

Other Major Projects - as at end Quarter 1 2024/25 (quarterly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Q1 2024/25 (Definitions shown on Project Highlight reports) Direction of Travel indicated	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 - Norfolk County Council (NCC) project team reporting imminent project completion excluding minor standalone works. - NCC reporting potential significant overspend due to 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 complete - pending snagging
P-21.05	Major Housing	Parkway, (Florence Fields) KL	Mixed tenure scheme – 226 dwellings.	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	15-Jun-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating A	Overall status currently Amber due to: - Project timelines less of a concern – a new programme has been provided. This is reflective of the new groundworker being on board and works with the new contractor progressing. Site is progressing well since the new appointment. - Progress - Plot 1 & 17– roof on hold, marketing suite – 1st fix progressing, plots 2, 3 & 4, 5 & 35 progressing to plate, plots 36 - 43 progressing to joist, plots 44 & 45 at pad - Scheme costs and funding are being managed carefully to ensure scheme viability – at the moment let packages are looking positive. - Resources remain suitable for the project. - Network Rail are to still resolve the blocked / broken culvert. Still remains a concern. IDB have advised discharge rates – this has started and working well. Whilst not a permanent resolution to the whole problem this is a positive step forward, temporary discharge for 4 months.
P-21.06	Major Housing	Salters Road, KL	Delivery of 78 affordable properties.	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	16-Mar-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating G	Project has moved from Amber to Green during this quarter, as: - Project progressing well - new groundworker and fencer have been appointed and started on site at the end of May. Current programme reflects time lost - Phase 2B due to be handed over to FCH on 10th July, bringing the total properties completed to 33 (c. 42% of the site) - Next Phase (3) due to be handed over to FCH in August, and following phases on track (based on revised programme)
P-21.08	Major Housing	Southend Road, Hunstanton	A block of 32 mixed tenure flats	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	16-Mar-21	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating A	Overall Status currently Amber: - Technical issues are either resolved or being worked through. Programme impacted by weather and zinc schedule. - Internal fit out going well – Electrical-1st fixing complete to all plots, stairwell cabling works in progress, Plumbing 1st fix complete to all plots. Plastering, decorating and kitchens complete to a number of plots. - Externals progressing – underpass roof carcass complete, all plots slated apart from 18 and ridge tiles to plots 12 – 18. Zinc-All plot dormers complete and fascias and barge boards. Lightning protection- plots 3-6 complete and Southend Rd side of 9, 12, 15 and 18 complete. Various drop tapes complete. Guttering and downpipes-Plots 3-6 complete. - Scaffold dismantled plots 28-30 and plot 1. Adaptions to all stairwells for plastering. Sales update: First sales released – good interest but buyers were keen to see a show property before committing to purchase. Show home (Plot 25) was available from May 2024; Show home (Plot 1) will be available from mid-July 2024. Approval of the management company representatives still being resolved.
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 objectives of the Norfolk Suffolk Economic Strategy as a Growth Location - Supporting Borough and County economic growth	13-Nov-18	TBC	Business Rates Pool & Revenue	Overall RAG rating G	Overall status is Green. - The project areas that the Brough Council are currently leading are programmed to complete by the end of 2024. - Financials, issues and milestones are all where they are expected to be. - Capacity has been rated as Amber this period as although resources are very stretched, no immediate changes are required for the project to progress. The risk of staffing capacity is on the project risk log and a review of project capacity and resource is currently taking place to support future growth area work.
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. - Cabinet approval of masterplan and next steps April 23. - Procurement of next stage of work for site investigations & architectural design completed and commenced in early May - BDP appointed and commenced work assisting with co-ordination and collaboration between STARS and the masterplan to ensure objectives of both schemes are met.
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 Gytratory. 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	- Scheme development and outline Business Case (OBC) preparation under way. Details of road alignment in the Southgates area are still being finalised with regard to satisfying conservation and heritage interests. - In dialogue with ATE to get their approval for our proposals. This is a new stage in the process for major schemes like this and reflects governments commitment to wanting to see 50% of all short local journeys being made by walking and cycling. Helpful suggestions received to improve the scheme which will be followed up in the detailed design stage after the OBC submission. - Traffic modelling being finalised, this will feed into the economic appraisal and enable us to fully understand the Value for Money (VfM) of the scheme and the impacts on general traffic. When this information is available it will be presented to decision makers, members and relevant stakeholders as part of the engagement process. - The OBC is being prepared and it is envisaged that the submission to DfT can be made in August/September, rather than February 2024. This is in part due to delays in commissioning the topographical, drainage and ground penetrating radar (GPR) surveys, but more significantly due to the extra time it is taking to finalise the Southgates proposals to ensure they can be supported by conservation and heritage interests.
