



## P.21-15 Rail To River - Public Realm Project Highlight Report

<b>Project Name:</b>	Rail To River - Public Realm	<b>Project Manager:</b>	Abigail Rawlings	<b>Project Sponsor:</b>	Duncan Hall	<b>Report covers period of:</b>	April 2026
<b>Capital Code:</b>	C9064	<b>Client Dept:</b>	Regeneration	<b>Lead Designer:</b>	-	<b>Cost Consultant:</b>	-
<b>Project Code:</b>	P-21.15	<b>End User (if applicable):</b>	n/a	<b>Contractor on Site:</b>	-		

### 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 remains GREEN.

- Whilst Pop Up spaces became available for hire in March 2025, promotion was paused due to street level scaffold works that limited access. Some interim community uses continued in the interim. Pop Ups now available for hire again.
- Artwork, seating, fingerposts and a digital wayfinding sign have all been successfully installed.
- Fourteen trees and custom planters have been placed along Purfleet Street, New Conduit Street, and Broad Street.
- Management of the Pop Ups has moved to the Operations Team, while responsibility for the digital signage sits with the Marketing and Communications Team.
- The Purfleet Street Arch is the only outstanding element. Progression was paused due to fire damage of the building where installation was planned alongside issues getting the licence signed for its installation. An options paper on pursuing the arch install or exploring alternatives will be appended to the Post Project Evaluation.

#### 1.1 Decisions required by the Neighbourhood Board

- None

#### 1.2 Achievements during this period

- Work continues on the Post Project Evaluation for the Rail to River Public Realm Project which will be submitted to the King's Lynn Neighbourhood Board May 2026.

#### Priorities for next period:

- Repairs to containers and moving tables and chairs from storage.
- Update marketing materials (web site, adverts, leaflets etc) with refreshed imagery once new tenants are in Pop Ups.
- Finish the Post Project Evaluation, including an appendix option paper for the arch.

### 2. Risks and Issues

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

Risk ID (1/23)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
23	No response or suitable	Failure to get suitable	A	Low	Previous RfQ received sufficient responses	05.05.2026

