

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	Lead Portfolio	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end July 2023 (Definitions shown on Project Highlight reports)	Overall status commentary
P-21.02	NORA & Enterprise Zone	Road infrastructure and utilities	Development of secondary road infrastructure and services on the Nar Ouse Enterprise Zone	- Helps deliver strategic employment development land - Contractually committed	24-Sep-19	Development & Regeneration	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating A	The overall status is Amber due to - Delays to sectional completions being reported by Norfolk County Council project team. - Delays to service provision (within infrastructure contract) impacts upon handover of Phase I spec build units.
P-21.03A	NORA & Enterprise Zone	Development of spec units	Phase 1 - Spec Build Units Development of 4 units on the Nar Ouse Business Park offering a mix of light industrial and office spaces as per planning permission.	- Delivery of business premises to accommodate local or other businesses - Contractually committed	24-Sep-19	Development & Regeneration	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating A	Overall status is Amber as timelines and issues are being managed, despite the points noted. - Delays to handover due to infrastructure delivery and installation of utilities - Financial early warning for costs associated with delayed handover Tenant fit out Plot A1 commenced
P-21.03B	NORA & Enterprise Zone	Development of spec units	Phase 2 - Spec Build Units Development of 4 units on the Nar Ouse Business Park offering a mix of light industrial and office space as per planning permission.	- Delivery of business premises to accommodate local or other businesses - Contractually committed	24-Sep-19	Development & Regeneration	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating G	Overall project status is Green due to: - Project on hold minimum of 2 – 3 years as agreed at NORA Business Park Steering Group meeting 27.07.23 - Financials remain Red as the project costs are more than 10% over the budget Please note that as the project is now on hold, this will be the last update. If/when the project is revisited, the Business Case will be re-visited at that time.
P-21.04	Major Housing	NORA 4, KL	Mixed tenure scheme – 105 dwellings.	- Development partnership with Lovells to deliver 1,000 homes - Fits with Corporate Business Plan objective no 2	04-Feb-20	Development & Regeneration	David Ousby	Capital Receipts & Borrowing	Overall RAG rating G	Overall Status currently Green due to: - Project is completed, with final units now in handover process - Whilst delayed (as a result of external market pressures), the scheme remained largely on programme - Project finances remain healthy, with profit expected to significantly exceed the targets set within the original cabinet decision - Project team commencing formal BCKLWN Post Project Evaluation Process Project team now managing utility, road, and open space adoptions, and managing management company handover process
P-21.05	Major Housing	Parkway, KL	Mixed tenure scheme – 226 dwellings.	- Development partnership with Lovells to deliver 1,000 homes - Fits with Corporate Business Plan objective no 2	15-Jun-21	Development & Regeneration	David Ousby	Capital Receipts & Borrowing	Overall RAG rating A	Overall status currently Amber due to the scale of the development, the current local opposition for the site and the impact that this might have on project success. - Project risks and issues need attention to ensure that the project meets ACP funding deadlines - Delays in signing the contract may have significant impact on meeting ACP deadlines and procuring materials in the most cost-effective manner - Scheme costs need managing carefully to ensure scheme viability - Timescales for the project remains tight but deliverable
P-21.06	Major Housing	Salters Road, KL	Delivery of 78 affordable properties.	- Development partnership with Lovells to deliver 1,000 homes - Fits with Corporate Business Plan objective no 2	16-Mar-21	Development & Regeneration	David Ousby	Capital Receipts & Borrowing	Overall RAG rating G	Overall status currently Green. - Risks largely relate to current construction market conditions and the potential for price inflation. As subcontracts are let this risk should reduce – procured ¼ of the procurement packages. - Technical and legal issues remain regarding the delivery of the project that require resolution. However, issues are manageable. - Project finances currently remain as expected. - Project timelines need careful management to ensure ACP and FCH contract requirements are met. - Homes England RX4 causing concern / this has been raised higher within HE. Should be sorted within the next 10 days.
P-21.08	Major Housing	Southend Road, Hunstanton	A block of 32 mixed tenure flats	- Development partnership with Lovells to deliver 1,000 homes - Fits with Corporate Business Plan objective no 2	16-Mar-21	Development & Regeneration	David Ousby	Capital Receipts & Borrowing	Overall RAG rating A	Overall Status currently Amber: - Project viability is being significantly changed by inflation in the labour and materials market. - LABC have raised a technical query with the cavity wall construction
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 F40objectives of the Norfolk Suffolk Economic Strategy as a Growth Location - Supporting Borough and County economic growth	13-Nov-18	Development & Regeneration	Geoff Hall	Business Rates Pool & Revenue	Overall RAG rating A	Overall status is Amber. The project areas that the Brough Council are currently leading are programmed to complete by the end of 2023. Financials, issues and milestones are all where they are expected to be. Capacity is red and reflects the critical stages the project is at in relation to funding applications to central government which requires more resource at particular stages.
