



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:	January 2025
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 5 – manufacturing and construction.

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.

- The Pop Up units in Purfleet Street are now complete and handed to the Business Operations Team, who will manage the use and operations. Operators lined up to commence operations in February.
- Trees and bespoke planters ordered; delivery expected February.
- Delay to instal of arch due to change in personnel at Fransham Forge, and delays from Boots in signing licence due to works (now completed) on Purfleet Street.

1.1 Decisions required by the Town Board

- None

1.2 Achievements during this period

- Drainage connection works to Pop Up Units signed off by Anglian Water.
- Water testing completed - all parameters satisfactory and within regulation limits.
- Legionella risk assessments carried out and management plan produced.
- Operational hand over to Business Operations Team.
- Legal agreements completed with BCKLWN legal team for Operators.
- Orders placed for trees and planters for Purfleet Street.
- 4 x bespoke stairs installed at Pop Up Units.
- Funding confirmed from UKSPF for installation of interpretation plaques to artworks at St James Pool and Railway Station.

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 (2/5)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
	Delay to manufacture of the Purfleet street Arch	Cutter employed by Fransham Forge on maternity leave from end February 2024. Cutter has not returned.	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, cutter has not returned to work. Work will now be carried out by owner of Forge following completion of current commission– works now expected to begin shortly. Officer sending regular requests for update.	31/01/2025
	Licence with Boots for Purfleet Street Arch	Boots's solicitor is unable to sign the licence due to scaffolding works taking place on Boots roof.	A	Delay to programme	This is being chased by BCKLWN legal team. TDB member has supplied an additional contact at Boots who may be able to move licence issue along. The Scaffold is now down at Purfleet Street which should allow Boots to sign the licence. BCKLWN chasing Boots' legal team for updates.	31/01/2025

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	£	£	£	£	£	£	£	£
Capital Expenditure	0	15,290	15,290	15,290	351,473	384,806	384,806	33,333
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	15,290	15,290	0	0	33,333	33,333	33,333

Current Month:

Capital Expenditure	0	15,290	15,290	15,290	351,473	384,806	384,806	33,333
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