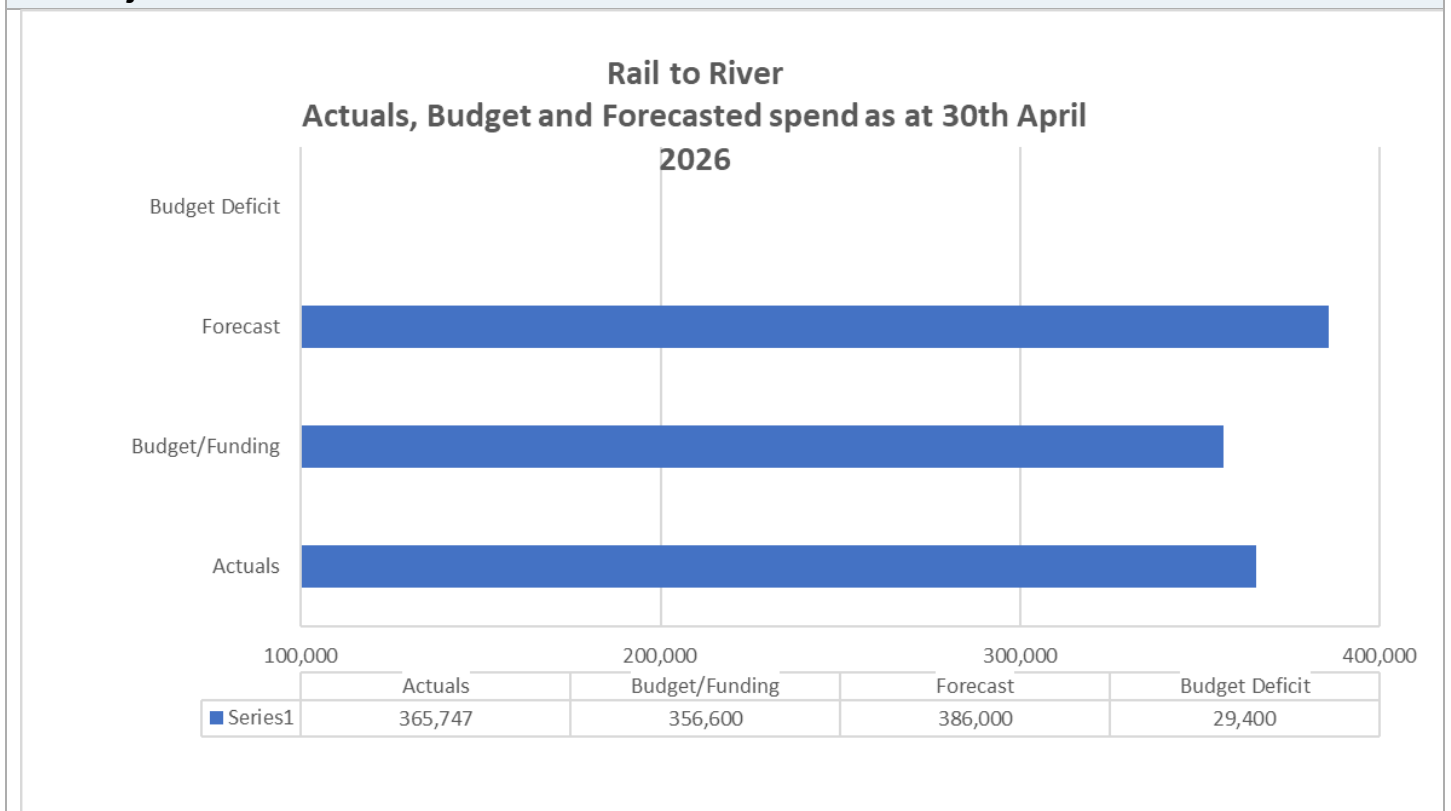


	responses to RfQ for Purfleet Street Arch	responses to RfQ for the Purfleet Street arc would result in this element of the project not taking place.			suggesting artists are willing to quote for the work. Requirement for the arch to be hand forged is removed, widening the options for craftspeople to quote. <i>Procurement of arch halted until permissions are sorted, therefore remains a possible project risk.</i>	
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**2.2 Key Issues [all red and increasing amber] – An issue is something that has happened**

Issue ID (1/6)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
5	Licence with Boots for Purfleet Street Arch	Licence still not being completed by Boots's solicitor.	A	Delay to programme	<b>Issue remains to be resolved.</b> Formal request to recover the legal fees from Boots has been sent and a holding response has been received. Explore potential alternatives in place of the arch.	05.05.2026

