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
This Report	G	A	A	G	G	G
Last Report	G	A	A	G	G	G

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 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:** Some snagging remains and Operational handover documents are being drafted, following meetings with internal departments. Anglian Water attended and resolved the issue with the blocked drains. Openreach attended site on 9th September to conduct a survey but are now insisting on an additional visit on the 14th October. A complaint has been raised, and this has been escalated to try and resolve sooner. Following this Broadband can be installed and final CCTV works carried out.
- **Custom House:** Scaffolding is nearly complete and work will begin next week on removing the roof tiles to allow for inspection and timber repairs to the roof structure and the cupola. Internally, work will begin on lifting the floorboards and strengthening of the joists and excavating in the basement for concrete foundations to carry the steels which will support the new lift. Hoardings have been painted and the Comms team have been on site to measure up for their print designs.
- **Risks & Communications:** FRAP due to be issued w/c 5th October. Newsletter due to be circulated next week.

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 Openreach remains. Awaiting visit from Openreach on 14th October to investigate the existing ONT and ensure the service is activated and brought into service.
- **Operations:** Internal decisions still needed to confirm responsibility and management, with the operational handover document being finalised.

Custom House

- **Contractor Update:** Scaffolding has reached the point where the roof has started to enclose the building. Internally, a secondary protective staircase has been constructed over the original, with foam protection installed over the balustrades, newel posts, and banisters. Ply boxings have also been constructed around the stone columns for protection and floor coverings have been removed.
- **Site Preparation:** Site hoarding is being painted ready for prints
- **Communications:** Second newsletter is due for circulation. ITV interview aired 1-2nd September

2. Risks and Issues

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

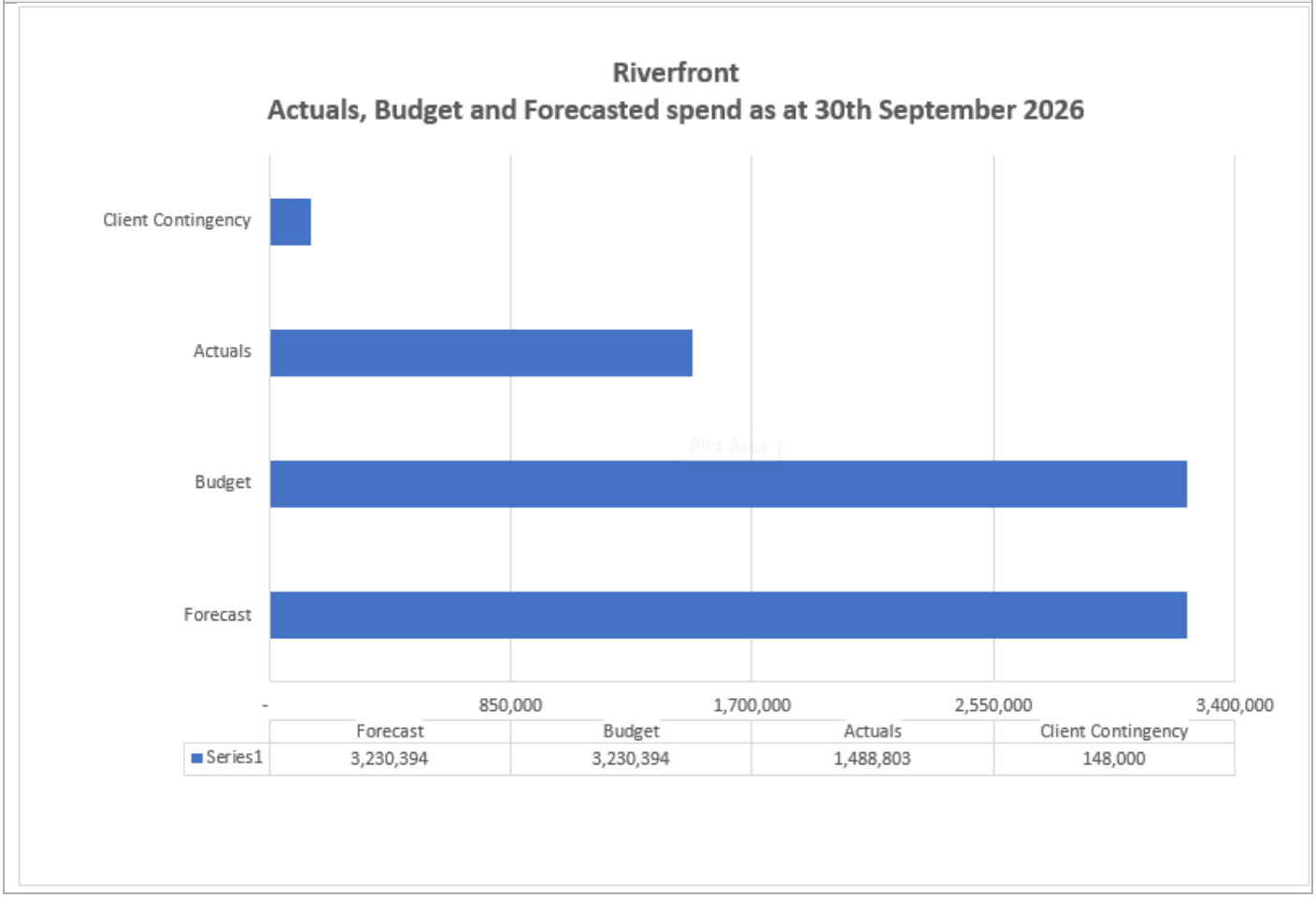
Risk ID (3/98)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
85	Delay due to Landowner Approval	Project at the Custom House may be delayed due to lack of prior approval from the building owner, impacting progress and potential delivery outcomes.		Stakeholder	Improve communication with the building owner, confirm key contact, provide regular updates, and arrange meetings including site visits to discuss planned works. ***Update:*** *Property services confirmed email being sent to owner and informed EA*	01/10/26
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 Alive. Development of operational planning ongoing.*	01/10/26
100	Issue with scaffolding being too close to building	Scaffold stop ends being too close to the building with minimal protect.		Operations	*SG monitoring weekly on site*	01/10/26

