



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:	December 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 remains GREEN.
- Pop Up spaces became available for hire in March 2025, but promotion is currently paused due to street level scaffold works that limit access. Interim uses continue in the meantime.
- Artwork, seating, 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 now moved to the Operations Team, while responsibility for the digital signage sits with the Marketing and Communications Team.
- The only outstanding element is the Purfleet Street Arch. Its procurement is currently paused due to fire damage at the building where it was planned to be installed.

1.1 Decisions required by the Neighbourhood Board

- None

1.2 Achievements during this period

- Agreement made with local cultural organisation- Margery Kempe Trust, to use the Pop Ups for a Norfolk Arts Project funded project for local writers, while hire is paused.
- Signage has been put up to cover some of the scaffold on fire damaged building to improve the appearance of the area and to sign post the public to the businesses on Purfleet Street.

2. Risks and Issues

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

Risk ID (2/23)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
23	No response or suitable responses to	Failure to get suitable responses to RfQ for the Purfleet Street arc would result in this	A	Low	Previous RfQ received sufficient responses	07.01.2026



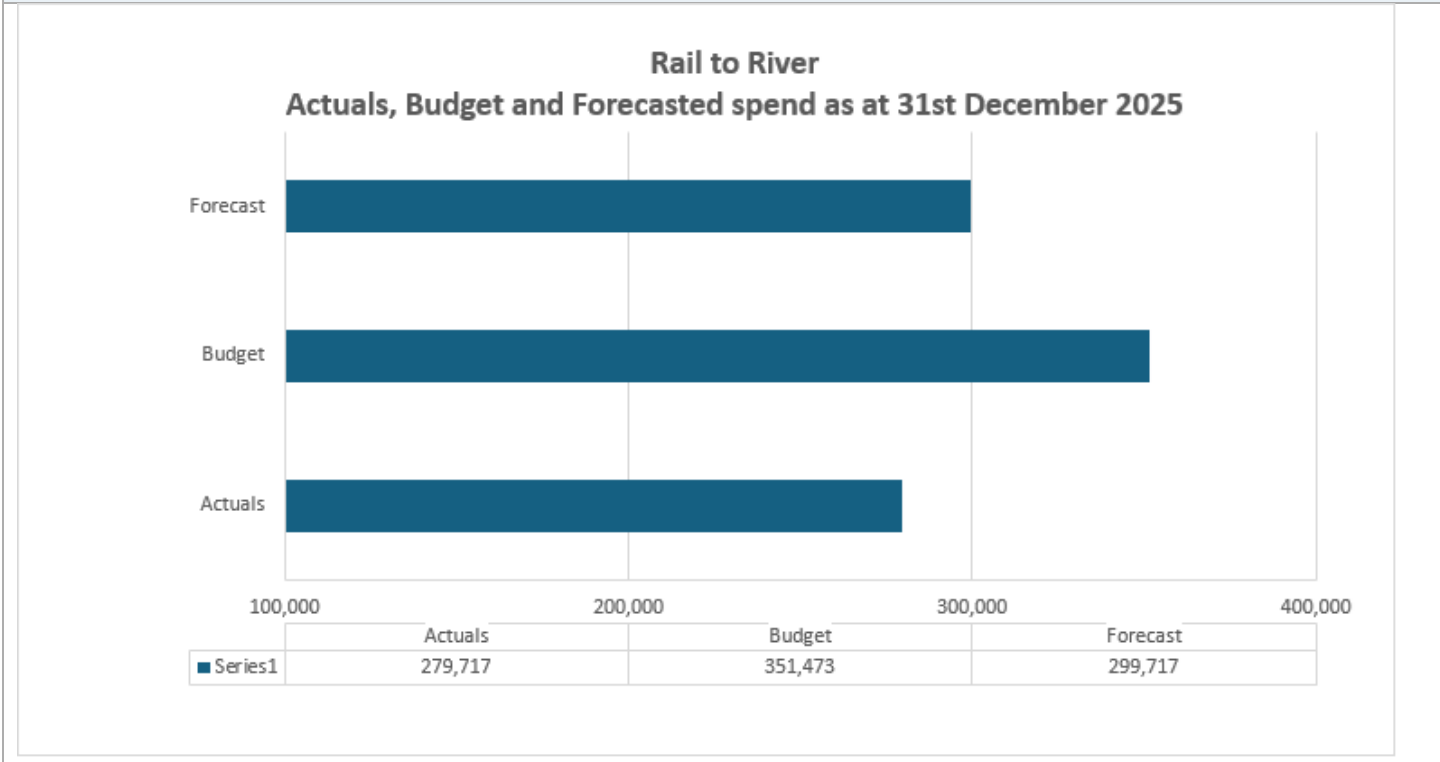
	RfQ for Purfleet Street Arch	element of the project not taking place.			suggesting artists are willing to quote for the work. Requirement for the arch to be hand forged is removed, widening the options for craftspeople to quote. Procurement of arch currently halted while permissions are sorted, but this remains a possible project risk.	
21	Works on Cashino building.	Cashino building is adding a new floor to the building following the fire damage. This will have an effect on the arch install and will mean the tables and chairs cannot be used for duration of works due to scaffold and work movements in road..	A	Low	The undetermined timeline of works means this is an ongoing risk. Decorative hoarding has been used to improve look of area. Meanwhile use of the one of the Pop Ups has helped with public perception of the area. Scaffold will be taken down 14 th February, a relaunch will take place for Easter.	07.01.2026

