



P-21.15 Rail To River - Public Realm Project Highlight Report

Project Name:	Rail To River - Public Realm	Project Manager:	Abigail Rawlings	Project Sponsor:	Duncan Hall	Report covers period of:	September 2024
Capital Code:	C9064	Client Dept:	Regeneration	Lead Designer:	-		
Project Code:	P-21.15	End User (if applicable):	n/a	Cost Consultant:	-		
				Contractor on Site:	-		

Management Summary

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

Project Definition

Project Stage: RIBA stage 3 – detailed design / procurement
Objectives: Improve public realm in the town centre to improve the pedestrian experience, removing clutter, creating consistent public realm experience
Scope: Rail to River route works include providing interventions such as pop-up facilities, art trail, fingerpost wayfinding, lighting, seating and planting.

1. Overall Status (high-level summary)

Overall Status currently GREEN due to ongoing issues noted.

- Pop Up units in Purfleet Street: Installation and detailing will be complete by the end of September. A new issue with the drainage connection is delaying Anglian Water being able to sign off the units. Quotes for remedial work sought. Work will require a new street works permit. Issue does not affect retail units, only use of Food and Beverage units.
- Artwork at railway station is now back in place following corrective work to surface.
- Work continues to find suitable places for the potted trees, in liaison with Public Open Space Operations Manager and Arboricultural Officer. Arbo Officer to provide location and species. An amendment to current planning permission will likely need to be sought for the trees/pots.

1.1 Decisions required by the Town Board

<ul style="list-style-type: none"> ▪ None
--

1.2 Achievements during this period

- Pop Ups- Corten, lighting and glass designs installed and finished.
- Marketing of pop-up units continues. King's Lynn BID circulating details with users of The Place. Digital leaflets have been produced and shared on socials. Flyers have been distributed in The Place and other BCKLWN venues. Large posters placed in the pop ups to advertise space. Town Centre's mailing lists have been emailed details. To date 14 enquiries have been received. Rents, usage rules etc being managed by the Council's Business Operations team.
- Further meeting held regarding the potted trees / planting in Purfleet Street.
- Update from Ironmonger producing and installing the arch – Production of arch to begin in September. Delay due to change in personnel at Forge. Chasing Forge for updated programme of production. Once production is at end stage a schools visit for the children who helped design the arch will be arranged.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber] *A risk is something that may happen*

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
0/22						

	No red or increasing amber			
--	----------------------------	--	--	--

2.2 Key Issues [all red and increasing amber] *An issue is something that has happened*

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
3/5	Delay to manufacture of the Purfleet street Arch	Cutter employed by Fransham Forge on maternity leave from end February 2024	A	Delay to programme	Programming work unable to be completed before cutter went on maternity leave, so earliest date for manufacture given as summer 2024. Telephone meeting with supplier to confirm position – works now expected to begin shortly.	02/10/2024
	Issue with planting scheme for Purfleet Street.	Further work required to justify trees in pots for Purfleet St.	A	Delay to programme	Meetings held with Public Open Space Manager to try and find resolution, further meetings planned. Storage planters may need to be adapted to hold plants that can be maintained by POS team.	02/10/2024
	Licence with Boots for Purfleet Street Arch	Boots' solicitor is now unable to sign the licence due to scaffolding works taking place on Boots roof. They are also unable to confirm timescale for works.	A	Delay to programme	BCKLWN legal team have gone back to Boots' team asking for clarity on why this would affect the arch permission, as access does not appear to be an issue. Also to push for a timescale on their works. This is being chased by BCKLWN legal team.	02/10/2024

3. Project Financials

3. Financial Summary

	Current year				Total project (incl current year)			
	Approved budget 2024/25	Total spend / income to date	Current year forecast 2024/25	Current year variance between budget and forecast	Total approved budget (includes contingency)	Total spend / income to date	Forecast final spend	Projected total variance to date
Rail to River	£	£	£	£	£	£	£	£

Current Month:

