



P.21-14		Riverfront Regeneration Project Highlight Report					
Project Name:	Riverfront Regeneration	Project Manager	Abigail Rawlings/ Pulse	Project Sponsor:	Duncan Hall	Report covers period of:	October 2025
Capital Code:	C9066	Client Dept:	Regeneration	Lead Designer:	Another Kind Architects		
				Cost Consultant:	Andrew Morton Associates		
Project Code:	P.21-14	End User (if applicable):	n/a	Contractor on Site:			

Management Summary

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	A	R	R	A	A	G
Last Report	A	R	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 nighttime use, facilitating events etc

Scope: Renovation of the Custom House, improvements to King's Staithe Square, south quay public realm and dry side facilities

1. Overall Status (high-level summary)

Overall RAG Status is AMBER.

- The Devil's Alley element of the project will now be taken forward under Plan for Neighborhoods funding as agreed by the King's Lynn Neighbourhood Board.
- A change in scope to the project in place of Devil's Alley will show a core scheme of accessibility interventions at the Custom House which will incur minimal loss of historic fabric. The dry side facility is unaffected by the change in scope.
- A Project Adjustment Request has formalised this change in project scope, outlining the outputs and allocated funding and been submitted to MHCLG. £2million will be re-allocated from the Riverfront Regeneration to the St George's Guildhall and Creative Hub project. Guidance on the process to complete this is expected soon.
- An updated Business Plan and Economic Case has been developed to reflect the revised scope.
- A comprehensive reprogramming exercise has been undertaken to ensure the project remains aligned with the established funding timeline.
- Historical accounting issue identified which affects available remaining budget, resolution is being sought from wider programme underspend and value engineering.

1.1 Decisions required by the Neighbourhood Board

Note the funding reallocation and updated funding position

1.2 Achievements during this period

- Custom House site meeting held with Historic England, Society for the Protection of Ancient Buildings and Historic Building and Places to discuss their objection to the walkway.
- Pre Market Engagement for the Custom House undertaken with 9 responses received.
- Dryside Facility tender completed with preferred contractor identified following several clarifications, contract to be awarded and signed in November with works commencing as soon as possible.
- Paper taken to Neighbourhood Board which agreed reallocation of £595k funding to Riverfront Project.
- Programme updated with Design Team to reflect walkway objection queries and Custom House tender period.



2. Risks and Issues

2.1 Key Risks [all red and increasing amber] – something that may happen

Risk ID (3/62)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
60	Flood Defence at Custom House	To create a second exit at the Custom House the existing southern flood defence needs to be adapted. FRAP consents from EA for this could take longer than current project timeline.	A		Second external exit to Custom House will be submitted as a separate Planning Application, to remove the risk from the Listed Building Consent for the internal works, thus removing risk to the 'core scheme'. Pulse are chasing EA to ensure that FRAP permits are granted in time.	06.11.25
61	Custom House Building Owner permissions/Lease	Building owner may not give permissions for works, current lease does not allow for changes to building/reinstatement. Lease needs to be varied.	R		Ongoing engagement with building owner throughout the project. Owner shown plans prior to submission. Legal and Property teams to work on lease variation to allow for works. Project Officer and Cultural Officer have fed into these discussions to ensure variation	06.11.25
62	Not receiving planning consent for second exit/walkway	Due to the recent inclusion of the second exit into plans, the level of statutory body engagement has not been the same as for the core works. This may lead to objections. With one exit the building capacity will remain at 60 people which still works with the preferred option in the business case but does limit event capacity.	A		Applications have been split to project the 'core works', which can still go ahead without second exit. Business plan preferred option sets out building use at 60 capacity.	06.11.25

