



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:	October 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	A	A	G	A	G
Last Report	G	A	A	G	A	G

Project Definition

Project Stage: RIBA stage 6 handover.

RIBA stage 5 – manufacturing and construction (arch only)

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 RAG Status is currently GREEN.
- Pop Up spaces became available for hire starting in March 2025, promotion of hire is currently paused due to restrictions on offer from scaffold works in street.
- Installation of artwork, seating, and a digital wayfinding sign has been completed.
- 14 trees and custom planters have been placed along Purfleet Street, New Conduit Street, and Broad Street.
- Responsibility for the Pop Ups has transitioned to the Operations Team, while the digital signage is now managed by the Marketing and Communications team.
- The only remaining item is the Purfleet Street Arch, procurement of which is on hold due to fire damage to the building it was intended to be mounted on.

1.1 Decisions required by the Neighbourhood Board

- None

1.2 Achievements during this period

- A second meeting with CSNN, King's Lynn Police and Railway station Manager to discuss issues relating to the benches installed at the Railway Station. Solution steered away from removal.
- Further monitoring requested and a further meeting to be held in December.

2. Risks and Issues

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

Risk ID (3/22)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
	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	27.10.2025

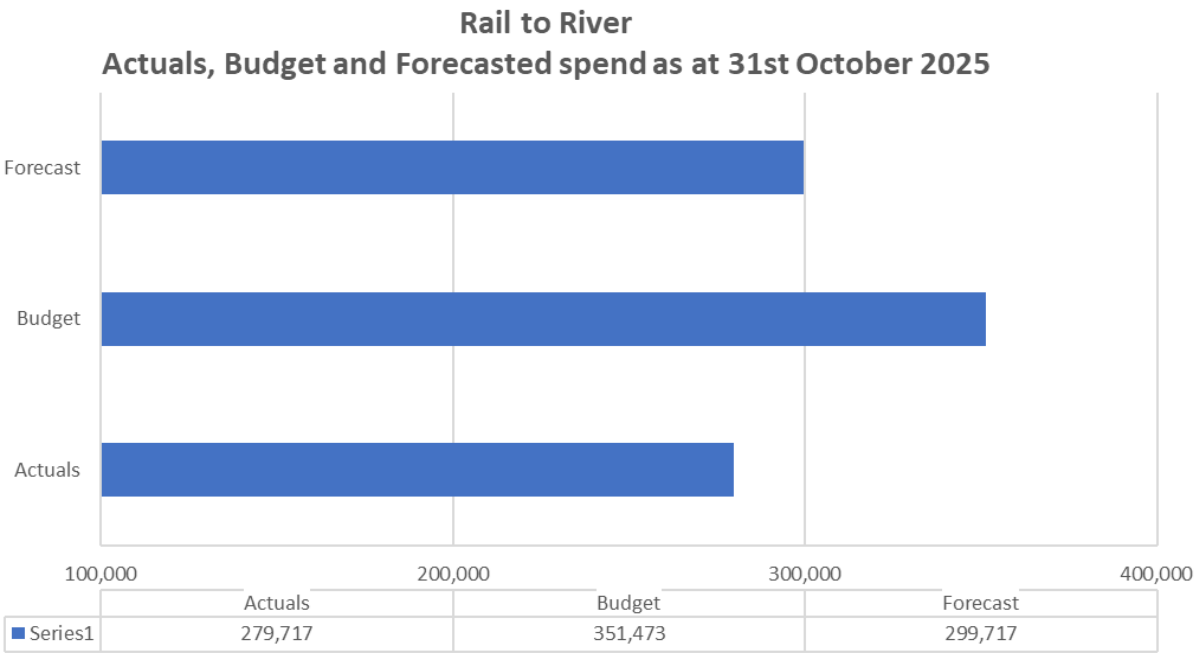


					forged is removed, widening the options for craftspeople to quote.	
	Planning application for Cashino building.	New planning application from owner of Cashino building proposes a new floor to the building. This may have an effect on the arch install and will mean the tables and chairs cannot be used.	A	Low	Contact to be made with owner to ask if the arch install will be considered in plans and decorative hoarding used during works to improve look of area.	27.10.2025
	Benches-Antisocial behaviour	CSNN team have been approached by King's Lynn Police/GTR to remove benches at Railway Station due to antisocial behaviour in the area. This could potentially affect reporting outcomes and have a cost implication to remove and place elsewhere	A	Low	Follow up meeting with King's Lynn police and local community officers and CSNN to try an establish role of benches in issue (w/c 6 th Oct)	27.10.2025

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. Chair of KLNBN has written directly to Boots.	27.10.2025
	Seating for Pop Up Units unable to be used due to street scaffolding	Scaffold is currently on Purfleet Street and is preventing the use of the tables and chairs for the 2 f&b units, current user has claimed this is not helping his business.	A	Reputational	Try to establish how long the scaffold will remain in situ. Pause hire offer while unable to offer full use of space. Public Open Space team to widen street cleaning to include scaffold areas.	27.10.2025

3.1 Project Financials



3.2 Financial Commentary

Financials are maintained at GREEN.

