



P.21-16

Multi-User Community Hub (MUCH) Project Highlight Report

Project Name:	Multi-User Community Hub (MUCH)	Project Manager:	Verity Bennett	Project Sponsor:	Sarah Rhoden	Report covers period of:	August 2024
Capital Code:	C8435	Client Dept:	NCC Community Services		Lead Designer:	Hudson Architects	
Project Code:	P.21-16	End User (if applicable):	King's Lynn residents and visitors to the town		Cost Consultant:	Turner and Townsend	
					Contractor on Site:	Mace	

Management Summary

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

Project Definition

Project Stage: RIBA Stage 4 complete pending cost report

Objectives:

- Develop a co-located 'community multi-use hub' facility in the town centre of King's Lynn
- Provide skills and educational opportunities for residents starting at entry level. Develop new community adult learning education and higher education courses that meet skills needs in the Town.
- Develop new community partnerships to provide a variety of programming and community support offers from the hub
- Provide services and facilities for start-ups and local businesses

Scope: To create a modern, accessible library, learning, and community hub in the heart of King's Lynn town centre.

1. Overall Status (high-level summary)

Overall Status rated as Amber, due to the risks and issues reported. Mast risk and issue have been downgraded now that a date has been agreed for installation. Other aspects of the project are progressing well, including:

- Façade redevelopment complete and agreed option used in planning permission application.
- Full planning application expected to be submitted early September
- Project team are producing visuals of a realistic street scene scenario as public realm works are not coordinated with the project and fall within the Baxters Plain development.
- The Project Board is looking to move focus from construction to planning and partnerships starting with a Town Board visit in September

1.1 Decisions required by the Town Deal Board

- No decisions required this month

1.2 Achievements during this period

- RIBA Stage 4 complete pending cost report
- Confirmation received that the mast will be removed in September. The new mast has been manufactured and will need two weeks for installation

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (1/25)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
25	Baxters Plain development	Concerns remain around the public realm outside of the MUCH building and potential for uncoordinated works and/or no works	A		Project team have requested to access the BPD diagrams in order to create a visual showing the two projects aligned	01.08.24

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (0/1)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
		No red or increasing Amber				28.08.24

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

*Note: will vary for each project

3.1 Project Financials

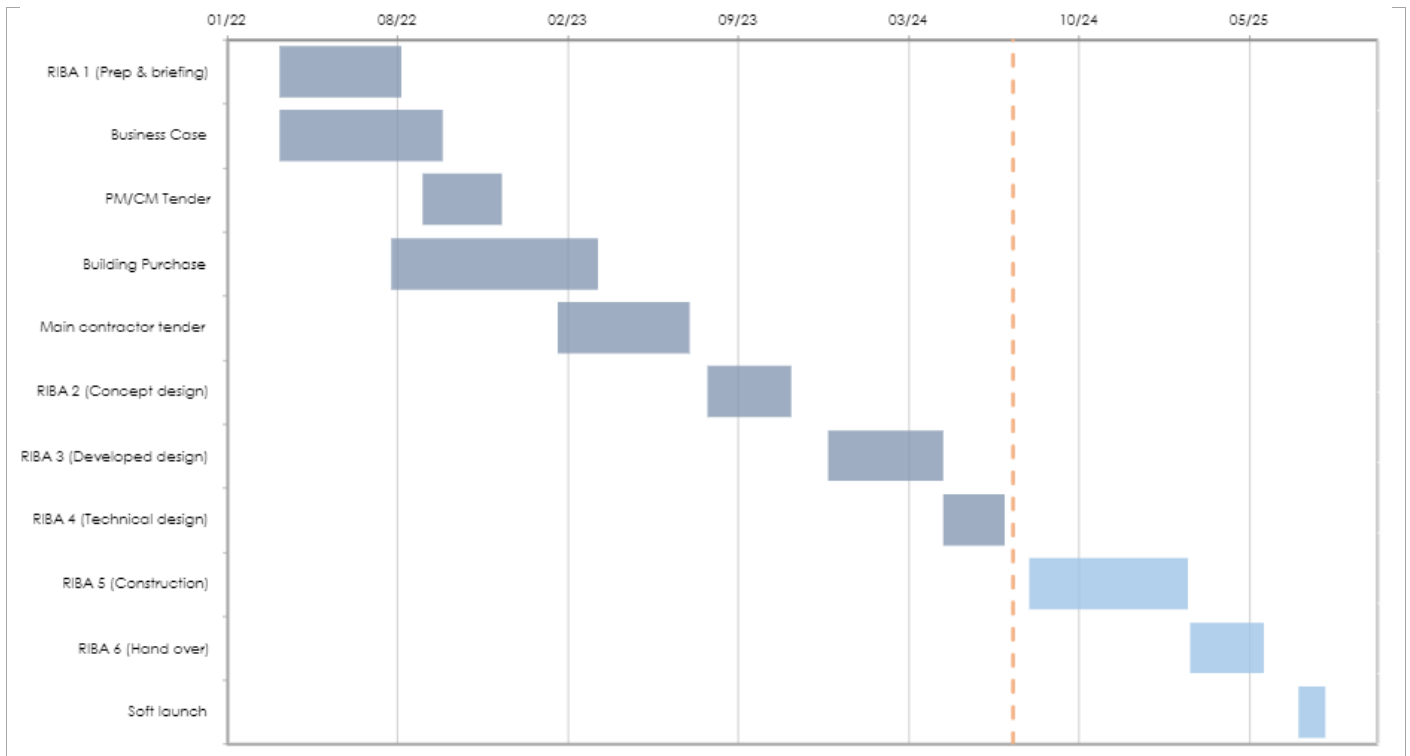
3.2 Project Contingency and Change Control

