

CIL Strategic Project Funding

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1. Hunstanton Coastal Defences Capital Works Project

Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£2,840,000

1. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

The Borough Council is responsible for the maintenance and upkeep of the Hunstanton coastal defences. A recent geotechnical investigation found that the defences are now end of life and required a major rebuild. The Council is compiling a bid to the Regional Flood & Coastal Committee for Defence Grant in Aid. The grant will cover up to 90% of the cost if successful and a partnership contribution will be required. Therefore, the Borough Council will need to contribute at least 10% to the total cost of the project. The £2.84m will form part of this contribution, additional funding will also be required.

2. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Dave Robson - Project Manager, Stuart Ashworth - Project Sponsor,
Michelle McClean - Finance Officer

3. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

The CIL contribution will be used to rebuild the Hunstanton Coastal Defences and maintain the current flood defence standard. It protects 522 residential properties and 105 business from coastal erosion and flooding.

Costs

4. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

5. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

n/a

6. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

The projected costs below are circa £43.2m

1) £41.8m relates to main works which is £22m build, 90% optimism bias for risk or contingency fund (OB) circa £19.8m.

The total cost of £41.8m, will leave 10% not covered by the GIA (Grant in Aid) circa £4.18m, of which £2.09m, 50% is being requested within the CIL claim.

2) Additionally, £1.5m relates to the immediate emergency works in the coastal sections F & G in Qtr 4 2025-26 and 26-27 financial year, of which £750k, 50% is being requested within the CIL Claim.

An Outline Business Case with an outline design option is being prepared for submission to RFCC DGiA. Once this work has been completed a revised cost estimate will be provided. The grant bid will then allow a detailed design to be finalised, which will detail the final costs of the scheme.

7. Net cost

Please provide the net cost of your project

Full project costs are c£45.7m for the overall capital cost, which a proportion of the unclaimed costs are covered by alternative funding, such as the local levy.

Funding

8. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

The CIL bid will form part of the partnership contribution of at least 10% to secure the RFCC DGiA funding.

9. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

None, CIL will be used to apply for RFCC DGiA

10. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

None identified.

11. Will this project be fully funded if the CIL you have requested is allocated?

A DGiA application will be made to RFCC for the majority of the funding required to deliver this project.

12. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

N/A

Timescale

13. When do you anticipate the CIL-funded project to start and finish?

Capital works are expected to commence Q3 2027, but timeline will be dependent on Planning application and MMO Marine licence application timelines.

14. What are the stages, key milestones & proposed delivery dates of the project?

Q3 2026 RFCC DGiA application

Q3 start planning application and MMO Marine applications

Q3 2027 – start construction phase which will last around 24 months

Timelines dependant on DGiA funding being secured and final Detailed Design being completed so build times can be confirmed

15. Is there any other information you would like to be presented to members?

This work will tie in with Hunstanton Master Plan but this will follow and has 5/10/15 year timescale and is dependent on external funding being obtained

16. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£2,840,000

17. Further information

Comments from CIL officers about the project

Essential – coastal work, flood defences

2. West Lynn Ferry - Infrastructure Improvements

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£800,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Proposed—based on early indications emerging from ongoing feasibility work and subject to further refinement through detailed design: the project will involve replacing the high-risk West Lynn landing with a resilient fixed ramp, intermediate landing, and floating pontoon designed to improve safety and mitigate risks from the adjacent deteriorating jetty. On the King's Lynn side, the existing timber facilities will be refurbished using durable, anti-slip mesh surfacing and upgraded safety railings. Together, these improvements will provide a modernised, sustainable transport link capable of adapting to the River Great Ouse's extreme tidal range while maintaining the service's historical character.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

James Grant

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

The project secures long-term sustainable connectivity between West Lynn and King's Lynn, directly supporting the borough's growth by providing a low-carbon transport alternative for residents of new housing developments. By integrating the ferry into the town's masterplanning as a strategic "gateway," the infrastructure reduces pressure on the existing road network, Southgates Roundabout, and the Pullover Roundabout while ensuring new residential areas remain linked to town centre employment and cultural hubs.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£0 - Further advise would be appreciated.

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

New Pontoon Works - West Pontoon £692,500

Refurbishment Works - East Pontoon £76,600

Total Net Construction Costs £769,100

Testing, certification and demobilisation £15,000

Preliminaries and other overheads £187,000

Total Net Construction Costs incl. Preliminaries and Overheads Q1 2026 £971,100

Project Risk @ 20% £194,000

Net Construction Costs incl. Preliminaries and OH&P - Q1 2026 £1,165,100

Professional Fees, BCKLWN costs & contingency £434,900

Total Estimate £1,600,000

8. Net cost

Please provide the net cost of your project

£1,600,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

No corporate funding is currently secured. Once the feasibility report is completed, a further report will be brought back to Cabinet/Council for approval to progress as part of the required capital programme governance process. It is hoped that the remaining £800,000 would be funded between the Borough Council and Norfolk County Council.

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

No External Grant is secured. It is hoped that the remaining £800,000 would be funded between the Borough Council and Norfolk County Council.

