King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end of August 2026 (Direction of travel indicated)	Overall status commentary
P-21.11	St George's Guildhall & Creative Hub	• 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	**Overall RAG rating** **A** ⟺	Overall RAG Status this month is AMBER. 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 have continued to make steady progress across several key areas of the site. Procurement activities have advanced, with HG Matthews and Lambs bricks due to be delivered shortly and Bulmer's bricks already at Overton's yard. Two Mortar samples have now been approved by the conservation officer and MCL have ordered the material to begin mortar repairs. The Guildhall roof continues to progress, with the oak and roofing timber repairs nearing completion. Scaffold adaptions have been made in the Shakespeare Barn to allow FAS to begin the archaeological dig. The Red Barn has seen significant progress, with timber repair works, plywood installation and VCL works now complete. The internal scaffold has been removed, and the existing floor has been broken out. • **Party wall** – Following the signed party wall agreement and completed scaffolding works at 2&3 Ferry Lane, MCL continue to accelerate works within that area to complete works as outlined within the agreement. • **Interpretation Works** – Interpretation continues to progress with bi-weekly workshops being held to maximise potential of the interpretation workstream and co-ordinate with the wider work streams. The design team have accelerated aspects of the design to understand the maximum needs for the containment routes within the Guildhall. This is currently being checked with Max Fordham and will be passed to MCL to enable these works to progress within the Guildhall Area as per the programme. • **King Street public realm** –The team had a meeting with Norfolk County Council surrounding the S278 works and talk through the proposal. After a productive meeting, the design team are reviewing the feedback and the associated updates to the design. • **Crown Post Truss** - The Crown Post Truss restoration continues. These works are due to complete in September 2026 and whilst this is happening design work continues to find an appropriate design for the stone corbels that the Crown Post Truss will sit on.
P-21.12	Active & Clean Connectivity	• 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	**Overall RAG rating** **A** ⟺	Overall RAG Status is AMBER. • The Active Travel Hub programme is progressing through RIBA Stage 4, with the immediate focus on completing delivery readiness for KLEP, managing Baker Lane planning constraints, and reviewing the updated tender cost and programme position with Morgan Sindall, AMA and Pulse. • Baker Lane remains a key programme pressure, with the planning resubmission being prepared and determination currently forecast for February 2027. • KLEP Active Travel Hub has secured planning permission following consideration by the July Planning Committee. This is a key milestone for the August reporting period and enables progression towards contract award, mobilisation and construction delivery. • Planning, contract and mobilisation position: Contract document development for engrossment is complete, with contract award and execution forecast by 10 September 2026. KLEP mobilisation is programmed between August and September 2026, with construction forecast from September to October 2026. Pre-commencement planning conditions are being progressed to support readiness for construction. • Financial and programme management: Updated costs remain under review following the tender return and subsequent review work with AMA and Morgan Sindall, including delay-related matters, preliminaries, access road works, spoil heaps, bridge removal and associated scope assumptions. The team is continuing to assess cost, insurance and programme splits across KLEP, bridge removal, spoil heaps, the access road and Baker Lane. • Baker Lane remains the principal programme constraint. Morgan Sindall has been instructed to progress the Baker Lane planning resubmission and related design work to future-proof the scheme ahead of wider site development. The resubmission is being prepared, with determination currently forecast for February 2027, and the resulting impact on programme, cost and scope will continue to be managed through the project team.
P-21.14	Riverfront Regeneration	• 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	**Overall RAG rating** **G** ⟺	Overall RAG Status is GREEN. The project remains GREEN as core delivery timelines are largely agreed, and key delivery risks are being actively managed and reduced. The project progression continues moving steadily in the right direction. • Dryside Facilities: Physical works are complete, some snagging remains and the building has been handed over to the Council. Operational handover documents are being drafted, following meetings with internal departments. Anglian Water were scheduled to visit 4th September to assess drain repair but did not attend. Openreach are on site 9th September to conduct a survey before internet can go live. Following this IT can source an internet provider. • Custom House: Contractor started on site on 24 August 2026. Heras fencing and boarding is erected and scaffolding has commenced with good progress. • Risks & Communications: Key delivery and operational risks, including Custom House operational planning with the Alive Team and launch event coordination, are being actively tracked. The Conservation and Listed Buildings Officer has raised a concern that the scaffolding stop ends may be too close to the building.
P-21.15	Public Realm – 'Rail to River'	• 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.	**Overall RAG rating** **G** ⟺	Overall RAG Status remains GREEN. • Although Pop Up spaces were opened for hire in March 2025, promotional activity was temporarily halted due to street-level scaffolding restricting access. In the meantime, some interim community uses still took place. The Pop Ups are now available to hire once again. • Artwork, seating, fingerposts, and a digital wayfinding sign have all been installed successfully. • Fourteen trees, along with bespoke planters, have been installed across Purfleet Street, New Conduit Street, and Broad Street. • Responsibility for managing the Pop Ups has transferred to the Operations Team, while the Marketing and Communications Team now oversee the digital signage. LM is supporting Operations Team to relaunch communications campaign. • The only remaining element is the Purfleet Street Arch. Progress was put on hold due to fire damage to the building where installation was intended, along with delays in securing the necessary licence. An options paper considering whether to proceed with installation or explore alternatives has been included in the Post Project Evaluation.
P-21.16	King's Lynn Library (Multi-User Community Hub)	• 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	**Overall RAG rating** **G** ⟺	Overall RAG status is GREEN • As the Library is now open, a Post Project Evaluation has been started, and will be provided to the Board in due course