



## P-21.10a Southgates Programme Placemaking Project Highlight Report

<b>Project Name:</b>	<b>Southgates Programme Placemaking</b>	<b>Project Manager:</b>	Jemma Curtis	<b>Project Sponsor:</b>	Duncan Hall	<b>Report covers period of:</b>	Q2 2024
<b>Capital Code:</b>	C8173	<b>Client Dept:</b>	Regeneration & Economic Development	Regeneration & Economic Development	<b>Lead Designer:</b>	BDP	
<b>Project Code:</b>	Southgates Programme Placemaking	<b>End User (if applicable):</b>	-	-	<b>Cost Consultant:</b>	-	
					<b>Contractor on Site:</b>	-	

### Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	G	A	G	A	G	G
Last Report	G	A	G	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.
- Cabinet approval of masterplan in place.
- 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.

#### 1.1 Decisions required by the Officer Major Projects Board

- n/a

#### 1.2 Achievements during this period

- BDP (architectural design) developing RIBA Stage 2 (development) and RIBA Stage 3 (landscaping) design work to be issued over October/November 24. Work has included stakeholder engagement exercised with Borough Council's R&D panel, TDB, Historic England and Conservation Officers from the Borough Council.
- LSH (property advice) completed initial viability assessments and now compiling final report covering the Delivery Strategy due in late October/November.
- Working with NCC to finalise STARS OBC submission. Delay to OBC submission which is now due to be submitted in December 2024.
- Planning strategy for delivery of Southgates Masterplan (including STARS) being developed by BDP. Work has included a series of workshops with County Council and Borough Council planners alongside representatives from Historic England. The feedback from these workshops is being incorporated into the Pre-App which we aim to submit in November.
- WSP instructed to complete baseline ecological surveys across the wider site (development plots and STARS) to help inform understanding of Biodiversity Net Gain requirements.

## 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
1	Funding	Funding to fulfil full ambition of masterplan not secure	A	Planning/ Funding	Application to BLRF3 unsuccessful.  Work continuing to look at alternative funding opportunities including conversations with Homes England	04/10/24
29	Planning	Planning strategy identifies proposed options which includes schemes requiring additional funding.	A	Planning/ Funding	Planning strategy by BDP has included HE and LPA to improve understanding of requirements which will inform Pre-App. The results of this will in turn inform planning strategy if, for example, enhanced placemaking required at Southgates alongside highway proposals to satisfy conservation requirements.	04/10/24

### 2.2 Key Issues [all red and increasing amber]

*An issue is something that has happened*

Issue ID (1/1)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
1	Programme	Delay to submission of Southgates Outline Business Case.				

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

## 3.1 Project Financials

*Financial information not available*

### 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 for spend by Mar 2026.

The financial summary above covers BCKLWN funding only.

BCKLWN capital provisions for further acquisitions if required.

Procurement completed for Project Management support, and next stages of Masterplan development. Additional necessary work streams likely to result in budget being fully committed.

