Project Update Report

Project ID no.:
Riverfront Phase II (Sommerfeld & Thomas)

Completed by: James Grant, Principal Project Manager
Connor Smalls, Regeneration Programmes Officer

Approved by: Project Sponsor TBA

Period covered: up to end of September 2026

Borough Council of
King's Lynn &
West Norfolk

Sommerfeld & Thomas- Riverfront Regeneration Project – Phase II

Project Update Report

Key achievements – 30 September 2026

- Notification from Heritage England of successful grant application.
- Cabinet Decision (13 October) following notification of successful application.
- Regeneration and Development Panel update Wednesday 30th September
- Internal Project start up meeting Wednesday 30th September.

Project Metrics

Spend	G
Delivery	G
Risks	G

Overall status

G

Key Milestones in the next period

- Continued engagement with interested party at Sommerfeld & Thomas Site.
- Signing of lease – ongoing with BCKLWN Property and interested party.
- **Cabinet meeting 13th October**
- **Signing of grant agreement with Historic England following Cabinet approval on 13th October.**

Key risks/Key issues/Scope Changes

1. Listed Building Consent
2. Site constraints, drainage etc.
3. Biodiversity Net Gain costs associated with silo site and rear of warehouse.

Spend – budget variance RAG status	
R	5% overspend
A	Less than 5% or any underspend
G	Exactly on budget

Project milestone Delivery RAG status	
R	8 weeks or over
A	1 week – 7 weeks over
G	1 week or under

Key Risks and Issues RAG status	
R	Needs immediate attention
A	Needs attention before next project review
G	Can be managed

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Financial progress as of 30 September 2026

- Full application confirmed to be successful with formal offer letter received from Historic England.
- Cost of works: £1,152,227
- BCKLWN Match Funding (on top of money already invested in previous repairs and stabilisation and feasibility report): £250,000.
- Ask from HE HARCF: £902,227

Comms / Engagement update

Note: Any feedback loops (e.g. surveys of users) should be reported here under engagement

Key Decisions required at October meeting

- N/A

Project timeline

	Target / Achieved Date
• Development and completion of initial feasibility study to bring building to shell state to inform Heritage at Risk full application. (Pulse Consult and Another Kind Architects)	Achieved June 2026
• Successful EOI response received from Historic England Heritage at Risk Fund following submission in June.	10th July 2026
• Submission of full application	Achieved 31st July.
• Response received from Historic England on full application – formal offer received.	Achieved: 14th October
• Establish Project Governance and set up for delivery phase with PMO.	30 October 2026
• Appointment of professional team to support project delivery	30 October 2026
• Detailed design and consents	February – April 2027
• Contractor Procurement	May 2027
• Construction works	Site mobilisation from July 2027