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

No

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

£800,000 - to be secured as detailed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Anticipated Start: Late Mid 2025 The project is currently at the feasibility and preliminary design stage (RIBA Stage 1/2). Before construction can begin, several critical "next stage" activities must be completed, including detailed design development, ground investigations, and securing essential licenses from the Environment Agency and Marine Management Organisation. The project will also need Cabinet approval to progress once the feasibility report is finalised as part of the required governance process for the capital programme.

Anticipated Completion: 2027/ While a specific end date depends on the procurement strategy and the complexity of the marine works, the study outlines a phased delivery. The refurbishment of the King's Lynn side is expected to be relatively swift, whereas the new West Lynn pontoon and ramp construction involves a more challenging marine environment. Delivery will be subject to seasonal constraints—to protect river ecology—and tidal windows, which typically dictate a construction period of approximately 2 to 3 months once on-site works commence.

Anticipated completed Summer 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

As above

16. Is there any other information you would like to be presented to members?

This proposal is subject to the completion of the Feasibility Study - early Q2 2026

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£800,000

18. Further information

Comments from CIL officers about the project

Desirable – not currently in Capital Programme, sustainable transport

3. The Guildhall and Creative Hub Public Realm Project.

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£706,500 CIL application (this is the NET figure).

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

The Guildhall and Creative Hub Public Realm Project is part of the wider regeneration of the Guildhall and Creative Hub site on King's Street. This is a project regenerating a community facility devoted to arts, education, health, wellbeing providing sustainable energy supply, natural habitat improvement and public realm improvement. The Guildhall and Creative Hub Public Realm part of this wider project involves highways safety and public realm improvements to the courtyards within the Guildhall site and the street and public realm outside St George's Guildhall, as part of its renovation as a local, regional and international centre for arts, creativity and theatre.

Works aim to improve public safety, make the historic building more accessible and enhance its setting.

The plan for King Street includes:

- Widening the narrow pavement area to improve safety for pedestrians and road users, using high quality, appropriate finishes
- Six bicycle racks to support active, sustainable transport
- A dedicated delivery/loading bay for theatre sets
- New benches and a sculpture outside the main entrance
- Two stone block seats framing the Guildhall site, offering long views towards Tuesday Market Place
- Four new street trees, to enhance the visual setting and air quality, provide shade and support biodiversity.

This links to the plan to provide:

- Natural habitat improvements in the main courtyard and White Barn Garden.
- Improve accessibility within the main courtyards.
- Increasing economic capacity within the Borough.

Policy LP40 in the Local Plan to help King's Lynn to fulfil its role as a regional hub for culture.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Tim FitzHigham, Creative Director of the Guildhall Project/Robin Lewis,
Development Director of the Guildhall Project.

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

The wider Guildhall and Creative Hub Project is the priority project of BCKLWN.

Intended to generate over 115 new jobs, it has already created over 100 new jobs in the early stages of construction. This proves already how important to the economy this project is.

The wider project will create over 200 new jobs, created a multimillion-pound business in the middle of King's Lynn and generate over £30 million for the local economy (please see the attached report for details).

It will give people in King's Lynn pride in their place and become a regional, national and international attraction to bring people into King's Lynn.

It will develop the infrastructure of the Town, giving 14 new spaces for business, new sources of power through the green energy centre and power substation.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£141,300

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

£562,000 already funded
£706,500 CIL application
Total £1,268,500 + VAT
Total £1,522,000

8. Net cost

Please provide the net cost of your project

£562,000 already funded £706,500 CIL application Total £1,268,500

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

The Guildhall and Creative Hub Public Realm Project is part of the wider Guildhall and Creative Hub Project. Part of the Public Realm Project is already funded - £562,000 (plus VAT) and this is secured as part of the wider Guildhall and Creative Hub Project. Please see full council report 17th July 2025 attached as a supporting document.

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

Pride in Place grant money has been secured as part of the £527,000 above.
Towns Fund grant money has been secured as part of the £35,000 above.

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

None

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

We anticipate the CIL funded project to start August 2027 and finish June 2028.

15. What are the stages, key milestones & proposed delivery dates of the project?

External Public Courtyard and King Street Design and Section 278 Approval

July 2025 Project presented at Full Council inc ambition to complete King Street works subject to approvals

January 2025 – design appointment / scoping updates King Street works

March 2025 – Preliminary design principles presented King Street works

February 2026 – Final design presented and signed off King Street

Public engagement on King Street scheme

King Street Planning and 278/Highways Submission May 8th

01.018/2027 – 30/06/2028 - External works to Main Yard & White Barn Garden

17/072027 – 05/05/2028 - King Street Works

30/06/2028 - Handover

See additional Gannt chart (emailed separately).

16. Is there any other information you would like to be presented to members?

There is a key safety consideration that we would like members to be aware of. The pavement outside the Guildhall has very sadly already been the site of a serious accident involving a member of the public and the wider Guildhall Project seeks to increase pedestrian traffic on this dangerous pavement by approximately 900%.