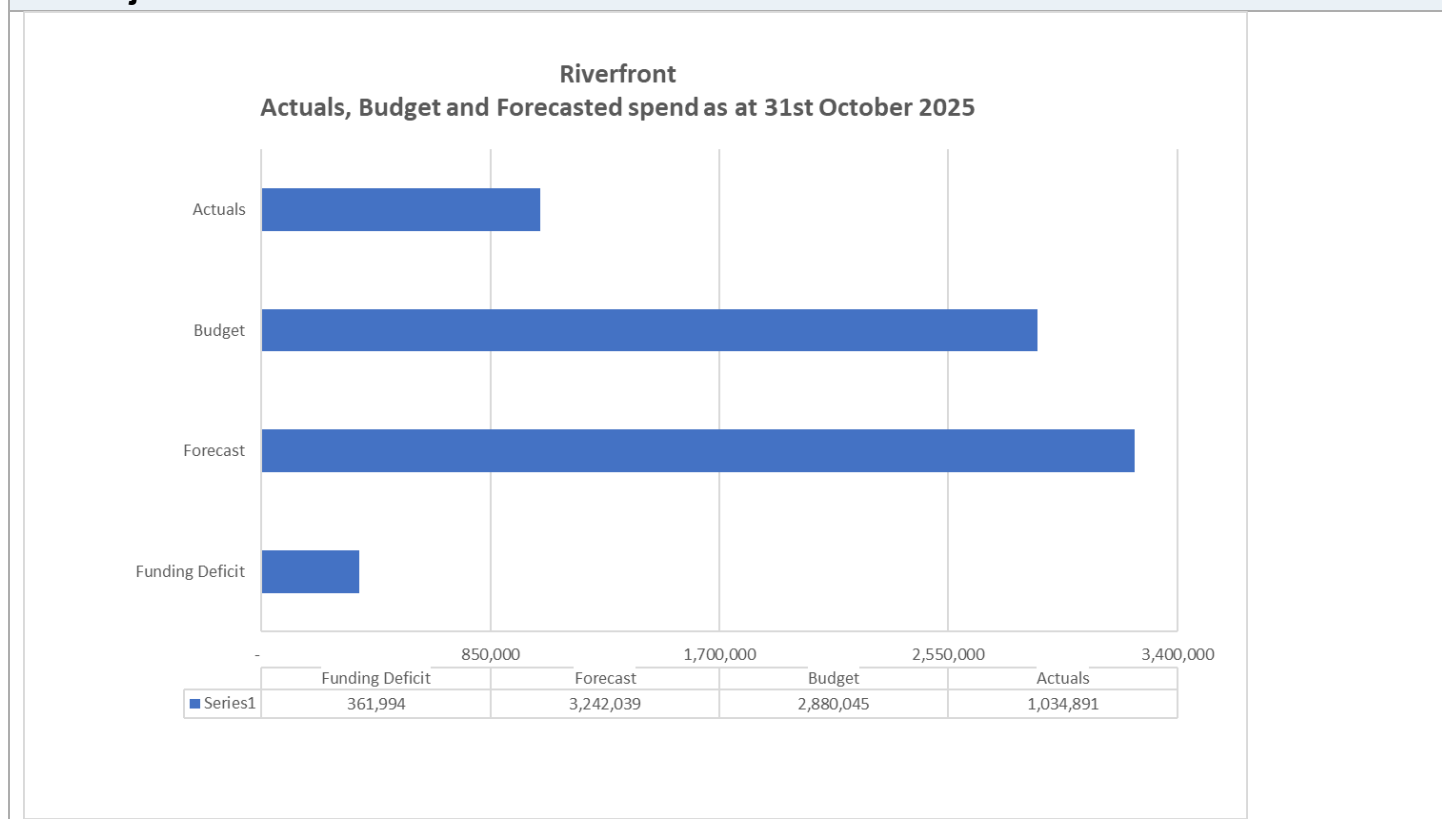
2.2 Key Issues [all red and increasing amber] – something that has happened

Issue ID (2/11)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
11	Planning objections to second exit walkway	Objections to the walkway received from Historic England, SPAB (Society for Protection of Ancient Buildings) and Historic Building and Places (HBAP).	R		Extension requested on affected application. Further justification to be provided to objecting bodies. If objections cannot be overturned, then the application will be withdrawn, and core works will go ahead. (subject to relevant permission being granted).	06.11.25
12	Available budget refined	Historical accounting error has been identified. After further investigation this has	R		An underspend from another project can be redirected which along with some small	06.11.25



		reduced available budget to less than required for current scheme.		areas of value engineering will bring the project funding back in line with requirements, however there is still a gap to close.	
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3.1 Project Financials



3.2 Financial Commentary

Financials are maintained at AMBER

- Actuals and funding have both been adjusted in the September KLN B pack due to a review within the Unit 4 accounting system and reported, causing a reduction from £1.6m to £1m in actuals and a £3.1m to £2.3m in funding, the £0.8m funding reduction primarily relates to a historical error.
- Additional funding from Towns Deal Fund of £0.6m has been approved and funding has now increased to £2.88m leaving at £0.36m deficit, other option to reduce the funding deficit is £0.1m Value engineering and a potential £0.1m if the second walkway does not go ahead, reducing the deficit to £0.16m with the team reviewing alternative funding options.
- Actuals to date are £1m against an overall budget of £2.88m with actuals primarily relating to professional fees and consultancy costs. 2025-26 actuals in this financial year are £0.2m to 31st October 2025.

