

Other Major Projects - as at end Quarter 3 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 Q3 2025/26 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
								Overall RAG rating	
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 status is RED • 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		Overall RAG currently AMBER due to: • Site progressing well. • Resources remain suitable for the project. • 11 sold plots. 3 plots reserved. 7 PRS plots completed. Sales pace remains slower than expected. • Tenure Mix – The members delegated decision to enable flexible tenure mixes has been formalised. Options for these changes have now been submitted to the Strategic housing and Accountancy Teams for a final formal decision. • During the period the site was awarded CCS 45/45. This award recognises excellence in considerate construction.
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		Overall RAG Status Currently AMBER: • Sales have started. • First sale withdrawn during period. • During period affordable units finalised ready to be marketed – S.O. Solicitors acting on this.
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 status is GREEN. • The project areas that the Borough Council are currently leading are now programmed to complete by early Q4 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. Additional external resource remains in place until the Collaboration Agreement is complete with Norfolk County Council assisting with costs to assist with the land acquisition aspects. • The Collaboration Agreement is now in an agreed final form and currently out for signature. Expected completion in Jan 2026
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		The overall status is currently AMBER as: • Changes in focus of the STARS project to focus on the delivery of the Gyratory improvements and not deliver the proposed improvements to the Southgates junction • Uncertainty over Masterplan proposals following refocusing of STARS project in terms of timescales and funding • Greyfriars Project Management investigating improvements at Southgates that can be brought forward to enhance setting of Southgates and surrounding area and help to de-risk Masterplan proposals.
P-21.10b	Regeneration	Southgate area - Revised STARS Scheme (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 Status is AMBER. • This remains at AMBER until the DfT have approved our Project Adjustment Request (PAR) form to secure the funding and we have signed a Memorandum of Understanding (MoU).
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		Overall Status is currently RAG rated GREEN. • Whilst some risks have increased, they're yet to be realised and have suitable mitigation in place. • The programme is on track. • During the period the site was awarded CCS 42/45. This award recognises excellence in considerate construction.

Town Deal projects - as at end December 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 December 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 this month is AMBER. <ul style="list-style-type: none">Focus continues to find, deliver further funding for the project.Main Contract Works – MCL are making good progress on site with scaffold erection, asbestos removal and demolition of the WCs ongoing. Site Christmas shut down scheduled close of business Friday 19th and reopens Monday 5th January. No delays or H&S incidents reported.Fundraising - Historic England (HE) Grant adjustment request approved (by HE). Same value overall, but a revised spend profile to meet HE deadline/ Project Programme.Party wall - The Boroughs party wall surveyor continues to work closely with MCL, scaffold designers and neighbours to ensure party wall agreements and scaffold licenses are in place. A delay with the scaffold licenses is due to further discussions with neighbours queries. The team is working to mitigate any impact this will have however this does create a potential delay risk in January/ February.Interpretation Works - Moderation of immersive media consultant has now been completed and final interviews to take place by end of January with full work stream to restart early February.King Street public realm – A meeting on 4th Feb 2026 will review final materials & design so items can be finalised and planning & highways applications issued. Target to reuse existing pavers/ sets/ from previous local projects.Collection/Storage - Crown Post Truss timbers have been removed by specialist timber conservator Peter McCurdy/Co so they can inspect and propose a repair strategy.	
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. <ul style="list-style-type: none">Active Travel Hub Enterprise Zone –Planning applications for Active Travel Hubs submitted with determination due in January 2026. RIBA Stage 4 works underway with design due to complete in January 2026.LCWIP – Final LCWIP scheme, the Gayton Road crossing, programmed to start in January 2026. Following review with Tarmac, nighttime works required to minimise impact on network, this has led to increase in costs to £460k.Active Travel Plans – Work ongoing with CWA and QEH. Potential walking campaign to follow on from "Real People on Bikes" campaign being investigated for early 2026.	
P-21.14	Town Deal	Riverfront Regeneration	Renovation of the Custom House, improvements to King's Staith 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. <ul style="list-style-type: none">The Devil's Alley component of the project will now proceed under the Pride in Place Programme funding.A Project Adjustment Request has been submitted to MHCLG, formalising the revised scope, outputs, and funding allocations. As part of this adjustment, £2 million will be reallocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. Guidance on completing this process is expected shortly.Updated Business Plan and Economic Case to reflect the new scope has been prepared.A comprehensive reprogramming exercise has also been carried out to ensure the project continues to align with the original established funding timeline.A historical accounting issue has been identified that impacts the remaining available budget. Resolution is being sought through wider programme underspend and value engineering with £595k identified to go toward the gap.	
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 remains GREEN. <ul style="list-style-type: none">Pop Up spaces became available for hire in March 2025, but promotion is currently paused due to street-level scaffold works that limit access. Interim uses continue in the meantime.Artwork, seating, and a digital wayfinding sign have all been successfully installed.Fourteen trees and custom planters have been placed along Purfleet Street, New Conduit Street, and Broad Street.Management of the Pop Ups has now moved to the Operations Team, while responsibility for the digital signage sits with the Marketing and Communications Team.The only outstanding element is the Purfleet Street Arch. Its procurement is currently paused due to fire damage at the building where it was planned to be installed.	
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 is AMBER. <ul style="list-style-type: none">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.Internal building works continue with the pouring of the resin on the ground floor and assembly of the children's library.External building works continue with the removal of the hoarding and finalisation of paving.	