



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>	February 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	A	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)

- Design: Stage 5 design packages in progress.
- Contract: Contract has now been signed by all parties.
- Schedule: Practical completion is still on target for Autumn 2025. On site discoveries have been uncovered, MACE have flagged this may have a potential 4 week impact to programme.
- Site Progress: Steel work and below ground drainage are in progress.

**Next Steps:**

- Coordinating signage both Statutory and wayfinding /graphics requirements.
- Ensuring compliance with planning conditions.
- The proposed public realm improvements near the site are still under review. Mace has developed a minimal viable solution, currently being costed, to enable the building's completion and interim public opening. This allows King's Lynn Borough Council time to finalise the wider public realm works.

### 1.1 Decisions required by the Town Deal Board

- No decisions required this month

### 1.2 Achievements during this period

- Ongoing construction works.

## 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
	Public realm	There is a risk that the exterior to the building is not in scope for development and not in keeping with design and detracts from the building upon opening.	A		Original ambition to align to the wider Public Realm scheme (Baxters plain). This scheme is not progressing along the same timeline. We are designing a small improvement scheme for the immediate exterior and will seek funding to deliver this within the timeframe of the MUCH opening.  We are working with BCKLWN to ensure this design enables the future Baxters plain scheme (materials and drainage considerations)	04.03.25
	Planning	Delays to the planning determination will have a knock on effect on comms and promotional activity	A		The team are lining up comms and promotional work to roll out as soon as planning is determined. There are no current implications on programme	19.03.25

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

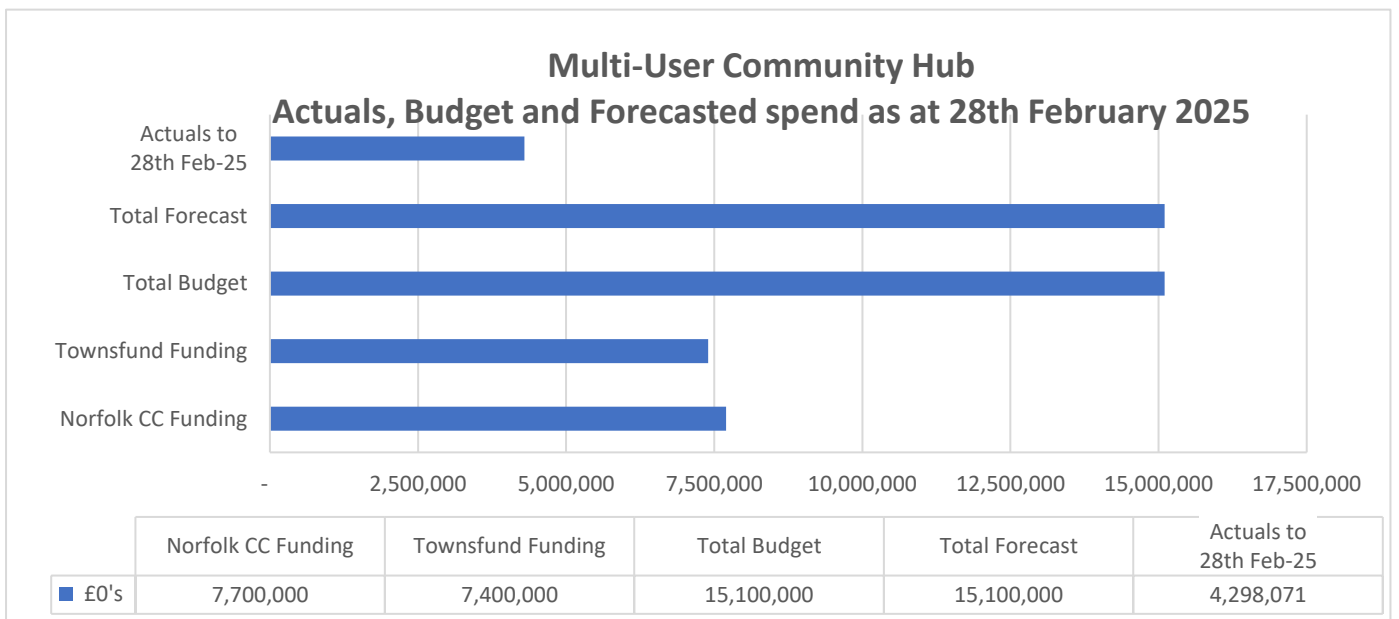
**An issue is something that has happened**

Issue ID (0/2)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
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Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.

\*Note: will vary for each project

## 3. Financials



### 3.2 Financial Commentary

The Financial RAG rating is GREEN.

Total project actuals to date are £4.3m against the project forecast of £15.1m. 2024-25 11 months actuals to 28<sup>th</sup> Feb 2025 in this financial year are £3.1m against a current year budget of £5.67m, with a £2.7m underspend.

Actuals primarily relate to Norfolk County Council costs (The primary supplier invoicing Norfolk CC directly). Costs for quarter 3 (Oct-Dec-24) were £0.93m, Jan-Feb 2025 were £0.7m and March charges are estimated at £1.2m.

#### Deep Dive Information

The deep dive 2024-25 minimum spend requirements (75% of the full year budget) is £4.3m to 28<sup>th</sup> Feb 2025 (11 months budget) with actuals for the same period at £3.1m, giving a c£1.2m deficit as of 28<sup>th</sup> February 2025.