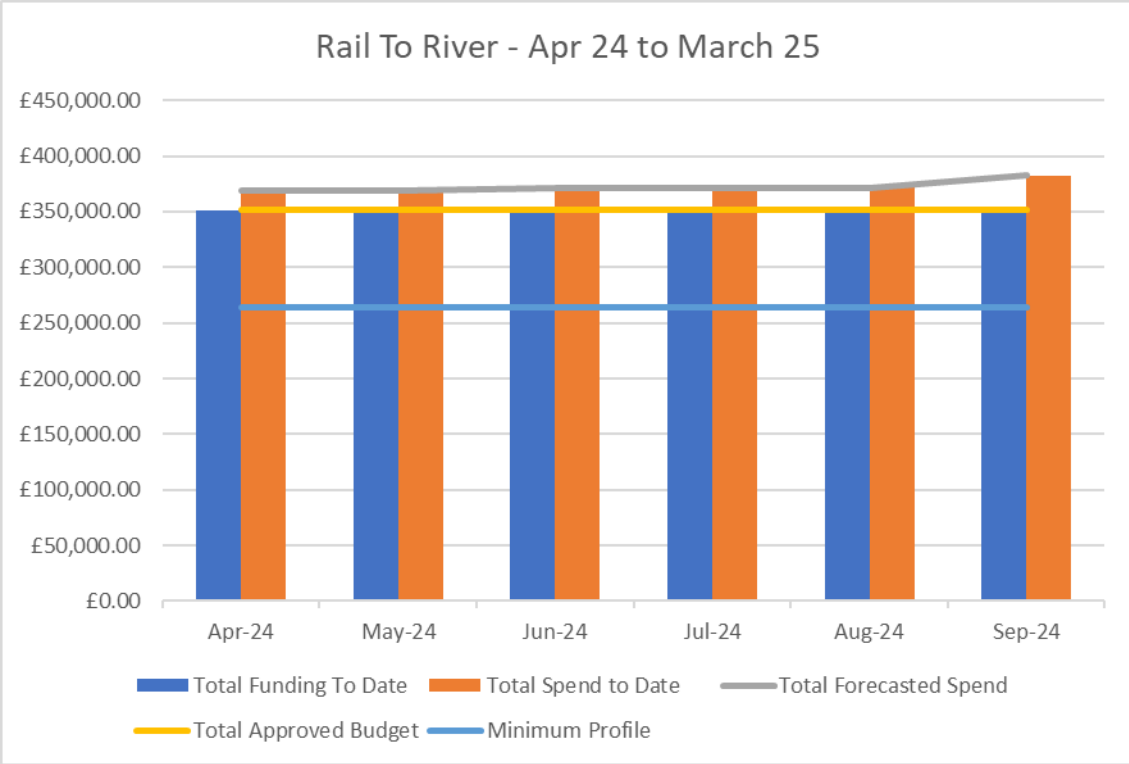
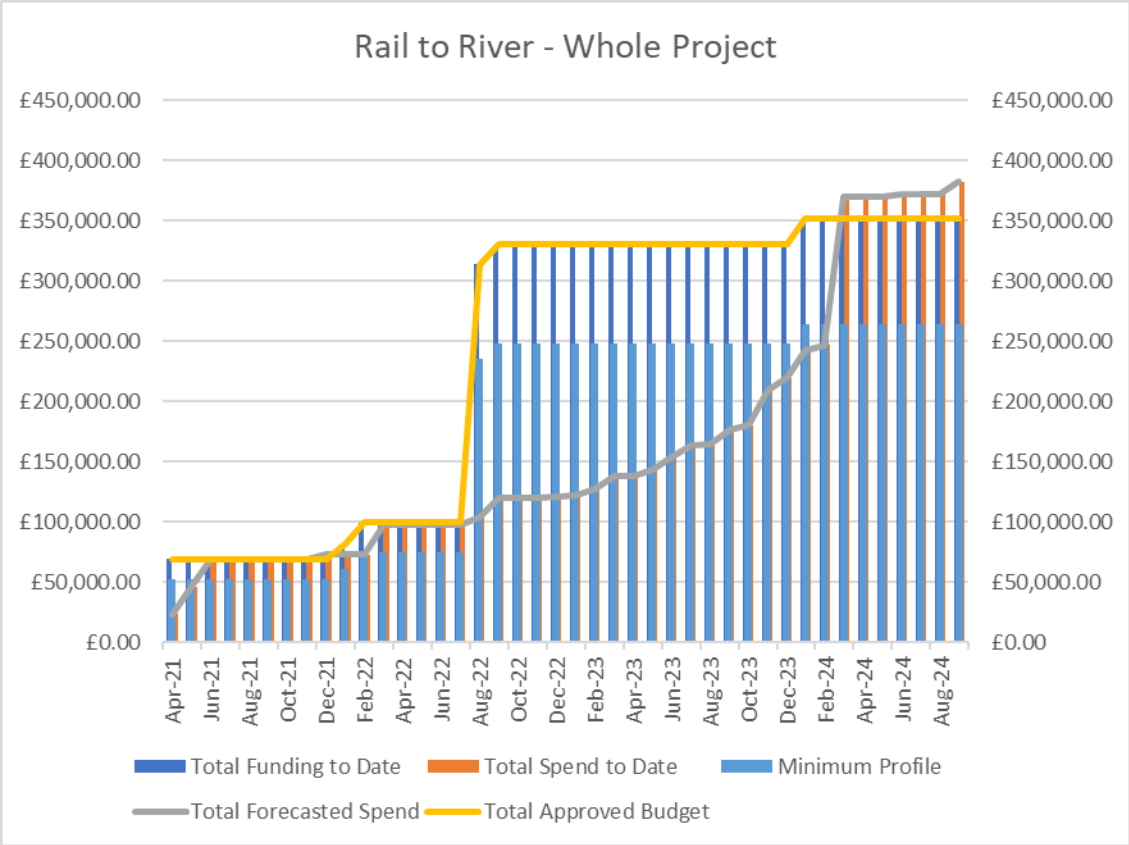
Capital Expenditure	0	13,064	13,064	13,064	351,473	382,580	382,580	31,107
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	0	0	0	0	-245,000	-245,000	-245,000	0
Other Income*	0	0	0	0	-106,473	-106,473	-106,473	0

