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Town Deal projects - as at end December 2025 (monthly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end December 2025 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
P-21.11	Town Deal	St George's Guildhall & Creative Hub	Redevelopment and refurbishment of St George's Guildhall; conservation and promotion of KL heritage and culture; boosting skills and supporting new business and creative practice.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status this month is AMBER. <ul style="list-style-type: none">• Focus continues to find, deliver further funding for the project.• Main Contract Works – MCL are making good progress on site with scaffold erection, asbestos removal and demolition of the WCs ongoing. Site Christmas shut down scheduled close of business Friday 19th and reopens Monday 5th January. No delays or H&S incidents reported.• Fundraising - Historic England (HE) Grant adjustment request approved (by HE). Same value overall, but a revised spend profile to meet HE deadline/ Project Programme.• Party wall - The Boroughs party wall surveyor continues to work closely with MCL, scaffold designers and neighbours to ensure party wall agreements and scaffold licenses are in place. A delay with the scaffold licenses is due to further discussions with neighbours queries. The team is working to mitigate any impact this will have however this does create a potential delay risk in January/ February.• Interpretation Works - Moderation of immersive media consultant has now been completed and final interviews to take place by end of January with full work stream to restart early February.• King Street public realm – A meeting on 4th Feb 2026 will review final materials & design so items can be finalised and planning & highways applications issued. Target to reuse existing pavers/ setts/ from previous local projects.• Collection/Storage - Crown Post Truss timbers have been removed by specialist timber conservator Peter McCurdy/Co so they can inspect and propose a repair strategy.
P-21.12	Town Deal	Active & Clean Connectivity	Package of measures to support active & clean connectivity including priority schemes from the Local Cycling & Walking Infrastructure Plan inc Active Travel Hub and Travel Plan Fund.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status is AMBER. <ul style="list-style-type: none">• Active Travel Hub Enterprise Zone –Planning applications for Active Travel Hubs submitted with determination due in January 2026. RIBA Stage 4 works underway with design due to complete in January 2026.• ECWIP – Final LCWIP scheme, the Gayton Road crossing, programmed to start in January 2026. Following review with Tarmac, nighttime works required to minimise impact on network, this has led to increase in costs to £460k.• Active Travel Plans – Work ongoing with CWA and QEH. Potential walking campaign to follow on from “Real People on Bikes” campaign being investigated for early 2026.
P-21.14	Town Deal	Riverfront Regeneration	Renovation of the Custom House, improvements to King's Staithe Square, south quay public realm and land surrounding Devils Alley; and provision of dryside facilities.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status is AMBER. <ul style="list-style-type: none">• The Devil's Alley component of the project will now proceed under the Pride in Place 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 will be reallocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. Guidance on completing this process is expected shortly.• Updated Business Plan and Economic Case to reflect the new scope has been prepared.• A comprehensive reprogramming exercise has also been carried out to ensure the project continues to align with the original established funding timeline.• A historical accounting issue has been identified that impacts the remaining available budget. Resolution is being sought through wider programme underspend and value engineering with £595k identified to go toward the gap.
P-21.15	Town Deal	Public Realm – ‘Rail to River’	Improve the perception of the town centre ‘Rail to River’ route to create a distinctive and quality public realm.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status remains GREEN. <ul style="list-style-type: none">• Pop Up spaces became available for hire in March 2025, but promotion is currently paused due to street-level scaffold works that limit access. Interim uses continue in the meantime.• Artwork, seating, 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 now moved to the Operations Team, while responsibility for the digital signage sits with the Marketing and Communications Team.• The only outstanding element is the Purfleet Street Arch. Its procurement is currently paused due to fire damage at the building where it was planned to be installed.
P-21.16	Town Deal	Multi-User Community Hub <i>(accountable body role only)</i>	To create a modern, accessible library, learning, and community hub in the heart of King's Lynn town centre	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG status is AMBER. <ul style="list-style-type: none">• There is a risk that the building may be ready for use before the completion of the required external works. This situation could result in the library opening while activities are still ongoing outside.• Internal building works continue with the pouring of the resin on the ground floor and assembly of the children's library.• External building works continue with the removal of the hoarding and finalisation of paving.