



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:	May 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.

- Businesses have been operating from the Pop Ups since March.
- Artwork, seating and wayfinding digital sign installed.
- 14 trees and bespoke planters installed on Purfleet Street, New Conduit Street and Broad Street.
- The Purfleet Street Arch is now the only outstanding item. Delay initially due to non-delivery from supplier.
- Effects of a fire in the Cashino building on Purfleet Street did not cause any damage to the pop ups, trees or public realm but is further delaying the installation of arch.

1.1 Decisions required by the Town Board

- None

1.2 Achievements during this period

- Local companies- The Pizza Slice Guy and Tiny Teeth's Burgers & Bites continue operating from the Pop Ups. The Beauty Bar has opened in a retail unit.
- Wayfinder digital sign at station now working again after brief issue with connection.

2. Risks and Issues

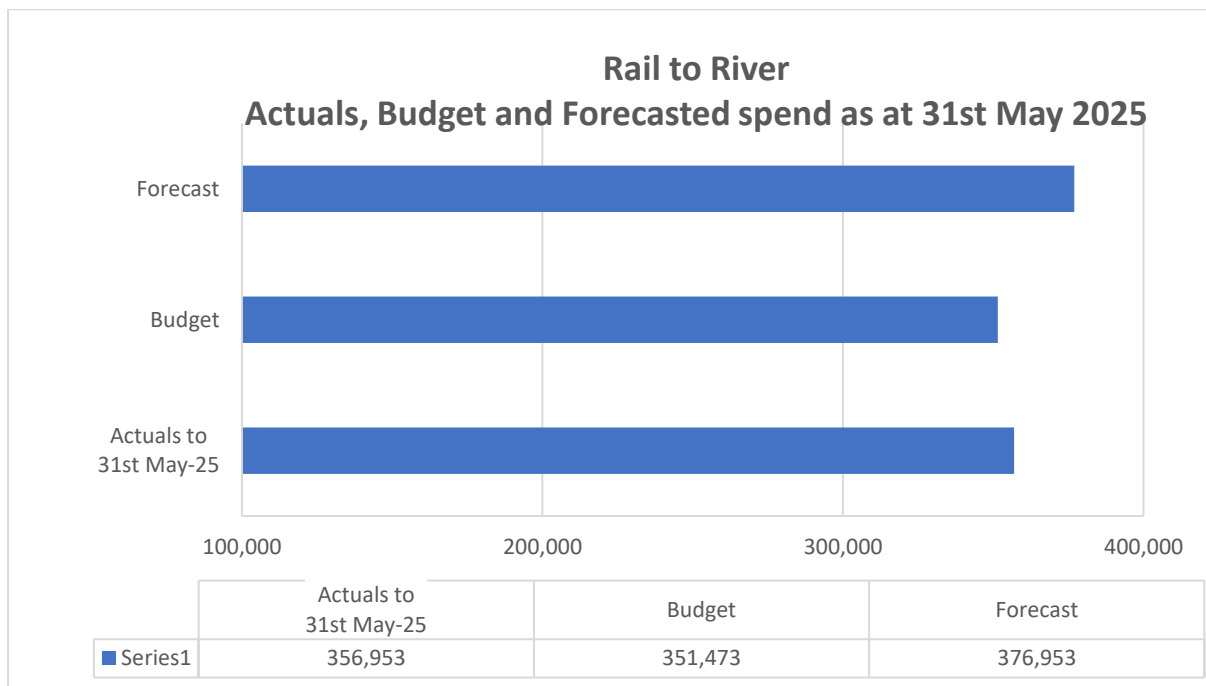
2.1 Key Risks [all red and increasing amber] *A risk is something that may happen*

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
(1/22)	No response or suitable responses to RfQ for Purfleet Street Arch	Failure to get suitable responses to RfQ for the Purfleet Street arch would result in this element of the project not taking place.	A	Low	Previous RfQ received sufficient responses suggesting artists are willing to quote for the work. Requirement for the arch to be hand forged is removed, widening the options for craftspeople to quote.	30/05/2025

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

Issue ID (2/6)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
	Licence with Boots for Purfleet Street Arch	Boot's solicitor was unable to sign the licence due to scaffolding works taking place on Boots roof. Works now complete but Licence still not being completed by Boots.	A	Delay to programme	This is being chased by BCKLWN legal team. This will be picked up again in light of the building fire and the effect it will have on the licence/install onto the building.	30/05/2025
	Fire on Purfleet Street	A large fire in the Cashino building on Purfleet Street (30.03.25) closed the street for 48 hrs. Risk to pop ups, trees and general trading. Will delay instal of arch while building is repaired.	A	Delay to programme	Inspection on 31.03.25 confirmed no damage to Pop Ups, trees or storage containers. Trees moved to new temporary locations. Trading able to continue as planned. This will cause a further delay to the install of the arch while the building is repaired.	30/05/2025

