



P-21.14 Riverfront Regeneration Project Highlight Report

Project Name:	Riverfront Regeneration	Project Manager:	Abigail Rawlings/ Pulse	Project Sponsor:	Matthew Henry	Report covers period of:	October 2024
Capital Code:	C9066	Client Dept:	Regeneration	Lead Designer:	Graeme Massie Architects		
Project Code:	P-21.14	End User (if applicable):	n/a	Cost Consultant:	Andrew Morton Associates		
				Contractor on Site:			

Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	A	A	R	A	A	G
Last Report	A	A	R	A	A	G

Project Definition

Project Stage: RIBA Stage 3 Spatial Coordination
Objectives: Development of the design to enable the Riverfront area to become an attractive destination space increasing footfall, promoting day and night time use, facilitating events etc.
Scope: Renovation of the Custom House, improvements to King's Staithe Square, south quay public realm and land south of Devil's Alley

1. Overall Status (high-level summary)

Overall Status is AMBER, for the following reasons:
<ul style="list-style-type: none"> ▪ Programme: RIBA stage 3 report issued for comment and review. Public consultation has taken place and feedback incorporated into the plans. ▪ Contract Works: the project has been split into three packages, The Custom House, Devils Alley enabling works, and Devils Alley Public Realm plus Dry Side Facilities. The contract works for the Devils Alley enabling works have been procured via the Procure Partnerships East of England Framework enabling detailed scopes to be worked up, measured and costed. ▪ Budgets: The current RIBA stage 3 scheme has been subject to a value engineering exercise to meet the project budget. Further work is ongoing to refine the scheme as it is projected to exceed budget by 2-3%. This is part of the design development process. This projected budget is inclusive of a 10% project contingency. ▪ Custom House: pre-app feedback from Historic England and BCKLWN Conservation team opposed to some elements of the RIBA 3 designs. The second round of Pre-App advice with Historic England (HE) has been undertaken to work toward an agreed design. Further meetings have been held and the Project Board had given authority to make further changes to suit the consultees. Work has been done on the business case to bring to a level for discussion with the planners, Conservation Officer and HE justify the proposed changes. Work to obtain provenance on the age of the doors has been completed and supplied to HE along with an updated Business Plan document.

1.1 Decisions required by the Town Board

<ul style="list-style-type: none"> ▪ None
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1.2 Achievements during this period

<ul style="list-style-type: none"> ▪ New designs created following the extended Pre-Application Advice received from Historic England, Option 2A chosen as design to take forward. Removing the western doors from the design take the building occupancy from 120 to 60, this will require the business plan to be revisited. ▪ End of RIBA Stage 3 update presented to the Town Deal Board. ▪ Further revision to Devil's Alley plans made following consultation with Public Open Space team, updated information provided to planners. Extension of Time agreed to 8th November, additional extension to December requested as plans needed to be reconsulted on following revisions.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID 3/57	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
51	Costs	Increase of costs in the ground in Devil's Alley plus increased materials costs	A	Financial	Preparation of enabling works package to derisk the site. Changes to materials and curation of the area will assist to meet cost plan. Large underground chamber affecting options for piling and planting, efforts made to de-risk costs as far as possible.	04/11/24
56	Planning	Planners seeking approval of works to demolish the cellars	A	Programme	Ensuring expert advisors have fully documented cellars and significance along with recording works. Archaeology watching brief/recording to form part of the works.	04/11/24
59	Planning	Internal issues raised over Devil's Alley planning application delaying validation. Delays to planning application – will affect enabling works and programme. Reputational risk of an internal objection.	A	Programme	Meetings held with internal stakeholders to discuss issues raised. Changes made to design prior to validation where possible. Further meetings held with subsequent design changes made.	04/11/24

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID 3/10	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
8	Devils Alley Vehicles	Closure of Devil's Alley being opposed by resident who has garage access from Devil's Alley	A	Programme & Cost	Source alternative provision for parking. Determine users rights prior to closure. Liaison with NCC regarding ownership. Principal Project Manager to assist with issue.	04/11/24
9	Custom House Works	Opposition by planners and conservation officers/Historic England to the opening up of the arcades in the Custom House to revert to Henry Bell design	R	Programme & Cost	Negotiation with planning authority bringing feedback from public consultation. Additional cycle of consultation with Historic England has taken place, the outcome of which will determine the plans taken forward for planning consent. Likely to put forward a reduced scheme with less/none external alteration.	04/11/24
10	Custom House Works	Some public opposition to the scheme at the Custom House.	R	Communications	Discussions held with objectors.	04/11/24