P-23.08	Major Housing	Lynnsport 1 (Valentine Park), KL	Development of 96 mixed tenure dwellings on Lynnsport 1 site, King's Lynn	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	06-Feb-24	Oliver Judges	Capital Receipts & Borrowing	Overall RAG rating G	Overall Status currently Green. - This is the first Project Highlight Report for this site - Ground Engineering contractor started mobilising plant on 1st July.

Town Deal projects - as at end June 2024 (monthly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end June 2024 (Definitions shown on Project Highlight reports) Direction of Travel indicated	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 Design team have issued their RIBA stage 3 Report and the Cost Consultant has issued the updated Cost Plan. This has been approved by the project Steering Group. - The Pre-Election period has now commenced. Impacts have been experienced to the governance process due to cancellation/rearranging of a Cabinet Meeting originally scheduled for 26/06/24. Mitigation options are being reviewed by BCKLWN. - The Interpretation Workstream is progressing. Designer brief prepared with input from Norfolk Museum Services. Brief being issued to Market 9th July. - A Project Adjustment Request to MHCLG (Ministry of Housing, Communities and Local Government, formally DLUHC) will be required. Delivery Associates Network (DAN) will support the planned project adjustment request process, which may require agreement by the MP. Decision will be required on final project scope and any associated project adjustment request in July 2024 following completion of RIBA Stage 3. - A Programme Workshop was held with the project team in June 2024 to review outputs moving into the RIBA stage 4 process. Updated programme now in circulation. Construction handover remains January 2027. - Planning and Listed Buildings Consent applications issued on Monday 24th June and validated on 3rd July. Target determination is 24th September 2024 for the Planning application and 20th August 2024 for the LBC application. - Voluntary Ex Ante Transparency (VEAT) notice issued to market to confirm re-appointment of Design Team for next RIBA Stage. - High risk identified with proposed archaeology works on Guildhall floors. Proposal is to extract works into an enabling works package. Currently under review.
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	Duncan Hall	Town Deal Grant	Overall RAG rating R ↓	Overall RAG rating has moved to red. - Active Travel Hubs timeline remains under extreme pressure and site contamination issues on the Kings Lynn Enterprise Park site brings site viability into question. Investigations are continuing with the Environment Agency. - LCWIP work allocated, and underway as per plan, continued risk regarding delivery of Tennyson Avenue road crossing however revised designs to be submitted to Network Rail for discussion and feedback, Timeline under increasing pressure to deliver within funding window. Active Travel Plans – Amalgamated report received showing overall commuting habits, 6 scoping reports complete at draft stage ready for issue, work progressing with QEH works to encourage active or shared commute via Mobilityways. Link with COWA progressing to encourage active travel among staff awaiting funding request.
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	Matthew Henry	Town Deal Grant	Overall RAG rating A ↔	Overall Status is AMBER, for the following reasons: - Programme: RIBA stage 3 report issued for comment and review. Public consultation has taken place and feedback incorporated into the plans. - 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. This projected budget is inclusive of a 10% project contingency. - Custom House: pre-app feedback from Historic England and BCKLWN Conservation team opposed to some elements of the RIBA 3 designs. The second round of pre-app advice with Historic England has begun to work toward an agreed design. Further meetings have been held and we have had authorisation from the Project Board regarding authority to make further changes to suit the consultees. Work on the business case is ongoing to bring to a level for discussion with the planners, conservation officer and HE to support the changes. Work to obtain provenance on the age of the doors has been undertaken too.
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	Duncan Hall	Town Deal Grant	Overall RAG rating G ↑	Overall Status currently GREEN due to - Manufacture of units for Purfleet Street works complete. Units on site w/c 4/3 but waiting installation of cladding and final detailing, currently in production with local company. Sewage connection to be finished w/c 15th July. - Assessment of Business Rates in progress, marketing of units was being held until confirmation of rates/rent. Rent now being set on estimated rates, to avoid further delay to marketing. - Licenses for Purfleet Street arch agreed with Boots. License for Ben Warren Properties complete - Artwork at railway station and St James Pool installed on 18th and 19th June. - 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 rated as Amber, due to the risks and issues reported. Other aspects of the project are progressing well, including: - Façade redevelopment in progress - Full planning application expected to be submitted mid July - Project team are producing visuals of a realistic street scene scenario if public realm works are not coordinated with the project. - Project team are working with a heritage consultant as requested by the conservation officer - Pre-application submitted and feedback received. - The Project Board are looking to move focus from construction to planning and partnerships. - Project costs have risen to £14.2m. The additional funding has been approved by NCC Cabinet.