P.21-14 Riverfront Regeneration Project Highlight Report

Project Name:	Riverfront Regeneration	**Project Manager**	James Grant/ Pulse	**Project Sponsor:**	Duncan Hall	**Report covers period of:**	August 2026

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:**	Dryside - E.N Suiters & Sons LTD Custom House – King and Company

Management Summary

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
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Project Definition

Project Stage: Custom House RIBA Stage 4 Detailed Design
Dryside RIBA 5 Construction

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 GREEN.

The project remains GREEN as 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:** Physical works are complete, some snagging remains and the building has been handed over to the Council. Operational handover documents are being drafted, following meetings with internal departments. Anglian Water were scheduled to visit 4th September to assess drain repair but did not attend. Openreach are on site 9th September to conduct a survey before internet can go live. Following this IT can source an internet provider.
- **Custom House:** Contractor started on site on 24 August 2026. Heras fencing and boarding is erected and scaffolding has commenced with good progress.
- **Risks & Communications:** Key delivery and operational risks, including Custom House operational planning with the Alive Team and launch event coordination, are being actively tracked. The Conservation and Listed Buildings Officer has raised a concern that the scaffolding stop ends may be too close to the building.

1.1 Decisions required by the Neighbourhood Board

- None

1.2 Achievements during this period

Dryside Facilities

- **Progress:** Works are complete, and building handed over
- **Issues:** An ongoing issue with the Anglian Water connection remains. A blocked drain at the rear of the property prevents completion of full connection and testing. Awaiting confirmation from AWA as to whether the problem was resolved.
- **Operations:** Internal meetings happening over coming weeks to confirm processes, with the operational handover document being drafted in preparation for opening.

Custom House

- **Contractor Update:** Works began on 24 August 2026, with scaffolding, hoarding and heras fence erected.
- **Site Preparation:** welfare unit on site.
- **Communications:** The communication strategy is confirmed. Initial newsletter and communications circulated, letters sent to neighbouring stakeholders. ITV interview due to be filmed and aired 1-2nd September

2. Risks and Issues

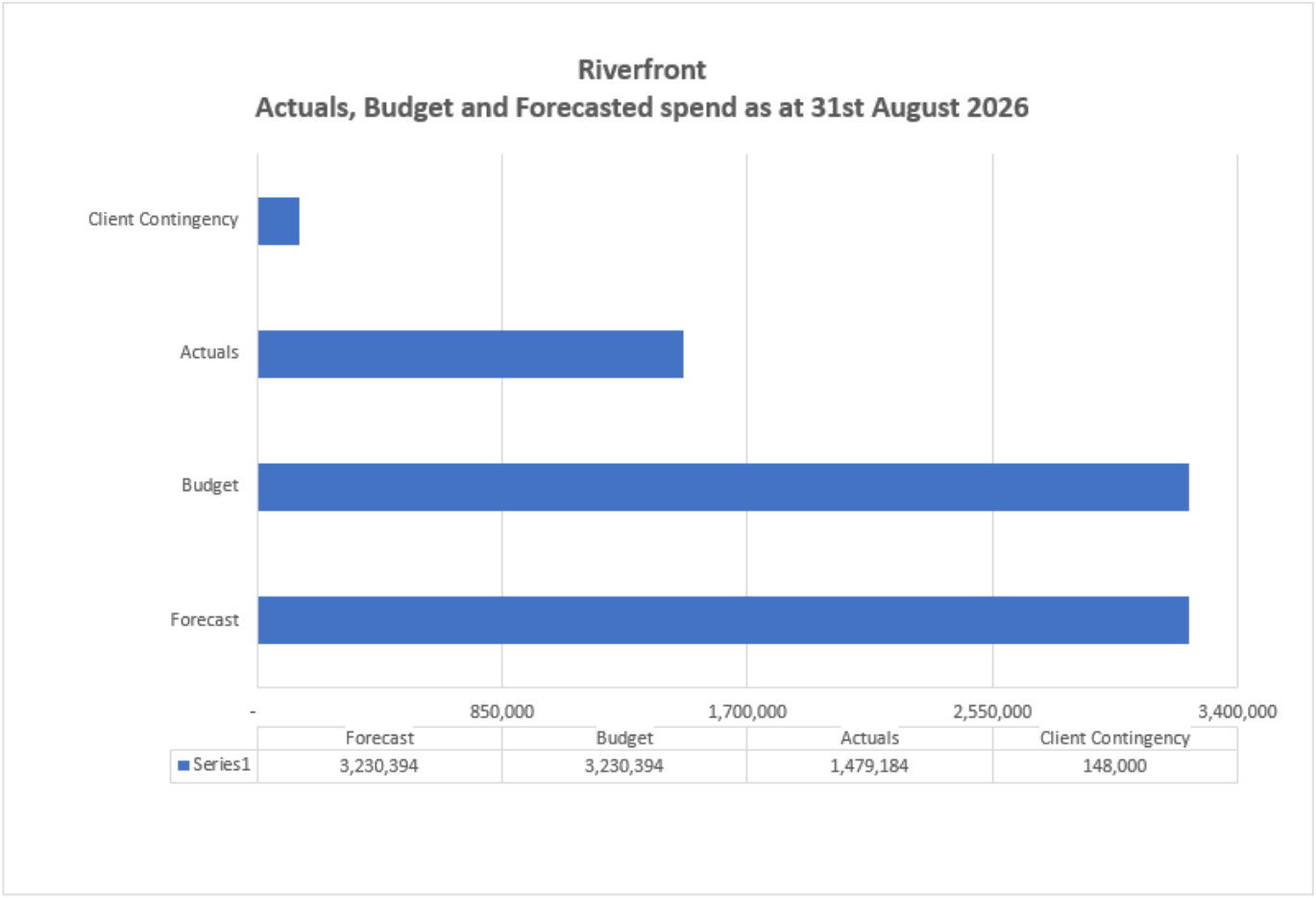
2.1 Key Risks [all red and increasing amber] – something that may happen

