused on urban areas including Greater Norwich.

6. Recommendations

The Board is asked to:

- Note the ongoing need for additional school places in response to housing growth
- Agree to consider the use of City Deal Borrowing to support the delivery of Greater Norwich capital education projects within their future decision making

- Continue to accept the shared responsibility with NCC to ensure the delivery of schools' infrastructure resulting from housing development in the Greater Norwich Area.

7. Risks to the Capital Programme

There is a long-term risk to the Council's ability to deliver its statutory responsibility without sufficient investment in maintaining and expanding its assets. The schools' mainstream capital programme is aligned to the Schools' Local Growth and Investment Plan.

The programme requires regular monitoring, management and budgetary control to deliver schemes on time and within budgets. This is addressed through the bi-monthly meetings of the Children's Services Capital Priorities Group, the oversight of the Executive Director of Children's Services and via the Cabinet Member's regular report.

The programme is set out on best estimate of costs and through good procurement practice, the Council will continue where possible to manage down the capital expenditure and minimise need for borrowing. Current industry inflation is higher than in previous years so careful monitoring and reporting is more even more essential.

There is a risk that external grants and payments from third parties will not be received for reasons outside the Council's control. The programme will be adjusted to reflect these circumstances and reduced available funding.

Equality

This programme has been assessed to ensure that it has no adverse impact on young people including those with disabilities, gender reassignment, marriage/civil partnerships, pregnancy/maternity, race, religious belief, sex or sexual orientation where appropriate, as it aims to secure a good place of education for every child. In particular it seeks to ensure that every school has sufficient capacity for strong leadership and governance to safeguard a good education for all.

Environmental implications

Currently schools' capital projects meet sustainability requirements with 10% sustainable energy. Local Authorities have targets for decarbonisation for 2030. Achieving this ambitious target will require increased capital investment for each school project, to enhance the existing specifications. NCC Cabinet will monitor financial implications for the schools' capital programme.

Appendix A-schools capital programme

Appendix B- Schools Local Growth and Investment Plan, Greater Norwich area only

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

Name	Telephone Number	Email address
Isabel Horner	01603 222256	isabel.horner@norfolk.gov.uk
Jane Blackwell	01603 222287	jane.blackwell@norfolk.gov.uk

Mainstream schools' capital programme

Existing residual programme 2017-2020

Project	Priority area	2020/21	2021/22	2022/23+	Funding source	Completion	Additional Information
		£m	£m	£m			
Aylsham St Michael Primary	A3	0.34	0.410	-	S106 - grant to Diocese	Autumn 2021	Conversion to primary
Brundall Primary	A4	0.82	-	-	CIL and Condition	Autumn 2020	Improvements to existing capacity for 1.5FE
Gayton VC Primary	A3	2.18	3.416	-	Basic Need and Condition	Autumn 2021	Relocation and expansion of school to 1FE
Hethersett CE VC Primary	A1/A3	2.86	0.608	-	Basic Need, Condition and CIL	Autumn 2021	Expansion of existing school
Tunstead Primary	C1	-	0.300	-	Condition	Autumn 2020	Mobile replacement
Wymondham High Academy	A1	2.875	-	-	S106 and Basic Need	Autumn 2020	Expansion of existing school

Mainstream programme 2020-2023+

Project	Priority area	2020/21	2021/22	2022/23+	Funding Source to date	Completion	Additional Information
		£m	£m	£m			
Attleborough High Academy	A2	0.020	-	-	Basic Need	TBC	Refresh of masterplan
Costessey Ormiston Victory Academy	A1	0.500	9.100	-	Basic Need and CIL	TBC	Expansion of existing school
Hethersett High Academy	A2	0.050	-	-	Basic Need	TBC	Refresh of masterplan and consideration of next steps
Sprowston High Academy	A1	0.500	-	-	S106 and Basic Need	TBC	Expansion of existing school
Blofield Primary	A1/A3	0.500	0.800	-	CIL and S106	TBC	Relocation and expansion to 2FE

Holt Primary	A1/A3	0.500	-	7.500	S106, Basic Need and Condition	TBC	Relocation and expansion to 2FE
Cringleford Primary	A1	0.500	2.000	-	CIL	TBC	New 2FE Primary school
Poringland Primary (new school)	A1	0.050	-	-	Basic Need	TBC	New 2FE Primary school
North Norwich High School	A1	0.050	-	-	Basic Need	TBC	New High School
Thetford Primary	A1	0.500	-	-	Basic Need	TBC	New 2FE Primary school

Condition improvements to mainstream schools

Project	Priority area	2020/21	2021/22	2022/23+	Funding source to date	Completion	Additional information
Loddon Junior	C1	0.050	-	-	S106	Autumn 2021	Mobile replacement
Condition surveys	C2	0.102	0.102	0.102	Condition	ongoing	Surveys for all NCC Responsible body schools
Fire Risk Assessments	C3	0.094	-	-	Condition	ongoing	Fire Risk Assessments for NCC RB Schools

SEND Capital Programme

Existing programme

Project	Priority area	2020/21	2021/22	2022/23+	Funding Source	Completion	Additional Information
		£m	£m	£m			
Gt Yarmouth SEMH School	B1	6.294	7.035	-	NCC Borrowing	Summer 2021	New SEMH School
Fakenham ASD School	B1	11.500	-	-	NCC Borrowing	Winter 2021	New ASD School
Fred Nicholson Special School	B1	0.050	-	-	NCC Borrowing	TBC	Expansion and relocation of existing school - medium term
Easton Cognition and Learning School	B1	2.270	-	-	NCC Borrowing and Dfe Free School capital	Winter 2021	New Complex Needs School
Fen Rivers Academy	B1	0.500	1.500	1.500	Basic Need and DFE SEN Grant	Autumn 2021	Secondary phase opening (reuse of St Edmund's Primary building)

John Grant Complex Needs School	B1	1.000	1.800	-	NCC Borrowing	Winter 2021	Expansion of existing school
Parkside Special School 6th form	B1	0.050	-	-	NCC Borrowing - grant to school	Autumn 2020	Relocation of 6th form

Specialist Resource Bases

Arden Grove Infant	B1	0.050	1.200	-	NCC Borrowing	Summer 2021	New 8 place SEMH SRB
Caister Infant and Junior	B1	0.050	1.200	-	NCC Borrowing	Summer 2021	New 16 place SEMH SRB
Drake Primary	B1	0.100	-	-	NCC Borrowing	Summer 2021	Expansion of existing SEMH SRB from 8 to 16 places
Greyfriars Primary, King's Lynn	B1	0.050	1.700	-	NCC Borrowing	Summer 2021	New 16 place ASD SRB
Hillcrest Primary, Downham Mkt	B1	0.050	1.190	-	NCC Borrowing	Summer 2021	New 16 Learning & Cognition SRB
Mundesley Infant and Junior	B1	0.050	1.210	-	NCC Borrowing	Summer 2021	Expansion of existing SEMH SRB from 10 to 16 places
Neatherd High	B1	0.650	0.600	-	NCC Borrowing	Summer 2021	Expansion of existing SRB to 20 places
Wensum Junior	B1	0.050	0.600	-	NCC Borrowing	Summer 2021	New 8 place SEMH SRB
West Norfolk Secondary SRB	B1	0.050	-	-	NCC Borrowing	TBC	New 16 place SEMH SRB

Condition improvements to Special Schools

Fred Nicholson School	B1	0.638	-	-	NCC Borrowing	Winter 2020	Urgent replacement modular building and fire safety works
Harford Manor	B1	0.050	0.299	-	NCC Borrowing	Autumn 2020	Replacement modular
Sidestrand Hall	B1	0.050	-	-	NCC Borrowing	Autumn 2020	Replacement modular
The Clare School	B1	£0.35	-	-	NCC Borrowing	Autumn 2020	Replacement modular

NORTH NORWICH GROWTH TRIANGLE (Broadland District)

Sprowston/Old Catton/Rackheath **12,000+** new dwellings



Location of proposed new high school site

CURRENT LOCAL PROVISION – capacity and organisation

This proposed housing growth area extends from Old Catton in the west to Rackheath in the east and extends both sides of the Broadland Northway. Existing school provision is extensive and comprises of three secondary schools: Sprowston Community Academy, Thorpe St Andrew School, Broadland High Ormiston Academy and their feeder primary phase schools. Existing primary phase provision remains a mix of infant/junior in Old Catton and Sprowston and all through primary in Rackheath and Thorpe. There is a mix of Academy Trusts, Federations and Community Schools.

