



## P-21.10a Southgates Programme Placemaking Project Highlight Report

<b>Project Name:</b>	Southgates Programme Placemaking	<b>Project Manager:</b>	James Grant/ Jemma Curtis	<b>Project Sponsor:</b>	Duncan Hall	<b>Report covers period of:</b>	Q1 2024-25
<b>Capital Code:</b>	C8173	<b>Client Dept:</b>	Regeneration & Economic Development	Regeneration & Economic Development	<b>Lead Designer:</b>	BDP	
<b>Project Code:</b>	Southgates Programme Placemaking	<b>End User (if applicable):</b>	-	-	<b>Cost Consultant:</b>	-	
					<b>Contractor on Site:</b>	-	

### Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	G	A	A	G	G	G
Last Report	G	A	A	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.
- Cabinet approval of masterplan and next steps April 23.
- Procurement of next stage of work for site investigations & architectural design completed and commenced in early May
- BDP appointed and commenced work assisting with co-ordination and collaboration between STARS and the masterplan to ensure objectives of both schemes are met.

#### 1.1 Decisions required by the Officer Major Projects Board

- n/a

#### 1.2 Achievements during this period

- The decision of the two applications to the round 3 OPE Brownfield land release fund (BLRF3) are now with ministers but as now in pre-election period we are awaiting clarity on who/when a decision will be made. The funding applications were for demolition and remediation of bus depot and former Ford garage site for housing redevelopment in line with masterplan.
- Discussions ongoing with Norfolk Brownfield Housing Fund, due to tight timescales project currently being looked at as a potential pipeline project for a further round of funding. This will be reviewed depending on outcome of next stage of work and more certainty known about delivery of scheme.
- BDP (architectural design) appointment completed and commenced work. Over last period, draft RIBA stage 1 and Planning Strategy issued for comment alongside the first project working group and initial stakeholder meetings.
- LSH (property advice) appointment completed and commenced work. Draft Market Demand Assessment issued for review.
- Start-up meetings held with Pulse Consultants project manager (Mike Auger) to start project management of the Place Making project and coordination with STARS.

## 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
29	Planning	Planning strategy identifies proposed options beyond existing funding envelope.	A	Planning/ Funding	BDP appointed to be planning and engagement advisors to the overall scheme as part of wider design duties. Role includes engagement with HE and LPA to understand requirements and planning strategy.	25/06/2024

### 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.*

\*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 sought from Brownfield Land Release Fund. This amounts to £208,675 for site A (former Ford garage site) and £338,315 for site F (bus depot).

Procurement completed for Project Management support (£117,075) and underway for various work streams that is likely to result in budget being fully committed.

