



Team Colchester  
Levelling Up Programme Update  
22 January 2026

Simon Thorp MAPM  
Programme Manager  
Colchester City Council

# Headlines

- Overall Programme RAG Amber - Time and Cost issues continue to be managed.
- Revised internal deadline for completing projects other than by exception (eg. to ensure delivery within budget or to avoid pinch points) now March 2027.
- MHCLG hard deadline for spending all 'Local Regeneration Fund' (Town Deal/Levelling Up) budget now March 2028.
- Timelines, milestones and potential pinch points between projects are also being closely monitored and managed – e.g. St Botolphs Circus and East Hill (LCWIP 4 walking and cycling route).

# Key upcoming milestones

2026		
Team Colchester	Annual schedule of meetings to be confirmed	January 2026
St Botolphs Circus	Contract award, delivery plan	January 2026
Bike Hub	Confirm delivery plan and completion date	January 2026
St Botolphs Quarter	Finalise lighting design, complete LCR handover, resolve BAPA issue, progress procurement, confirm delivery plan/milestones within budget (subject to Historic England engagement and archaeological approach)	January/February 2026 (contract award still to be confirmed)
Bike Hub	Planning consent (door installation).	February 2026
Shopfront Grants	Confirm BID allocation of outstanding grants and completion of works (with report to Team Colchester)	March 2026
St Botolphs Circus	On site mobilisation	Late March 2026
Bike Hub	Project completed	Spring 2026
2027		
St Botolphs Circus	Construction completed	July 2027
St Botolphs Quarter	Construction completed	To be confirmed
2028		
Local Regeneration Fund	Hard deadline for spend of all remaining funds	March 2028
Programme closure	Prepare for programme closure, reflections, lessons learned and looking forward	Spring 2028

# Programme RAG status



## **Overall programme RAG – AMBER**

Time and Cost issues mainly relating to the ECC-led St Botolphs Circus project.



## **Cost RAG - AMBER**

St Botolphs Circus and St Botolphs Quarter cost pressures.



## **Time RAG - AMBER**

St Botolphs Circus may miss completion deadline of March 2027.  
St Botolphs Quarter BAPA to be resolved with rail stakeholders.

# Risk Register and Mitigations



## St Botolphs Quarter - Network Rail Basic Asset Protection Agreement (BAPA)

Basic Asset Protection Agreement (BAPA) to be agreed with Network Rail. BAPAs between a local authority and Network Rail can present unique challenges, especially when the local authority is also the landowner or developer involved in a project affecting railway infrastructure.

**Mitigation:** Accelerate finalising BAPA agreement, extend delivery timeline (undesirable due to funding conditions).



## St Botolphs Circus – ECC contract award

Team Colchester have agreed to elliptical roundabout layout. Main contract to be let after significant funding gap identified.

Soft landscaping and urban design features are not funded at this stage.

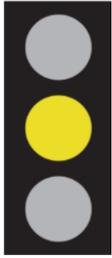
**Mitigation:** Ensure contract is awarded by ECC to confirm costs.

MHCLG have agreed time extension to spend all budget by March 2028.

Vineyard St archaeology and kerbless street budgets redistributed to reduce budget gap.

Positively manage public engagement and expectations.

Ensure CCC sustainability team and others are bringing suitable challenge and contributing to ECC and Jacobs' work, including identifying potential further sources of funding so that these features are still delivered to the quality expected.



### **St Botolphs Quarter – delivery of LUF priorities to budget**

LUF funded elements to be prioritised to ensure on time/budget delivery.

**Mitigation:** Award contract, start on site works.

Time extension agreed with MHCLG to March 2028.

Internal goal to complete works in 2027 unless cost pressures or pinch points justify a delay.

Finalise designs, consents, procurement and engagement to ensure completion to time (deadline now March 2027) and budget.



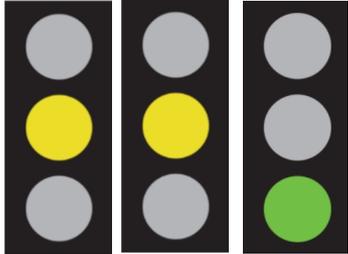
### **Shopfronts grant awards - phase 2**

Grant scheme launched by BID, phase 1 grants made. Governance issues identified. Some phase 2 grants delayed.

**Mitigation:** Ensure remaining grants continue to be made in timely manner. Obtain satisfactory assurances from BID on grant management.

