



P-21.05 Parkway (Florence Fields) Project Highlight Report

Project Name:	Parkway (Florence Fields)	Project Manager:	James Grant	Project Sponsor:	David Ousby	Report covers period of:	February & March 2024
Capital Code:	C8431	Client Dept: -	Corporate Projects	Lead Designer:	LPL	Cost Consultant:	GCBA
Project Code:	Parkway (Florence Fields)	End User (if applicable): -	Members of public & BCKLWN Companies	Contractor on Site:	LPL		

Management Summary

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

Project Definition

Project Stage: Cabinet approval received. Contracts signed. RIBA Phase 5.
Objectives: Delivery of 226 homes at Parkway – Gaywood (Open Market, PRS, Affordable) – ACP Funded
Scope: Housing delivery on the former COWA sports field, delivered as part of BCKLWN Major Housing Programme

1. Overall Status (high-level summary)

Overall status currently Amber due to:
<ul style="list-style-type: none"> ▪ Project timelines currently a concern. Groundworker ceased trading during period which has and will affect programme. Lovell working on procurement of new groundwork contractor. Programme to be revised once procurement resolved. ▪ Ongoing discussions taking place with Homes England to ensure that the project meets revised ACP funding deadlines. ▪ Scheme costs and funding are being managed carefully to ensure scheme viability – impact of groundworker still to be determined. ▪ Timescales for the project remain tight but deliverable. ▪ Resources are suitable for the project. ▪ Investigations ongoing with Network Rail to resolved blocked / broken culvert. Still remains an issue. IDB have informally advised we can start to discharge in low volumes as a test to see how the local system accommodates despite culvert issue. Whilst not a resolution this is a positive step forward.

1.1 Decisions required by the Officer Major Projects Board

<ul style="list-style-type: none"> ▪ Paper going to Cabinet in April reviewing PRS & Affordable property proportions.
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1.2 Achievements during this period

<ul style="list-style-type: none"> ▪ Substructure brickwork started on a number of plots. ▪ Drainage progressing. ▪ Newsletter being drafted for next period. ▪ Solicitors drafting sales particulars ▪ Solicitors appointed to finalise removal of gas easement with Cadnet.
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2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (2/44)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
I4	Surface Water	Network rail culvert, under adjacent "sand line" blocked impacting on ability for site to discharge surface water during construction.	A	Build.	Risk lowering as weather improves. IDB have informally stated they will allow a temporary test discharge to determine how the local system will react to the pumping despite the culvert issue. IDB continuing to pursue Network Rail to repair culvert.	22/04/2024 (reviewed)
A12		Groundwork Subcontractor ceased trading. Groundworks are that single largest subcontract package and critical path item.	R		Lovell working to engage new groundworks as soon as possible. Groundworks for 15 plots have been separated from the main package that can be appointed sooner to give continuity of works to other trades.	22/04/2024 (reviewed)

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (1/44)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
D7	Contract or Relations hip	Complex risks with potentially high financial and programme implications may result in difficult contractual responsibility conversations.	A	Partners hip	BCKLWN to seek independent legal support if dispute arises. Continue to work closely with Lovell to find solutions in the interest of both parties as opposed to taking an immediate defensive stance.	22/04/2024 (updated)

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 Underspend (Overspend) £	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	£56,465,653	£9,149,367	£47,316,286	£8,600,000	£9,149,367	£8,600,000	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-£2,124,716	-£1,187,735	-£936,981	0	-£1,187,734	0	0	0
Other Income*	-£53,318,892	-£200,000	-£53,118,892	0	-£200,000	0	0	0
Net position	£1,022,046	£7,761,632	£729,274	£8,600,000	£7,761,633	£8,600,000	0	0
Last Month:								
Net position	£4,837,521	£3,895,309	£2,174,459	£8,600,000	£5,548,395	£8,600,000	0	0

3.1 Project Financials

*will vary for each project

In future months, graphs will be inserted here.