### 4. Timelines – High Level Milestones

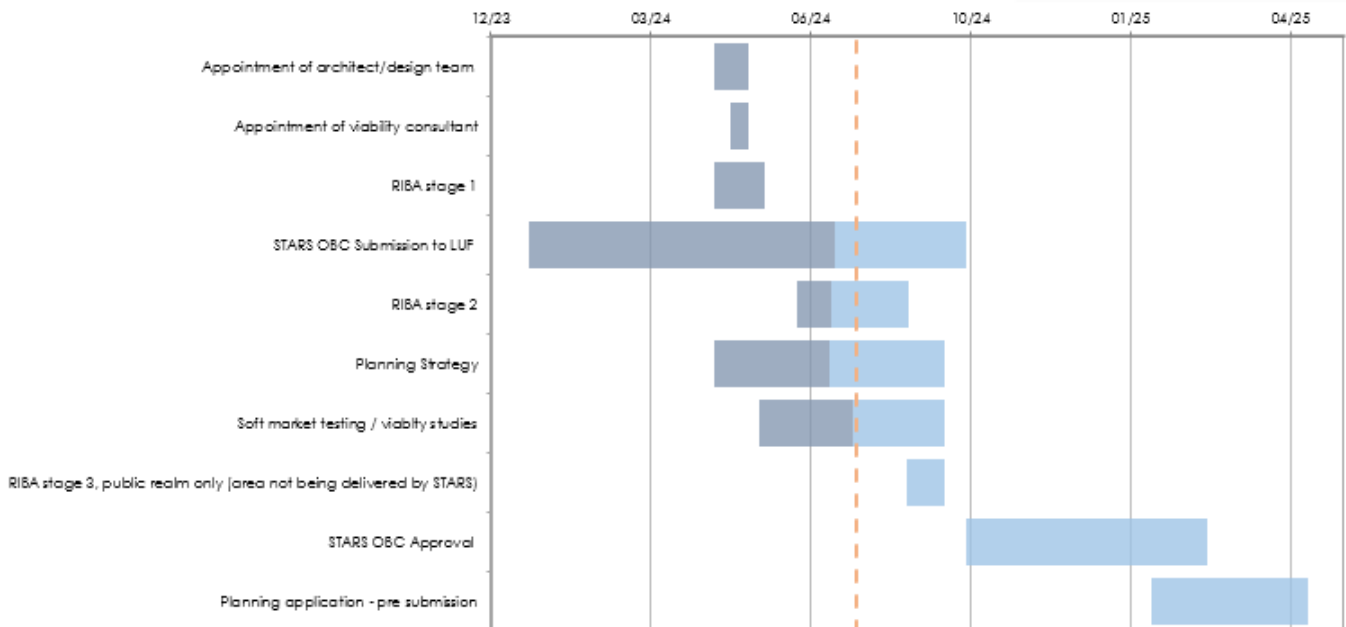
Current key dates in the short term are:

Outcome of BLRF3 applications expected in Autumn 2024 after general election.

Outcome of Planning Strategy for STARS and Masterplan, due September 2024.

Report to Cabinet on outcome of RIBA stage 2 and delivery options, due October/November 2024.

Timelines are determined and aligned with STARS project delivery – OBC delayed to Autumn.



### 4.1 Timelines Commentary

Timelines are RAG rated as Green currently. The time slip around the specification and tendering does not represent a risk to the programme with work linking into STARS programme.

### 5. Resources Commentary

Resources are currently RAG rated Green as clarity on role and responsibilities has been established. Additional officer resource sought from the Corporate Projects Team and through use of the PM Framework with Pulse. Support received from Levelling Up Place Service for specific work streams.

## 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.

BDP proposals include Member and Stakeholder through project development with wider consultation proposed for autumn on completion of RIBA Stage 2/Stage 3.

LSH developer engagement proposed for August/September 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		Dependant on STAR delivery
Increase in visitors		Full assessment required

## 8. Other Matters

Item	Comment
General stage progress	<p>RIBA Gateway 1 &amp; PID being prepared for RIBA Stage 2+. Scope to cover;</p> <ul style="list-style-type: none"> <li>▪ Agree BCKLWN land contributions to NCC's STARS LUF project.</li> <li>▪ Agree officers to progress with seeking further external funding.</li> <li>▪ RIBA stage 1-3 feasibility, market testing and delivery options of development sites.</li> <li>▪ Prepare information required for the Brownfield Land Relief Fund 3 application.</li> <li>▪ Need to agree how to progress any required legal/land agreements for land required.</li> </ul>
Procurement progress	<p>BDP appointed by NCC and BC to assist with co-ordination of planning strategy for the STARS and the wider Masterplan/            BDP appointed to undertake detailed feasibility and RIBA 1-3 on development sites.            LSH appointed to undertake market assessment and viability assessment            Project management support appointed via project management framework with Pulse.            Procurement of site investigations via NCC Framework</p>
Surveys Status	<p>WSP commissioned as part of STARS to complete Heritage Assessment, Ground Conditions &amp;, Arboriculture surveys – underway and will inform RIBA 1-3 work on the brownfield sites.            Ground Investigations undertaken in late spring 2024, results/finding due in July 2024.</p>
Local schemes / dependencies	<p>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.</p>

## 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]
<b>Status:</b>	✓	✓	n/a	Draft	Draft			
<b>Date Approved:</b>	15/06/21	April 2021						
<b>Approved by:</b>	Cabinet	OMP						

Latest approved document – Client Brief April 2021

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

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

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