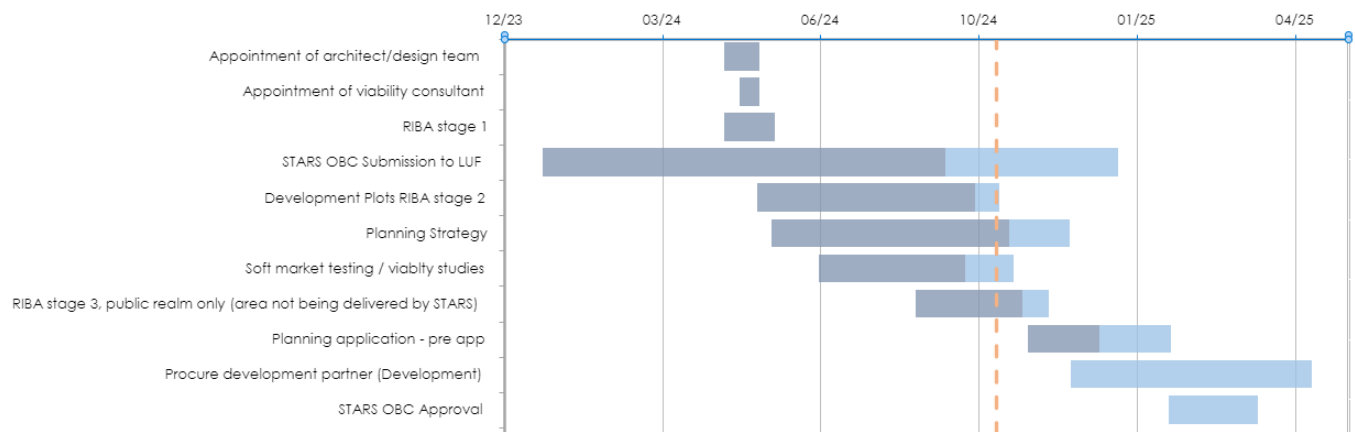
## 4. Timelines – High Level Milestones

Current key dates in the short term are:

Outcome of Planning Strategy for STARS and Masterplan, due November 2024.

Report to Cabinet on outcome of RIBA stage 2 and delivery options, due early 2025.

Timelines are determined and aligned with STARS project delivery – OBC delayed to December.



### 4.1 Timelines Commentary

Timelines are RAG rated as Green currently. The small area of time slip related to the submission of the STARS OBC and some additional design work required following engagement with planning/conservation teams however this does not represent a risk to the programme with the aspiration for development work to follow on from the completion of the STARS project in 2027.

## 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 –additional officer resource sought from the Corporate Projects Team and through use of the PM Framework with Pulse. Support received from Levelling Up Place Service for specific work streams.

## 6. Communications and Engagement

Comms & engagement plan for next stage being developed with NCC to align to STARS project development.

Draft communication plan to be developed by NCC and BCKLWN comms teams, to align with planning dates/consultations for STARS project.

BDP work to develop design work for Landscaping and Development proposals has including Member and Stakeholder engagement through 1-1 meetings, attending R&D panel, TDB. A stakeholder event is planned for October with future wider consultation proposed to align with STARS project in early 2025 following completion of RIBA Stage 2/Stage 3 works and outcome of OBC submission.

LSH engaged with developers through August and September as part of work to produce Delivery Strategy.

Dialogue with Landowners ongoing.

## 7. Outputs and Outcomes

### 7.1 Outputs

Description	Target	Notes
Housing Units	115	*RIBA 2 design indicates 92 units
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		Dependant on STAR delivery
Increase in visitors		Full assessment required

## 8. Other Matters

Item	Comment
General stage progress	<p>RIBA Gateway 1 &amp; PID prepared for completion of RIBA Stage 2+. Scope to cover;</p> <ul style="list-style-type: none"> <li>▪ Agree BCKLWN land contributions to NCC's STARS LUF project.</li> <li>▪ Agree officers to progress with seeking further external funding.</li> <li>▪ RIBA stage 1-3 feasibility, market testing and delivery options of development sites.</li> <li>▪ Prepare information required for the Brownfield Land Relief Fund 3 application.</li> <li>▪ Need to agree how to progress any required legal/land agreements for land required.</li> </ul> <p>PID being updated upon completion of RIBA Stage 2/3 to cover:</p> <ul style="list-style-type: none"> <li>▪ External funding strategy.</li> <li>▪ Procurement of Development partner</li> <li>▪ Progression of Planning Application</li> <li>▪ Progression of required legal/land agreements for land required.</li> </ul>
Procurement progress	<p>BDP appointed by NCC and BC to assist with co-ordination of planning strategy for the STARS and the wider Masterplan/            BDP appointed to undertake detailed feasibility and RIBA 1-3 on development sites.            LSH appointed to undertake market assessment and viability assessment            Project management support appointed via project management framework with Pulse.            Procurement of site investigations via NCC Framework</p>
Surveys Status	<p>WSP commissioned as part of STARS to complete Heritage Assessment, Ground Conditions &amp;, Arboriculture, Ecological surveys – underway and will inform RIBA 1-3 work on the brownfield sites.            Ground Investigations report received and under consideration.</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]
<b>Status:</b>	✓	✓	n/a	Draft	Draft			
<b>Date Approved:</b>	15/06/21	April 2021						

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

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

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