

King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end June 2024 (Direction of travel indicated)	Overall status commentary
P-21.12	Active & Clean Connectivity	- To deliver the vision of promoting active travel as a safe and attractive modal option, reducing congestion and improving air quality - Package of measures to support active & clean connectivity including priority schemes from the Local Cycling & Walking Infrastructure Plan (LCWIP) including the Active Travel Hub and Travel Plan Fund	Overall RAG rating R ↔	Overall RAG rating is red. - Active Travel Hub Enterprise Park – remains under extreme pressure both in terms of timeline and viability. Site contamination issues on the Enterprise Park site option 1 raises site viability questions and ground conditions on site 2 increase financial risks. - LCWIP work is underway as per planned timeline, Tennyson Avenue Road crossing is being removed from the programme for town deal but will be progressed to Network Rail scoping stage following meeting with Network Rail which confirmed timetable and budget will not be met, team to continue to meet and progress scheme. - Active Travel Plans – Amalgamated report shared showing overall commuting habits for King’s Lynn, 6 scoping reports complete / 1 at draft stage, work started at QEH works to incentivise active or shared commute via Mobilityways. COWA progressing to encourage active travel among staff with funding request for £10,000
P-21.11	St George’s Guildhall & Creative Hub	- Redevelopment and refurbishment of St George’s Guildhall, from road to river, into a fully working theatre - To establish a cultural hub, which will be a heritage visitor attraction, education resource, and commercial hub by day, and a theatre and entertainment venue by night	Overall RAG rating R ↔	Overall status is currently Red - BCKLWN RIBA Stage 3 governance completed. RIBA Stage 4 now commenced on programme. - Interpretation tenders received from 2nr companies. Tenders individually assessed by key members of the team, tender moderation session held, interviews with both consultants held, recommendation approved and the preferred supplier (PLB) appointment in progress, kick start meeting 09/09/2024. - Main Contractor Procurement progressing. PIN Notice issued to market; responses due by Friday 06/09/2024. Target potential Contractor Engagement date 9th October for site and scheme update. - Planning and LBC applications progressing. Extension of time requested by the planning department, revised discharge date is 11th October following the Planning Committee on 07th October. Risk regarding approvals in relation to the full Bat Survey and BNG resolution. - CIO Resource Workstream review is ongoing. Agreement being sought by the CIO for its start-up Operational, Education, and Creative Directors role requirements in the period up to handover. Strategy followed by detailed site activity planning required to commence early in 2025. - Fundraising Consultant (to help fill the identified gap in funds) procurement activity started. ITT drafting, market tender, review and final appointment required by October early November 2024.
P-21.16	Multi-User Community Hub	- To create a modern, accessible library, learning, and multi-use community hub in the heart of King’s Lynn town centre, including skills and educational opportunities, community support offers and services and facilities for start-ups and local businesses	Overall RAG rating A ↔	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
P-21.15	Public Realm – ‘Rail to River’	- Improve public realm in the town centre to improve the pedestrian experience, removing clutter, creating consistent public realm experience - Rail to River route works include providing interventions such as pop-up facilities, art trail, fingerpost wayfinding, lighting, seating and planting.	Overall RAG rating G ↔	Overall Status currently GREEN due to: - Pop Up units in Purfleet Street: uplighting has been installed by the Public Open Space team, now awaiting installation date for cladding and final detailing. Marketing in place. - Artwork at railway station is now back in place. - Work continues to find suitable place for the potted trees, in liaison with Public Open Space Operations Manager.
P-21.14	Riverfront Regeneration	- Development of designs to enable the Riverfront area to become an attractive destination space increasing footfall, promoting day and nighttime use, facilitating events etc. - Renovation of the Custom House, improvements to King’s Staithe Square, south quay public realm and land surrounding Devils Alley	Overall RAG rating A ↔	Overall Status is AMBER, for the following reasons: - Programme: RIBA stage 3 report issued for comment and review. Public consultation has taken place and feedback incorporated into the plans. - Contract Works: the project has been split into three packages, The Custom House, Devils Alley enabling works, and Devils Alley Public Realm plus Dry Side Facilities. The contract works for the Devils Alley enabling works have been procured via the Procure Partnerships East of England Framework enabling detailed scopes to be worked up, measured and costed. - Budgets: The current RIBA stage 3 scheme has been subject to a value engineering exercise to meet the project budget. Further work is ongoing to refine the scheme as it is projected to exceed budget by 2-3%. This is part of the design development process. This projected budget is inclusive of a 10% project contingency. - Custom House: pre-app feedback from Historic England and BCKLWN Conservation team opposed to some elements of the RIBA 3 designs. The second round of Pre-App advice with Historic England (HE) has been undertaken to work toward an agreed design. Further meetings have been held and the Project Board had given authority to make further changes to suit the consultees. Work has been done on the business case to bring to a level for discussion with the planners, Conservation Officer and HE justify the proposed changes. Work to obtain provenance on the age of the doors has been completed and supplied to HE along with an updated Business Plan document.