The new White House Farm Primary Academy opened in September 2019 and now has 2-year groups in its new building. This new school is growing as the housing development it sits within continues to grow. Some primary phase schools in the Sprowston area have seen a decline in pupil numbers due to lower catchment numbers since recording full classes for 2017 reception intake. Managing school places with the opening of a new school at the same time an area having a slight drop in pupil numbers is always a challenge. With housing on-site all around this area, pupil numbers will rise but until we see this increase, support is needed for schools that are not achieving full classes.

LATEST ASSESSMENT OF GROWTH

The Beeston Park outline planning for 3,500 homes is being promoted by TOWN on behalf of U+I plc. This development will eventually deliver land for up to 2 new primary phase schools within this area. Parcel A for this development of up to 500 homes which is situated to the north of Old Catton is currently being marketed.

The White House Farm development has had a further parcel of land put forward by the developer for an additional circa 1200 new homes and NCC Children's Services have been discussing the possibility of securing land for a new secondary school within this allocation. We are hoping there will shortly be some certainty on this proposal.

The large allocation in Rackheath for 3,000-4,000 dwellings has again stalled, with two national house builders showing an interest in the past, things have gone quiet. Broadland are working hard to progress this site. In the meantime, several smaller developments to the south west of Rackheath potentially totalling around 800 dwellings are taking shape and will impact on local school provision. The large development south of Salhouse Road for circa. 1,200 dwellings is on site. Children's Services have secured a 2ha site for a new primary phase school within this development. Local schools are showing spare capacity at the moment but with the largescale development in this area, potentially a new school will be required. Further analysis on pupil pressures and expected new places needs be done before a decision will be made on this school.

Development continues to progress well at the White House Farm and Home Farm sites in Sprowston. An application for an additional 500+ new homes as an extension to this development has recently been approved. In addition to this, Persimmon are promoting another development for up to a further 1200 dwellings.

CURRENT PRESSURES ON PUPIL NUMBERS

Pressure for places at reception in the Old Catton/Sprowston area peaked in 2016 and we have seen a slight decline in numbers for the 2019 and 2020 admission round. This has been a challenge for some schools along with the opening of White House Farm Primary as there are now several spare places across the area. Housing in a large scale continues across this area as mentioned above so spare places in local schools are needed and will be taken up over the next few years. The large allocation in Rackheath is planned to deliver 2 new primary phase schools but smaller growth coming forward first over several schemes will put pressure on Rackheath Primary which is already full, with no capacity for expansion. It is anticipated children generated from the Rackheath early housing will secure a school place in the Sprowston area.

Secondary place pressures are evident particularly for 2020 Year 7 intake and Children's Services are working on an expansion of Sprowston Community Academy until the new school is built which will be some time in the future.

IMPACT OF HOUSING GROWTH

Housing in a large scale continues across this area as mentioned above so spare places in local schools are needed and will be taken up over the next few years. The large allocation in Rackheath is planned to deliver 2 new primary phase schools but smaller growth coming forward first over several schemes will put pressure on Rackheath Primary which is already full, with no capacity for expansion. It is anticipated children generated from the Rackheath early housing will secure a school place in the Sprowston area.

SHORT TERM RESPONSE

Expansion of Sprowston Community Academy to 11FE.

Continue to receive updates from Broadland District Council on housing progress.

Continue to support local primary phase schools who are currently experiencing a decline in pupil numbers.

Continue to progress and secure a site for a new high school within the extension of the White House Farm development.

MEDIUM/LONGER TERM RESPONSE

The outline planning permission for Beeston Park includes 2 x 2ha sites for new primary phase provision. Further land has been secured for new schools on Salhouse Road, North of Smee Lane in Thorpe (East of Broadland Business Park) and a planned expansion to double the size of Little Plumstead Primary School. The major growth in Rackheath also safeguards 2 new primary school sites. Children's Services will monitor closely the need for these new schools to ensure they are provided at the right time and taking account of the impact on other schools in the area.

NCC has made a commitment for a new Secondary phase school in the Sprowston area. The only option for land currently on the table is within the Rackheath large scale growth area and Children's Services have given written confirmation that currently this land is still required. However, a preferred site would be in the Sprowston area and Children's Services are working with Persimmon and the Greater Norwich Local Plan team to ensure land is secured within the proposed allocation of 1200 homes at White House Farm. The funding for these new schools remains a challenge. NCC is exploring all funding, including the centrally funded Free School Programme.

Capital response					
NORTH NORWICH GROWTH	School	Scheme	Stage	Cost/estimate	
	Sprowston Community Academy	To 11FE	Design	£7.5m (S106 from WHF for £3M)	2022
Future programmes	Lt Plumstead VAP	To 2FE	Planning approval	£3.5-£4m	2022+
	Beeston Park primary 1	2FE	Site identified	£8m (unfunded)	2023+
	Beeston Park primary 2	2FE	Site identified	£8m (unfunded)	2024+
	Rackheath 1	2FE	Site identified	£8m (unfunded)	2025+
	Rackheath 2	2FE	Site identified	£8m (unfunded)	2027+
	South of Salhouse Rd new primary	2FE	Site identified, discussions on infrastructure and layout ongoing with developer	£8m (unfunded)	2022+
	East of Broadland Business Park	2FE	Initial site layout options	£8m (unfunded)	2023+
	New high school/all through	tbc	New site search options	£26m (unfunded)	2024+

WYMONDHAM (South Norfolk District)

Up to 1800 new homes in various locations across the Town with planning permission still to be built.

CURRENT LOCAL PROVISION – capacity and organisation

Wymondham has 3 primary phase schools, Browick Road, Ashleigh and Robert Kett providing 6 forms of entry between them. Pressure for reception admission round places have been evident but manageable over the past few years.

The new primary phase prep school at Wymondham College now has planning permission and the project is on site. The school took its first intake of 60 reception age children in September 2020 using existing buildings on the campus to accommodate the children until the new building is completed.

Wymondham High Academy has over admitted for year 7 for the past 2 years and the ongoing projects on this school site have provided sufficient places to enable the school to do this. The most recent project is due to complete at the end of 2020 and will provide infrastructure including expanded dining, hall, library, and main entrance facilities.

Although Wymondham College geographically sits a few miles outside of Wymondham and close to Attleborough, Wymondham families regularly take up school places there so the influence of this school must always be considered when planning for future growth in the Town.

LATEST ASSESSMENT OF GROWTH

Housing continues at a considerable rate in Wymondham. Some larger sites are nearing completion with others now commencing. One part of the large development in Silfield has a site allocated for a new primary phase school. The land for a further 500 homes had not been sold so access and services to the school site was challenging. There is an indication now that a developer is on board and discussions are commencing for the timing of this new school.

The Greater Norwich Local Plan has allocated 1000 new homes for Wymondham as a contingency but not a preferred area. Three different land promoters are putting forward sites each for around 1000 dwellings.

KEY PRESSURES ON PUPIL NUMBERS

Pressure for primary places in Wymondham continues although as expected there are a few spare places for September 2020 admissions. The new prep school as expected took pressure off places in Wymondham schools. The timing of the opening of the new school in Silfield is important so it doesn't impact negatively on existing provision. We will monitor closely housing build rates, forecasts and admissions to ensure a suitable opening date.