Our key consideration in putting forward this application for CIL is to ensure that the infrastructure needed to fulfil the Borough's ambition for the Guildhall site is achieved in a safe way for the public. The project we put before members to consider for CIL funding would make this pavement safe going forward and support the Borough in achieving its Priority Project.

This project is also the priority project of the community led King's Lynn Neighbourhood Board.

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£706500

18. Further information

Comments from CIL officers about the project

Beneficial – heritage assets, supporting economic growth & events

4. Redesign and refurbishment of Cliff Top public convenience facilities in Hunstanton.

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£366,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Building works, full refurbishment of all facilities within this public convenience toilet block including the addition of electric vehicle charging points along with sustainable planting living wall structure.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Chris Durham

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

This proposal seeks funding for the comprehensive refurbishment of Cliff Top public toilets (Hunstanton) to transform aging facilities into modern, inclusive, and sustainable amenities. Currently, our facilities face rising maintenance costs, outdated accessibility, which limits public participation and local economic vitality.

Clean facilities encourage visitors to stay longer in town centres, parks, and retail areas, directly boosting local spending.

Modernizing with touchless taps, automatic soap dispensers, and improved ventilation reduces the spread of diseases like Norovirus or influenza. Upgraded surfaces are also easier to clean, reducing the long-term staff workload and chemical usage.

Refurbishments often include improved lighting and "prevention by design" layouts that eliminate dark corners. A well-maintained space signals that it is valued, which has been shown to deter vandalism and anti-social behaviour compared to neglected sites.

: Investing in durable, vandal-resistant materials (like stainless steel or solid-grade laminate) and energy-efficient lighting/low-flow toilets lowers ongoing utility bills and prevents the "patchwork" repair cycle that drains annual budgets.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

N/A

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

Early stages, dependant on site survey outcomes and procurement process.

8. Net cost

Please provide the net cost of your project

£366,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

£366,000

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

None

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

None

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

13. When do you anticipate the CIL-funded project to start and finish?

Following site surveys and procurement process taking in to account the seasonal nature of the resort.

14. What are the stages, key milestones & proposed delivery dates of the project?

TBC

15. Is there any other information you would like to be presented to members?

No

16. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£366,000

17. Further information

Comments from CIL officers about the project

Desirable – supporting the community & events

5. Technical Training Infrastructure – King’s Lynn South Fire Station

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£300,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Improving the infrastructure of the King’s Lynn South Fire which currently lacks basic core training facilities, including a multi-purpose training area, drill tower and Technical Rescue training area, making it the only station in the county without this vital infrastructure.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Honor Howell – Strategic Advisor to the Chief Executive and Leader

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Planned and emerging development across King’s Lynn and the wider borough will increase population density, housing numbers and transport movements. This growth places direct additional pressure on the emergency services including fire and rescue response, prevention and resilience functions.

The expansion of King’s Lynn South Fire Station directly addresses this growth by strengthening the borough’s emergency infrastructure. The project will address the current lack of infrastructure at the King’s Lynn South Fire Station, enabling it to be used more extensively for crews to train and maintain skills across a wide range of technical and specialist rescue areas. It will also enable reduced travel to North station for training and keep appliances operational in South Lynn’s turnout area.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

All costs quoted are net of VAT. Any VAT will be reclaimed via the Norfolk Fire and Rescue Service.

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

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7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

Design and construction of modern training facilities at King's Lynn South																			
<table border="1"><thead><tr><th>Item</th><th>Cost</th></tr></thead><tbody><tr><td>SH65 - Cold Smoke House</td><td>£180,000</td></tr><tr><td>FT66-3 Tower</td><td>£42,000</td></tr><tr><td>Surveys</td><td>£12,000</td></tr><tr><td>Ground works / misc.</td><td>£200,000</td></tr><tr><td>Drill yard surfacing</td><td>£100,000</td></tr><tr><td>Site security (fencing, gates)</td><td>£35,000</td></tr><tr><td>Professional services</td><td>£30,000</td></tr><tr><td>Total</td><td>£599,000</td></tr></tbody></table>	Item	Cost	SH65 - Cold Smoke House	£180,000	FT66-3 Tower	£42,000	Surveys	£12,000	Ground works / misc.	£200,000	Drill yard surfacing	£100,000	Site security (fencing, gates)	£35,000	Professional services	£30,000	Total	£599,000	
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Professional services	£30,000																		
Total	£599,000																		

8. Net cost

Please provide the net cost of your project

£600,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

There is a provision of £30k in the capital programme for a more detailed business case which will be progressed by the Norfolk Fire and Rescue Service. As the project is dependent on obtaining the CIL funding, the detailed design works will not commence until funding is secured. Once these works are completed, a further report will be brought back to Cabinet/Council for approval to progress as part of the required capital programme governance process.
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10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

None

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

Norfolk County Council have allocated funding of £300,000 towards the project and have also gifted the land required to the Norfolk Fire and Rescue Service.

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

N/A

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Unknown at present but will commence if funding is agreed.

15. What are the stages, key milestones & proposed delivery dates of the project?

An implementation plan and timeline have not been developed at this stage as the project is dependent on securing the funding. This will be progressed with Norfolk Fire and Rescue Service on confirmation of the funding from the Borough Council.

