

Other Major Projects - as at end Quarter 2 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 Q2 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	<div>Overall RAG rating</div> <div>R</div>	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.
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	<div>Overall RAG rating</div> <div>A</div>	Overall RAG currently AMBER due to: <ul style="list-style-type: none">• Site progressing well.• Resources remain suitable for the project.• 8 sold plots. 4 plots reserved. 4 PRS plots completed. Sales pace slower than expected.• Tenure mix for this site is under review, and an outcome is expected in early Qtr.3
P-21.08	Major Housing	Styleman Court (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	<div>Overall RAG rating</div> <div>A</div>	Overall RAG Status currently AMBER: <ul style="list-style-type: none">• Site works are complete.• New sales agent appointed, and properties are on the market. A number of viewings have been booked in.• Management agent appointed and agreed scope commencing
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	<div>Overall RAG rating</div> <div>G</div>	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.
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	<div>Overall RAG rating</div> <div>A</div>	The overall status is AMBER as: <ul style="list-style-type: none">• Change in direction of the linked STARS project to focus on the delivery of Gyrotory improvements and not deliver the proposed improvements to the Southgates junction. Therefore, STARS has been re-scoped and the Southgates element has moved status from RED to AMBER. NCC has noted its continued support for the Masterplan scheme and are continuing to work with the project team to explore opportunities for delivery of the Southgates Masterplan proposals.• Greyfriars Project Management appointed to identify smaller scale measures that can be brought forward to improve setting of Southgates and surrounding area to help de-risk Masterplan proposals.• Uncertainty remains over Masterplan proposals following refocusing of STARS project in terms of timescales and funding.• RIBA Stage 2 (Concept Design) – Development and RIBA Stage 3 (Spatial Design) – Landscaping completed by BDP.• Planning Strategy for Masterplan proposals developed by BDP.
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 Gyrotory. Norfolk County Council led scheme.	- Within the Town Investment Plan (TIP) - Levelling Up Funding secured by NCC	15-Jun-21	Duncan Hall		<div>Overall RAG rating</div> <div>A</div>	Overall RAG Status is AMBER. <ul style="list-style-type: none">• This has changed from RED since the last report because Dept for Transport (DfT) are supportive of proposals to the original scheme and both the DfT/MHCLG have indicated their support for the changes. There is no longer a need to submit an Outline Business Case or a Full Business Case for the STARS Gyrotory Plus. The DfT are positively helping to complete the appropriate forms and due to these changes, there will be more time for delivery.
P-23.08	Major Housing	Valentine Park, (Lynnsport 1), 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	Duncan Hall	Capital Receipts & Borrowing	<div>Overall RAG rating</div> <div>G</div>	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.

Town Deal projects - as at end Sept 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 Sept 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 RAG status continues to be AMBER. This follows both Cabinet and Town Board approval to proceed with the major scheme previously presented. There remains a significant demand to drive the project including sourcing an external fundraising resource to focus on this part of the project over the coming years. • Interpretation Works – The tender for the "media consultant" who will work alongside PLB has now been published and multiple requests to visit the site have been received. The main interpretation works programme has been reviewed and a restart is programmed for December once the ITT/ tender process is completed. • Collections/Storage – Good progress has been made within the pre-contract “exit site” objective (artifacts materials for reuse, rubbish, legal, compliance supply cut offs. Majority of items have now been moved from site into storage) until the reopening in 2028 with only a few minor items being sorted through by the site team. A clearance company has also now attended site to clear any final rubbish ready to hand the site over to the contractor. • King Street public realm - JCLA has finalised the planning & S278 design pack for submission to relevant authorities. Recent guidance from BT received for our requirement to relocate a street cabinet. Budget risk mitigation needed as BT early quote appears well above previous guidance. A costing exercise is being undertaken before the planning packs are submitted. • Pre-Launch BC/CIO Resource status. BC Governance Process reviews continue to determine best way of managing & supporting this complex project across 4-6 workstreams. Fundraising consultant appointment complete (Cause4) however on hold however until CIO confirm support for donations receipt protocols. An update will come in due course. • Longer term User/ Site Operation - Internal reviews of ownership, scope, specification and timelines underway. This workstream critical to ensure that the Business case has maximum opportunity to be delivered and trade successfully.
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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 Status is AMBER. • Active Travel Hub Enterprise Zone – updated TF guidance requiring project spend by March 2028 means timeline pressure around project have eased. However, RIBA Stage 3 cost update showed increases in costs due to increases in scope and additional drainage required to meet planning requirements. Due to updated guidance, additional time taken to review proposals and identify areas of value engineering ahead of progressing with planning application and progression to RIBA Stage 4. These are now programmed for October with the start of works moved to April 2026. • LCWIP - Oldmedow Road scheme removed from programme following increases of estimated costs up to £800k from estimated budget of £495k. Scheme to remain part of LCWIP but NCC Active Travel team to reassess scheme proposal to address cost and design comments raised during development. • Active Travel Plans - Potential walking campaign to follow on from “Real People on Bikes” campaign being investigated for early 2026.
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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 RAG Status is AMBER. • The Devil's Alley element of the project will now be taken forward under the Pride in Place Programme as agreed by the King's Lynn Neighbourhood Board. A change in scope to the project in place of Devil's Alley will show 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. • A Project Adjustment Request has formalised this change in project scope, outlining the outputs and allocated funding and been submitted to MHCLG. £2million will be re-allocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. Guidance on the process to complete this is expected soon. • An updated Business Plan and Economic Case has been developed to reflect the revised scope. • A comprehensive reprogramming exercise has been undertaken to ensure the project remains aligned with the established funding timeline. • Historic accounting issue identified which affects available remaining budget, resolution sought from wider programme underspend and value engineering.
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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 RAG Status is currently GREEN. • Pop Up spaces became available for hire starting in March 2025, promotion of hire is currently paused due to restrictions on the offer from scaffold works in street. • Installation of artwork, seating, and a digital wayfinding sign has been completed. • 14 trees and custom planters have been placed along Purfleet Street, New Conduit Street, and Broad Street. • Responsibility for the Pop Ups has transitioned to the Operations Team, while the digital signage is now managed by the Marketing and Communications team. • The only remaining item is the Purfleet Street Arch, which is on hold due to fire damage to the building it was intended to be mounted on.
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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	'Overall RAG status has moved to AMBER. • There is a risk that the building may be ready for use before the completion of the required external works. This situation could result in the library opening while activities are still ongoing outside. Key Points to Emphasise: • The building itself will be ready before the external works are finished. • Opening may occur while some external works are ongoing, • The timeline for completion of these external works is uncertain due to planning permissions and coordination with multiple landowners and utility providers. • As a result, NCC are considering the plan for opening timescales • Work continues with various partners and groups to build a strong offer for the new library building. This work is split into three themes: Internal working group, Skills and Business partners and VCSE groups.
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