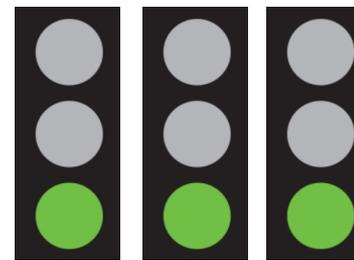
# RAG by theme

Overall Cost Time

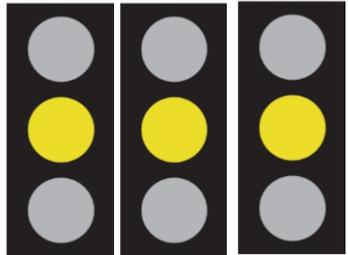


**St Botolphs Circus**

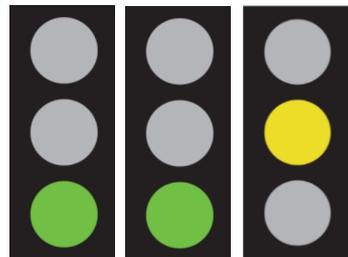
Overall Cost Time



**Workspaces and Shopfronts**



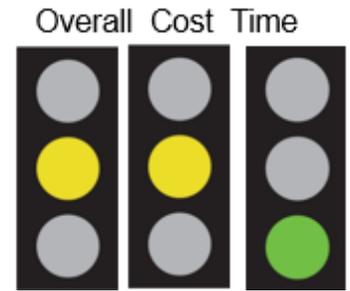
**St Botolphs Quarter**



**Bike Hub**

Based on December 2025 progress reports and other updates.

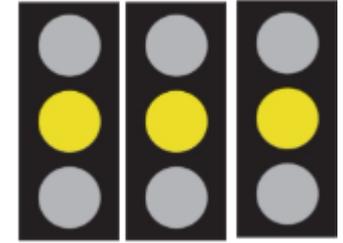
# Highlights/lowlights



## St Botolphs Circus

- Tender evaluation and ECC governance for contract award completed, with co-ordination of travel management underway.
- On-site mobilisation expected late March 2026.
- Remaining Kerbless Street £900,000 and Vineyard Street Archaeology £499,250 re-allocated to St Botolphs Circus project to ease budget pressure.
- When also taking account of ECC Section 106 contributions, St Botolphs Circus project budget has increased from £9,286,031 to £13,199,250. Target completion date July 2027.
- Significant cost pressure remains (£15.233m projected cost), but £2.4m contingency has been allowed.

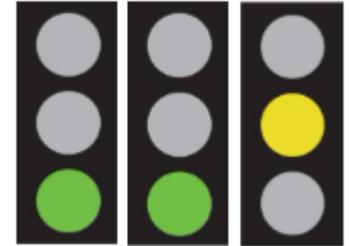
# Highlights/lowlights



## St Botolphs Quarter

- Landscape Planning application (with wayfinding, interpretation, cycle parking, air pollution detection, hard surfacing conditions) granted.
- Cost pressure (c£300k) being managed.
- Lighting design prioritised with construction contract award and on-site start to be confirmed subject to Historic England engagement, archaeology approach and resolution of Basic Asset Protection Agreement (BAPA) with railway stakeholders.
- Direction has been given that this project cannot be over budget (£8.393m) and an urgent timeline/milestones is also expected from the Major Projects Team (on contractor appointment) to avoid time slippage.

# Hlighthights/lowlights

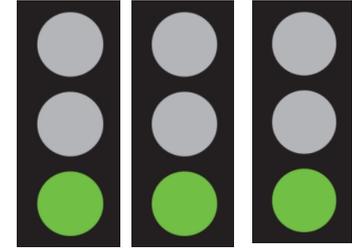


## Bike Hub

- On budget (£738k).
- Building purchase progressing with possession imminent.
- Wooden door installation delayed – Planning decision February.
- Engagement ongoing with bike kitchen and BID regarding short-term alternative operational spaces.
- Works now expected to be completed in April/May 2026.

# Highlights/lowlights

Overall Cost Time



## Workspaces and Shopfronts

- Final phase 2 grants being distributed by BID.
- All remaining improvements to be completed by March 2026.
- Separate Our Colchester/BID update circulated detailing full list of grant beneficiaries, purpose of grants, values and status of improvements.

# **Team Colchester meeting**

## **27 November 2025 – decisions recap**

**1. Minutes, Register of Interests and Actions Arising to be recorded and published.**

**[Action: Simon Thorp]**

**2. Shopfront grants. A list of grants beneficiaries, purpose of grants, values and status of improvements to be provided at the next meeting.**

**[Action: Daniel Barton, Vincent Geaves]**

**3. Jumbo and Balkerne Gate phase 2 project. Cllr Scott to confirm whether an ECC funding contribution can be made.**

**[Action: Cllr Lee Scott]**

**4. Transport Interchange Feasibility. A review of options, messaging and decisions required to take place at the next meeting, with ECC stakeholder engagement about transport interchange options – and the fact that no preferred option has been selected – to be sensibly open, including with Colchester MP and Civic Society.**

**[Action: Ian Turner, Ashley Heller]**

**5. St Botolphs Circus Funding. Re-allocate remaining Kerbless Street £900,000 and Vineyard Street Archaeology £499,250 budgets to St Botolphs Circus project.**

**[Action: Simon Thorp]**

**6. City Centre Parking Strategy. A timeline and costs for information to be provided.**

**[Action: Richard Walker]**

**7. Team Colchester Forward Plan. Meetings to be scheduled and documents updated in line with Board terms of reference.**

**[Action: Alex Jeremy, Daniel Barton]**

## **[Full Meeting Minutes - 27 November 2025](#)**