16. Is there any other information you would like to be presented to members?

The project is aligned with CIL objectives:

- Is a capital infrastructure improvement
- Has a long operational lifespan
- Delivers borough-wide benefit

It therefore meets the CIL tests of:

- Strategic context
- Growth enablement
- Future proofing essential services.

The station will also operate as a multi-agency and regional training hub, enhancing the borough's infrastructure base well beyond minimum statutory provision.

Summary

The King's Lynn South Fire Station expansion is essential infrastructure required to:

- Support planned and future development
- Maintain emergency service capacity as the borough grows
- Enable specialist training for risks associated with modern development

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£300,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting emergency services – currently tier 3 in capital programme

6. Resort Recycling Bins Programme

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£100,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Enhancing Waste Management and Sustainability Through New Recycling Bins in Hunstanton

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Barry Brandford

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

This application requests funding to install a coordinated network of modern recycling bins across Hunstanton to support new development, increased visitor numbers, and the town's long-term sustainability goals. The project will reduce litter, improve recycling rates, enhance the appearance of public spaces, and align with environmental commitments at both local and national levels.

Hunstanton is experiencing significant regeneration, including improvements to the seafront, public spaces, and residential and commercial developments. With this growth comes increased footfall and higher waste generation.

Current challenges include:

- Insufficient recycling facilities in high-traffic areas
- Overflowing general waste bins during peak visitor seasons
- Low public recycling participation due to limited infrastructure
- Increased litter affecting the town's appearance and environmental quality
- A need to support new development with modern, sustainable waste solutions

Installing new recycling bins will help the town manage waste more effectively and present a cleaner, greener environment for residents and visitors.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£40,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

Request - £200k:

- Large multi-stream bins : Approximately £1,200 each
- Dual-stream bins : Approximately £500 each
- Compact units : Approximately £200 each
- Installation and groundworks: TBC
- Optional smart monitoring sensors: TBC
- Contingency : £10,000

8. Net cost

Please provide the net cost of your project

£160,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

£200,000

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Start date TBC, finished by April 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

Stage 1: Procurement, design approval, and supplier selection

Stage 2–3: Manufacturing and delivery

Stage 4: Installation across designated sites

Stage 5: Public awareness campaign and launch

16. Is there any other information you would like to be presented to members?

N/A

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£160,000 (advised reduced to £100k by finance)

18. Further information

Comments from CIL officers about the project

Beneficial – recycling

7. Riverfront Regeneration - Custom House Interpretation

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£100,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

The project will deliver a new, fully accessible interpretation scheme for the first floor of the Custom House, following the completion of essential renovation works and accessibility improvements to the historic building. This next phase focuses on transforming the newly accessible upper floor into an engaging public space that tells the story of the Custom House, its maritime heritage, and its role in the development of King's Lynn.

The interpretation project will install high-quality, durable infrastructure including display panels, integrated digital media, environmental graphics, and accessible interpretation features such as tactile elements, audio description, and easy-read content. These interventions will be designed to complement the building's Grade I-listed character while ensuring that visitors of all ages and abilities can meaningfully engage with the space.

By activating the first floor as a public heritage asset, the project will significantly expand the building's visitor offer and enhance the overall visitor experience. It will also support wider regeneration aims by strengthening the cultural offer within the town centre and encouraging greater footfall to the Riverfront.

This investment will ensure that the Custom House's newly accessible first floor is not only physically open to the public but also equipped with the interpretive infrastructure needed to deliver inclusive, high-quality heritage engagement for years to come.

The project directly supports the Local Plan's vision for sustainable growth, heritage protection, and a vibrant, accessible town centre.

The Local Plan emphasises the importance of protecting and enhancing the borough's historic environment (Policy LP20 – Environmental Assets: Historic Environment) and ensuring that heritage assets continue to play an active role in the borough's future.

By installing high-quality, inclusive interpretation (for example digital media, tactile elements, audio description, and easy-read content) the project ensures the Custom House remains relevant, engaging, and accessible to all, in line with LP18 (Design and Sustainable Development) which promotes inclusive, high-quality design.

The project also supports the Local Plan's Vision and Strategic Objectives, which seek to create places where people "want to live, work, invest and visit," and to strengthen the cultural and economic vitality of King's Lynn. By activating the newly accessible first floor as public space, the project expands the town's cultural infrastructure, increases visitor capacity, and enhances the town centre offer, supporting LP07 (The Economy) and LP08 (Retail Development), both of which emphasise the importance of a strong, attractive town centre to underpin economic growth.

Overall, the project ensures that the Custom House's renovated first floor is not only physically accessible but also equipped with the interpretive infrastructure needed to deliver long-term, inclusive heritage engagement, fully aligned with the vision and strategic objectives of the Local Plan.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Jemma Curtis

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

The project directly supports new development across the borough by strengthening the cultural, economic, and placemaking foundations that underpin sustainable growth. By delivering high-quality interpretation for the newly renovated and accessible first floor of the Custom House, the project enhances one of King's Lynn's most significant heritage assets and increases its capacity to serve as a focal point within the wider regeneration of the town centre and waterfront.

