



P.21-16

## King's Lynn Library Project Highlight Report

<b>Project Name:</b>	King's Lynn Library	<b>Project Manager</b>	Verity Bennett	<b>Project Sponsor:</b>	Sarah Rhoden	<b>Report covers period of:</b>	March 2026
<b>Capital Code:</b>	C8435	<b>Client Dept:</b>	NCC Community Services	<b>Lead Designer:</b>	Hudson Architects		
<b>Project Code:</b>	P.21-16	<b>End User (if applicable):</b>	King's Lynn residents and visitors to the town	<b>Cost Consultant:</b>	Turner and Townsend		
				<b>Contractor on Site:</b>	Mace		

### Management Summary

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	G	G	G	G	G	G
Last Report	A	A	G	G	G	G

### Project Definition

**Project Stage:** RIBA Stage 5

**Objectives:**

- Develop a co-located 'community multi-use hub' facility in the town centre of King's Lynn
- Provide skills and educational opportunities for residents starting at entry level. Develop new community adult learning education and higher education courses that meet skills needs in the Town.
- Develop new community partnerships to provide a variety of programming and community support offers from the hub
- Provide services and facilities for start-ups and local businesses

**Scope:** To create a modern, accessible library, learning, and community hub in the heart of King's Lynn town centre.

### 1. Overall Status (high-level summary)

Overall RAG status is GREEN

- The library has opened to the public!

#### 1.1 Decisions required by the Neighbourhood Board

- No decisions required this month

#### 1.2 Achievements during this period

- The library successfully opened to the public on Monday 16<sup>th</sup> March

### 2. Risks and Issues

#### 2.1 Key Risks [all red and increasing amber] – something that may happen

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
(0/25)						

#### 2.2 Key Issues [all red and increasing amber] – something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
(0/2)						

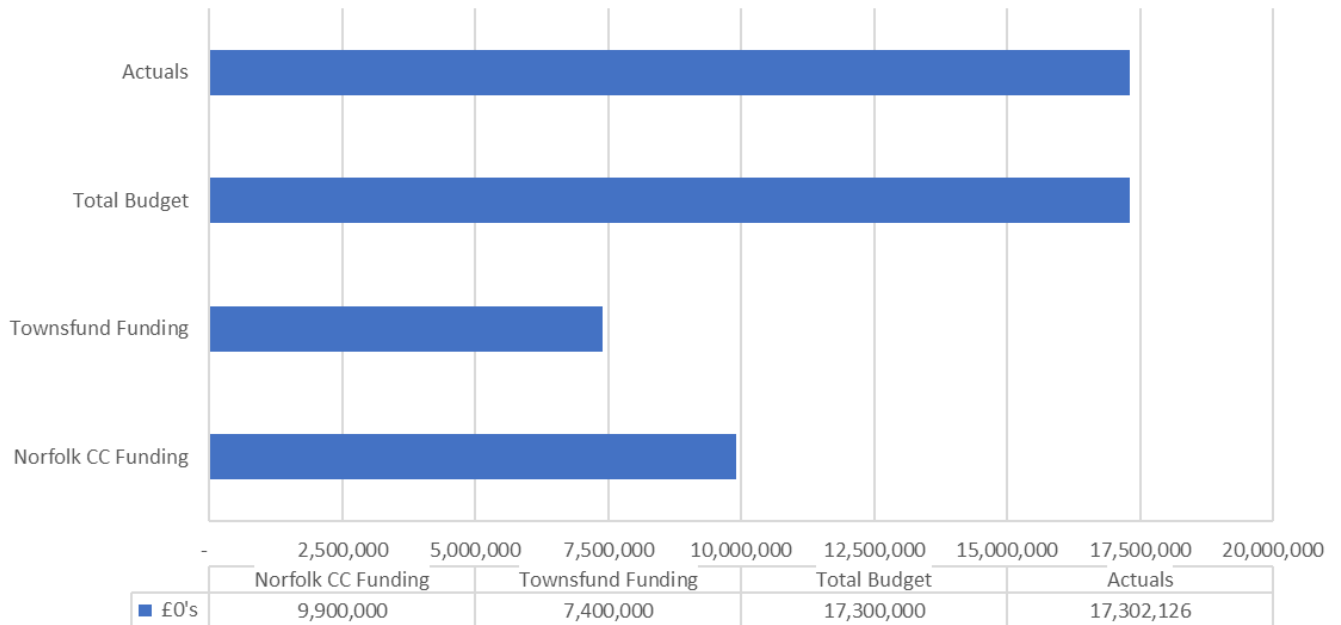
*Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.*