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	Development & Regeneration	Duncan Hall	Borrowing	Overall RAG rating G	The overall status is currently Green as - Timescales and financials are at the level BCKLWN currently expect. - Risks and Issues are at a similar level to last month. - The Southgates Regeneration Area Cabinet report was approved in April which endorsed the masterplan and agreed the set of next steps for the project, including detailed feasibility of the development sites and land strategy. Full Council approval of masterplan pending October 2023.
P-21.10b	Regeneration	Southgate area - STARS (Sustainable Transport and Regeneration Scheme) NCC led scheme	Provides the transport interventions to support the Southgates Masterplan. Development of Outline Business Case through to construction of Highway, public realm, and active travel enhancements to the Southgates and the Gyratory. Norfolk County Council led scheme.	- Within the Town Investment Plan (TIP) - Levelling Up Funding secured by NCC	15-Jun-21	Development & Regeneration	Duncan Hall		Overall RAG rating G	Overall status Green as - scheme development and OBC preparation under way. - WSP designers have worked with NCC Network Management and public transport staff to finalise Southgates element of the scheme and provided information setting out the impacts on general traffic. This now needs to be presented to decision makers, members and relevant stakeholders as part of the engagement process. - Heritage Impact Assessment (HIA) scoped but need to devise London Road diversions structural options to complete that work. The OBC submission is likely to be in May now rather than February 2024 due to delays in commissioning the topographical, drainage and ground penetrating radar (GPR) surveys.
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	Business, Culture & Heritage	Duncan Hall	Town Deal Grant	Overall RAG rating A	Overall status is currently Amber - As we progress design progresses through RIBA Stage 2 and 3 a better understanding of the funding required will be developed. A further decision on the final project scope and funding package will be made following the completion of RIBA Stage 3. - Following delay commencing procurement process, Haworth Thompkins (HT), Pulse, and Andrew Morton Associates (AMA) have now been appointed as the Lead Design Team, Project Management consultant and Quantity Surveyor (QS) respectively. While the programme is 5 months behind what had been originally scheduled to include the NLHF application processes, it is expected that work can progress to allow a start of works in January 2025 as was originally intended.
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	Business, Culture & Heritage	David Ousby	Town Deal Grant	Overall RAG rating A	Overall RAG rating is Amber. - Active Travel Hub timeline is under pressure as formal procurement process is not advertised at this time and under review from external consultants. - LCWIP work allocated and underway, updated delivery profile agreed and within project. - Active Travel Plans – 2 remaining businesses still to be signed up targeted marketing still to be issued, 4 scoping reports complete and issued.

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	Business, Culture & Heritage	Geoff Hall	Town Deal Grant	Overall RAG rating	Overall Status is Amber, for the following reasons: - We have reported previously that the programme is being stretched but still achievable overall within the timeframe set by Towns Fund protocols. The acceleration of the programme by using external frameworks for procurement has assisted in mitigating some of this programme risk however the failure of the procurement for the PM and QS has impacted the the RIBA Stage 3 process. The preferred suppliers for the framework call off contract have been selected to enable the call off process to be applied to the Riverfront project. Call off contracts are being issued for signature this week. - In addition, with the design team on board, working up the detailed design programme with the architect has
									A	
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	Business, Culture & Heritage	David Ousby	Town Deal Grant	Overall RAG rating	Overall Status currently Amber due to - The substantive works will be complete in late autumn. Programme prolongation due to requirements for licenses, and planning consent being factored in, including likely panel dates. The art installations will be completed by March 2024. No change to Status - Ongoing co-ordination required for manufacture/production of bespoke elements for Purfleet Street works. - Development of artwork design for railway station requiring co-ordination with below ground infrastructure and new design at St James swimming pool – see timings above. Satisfying BCKLWN insurance concerns.
									A	
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	Business, Culture & Heritage	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall Status currently Amber due to: - The Amber risk surrounding the Telecoms Mast which could impact the project timeline, design and potentially cost. - There are two issues that the lead authority and accountable body are working to resolve together; these are the Airwave mast and the funding agreement. - RIBA Stage 02 is due to start in August
									A	
P-21.17	Town Deal	Boost (formerly known as KL Youth & Retraining Pledge) <i>(accountable body role only)</i>	A package of support for youth skills and retraining provision.	- Agreed under the Town Deal with government	24-Aug-21	Business, Culture & Heritage	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall status – Green. - Spend is rated as amber as spend this month was slightly lower than planned due to defrayal, this is expected to recover in August and September. - Delivery overall is rated as green. Some courses complete in August and more are under development for October half term. Our Project Activity Co-ordinators are targeting cohort 3 (those in employment). - Overall project is rated as green, as the majority of the targets are on-track and expected to be achieved by close of project.
									G	
P-21.18	Sports Facilities	3G pitch	Development of additional 3G pitch to provide extra capacity for football provision at Lynnsport.	- Assist with community cohesion and social engagement through sport	16-Nov-21	People & Communities	Neil Gromett (Alive WN)	Borrowing & Grant Funded	Overall RAG rating	The overall status is green due to - Tender process has completed and awarded on time. - On track for budget and time
									G	