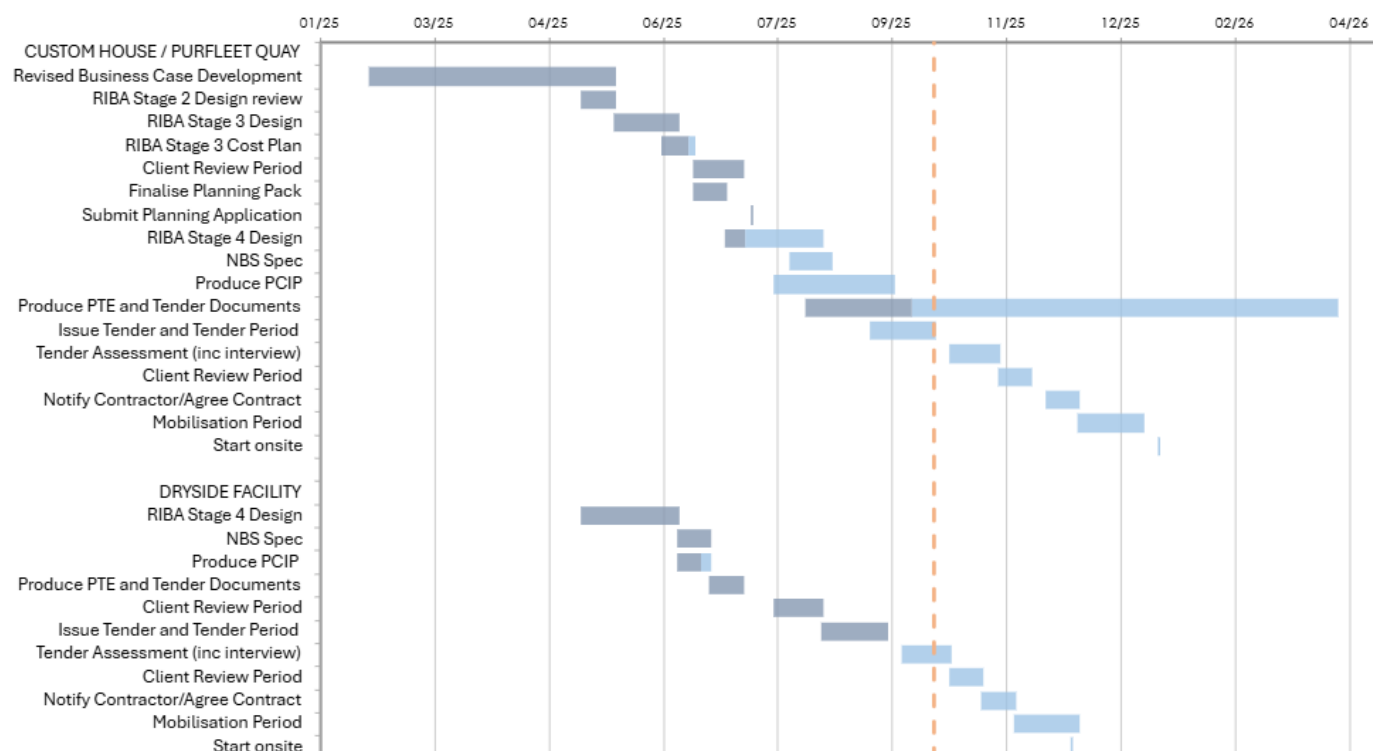
The £2m PAR transfer to the Guildhall was approved, potential future financial risks include new lease terms for the Custom House.

3.3 Project Contingency and Change Control

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



4. Timelines – High Level Milestones



4.1 Timelines Commentary

- Timelines reprofiled with the new design team have been split into 2 separate work streams,
 - Custom House/Purfleet Quay and
 - Dryside Facilities.
- Confidence within the team remains that whilst the programme is tight, it is achievable. While there has been the lifting of the March 2026 spend deadline from MHCLG, the project would still like to achieve the original programme.
- Areas of programme risk relate to planning timescales and potential opposition to the scheme, FRAP application processes, tender process and unforeseen issues during the construction phase.
- Adaptation of the planning strategy has removed risk from Listed Building Consent application for internal core works.

5. Resources Commentary

Resources remain GREEN following procurement of design team and project PM and QS mitigating risk.

6. Communications and Engagement

- A press release about the planning application for the Custom House went out ahead of formal submission.
- Communications and site visit with relevant statutory bodies (Historic England, SPAB) regarding the Custom House planning applications.
- Engagement with building owner in relation to permission for works and variation of lease has taken place with Assistant Director of Property.



7. Outputs and Outcomes

Outputs

Description	Target	Full Scheme revised outputs, agreed by KLN and BCKLWN Cabinet July 2024 and 2025
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	Note
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 completed ahead of planning submission for Custom House. Dry Side Facilities planning application has been granted. Devil's Alley planning submission has now been withdrawn and removed from the project scope.
Procurement progress	Professional team: Architect Led Design Team: Anotherkind Architects Quantity Surveyor: Andrew Morton Associates Project Managers: Pulse Contract works: Dry side facilities, Custom House. Consideration was given to linking to the Guildhall procurement, but it was considered high risk tying the projects together. 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 - a traditional contract for the Custom House and Dry Side facilities.
Proposed route to market	Use of Framework to be considered.
Surveys Status	Surveys carried out at Custom House, Devil's Alley (prior to pause of this element) and Dryside.
Stakeholder engagement (comms)	Stakeholder engagement strategy development in progress for the project including residents, businesses, and wider community.
Local schemes / dependencies	Project to align with Guildhall/Rail to River where possible for consistency of materials etc.

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 [RIBA 4 Design)	Final PID [pre-post tender]

Last Approved Document: PID Update March 2024

Spend – Budget variance (Inc. Contingency)		Milestone Delivery RAG Status		Risk & Issue RAG status	
R	More than 10% over or under budget	R	13 weeks or more behind the critical path	R	Need 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 to 12 weeks less behind the critical path	G	Can be managed