*Note: will vary for each project*



### 3.1 Financial Summary

**Kings Lynn Library**  
**Actuals, Budget and Forecasted spend as at 31st March 2026**



### 3.2 Financial Commentary

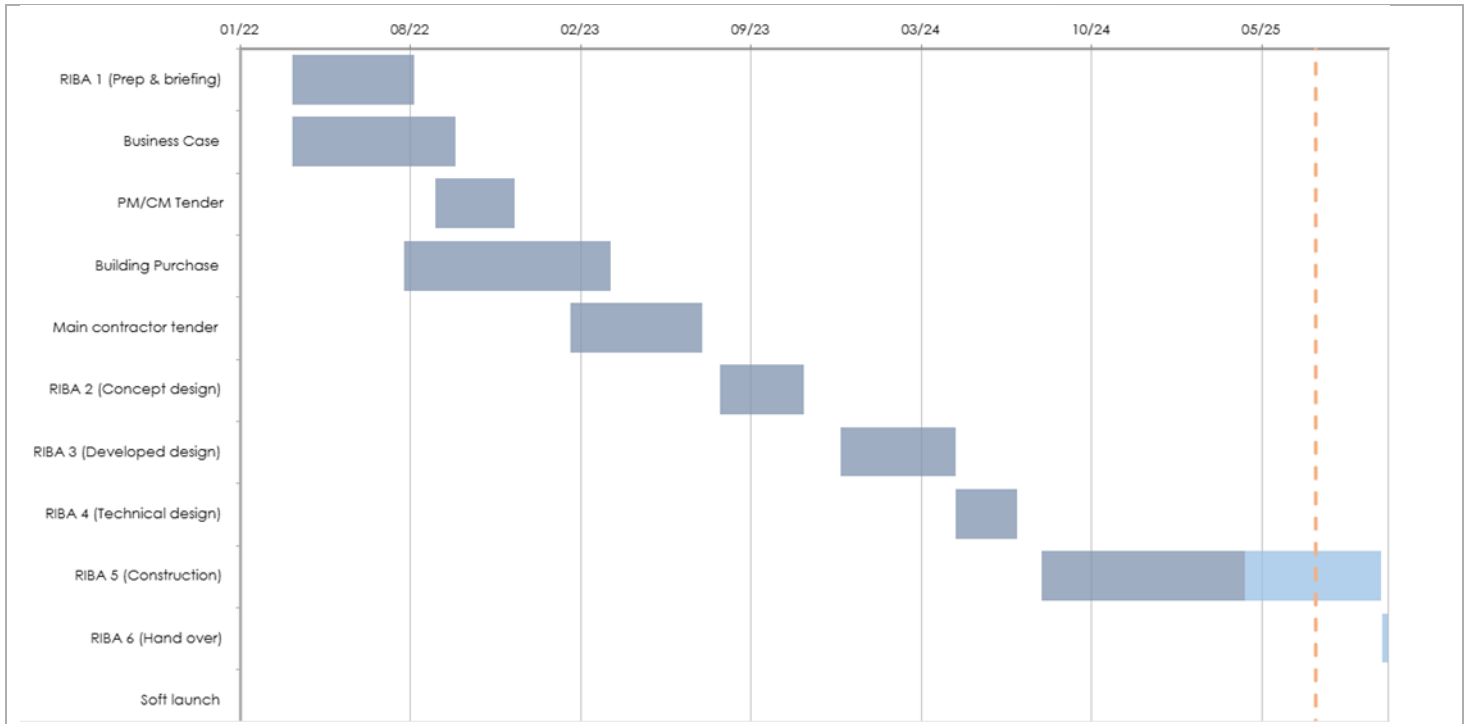
The Financial RAG rating is GREEN

- Total project actuals to date are £17.3m against an updated budget of £17.3m and is on budget. Some minor costs are still expected over the coming months along with some credit notes for flooring and other.
- Overall, the project is forecasted to be on budget at £17.3m
- Costs in this financial year total £12.5m, with prior year costs totalling £4.8m.
- The funding from the Town Deal fund was £7.4m and £9.9m from Norfolk County Council, totalling £17.3m.

### 3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
N/A							

### 4. Timelines – High Level Milestones



#### 4.1 Timelines Commentary

The library has opened to the public

#### 5. Resources Commentary

Resources remain GREEN

#### 6. Communications and Engagement

- The library successfully opened its doors on Monday 16<sup>th</sup> March.
- The first week we welcomed 8297 visitors (compared to 911 on the equivalent week last year)
- Book issues for week one was up 277% and new member registrations up 2661%
- We have been running tours of the new facilities, and these have been fully booked every day since opening.
- Clubs restart in the library w/c 30<sup>th</sup> March and Adult Learning courses start properly after Easter.

#### 7. Outputs and Outcomes

##### Outcomes

Description	Target	Notes
Amount of capacity of new or improved training or education facilities	5,200	
Number of learners enrolled in new education and training courses	100pa	
Number of learners / trainees / students enrolled at improved education and training facilities	350pa	
Number of learners/students/trainees gaining certificates, graduating or completing courses at new or improved training or education facilities, or attending new courses	100pa	