The project contributes to development in several key ways:

Strengthening the town centre offer — A more engaging and fully accessible Custom House increases the attractiveness of the town centre for residents, visitors, and investors. This supports the borough's ambitions to create a vibrant, mixed-use environment that encourages footfall and underpins commercial viability for new and existing businesses.

Supporting wider regeneration schemes — The Custom House sits at the heart of the Riverfront area, where development and public realm improvements are planned or underway. Enhancing the building's public function complements these investments, helping to create a coherent, high-quality destination that encourages further private-sector confidence.

Boosting the visitor economy — Improved interpretation will extend dwell time, increase repeat visits, and strengthen the borough's cultural tourism offer. A more compelling visitor experience supports hospitality, retail, and leisure development across King's Lynn and the wider West Norfolk area.

Unlocking the building's full public potential — Renovation and accessibility works will make the first floor physically usable; this project ensures it becomes functionally usable. By activating new public space, the project increases the borough's cultural infrastructure and provides a platform for future programming, partnerships, and community-led activity.

Enhancing quality of life and community identity — High-quality heritage interpretation contributes to a strong sense of place, which is a recognised driver of sustainable development. A borough with a clear, celebrated identity is better positioned to attract residents, skilled workers, and investment.

Supporting inclusive growth — The project ensures that the benefits of development are accessible to all. By embedding inclusive interpretation the Custom House becomes a model for equitable cultural infrastructure across the borough.

Overall, the project helps create the conditions in which new development can thrive: a more attractive town centre, a stronger visitor economy, a clearer sense of place, and a cultural anchor that supports both economic and community-led growth.

The project will support new development by strengthening the cultural, economic, and placemaking foundations identified as priorities in the Local Plan 2021–2040.

Supporting the Spatial Strategy and Town Centre Regeneration

Policy LP01 – Spatial Strategy identifies King's Lynn as the primary focus for growth, regeneration, and investment. Enhancing the Custom House directly contributes to this strategy by improving a key heritage anchor within the town centre and waterfront regeneration area.

Boosting the Local Economy and Visitor Offer

The Local Plan's economic policies (LP07 – The Economy) emphasise the need to strengthen the visitor economy and cultural offer to support wider economic development. By improving interpretation and accessibility, the project increases dwell time, supports local businesses, and enhances the borough's attractiveness to visitors and investors.

Enhancing Heritage as an Economic Asset

Policy LP20 – Historic Environment highlights the role of heritage assets in supporting sustainable development and local identity. The project ensures the Custom House continues to function as a high-quality, publicly accessible heritage destination.

Costs

5. Is the project eligible to claim back VAT?
VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

n/a

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

Indicative costs:
Planning and Development:
Briefing and scoping £3,000
Historic research and content development £10,000
Audience development and access planning £3,000
Interpretation plan £5,000
Stakeholder workshops and engagement £2,000
Design and Visual Development:
£20,000
Fabrication and Installation:
£40,000
Consents and Contingency:
£17,000.

8. Net cost

Please provide the net cost of your project

£100,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

The wider Riverfront Regeneration has £0.35m of secured funding from council funds.

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

The wider Riverfront Regeneration project has £2.77m of secured funding from Town Deal.

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

The wider Riverfront Regeneration Project has £0.11m of secured funding from UKSPF and Sail The Wash.

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Work can start on the interpretation project, as soon as funds are secured. We would like to bring the project inline with the timescales of the refurbishment to the Custom House and finish by Summer 2027.

15. What are the stages, key milestones & proposed delivery dates of the project?

Project Initiation & Procurement (July – September 2026)

Research, Content Development & Concept Design (September – December 2026)

Detailed Design, Consents & Fabrication Preparation (January – March 2027)

Fabrication & Production (March – May 2027)

Installation & Commissioning (June 2027)

Project Completion & Public Launch (July 2027)

16. Is there any other information you would like to be presented to members?

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£100,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting the town centre, events & economic growth

8. Enhancement of Lynnsport Changing & Toilet Facilities, Including Accessible Provision

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£80,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Refurbishment and reconfiguration of existing accessible and general changing and toilet provisions to enhance the customer experience and provide compliant accessible toilet and changing facilities for all user groups. No improvements have been made to these facilities in over 20 years and these have now dropped below acceptable standards and do not meet modern day regulations.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Lewis Hemeter, Lynnsport Manager

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Lynnsport currently attracts over 650,000 visits per annum and is home to various groups and clubs, including those that target persons with disabilities, mobility issues or health and wellness challenges. Our current ground floor toilet and changing provisions do not reach the standards required to cater for these people compliantly or cordially. Enhanced and well thought out, compliant facilities will provide accessible, comfortable and safe spaces for our many users, making access to health, sport, wellness and social activity less daunting and more inviting. At present, our dated and often failing facilities simply do not meet the needs of our local community, with complaints and frustrations often voiced. High standard toilets and changing facilities that suit the needs of ALL users are a vital part of the journey in regards to user confidence. At present, our toilet and changing facilities can inhibit certain users from joining, participating or remaining active with us.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£20,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

£100,000 would be utilised to provide facilities that meet Part M of the Building Regulations and the Equality Act 2010, which we currently fall short of.