There is a joint plan between NCC and Wymondham High Academy for further expansion of the buildings to accommodate additional children from new housing. With the housing numbers above what was expected, we will continue to monitor the situation and a new standalone 6th form is being considered in line with the possible contingency of 1000 homes. Wymondham College must also be considered when planning secondary places in Wymondham.

IMPACT OF HOUSING GROWTH

The opening of the prep school should take off the pressure for reception places in the town, but pressure will continue for in-year admissions in other year groups from new families moving into the area. Children's Services admissions and place planning team

will monitor this situation closely and take action if we feel providing suitable places is not manageable.

SHORT TERM RESPONSE

Continue to monitor housing growth and anticipated reception intake for September 2021. Forecasts do indicate that in the short-term admissions will be manageable. Refreshing the masterplan for Wymondham High Academy with a view to a final phase of building works for classroom expansion.

MEDIUM/LONGER TERM RESPONSE

Opening of the new school in Silfield when numbers are sufficient. Agree options or creative solutions for increased capacity at secondary and 6th form in Wymondham if necessary.

Capital response					
WYMONDHAM	School	Scheme	Stage	Cost/estimate	Date if known
Current programme					
	Wymondham High Academy		On site for completion end 2020	IRO £4.9m	

Future programmes	Silfield new primary school	2FE	Design stage but on hold.	IRO £8m	2023
	Wymondham High Academy	Further phases	Masterplan refresh and consideration for final phase	tbc	2023
	Wymondham College	Options for growth	Discussions ongoing with Sapientia Trust	-	

CRINGLEFORD (South Norfolk District)

1300 new homes on two adjacent sites

CURRENT LOCAL PROVISION – capacity and organisation

One 420 place Voluntary Aided primary school currently serves Cringleford village. The nearest schools to Cringleford are Eaton Primary School and Hethersett Primary Schools. The secondary feeder catchment school is Hethersett Academy but with the location of Cringleford close to the City, several options are available to Cringleford children if places are available.

LATEST ASSESSMENT OF GROWTH

Both housing developments have commenced on site and new highways infrastructure is completed. Housing in this area appears to be popular with families and homes are selling quickly.

KEY PRESSURES ON PUPIL NUMBERS

In the 2019 reception admissions round the local primary school was over-subscribed. In 2020 however the school felt they were unable to accept more children than their PAN of 60, so several Cringleford families were offered a place elsewhere. Pupil forecasts do indicate that the last two intake years have been bulge years and numbers are likely to lower slightly until housing impacts further.

IMPACT OF HOUSING GROWTH

A new primary phase school is planned for Cringleford and a 2ha site secured within new housing to the north west of the village. Children's Services are keen to bring forward the new school as soon as possible, but the site transfer is linked to housing completions which is causing some challenges. Discussions with South Norfolk are ongoing to see if there is a possibility of securing additional land for potentially increasing the new school to a 3FE.

Additional land has been secured for Hethersett Academy under the planning application for the strategic growth in Hethersett. Expansion of the Academy is on-site and will expand gradually with the demand for more places.

SHORT TERM RESPONSE

Continue to manage the reception intake using other local schools if necessary, to provide places. Work with the housing developer to identify ways to bring forward the school site earlier.

MEDIUM/LONGER TERM RESPONSE

Commission a new primary school for Cringleford. As this is a CIL area, no funds have been secured specifically for this new school so a DfE Free School proposal would be welcomed.

Capital response					
CRINGLEFORD	School	Scheme	Stage	Cost/estimate	Date if known
Future programmes	New primary	2 or 3 FE	Site secured under S106	£8m/11m (£1M CIL funding)	2023/24

HETHERSETT (South Norfolk District)

1200+ home strategic development

CURRENT LOCAL PROVISION – capacity and organisation

Hethersett Woodside Primary School moved to its new building in September 2020 and Hethersett CE VC Primary School completing December 2020 completing the primary phase projects in the village to form potentially 4 forms of entry (120 places per year group) for the future. The expansion project at Hethersett Academy in its first phase was completed for September 2020. Places for each admissions round are being carefully monitored and forecasts indicate that additional places will be needed for 2022. This is a popular school and was oversubscribed for September 2020.

LATEST ASSESSMENT OF GROWTH

The large housing development to the north of the village is progressing quickly and we understand the developer is increasing the density of housing by an additional 300 homes. Children's Services are working with South Norfolk District Council to possibly secure additional land for the new primary school to enable a 3FE school in the future if required. It is unlikely that Hethersett will receive more large-scale housing in the Greater Norwich Local Plan.

KEY PRESSURES ON PUPIL NUMBERS

Now there is a potential operating admission number of 120 across the two schools there are plenty of spare places for new families moving into the village. This does come with some challenges for schools to manage their admissions as places fill up. Secondary intake numbers must be managed to ensure local children and children from the traditional feeder schools such as Mulbarton secure a place.

IMPACT OF HOUSING GROWTH

Although the density of the 1200 new homes in Hethersett is likely to be increased allowing for an additional 300 more homes, the Greater Norwich Local Plan is unlikely to allocate any further housing for this village.

SHORT TERM RESPONSE

Continue to manage admission both at primary and secondary level. Hethersett High Academy masterplan refresh with a view to a second phase of expansion.

MEDIUM/LONGER TERM RESPONSE

Continue to monitor growth in both Hethersett and Cringleford as Cringleford is a feeder school for Hethersett Academy. Work with Hethersett Academy to ensure sufficient places for both local children and those living in the school feeder catchments.

Capital response					
HETHERSETT	School	Scheme	Stage	Cost/estimate	Date if known
	Hethersett Academy	Staged expansion	Refresh of masterplan with a view to a second phase of development	TBC	2023

LONG STRATTON (South Norfolk)

1800 - 2400 new homes

CURRENT LOCAL PROVISION – capacity and organisation

Long Stratton primary school provision is provided by Manor Field Infant School and St Mary's Junior School (academy). Discussions took place several years ago regarding moving to all-through Primary provision in the town so this option will need to be reconsidered in light of the education landscape nearer the time of housing commencement. Secondary provision is provided by Long Stratton High School.

LATEST ASSESSMENT OF GROWTH

A bypass for Long Stratton has been a long-term desire and the news that the majority of funding for this scheme has been secured by a Department of Transport grant is most welcome. The project is fully funded and an indicative start on site date has been stated as summer 2023 with an 18-month build. The bypass will allow the house building to commence. Although an application for 1800 homes was submitted to South Norfolk District Council a few years ago, revisions are being made and the pace is accelerating with a desire by all stakeholders to move this long-standing allocation forward. With further land allocated for development, the scale of new housing could extend to 2400 new homes. A site for a new primary phase school building has been secured within this new development with connectivity to the existing town.

KEY PRESSURES ON PUPIL NUMBERS

Although numbers of children who live within the catchment of the two Long Stratton schools match well with the PAN of the schools, historically, some families choose smaller village schools surrounding Long Stratton resulting with lower year group numbers. Unless this pattern changes, there are spare places at all local schools.

IMPACT OF HOUSING GROWTH

As mentioned above, a site for a new school building has been secured and both schools have been asked to discuss how this is likely to impact on them. Further discussions will follow once more certainty on the timing of the housing is more evident. NCC Children's Services have calculated that up to 400 new homes can be built before pressure for places is likely so appropriate wording for the transfer of a new school site will be agreed with the housing developer.

SHORT TERM RESPONSE

Continue to be involved in stakeholder groups to ensure education is covered in all aspects of this development and bypass.

MEDIUM/LONGER TERM RESPONSE

Opening of a new primary phase school in Long Stratton with the potential to move to all-through primary provision in the village.