# of potential entrepreneurs assisted to be enterprise ready	32pa	
Improved perceptions of place by residents, visitors, and businesses	70%	



Increased footfall to the town centre	200,000 pa <sup>25</sup>	
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Outputs		
Description	Targets	Notes
Number of new cultural facilities	1	1
Number of derelict buildings refurbished	1	1
Number of public amenities / facilities created`	1	1
Amount of new office space – meeting rooms and hot desking	400sqm	400sqm
Amount of floor space repurposed (commercial) – spaces available for commercial hire	425sqm	425sqm
# of transport nodes with new multimodal connection points	1	

8. Other Matters	
Item	Comment
General stage progress	RIBA Stage 5, Construction
Procurement progress	As above
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	JCT Design and Build (D&B)
Proposed route to market (e.g. IOTT, Framework i.e. DPS, HPCS, LCP)	Framework
Legal progress	Exchange and Completion on building complete
ICT, FF&E update	FF&E development in progress
Stakeholder engagement (comms)	As above
Local schemes / dependencies	Concept study of Baxter's Plain public realm (outside scope of MUCH)

9. Approved Documents								
	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [RIBA 4 Design]	Final PID [pre-post tender]
<b>Status:</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Date Approved:</b>		Sept 22	Nov 22	May 23	July 23	Jun 24	Jun 25	
<b>Approved by:</b>		TDB	TDB	PB	PB	PB	PB	

Last approved document: PID May 2023

Spend – Budget variance (Inc. Contingency)	Milestone Delivery RAG Status	Risk & Issue RAG status
<b>R</b> More than 10% over or under budget	<b>R</b> 13 weeks or more behind the critical path	<b>R</b> Need immediate attention
<b>A</b> Between 5% & 10% over or under budget	<b>A</b> 4 to 12 weeks behind the critical path	<b>A</b> Needs attention before next project review
<b>G</b> Within 5% of budget or less than £10k	<b>G</b> 4 to 12 weeks less behind the critical path	<b>G</b> Can be managed