Project Update Report

Project ID no.:
Riverfront Regeneration Phase II (Devils Alley)

Completed by: James Grant, Principal Project Manager
Connor Smalls, Regeneration Programmes Officer

Approved by: Project Sponsor TBA

Period covered: up to end of September 2026

Borough Council of
King's Lynn &
West Norfolk

Riverfront Regeneration Project – Phase II

Project Update Report

Key achievements – 30 September 2026

- Initial meeting with Groundwork East to explore opportunity for delivery.

Project Metrics

Spend	G
Delivery	G
Risks	G

Overall status

G

Key Milestones in the next period

As Part of King's Lynn Masterplan

- Joint Panel – 11th November TBC
- Cabinet – 17th November TBC
- Explore potential delivery options with Groundwork East.
- Development of Project Management Plan and next steps with Projects Team for Devils Alley
- Project Management documents produced for review/approval.

Key risks/Key issues/Scope Changes

1. Site constraints (former industrial site - cellars/voids in ground).
2. Biodiversity Net Gain costs associated with site.
3. Long-term management and community stewardship arrangements.

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

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

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

Borough Council of King's Lynn & West Norfolk

Riverfront Regeneration Project – Phase II

Financial progress as of 30 September 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 (Devils Alley).

Comms / Engagement update

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

Key Decisions required at October meeting

- N/A

Project timeline

King's Lynn Masterplan Timeframes (Incl.Riverfront Public Realm to RIBA Stage 2)	Target / Achieved Date
Public Consultation as part of King's Lynn Masterplan	Achieved 11th May – 8th June
Joint Panel as part of King's Lynn Masterplan	11th November TBC
Cabinet as part of King's Lynn Masterplan	17th November TBC
Riverfront Specific	
Development of Project Management Plan with Projects Team for Devils Alley	Start 22nd October TBA
Programme to be agreed	Start 22nd October TBA