

Other Major Projects - as at end Quarter 2 2024/25 (quarterly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Q2 2024/25 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
P-21.02	NORA & Enterprise Zone	Road infrastructure and utilities	Development of secondary road infrastructure and services on the Nar Ouse Enterprise Zone	- Helps deliver strategic employment development land - Contractually committed	24-Sep-19	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating R	The overall status is Red due to - NCC reporting significant overspend due to delays caused by AWS, UKPN, Cadent and Phosphor Gypsum removal.
P-21.03A	NORA & Enterprise Zone	Development of spec units	Phase 1 - Spec Build Units Development of 4 units on the Nar Ouse Business Park offering a mix of light industrial and office spaces as per planning permission.	- Delivery of business premises to accommodate local or other businesses - Contractually committed	24-Sep-19	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating A	Overall status is Amber as timelines and issues are being managed, despite the points noted. - Delays to handover due to infrastructure delivery and installation of utilities - Financial early warning for costs associated with delayed handover Tenant fit out Plot A1 complete
P-21.05	Major Housing	Florence Fields, (Parkway) KL	Mixed tenure scheme – 226 dwellings.	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	15-Jun-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating A	Overall status currently Amber due to: - Site progressing well. Works to the wet well pumping system have started. - Resources remain suitable for the project. - The Network Rail situation is now being managed by the IDB. The IDB have confirmed site has achieved all conditions requested – Network Rail isn't seen as an inherent risk to our build, they will be pushing Network Rail directly.
P-21.06	Major Housing	Salters Road, KL	Delivery of 78 affordable properties.	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	16-Mar-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating G	Continued being Green during this quarter, as: - Project progressing well – still due to complete in December 2024. - Handovers to FCH in the period: o Phase 2B (10 properties): 10th July (as planned); o Phase 3 (13 properties): 20th August (also as planned); Next Phase (4A, 8 properties) due to be handed over to FCH on 3rd October, bringing the total properties completed to 54 (c. 69% of the site).
P-21.08	Major Housing	Southend Road, Hunstanton	A block of 32 mixed tenure flats	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	16-Mar-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating A	Overall Status currently Amber: - Site continues to progress, but at pace slower than the project team had hoped. - Majority of plots now approaching completion, allowing progression of stairwells. - BCKLWN and Lovell formally agreed extension of time to October 2024, subject to Lovell taking all risk on unforeseen delays post October. - October target completion date subsequently missed. Now expecting handover December 2024. Review of disposal progress ongoing. Support needed from Property Services and Corporate Finance department to progress.
P-21.09	West Winch Growth Area	West Winch	To facilitate and enable delivery of the West Winch Strategic Growth Area to allow up to 4,000 homes and associated infrastructure to be delivered	- This Growth Area is the main allocation for housing in the local plan - To meet priorities housing need, and the objectives of the Norfolk Suffolk Economic Strategy as a Growth Location - Supporting Borough and County economic growth	13-Nov-18	TBC	Business Rates Pool & Revenue	Overall RAG rating G	Overall status is Green. The project areas that the Brough Council are currently leading are programmed to complete by the end of 2024/5 financial year. Financials, issues and milestones are all where they are expected to be. Capacity has been rated as Amber this period as although resources are very stretched, no immediate changes are required for the project to progress. The risk of staffing capacity is on the project risk log and a review of project capacity and resource is currently taking place to support future growth area work.
P-21.10a	Regeneration	Southgate area - placemaking	To transition the vision set out in the Southgates Masterplan into a delivery plan for the redevelopment of brownfield sites, public realm and landscaping; including further site investigations, viability and cost assessments for remediation and demolition.	- Within the Town Investment Plan (TIP) - Forms Part of HAZ programme - Funding secured for master-planning from Business Rates Pool	15-Jun-21	Duncan Hall	Borrowing	Overall RAG rating G	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 in place. - 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.
P-21.10b	Regeneration	Southgate area - STARS (Sustainable Transport and Regeneration Scheme) NCC led scheme	Provides the transport interventions to support the Southgates Masterplan. Development of Outline Business Case through to construction of Highway, public realm, and active travel enhancements to the Southgates and the Gyratory. Norfolk County Council led scheme.	- Within the Town Investment Plan (TIP) - Levelling Up Funding secured by NCC	15-Jun-21	Duncan Hall		Overall RAG rating A	Overall RAG rating is Amber. Scheme development and the outline Business Case (OBC) preparation is under way. The details of the road alignment in the Southgates area have been finalised with regard to satisfying conservation and heritage interests. Because the new government body Active Travel England (ATE) is the modal sponsor for the Department for Transport (DfT), who are assessing our business case and providing the funding, we are in a dialogue with ATE to get their approval for our proposals. This is a new stage in the process for major schemes like this and reflects government's commitment to wanting to see 50% of all short local journeys being made by walking and cycling. We met ATE at a site visit on 5 June and they made some helpful suggestions to improve the scheme. These have now been incorporated into the scheme for the OBC submission.