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

3.3 Financial Commentary

To reflect the improved design the project cost for the MUCH is £14.2m, of which £7.4m is funded by the Town's Deal Funding has been taken from existing budgets. As agreed at previous Board meetings our approach is to spend the Town's Deal funding first. Cost plan will be updated at RIBA 4 this will provide the most accurate picture of cost.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

The programme remains on time to complete for the proposed September 2025 launch date.

5. Resources Commentary

Resources remain Green rated due to Project Manager, Cost Manager and Main Contractor being appointed

6. Communications and Engagement

- The Project Board are planning engagement with partners and organisations on the programming aspect over the coming months to support the development of a programme that will meet the outputs and outcomes of the business case
- Comms and engagement activities remain on hold between 7th August to 11th September due to an NCC member by-election
- Exciting press releases are in the pipeline including an update on the training kitchen and another on the new Children's library
- A first look at construction progress has been arranged for the Town Board in September. This will provide an opportunity for hard hat photos and inspirational quotes from the Board.

7. Outputs and Outcomes

Outcomes		
Description	Target	Notes
Amount of capacity of new or improved training or education facilities	5,200	
Number of learners enrolled in new education and training courses	100pa	
Number of learners / trainees / students enrolled at improved education and training facilities	350pa	
Number of learners/students/trainees gaining certificates, graduating or completing courses at new or improved training or education facilities, or attending new courses	100pa	
# of potential entrepreneurs assisted to be enterprise ready	32pa	
Improved perceptions of place by residents, visitors, and businesses	70%	
Increased footfall to the town centre	200,000 pa ²⁵	

Outputs

Description	Target	Notes
Number of new cultural facilities	1	
Number of derelict buildings refurbished	1	
Number of public amenities / facilities created	1	
Amount of new office space – meeting rooms and hot desking	400sqm	
Amount of floor space repurposed (commercial) – spaces available for commercial hire	425sqm	
# of transport nodes with new multimodal connection points	1	

8. Other Matters

Item	Comment
General stage progress	RIBA Stage 3, Pre-application submitted
Procurement progress	As above
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	JCT Design and Build (D&B)
Proposed route to market (e.g. IOTT, Framework ie DPS, HPCS, LCP)	Framework
Legal progress	Exchange and Completion on building complete
ICT, FF&E update	
Stakeholder engagement (comms)	
Local schemes / dependencies	RIBA Stage 1, 2 and 3 Concept study of Baxters Plain public realm (outside scope of MUCH)

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:	✓	✓	✓	✓	✓			
Date Approved:		Sept 22	Nov 22	May 23	July 23	Jun 24		
Approved by:		TDB	TDB	PB	PB	PB		

Last approved document: PID May 2023

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 merged