Accessible entrances, dedicated accessible W/C's of raised height, emergency pull cords, suitable wheelchair turning circles, reachable wash basins, full height cubicles to provide private showering and changing facilities, space for carers to assist, suitable benching and grab rails. An upgrade to all fixtures and fittings as well as plumbing, electrical and carpentry infrastructure will be carried out. Upgrades to flooring, lighting, wall cladding.

8. Net cost

Please provide the net cost of your project

£100,00

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

N/A

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Late 2026-Early 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

Project should take around 6-8 weeks to deliver on site, planning stages will start as soon as funding is confirmed. Key milestones include:

Funding secured

BCKLWN Procurement engaged with

Identification of and communication with key stake holders and user groups

Specification for Tender or RFQ's compiled

Contractors and suppliers selected with all necessary due diligence and background checks

Plans and specifications agreed

Pre-works due diligence produced, checked and agreed (RAMS, Safety Plans, Qualifications etc...)

Plan of works communicated

Works commence with regular monitoring

Works complete and comprehensive snagging carried out prior to sign off

16. Is there any other information you would like to be presented to members?

Lynnsport's toilet and changing facilities are outdated, severely underfunded in recent years and are no longer fit for purpose or meet the expectations of modern users or accessibility standards laid out within the Equality Act 2010 or Part M of the Building regulations. Current provision is limited, with substandard facilities that present barriers for disabled users, older adults and those with additional needs, in turn, this restricts participation in physical activity and community programmes, particularly for individuals who rely on carers or require specialist facilities and equipment.

Refurbishment will deliver inclusive high-quality facilities designed in line with relevant British Standards ensuring dignity, safety, and Independence for all users, breeding confidence in people to access our facilities and activity programmes. The project will directly support increased participation, reduce inequalities in access to health and well being services and enable the centre to better serve the whole community. In addition to this, updated and enhanced facilities will support and improve the commercial success of the site and align us with the ever growing local competition who currently provide significantly higher standard of facilities than we do. I would invite members down to Lynnsport to see first hand how this funding could greatly improve leisure and wellness opportunities for our local community, members, clubs, individual users and groups.

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£80,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting the community & events

9. LED Lighting Upgrades (Lynnsport Sports Pitches)

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£60,000.00

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Upgrade of external pitch lighting on the existing Multi-Use Games Area and Pelican's Hockey pitches at Lynnsport. Project will replace obsolete metal-halide luminaires with LEDs, to provide a more efficient and reliable lighting strategy.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Robert Wiseman - Energy and Environment Officer

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

The upgrades will support sports development in the Borough by improving the reliability and quality of sports pitch lighting in an area of recent, and ongoing, housing development. Running costs and carbon emissions will also be reduced, with energy and maintenance savings estimated at over £8,000 per annum and carbon savings (at grid average emission factors) of over five tonnes (CO₂e).

The proposals will future-proof sports provision on site, with the existing, unreliable metal halide units fast becoming obsolete and increasingly costly and difficult to maintain/replace. The new LEDs will have a longer service life and, in the event of failures, replacements are expected to be more readily available. Repeated failures of the existing lighting means we often struggle to maintain necessary LUX levels in accordance with sporting body requirements/recommendations.

With proposals for a redevelopment of the main Lynnsport building, alongside on-site swimming provision, the complex and associated facilities are due to have increased regional significance, supporting sports development across a much wider area. Upgrading the sports pitch lighting will therefore improve the quality of external sports provision, in synergy with the proposed building works, and improve the quality of sports provision to a much wider demographic.

It is necessary to recharge energy and maintenance costs associated with the Pelican's Pitch to the hockey club. By installing more reliable and efficient lighting, we will be able to reduce our reportable emissions and reduce the ongoing running costs of the Pelican's club, as a highly valued local sports club.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

N/A

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

Upgrade of Pelican's Hockey Pitch to LED - £30,000.00

Upgrade of MUGA Pitch to LED - £30,000.00

8. Net cost

Please provide the net cost of your project

£0 (requesting CIL funding for full project costs)

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

Project has been added to Tier 2 of the Capital Programme and received AD signoff.

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

From approval, we would seek to launch a tender exercise and complete the works within the current financial year. We are upgrading existing lighting and expect to retain existing columns.

15. What are the stages, key milestones & proposed delivery dates of the project?

September 2026 – launch tender exercise

November 2026 – award tender

End March 2027 – works completed and new lighting operational

16. Is there any other information you would like to be presented to members?

No.

