

Project Update Report

Project ID no.:

Riverfront Regeneration - Phase II

Completed by: Abigail Rawlings, Project Officer
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Approved by: Project Sponsor TBA

Period covered: up to end of April 2026

Key achievements – 30 April 2026

- Draft final RIBA Stage 2 report as part of King’s Lynn Masterplan project
- Engagement with interested party for Sommerfeld & Thomas Site.
- Discussions with Historic England over options to futureproof the S&T site for use including fit out of the warehouse with basic utilities, windows and doors and appropriate access to upper floors. Exploring potential for Heritage at Risk funding (live later this year).
- Project Management documents produced for review/approval.

Project Metrics

Spend	
Delivery	
Risks	

Overall status






Key Milestones in the next period



As Part of King’s Lynn Masterplan




- Public Consultation as part of King’s Lynn Masterplan 11th May – 8th June.
- Riverfront Stakeholder workshop for Masterplan/Public Realm Proposals – 6th May.
- Regeneration & Development Panel – 30th September.
- Cabinet – 13th October
- Development of Project Management Plan with Projects Team for Devils Alley.
- Continued engagement with interested party at Sommerfeld & Thomas Site.
- Signing of lease.
- Development of submission for Heritage at Risk for ‘Shell works’ to warehouse building.

Key risks/Key issues/Scope Changes

1. Site constraints (former industrial site - cellars/voids in ground).
2. Biodiversity Net Gain costs associated with site.

Spend – budget variance RAG status	
	5% overspend
	Less than 5% or any underspend
	Exactly on budget

Project milestone Delivery RAG status	
	8 weeks or over
	1 week – 7 weeks over
	1 week or under

Key Risks and Issues RAG status	
	Needs immediate attention
	Needs attention before next project review
	Can be managed



Financial progress as of 30 April 2026

- Current RIBA Stage 2 report included within King's Lynn Masterplan project with BDP.
- £2 Million Allocation from Pride in Place as a Priority Project for delivery.

Comms / Engagement update

- Public Consultation as part of King's Lynn Masterplan 11th May – 8th June
- Resident letter drop ahead of vegetation clearance works
- Riverfront Stakeholders informed of clearance.
- Riverfront Stakeholders made aware of road closures along South Quay (for Dryside works).

Note: Any feedback loops (e.g. surveys of users) should be reported here under engagement

Key Decisions required at May meeting

- N/A



Project timeline

King's Lynn Masterplan Timeframes (including Riverfront Public Realm to RIBA Stage 2).

- Public Consultation as part of King's Lynn Masterplan 11th May – 8th June
- Regeneration & Development Panel – 30th September
- Cabinet – 13th October

Riverfront Specific

- Development of Project Management Plan with Projects Team for Devils Alley.
- Programme to be agreed with BDP with regards to Devils Alley.