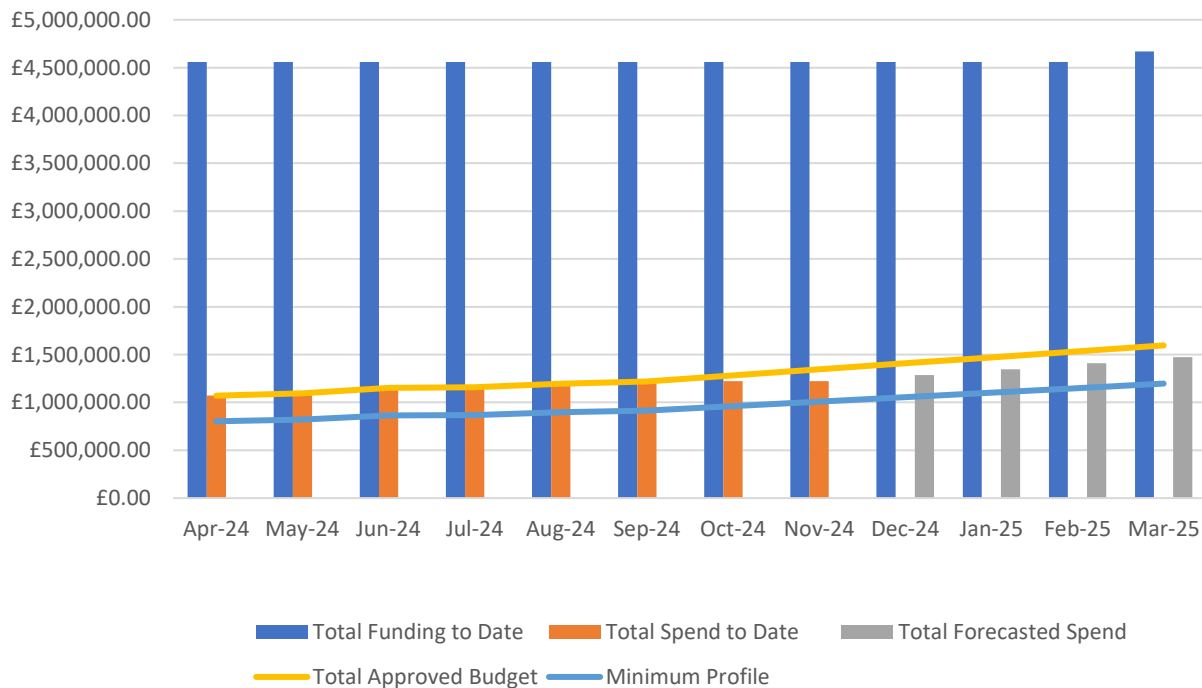
3. Project Financials

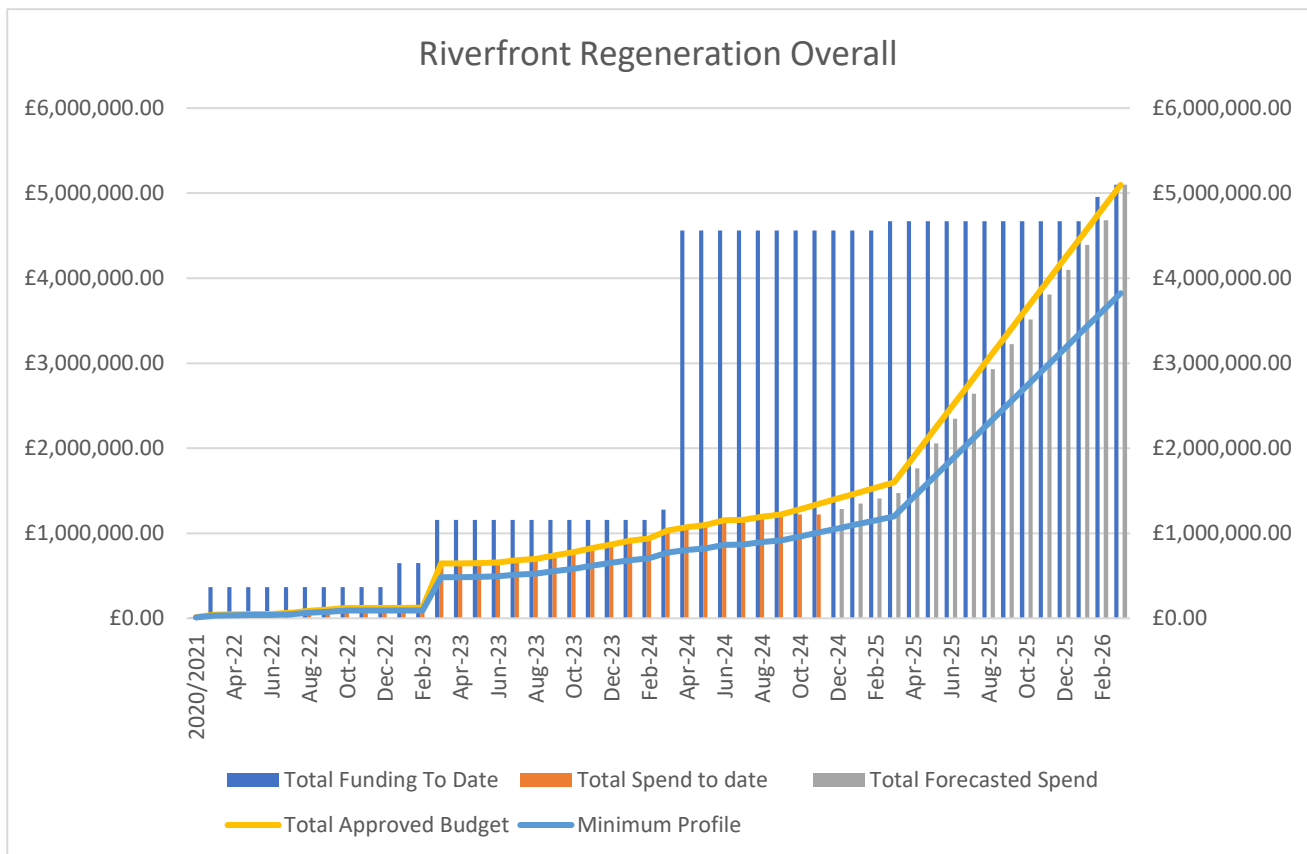
3. Financial Summary

	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date Underspend (Overspend) £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast £	Current year variance £	Total remaining contingency budget £
Current Month:								
Capital Expenditure	5,097,739	1,222,381	3,875,358	565,945	190,587	565,945	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-4,178,943	