Risk ID (3/98)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
85	Delay due to Landowner Approval	Project at the Custom House may be delayed due to lack of prior approval from the building owner, impacting progress and potential delivery outcomes.		Stakeholder	Improve communication with the building owner, confirm key contact, provide regular updates, and arrange meetings including site visits to discuss planned works. **Update:** Awaiting proof of confirmation email being sent to owner from Property Services	10/08/2026 08/09/26
89	Lack of confirmed operational plan for the Custom House	Absence of long-term operational proposals may delay use of the building after project completion, limiting delivery of outcomes and affecting public perception.		Operations	Project team to work closely with the Alive Team to develop and confirm operational arrangements for the building. **Update:** Operational use to be agreed by Siobhan/Alive. Meetings to be held to discuss how Project Team can support.	10/08/2026 09/09/26
100	Issue with scaffolding being too close to building	Scaffold stop ends being too close to the building with minimal protect.		Operations	SG to monitor on site and advisePM accordingly to ensure this doesn't get missed. NB. Scaffold is not signed off at present.	08/09/26

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

Issue ID 1/98	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
82	Launch of Dryside facility	Lack of awareness among stakeholders about the Dryside facility opening may lead to a poorly delivered launch event and reputational impact for the Council.		Reputation	Develop and implement a detailed event plan and assign clear responsibilities to project team members for delivery. Once Anglian Water and Openreach Issues resolved, plan launch event and comms campaign	10/08/2026 09/09/26

