Borough Council of King's Lynn & West Norfolk

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

Project Name:	Rail To River - Public Realm	**Project Manager:**	James Grant	**Project Sponsor:**	Duncan Hall	**Report covers period of:**	August 2026

Capital Code:	C9064	**Client Dept:**	Regeneration	**Lead Designer:**	-
				Cost Consultant:	-
Project Code:	P-21.15	**End User (if applicable:**	n/a	**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	A
Last Report	G	A	A	G	A	A

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.

- Although Pop Up spaces were opened for hire in March 2025, promotional activity was temporarily halted due to street-level scaffolding restricting access. In the meantime, some interim community uses still took place. The Pop Ups are now available to hire once again.
- Artwork, seating, fingerposts, and a digital wayfinding sign have all been installed successfully.
- Fourteen trees, along with bespoke planters, have been installed across Purfleet Street, New Conduit Street, and Broad Street.
- Responsibility for managing the Pop Ups has transferred to the Operations Team, while the Marketing and Communications Team now oversee the digital signage. LM is supporting Operations Team to relaunch communications campaign.
- The only remaining element is the Purfleet Street Arch. Progress was put on hold due to fire damage to the building where installation was intended, along with delays in securing the necessary licence. An options paper considering whether to proceed with installation or explore alternatives has been included in the Post Project Evaluation.

1.1 Decisions required by the Neighbourhood Board

- None

1.2 Achievements during this period

- **Stakeholder Engagement:** The letter to Boots sent on behalf of the KLNB highlighting the significance of installing the Purfleet Arch and emphasising the importance of completing this remaining project output has been sent and is awaiting a reply.
- **Marketing & Branding:** Marketing material and digital assets are being updated to reflect 25% discount. Posters to be displayed on Pop Up units, updated press release and promotional campaign with refreshed copy once tenanted.

2. Risks and Issues

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

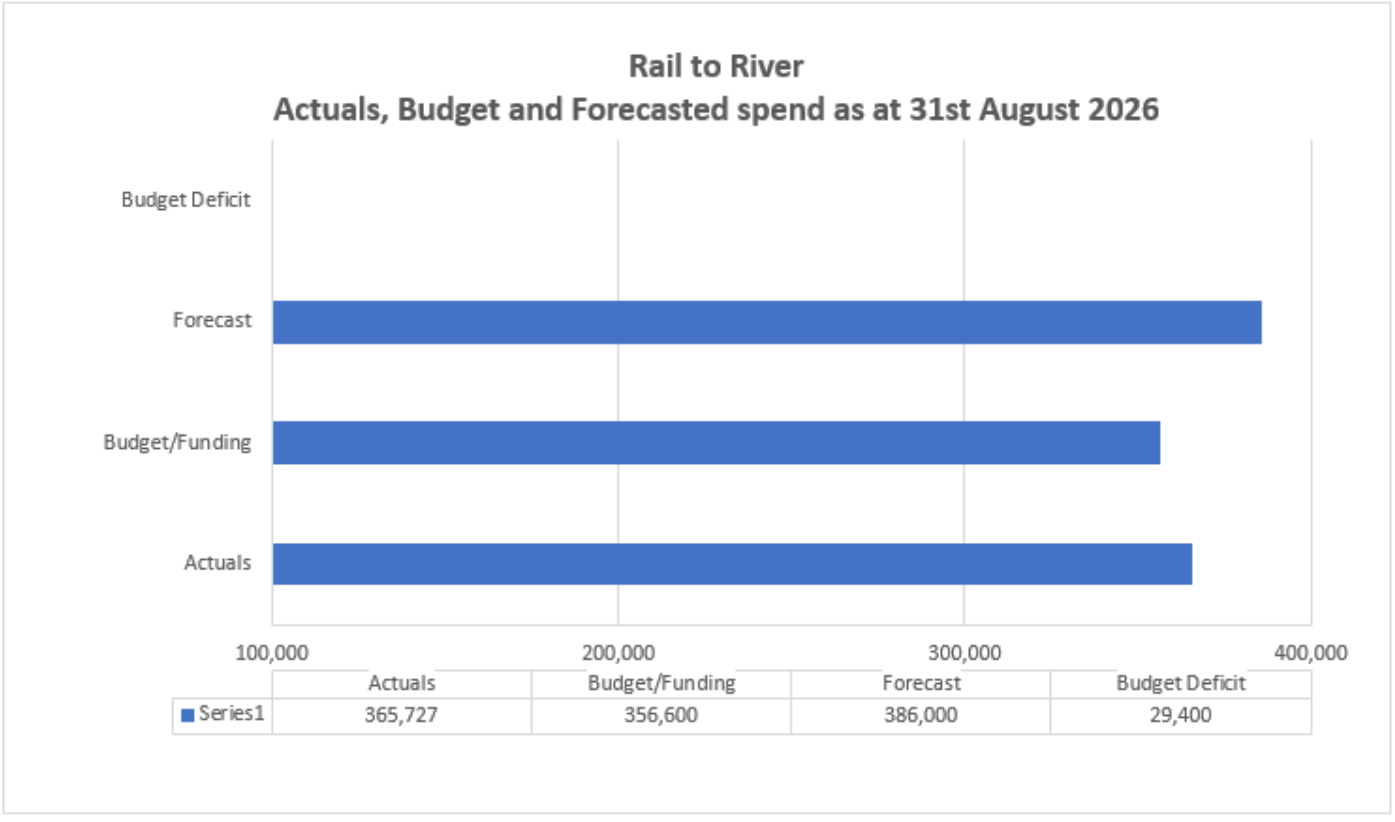
Risk ID (1/23)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
23	No response or suitable responses to RfQ	Failure to get suitable responses to RfQ for the Purfleet Street arc would	A	Low	Previous RfQ received sufficient responses suggesting artists are willing	28.08.2026

