



P.21-16

## Multi-User Community Hub (MUCH) Project Highlight Report

<b>Project Name:</b>	Multi-User Community Hub (MUCH)	<b>Project Manager:</b>	Verity Bennett	<b>Project Sponsor:</b>	Sarah Rhoden	<b>Report covers period of:</b>	January 2025
<b>Capital Code:</b>	C8435	<b>Client Dept:</b>	NCC Community Services	<b>Lead Designer:</b>	Hudson Architects		
<b>Project Code:</b>	P.21-16	<b>End User (if applicable):</b>	King's Lynn residents and visitors to the town	<b>Cost Consultant:</b>	Turner and Townsend		
				<b>Contractor on Site:</b>	Mace		

### Management Summary

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

### Project Definition

**Project Stage:** RIBA Stage 5

**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)

- Original planning application determination date passed as an extension was requested to allow for a late drainage query.
  - Facade and design endorsed by key consultees
  - No objections received
  - Extension does not pose a risk to the programme
- The project spend is on track/as expected.
- The upcoming build stage will naturally involve the most significant expenditure – we will be spending more on materials and contractors than in previous years

#### 1.1 Decisions required by the Town Deal Board

- No decisions required this month

#### 1.2 Achievements during this period

**Construction update**

- Road closure agreed at Sedgeford Lane. This will provide safer unloading of materials without interfacing with the public
- Piling and lift pits complete
- Steel work progressing
- Deconstruction works on programme only sheer wall cut outs to complete after new slab installed

**Project update**

- Q3 funding claim submitted to BCKLWN
- Internal signage both statutory and NCC wayfinding /graphics requirements gathered and incorporated

## 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
30	Planning	There is a risk that feedback on the design through the planning process may lead to changes which may impact our timeline	G		Risk downgraded to Green. Positive engagement with key planning and consultation leads held. No objections raised to design. Risk to be removed from March 2025.	03.02.25

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

**An issue is something that has happened**

Issue ID (1/2)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
			G			

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

\*Note: will vary for each project

## 3. Financial Summary

	Current year				Total project (incl current year)			
	Approved budget 2024/25	Total spend / income to date	Current year forecast 2023/24	Current year variance between budget and	Total approved budget (includes contingency)	Total spend / income to date	Forecast final spend	Projected total variance to date
MUCH	£	£	£	£	£	£	£	£
Current Month:								
Capital Expenditure	10,256,973	2,278,874	10,256,973	0	15,100,000	3,488,654	15,100,000	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-3,049,000	-2,278,874	-3,049,000	0	-7,400,000	-3,488,654	-7,400,000	0
Other Income*	-7,207,973	0	-7,207,973	0	-7,700,000	0	-7,700,000	0
Net position	0	0	0	0	0	0	0	0
Last Month:								
Net position	0	0	0	0	0	0	0	0

