




Other Major Projects - as at end Quarter 1 2025/26 (quarterly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Q1 2025/26 (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	TBC	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating	The overall status is RED <ul style="list-style-type: none">• NCC reporting significant overspend due to various reasons including delays caused by AWS, UKPN, Cadent and Phosphor Gypsum removal.• Contractor demobilised from site due to substantial completion of project• Minor works from the infrastructure contract remain outstanding. Outstanding items are largely non-critical with the majority of the Kings Lynn Enterprise Park being accessible following construction of the roads. For example, works that remain outstanding include the removal of the temporary access road installed to facilitate the construction of the Health Hub and the protection slab over the high pressure gas main to provide access to Plot C4.
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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	Duncan Hall	Capital Receipts & Borrowing	Overall RAG rating	Overall status currently AMBER due to: <ul style="list-style-type: none">• Site progressing well.• Works to the wet well complete.• Resources remain suitable for the project.• 3 completed sales – 5 plots reserved but sales pace slower than expected.
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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	Duncan Hall	Capital Receipts & Borrowing	Overall RAG rating	Overall Status currently AMBER: <ul style="list-style-type: none">• Site works are nearing completion, with final completion expected by July 19, 2025.• The Homes England Completion Target of March 31, 2025, has been successfully reached.• External snagging needs to be finalised.• A report on disposal options has been completed, and a delegated member decision was made to remove restrictions on sale.
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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	Duncan Hall	Business Rates Pool & Revenue	Overall RAG rating	Overall status is GREEN. <ul style="list-style-type: none">• The project areas that the Borough Council are currently leading are now programmed to complete by the end of Q3 2025/2026 financial year.• Project costs are being verified as it is acknowledged that costs have increased and more funding sources are needing to be identified. Financials have been rated as Amber until this is resolved.• Capacity has been rated as Green this period. Whilst there has been an extended period of absence for a key member of staff, additional external resource has been brought in with Norfolk County Council assisting with costs to assist with the land acquisition aspects.• Timelines have been increased to amber due to delays agreeing the Collaboration Agreement.
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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	Project is being re-scoped. Please see R & D meeting on the 09.09.25 for up to date information.
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	Overall RAG rating is RED. <ul style="list-style-type: none">• DfT and MHCLG have confirmed that inflationary increases to the scheme cost should be addressed by de-scoping the scheme.• De-scoping to deliver the Southgates element only is not an option as the economic case would have a poor Value for Money.• However, to maximise our spend of the £24.1m government allocation, NCC Cabinet has agreed to pursue a revised scheme based on the town centre Gyratory one-way system element from the original scheme, but adding additional active travel elements and the Borough Council's Baxter's Plain public realm scheme developed by BDP.• DfT have yet to agree that it would be permissible to add additional elements to the scheme.
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P-23.08	Major Housing	Lynnport 1 (Valentine Park), KL	Development of 96 mixed tenure dwellings on Lynnport 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	Duncan Hall	Capital Receipts & Borrowing	Overall RAG rating	Overall Status is currently RAG rated GREEN. <ul style="list-style-type: none">• Whilst some risks have increased, they're yet to be realised and have suitable mitigation in place.• The programme remains within tolerance, with a small delay expected to be recovered due to ground conditions and subcontractor attendance.
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Town Deal projects - as at end June 2025 (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 2025 (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	Overall status following agreement to the Project Adjustment Request is AMBER, although the significant gap in funding, and contractor tender pricing should be noted. See comments in Financial Commentary (section 3.3). • RIBA Stage 4 Design – Final stage reports delivered in April. The design team are now finalizing comments or final additional design items ahead of main contract negotiations. Due to additional design requirements some of these items will be delt with post contract • Interpretation Works - Following the submission of PLBs stage 3 report, further design exercise and narrative and technical meetings we have paused this workstream until September 2025 while we review the wider strategy and consider other specialist partners to work alongside PLB to maximize the interpretation design. This is also providing the team with additional time to work on the main tender and get the project into contract. • Decant/ Collections/Storage – A client team only pre-start meeting is being arranged for W/C 21/07/25. In this meeting the team will review what is required to prepare the side for the contractor and what needs to be decanted. • Enabling Works - Final payment issued - work stream closed. • King Street public realm - JCLA has developed the design into the next stage. The meeting with highways was cancelled as the updated design accommodates all the original comments without issue and the rest of the design development was technically focused. Instead, a pack was issued to relevant stakeholders for their detailed review and comment ahead of the final submission. • Pre-Launch BCKLWN/CIO resource review ongoing. Fundraising Consultant £60k revenue secured for 2025/6. ITT issued last period, and responses have now been received. These are currently being moderated ahead of a view to appointing a successful candidate late July. • Turnkey Fit out -. Further AWN meetings (AD’s) and wider team planned to review the latest assumptions and comments received from April Project Board. Headline updates will be shared in due course. • H&S / Insurance. - H&S/CDM/ PD reporting meeting. Howarth Tompkins deliverables tracker and procedures reported in RIBA 4 documents and Tender to ensure compliant scheme delivery. Next meeting planned ahead of contract award. No incidents or near misses were reported by NCL during the enabling works.⌚
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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	Overall RAG rating is AMBER. • Active Travel Hub Enterprise Zone– remains under pressure in terms of timeline. Morgan Sindall appointed to complete next stage of design work to clarify costs (which have risen from initial Business Case submission) and confirm Environment Agency acceptance of design proposals. Update to be taken to August Neighbourhood Board upon completion of next design stage. • LCWIP work continues as planned to complete by end of 2025. • Active Travel Plans - Sustainable Transport campaign led by Norfolk County Council due to run through to early July 2025 to encourage cycling for short journeys in and around King’s Lynn.
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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	Overall Status is AMBER. • The King’s Lynn Neighbourhood Board has agreed to pause the Devil’s Alley element of the project which will now be taken forward under Plan for Neighborhoods funding. • In place of Devils Alley, a change in scope to the project will show how it will progress a core scheme of accessibility interventions at the Custom House which will incur minimal loss of historic fabric. The dry side facility is unaffected by the change in scope and works will go ahead as planned. • A Project Adjustment Request has formalised this change in project scope, outlining the outputs and allocated funding. This will be submitted to MHCLG once the call-in period for the Member delegated decision has ended. £2million will be re-allocated from the Riverfront Regeneration to the St George’s Guildhall and Creative Hub project. Response expected early July. • A revised Business Plan and Economic Case has also been prepared to reflect the change in scope. • A full reprogramming exercise has been carried out to ensure alignment with the funding timeframe. • A full re-costing exercise will take place once design team’s plans are finalised.
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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	Overall Status currently GREEN. • Businesses have been operating from the Pop Ups since March. • Artwork, seating and wayfinding digital sign installed. • 14 trees and bespoke planters installed on Purfleet Street, New Conduit Street and Broad Street. • The Purfleet Street Arch is now the only outstanding item. Delay initially due to non-delivery from supplier, then fire damage to building on Purfleet Street the arch was planned to be attached to. • Handover to Business as usual for Pop Ups and digital sign.
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