-643,440	-3,535,503	-394,886	-190,587	-394,886	0	0
Other Income*	-918,796	-578,941	-339,855	-171,059	0	-171,059	0	0
Net position								
	0	0	0	0	0	0	0	0
Last Month:								
<i>Net position</i>	0	0	0	0	0	0	0	0

*Note: will vary for each project.

Riverfront - April 2024 to March 2025





3.2 Project Contingency and Change Control

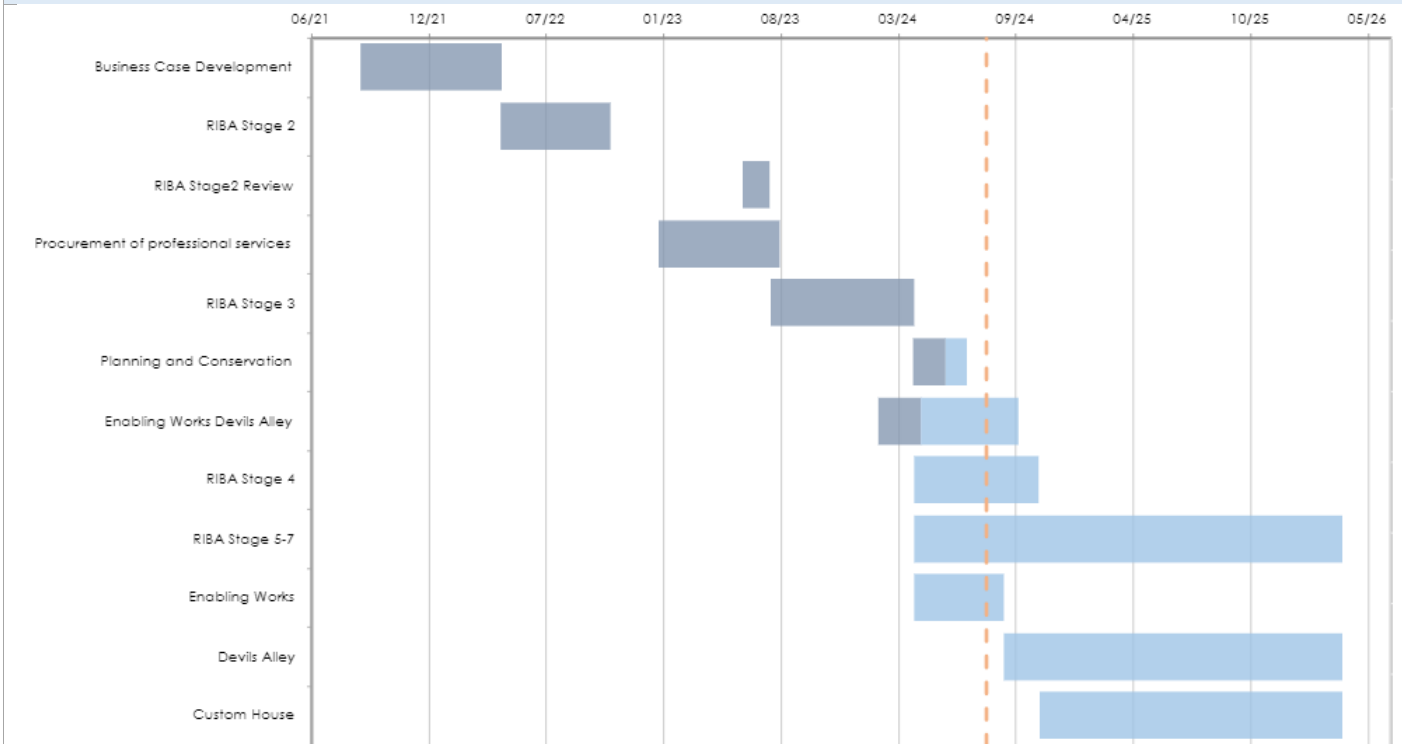
Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
	N/A						

