

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	29/03/2023		
TITLE:	Riverfront Regeneration – Town Deal Funded Project		
TYPE OF REPORT:	Update following workshop held on 15/03/2023		
PORTFOLIO(S):	Development & Regeneration		
REPORT AUTHOR:	Heather Northey, BCKLWN		
OPEN		WILL BE SUBJECT TO A FUTURE CABINET REPORT:	No

REPORT SUMMARY

PURPOSE OF REPORT/SUMMARY: To give an update on the project and in particular give feedback following the workshop held on 15 th March 2023.
KEY ISSUES: For information only
OPTIONS CONSIDERED: Not applicable
RECOMMENDATIONS: To note the update
REASONS FOR RECOMMENDATIONS: To ensure the Panel are kept up to date with progress.

REPORT DETAIL

1. The Riverfront Regeneration project is one of 6 approved Towns Deal projects. It consists of works at South Quay between the Purfleet and the Millfleet and includes a refurbishment of the Custom House, public realm interventions to enable events and activities, in King's Staithe Square and along the riverfront, new lighting, seating etc along the South Quay and the creation of an urban public realm adjacent to Devils Alley where events, public amenities are sited.
2. The purpose of the regeneration is to create an active and animated riverfront space that attracts usage throughout the day and evening, drawing footfall from the town centre and that improves the perception of Kings Lynn to residents, businesses and visitors.
3. As part of preparing the Business Case, a workshop was held in April 2022 at the start of the concept design process for RIBA stage 2. The priorities agreed at this workshop formed the basis for the development of the design options during summer 2022..
4. Graeme Massie Architects developed a RIBA stage 2 scheme which provided the concept design for the area. The scheme identified a number of opportunities to provide social and leisure facilities at the riverfront, however these required a much larger project budget. Some of the ideas would also require a significant negotiation with the heritage and conservation teams in order to gain planning approval. Therefore it was decided to create a separate phase of works which could be progressed once further funding was identified but noting the initial project should enable their later addition to the area. This is reflected in the Business Case which was approved by Cabinet 26 September 2022 and submitted to DLUHC in October 2022. Town Deal funding of £4.05m has been secured with £845k match funding from BCKLWN & Norfolk Business Rates Pool..
5. The agreed outputs and outcomes for this project are:

Project Outcome	Project Indicator	Project Outputs
Remediation and development of abandoned site	Amount of rehabilitated land	3,000m ²
	Number of sites cleared	1
	Number of public amenities / facilities created	1
Upgraded historic landmark site	Number of historic landmarks and buildings refurbished	2
	Amount of floorspace (commercial, residential, industrial) created	4,000m ²
Improved perception of place	Number of temporary FT jobs supported	154

by residents, visitors and businesses	during project implementation	
	Number of FTE jobs created and safeguarded	12.1
	Amount of public realm enhanced	7,845m ²

6. Progress to the next stage of design could only progress once resources were in place to deliver the project. An interim project Manager was secured in January 2023 to progress the project.

7. In order to progress to RIBA stage 3 a new design team must be procured. Whilst this procurement is being progressed, the members of the project team and other relevant interested parties who attended the April 2022 workshop were invited to a review on 15th March 2023. The purpose of this 2nd workshop was to review the works to date and the RIBA stage 2 report, assess whether the objectives of the Business Case have been achieved and to set priorities for the next stage of design. We were particularly cognisant that construction inflation was higher than the allowances made at the time of the Business Case and so a new prioritisation list of project objectives and outcomes would be required. It was noted that the Riverfront project was better situated than many Town Deal funded projects as there was no one 'big ticket' item and the smaller interventions could be scaled, however it was likely savings of over 15% would need to be found.

8. Whilst the projects primarily involve physical works, a significant amount of the project works is in the enablement of future activities at the riverfront. One of the project strands of works is also to identify activities and events that can take place at the riverfront to complement and augment the town cultural and social offering; this will be critical to achieve some of the outputs in the business case and a sustainable revenue model for the area going forward.

9. One action therefore from the workshop was to undertake a review of what events are currently planned in the town and wider borough and its surroundings, map these events in terms of location and timing, and to then identify further opportunities to either extend existing events to the riverfront, create new events that do not clash or cannibalise existing events elsewhere, and create a route for delivery. This work has started with meetings being held with the tourism officers, and the BID team to collate current information. Next steps will be to meet with the cultural and business operations teams to complete the picture. The profile of events will be mapped and the opportunities/options will form part of the public consultation for the project later in the year.

10. Other actions included creating a stronger vision for the use of the Custom House, and this would also link into the town wide survey of cultural and social offerings to ensure its use complemented the other activities.
11. Some workshop members also highlighted areas of the existing design they would prefer changing e.g., the tower, and these will be referred into the next stage of design development.
12. In the interim the ITT for the design is to be placed to tender via a framework procurement portal and it is intended that a preferred bidder will be in place by the end of May 2023.

Background Papers

- Riverfront Regeneration Business Case Cabinet report – September 2022
- Town Deal Update Cabinet report June 2022
- Town Deal Cabinet report August 2021