\*will vary for each project

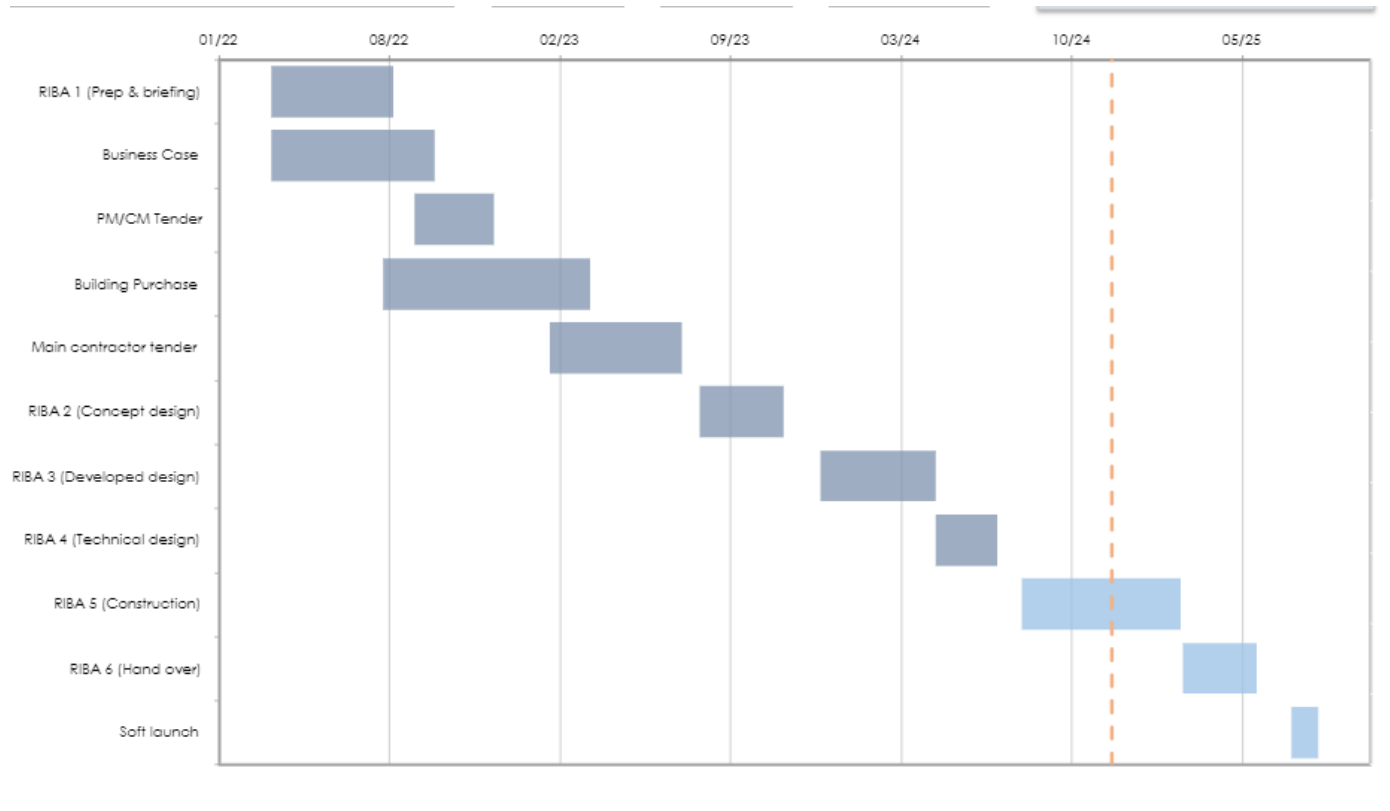
## 3.2 Project Contingency and Change Control

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

### 3.3 Financial Commentary

The total project budget is £15.1m made up of Town Deal Funding and Norfolk County Council funding

### 4. Timelines – High Level Milestones



### 4.1 Timelines Commentary

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

### 5. Resources Commentary

Resources remain Green

### 6. Communications and Engagement

Opportunity once planning process is concluded to update site hoardings to show internal and external visuals. NCC graphic design team are developing a proposal.

Summary of Mace Social Value Activities:

- Progressed talks with the Mace Emerging Talent Team about running a London-style T-Levels programme in Norfolk. A bespoke model co-created with Construction East to contribute to providing guaranteed places for local Further Education students over the lifetime of projects.
- Met with the College of West Anglia and other local FE colleges to discuss the demand for T-level placements. Construction East has agreed to share the results from its survey on local demand for T-Level placements.

## 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 <sup>25</sup>	

### 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 5, Construction
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	FF&E development in progress
Stakeholder engagement (comms)	
Local schemes / dependencies	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]
<b>Status:</b>	✓	✓	✓	✓	✓	✓		
<b>Date Approved:</b>		Sept 22	Nov 22	May 23	July 23	Jun 24		
<b>Approved by:</b>		TDB	TDB	PB	PB	PB		

Last approved document: PID May 2023

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 merged