Capital response					
LONG STRATTON	School	Scheme	Stage	Cost/estimate	Date if known
Future programmes	New primary phase	2FE	Site location agreed.	IRO £8m	2024+

	school building.				
	High school	Expansion of Long Stratton High to be considered longer term.	-	-	

BLOFIELD/BRUNDALL (up to 500 new homes)

CURRENT LOCAL PROVISION – capacity and organisation

This local area has its primary school places provided by mainly two schools – Blofield Primary (210 place) and Brundall School (315 place). There are some surrounding schools that impact on primary school provision due to parental preference namely Hemblington and Lingwood but in general, children who live in Brundall and Blofield do take up a place at their local schools. A scheme is currently on site to secure improvements to Brundall Primary School to allow them to take their full 315 places.

LATEST ASSESSMENT OF GROWTH

Housing continues in this area, but reception admissions are being managed well. Both Blofield and Brundall schools continue to be over-subscribed but places are found elsewhere. We are yet to see large increases in pupil numbers, but this is not unusual, and it often takes time to see the impact of new housing on school places. There are 500 more homes with planning permission in the area, we therefore assess that more places will be required.

KEY PRESSURES ON PUPIL NUMBERS

Schools across this area are full but pupil numbers appear to be stable and the impact of housing is not yet evident. However, with around 500+ new homes currently in the planning system in this area it is highly likely that numbers will rise in the future.

IMPACT OF HOUSING GROWTH

This is a popular area for families and at some time in the future more primary school places will be required. It is likely that an additional form of entry (30 places in each year group) will be sufficient for the medium term.

SHORT TERM RESPONSE

Over the past 4 years Children's Services have been in discussion with the school, Parish Council and District Council to consider how more school places can be provided for this area. The decision to move the existing school in Blofield to a new building with double the capacity is still considered the best option. A preferred site (land north of Wyngates in Blofield), some of which is already in the ownership of NCC is being progressed. A larger project including a new school building and also facilitating expansion to the GP surgery has been in discussion for a while.

MEDIUM/LONGER TERM RESPONSE

Open a new 420 place primary school building in Blofield and relocate and expand the existing school into this new building.

Capital response					
BLOFIELD	School	Scheme	Stage	Cost/estimate	Date if known
	New primary school building	2 form entry primary school	Site acquisition	£8M (£1M CIL funding)	2023
BRUNDALL	Brundall Primary School	Improvements to classroom capacity	Construction	£1M (CIL funding)	2020

PORINGLAND

CURRENT LOCAL PROVISION – capacity and organisation

The village of Poringland is served by one larger primary phase school of 420 places – Poringland Primary School. There are other smaller schools surrounding the village of Poringland namely, Stoke Holy Cross, Brooke, Trowse, Alington and Rocklands all of which provide primary education for children in the area. Framingham Earl High School provides secondary education for this area.

LATEST ASSESSMENT OF GROWTH

Housing in Poringland continues and numbers in the region of 250 homes are still to be built out.

KEY PRESSURES ON PUPIL NUMBERS

The 2020 admissions round for reception places was expected to be challenging as it was for 2019. However, the admissions process was made easier by some Poringland parents choosing other schools locally. Although Poringland Primary school is full, as is Trowse and Alington there are a few spare places in both Stoke Holy Cross and Brooke Primary Schools. We are expecting pressure for reception places to continue and further housing will increase the likely impact. The high school continues to fill its admission limit each year, but the evidence shows children from out of area do choose this popular school.

IMPACT OF HOUSING GROWTH

The large-scale housing in Poringland is now impacting on school places with a sustainable increase in pupil numbers being seen both for the past 2 years and into the future.

SHORT TERM RESPONSE

Continue to monitor the next year's admission round and using other local schools if possible, to ensure all children are placed in school. Continue with site search for a new primary phase school.

MEDIUM/LONGER TERM RESPONSE

All data and forecasts give the indication that a new primary phase school is needed for Poringland and a search for a site is ongoing. This is not without its challenges and all stakeholders are engaged with bringing this forward. Monitoring of secondary school admission numbers as children move through the primary sector and the impact of housing is evident.

Capital response					
PORINGLAND	School	Scheme	Stage	Cost/estimate	Date if known
	New primary school	Initially 1FE with the scope to increase to 2FE	Site search	£8M	2022/23
	Possible expansion of Framingham Earl High School	Not decided	-	-	Unknown as yet.

HELLESDON (Broadland)

Allocation for up to 1500 new homes

CURRENT LOCAL PROVISION – capacity and organisation

Hellesdon has infant/junior schools situated across the area and a large and popular High School. The infant schools (Arden Grove, Heather Avenue and Kinsale) have 180 places per year group between them, which is more than adequate for their catchment. These 3 infant schools feed into two junior schools – Firside Junior and Kinsale Junior. These schools have 150 places between them for each year group which, if full numbers were coming through from the infant schools would not be sufficient. The 2020 reception intake was a bulge year compared to 2019 with only 10 spare places across reception age. Pupil forecasts indicate that for the next 2 years reception numbers will decline, and the 3 infant schools will rely more than ever for children from outside of their catchment (Mile Cross/North Norwich) to fill their PANs. The High School is at capacity and oversubscribed every year however there are adequate places for local children.

LATEST ASSESSMENT OF GROWTH

The first phase of this housing growth to the eastern side of the Golf club for 108 dwellings is now on site and to date, 70 dwellings have been completed. A reserved matters application for phases 2 and 3 and for the phases on the other side of the carriageway have not yet been received so it is likely to be at least 2-3 years before we can consider securing the school site from Persimmon.

KEY PRESSURES ON PUPIL NUMBERS

As mentioned above, the 2 junior schools do not have places to match their feeder infant schools and are at capacity currently. It is possible some interim places may have to be provided at junior age level prior to a new school being built. With pupil forecasts indicating a decline in numbers, children generated from the new homes are able to secure a place within the existing provision in Hellesdon until a new school is built.

IMPACT OF HOUSING GROWTH

This scale of housing will eventually impact on places in local schools and a new primary school for Hellesdon is proposed within the new development. NCC Children's Services will closely monitor pupil numbers prior to a new school being built to ensure sufficient but a suitable number of available places for the local area and that a new school does not impact negatively on existing provision.

SHORT TERM RESPONSE

Continue to monitor pupil numbers during the annual admissions round particularly at Junior school level.

MEDIUM/LONGER TERM RESPONSE

A new primary school including consideration of all-through primary school provision in Hellesdon. Consider the capacity at the secondary school to ensure adequate places for local children.

Capital response					
HELLESDON	School	Scheme	Stage	Cost/estimate	Date if known

Future programmes	New primary school	2FE	-	IRO £8m	2023+
	High school	Expansion of Hellesdon High to be considered if necessary.	-	-	

EAST NORWICH (Norwich City)

Allocation for up to 4000 new homes

CURRENT LOCAL PROVISION – capacity and organisation

There are several primary phase schools located close to this area: Lakenham Primary School and Trowse Primary School being the closer. Secondary education is provided by the Norwich Hewett School, CNS and Notre Dame.

LATEST ASSESSMENT OF GROWTH

The East Norwich Partnership was formed this year, which is vital to the success of this regeneration area. This group will steer preparation of a masterplan to create a new city quarter with the potential to deliver 4000 new homes and 6000 new jobs. Land totals around 50ha and includes the Deal Ground, Land at Trowse, the Utilities site and Carrow Works.

KEY PRESSURES ON PUPIL NUMBERS

Housing growth of this size will clearly impact on local school provision but to what extent will depend greatly on the type and size of homes proposed.

IMPACT OF HOUSING GROWTH

This is very early days in this development, but Children's Services have been informally consulted on what school provision would be required. With an urban area such as this some creative thinking on school design will be needed.

SHORT TERM RESPONSE

Continue to respond to consultations from Norwich City Council. Look at options for urban designed schools.

MEDIUM/LONGER TERM RESPONSE

New school provision if required.

