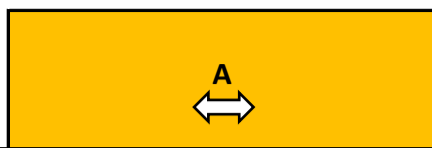


King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end of February 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> <ul style="list-style-type: none"> Cabinet and Town Board approved the scheme to proceed in July 2025. Focus continues to find and deliver further funding for the project. An external fundraising consultant has been appointed and are receiving their on-boarding instructions. Main Contract Works – MCL making good progress on site with demolition to proposed cafe area starting and asbestos removal now completed. Scaffold erection is ongoing, roof to Guildhall is nearing completion, despite challenges with the first burst water main to Kings Street. The design team continues to release the key information in line with the IRS schedule. RFI's are also being dealt with by the wider team to ensure no delays happen. No delays reported at this stage, one H&S incident has occurred, however it was non-reportable, with a full investigation completed by MCL. Fundraising - Historic England Grant works continue, the second payment instalment has been requested but not paid yet. The team are preparing to put together the pack for the third and final instalment. Party wall - Despite continuous efforts from the BC team, Pulse and MCL scaffold licenses/ party wall agreements to Wetherspoons & 2+3 Ferry Lane are still outstanding due to a lack of engagement from the representatives. We are now exploring all alternative avenues as there is a risk of delay because of this. Interpretation Works – Immersive experience consultant tender period is nearly completed, and results have been issued to tenderers. A meeting with the PLB & wider design team was held on 26th February to ensure the team are ready for the immersive consultants to join the team. King Street public realm – Final design changes have been made, and a date for a public consultation has been set for the 13th of March at the town hall. Following this the pack will have a final review before submission to planning and highways. Collection/Storage - An initial review of the Crown Post Truss has now been completed by Peter McCurdy. The design team are currently considering next steps in order to ensure as much historic fabric is retained, and the truss is restored appropriately.
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 permission denied for Baker Lane Active Travel Hubs at March 2026 committee. King's Lynn Enterprise Park (KLEP) Active Travel Hub (ATH) continuing consultation with Lead Local Flood Authorities (LLFA) regarding application with report to reach committee in May 2026. LCWIP – Final LCWIP scheme, the Gayton Road crossing progressing well and due to complete in March 2026. Active Travel Plans – Work ongoing with College of West Anglia (CWA) and Queen Elizabeth Hospital (QEH). Some budget remaining, project team assessing options for 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 (PiP) 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 with a preferred option for Custom House identified. A comprehensive reprogramming exercise has also been carried out to align the project timeline while keeping as close to original programme as possible. Planning permission and listed building consent granted for both the Custom House and Dryside. Works to the Dryside started in January. A historical accounting issue identified that impacted the remaining available budget has sought resolution through the wider programme underspend and funding re-allocation (£595k).
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"> Whilst Pop Up spaces became available for hire in March 2025, promotion was paused due to street-level scaffold works that limited access. Interim uses continue in the meantime; a relaunch is planned for spring 2026. 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 Purfleet Street Arch is the only outstanding element. Progression was paused due to fire damage of the building where installation was planned alongside issues getting the licence signed for its installation. A discussion is required regarding pursuing the arch install or exploring alternatives.
King's Lynn Library		<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. 	<p>Overall RAG rating</p>	<p>Overall RAG status is AMBER</p> <ul style="list-style-type: none"> There is a risk the final condition of planning for the external works may not be satisfied by opening day.

King's Lynn Town Deal Programme Overview

P-21.16	King's Lynn Library (Multi-User Community Hub)	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		There is a risk the final condition of planning for the external works may not be satisfied by opening day. • King's Lynn Library is opening to the public on Monday 16th March
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