



P-21.10a Southgates Programme Placemaking Project Highlight Report

Project Name:	Southgates Programme Placemaking	Project Manager:	Jemma Curtis	Project Sponsor:	Duncan Hall	Report covers period of:	August & September 2023
Capital Code:	C8173	Client Dept:	Regeneration & Economic Development	Regeneration & Economic Development	Lead Designer:	BDP	
Project Code:	Southgates Programme Placemaking	End User (if applicable):	-	-	Cost Consultant:	-	
					Contractor on Site:	-	

Management Summary

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

Project Definition

Project Stage: RIBA stage 1 (Masterplanning).

Objectives: Transformation of King's Lynn's principal gateway through placemaking, preservation and enhancement of heritage assets, active travel, redevelopment of brownfield sites, highway and public realm improvements to support placemaking.

Scope: To transition the vision set out in the Southgates Masterplan into a delivery plan for the redevelopment of brownfield sites, public realm and landscaping with RIBA Stage 3; including further site investigations viability and cost assessments for remediation and demolition. Working in partnership with NCC/STARS to ensure separate STARS project aligns with wider placemaking objectives of the masterplan.

1. Overall Status (high-level summary)

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.

1.1 Decisions required by the Officer Major Projects Board

- n/a

1.2 Achievements during this period

- Second meeting of the STARS Project Team and Southgates Regeneration Joint Project Board with NCC has been held.
- The scheme has been put forward for the new Levelling Up Place Service offer, which brings together arm's length bodies to support councils delivering culture led regeneration projects. Support offer from LUPS expanded to include communications strategy for wider STARS project.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (2/29)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
5	Impact of STARS on design on	Need to track ongoing design development of STARS on impact of the	A	Outputs/ Outcomes	BDP reviewing STARS plans over masterplan to coordinate masterplan development sites.	05/10/2023

	development sites	remaining land for development and access to sites			BDP retained as consultant.	
29	Keeping to the Masterplan	Concern for scheme being too heavily weighted in favour of Highways design rather than adhering to the holistic masterplan for the area as a whole.	A	Culture of Project	BDP have been contracted to ensure that the design being developed to support the business case process, accords to the objectives and key design principles of the Southgates Masterplan. Historic England are also supporting the OBC.	05/10/2023

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

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

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

3. Financial Summary (BCKLWN only)

	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date <i>Underspend (Overspend)</i> £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast 2023/24 £	Current year variance between budget and forecast £	Total remaining contingency budget £
Current Month:								
Capital Expenditure	£540,560	£136,148	£404,412	£404,412	0	£404,412	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	0	0	0	0	0	0	0	0
Other Income*	0	0	0	0	0	0	0	0
Net position	£540,560	£136,148	£404,412	£404,412	0	£404,412	0	0
Last Month:								
<i>Net position</i>	<i>£540,560</i>	<i>£136,148</i>	<i>£404,412</i>	<i>£404,412</i>	<i>0</i>	<i>£404,412</i>	<i>0</i>	<i>0</i>

*will vary for each project

3.1 Project Financials

Graphs will be inserted here in future months

3.2 Project Contingency and Change Control

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

3.3 Financial Commentary

RAG rating is Green, as initial funding is in place via Business Rates Pool & BCKLWN - £540k for feasibility, project development and site clearance works.

The financial summary above covers BCKLWN funding only.

BCKLWN capital provisions for further acquisitions if required.

