

King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end October 2024 (Direction of travel indicated)	Overall status commentary
P-21.11	St George's Guildhall & Creative Hub	<ul style="list-style-type: none"> <li>- Redevelopment and refurbishment of St George's Guildhall, from road to river, into a fully working theatre</li> <li>- 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</li> </ul>	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall status is Amber, although the significant gap in funding should be noted.</p> <ul style="list-style-type: none"> <li>- RIBA Stage 4 Design ongoing and on programme.</li> <li>- Interpretation works progressing. PLB facilitating regular client workshops. Visitor Route optional/analysis has been ongoing and close to being finalised; preferred route largely agreed between respective parties. Next steps will be option appraisal of potential design options/ costings. Target issue January 2025.</li> <li>- Briefing session held with Emily Neary (cataloging Museum Consultant) regarding documentation of collections and subsequent decant of the site. Discussions ongoing RE Storage and potential Shop outlet.</li> <li>- S278 works progressing, design fees being compiled and discussions with NCC to be progressed.</li> <li>- CIO Resource Workstream progressing and legal reviews ongoing. Agreement to be sought on the CIOs Operational, Education and Creative role(s) creation and appointment. Also, procurement of fundraising consultant and agreement of how income is generated and used by the either the BC &amp; or CIO.</li> <li>- Meetings held re: additional fit out requirements that the CIO (or BC) will need to undertake, pay for to make the site a full turnkey operation at handover. Draft costs and further rationale have been requested for update via a change control request. (CRF).</li> </ul>
P-21.12	Active & Clean Connectivity	<ul style="list-style-type: none"> <li>- To deliver the vision of promoting active travel as a safe and attractive modal option, reducing congestion and improving air quality</li> <li>- Package of measures to support active &amp; clean connectivity including priority schemes from the Local Cycling &amp; Walking Infrastructure Plan (LCWIP) including the Active Travel Hub and Travel Plan Fund</li> </ul>	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall RAG rating is Amber.</p> <ul style="list-style-type: none"> <li>- Active Travel Hub Enterprise Zone– 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.</li> <li>- 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.</li> <li>- 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 agreed at ACC Board.</li> </ul>
P-21.14	Riverfront Regeneration	<ul style="list-style-type: none"> <li>- Development of designs to enable the Riverfront area to become an attractive destination space increasing footfall, promoting day and nighttime use, facilitating events etc.</li> <li>- Renovation of the Custom House, improvements to King's Staithe Square, south quay public realm and land surrounding Devils Alley</li> </ul>	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall Status is AMBER, for the following reasons:</p> <ul style="list-style-type: none"> <li>- Programme: RIBA stage 3 report issued for comment and review. Public consultation has taken place and feedback incorporated into the plans.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
P-21.15	Public Realm – 'Rail to River'	<ul style="list-style-type: none"> <li>- Improve public realm in the town centre to improve the pedestrian experience, removing clutter, creating consistent public realm experience</li> <li>- Rail to River route works include providing interventions such as pop-up facilities, art trail, fingerpost wayfinding, lighting, seating and planting.</li> </ul>	<p>Overall RAG rating</p> <p style="text-align: center;">G ↔</p>	<p>Overall Status currently GREEN due to ongoing issues noted.</p> <ul style="list-style-type: none"> <li>- Pop Up units in Purfleet Street: Installation and detailing is now complete. The drainage connection issue continues to delay Anglian Water being able to sign off the units for use. An order has been placed for the connection work, with Officer pushing for start date and street work permit to be issued. Connection issue does not affect retail units, only use of Food and Beverage units.</li> <li>- Work continues to find suitable places for the potted trees, in liaison with Public Open Space Operations Manager and Arboricultural Officer. Arbo Officer has provided advice on location, planter type and tree species. An amendment to current planning permission will likely need to be sought for the trees/pots, not yet sought while details are confirmed.</li> <li>- Delay to instal of arch due to change in personnel at Fransham Forge, and Boots being unwilling to sign licence while they have ongoing roof works Purfleet Street.</li> </ul>
P-21.16	Multi-User Community Hub	<ul style="list-style-type: none"> <li>- 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</li> </ul>	<p>Overall RAG rating</p> <p style="text-align: center;">G ↔</p>	<p>Overall Status rated as Green, as progressing well, despite the supply chain risk reported.</p> <p>Pending planning, tendering and cost certainty.</p>