



P-21.15 Rail To River - Public Realm Project Highlight Report

Project Name:	Rail To River - Public Realm	Project Manager:	Heather Northey	Project Sponsor:	David Ousby	Report covers period of:	March 2024
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	A	G	A	A	A	G
Last Report	A	G	A	A	A	G

Project Definition

Project Stage: RIBA stage 3 – detailed design / procurement

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 AMBER due to

- Manufacture of units for Purfleet Street works complete. Units available for delivery w/c 4/3 but waiting for completion of utility connections.
- Draft licenses for Purfleet Street arch with Boots awaiting sign off. License for Ben Warren Properties complete.
- Artwork at railway station and St James Pool now in manufacturing system prior to delivery to ArtFabs works. Prospective installation date w/c 8/4.
- Resolution of Purfleet street arch delivery agreed.

1.1 Decisions required by the Town Deal Board

- None

1.2 Achievements during this period

- Progressed works on final connection of utilities with CG Godfrey for pop up units. Last significant order placed for final connections to utilities to pop ups which was a large cost risk.
- Working with operation team to set benchmark for rental income, and letting arrangements

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
0/22		No red or increasing amber				

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
1/5	Delay to Manufacture of the Purfleet street Arch	Cutter employed by Fransham Forge on maternity leave from end February 2024	A	Delay to programme	In dialogue to see if programming work can be completed before cutter leaves. This would mean earliest date for manufacture in summer and installation likely in late summer. Agreed with Supplier that cutter will return in summer during maternity leave to do programming and then arch can be made and installed in late summer.	25/01/24 07/02/24

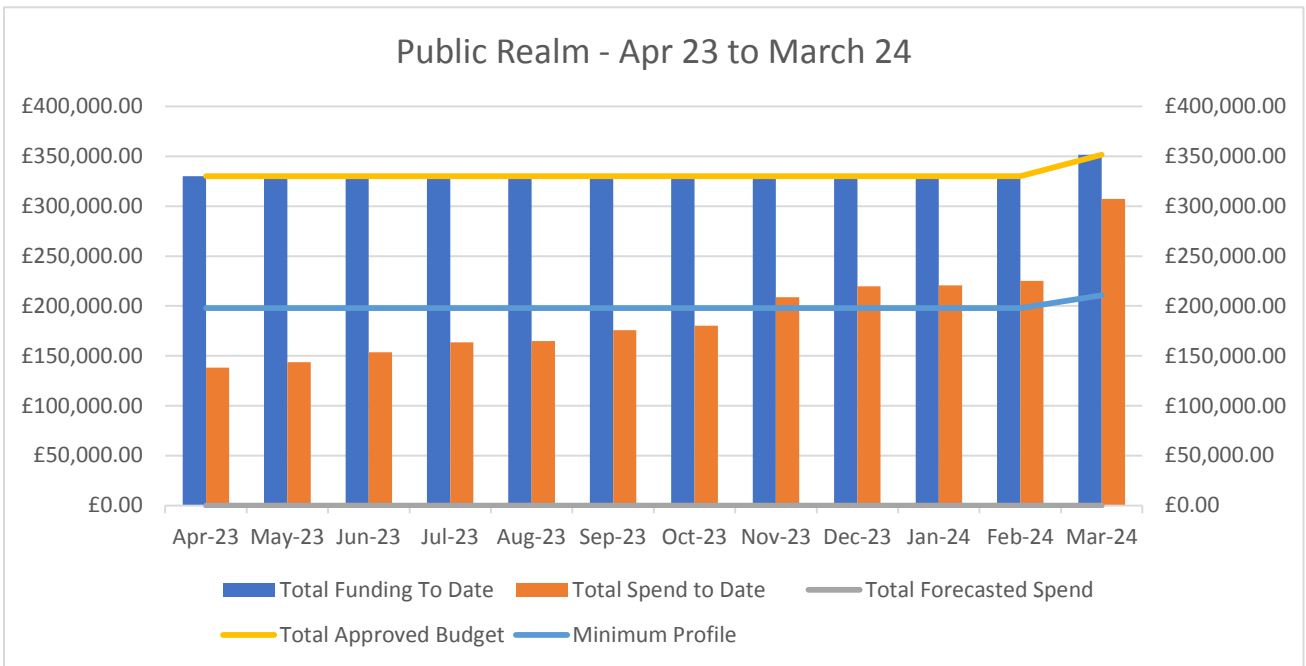
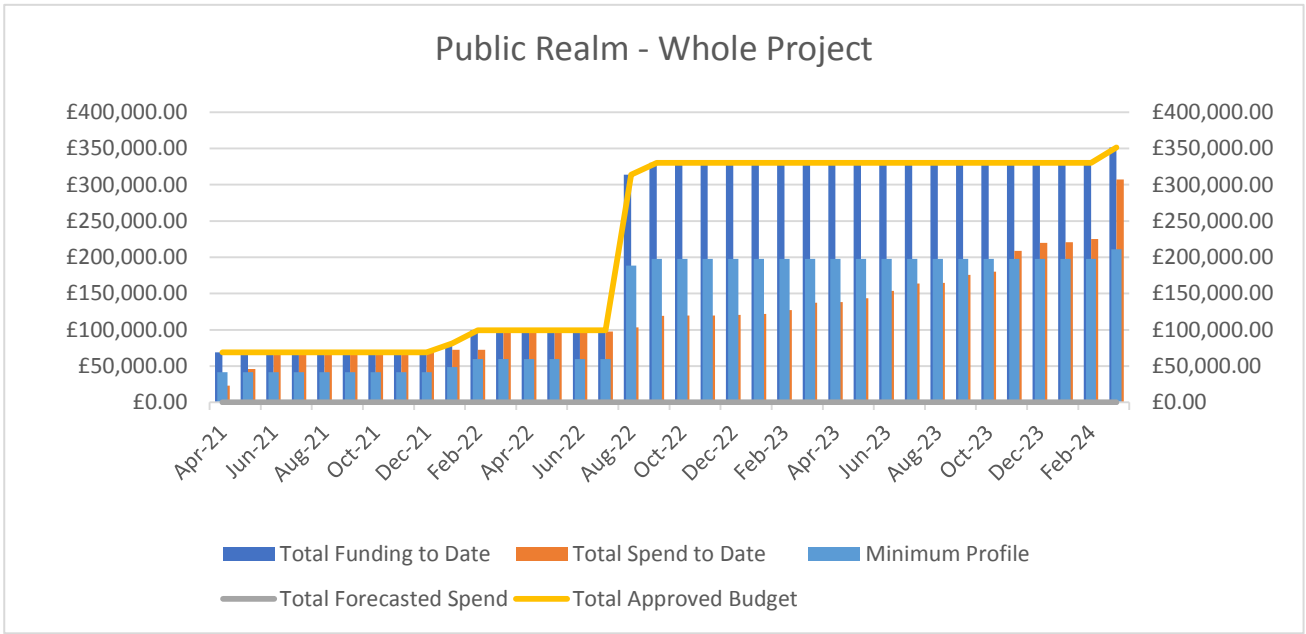
Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.