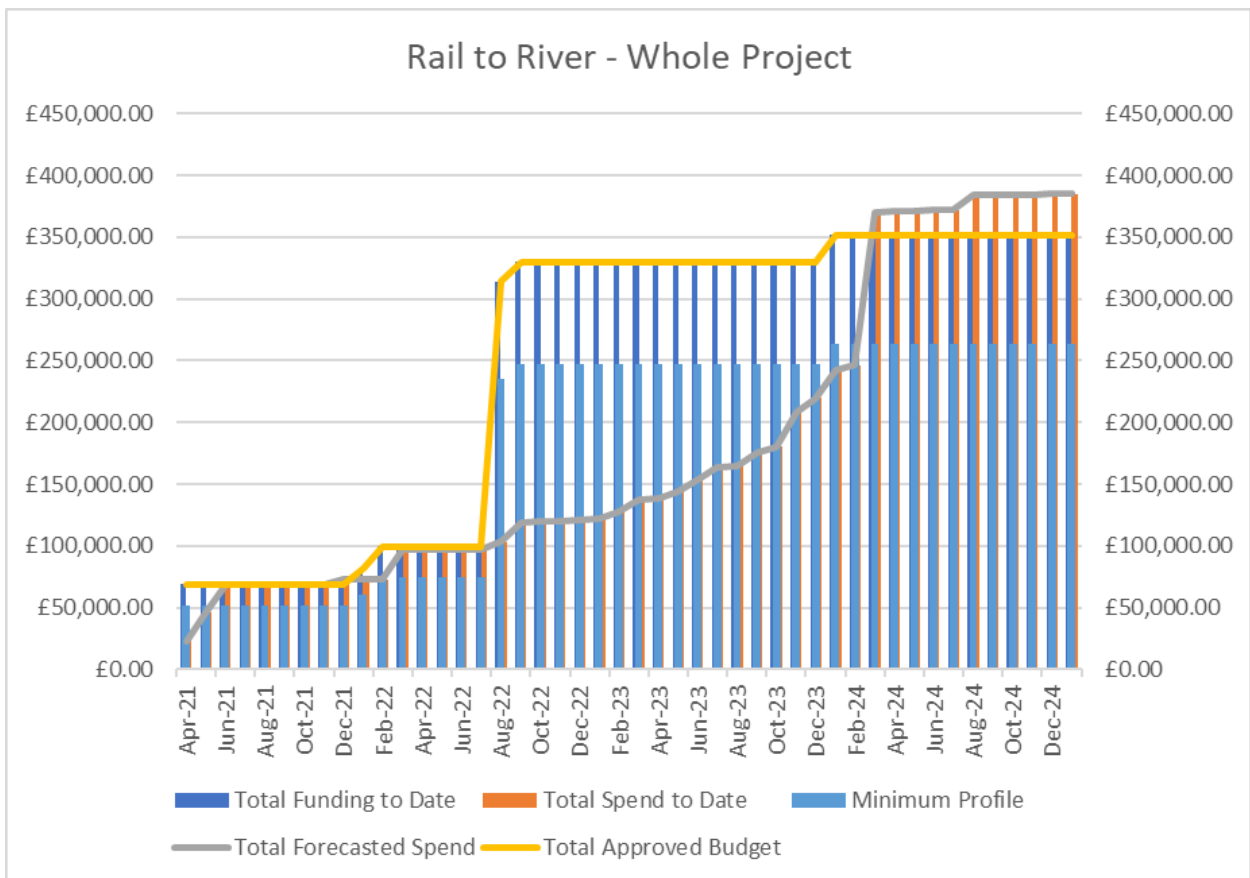
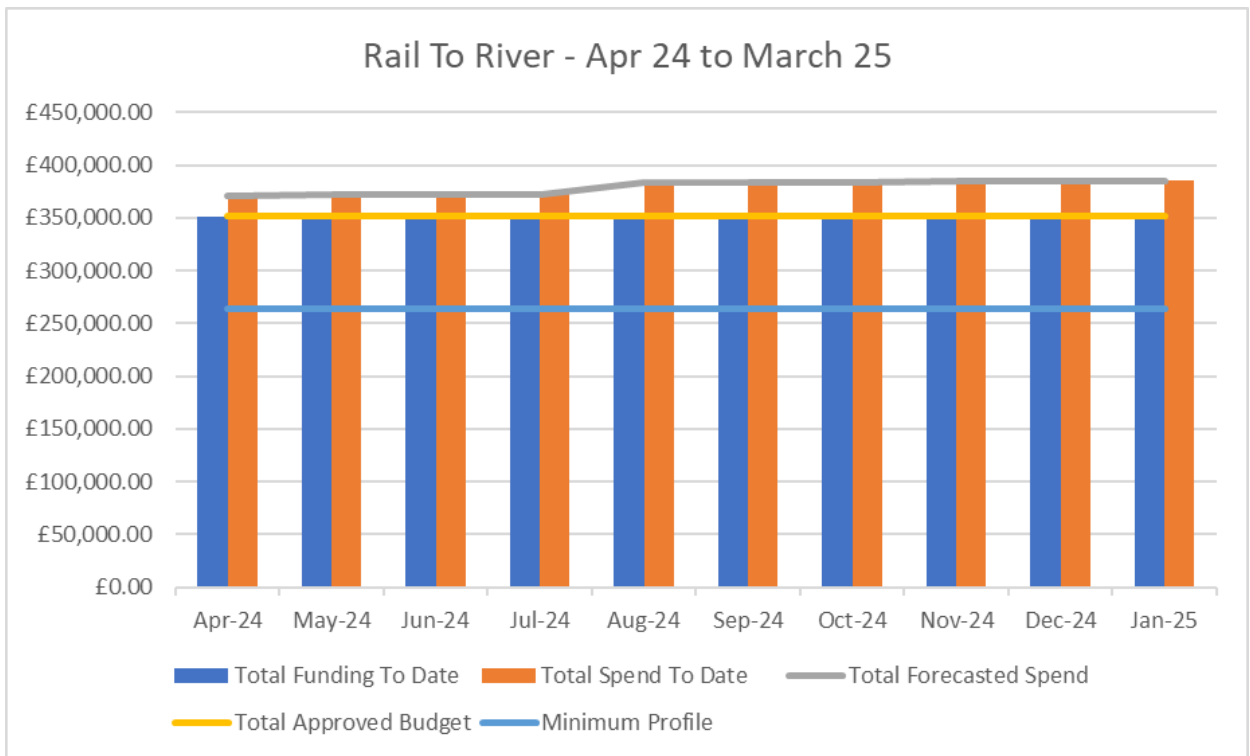
Net position

Net position	0	15,290	15,290	0	0	33,333	33,333	33,333
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Last Month:

Net position	0	0	15,290	0	0	33,333	33,333	33,333
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*will vary for each project