**3.1 Project Financials**





### 3.2 Financial Commentary

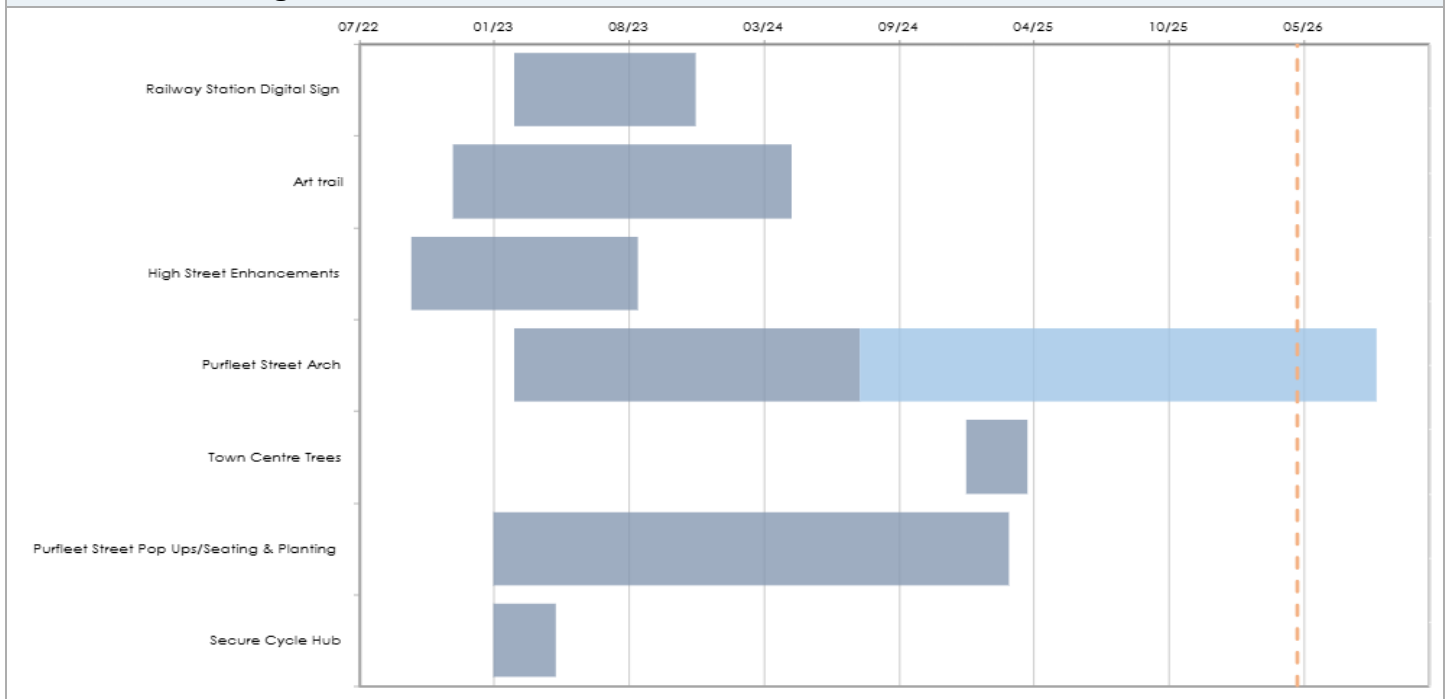
Financials RAG Status maintained at GREEN

- As of 30th April 2026, project costs are £0.36m against a budget of £0.36m
- Forecasted costs are an additional £0.020m for the Archway, with a £0.030m current deficit

### 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 remains the only outstanding item.
- Procurement of the arch was paused due to the scaffold and ongoing issue with Boots not completing the licence for attachment. This delay does not affect funding timescales.
- All other items have been installed/completed.

### 5. Resources Commentary

The RAG Status for Resources currently rated GREEN.

- The Project Officer is due to go on maternity leave in June 2026 which will require a re-allocation of resource to complete the arch/artwork element of the project if it is decided that this will go ahead.

### 6. Communications and Engagement

- New photography with the new vendor will be used in press release and social media comms related to the Spring relaunch of the Pop Ups.

### 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 <sup>2</sup>	5	
No of businesses supported	5+	4 pop up units supporting 6 businesses throughout the project.
No of trees planted	5	14 trees planted
Number of Finger post installations	30	29 installed
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 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]
<b>Status:</b>	✓	✓	✓	✓	✓	✓		
<b>Date Approved:</b>	Jan 2022					Feb 2023		
<b>Approved by:</b>	KLTB					KLTB		

Latest approved document: PID November 2023



Spend – Budget variance (Inc. Contingency)		Milestone Delivery RAG Status		Risk & Issue RAG status	
<b>R</b>	More than 10% over or under budget	<b>R</b>	13 weeks or more behind the critical path	<b>R</b>	Need immediate attention
<b>A</b>	Between 5% & 10% over or under budget	<b>A</b>	4 to 12 weeks behind the critical path	<b>A</b>	Needs attention before next project review
<b>G</b>	Within 5% of budget or less than £10k	<b>G</b>	4 to 12 weeks less behind the critical path	<b>G</b>	Can be managed