3. Financial Summary

Rail to River	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date Underspend (Overspend) £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast 2024/25 £	Current year variance between budget and forecast £	Total remaining contingency budget £
Current Month:								
Capital Expenditure	351,473	361,663	128,575	213,978	169,788	258,989	45,011	10,000
Revenue Expenditure	0	0	0	0	0	0	0	0
Towns Fund	-245,000	-137,898	-107,102	-192,505	-85,403	-192,505	0	0
Other Income*	-106,473	-85,000	-21,473	-21,473	0	-21,473	0	0
Net position	0	0	0	0	0	45,011	45,011	10,000
Last Month:								
Net position	0	0	0	0	0	0	0	0

*Note: will vary for each project.

3.1 Project Financials



3.2 Project Contingency and Change Control

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

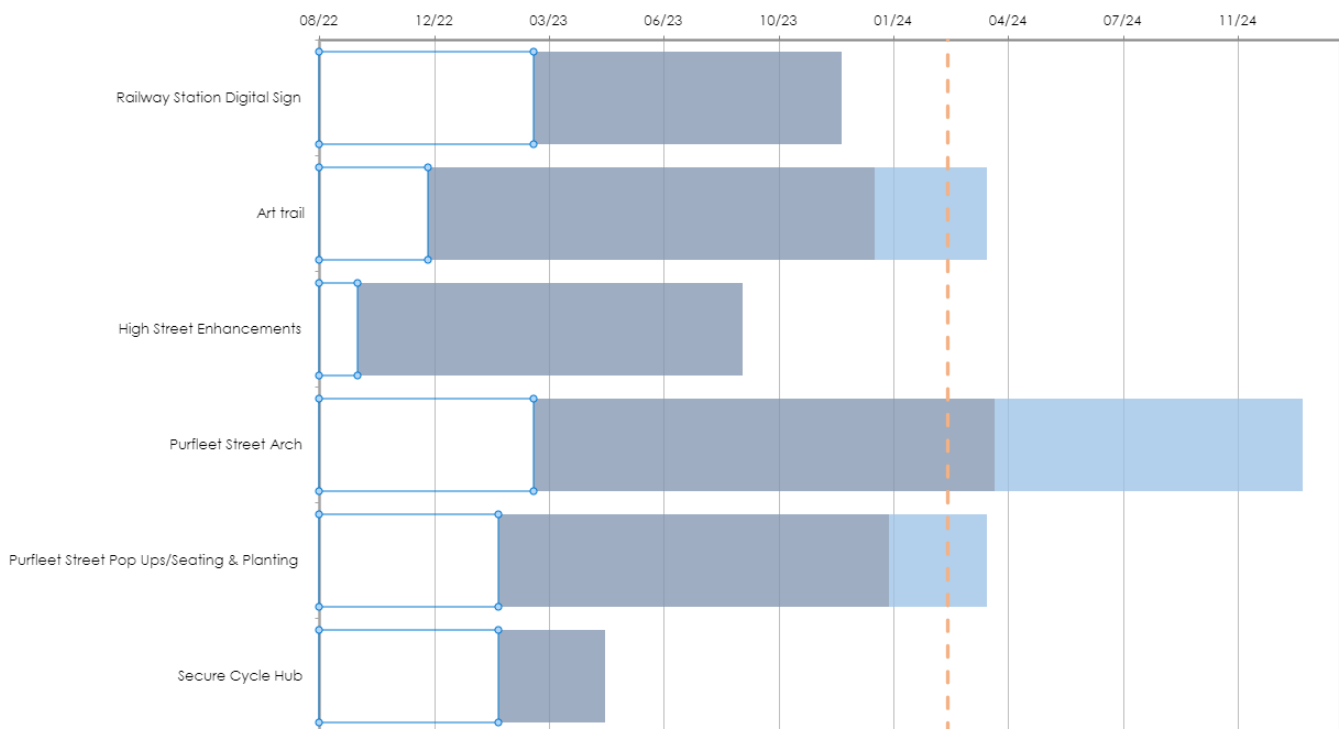
3.3 Financial Commentary

Financials RAG is currently still at Amber due to fees, rising infrastructure and steel costs, and co-ordination costs between trades etc. Project is due to be substantially complete in March 2024. The Purfleet Street arch will be completed in next financial year however the purchase order is in place, but funds will be called in 2024/5. Total capital works currently within the target budget.

This budget management excludes any capital costs for project management fees which will be covered elsewhere. The variance figure in the financial table reflects these PM costs.

Current project budget is £351,473 comprising £245,000 from Towns Fund, £69,000 Welcome Back Funding, £21,473 from UK Shared Prosperity Fund and £16,000 from Norfolk County Council. New Legal fees for licenses included with Boots = £6.2k and Cashino (£1.5-2k) at present.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines currently RAG Rated AMBER due to the extended period required for planning and licensing applications and lead in times for equipment on Purfleet Street. This extended this aspect of the programme to March 2024. Both pieces of artwork will be installed in April 2024. Further issues with manufacture of the Purfleet Street arch will delay its installation until late 2024 due to a key member of the manufacturing team going on maternity leave. Mitigation measures have been agreed. Whilst this one element of the work is delayed, all of the Towns Fund support will be committed by March 24 and the Arch is substantially funded from the Shared Prosperity Fund with match funding from the borough council.

5. Resources Commentary

Resources currently RAG rated Green.

6. Communications and Engagement

Comms statement re Purfleet Street works being prepared for a February release. Article planned for KL magazine for R2R project plus additional article on general release marketing the Purfleet Street 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)	1350m ²	
Amount of public realm improved m ²	5	
No of businesses supported	5	There are 4no pop up units now.
No of trees planted	5	Note Arboriculture officer does not want trees in pots, so the trees purchased for Purfleet Street to be repurposed elsewhere.
Number of Finger post installations	30	
Number of artwork installations	3	Including archway

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 –in manufacture; Purfleet Street Arch – licenses issued for revue and sign off. All planning and NCC licenses in place. Delay in manufacturing to late summer 2024. Purfleet Street Pop Ups and street furniture in manufacture Utilities – water and electricity installation ready for connection. Final orders placed Cycle hub – complete
Procurement progress	Individual project elements; with in house co-ordination. Remaining orders to place – chairs and tables for Purfleet Street, and manifestations for pop ups
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	Licensing process artwork with Network Rail and 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. All complete. Application for tables and seating required by NCC.- in progress
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.

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:	TBD					TDB		

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