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 Openreach Issues resolved, plan launch event and comms campaign.*	01/10/26

					Meeting with CLT to discuss operational responsibility	

3.1 Project Financials



3.2 Financial Commentary

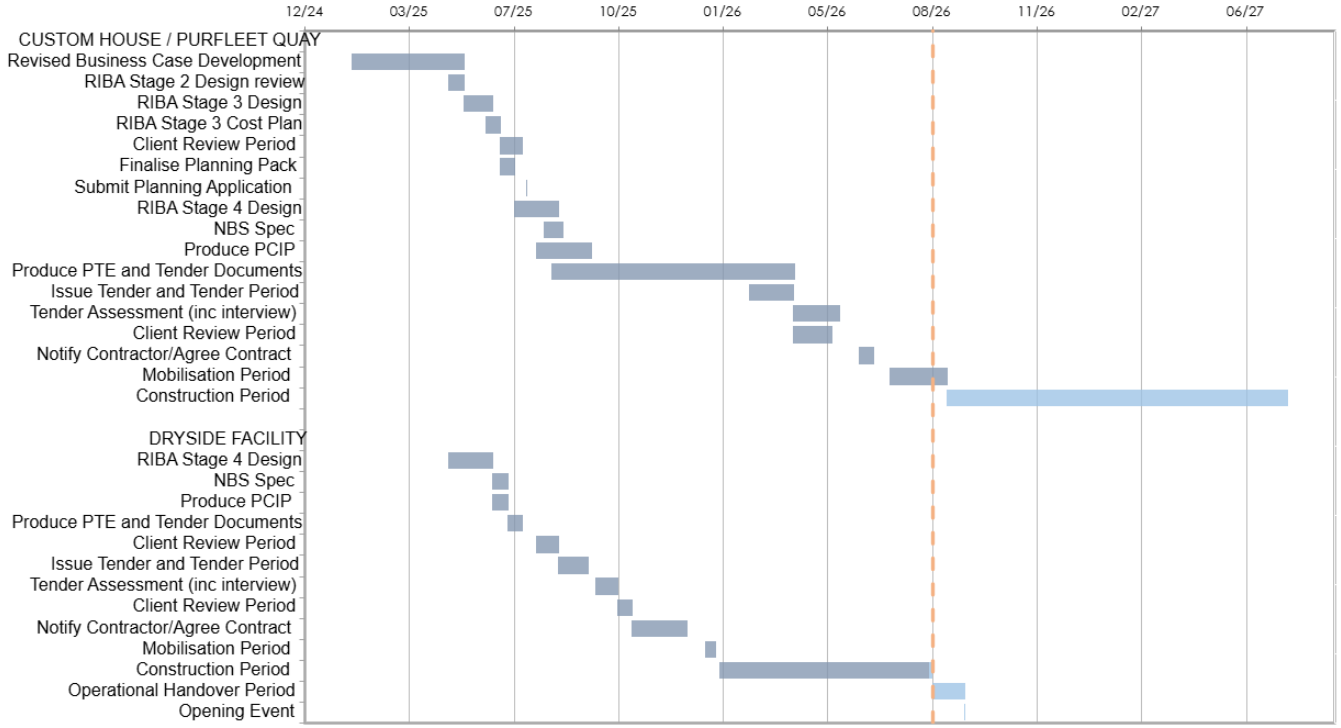
The financials RAG rating is GREEN

- 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

- Communication strategy is in place, newsletters are being circulated updating residents and stakeholders of progress, hoarding print designs being finalised, special report included in Lynn News on 04.09.26

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