



P-21.06

Salters Road Project Highlight Report

Project Name:	Salters Road	Project Manager:	James Grant	Project Sponsor:	David Ousby	Report covers period of:	December 2023 & January 2024
Capital Code:	C8161	Client Dept:	Corporate Projects	Lead Designer:	LPL	Cost Consultant:	GCBA
Project Code:	P-21.06	End User (if applicable):	Freebridge Community Housing	Contractor on Site:	LPL		

Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
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Project Definition

Project Stage: RIBA Stage 5: Construction

Objectives: Delivery of seventy-eight affordable properties at Salters Road, King's Lynn to be transferred to Freebridge Community Housing - APC Funded

Scope: Social Housing scheme off Columbia Way, delivered as part of BCKLWN Major Housing Programme

1. Overall Status (high-level summary)

Overall status currently Green.

- Project progressing well.
- Project finances currently remain as expected.
- Project timelines need careful management to ensure ACP and FCH contract requirements are met. Particular attention to be paid to the handover dates with / for FCH.

1.1 Decisions required by the Officer Major Projects Board

N/A

1.2 Achievements during this period

- First 15 plots handed over to Freebridge Community Housing
- Tour of the site for Councillors and FCH board members and staff
- Creating Communities event booked for 3rd February 2024
- FCH gained board approval and additional funding to install all flooring to each plot. This pushed back the handover date to FCH but agreed and signed off.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (0/20)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
		N/A				

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (1/20)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
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3.1 Project Financials

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

3. Financial Summary								
Salters Road	Total approved budget	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	14,807,465	9,841,044	4,966,421	6,390,297	6,278,017	6,390,297	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-1,065,547	-1,065,547	£0	0	0	0	0	0
Other Income*	-14,774,534	-9,852,246	-4,922,288	-£7,180,556	-£9,912,539	-7,108,556	0	0
Net position	-1,032,616	-1,076,749	44,133	-£790,259	-£3,634,522	-790,259	0	0
Last Month:								
Net position	-1,032,616	3,282,171	4,314,787	-£790,259	-£3,280,962	-£790,259	0	0

In future months, graphs will be inserted here.

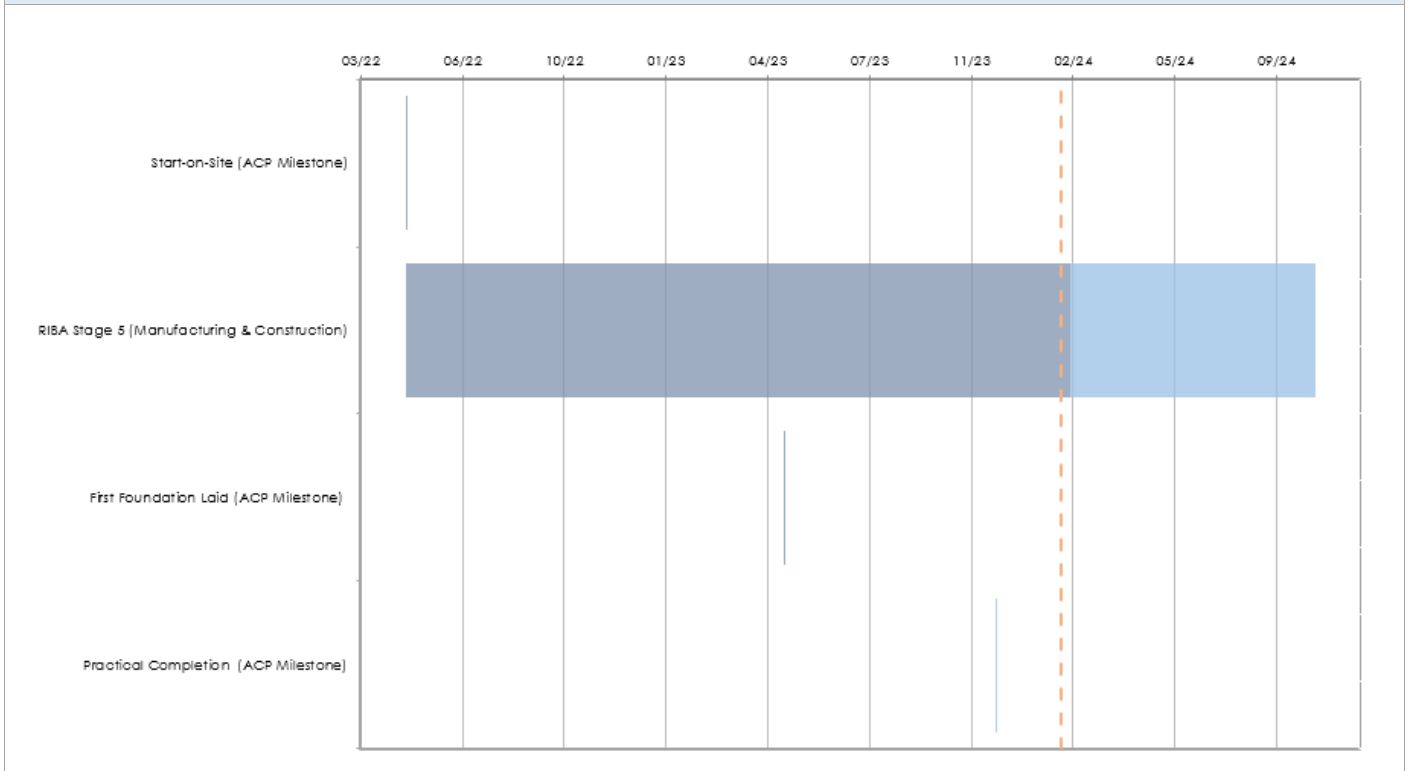
3.2 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
16	Agreed handover / completion dates for Phases 1A & 1B to move from 23.11.23 to 29.01.24. This was due to additional flooring being included from FCH	£0	No impact on overall programme,	N/A	G	Principal Project Manager	Dec 2023
Multiple	Multiple specification changes to meet FCH requirements	£0	No Programme Implications	Specification changes, for example changing driveways from Asphalt to Brickweve	G	Principal Project Manager	Oct / Nov 2023