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£60,000

18. Further information

Comments from CIL officers about the project

Desirable – reducing emissions

10. Refurbishment & painting of Street Furniture to Enhance Public Realm in Hunstanton

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£56,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

This application seeks funding to repaint and refurbish key pieces of street furniture across Hunstanton, including benches, railings, bollards, litter bins, lamp columns, planters, and shelters. As the town undergoes new development and public realm improvements, refreshed street furniture is essential to ensure a cohesive, attractive, and welcoming environment for residents, visitors, and investors.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Amelia Webb

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Hunstanton is experiencing significant regeneration, with new development projects enhancing the seafront, town centre, and surrounding public spaces. However, much of the existing street furniture shows signs of wear, including peeling paint, rust, fading colours, and general deterioration.

Key issues identified:

- Ageing and weather-worn street furniture detracts from the appearance of newly developed areas
- Inconsistent colours and finishes create a disjointed public realm
- Rust and deterioration reduce the lifespan of assets and increase long-term maintenance costs
- Visitor-heavy areas require a refreshed, high-quality appearance to support tourism
- A coordinated repainting programme will complement new development

and improve overall town presentation
Painting the street furniture is a cost-effective way to uplift the environment and align older assets with new investment.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£14,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

£70,000

8. Net cost

Please provide the net cost of your project

£56,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

£35,000

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Start date N/K, but end date anticipated by April 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

Stage 1: Assessment of required works

Stage 2: Final asset survey, colour scheme approval, procurement

Stage 3: Preparation and painting of priority seafront and town centre areas

Stage 4: Completion of remaining areas and quality checks

Stage 5: Final sign-off and public communication

16. Is there any other information you would like to be presented to members?

N/A

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£56,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting events & the community

11. Lynnsport Sports Barn and Kaset Toilets

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£48,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Refurbishment and enhancement of essential community toilets.

Barn Toilets inc: Toilets, sinks, urinals, piping (feed and waste), work, partition walls, wall cladding, doors and flooring.

Kaset Toilets inc: Toilets, sinks, piping (feed and waste), sub flooring, flooring, wall cladding and doors.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Oliver White, Operations Manager

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Alive Lynnsport, part of the Borough Council of Kings Lynn & West Norfolk is committed to making West Norfolk a more active, healthy and happy place, through providing a sustainable platform to deliver health, leisure and cultural services to our local residents and beyond. Lynnsport is the heart of West Norfolk's health, wellness and sporting landscape offering diverse and accessible opportunities for all ages and abilities, boasting over 650,000 attendance annually.

Situated in an area of high deprivation, Lynnsport thrives as a hub for social connection and community cohesion, yet despite this, our Sports Barn & Kaset toilets haven't been enhanced, replaced or upgraded for over 20+ years! These toilets are old, failing and no longer cater for our customers compliantly or cordially.

Throughout 2025 / 2026, our sports barn toilets served as an essential facility for over 95,000 sporting attendances, serving those using our 3G, Athletics Track and Sports Barn. Lynnsport also has x2 large play parks that many local residents use and as such require toilet facilities.

Throughout 2025 / 2026, our Kaset toilets served as a crucial facility for over 11,000 visits. Kaset is going from strength to strength, acting as community hub for local youths, with targeted youth support services attending weekly to engage with users and as such reducing anti-social-behaviour & pressure on our emergency service. Kaset host a variety of unique clubs that support our community which range from clothes up-cycling sessions to robotics design/building and even band practices and GIG's.

At present, our dated and often failing facilities simply do not meet the needs of our local community / users of these facilities, with complaints and frustrations often voiced. Both the sports barn toilets and Kaset toilets play a critical role in being able to facilitate sporting, club, event and community participation and attendance. However, at present these facilities can inhibit users joining, returning and remaining active and healthy with us.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£12,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

£30,000 for Sports Barn: Toilets, sinks, urinals, piping (feed and waste), work, partition walls, rails, wall cladding, doors and flooring.

£30,000 for Kaset: Toilets sinks, piping (feed and waste), sub flooring, flooring, rails, wall cladding and doors.

8. Net cost

Please provide the net cost of your project

£60,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

N/A

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

N/A

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Late 2026 / Early 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

The project should take around 3-4 weeks each to deliver on site. Planning stages will start as soon as funding is confirmed.

Key milestones include:

- Funding being secured.
- BCKLWN Procurement consultation.
- Identification and communication with key stake holders and user groups.
- Specification for Tender or RFQ's compiled.
- Contractors and suppliers selected with all necessary due diligence and background checks completed.
- Plans and specifications agreed.

Pre-works due diligence produced, checked and agreed (RAMS, Safety Plans, Qualifications etc...)

Plan of works communicated to all groups involved (operational teams, users).

Works commence with regular monitoring.

Works complete and comprehensive snagging carried out prior to sign off.

16. Is there any other information you would like to be presented to members?

Lynnsports Sports Barn toilets and Kaset Toilets have been significantly underfunded for over 20+ years and as such have not received any type of refurb, upgrade or enhancement. They no longer meet the expectations of users or accessibility standards. With ever growing local competition, it is imperative that these inadequate facilities are upgraded, so to remain competitive and relevant, which will in-turn support and improve the commercial success of Lynnsport.