3.1 Project Financials



3.2 Financial Commentary

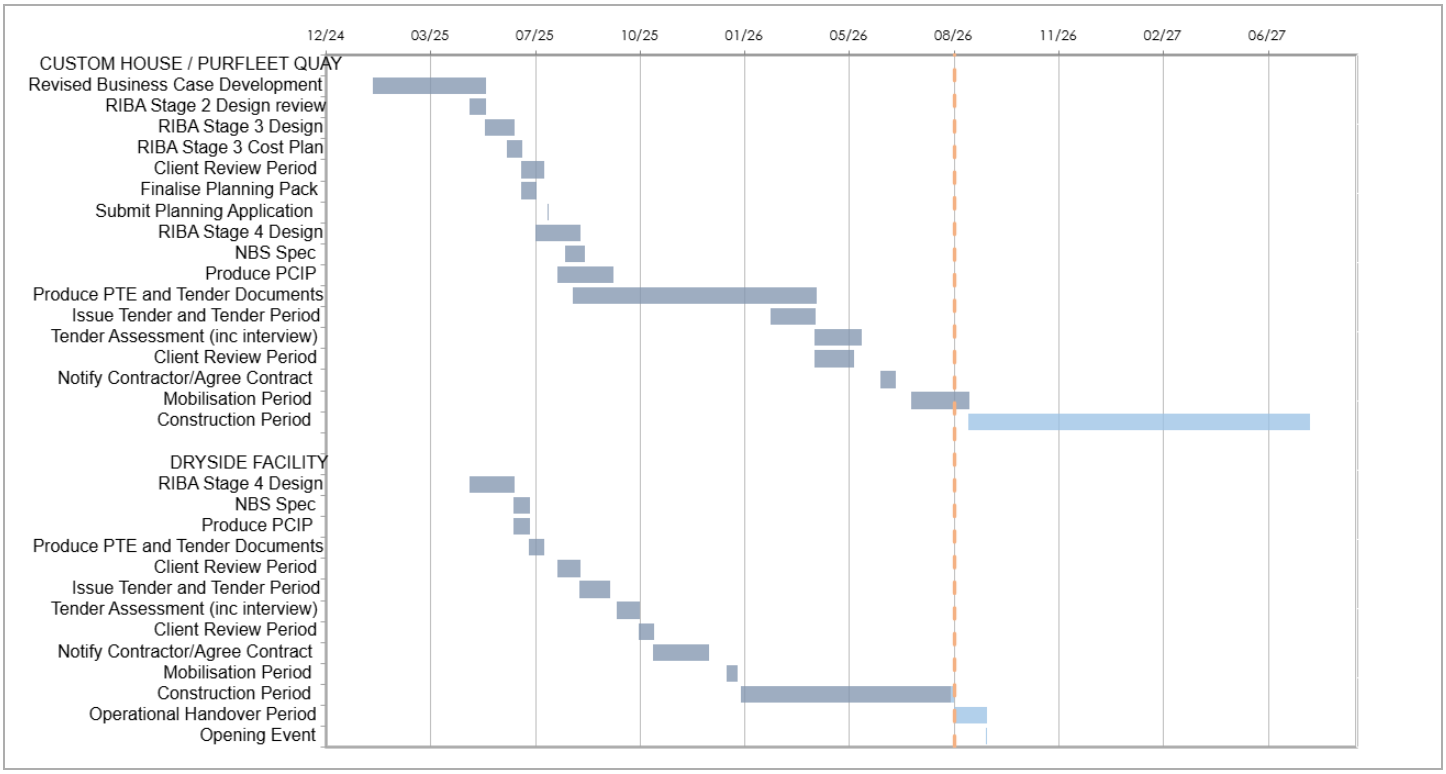
The financials RAG rating is GREEN

- Actuals to date are £1.5m against an overall forecasted projected costs of £3.2m and a budget of £3.2m
- The Riverfront Regeneration deficit vs forecast has been cleared reducing £63k of utilising main contractor contingency from £188k to £125k and c£152k of the £300k client contingency has been utilised, leaving £148k of client contingency remaining.
- The £152k contingency was used to cover the higher main contractor costs as well as the delay of main works commencing, causing additional project manager, quantity surveyor and other associated costs as the project will complete in early 2027-28 instead of 2026-27.

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

The Timeline RAG Rating is GREEN.

- The start date has been agreed and opening plans are underway.
- Project Schedule: The main contractor started on 24 August 2026 targeting completion by 16 July 2027.
- Dryside Opening: Date to be confirmed.

5. Resources Commentary

Resources RAG Rating is GREEN

- The Project is fully resourced.

6. Communications and Engagement

Custom House

- A communications strategy for the Custom House has been finalised. We are working closely with King & Co to deliver effective outreach during commencement phase of the works, including newsletters, website updates, and letters to local residents.

Dryside Facility

- Planning for the opening event and associated communications for the Dryside facility continues.

7. Outputs and Outcomes

Outputs

Description	Target	Full Scheme revised outputs, agreed by KLNB 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 & businesses		

8. Other Matters

Item	Comment
General stage progress	RIBA Stage 5 design complete. All consents required to commence works completed.
Procurement progress	Professional team: Architect Led Design Team: Anotherkind Architects Quantity Surveyor: Andrew Morton Associates Project Managers: Pulse Contract works: Dryside facilities, Custom House.
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 if required.
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.

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