Growth areas with implications for existing schools

AREA AND NUMBER OF HOUSES	CURRENT ACTIONS	SIGNIFICANT INFRASTRUCTURE GROWTH REQUIREMENTS
AYLSHAM – Greater Norwich Local Plan up to 300 dwellings	The three primary phase schools that serve the Town of Aylsham have 80 places between them for each year group. Pupil forecasts indicated this number is sufficient for the next 3 years, both schools are expected to be at capacity and capital support for minor adjustments is being given to schools to manage this.	A preferred site for up to 300 homes is proposed in the Greater Norwich Local Plan which will include a site for a new 2FE primary phase school building. It is likely that if housing commences St Michael's Primary might be moved to new premises allowing it to grow to 2 FE. This would give the potential for 120 places per year group for the Town.
Taverham/Drayton – Greater Norwich Local Plan preferred site for 1200 dwellings	NCC Children's Services have been approached by a land promoter for this site which includes free land for a new 2FE Primary phase school building. A meeting was held recently with primary and secondary school representatives from both Taverham and Drayton so they understand the process involved once this site is a confirmed allocation.	It is likely that additional primary school places will be required should this site be approved as an allocation. How these additional places will be provided will go through an options appraisal process nearer the time.
EASTON (900 new homes)	Outline planning permission for this large-scale development was secured in November 2016 and a reserved matters application for the first phase of 292 homes was submitted to South Norfolk District Council in June 2020. NCC Children's Services have agreed the location of the land for the primary school expansion and have informed the school of progress. Secondary school provision for Easton catchment is traditionally Ormiston Victory Academy and a project for considerable expansion of this school to accommodate children from this and other developments in the area is being planned.	Expansion of St Peter's at Easton to potentially a 1.5FE or 2FE school when the place planning need is evident. Expansion of Ormiston Victory Academy to up to 10FE in Costessey in preparation for additional intake years to complete for September 2021.

City Deal Borrowing and the Establishment of the Strategic Investment Fund

Harvey Bullen, Director of Financial Management, Norfolk County Council

Summary

On 17th June 2021 the GNGB agreed, in principle to drawdown £20m City Deal borrowing in order to create a cyclable programme of funding to bring forward the delivery of major community infrastructure projects. This report proposes draft Terms of Reference and confirms the governance, legal and administrative arrangements that would be required to support such a fund, with a recommendation for the draft terms of reference to be agreed and for the model to be further developed and established.

Recommendations

- (i) The GNGB are recommended to agree the draft Terms of Reference for both the initial City Deal borrowing and the Strategic Investment Fund (SIF). As detailed below in 3. and attached in appendix A and B.
- (ii) The GNGB are to instruct the Infrastructure Delivery Board (IDB) to design and agree the processes that are required to support the delivery of strategic infrastructure projects through both the initial City Deal borrowing and the SIF.
- (iii) The GNGB are to recommend the establishment of the SIF to each District Authority's Cabinet and Full Council; Seeking agreement to draw down the initial £20m through the City Deal and for the interest and loan repayments to be made from the Infrastructure Investment Fund (IIF – pooled CIL).
- (iv) The GNGB to seek delegated authority from each District Authority's Cabinet and Full Council to oversee the allocation of the £20m City Deal borrowing and SIF on a scheme by scheme basis. This will be done in accordance with the fund's Terms of Reference, the GNGBs Joint Working Agreement and under the direction of Norfolk County Council as the GNGBs Accountable Body.

1. Introduction

1.1 As part of the Greater Norwich City Deal agreement¹ signed with MHCLG in 2013, the GNGB were afforded the opportunity to access lower-cost loan funding from the Public Works Loans Board (PWLB)

1.2 The total £80m borrowing was allocated in this way:

£60m for strategic infrastructure investment:

- £40m for the Broadland Northway (previously known as the NDR)
- £10m for the Long Stratton Bypass
- £10m for Central Norwich road network schemes

¹ <https://www.gov.uk/government/publications/city-deal-greater-norwich>

£20m to establish the Local Infrastructure Fund

- 1.3 To date, only the £40m for the Broadland Northway has been drawn down by the Board. This loan runs until June 2041 and is repaid in yearly instalments from the Infrastructure Investment Fund (IIF).
- 1.4 Details regarding the borrowing allocated to strategic investment projects were included within the draft Five Year Infrastructure Investment Plan 21-26 which was agreed by the GNGB on 18th March 2021; £10m continues to be designated to Long Stratton Bypass. The Plan also stated that the GNGB may need to draw down the £10m allocated to Central Norwich road schemes in order to ensure timely delivery of East Norwich. These amounts are not formerly committed but the full £20m continues to be ringfenced to these strategic projects.
- 1.5 The £20m allocated to the Local Infrastructure Fund (LIF) was a loan facility intended to provide upfront funding for onsite infrastructure delivery to small and medium sized local developers. The facility was available for four years but the rate and level of take up was lower than expected. All agreed loans were financed directly by Norfolk County Council without the need to draw down the £20m through the City Deal.
- 1.6 Following a review of the LIF facility, on 17th March 2020 the GNGB made the decision to bring it to a close and instructed the Infrastructure Delivery Board (IDB) to prepare an updated City Deal Borrowing schedule, proposing a reassignment of the £20m previously allocated to LIF. A number of options were reviewed for this reassignment and on 17th June 2021 the GNGB agreed
 - (i) to the 'in principle' draw down of £20m City Deal borrowing to create a cyclical programme of funding to bring forward the delivery of major community infrastructure projects.
 - (ii) that the Infrastructure Investment Fund (pooled CIL) should be used to repay the borrowing agreed in (i) and in accordance with legal guidance.
 - (iii) to instruct the Infrastructure Delivery Board to develop a model of borrowing to support Long Stratton Bypass, confirming the governance, legal and financial arrangements of the proposed loan and return to the GNGB to seek agreement to proceed on 30th September 2021

2. The proposed model of borrowing

- 2.1 The IDB have used the delivery of Long Stratton bypass to demonstrate how a proposed new model could be utilised which is explained below and also demonstrated by two supporting diagrams in appendix C and D. Please note that this is for demonstration purposes and is not a proposal for this funding to proceed.
- 2.2 Long Stratton Bypass funding is made up of three parts:
 1. A contribution from the Department for Transport (DfT). Government has now agreed the outline business case and £26.2 million has been allocated to LSBP.
 2. A local contribution from the Highways authority. The GNGB agreed to draw down City Deal borrowing on 18th March 2021 for this part of the funding. This is currently forecasted to be £6.7m.
 3. A developer contribution. This is to be agreed through the signing of a s106 agreement which will confirm the delivery related trigger points at which the payment is due. This is currently forecasted to be £4.5m.

2.3 The GNGB wish to explore the opportunity of utilising the borrowing allocated within their City Deal to fund the 'developer contribution' of the project budget, by way of facilitating a loan that bridges until the time that the developer has reached the trigger point and repays the loan. In doing so, LSBP will be delivered sooner.

3. Process

The proposed process of drawing down this loan:

- The amount required for the 'developer contribution' is drawn down from the Public Works Loan Board (PWLB) by Norfolk County Council, as the GNGB's Accountable body.
- The interest and loan repayments for the PWLB loan are made from the Infrastructure Investment Fund (pooled CIL) for the full term of the loan.
- Payments made by the developer to the planning authority (in this case South Norfolk Council) through the s106 agreement, will be transferred to a new GNGB Strategic Investment Fund.
- The SIF will be independent of the Infrastructure Investment Fund (pooled CIL). Amounts received into the SIF can be re-loaned to similar schemes in the future creating a 'cyclable pot'. It is forecasted to take 2-10 years before any funding will be available within the SIF.