Net position	0	13,064	13,064	0	0	31,107	31,107	31,107
--------------	---	--------	--------	---	---	--------	--------	--------

Last Month:

Net position	0	0	13,064	0	0	31,107	31,107	31,107
--------------	---	---	--------	---	---	--------	--------	--------

*will vary for each project



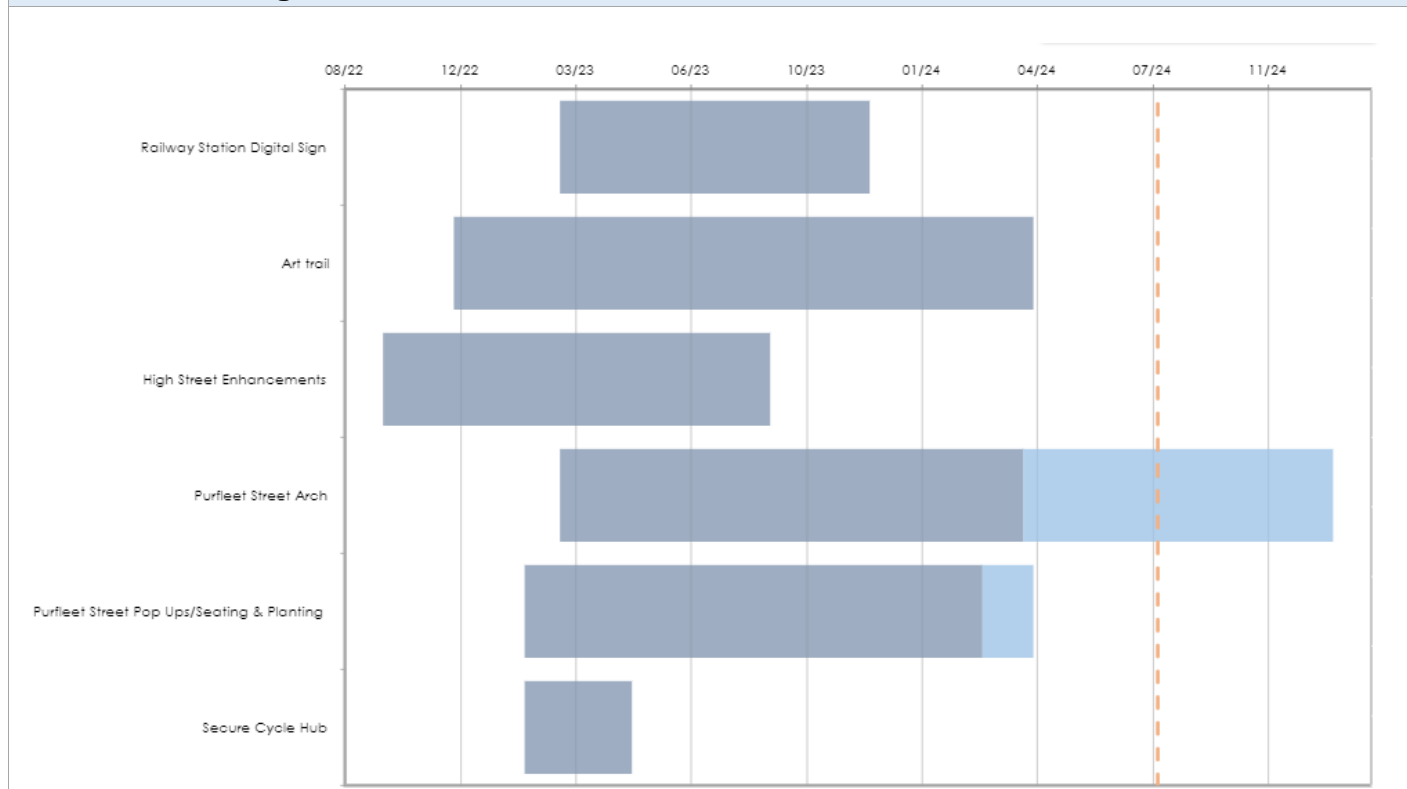
3.2 Project Contingency and Change Control