3.3 Financial Commentary

Financials RAG is Green as currently on track, the project is due to be completed in 2023/24 . Costs currently within expectations.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timeline is currently Green. The Borough Council and Lovell are working together to meet ACP Deadlines: practical completion to be October 2024. Handover on the first phase moved from November 2023 to 29th January 2024, agreed between all parties to accommodate; flooring to be completed to all plots, an adversely bad weather winter period and Anglian Water pipe connections.

Next phases continue to be monitored.

5. Resources Commentary

Resources currently Green. All members of Corporate Project Team involved with project providing continuity of knowledge. Project officer has long term knowledge on scheme. Clerk of Works is supporting Assistan CoW. CoW is working well with CoW at FCH.

6. Communications and Engagement

Newsletter went out during period.
 Regular meetings between all parties ongoing – BC, FCH, Lovell.
 Press release went out during period regarding the Councillor visit and first plots completing.
 10 Councillors attended a site tour on 19th January 2024, along with 7 staff and board members from FCH. All very positively received – press release was picked up in the press.

7. Outputs and Outcomes

7.1 Outputs		
Description	Target	Notes

Delivery of:		
Affordable Units	78	15 handed over to FCH
Delivery Pace in accordance with Accelerated Construction Programme		Units per month – 4.87

7.2 Outcomes

Description	Notes
As per outputs	

8. Other Matters

Item	Comment
General stage progress	RIBA Stage 5 – Construction
Procurement progress	Lovell appointed. Sub-contractor appointments all now complete.
Proposed form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000 – Signed 06.01.2023
Proposed route to market (e.g., IOTT, Framework i.e., DPS, HPCS, LCP)	Disposal of properties to FCH
Legal progress	Gateley PLC instructed to support on Golden Brick Transfers
Surveys Status	All necessary surveys & inspections in place.
Statutory updates	Planning approval in place and pre-commencement conditions discharged.
Health and safety	Lovell Partnership Ltd appointed as Principal Designer and Principal Contractor.
Local schemes / dependencies	

9. Approved Documents

	RIBA Stage 1	RIBA Stage 2	RIBA Stage 3	Pre-Planning Appraisal	Planning Consent	Post Planning Appraisal	RIBA Stage 4	Price Adjudication	Cabinet Approval	Contract Signed	RIBA Stage 5	RIBA Stage 6	RIBA Stage 7
Status:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Ongoing		
Date Approved	N/A	N/A	N/A	TBC	10/21	TBC	N/A	09/21	03/21	01/23			
Approved by	N/A	N/A	N/A	DG	LPA	DO	N/A	DO	Cabinet	MO			

Latest Approved Document: Signed Contracts (BCKLWN & LPL / BCKLWN & FCH – 06.01.2023)

Spend - Budget Variance (inc. contingency)	Milestone Delivery RAG Status	Risks & Issues RAG Status
R More than 10% over or under budget	R 13 weeks or more behind the critical path	R Needs 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 weeks or less behind the critical path	G Can be managed