4. Legal arrangements

4.1 This loan process will be supported by three legal agreements:

- South Norfolk Council will sign a legal agreement with Norfolk County Council to underwrite and therefore take the risk of the interest and loan repayments which will be made from the IIF for the loan drawn down from PWLB.
- South Norfolk Council will sign a s106 agreement with the developer.
- South Norfolk Council will sign a legal agreement with the developer to confirm the details of the repayments that are to be made. This is required because not all aspects can be secured through a s106 agreement.

5. Governance

5.1 Thorough administration is required to enable clear and transparent monitoring and reporting which will allow the GNGB to meet all government standards, legislative requirements and to support their decision making.

5.2 This proposed model leads to the establishment of the SIF following the draw down and repayment of the initial PWLB loan through the City Deal. Schemes that are supported directly by the initial borrowing drawn down from PWLB (as proposed for LSBP) will be repaid by the IIF, so are limited in scope because it is bound by CIL legislation. The establishment of the SIF will enable the GNGB to utilise available funds without the

restrictions that bind the IIF. The SIF project scope can be extended to the full extent of what was originally agreed within the City Deal Document for the LIF.

5.3 Two separate governance arrangements will need to be agreed and established. One for the initial City Deal borrowing and a second for the SIF. The IDB have prepared two draft Terms of Reference for these funds within appendix A and B. Subject to agreement, these Terms of Reference should be used as the foundation from which new processes are designed and developed to support the proposed model of borrowing.

6. Example of how this model is proposed to work for Long Stratton Bypass (LSBP):

6.1 GNGB to borrow in the region of £6.7m to fund the local contribution of LSBP. Norfolk County Council as the highway's authority will manage the project and bear the risk of any budget overspends. Each district partner will sign a legal borrowing agreement similar to that entered into in relation to the Broadland Northway. This will require both Cabinet and Full Council decisions. The borrowing will be repaid from the IIF over 25 years. (given current interest rates the forecasted repayment from the IIF will be £315,000 a year for 25 years)

6.2 GNGB also draw down £4.5m to fund the developer contribution of LSBP. This amount will be deducted from the borrowing originally allocated to the LIF. This borrowing will require a legal agreement signed by all district partners requiring Cabinet and Full Council decisions. Borrowing will also be paid from the IIF over 25 years (given current interest rates the forecasted repayment from the IIF will be £211,000 a year for 25 years).

6.3 The £4.5m developer contribution would be lent on to South Norfolk District Council (SNDC) and a legal borrowing agreement will be signed between SNDC and NCC (as the GNGBs Accountable Body). This will confirm the loan and interest repayments to be made back to the GNGB. A backstop date will be agreed to confirm the latest point at which the loan will be repaid. The repayments will go into the newly established SIF.

6.4 SNDC will sign a legal loan agreement with the developer of LSBP to cover the repayments of the £4.5m. Liability for the repayment's to be received from the developer will rest with SNDC. It is expected that repayment's will be made in stages over the next 2-10 years.

6.5 Once all legal agreements are established, SNDC will pay the £4.5m to NCC to allow them to deliver LSBP. This will be in advance of when the developer payment would otherwise have been available, therefore accelerating its delivery.

6.6 Delivering LSBP earlier should enable accelerated housing delivery which will in turn lead to increased CIL receipts being collected into the IIF and thus offsetting costs of the initial borrowing incurred.

6.7 Re allocation of funding from the SIF is proposed to be agreed by the GNGB, under the delegated powers granted to them from each CIL receiving District Council.

6.8 The £15.5m of borrowing remaining from the total £20m allocated through the City Deal is to be drawn down in subsequent years for onward lending to other projects supported by one or more of the GNGB partners. It is unclear what these other projects will be, but it is expected they may include those that support delivery of the North East Growth Triangle, East Norwich or Bowthorpe.

8. Agreement with Her Majesty's Treasury

8.1 The draw down schedule for the total £80m borrowing was initially agreed in 2013 when the City Deal was signed. Later in 2017, the schedule was reprofiled and re-agreed by Her Majesty's Treasury (HMT) as below:

8.2

Borrowing LA (£m)	16/17	17/18	18/19	19/20	20/21 to 25/26		Total
Strategic Infrastructure Investment	40		5	5	10		60
Local Infrastructure Growth Fund				10	10		20
Total							80

8.3 The City Deal document confirms that the partners will have access to the Public Works Loan Board for the £60 million strategic Infrastructure Investment borrowing at the project rate discount for the life of the programme. The programme is considered to be to the end of the Joint Core Strategy, which is March 2026.

The City Deal document is not explicit in confirming the timeframe for borrowing the £20m for the Local Infrastructure Fund but the above drawdown programme, which has been agreed, also continues until March 2026.

8.4 The SIF is proposed to be established using the £20m Local Infrastructure Growth Fund allocation above. Although the original governance arrangements for allocating this borrowing through the Local Infrastructure Fund has been closed. The new SIF continues to adhere to the terms of the original City Deal document which stated:

“Upfront funding for onsite infrastructure is seen as one of the biggest barriers to the creation of new jobs and homes. Across Greater Norwich there is planning consent for some 10,000 dwellings (July 2013). To establish a local infrastructure fund, City Deal partners will have the ability to borrow £20 million from the Public Works Loan Board at the project rate discount. This fund will provide loans to developers for site specific help to enable housing sites to be delivered quickly, managed on a rolling basis. The fund will be repaid over a 20-year period. This fund will be used to support infrastructure required to open up sites for housing or employment development.”

8.5 Following the announcement that DfT would fund the delivery of LSBP, an updated City Deal borrowing schedule was provided to Her Majesty's Treasury (HMT). On 17th August 2021 HMT confirmed that the below schedule provides sufficient information to enable the GNGB to draw down the borrowing at the reduced 'project rate' as agreed within the City Deal.

8.6

Borrowing LA (£m)	16/17	22/23	23/24	24/25	25/26		Total
Strategic Infrastructure Investment	40	6.7			13.3		60
Local Infrastructure Growth Fund		4.5		5.5	10		20

Total								80
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9. Next Steps

9.1 Subject to agreement today, the next steps in the establishment of the SIF will be:

1. Design and agreement of the processes required to administer and report the fund.
2. GNGB to recommend the establishment of the SIF to each District Authority's Cabinet and Full Council; Seeking agreement to draw down the full £20m through the City Deal and for the interest and loan repayments to be made from the IIF. Whilst also seeking delegated authority to make the decisions regarding the allocation of the initial City Deal borrowing and the SIF on a scheme by scheme basis.

10. Recommendations

- (i) The GNGB are recommended to agree the draft Terms of Reference for both the initial City Deal borrowing and the Strategic Investment Fund (SIF). As detailed in 3. and attached in appendix A and B.
- (ii) The GNGB are to instruct the Infrastructure Delivery Board (IDB) to design and agree the processes that are required to support the delivery of strategic infrastructure projects through both the initial City Deal borrowing and the SIF.
- (iii) The GNGB are to recommend the establishment of the SIF to each District Authority's Cabinet and Full Council; Seeking agreement to draw down the initial £20m through the City Deal and for the interest and loan repayments to be made from the Infrastructure Investment Fund (IIF – pooled CIL).
- (iv) The GNGB to seek delegated authority from each District Authority's Cabinet and Full Council to oversee the allocation of the £20m City Deal borrowing and SIF on a scheme by scheme basis. This will be done in accordance with the fund's Terms of Reference, the GNGBs Joint Working Agreement and under the direction of Norfolk County Council as the GNGBs Accountable Body.

11. Issues and Risks

Other resource implications (staff, property)

Staff resource will be as detailed within the roles & responsibility section of each Terms of Reference. No additional staff resource is proposed.

Legal implications

The £20m City Deal borrowing will be drawn from PWLB by NCC as the GNGBs Accountable Body.

The drawing down of £20m City Deal borrowing and ultimately the establishments of the SIF are dependent upon a legal borrowing agreement being signed by all four partner authorities to agree that the interest and loan repayments for the £20m City Deal borrowing will be made from the IIF for the full term of the loan. This will require each Cabinet and Full Council agreement.