	for Purfleet Street Arch	result in this element of the project not taking place.			to quote for the work. Requirement for the arch to be hand forged is removed, widening the options for craftspeople to quote. *Procurement of arch halted until permissions are sorted, therefore remains a possible project risk.*	

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	**Issue remains to be resolved.** 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.	28.08.2026

3.1 Project Financials



3.2 Financial Commentary

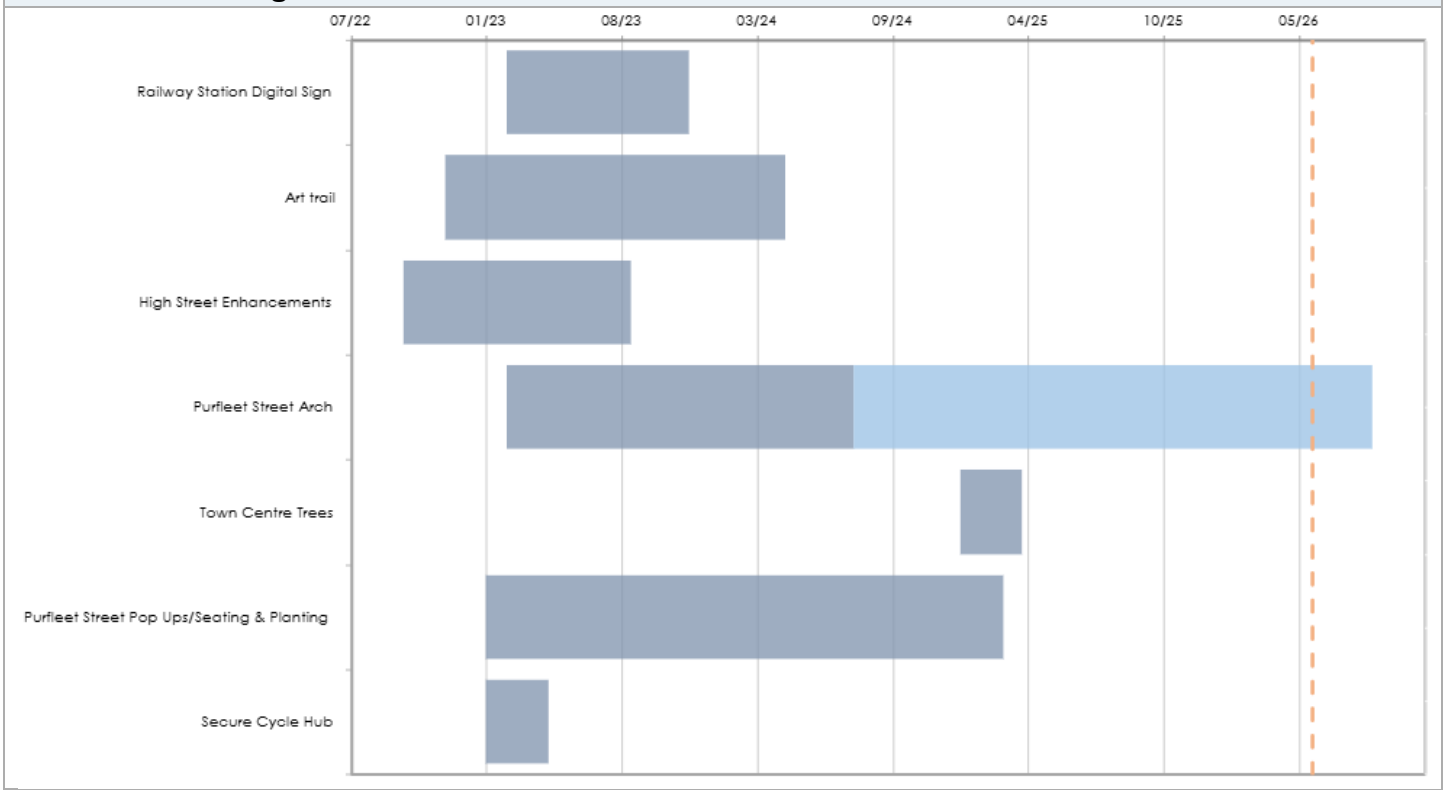
Overall RAG status remains GREEN

- Financials Actuals as at 31st August 2026 are £0.365m against a budget of £0.356m, at present the Arch has not been completed.
- Forecasted cost include £20k for the Arch, with the additional Archway costs.
- The Deficit is £29k and forecasted costs are £0.39m.

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 AMBER.

- A secondment Project Officer is in post to cover the Project Officer's maternity leave.
- This reallocation of resource will be required to complete the arch/artwork element of the project, should a decision be made to proceed, and to support delivery through to project closure.

6. Communications and Engagement

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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 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]
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