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 as this has not yet been resolved.	07.01.2026

				Boots legal team have been told that BCKLWN will start the process to recoup payment Chair of KLNb has written directly to Boots, but has not yet had a response.	
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3.1 Project Financials



3.2 Financial Commentary

Financials are maintained at GREEN.

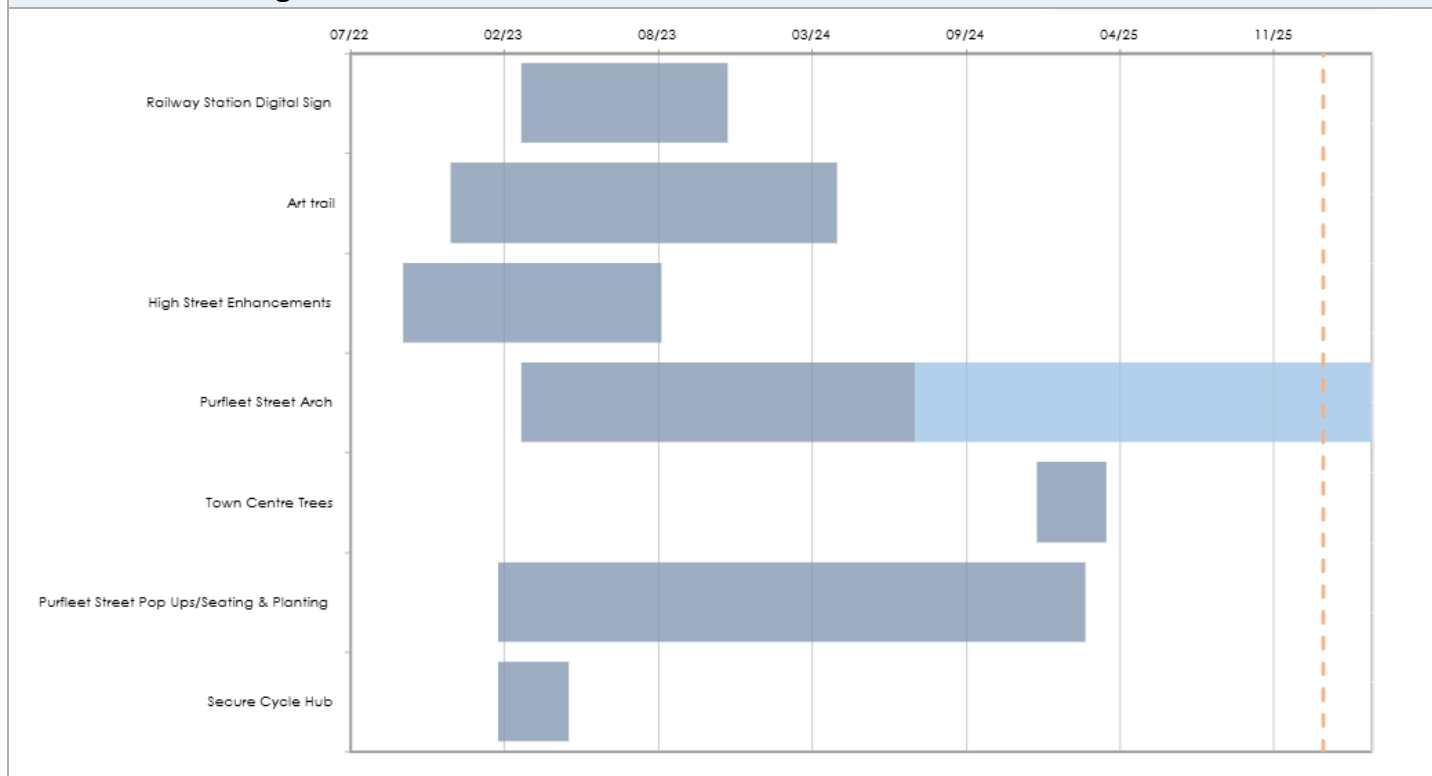
- As of 31st December 2025, project costs are £0.28m against a budget of £0.35, forecasted costs are £0.3m and within Budget.

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 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, procurement of arch currently paused due to this 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

Resources currently RAG rated GREEN.

6. Communications and Engagement

- The Margery Kempe Trust has been posting on social media about the cultural event currently being held in one of the Purfleet Street Pop Ups. They have credited BCKLWN for supporting the project.

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	29, last one to be installed in Jan 2025.
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