

Other Major Projects - as at end Quarter 4 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	Overall status commentary
								end Q4 2025/26 (Definitions shown on Project Highlight reports) Direction of Travel indicated	
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 R	Overall RAG status is RED <ul style="list-style-type: none"> NCC have informed the Council that substantial cost overruns have been incurred. There is ongoing negotiation around the apportionment of liability for those costs 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 rating A	Overall RAG currently AMBER due to: <ul style="list-style-type: none"> The site is progressing well, however there are risks, issues and financials that are Amber RAG rated.
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 rating A	Overall RAG Status Currently AMBER: <ul style="list-style-type: none"> Properties are being marketed – some interest.
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 G	Overall status is GREEN. <ul style="list-style-type: none"> All project areas that the Borough Council are currently leading are now complete following completion of the Collaboration Agreement in January 2026 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. Landowner Collaboration Agreement and S106 Framework Agreement completed in January 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	Overall RAG rating A	Reporting currently on hold.
P-21.10b	Regeneration	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 Gytratory. 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 G	Overall RAG Status is GREEN. <ul style="list-style-type: none"> This is because the DfT have approved our Project Adjustment Request (PAR) form which has secured the funding, and we have signed the 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 RAG rating G	Overall Status is currently RAG rated GREEN. <ul style="list-style-type: none"> The programme is on track. Build is progressing well.
P-25.08	Environment & Planning	Hunstanton Coastal Defence Works	Deliver replacement flood defences at Hunstanton.		01-Feb-26	Stuart Ashworth	TBC	Overall RAG rating R	Overall Status is currently RAG rated RED. <ul style="list-style-type: none"> Financial Position and risks Potential need for further Emergency Works Potential poor PR

Town Deal projects - as at end March 2026 (monthly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end March 2026 (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"> • Main Contract Works – Scaffold erection across the site is ongoing. Roof to Guildhall is nearing completion, despite challenges with the first burst water mains on King Street. The design team continues to release key information in line with the IRS schedule. No delays reported at this stage. Sunday 1st March – initial repairs to first water leak in King Street failed. Reactions by MCL/ team now underway – insurance claim being prepared. • Fundraising - Historic England Grant works are well underway, second payment received (£151k) and final payment (£295k) has been requested. Various monthly performance, evaluation outputs are due next month. The award also conditions that the BC will spend c£525k by end of June 2026 on specific ongoing or new scoped works. These works are planned in to the works schedule. • Party wall - Despite continuous efforts, scaffold licenses/ party wall agreements to Wetherspoons & 2+3 Ferry Lane are still unsigned. Wetherspoons are not responding to escalated requests. 2+3 Ferry Lane are seeking unreasonable demands. BC legal back to back with these issues and preparing for possible enforcement next steps. These delays are now impacting MCL who seek to flex their programme to work-around things but time is now getting critical. • Interpretation Works – Immersive experience consultant tender period is nearly completed, and results have been issued to tenderers. Following the February meeting with the Interpretation designer (PLB) preparation is under way for the immersive consultants join the team. • King Street public realm – Pre-App Public engagement runs 23 March – 17th April. 25th public drop in event at Nos 29. Late April. May final review before submission to planning (possibly PD) and highways. • Crown Post Truss Peter McCurdy/ Momentum contracted to design the truss and connections strategy. MCL being asked to complete heritage works and installation in house given experience.
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 permission denied for Baker Lane Active Travel Hubs at March 2026 committee. Lead Local Flood Authorities (LLFA) requested extension to consultation period for King's Lynn Enterprise Park (KLEP) Active Travel Hub (ATH) placing application with report to reach committee in May 2026. • LCWIP – Final LCWIP scheme to deliver crossing at Gayton Road complete and final accounts due in April 2026. • Active Travel Plans – Work ongoing with College of West Anglia (CWA) and Queen Elizabeth Hospital (QEH). • With the remaining budget, the project team are assessing options for additional activities to encourage active travel in 2026.
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 <ul style="list-style-type: none"> • The Devil's Alley component of the project will now proceed under the Pride in Place (PIP) 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 with a preferred option for Custom House identified. • A comprehensive reprogramming exercise has also been carried out to align the project timeline while keeping as close to original programme as possible. • Planning permission and listed building consent granted for both the Custom House and Dryside. • Works to the Dryside started in January and are due to be completed in July 2026. • A historical accounting issue identified that impacted the remaining available budget has sought resolution through the wider programme underspend and funding re-allocation (£595k). Following approval, the capital project is now fully funded.
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 GREEN <ul style="list-style-type: none"> • Whilst Pop Up spaces became available for hire in March 2025, promotion was paused due to street-level scaffold works that limited access. Interim uses continue in the meantime; a relaunch is planned for spring 2026. • Artwork, seating, fingerposts 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 Purfleet Street Arch is the only outstanding element. Progression was paused due to fire damage of the building where installation was planned alongside issues getting the licence signed for its installation. An options paper on pursuing the the arch install or exploring alternatives will be appended to the Post Project Evaluation.
P-21.16	Town Deal	King's Lynn Library (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 GREEN <ul style="list-style-type: none"> • The library has opened to the public!