The facilities are used by a multitude of different users groups, from the sport barn toilets facilitating families and babies in playparks to time to talk football groups tackling men's mental health. We want to encourage our local youth to attend our youth support sessions and encourage participation in our facilities to help reduce anti-social-behaviour, but without investment our substandard toilet facilities present barriers to joining and repeat business.

We kindly invite members down to Lynnsport so they can see first hand how vital this funding is and how it will significantly improve our current dilapidated facilities and as such the success of Lynnsport and well-being of its users.

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£48,000

18. Further information

Comments from CIL officers about the project

Desirable – supporting events & the community, including active lifestyles

12. Inclusive Changing Room Modernisation at Alive Downham Leisure

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£32,000.00

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

To upgrade the dryside changing room facilities. The current changing areas have received minimal investment since the centre opened in 1994 and the area has dropped below acceptable standards. The refurbishment would modernise the existing provision for the community, with the aim of creating a space that is accessible and inclusive for all users.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Tommy Goode

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Alive Downham is a vital hub for local community users, groups and clubs, including those supporting individuals with disabilities, mobility challenges, or health and wellbeing needs. Our current changing facilities do not meet the standards required to accommodate these users safely, comfortably or with dignity.

Enhanced, well-designed and fully compliant facilities will provide accessible, welcoming and safe spaces for all, helping to remove barriers that can make participation in health, sport, wellness and social activities feel daunting. At present, our dated and frequently failing facilities fall short of community expectations, with concerns and frustrations regularly raised by users.

High-quality toilets and changing areas are an essential part of building user confidence. Currently, the limitations of our provision can discourage some individuals from joining, taking part, or maintaining an active lifestyle with us. Upgrading these spaces is therefore crucial to ensuring that every member of our community feels able, supported and encouraged to participate.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£8,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

The project would include and not limited to upgrading

Flooring, changing cubical, disability complaint vanity area, ceiling replacement, disability shower facilities, wall finish, disability accessible locker provision and baby changing area. Currently the cost is estimated and would need to go through tender exercise.

8. Net cost

Please provide the net cost of your project

£32,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

No

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

No

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

No

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

July 26 - January 27. Allowing for the tendering exercise and contractor negotiations.

15. What are the stages, key milestones & proposed delivery dates of the project?

proposed to have the area fully modernised by January 2027

16. Is there any other information you would like to be presented to members?

The aim is to remove all barriers to participating in exercise for every member of the community by providing modern, accessible and user-friendly changing facilities.

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£32,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting the community & active lifestyles

13. Replacement of Beach Safety Signage

1. Amount of CIL Funding Required

This is the amount of CIL requested, not the overall total of the project

£21,000

2. Description of proposed infrastructure project

A short description of the infrastructure which will be delivered as part of the project

Throughout Hunstanton, Old Hunstanton & Heacham, there are a quantity of Beach Safety Signage in situ which advise the public of the low/high tide times in the area & the pollution risks in the area. The signage also includes information relating to the water quality, the rules/PSPOs governing the area & general information for the benefit of the public. These signs have been damaged by sea air and both the skeleton & electronics require replacement.

3. Project Lead Officer / Main Contact

Please provide the contact point for this project going forward

Amelia Webb

4. Explain how the project will support new development in the borough

CIL is to be used to support new development in the area, please explain how your project will achieve this.

Whilst there is currently signage in situ, this will not be maintenance/operational. This will be a new development as the current signage will be replaced with new signage (some will also have electronics installed that were not previously installed). The signage will be of benefit to the Borough & local communities as this provides necessary information to ensure that they are aware of the identified risk on the local beach & can make a decision on how to proceed. By providing this service, this boosts tourism in the area as the public are known to visit locations whereby safety considerations are clearly signposted.

Costs

5. Is the project eligible to claim back VAT?

VAT will be excluded if it can be reclaimed.

Yes

6. VAT amount

If you are unable to reclaim VAT for this project, please provide the total VAT.

£9,000

7. Project Costs

Please provide a full breakdown of the project costs relating to the infrastructure you intend to use CIL to fund – type of costs & amount

TBC

8. Net cost

Please provide the net cost of your project

£45,000

Funding

9. Corporate Funding

Please provide details of the amount of council funds allocated to this project and whether it has been secured.

£45,000

10. External Grants

Please provide details of the amount of money allocated to this project from external grants, and whether this has been secured.

N/A

11. Other Funding Sources

Please provide details of any other money allocated to this project, where it has come from, and whether this has been secured.

Capital funding of £45,000

12. Will this project be fully funded if the CIL you have requested is allocated?

Yes

13. If not, what will the shortfall be?

Please provide information about the shortfall and how this will be addressed.

Timescale

14. When do you anticipate the CIL-funded project to start and finish?

Start N/K but finished by April 2027

15. What are the stages, key milestones & proposed delivery dates of the project?

Obtain quotes from companies regarding electronics creation/installation, obtain quotes from companies regarding the creation/erection of the signage. RFQ/tender, installation

16. Is there any other information you would like to be presented to members?

N/A

17. Net Costs

Adjusted to exclude VAT (where able to reclaim) by CIL officers

£36,000

18. Further information

Comments from CIL officers about the project

Beneficial – supporting events & the community