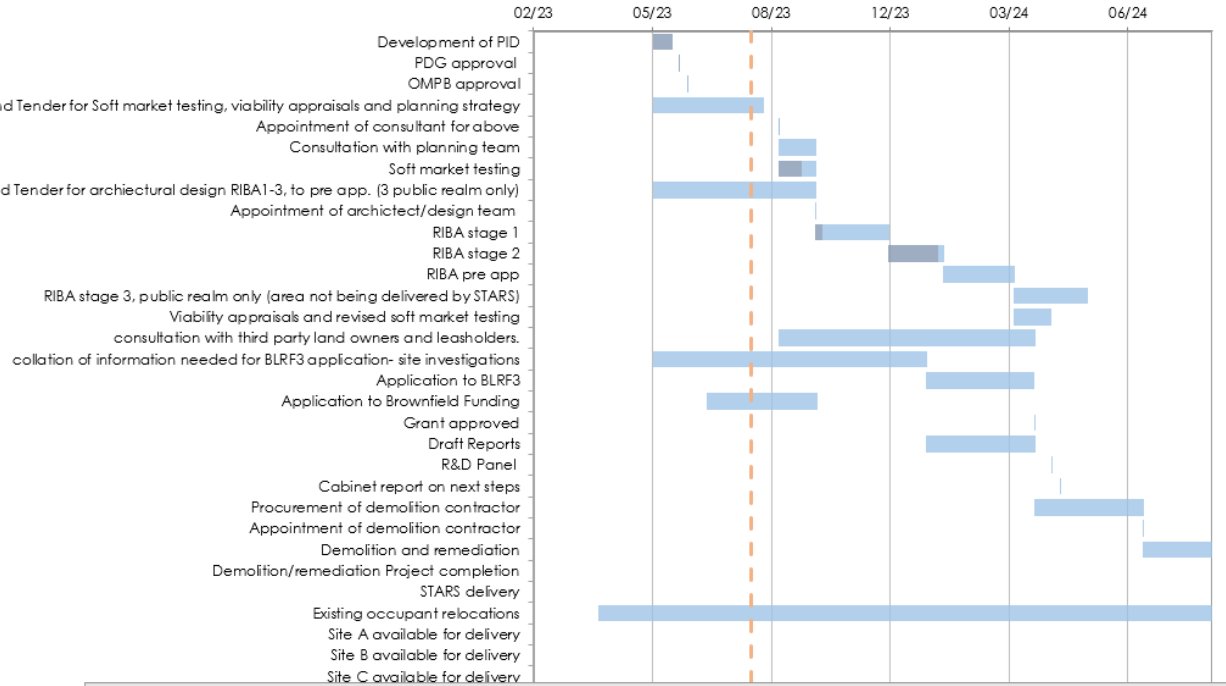
Additional funding for remediation and abnormal ground costs will be sought from Brownfield Land Release Fund when third

round is announced (understood to be Autumn 2023/early 2024).

4. Timelines – High Level Milestones

Current key dates in the short term are:

Report to Cabinet on outcome of RIBA stage 2 and delivery options, due March 2024.



4.1 Timelines Commentary

Timelines are RAG rated as Green currently.

5. Resources Commentary

Resources are currently RAG rated Green as clarity on role and responsibilities have been established. Governance set out in Officer level project resource – currently additional officer resource is being sought from the Corporate Projects Team and through potential use of the PM and QS Framework. Support received from Levelling Up Place Service for specific work streams.

6. Communications and Engagement

Extensive stakeholder engagement has taken place up to this point in the project.

Press coverage was achieved in April regarding cabinet decision.

Comms & engagement plan for next stage being developed with NCC. A further meeting to finalise this to be held soon.

Dialogue with Landowners continuing.

R&D Panel Update took place on 12 September 2023. Members Induction session planned October 2023.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Housing Units	115	TBC
Active Travel infrastructure delivered		TBC

Public Realm Improved		TBC
Improved historic asset	1	

7.2 Outcomes

Description	Target	Notes
Improved perception of place		
Increased public transport, walking and cycling use		
Increase in visitors		

8. Other Matters

Item	Comment
General stage progress	<p>RIBA Gateway 1 & PID being prepared for RIBA Stage 2+. Scope to cover;</p> <ul style="list-style-type: none"> Agree BCKLWN land contributions to NCC's STARS LUF project. Agree officers to progress with seeking further external funding. RIBA stage 1-3 feasibility, market testing and delivery options of development sites. Prepare information required for the Brownfield Land Relief Fund 3 application. Need to agree how to progress any required legal/land agreements for land required.
Procurement progress	<p>BDP contract extension agreed. Procurement via framework for next phase of detailed feasibility RIBA 1-3 on development sites.</p>
Surveys Status	<p>Extensive survey work has been undertaken as part of the baseline studies for the Masterplan. Additional work will take place to create the technical annex for the BLRF application when round 3 is announced. WSP commissioned as part of STARS to complete Heritage Assessment, Ground Conditions &, Arboriculture surveys – underway and will inform RIBA 1-3 work on the brownfield sites.</p>
Local schemes / dependencies	<p>STARS also includes the gyratory scheme. P-21.10b Nar Ouse Active Travel Hub – complementary to Southgate active travel proposals. BSIP – NCC funding to improve bus infrastructure West Winch – traffic modelling includes assumptions around growth area in future model.</p>

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 [pre tender]	Final PID [post tender]
Status:	✓	✓	n/a	Draft	Draft			
Date Approved:	15/06/21	April 2021						
Approved by:	Cabinet	OMPB						

Latest approved document – Client Brief April 2021

Spend - Budget Variance (inc. contingency)	
R	More than 10% over or under budget
A	Between 5% & 10% over or under budget
G	Within 5% of budget or less than £10k

Milestone Delivery RAG Status	
R	13 weeks or more behind the critical path
A	4 to 12 weeks behind the critical path
G	4 weeks or less behind the critical path

Risks & Issues RAG Status	
R	Needs immediate attention
A	Needs attention before next project review
G	Can be managed