The legal loan agreement between NCC as Accountable Body and the Lead Authority will require agreement with the Cabinet and Full Councils of the signing partners involved. (In the example of LSBP this would be NCC and SNDC)

The legal loan agreement between the Lead Authority and the developer will require agreement with the Cabinet and Full Council of the Lead Authority. (In the example of LSBP this would be SNDC)

Risks

The GNGBs membership consists of the Leaders of each partner authority together with the chair of the New Anglia LEP. The GNGBs joint working agreement requires a unanimous agreement from all five partners for all decisions. This ensures that project allocations from either the initial City Deal Borrowing or the SIF will not be able to proceed unless all partners agree.

The risk of project delivery delaying repayment to the SIF will be underwritten by a backstop date within the legal agreement between NCC and the Lead Authority.

The risk of not having enough CIL within the IIF to make the interest and loan repayments to PWLB (the initial £20m drawn down through the City Deal) is mitigated through the GNGB's administration and reporting arrangements that are already in place. Annual delivery and financial updates will continue to be provided to all partners by means of the joint Five-Year Infrastructure Investment Plan. As with previous City Deal loan drawdowns, a reserve equal to one year's interest and loan repayment will be secured to allow a cushion of time if any issues do arise.

Equality

It will be the responsibility of the Lead Authority to undertake an equality assessment of the individual project.

Environmental implications

It will be the responsibility of the Lead Authority to undertake an environmental impacts assessment of the individual project.

Appendices

- A- City Deal borrowing Draft Terms of Reference
- B- Strategic Investment Fund Draft Terms of Reference
- C- Flow diagram showing the different routes of borrowing and repayment for both the local and developer contributions for Long Stratton Bypass
- D- Required legal agreements diagram

Officer Contact

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Appendix A - City Deal Borrowing Draft Terms of Reference

Fund Name

City Deal Borrowing

Vision

To enable and where possible to accelerate the delivery of growth within the Greater Norwich area, maximising the opportunities for job, homes and prosperity for local people.

Purpose

Upfront funding for infrastructure is seen as one of the biggest barriers to the creation of new jobs and homes. Borrowing as agreed through the Greater Norwich City Deal will be drawn down to support the delivery of infrastructure required to facilitate growth in the Greater Norwich area. It is intended that this borrowing will be used as capital funding for projects, with interest and repayments being made into the Strategic Investment Fund*, thereby creating a capital fund that can be recycled to provide for ongoing strategic investment within the Greater Norwich area.

Scope

Infrastructure projects funded from the initial borrowing as agreed within the Greater Norwich City Deal, will be required to provide a clear community benefit through the delivery of infrastructure as defined by legislation; Section 216(2) of the PA 2008 as originally enacted:

- Roads and other transport facilities (section 216(2)(a), PA 2008).
- Flood defences (section 216(2)(b), PA 2008).
- Schools and other educational facilities (section 216(2)(c), PA 2008).
- Medical facilities (section 216(2)(d), PA 2008).
- Sporting and recreational facilities (section 216(2)(e), PA 2008).
- Open spaces (section 216(2)(f), PA 2008).

Acceptance into the City Deal Borrowing programme will be determined on a case by case basis. Projects would need to demonstrate their strategic nature whilst adhering to the vision and purpose of the fund.

*Strategic Investment Fund – separate terms of reference support this fund

Governance

As set out in the Greater Norwich City Deal, a fund of up to £20 million will be established through borrowing from the Public Works Loan Board (PWLB) by Norfolk County Council on behalf of the Greater Norwich Growth Board. This borrowing will be undertaken to finance a programme of strategic projects. Individual projects will be assessed by the Greater Norwich Growth Board (GNGB) and unless otherwise agreed by all partners, the Lead Authority named in the Business Case will be required to enter into a legal contract with Norfolk County Council, as the Accountable Body for the borrowing.

Due to the strategic nature of the projects, the progress through the decision-making process is likely to be an iterative and collaborative process and therefore may be developed over an extended period of time.

The allocation of money to successful projects together with the ongoing oversight of the City Deal borrowing will be delegated to the GNGB in agreement with Norfolk County Council as their Accountable Body. However, the responsibility for securing repayments and enforcing the terms of the borrowing agreement will rest with the respective Lead Authority.

Process

A suite of fund management processes will be developed and agreed by all partners. This will include:

Fund rules

Project application form

Application guidance notes (for applicant)

Application appraisal guidance (for appraisee)

Agreement in Principle

Rejection Letter

Project Highlight Report

Roles & Responsibilities

Accountable Body- Norfolk County Council as the accountable body for the GNGB will action any loan drawn down from the PWLB. They will also direct the GNPT in the monitoring of the City Deal Borrowing.

Lead Authority- each project application will be sponsored by one of the Greater Norwich partners as the Lead Authority (LA). The LA is responsible for progressing the application through the agreed decision-making procedure and will adhere to the agreed fund reporting processes.

Greater Norwich Growth Board- will continue to work in accordance with [their Joint Working Agreement and Constitution](#) as signed by all parties in September 2014, and under the delegated powers as granted to them by each authorities Cabinet and Full Councils.

Infrastructure Delivery Board- will oversee the management of the City Deal Borrowing and the delivery of its project programme, providing annual updates to the GNGB.

Greater Norwich Project Team- will monitor the City Deal Borrowing and provide biannual updates to the IDB.

Appendix B - Strategic Investment Fund - Draft Terms of Reference

Fund Name

Strategic Investment Fund (SIF)

Vision

To enable and where possible to accelerate the delivery of growth within the Greater Norwich area, maximising the opportunities for job, homes and prosperity for local people.

Purpose

Upfront funding for onsite infrastructure is seen as one of the biggest barriers to the creation of new jobs and homes. The Strategic Investment Fund (SIF) will be used to support infrastructure required to open up sites for housing or employment growth. It is intended that this borrowing will be used as capital funding for projects, with interest and repayments being made back into the SIF, thereby creating a capital fund that can be recycled to provide for ongoing strategic investment within the Greater Norwich area.

Scope

Acceptance into the SIF programme will be determined on a case by case basis. Projects would need to demonstrate their strategic nature whilst adhering to the vision and purpose of the fund.

Governance

As set out in the Greater Norwich City Deal, a fund of up to £20 million will be established through borrowing from the Public Works Loan Board (PWLB) by Norfolk County Council on behalf of the Greater Norwich Growth Board. This borrowing will be undertaken to finance a programme of strategic projects. Individual projects will be assessed by the Greater Norwich Growth Board (GNGB) and unless otherwise agreed by all partners, the Lead Authority named in the Business Case will be required to enter into a legal contract with Norfolk County Council, as the Accountable Body for the borrowing.

Due to the strategic nature of the projects, the progress through the decision-making process is likely to be an iterative and collaborative process and therefore may be developed over an extended period of time.

The allocation of money to successful projects together with the ongoing oversight of the SIF will be delegated to the GNGB in agreement with Norfolk County Council as their Accountable Body. However, the responsibility for securing repayments and enforcing the terms of the borrowing agreement will rest with the respective Lead Authority.

Process

A suite of fund management processes will be developed and agreed by all partners.