3. Project Financials



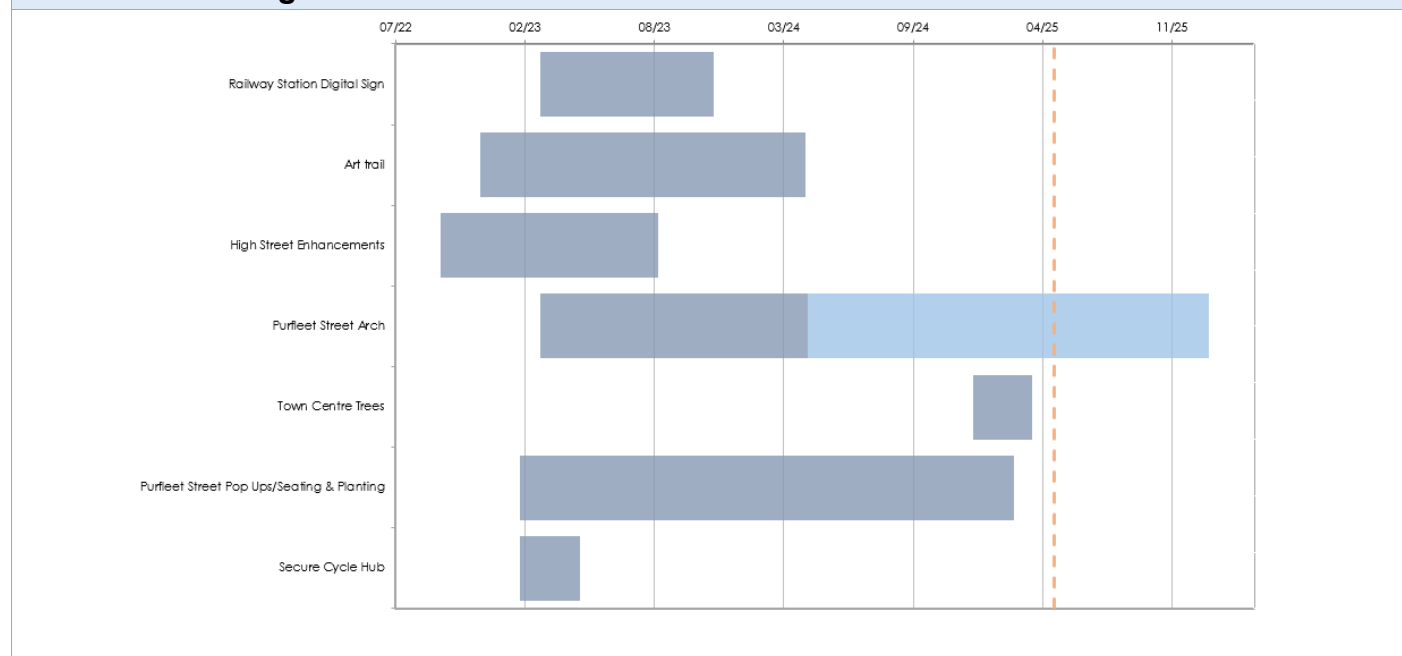
3.2 Financial Commentary

Actuals to date are £0.36m against an overall budget of £0.35m. Actuals are slightly over budget, with prior year actuals to be reviewed.

3.3 Project Contingency and Change Control

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

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines currently RAG rated AMBER. The proposed Arch at Purfleet Street is delayed. Firstly, due to non-delivery by supplier, licence issues with Boots and now uncertainty following the fire damage to Cashino. The building is covered in structural scaffold and would not currently be suitable to attach the arch.

All other items have been installed/completed. The delay with the arch does not affect any funding timescales.

5. Resources Commentary

Resources currently RAG rated GREEN.

6. Communications and Engagement

Publicity of the Pop-Up businesses continues via social media channels and in partnership with King's Lynn BID.

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 4 pop up units now, which will support a number of businesses over the life span of the project.
No of trees planted	5	

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 – delayed . All planning and NCC licenses in place. Purfleet Street Pop Ups and street furniture installed. Utilities – water and electricity connections have been installed, issue with drainage resolved. Installed Cycle hub – complete. Purfleet Street planters- complete.
Procurement progress	Individual project elements; with in house co-ordination. Remaining orders to place – new Purfleet Street arch order.
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.- complete. Application for planters on highway required by NCC complete.
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