



P-21.10a Southgates Programme Placemaking Project Highlight Report

Project Name:	Southgates Programme Placemaking	Project Manager:	Jemma Curtis	Project Sponsor:	Duncan Hall	Report covers period of:	February & March 2024
Capital Code:	C8173	Client Dept:	Regeneration & Economic Development	Regeneration & Economic Development	Lead Designer:	BDP	
Project Code:	Southgates Programme Placemaking	End User (if applicable):	-	-	Cost Consultant:	-	
					Contractor on Site:	-	

Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	G	A	G	G	G	G
Last Report	G	A	G	G	G	G

Project Definition

Project Stage: RIBA stage 1 (Masterplanning).

Objectives: Transformation of King's Lynn's principal gateway through placemaking, preservation and enhancement of heritage assets, active travel, redevelopment of brownfield sites, highway and public realm improvements to support placemaking.

Scope: To transition the vision set out in the Southgates Masterplan into a delivery plan for the redevelopment of brownfield sites, public realm and landscaping with RIBA Stage 3; including further site investigations viability and cost assessments for remediation and demolition. Working in partnership with NCC/STARS to ensure separate STARS project aligns with wider placemaking objectives of the masterplan.

1. Overall Status (high-level summary)

The overall status is currently Green as:

- Timescales and financials are at the level BCKLWN currently expect.
- Risks and Issues are at a similar level to last month.
- The Southgates Regeneration Area Cabinet report was approved in April which endorsed the masterplan and agreed the set of next steps for the project, including detailed feasibility of the development sites and land strategy. Full Council approval of masterplan October 2023.

1.1 Decisions required by the Officer Major Projects Board

- n/a

1.2 Achievements during this period

- The scheme has been put forward for the new Levelling Up Place Service (LUPS) offer, which brings together arm's length bodies to support councils delivering culture led regeneration projects. Support offer from LUPS expanded to include communications strategy for wider STARS project.
- Meeting held with LUPS.
- Expression of Interest for the NCC Brownfield Land Release has been submitted.
- Programme for ground investigations prepared for March 2024. Commissioning of site investigations and surveys with and NCC STARS Inc liaison with site occupiers and third party owners
- A 'deep dive' on the project was presented to Members at Member Major Project Board.
- preparation of application to round 3 OPE Brownfield land release Find, due to be submitted in Feb 24. Funding application for demolition and remediation of bus depot and former does garage site for housing redevelopment in line with masterplan.
- Invitation to tender issued for RIBA stage 1-3 architectural design and property advice for redevelopment sites. ITT returns due 05/02/24.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (2/29)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
5	Impact of STARS on design on development sites	Need to track ongoing design development of STARS on impact of the remaining land for development and access to sites	A	Outputs/ Outcomes	Lead design team for RIBA Stage 1-2 to engage with NCC Highways on design solutions	23/12/2023
29	Keeping to the Masterplan	Concern for scheme being too heavily weighted in favour of Highways design rather than adhering to the holistic masterplan for the area as a whole.	A	Culture of Project	BDP have been contracted to ensure that the design being developed to support the business case process, accords to the objectives and key design principles of the Southgates Masterplan. Historic England are also supporting the OBC.	23/12/2023

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (0/0)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
		N/A				

Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.

3. Financial Summary (BCKLWN only)

	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date <i>Underspend (Overspend)</i> £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast 2023/24 £	Current year variance between budget and forecast £	Total remaining contingency budget £
Current Month:								
Capital Expenditure	£540,560	£141,025	£399,535	£404,412	£4,877	£404,412	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	0	0	0	0	0	0	0	0
Other Income*	0	0	0	0	0	0	0	0
Net position	£540,560	£141,025	£399,535	£404,412	£4,877	£404,412	0	0
Last Month:								
<i>Net position</i>	<i>£540,560</i>	<i>£136,148</i>	<i>£404,412</i>	<i>£404,412</i>	<i>0</i>	<i>£404,412</i>	<i>0</i>	<i>0</i>