This will include:

Fund rules

Project application form

Application guidance notes (for applicant)

Application appraisal guidance (for appraisee)

Agreement in Principle

Rejection Letter

Project Highlight Report

Roles & Responsibilities

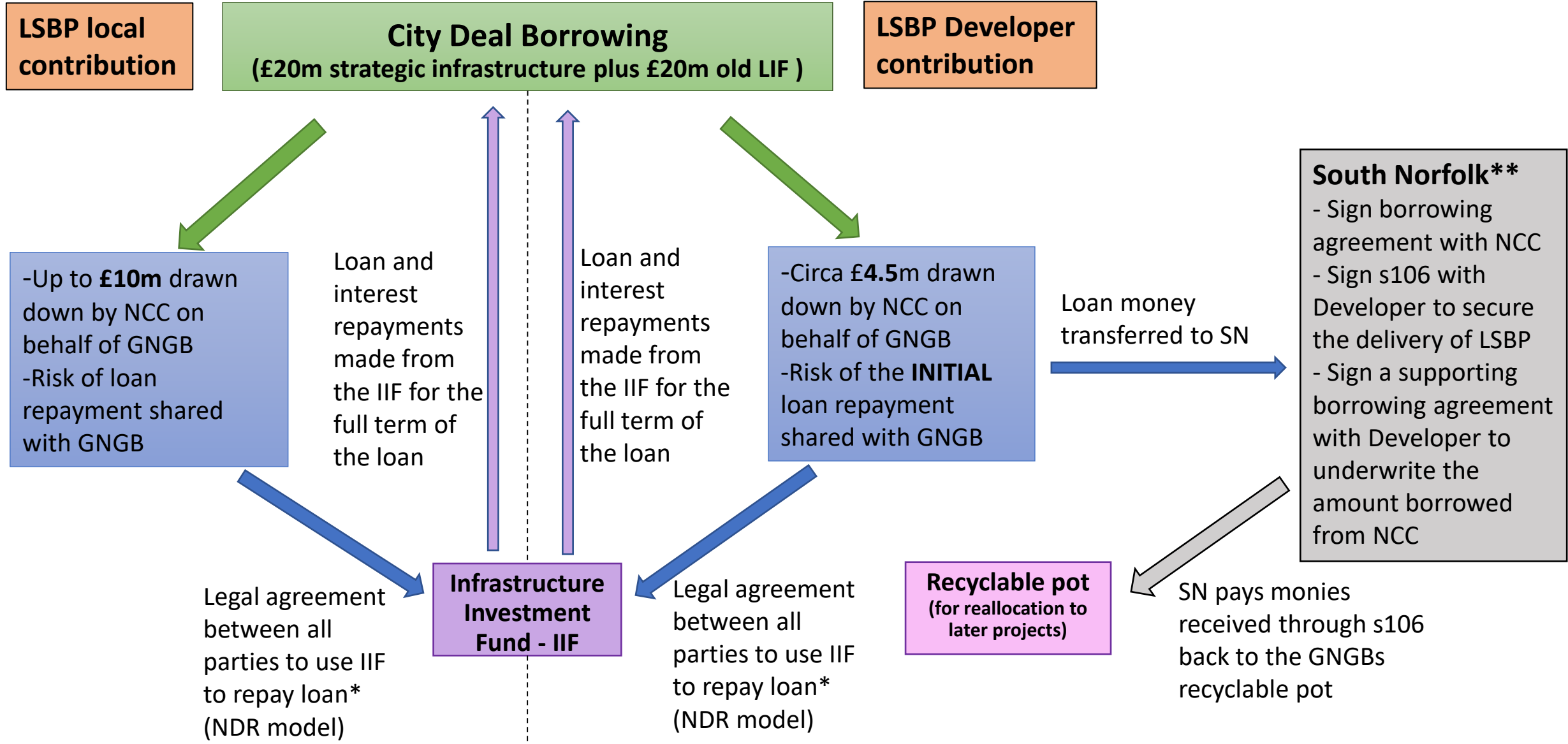
Accountable Body- Norfolk County Council as the accountable body for the GNGB will action any loan drawn down from the PWLB. They will also direct the GNPT in the monitoring of the SIF.

Lead Authority- each project application will be sponsored by one of the Greater Norwich partners as the Lead Authority (LA). The LA is responsible for progressing the application through the agreed decision-making procedure and will adhere to the agreed fund reporting processes.

Greater Norwich Growth Board- will continue to work in accordance with [their Joint Working Agreement and Constitution](#) as signed by all parties in September 2014, and under the delegated powers as granted to them by each authorities Cabinet and Full Councils.

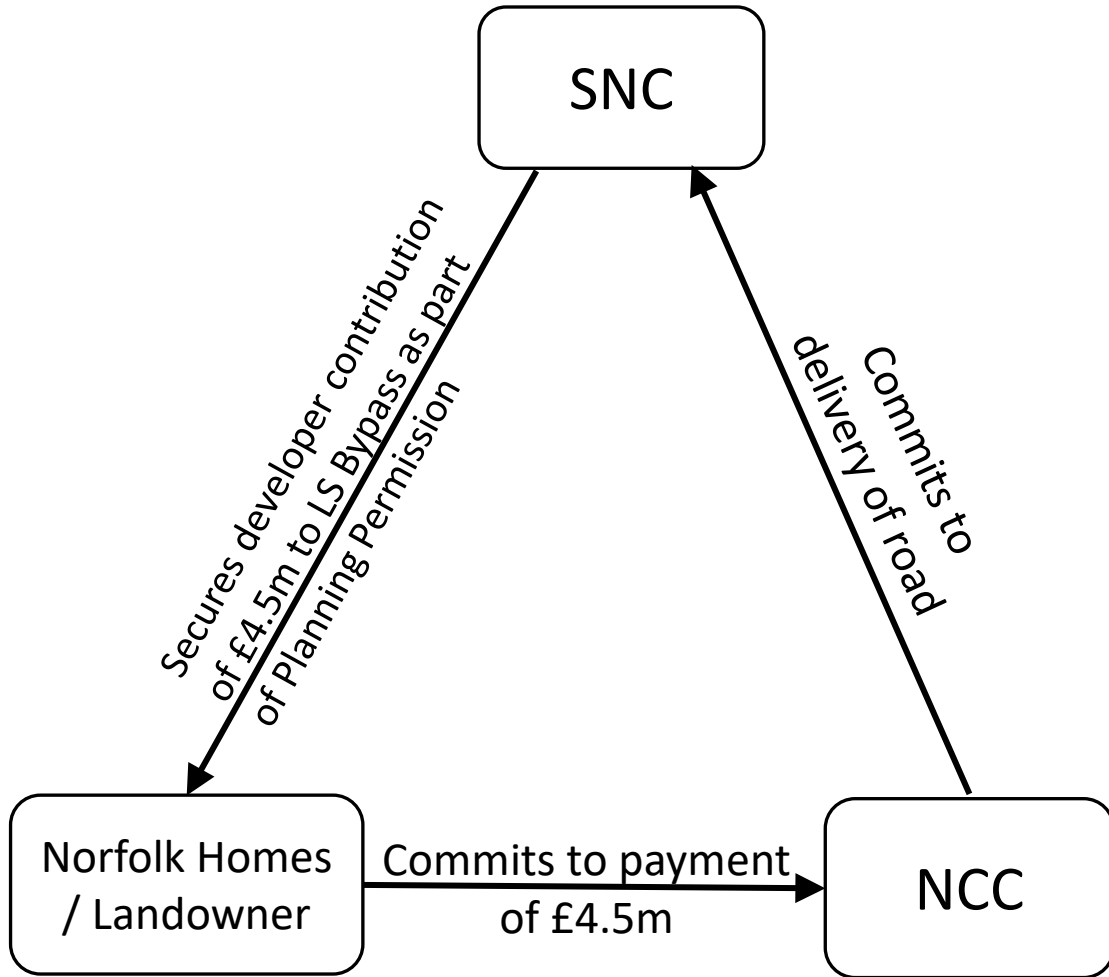
Infrastructure Delivery Board- will oversee the management of the SIF and the delivery of its project programme, providing annual updates to the GNGB.

Greater Norwich Project Team- will monitor the SIF and provide biannual updates to the IDB.



*Subject to decision making, the loan amount required for both the local and developer contribution could be agreed within the same legal agreement **See additional slides for more details

S106



Borrowing Agreement