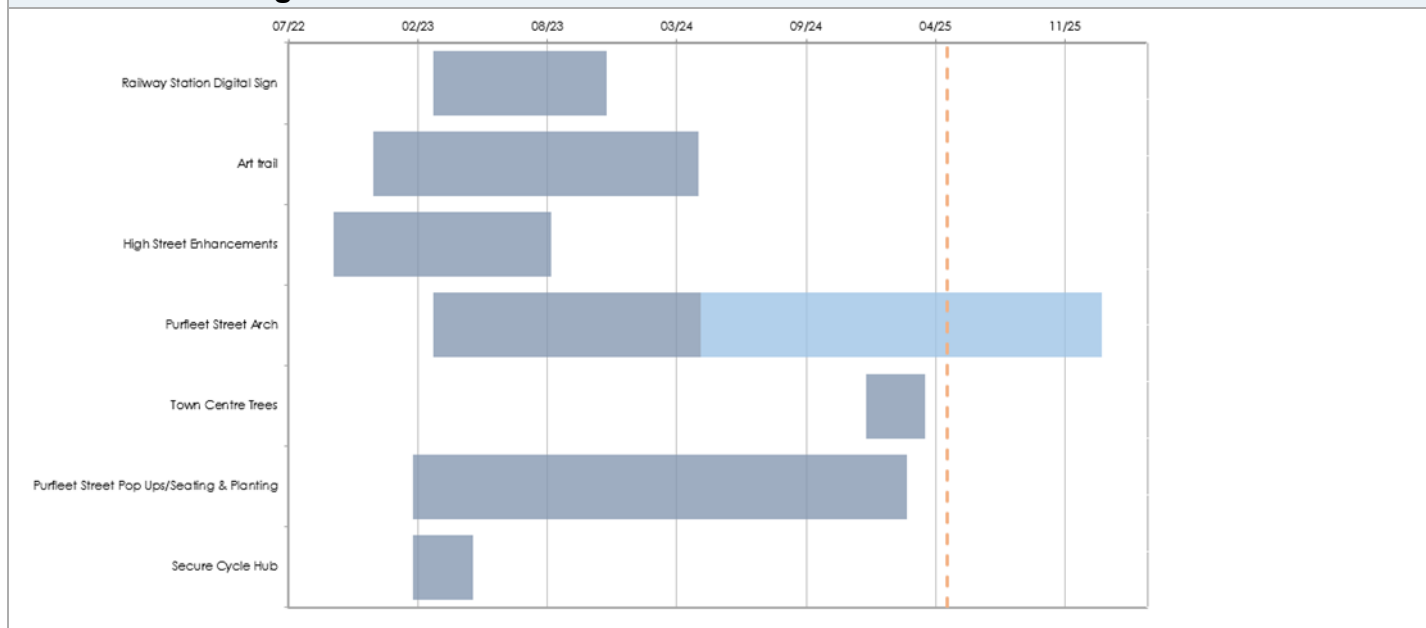
- As of 31st October 2025, project costs are £0.28m against a budget of £0.35, forecasted costs are £0.3m, actuals have been adjusted down in September due to a review of the Unit 4 accounting system and reported, causing a £0.1m reduction to £0.28m from £0.36m.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Statu s	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 the only outstanding item. The proposed site to attach the arch to is covered in scaffold following a fire and would not currently be suitable to attach the arch.
- The delay with the arch does not affect funding timescales
- All other items have been installed/completed.

5. Resources Commentary

Resources currently RAG rated GREEN.

6. Communications and Engagement

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)	1350m2	
Amount of public realm improved m ²	5	
No of businesses supported	5+	4 pop up units supporting a number of businesses throughout the project.
No of trees planted	5	14 trees planted
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	
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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 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 [RIBA 4 Design]	Final PID [pre-post tender]
Status:	✓	✓	✓	✓	✓	✓		
Date Approved:	Jan 2022					Feb 2023		
Approved by:	KLTB					KLTB		

Latest approved document: PID November 2023

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