



P-21.03b NORA EZ Development of Spec Units - Phase 2 Project Highlight Report

Project Name:	NORA EZ Development of Spec Units - Phase 2	Project Manager:	Mark Fuller/Jason Richardson	Project Sponsor:	Matthew Henry	Report covers period of:	June & July 2023
Capital Code:	C5002	Client Dept:	-	Lead Designer:	-	Cost Consultant:	-
Project Code:	P-21.03b	End User (if applicable):	-	Contractor on Site:	-		

Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	G	G	G	R	G	G
Last Report	R	G	R	R	G	G

Project Definition

Project Stage: RIBA 3 (Tender returned from framework on a D&B basis)

Objectives: Development of 4 units on the Nar Ouse Business Park offering light industrial and office space as per planning permission.

Scope: The project will deliver 2no pairs of semi-detached modern light industrial speculative units for the Enterprise Zone portfolio.

1. Overall Status (high-level summary)

Overall project status is Green due to:

- Project on hold minimum of 2 – 3 years as agreed at NORA Business Park Steering Group meeting 27.07.23
- Financials remain Red as the project costs are more than 10% over the budget
- Please note** that as the project is now on hold, this will be the last Project Highlight Report. If/when the project is revisited, the Business Case will be re-visited at that time.

1.1 Decisions required by the Officer Major Projects Board

- No decisions required
- Note the decision of the NORA Business Park Steering Group to put the project on hold

1.2 Achievements during this period

- Agreement at NORA Business Park Steering Group meeting 27.07.23 that project is on hold

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (0/0)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
-		No red or increasing amber				

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (0/0)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
-		No red or increasing amber				

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

3. Financial Summary

	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date <i>Underspend (Overspend)</i> £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast 2023/24 £	Current year variance between budget and forecast £	Total remaining contingency budget £
Current Month:								
Capital Expenditure	£7,574,522	0	£7,574,522	0	0	0	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	0	0	0	0	0	0	0	0
Other Income*	0	0	0	0	0	0	0	0
Net position	£7,574,522	0	£7,574,522	0	0	0	0	0
Last Month:								
Net position	£7,774,522	0	£7,574,522	0	0	0	0	0

*will vary for each project

3.1 Project Financials

Graphs to be inserted here in future months

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

RAG rating is Red, project now on hold due to cost escalation.

4. Timelines – High Level Milestones

No milestones established at this time due to project being on hold.

4.1 Timelines Commentary

No milestones established at this time due to project being on hold.

5. Resources Commentary

Not applicable.

6. Communications and Engagement

Comms advised Phase 2 Spec Units Project on hold.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Plot A3 – 2 light industrial units and associated office space.		
Plot A4 – 2 light industrial units and associated office space.		

7.2 Outcomes

Description	Target	Notes
New jobs and employment opportunities		
New businesses relocated to Enterprise Zone		
Modern office and light industrial floor space constructed and added to the BCKLWN commercial property portfolio.		
Construction of Phase 1 and 2 generates interest in the wider Enterprise Zone development.		

8. Other Matters

Item	Comment
General stage progress	NORA Phase 2 – RIBA stage 3
Procurement progress	Phase 2 at tender receipt stage over budget being reviewed.
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	D&B as per Nar Ouse Framework (JCT)
Proposed route to market (e.g. IOTT, Framework ie DPS, HPCS, LCP)	Framework
Local schemes / dependencies	Infrastructure contract progress.

Latest Approved Document : Cabinet Report Sept 2019

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:	24.09.2019							
Approved by:	Cabinet							