*will vary for each project

3.1 Project Financials

Graphs will be inserted here in future months

3.2 Project Contingency and Change Control

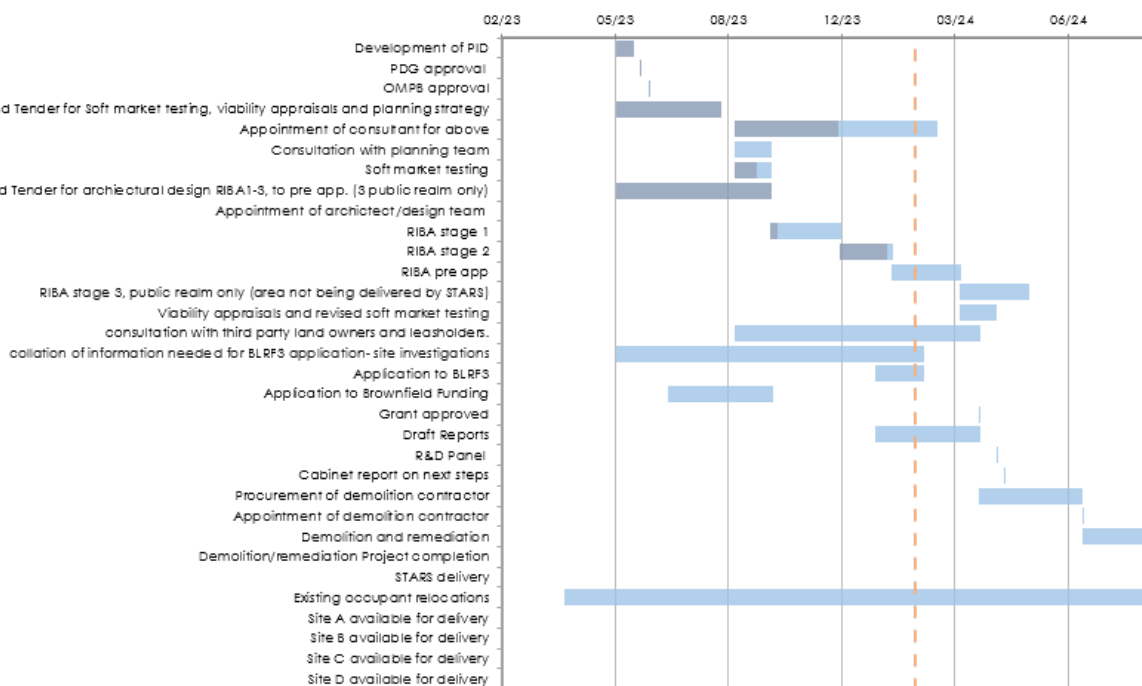
Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
	N/A						

3.3 Financial Commentary

RAG rating is Green, as initial funding is in place via Business Rates Pool & BCKLWN - £540k for feasibility, project development and site clearance works for spend by Mar 2026.
 The financial summary above covers BCKLWN funding only.
 BCKLWN capital provisions for further acquisitions if required.
 Additional funding for remediation and abnormal ground costs will be sought from Brownfield Land Release Fund. An Expression of Interest has been submitted with full application to be submitted in February 2024.
 Procurement underway for various work streams that is likely to result in budget being fully committed by March 2024.

4. Timelines – High Level Milestones

Current key dates in the short term are:
 Report to Cabinet on outcome of RIBA stage 2 and delivery options, due March 2024.
 Specification and tender for architectural design RIBA 1-3 and Soft Market testing, due to be finalised by December 2023, with returns expected February 2024.
 Timelines are determined by STARS project delivery.



4.1 Timelines Commentary

Timelines are RAG rated as Green currently. The small area of time slip around the specification and tendering does not represent a risk to the programme.

5. Resources Commentary

Resources are currently RAG rated Green as clarity on role and responsibilities have been established. Governance set out in Officer level project resource – currently additional officer resource is being sought from the Corporate Projects Team and through potential use of the PM and QS Framework. Support received from Levelling Up Place Service for specific work streams. Potential use of external PM via our call off framework going forward.

6. Communications and Engagement

Comms & engagement plan for next stage being developed with NCC. Support is being given from the Levelling Up Place Service. Draft communication plan is being developed by NCC and BCKLWN Comms resource.
Dialogue with Landowners continuing with meetings set with both third-party landowners for February 2024.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Housing Units	115	TBC
Active Travel infrastructure delivered		TBC
Public Realm Improved		TBC
Improved historic asset	1	

7.2 Outcomes

Description	Target	Notes
Improved perception of place		
Increased public transport, walking and cycling use		
Increase in visitors		

8. Other Matters

Item	Comment
General stage progress	RIBA Gateway 1 & PID being prepared for RIBA Stage 2+. Scope to cover; <ul style="list-style-type: none"> Agree BCKLWN land contributions to NCC's STARS LUF project. Agree officers to progress with seeking further external funding. RIBA stage 1-3 feasibility, market testing and delivery options of development sites. Prepare information required for the Brownfield Land Relief Fund 3 application. Need to agree how to progress any required legal/land agreements for land required.
Procurement progress	BDP contract extension agreed. Procurement via framework for next phase of detailed feasibility and RIBA 1-3 on development sites. Procurement of site investigations via NCC Framework
Surveys Status	Extensive survey work has been undertaken as part of the baseline studies for the Masterplan. Additional work will take place to create the technical annex for the BLRF application when round 3 is announced. WSP commissioned as part of STARS to complete Heritage Assessment, Ground Conditions &, Arboriculture surveys – underway and will inform RIBA 1-3 work on the brownfield sites. Ground Investigations scheduled to begin in March 2024.
Local schemes / dependencies	STARS also includes the gyratory scheme. P-21.10b Nar Ouse Active Travel Hub – complementary to Southgate active travel proposals. BSIP – NCC funding to improve bus infrastructure West Winch – traffic modelling includes assumptions around growth area in future model.

9. Approved Documents

	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
Status:	✓	✓	n/a	Draft	Draft			
Date Approved:	15/06/21	April 2021						
Approved by:	Cabinet	OMP						

Latest approved document – Client Brief April 2021

Spend - Budget Variance (inc. contingency)	
R	More than 10% over or under budget
A	Between 5% & 10% over or under budget
G	Within 5% of budget or less than £10k

Milestone Delivery RAG Status	
R	13 weeks or more behind the critical path
A	4 to 12 weeks behind the critical path
G	4 weeks or less behind the critical path

Risks & Issues RAG Status	
R	Needs immediate attention
A	Needs attention before next project review
G	Can be managed