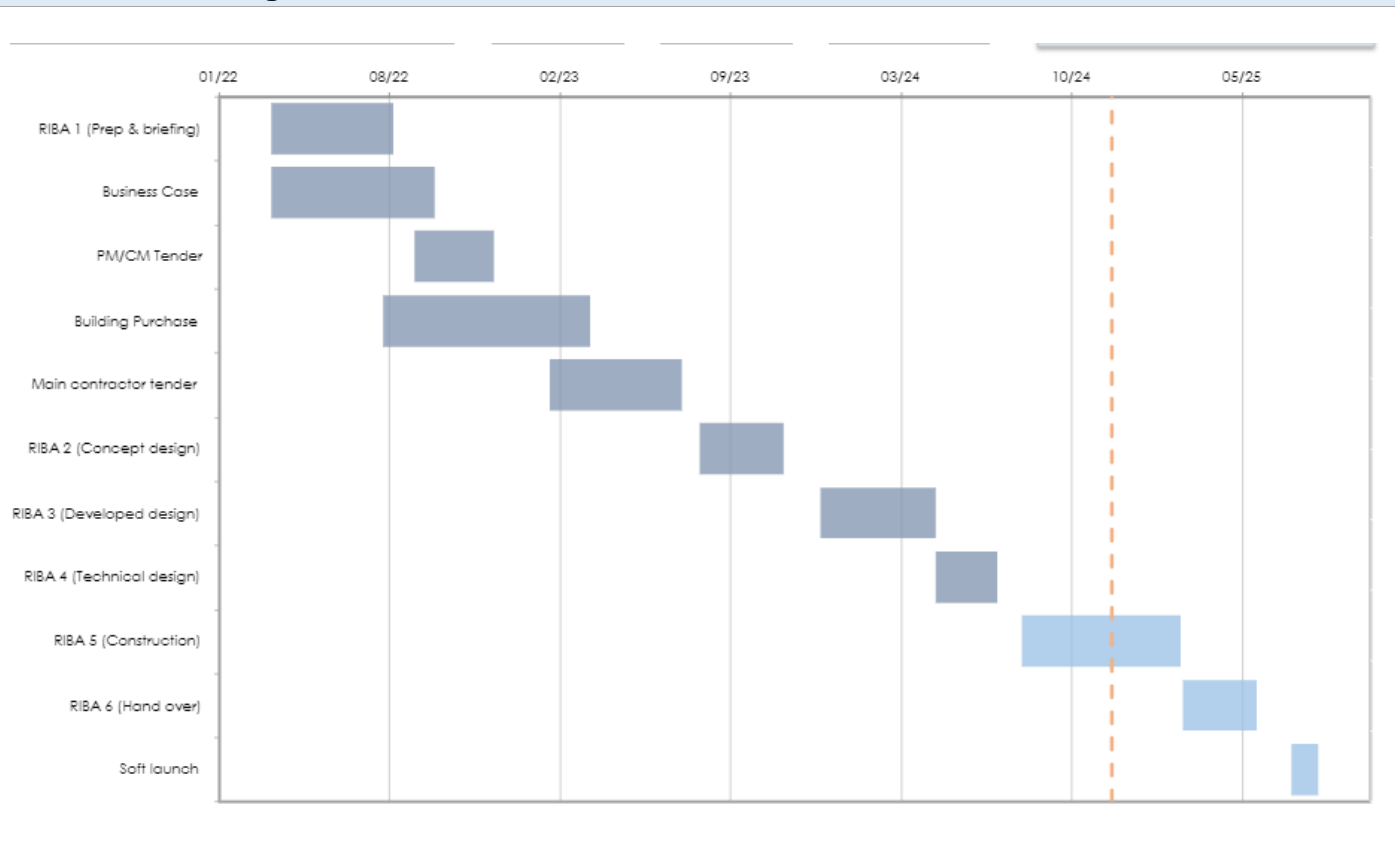
The deficit of £1.2m is expected to reduce to £0.3m at full year on 31<sup>st</sup> March 2025 due to estimated March costs of £1.2m. 2024-25 current year (12 months) actuals are forecast c£4.3m against a c£4.6m current full year (12 months) minimum spend requirement.

The underspend in 2024-25 is due to timing, sufficient costs are expected in Qtr. 1 2025-26 to bring costs back in line with the overall forecast, therefore it is unlikely that a deep dive would be triggered with the short delay of costs coming through for the MUCH the project in the new 2025-26 financial year.

### 3.3 Project Contingency and Change Control

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

### 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

Summary of Mace Social Value Activities:

- The Construction Manager has done lots of work with The Majestic Cinema and the Workshop to mitigate noise disturbance to these businesses.
- Work experience scheduled with College of West Anglia students w/c 7<sup>th</sup> April
- Meeting was arranged to develop employability training for the Purfleet Trust, a local homeless charity, on Friday, 21st February 2025. This focussed on the construction industry and was delivered in person

## 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]
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)		Milestone Delivery RAG Status		Risks & Issues RAG Status	
<b>R</b>	More than 10% over or under budget	<b>R</b>	13 weeks or more behind the critical path	<b>R</b>	Needs immediate attention
<b>A</b>	Between 5% & 10% over or under budget	<b>A</b>	4 to 12 weeks behind the critical path	<b>A</b>	Needs attention before next project review
<b>G</b>	Within 5% of budget or less than £10k	<b>G</b>	4 weeks or less behind the critical path	<b>G</b>	Can be merged

