

King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end of January 2026 (Direction of travel indicated)	Overall status commentary
P-21.11	St George's Guildhall & Creative Hub	<ul style="list-style-type: none"> 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 	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall RAG Status this month is AMBER</p> <p>Focus continues to find and deliver further funding for the project. Next month an external fundraising consultant (subject to contract) will be starting to drive this part of the project over the next 12months.</p> <ul style="list-style-type: none"> Main Contract Works – MCL are making good progress on site with demolition of the WCs now completed, scaffold erection to the main guildhall and asbestos removal. MCL have also started the demolition of the existing Shakespeare barn. The design Team continues to release key information in line with the IRS schedule. No delays or H&S incidents reported. Additional asbestos has been found during demolition. This has been flagged as a risk pre-construction, and the team has analysed and instructed its removal with no impact to programme. Fundraising - Historic England Grant works continue, the second payment installment will be due in early February to cover work over the Dec-Jan period. Party wall - The Boroughs party wall surveyor continues to work closely with MCL, scaffold designers and neighbours to ensure party wall agreements and scaffold licenses are in place. Significant progress has been made with 2&3 Ferry Lane and the scaffold license for no.29 has now been agreed and signed allowing the scaffolding to the main Guildhall to proceed. We are working with Wetherspoons to complete agreements on this side, however there is now a programme risk due to lack of engagement from Wetherspoons'. Interpretation Works – Final interviews for the immersive media consultant place 9th February. Wider team is meeting on 12th February to recap on the stage 3 design, provide any updated comments and agree next steps before immersive consultant is brought into the team. King Street public realm – The 15th of January 2026 meeting was postponed to 4th February due to diary conflicts. However, this has allowed more time for material samples to arrive on site. Following the review of materials & design there will be a 2-week design update period before planning & highways applications are issued. Collection/Storage - Crown Post Truss timbers are under inspection, and a repair strategy is being developed.
P-21.12	Active & Clean Connectivity	<ul style="list-style-type: none"> 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 	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall RAG Status is AMBER</p> <ul style="list-style-type: none"> Active Travel Hub Enterprise Zone –Planning determination for Active Travel Hubs delayed until March 2026 due to ongoing consultation with statutory bodies such as Lead Local Flood Authorities (LLFA). LCWIP – Final LCWIP scheme, the Gayton Road crossing, started in January 2026 and due to complete in March 2026. Active Travel Plans – Work ongoing with CWA and QEH. Some budget remaining, project team to assess options for additional workplaces or additional activities to encourage active travel in 2026.
P-21.14	Riverfront Regeneration	<ul style="list-style-type: none"> 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 	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall RAG Status is AMBER</p> <ul style="list-style-type: none"> The Devil's Alley component of the project will now proceed under the Pride in Place Programme funding. A Project Adjustment Request has been submitted to MHCLG, formalising the revised scope, outputs, and funding allocations. As part of this adjustment, £2 million will be reallocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. Guidance on completing this process is expected shortly. Updated Business Plan and Economic Case to reflect the new scope has been prepared. A comprehensive reprogramming exercise has also been carried out to ensure the project continues to align with the original established funding timeline. A historical accounting issue has been identified that impacts the remaining available budget. Resolution is being sought through wider programme underspend re-allocation (595k), a request to the capital reserves and value engineering.
P-21.15	Public Realm – 'Rail to River'	<ul style="list-style-type: none"> 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. 	<p>Overall RAG rating</p> <p style="text-align: center;">G ↔</p>	<p>Overall RAG Status is GREEN</p> <ul style="list-style-type: none"> Pop Up spaces became available for hire in March 2025, but promotion is currently paused due to street-level scaffold works that limit access. Interim uses continue in the meantime. Scaffold due to be removed from 14th February. Artwork, seating, fingerposts and a digital wayfinding sign have all been successfully installed. Fourteen trees and custom planters have been placed along Purfleet Street, New Conduit Street, and Broad Street. Management of the Pop Ups has now moved to the Operations Team, while responsibility for the digital signage sits with the Marketing and Communications Team. The only outstanding element is the Purfleet Street Arch. Its procurement is currently paused due to fire damage at the building where it was planned to be installed and issues getting the licence for its installation signed.
P-21.16	King's Lynn Library (Multi-User Community Hub)	<ul style="list-style-type: none"> 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 	<p>Overall RAG rating</p> <p style="text-align: center;">A ↔</p>	<p>Overall RAG status is AMBER</p> <ul style="list-style-type: none"> There is a risk that the building may be ready for use before the completion of the required external works. This situation could result in the library opening while activities are still ongoing near the Majestic Cinema Internal building works continue with the pouring of the rubber floor in the children's library. External building works continue