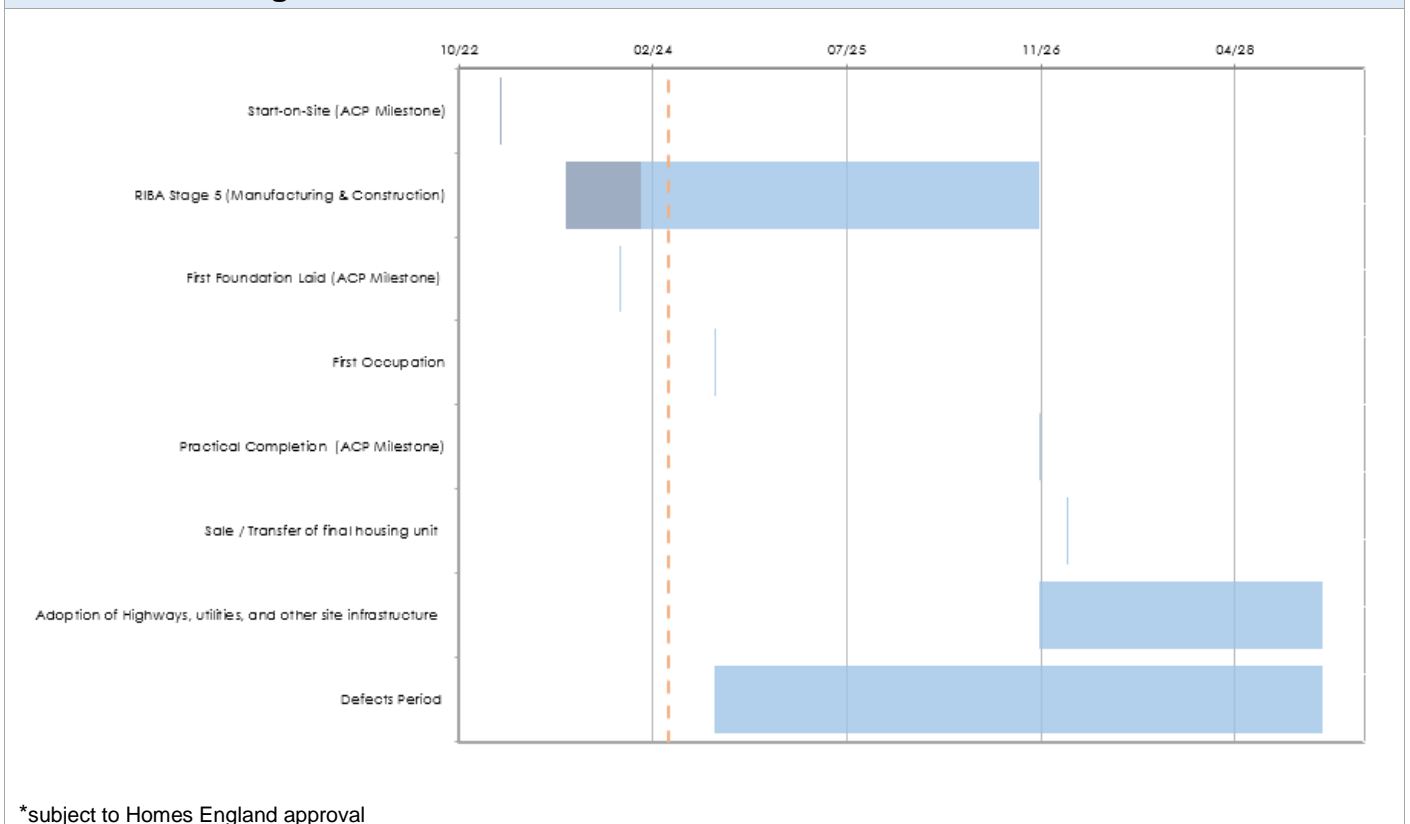
3.2 Project Contingency and Change Control

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

3.3 Financial Commentary

Financials RAG is Amber as although overall spending within total approved budget, 2023/24 approved budget to be revised due to delay in start on site (July 2023) and capital budget in future years reprofiled. Loss of groundworker to have financial impact on project but scale of impact not yet known.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timeline is currently green, although concerns exist regarding groundworkers and Network Rail causing future delays (culvert). The program retains some contingency to accommodate these existing issues if the appointment of a new groundworks team proceeds effectively, and our discussions with the internal drainage board materialise the planned water management solution.

5. Resources Commentary

Resources currently green. Project being delivered by Internal BCKLWN team. Project Officer fully engaged with project and full understanding of issues. Clerk of work is fully engaged with the project, focusing on drainage and tree works at the moment. Lovell Partnership Ltd have all internal resources in place.

6. Communications and Engagement

Draft comms plan is with Communications team.
 Newsletter being drafted for next period.
 2 sessions booked with Howard Junior School.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Delivery of		
Private Rented Units	46	20.3%
Open Market Sales Units	146	64.60%
Affordable units	24	10.6%
Shared ownership	10	4.42%
Total	226	
Delivery Pace in accordance with Accelerated Construction Programme		
Contribution of housing units towards BCKLWN 5-year housing land supply		
Social Value targets		
Social		Apprenticeships / Trainees - 22 School Engagements - 12 Volunteering – TBC Skills development – 1,040 weeks Staff training – 1,200 person hours. Community engagement – 16 newsletters, 40 person hours
Environmental		Waste diverted from landfill – 95% Considerate Constructor Score – 42/45 HVO Fuel – 100% EcoCabins – 100%
Economic		Sub-contractors - 60% Norfolk 33% West Norfolk 40% within 30 miles Suppliers - 40% Norfolk 33% West Norfolk 35% within 30 miles SMEs – 25% Living Wage – 100%

7.2 Outcomes

Description	Target
N/A	

8. Other Matters

Item	Comment
General stage progress	Started on site.
Procurement progress	As above.
Proposed form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000
Proposed route to market (e.g., IOTT, Framework i.e., DPS, HPCS, LCP)	Sale of properties on open market
Legal progress	Procurement of legal services required for conveyancing.
Statutory updates	Pre commencement conditions awaiting discharge.
Health and safety	Lovell Partnership Ltd appointed as Principal Designer and Principal Contractor

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	08/21	03/22	04/22	N/A	09/22	01/23	07/23			
Approved by	N/A	N/A	N/A	DO	LPA	DO	n/a	DO	Cabinet	OJ			

Latest Approved Document: Cabinet Report – Council Approved 26th January 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