

Other Major Projects - as at end January 2024

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Jan 2024 (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	Matthew Henry	LEP Funding, Capital Receipts & Borrowing	Overall RAG rating R	The overall status is Red due to - Continued delays to sectional completions being reported by Norfolk County Council project team. - Continued delays to service provision (within infrastructure contract) impacting upon handover of Phase I spec build units and potential to impact NHS development. - NCC reporting potential significant overspend due to continuing delays caused by AWS, UKPN, Cadent and Phosphor Gypsum removal.
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	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 works essentially complete pending tenant sign off and snagging
P-21.05	Major Housing	Parkway, (Florence Fields) 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	David Ousby	Capital Receipts & Borrowing	Overall RAG rating A	Overall status currently Amber due to - Ongoing discussions taking place with Homes England to ensure that the project meets revised ACP funding deadlines. - Scheme costs and funding are being managed carefully to ensure scheme viability. - Timescales for the project remain tight but deliverable. - Resources are suitable for the project. - Investigations ongoing with Network Rail to resolved blocked / broken culvert. Still remains an issue – Proj Mgr has raised this with Portfolio Holder to hopefully assist. Status shared with local MP – discussions ongoing. - Site management of large amounts of water on site, this is excessive rain water and also the prevention of any flooding on site, this still remains a large issue. - Investigations complete with Cadent Gas – no live services in the area. Working to adjust and agree easements for the area
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	David Ousby	Capital Receipts & Borrowing	Overall RAG rating G	Overall status currently Green. - Project progressing well. - Project finances currently remain as expected. - Project timelines need careful management to ensure ACP and Freebridge Community Housing contract requirements are met. Particular attention to be paid to the handover dates with / for FCH.
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	David Ousby	Capital Receipts & Borrowing	Overall RAG rating A	Overall Status currently Amber: - Project viability is being significantly impacted by inflation in the labour and materials market. - Some complex technical issues have now been overcome, with outstanding risks largely relating to sales. - Poor weather has impacted delays to 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	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	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 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	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. - Work is still required to satisfy conservation and heritage interests in relation to the London Road diversion around the South Gate and the treatment of the area between the existing Victorian bridge which has a brick parapet and the new structure required to carry the road over the Middleton Stop Drain. - The Outline Business Case 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-21.18	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	Neil Gromett (Alive WN)	Borrowing & Grant Funded	Overall RAG rating A	The overall status is amber due to - Planning permission withdrawn in Nov 23 due to objections from NCC Highways and Drainage Board. - Residents also objected due to access, light, noise and polutions from micro plastics. - The Fields in Trust Action Group attended council meeting to object. - Support for the project on the planning portal did however outweigh the objections.

Town Deal projects - as at end February 2024

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Feb 2024 (Definitions shown on Project Highlight reports)	Overall status commentary
P-21.11	Town Deal	St George's Guildhall & Creative Hub	Redevelopment and refurbishment of St George's Guildhall; conservation and promotion of KL heritage and culture; boosting skills and supporting new business and creative practice.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating R	Overall status is currently Red - The RIBA Stage 2 Cost Plan remains in excess of the current budget for the scheme, as previously outlined. - The business plan is being reviewed and expanded as the design progresses through RIBA Stage 3 due to the significance of the findings from the Historic Buildings Analysis (HBA). - The programme currently shows a completion date later than previously updated, of January 2027. This is due to the increased scope and complexity of the scheme being progressed. Additional time has been included for the RIBA stage 3 and 4 design processes and the Main Contract Tender Period and the RIBA stage 3 approval period. DLUHC are being updated regularly by the programme team. - As we progress the design through RIBA Stage 3 a better understanding of the cost and phasing options will be developed, alongside the identification of the funding required and what options there are. A further decision on the final project scope and funding package will be made following the completion of RIBA Stage 3 programmed for the end of May 2024. The Conservation Management Plan is nearing completion and will be reviewed with the necessary parties ahead of incorporating the findings into the Design. Overall RAG rating is Amber.
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	David Ousby	Town Deal Grant	Overall RAG rating A	Overall RAG rating is Amber. - Active Travel Hub timeline remains in progress, contractor engaged via framework, feasibility report received and positive, risk remains with funding access road pending outcome of bid. - LCWIP work allocated, and underway, delivery aligned to revised timetable however risk increasing to delivery of Tennyson road crossing. - Active Travel Plans – Remaining businesses in process of being signed up to final elements of scoping works (Mars and COWA), 4 scoping reports complete and issued, second phase options report produced for consideration.
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	Geoff Hall	Town Deal Grant	Overall RAG rating A	Overall Status is AMBER, for the following reasons: - Programme: Working up the detailed project programme has identified that the RIBA 3 design period will need to run until January 2024 pushing the end date for construction to March 2026. Target is to submit planning applications at end of March for both Devils Alley and Customs House. - Contract Works: the project has been split into three packages, The Custom House, Devils Alley enabling works, and Devils Alley Public Realm plus Dry Side Facilities. The contract works for the Devils Alley enabling works have been procured via the Procure Partnerships East of England Framework enabling detailed scopes to be worked up, measured and costed. - Budgets: The current RIBA stage 3 scheme has been subject to a value engineering exercise to meet the project budget. Further work is ongoing to refine the scheme as it is projected to exceed budget by 2-3%. This is part of the design development process. The projected budget is inclusive of a 10% project contingency.
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	David Ousby	Town Deal Grant	Overall RAG rating A	Overall Status currently AMBER due to - Manufacture of units for Purfleet Street works complete. Units available for delivery w/c 4/3 but waiting for completion of utility connections. - Draft licenses for Purfleet Street arch with Boots awaiting sign off. License for Ben Warren Properties complete. - Artwork at railway station and St James Pool now in manufacturing system prior to delivery to ArtFabs works. Prospective installation date w/c 8/4/24. Resolution of Purfleet street arch delivery agreed.
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	Duncan Hall	Town Deal Grant	Overall RAG rating A	Overall status is considered to be Amber. - RIBA 03 in progress - Programme alterations made to allow for more surveys to be completed - Hoarding designs developed in conjunction with local businesses and NCC services - Social Value activity initiated by Mace - One risk remains high priority: the Amber risk surrounding the Telecoms Mast which could impact the project timeline, design and potentially cost.
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	Duncan Hall	Town Deal Grant	Overall RAG rating G	Overall status – Green - Spend is rated as green, with spending expected to align with the budget - Delivery is rated as green as targets are on track - Overall project is rated as green, all outcomes are expected to be achieved by close of project next month. - The team are focusing on learners gaining certificates and onboarding them on to the final activities planned in March, and expect to meet the prescribed numbers.