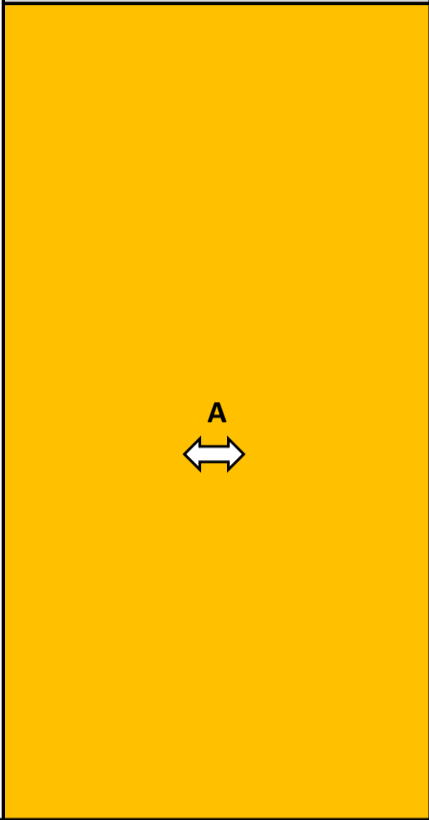
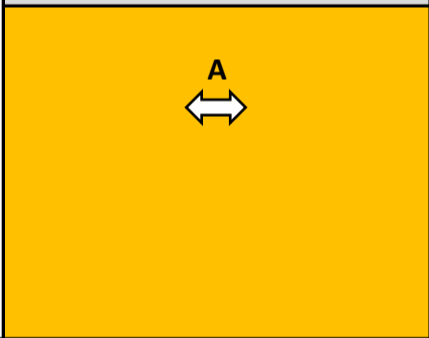
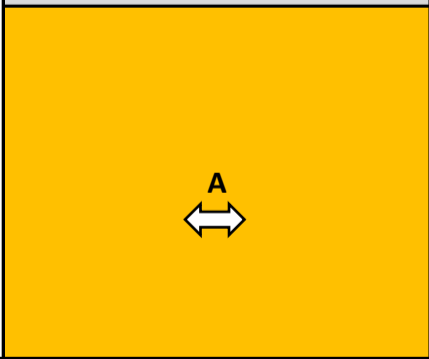
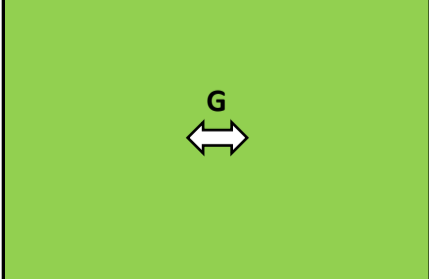


King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end of April 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 continue to make good progress on site. The Guildhall roof has now been fully removed, and demolition of the Red Barn roof is complete. Demolition works to the Shakespeare Barn are progressing well and are due to complete shortly. The slab removal within the White Barn has also been completed and MCL are now preparing to commence removal of the brick flooring under the supervision of a Field Archaeology Specialist. In parallel, MCL are preparing areas of the site for repointing works while the permission has been granted to erect scaffolding within the Wetherspoons garden. • Fundraising - Final payment from historic England (£295k) has now been received and as per the award conditions, the funding is now being used on the specified activities to ensure spend by the end of June 2026. Discussions are continuing with Historic England to explore future funding opportunities. • Party wall – Scaffold licenses with 2 & 3 Ferry Lane are now agreed in principle subject to final documentation. The Wetherspoon's scaffold/party wall agreement is still being developed, with further delays due to technical matters to the Shakespeare barn wall. Wetherspoons are noted they have now signed the final license we hope this will be released to us once the agreed advanced payment is made. • Interpretation Works – Immersive experience consultant is in the final stages of being appointed. We hope to have them onboard and the workstream fully operational before the next period. • King Street public realm – Public Consultation for the S278 works has now ended and a workshop was held with the project team to work through the matters raised and incorporate into the design for the final pack. The final planning application and S278 pack is due to be issued to relevant authorities shortly. • Crown Post Truss Peter McCurdy/ Momentum contracted to design the truss and connections strategy. MCL being asked to complete heritage works and installation in house given experience.
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"> • Baker Lane Active Travel Hub – Following the refused planning permission at the March 2026 committee, a review of options has now been completed. The Neighbourhood Board has instructed a resubmission. The project team is engaging with the local cycling group to ensure the revised proposals meet user needs. • King's Lynn Enterprise Park (KLEP) Active Travel Hub - The Lead Local Flood Authority (LLFA) has requested an extension to the consultation period. This places the application and accompanying report on track for committee consideration in June 2026. • LCWIP – The final LCWIP scheme delivering the crossing at Gayton Road is now complete, and all final accounts have been settled. Following a review, NCC has identified an underspend of approximately £90,000, which will be returned to the Borough and may be allocated to other ACC works. • Active Travel Plans – Work ongoing with College of West Anglia (CWA) and Queen Elizabeth Hospital (QEH).
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 has been reallocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. • 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 and are due to be completed in July 2026. • A historical accounting issue identified that impacted the remaining available budget, sought resolution through the wider programme underspend and funding re-allocation (£595k). Following approval, the capital project is now fully funded.
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. Some interim community uses continued in the interim. Pop Ups now available for hire again. • 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 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. An options paper on pursuing the arch install or exploring alternatives will be appended to the Post Project Evaluation.

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<p>P-21.16</p>	<p>King's Lynn Library (Multi-User Community Hub)</p>	<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;">G</p>	<p>Overall RAG status is GREEN</p> <ul style="list-style-type: none"> The library successfully opened to the public on Monday 16th March. In addition to 19 Free weekly activities the library has a monthly programme of events. Partners such as NCLS, Family Hubs, DWP and Food for Thought are operating from the building with more looking to run sessions. Adult Learning courses started at the new library on 23rd March and in the first month delivered: 20 Functional Skills exams 50 individuals have started 57 courses There are already a further 28 learners with 30 enrolments across a range of subjects to the end of the academic year
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