P-23.08	Major Housing	Lynnsport 1 (Valentine Park), KL	Development of 96 mixed tenure dwellings on Lynnsport 1 site, King's Lynn	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	06-Feb-24	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating G	Overall Status currently Green. - Ground Engineering slightly ahead of programme - Groundworkers commenced on 23rd September

Town Deal projects - as at end September 2024 (monthly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end June 2024 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
P-21.11	Town Deal	St George's Guildhall & Creative Hub	Redevelopment and refurbishment of St George's Guildhall; conservation and promotion of KL heritage and culture; boosting skills and supporting new business and creative practice.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating A ↑	Overall status following agreement to the Project Adjustment Request is Amber, although the significant gap in funding should be noted. See comments in Financial Commentary (section 3.3) for direction of travel. - RIBA Stage 4 Design ongoing and on programme. - Interpretation works now progressing. PLB (monthly report appended) have held a client workshop at the Guildhall this month and a detailed briefing session completed. Initial discussions have centered around the visitor routes, types of tours, visitor experiences, key themes for research and the coordination between the Architectural design and the Interpretation proposals. - Main Contractor Procurement progressing. PIN Notice received 9 responses. Market Engagement day being held 09/10/2024. SSQ being prepped for issue to market on Friday 11/10/2024. - Planning Committee confirmed for Monday 07/10/2024. Draft conditions have been circulated for review. - CIO Resource Workstream progressing and legal reviews ongoing. Agreement to be sought on the CIOs Operational, Education and Creative role(s) creation and appointment. Also, procurement of fundraising consultant and agreement of how income is generated to the BC/CIO. - Initial meeting held re additional fit out requirements that the CIO will need to make the site a full turnkey operation at handover. Further detail to be reviewed amongst the team.
P-21.12	Town Deal	Active & Clean Connectivity	Package of measures to support active & clean connectivity including priority schemes from the Local Cycling & Walking Infrastructure Plan inc Active Travel Hub and Travel Plan Fund.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating A ↑	Overall RAG rating is Amber. - Active Travel Hub Enterprise Zone— remains under extreme pressure both in terms of timeline and viability. Site contamination issues on the Enterprise Park site option 1 raises site viability questions and ground conditions on site 2 increase financial risks. - LCWIP work is underway as per planned timeline, Tennyson Avenue Road crossing is being removed from the programme for town deal but will be progressed to Network Rail scoping stage following meeting with Network Rail which confirmed timetable and budget will not be met, team to continue to meet and progress scheme.
P-21.14	Town Deal	Riverfront Regeneration	Renovation of the Custom House, improvements to King's Staithe Square, south quay public realm and land surrounding Devils Alley; and provision of dryside facilities.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating A ↔	Overall Status is AMBER, for the following reasons: - Programme: RIBA stage 3 report issued for comment and review. Public consultation has taken place and feedback incorporated into the plans. - Contract Works: the project has been split into three packages, The Custom House, Devils Alley enabling works, and Devils Alley Public Realm plus Dry Side Facilities. The contract works for the Devils Alley enabling works have been procured via the Procure Partnerships East of England Framework enabling detailed scopes to be worked up, measured and costed. - Budgets: The current RIBA stage 3 scheme has been subject to a value engineering exercise to meet the project budget. Further work is ongoing to refine the scheme as it is projected to exceed budget by 2-3%. This is part of the design development process. This projected budget is inclusive of a 10% project contingency. - Custom House: pre-app feedback from Historic England and BCKLWN Conservation team opposed to some elements of the RIBA 3 designs. The second round of Pre-App advice with Historic England (HE) has been undertaken to work toward an agreed design. Further meetings have been held and the Project Board had given authority to make further changes to suit the consultees. Work has been done on the business case to bring to a level for discussion with the planners, Conservation Officer and HE justify the proposed changes. Work to obtain provenance on the age of the doors has been completed and supplied to HE along with an updated Business Plan document.
P-21.15	Town Deal	Public Realm – 'Rail to River'	Improve the perception of the town centre 'Rail to River' route to create a distinctive and quality public realm.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating G ↔	Overall Status currently GREEN due to ongoing issues noted. - Pop Up units in Purfleet Street: Installation and detailing will be complete by the end of September. A new issue with the drainage connection is delaying Anglian Water being able to sign off the units. Quotes for remedial work sought. Work will require a new street works permit. Issue does not affect retail units, only use of Food and Beverage units. - Artwork at railway station is now back in place following corrective work to surface. - Work continues to find suitable places for the potted trees, in liaison with Public Open Space Operations Manager and Arboricultural Officer. Arbo Officer to provide location and species. An amendment to current planning permission will likely need to be sought for the trees/pots.
P-21.16	Town Deal	Multi-User Community Hub <i>(accountable body role only)</i>	To create a modern, accessible library, learning, and community hub in the heart of King's Lynn town centre	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating G ↑	Overall Status rated as Green, progress is on track with the exception of the supply chain risk reported. - Planning application submitted w/c 9th September - Airwaves mast removed w/c 16th September – Risk and Issue removed from highlight report - Site visit held for King's Lynn Town Board 25th September - Slight design alteration regarding how 'façade' is structured (hung on to the frame)