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

3.3 Financial Commentary

There is a currently a review of Staff Capitalisation which needs to be formalised which is intended to address the £31k overspend. (Relates to a £61k journal transfer.)

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines currently RAG Rated AMBER. Major items are all now installed or diarised for completion. Delays over issues with manufacture of the Purfleet Street arch as previously reported are ongoing. Whilst this one element of the work is delayed, all of the Towns Fund support was committed by March 2024 and the Arch is substantially funded from the Shared Prosperity Fund with match funding from the Borough Council.

5. Resources Commentary

Resources currently RAG rated Green.

6. Communications and Engagement

Co-ordination with King's Lynn BID for marketing of units continues.
Press release to go live with new pictures once units have been finished (end of September).

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Increased footfall in the town centre	5%	
Footfall counts	1	
Number of transport nodes with new multimodal connection points (cycle storage)	1350m ²	
Amount of public realm improved m ²	5	
No of businesses supported	5+	There are 4no pop up units now, which will support a number of businesses over the life span of the project
No of trees planted	5	Note Arboriculture officer did not want trees in pots, so the trees purchased for Purfleet Street to be repurposed elsewhere or solution to be found that satisfies concerns.
Number of Finger post installations	30	
Number of artwork installations	3	Including archway

7.2 Outcomes

Description	Notes
Increased footfall in the town centre	
Improve the accessibility and attractiveness of key routes	
Improve the perception of the place by residents, visitors and businesses	

8. Other Matters

Item	Comment
General stage progress	Design and installation: Railway Station Benches and planting – complete Digital Sign – complete Artwork x 2 – complete Purfleet Street Arch – licenses issued for revue and sign off- delay on Boots side. All planning and NCC licenses in place. Delay in manufacturing to late 2024. Purfleet Street Pop Ups and street furniture installed. Utilities – water and electricity connections have been installed. Installed Cycle hub – complete
Procurement progress	Individual project elements; with in house co-ordination. Remaining orders to place – chairs and tables for Purfleet Street, remediation for sewer issue and new pots for trees.
Proposed form of contract (e.g., JCT, NEC, Traditional, D&B)	A variety of contracts will be used. In some cases, they are suppliers T&C's, in other they are on standard council terms. As we do not have a one stop shop approach, each element is procured independently, and the council is acting as the contractor.
Proposed route to market (e.g., IOTT, Framework i.e. DPS, HPCS, LCP)	Single source supply for digital sign, containers, steelwork cladding, and archway. Other - Invitations to Quote, Locally Advertised, and approved local contractors as per standing orders.
Legal progress	License to fix arch to Boots and Cashino buildings with legal. Flyover licenses with NCC for archway. Pitch licenses with NCC and Street trading licences for pop ups. All complete. Application for tables and seating required by NCC.- in progress
Local schemes / dependencies	Licensing process for digital signage with Network Rail has conditional approval. Final information of as fitted drawing and fire stopping report needed from Hollywell to complete sign off.

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:	Jan 2022					Feb 2023		
Approved by:	TBD					TBD		

Latest approved document: PID February 2023

Spend - Budget Variance (inc. contingency)	
R	More than 10% over or under budget
A	Between 5% & 10% over or under budget
G	Within 5% of budget or less than £10k

Milestone Delivery RAG Status	
R	13 weeks or more behind the critical path
A	4 to 12 weeks behind the critical path
G	4 weeks or less behind the critical path

Risks & Issues RAG Status	
R	Needs immediate attention
A	Needs attention before next project review
G	Can be managed