



P-21.05 Parkway (Florence Fields) Project Highlight Report

Project Name:	Parkway (Florence Fields)	Project Manager:	James Grant	Project Sponsor:	Oliver Judges	Report covers period of:	Q1 2024-25
Capital Code:	C8431	Client Dept: -	Corporate Projects		Lead Designer:	LPL	
Project Code:	Parkway (Florence Fields)	End User (if applicable): -	Members of public & BCKLWN Companies		Cost Consultant:	GCBA	
					Contractor on Site:	LPL	

Management Summary

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

- Project timelines less of a concern – a new programme has been provided. This is reflective of the new groundworker being on board and works with the new contractor progressing. Site is progressing well since the new appointment.
- Progress - Plot 1 & 17– roof on hold, marketing suite – 1st fix progressing, plots 2, 3 & 4, 5 & 35 progressing to plate, plots 36 - 43 progressing to joist, plots 44 & 45 at pad
- Scheme costs and funding are being managed carefully to ensure scheme viability – subcontractor packages that have been let have been competitive strengthening financial position.
- Resources remain suitable for the project.
- Network Rail are to still resolve the blocked / broken culvert. Still remains a concern. IDB have allowed a temporary discharge– this has started and working well. Whilst not a permanent resolution to the whole problem this is a positive step forward, temporary discharge for 4 months.

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- Show home plots externals almost complete – roof to finish
- Drainage progressing.
- Newsletter delivered to around 950 residents in the Gaywood area – no negative feedback received.
- Sales particulars & marketing material are almost complete.
- Removal of gas easement with Cadent nearing completion.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (1/44)	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.	01/07/24

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	Contractor Relationship	Complex risks with potentially high financial and programme implications may result in difficult contractual responsibility conversations.	A	Partnership	BCKLWN to seek independent legal support if dispute arises. Continue to work closely with Lovell to find solutions in the interest of both parties.	01/07/24

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

3.1 Project Financials

*will vary for each project

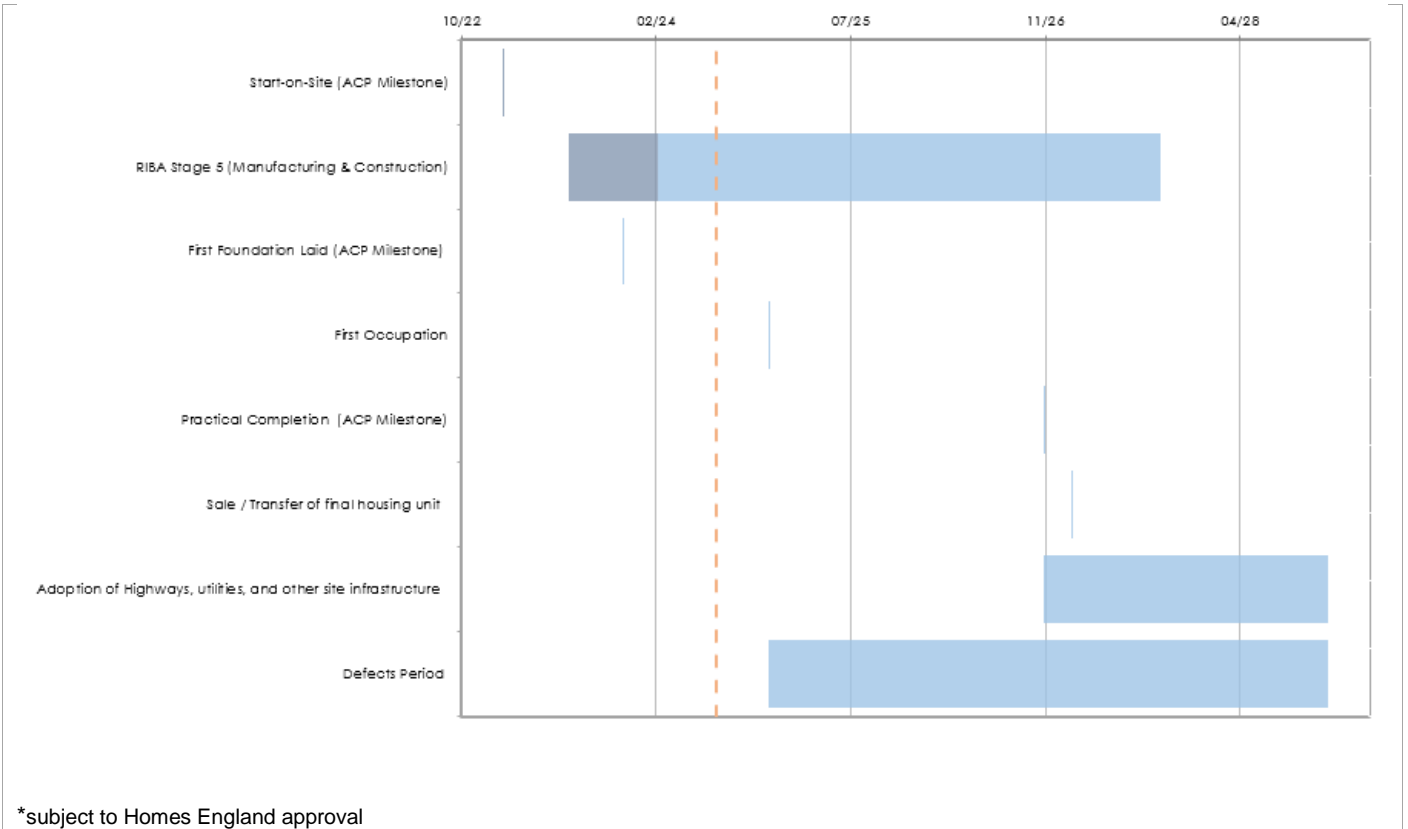
3.2 Project Contingency and Change Control

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 potentially to exceed total budgets spend is currently within total approved budget. Forecasted net position is shown to have significantly improved due to forecasted confidence in housing market, however this should be considered with some caution at project remains in early stages with long period of potential changes in housing and construction market that will need to be accommodated.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timeline is currently green, although concerns exist regarding Network Rail still not scheduling works to the culvert. The programme has been revised to reflect the appointment of the new groundworks although the programme does have contingency to accommodate the internal drainage board materialise the planned water management solution.

Whilst the technical ACP milestone remains unchanged and will therefore not be met – Homes England are aware of revised completion date of 16/10/24 and are in acceptance of this. No risk to funding.

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 – this includes the appointment of a new trainee assistant site manager.

6. Communications and Engagement

Draft comms plan is with Communications team.

Newsletter delivered to 950 residents in the area within the period.

2 sessions held with Howard Junior School – 2 assemblies delivered, one to Year 3/4 and one to Year 5/6. Both assemblies focused on Health & Safety, the one for older children also had a focus on environmental factors. There are 2 competitions – one for a Health and Safety posters and one for eco house designs.

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)	
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