King's Lynn Town Deal Programme Overview

No.	Project	Brief description	RAG ratings as at end of September 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 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 made good progress in this period, the roof to the red barn is nearing completion with roof tiles being installed. Brick repairs have started on the Guildhall and MCL are targeting the repairs completion for the end of this year to align with client requests. The archaeological pit excavation to the Shakespeare barn has now started and levels to the flooring in this area have now been completed. Timber repairs to other roofs have also made good progress and MCL are prioritising roofs that are not under cover to ensure that exposed roofs can be completed ahead of winter. An unauthorised minor builders work hole was made in this period by MCL. This was due to holiday cover not being fully briefed of processes on MCL side. We have put in place additional measures to ensure this does not happen again, and MCL have committed to a full and sensitive repair. Lighting protection has now been approved at planning and is being installed on GH roof • Party wall - The final amended party wall notice has been served on Weatherspoon's following a review and investigation into the existing boundary wall make up. The team are awaiting feedback to action next steps. • 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 are working closely with the interpretation team to ensure updates are made in a timely manner. • King Street public realm - Following a successful meeting with Norfolk County Council surrounding the S278 further advice was received and the application has not been altered and remains with the planners for determination. • Crown Post Truss - The Crown Post Truss has now been restored and returned to site by Robinson's restoration team. Installation of the truss will take place early in the next quarter.
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 current activity focused on finalising and executing the KLEP construction contract, completing mobilisation arrangements with Morgan Sindall, and preparing for the prospective November 2026 start of works. • The pre-works meeting with Morgan Sindall has been held, and contract documentation is being developed for engrossment and execution alongside confirmation of CDM duties and agreement of contract wording. • KLEP delivery remains the immediate focus. Work is progressing to discharge pre-commencement planning conditions, including confirmation of Public Open Spaces team requirements, to support readiness for construction. • Baker Lane planning position: Baker Lane remains a key programme pressure. Planning documents are being prepared for resubmission in October 2026, with determination currently forecast for February 2027. • Key risks and attention points: Principal areas requiring continued project team attention are contract execution, KLEP mobilisation, discharge of pre-commencement conditions, Baker Lane resubmission, agreement of social value parameters, and the communications/marketing strategy to support user engagement following delivery.
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 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:** Some snagging remains and Operational handover documents are being drafted, following meetings with internal departments. Anglian Water attended and resolved the issue with the blocked drains. Openreach attended site on 9th September to conduct a survey but are now insisting on an additional visit on the 14th October. A complaint has been raised, and this has been escalated to try and resolve sooner. Following this Broadband can be installed and final CCTV works carried out. • **Custom House:** Scaffolding is nearly complete and work will begin next week on removing the roof tiles to allow for inspection and timber repairs to the roof structure and the cupola. Internally, work will begin on lifting the floorboards and strengthening of the joists and excavating in the basement for concrete foundations to carry the steels which will support the new lift. Hoardings have been painted and the Comms team have been on site to measure up for their print designs. • **Risks & Communications:** FRAP due to be issued w/c 5th October. Newsletter due to be circulated next week.
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.