3.3 Financial Commentary

Financials are maintained at AMBER.

As previously reported, significant value engineering and options appraisals have been undertaken to bring the project into budget. A value engineering workshop took place 14th October 2024. Several value engineering options were considered and graded. Potential future financial risks include new lease terms for the Custom House.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines currently AMBER due to revision and reprofiling of project programme accounting for change in resources and change of procurement route for appointment of professional team resulting in completion in early 2026 which is within the required Town Deal timescales.

Programme risk relates to planning timescales and opposition to scheme from planning and conservation team. This continues to be mitigated with further pre-app planning negotiations with Historic England and BCKLWN Conservation Team. Once a firm position on the designs for Custom House is confirmed, a full reprogramming exercise will take place.

5. Resources Commentary

Resources currently GREEN due to changes to procurement of design team and project PM and QS mitigating risk.

6. Communications and Engagement

Licence for temporary closure of Devil's Alley now in place.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Amount of rehabilitated land	3000m2	
Number of sites cleared	1	
Number of public amenities / facilities created	1	
Number of historic landmarks and buildings refurbished	2	
Amount of floorspace (commercial, residential, industrial) created	4000m2	
Number of temporary FT jobs supported during project implementation	154	
Number of FTE jobs created and safeguarded	12.1	
Amount of public realm enhanced	7845m2	

7.2 Outcomes

Description	Target	Notes
Remediation and development of abandoned site		
Upgraded historic landmark site		
Improved perception of place by residents, visitors and businesses		

8. Other Matters

Item	Comment
General stage progress	RIBA Stage 3 design progressing with public consultation complete. second cycle of consultation with Historic England complete ahead of planning submission for Custom House. Dry Side Facilities planning application has been granted. Devil's Alley planning submission validation was delayed due to new legislation around Biodiversity Net Gain. Devil's Alley planning application has now been submitted and validated with initial determination set for 10 th September. An EOT had been agreed to 8 th November with and additional EOT expected to December, this is due to having to re-consult after changes were made to the pergola.
Procurement progress	Professional team: Architect Led Design Team: Graeme Massie Architects Quantity Surveyor: Andrew Morton Associates Project Managers: Pulse Contract works: Procurement strategy has been developed with three contracts. <ul style="list-style-type: none"> - an enabling and de-risking package for Devil's Alley – O'Connell's appointed under a framework contract - a public realm project and - a separate specialist contract for the Custom House. Consideration was given to linking to the Guildhall procurement but in was considered too high a risk tying the projects together and that the heritage part of the riverfront contract would be subservient and could be readily derailed by delays on the Guildhall which jeopardises two Town Deal projects.
Proposed form of contract	JCT - Recommendation being considered includes an enabling works package for the below ground infrastructure at Devil's Alley, a traditional contract for the Custom House and a traditional contract with specialist contractor design for the remaining public realm works.
Proposed route to market	Use of Framework wherever possible.
Surveys Status	Next surveys procured include <ul style="list-style-type: none"> • CCTV surveys of drainage around Custom House - new access point to internal pipework has been created. • Intrusive Asbestos survey in Custom House carried out in September. • Mapping cellars as part of demolition of Devils Alley - during works.
Stakeholder engagement (comms)	Stakeholder engagement strategy development in progress for the project including residents, businesses, and wider community for late summer consultation including the inclusion of the consultation of the events programme

Local schemes / dependencies	Project to be aligned with Rail to River project works for consistency of materials etc.
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9. Approved Documents

	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
Status:	✓	✓	✓	✓	✓	✓		
Date Approved:					Oct 2022	March 24		
Approved by:					Cabinet/ TDB	TDB		

Last Approved Document: PID Update March 2024

Spend - Budget Variance (inc. contingency)		Milestone Delivery RAG Status		Risks & Issues RAG Status	
R	More than 10% over or under budget	R	13 weeks or more behind the critical path	R	Needs immediate attention
A	Between 5% & 10% over or under budget	A	4 to 12 weeks behind the critical path	A	Needs attention before next project review
G	Within 5% of budget or less than £10k	G	4 weeks or less behind the critical path	G	Can be managed