

# RECORD OF OFFICER DECISION

Local Government (Executive Arrangements) (Meetings and Access to Information)  
(England) Regulations 2012.

**Type of decision:** Material decision

**Decision Date:** 26 September 2022

**Decision Maker:** Executive director of development and city services

**Decision status: Is Key Decision?:** No

**Is subject to call in?** No

**Decision details:**

On 7 July 2021 cabinet approved:

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

a) recommend to Council that provision for the necessary loan finance and share capital (currently estimated at up to £4.0m) be approved for inclusion in the capital programme £2m (2021/22) and £2m (2022/23);

Subject to council approval of a) above to;

b) delegate authority to the Executive Director of Development and City Services in consultation with the Portfolio Holder for Resources to dispose of land to NRL at the value set out in the exempt appendix (see para 6 of exempt appendix 3) to deliver the private housing element of the scheme;

c) delegate authority to the Executive Director of Development and City Services in consultation with the Portfolio Holder for Resources to appropriate land to the HRA to deliver the social housing element of the scheme (as set out in para 10 and 11 of exempt appendix 3); and

d) delegate authority to the Executive Director of Corporate and Commercial Services in consultation with the Portfolio Holder for Resources to enter into a new loan facility agreement with NRL to fund approved shareholder investment.

Full Council approved a) on 20 July 2021 in the report [Adjustments to Capital Programme 2021/22](#)

Following the successful application for planning approval the executive director of development and city services, in consultation with the portfolio holder for resources, has taken the following decisions:

1. To authorise disposal of the land to NRL for the value identified in the exempt appendix to the 7 July 2021 cabinet report.
2. To appropriate land to the HRA to deliver 52 social housing dwellings as outlined in the exempt appendix of the 7 July 2021 cabinet report

The executive director of corporate and commercial services, in consultation with the portfolio holder for resources, has taken the following decision:

1. To enter into a new loan facility agreement with NRL to fund the approved shareholder investment.

The loan facility to NRL has subsequently been approved through the capital programme by Cabinet and Council.

**Decision:**

1. To authorise disposal of the land to NRL for the value identified in the exempt appendix to the 7 July 2021 cabinet report.
2. To appropriate land to the HRA to deliver 52 social housing dwellings as outlined in the exempt appendix of the 7 July 2021 cabinet report

**Reason for decision:**

To facilitate the development of 52 social rented homes for Norwich City Council and 24 homes for private sale by Norwich regeneration Ltd.

**Alternative Options:**

N/A – Cabinet delegated authority for the above decisions to the executive director of development and city services.

**Declarations of Interest:**

None

**Reports considered by the decision maker:**

Cabinet report and exempt appendix 7 July 2021 – NRL assurance and consideration of the Threescore phase 3 outline business case

Council report 20 July 2021 – Adjustments to capital programme 2021/22

**Any background documents considered:**

N/A

**Publication date:**

Date: 13 October 2022