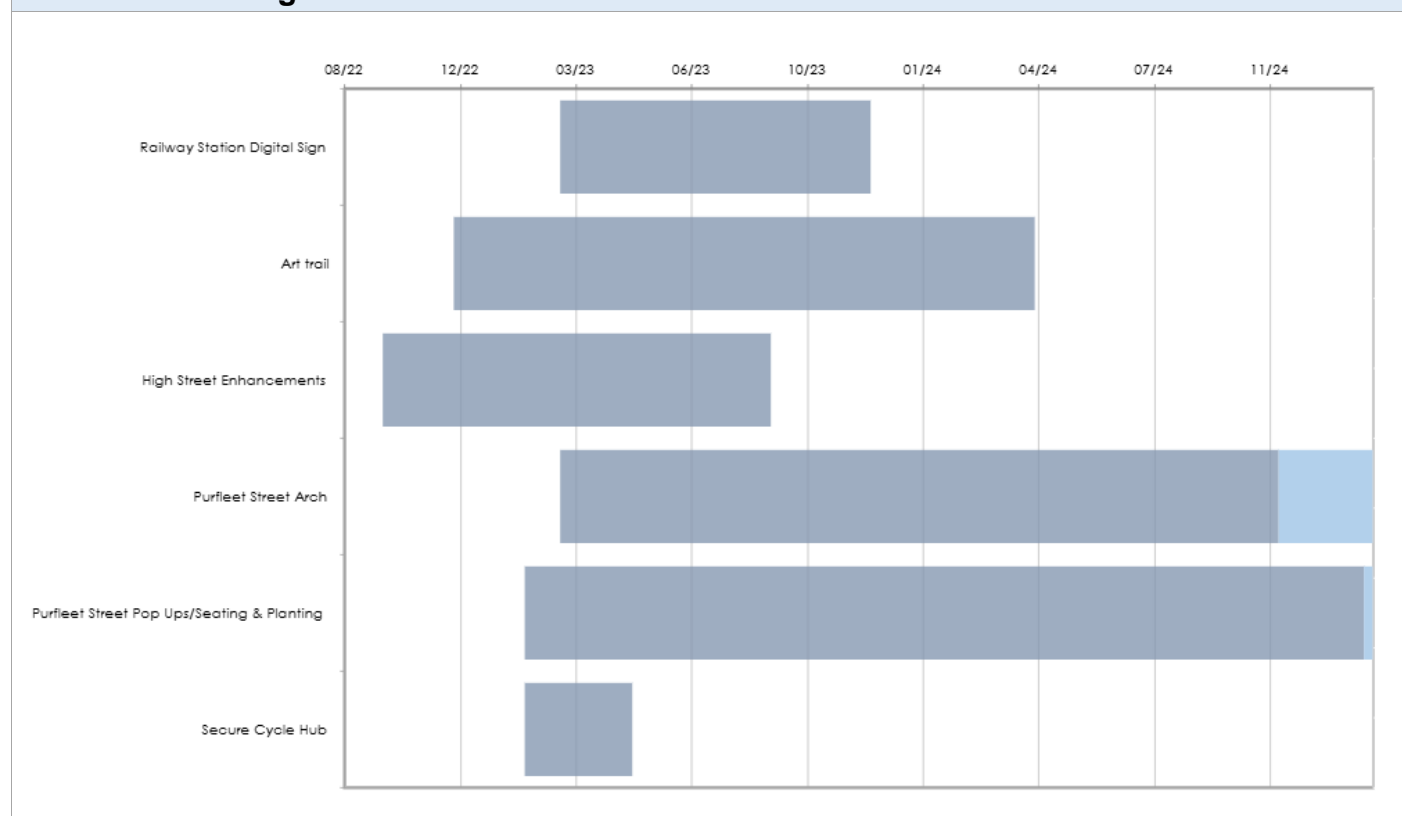
3.2 Project Contingency and Change Control

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. 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 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 went live with new pictures and TB chair. Press release being prepared for when the first businesses go into the Pop-Up units.

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	8 Trees will now be installed in Purfleet Street
Number of Finger post installations	30	
Number of artwork installations	3	Including archway, 2 currently installed.

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 of arch continues. Purfleet Street Pop Ups and street furniture installed. Utilities – water and electricity connections have been installed, issue with drainage to be resolved. Installed Cycle hub – complete
Procurement progress	Individual project elements; with in house co-ordination. Remaining orders to place – chairs and tables for Purfleet Street.
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. Application for tables and seating required by NCC.- in progress. Application for planters on highway required by NCC.
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- being sought from Hollywell.

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:	KLTB					KLTB		

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