



P-21.08

Southend Road Project Highlight Report

Project Name:	Southend Road	Project Manager:	James Grant	Project Sponsor:	Oliver Judges	Report covers period of:	Q1 2024-25
Capital Code:	C5004	Client Dept:	Corporate Projects		Lead Designer:	LPL	
Project Code:	P-21.08	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	R	G
Last Report	A	R	A	A	R	G

Project Definition

Project Stage: RIBA Stage 5: Construction

Objectives: Delivery of thirty-two flats at Southend Road, Hunstanton (Open Market, Affordable – ACP Funded) - initially marketed to people with a local connection to the area.

Scope: Housing delivery on the southern end of Southend Road Carpark, delivered as part of BCKLWN Major Housing Programme.

1. Overall Status (high-level summary)

Overall Status currently Amber:

- Technical issues are either resolved or being worked through. Programme impacted by weather and zinc schedule.
- Internal fit out going well – Electrical-1st fixing complete to all plots, stairwell cabling works in progress, Plumbing 1st fix complete to all plots. Plastering, decorating and kitchens complete to a number of plots.
- Externals progressing – underpass roof carcass complete, all plots slated apart from 18 and ridge tiles to plots 12 – 18. Zinc-All plot dormers complete and fascias and barge boards. Lightning protection- plots 3-6 complete and Southend Rd side of 9, 12, 15 and 18 complete. Various drop tapes complete. Guttering and downpipes-Plots 3-6 complete.
- Scaffold dismantle plots 28-30 dropped and plot 1. Adaptions to all stairwells for plastering.
- Sales update: First sales released – good interest but buyers were keen to see a show property before committing to purchase. Show home (Plot 25) was available from May 2024; Show home (Plot1) will be available from mid-July 2024. Approval of the management company representatives still being resolved.

Decisions required by the Officer Major Projects Board

- N/A

1.2 Achievements during this period

- Externals progressing
- Internals continuing
- Windows and door installation is progressing well
- Zinc cladding and detailing progressing, but still slower than expected
- Open House held on Saturday 18th May for Plot 25

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (4/19)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A2	Income	Falling house prices impacts on scheme viability.	A	Finance	Monitoring of market. Work closely with agent to ensure units meet and respond to market need.	01/07/24

2.2 Key Issues [all red and increasing amber]						
<i>An issue is something that has happened</i>						
Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
	Low / no sales interest	WHB fail to sell any plots.	A	Contractual relationship	Engage in discussions on other options. What else could be considered.	31/07/24

*will vary for each project

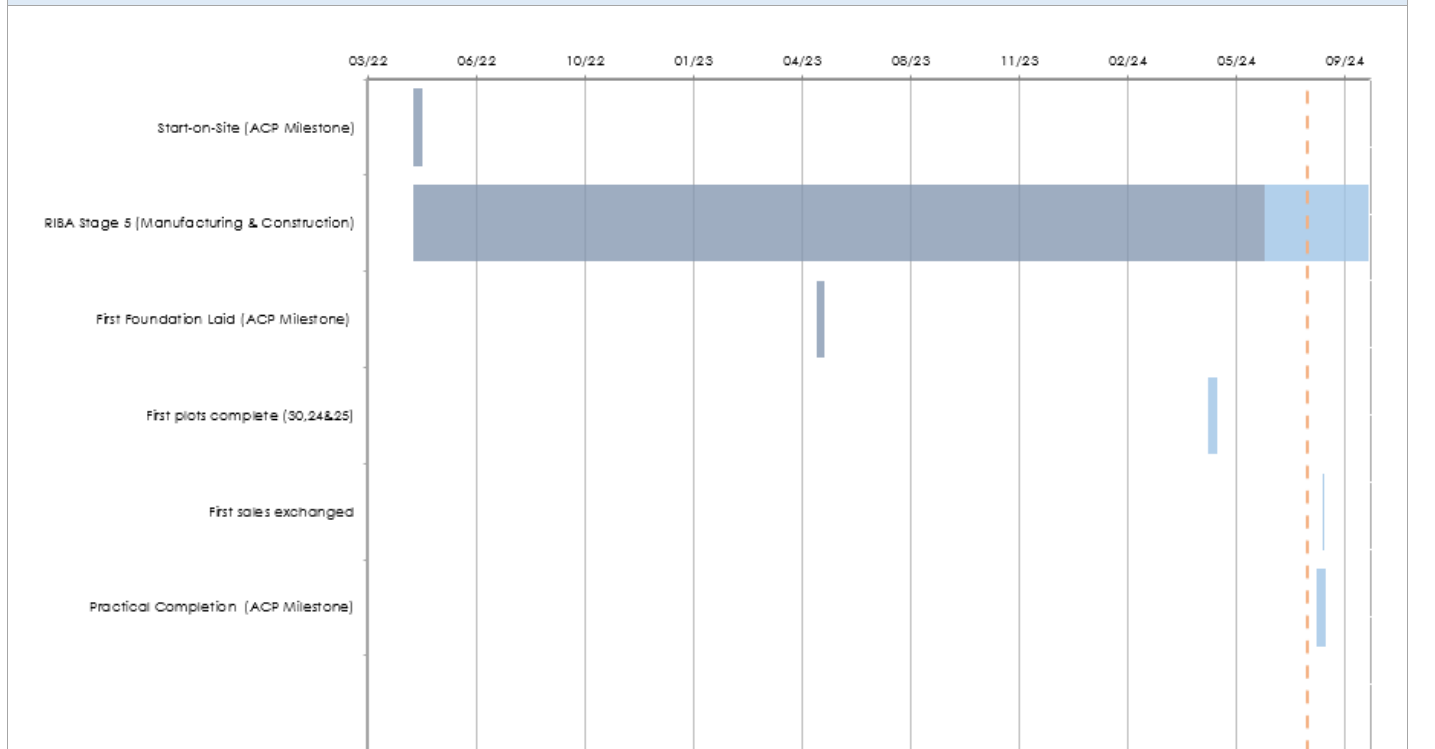
3.1 Project Financials

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 currently RAG is Amber. Full financial implications of delays under review but technical approvals, delays, and increasing material costs are likely to have significant impact on project profit. Sales interest remains slow. Should property values need review the project losses will extend.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

The timeline is currently Red. Expected completion date now mid-October 2024 [SUBJECT TO FORMAL CONTRACT EXTENSION OF TIME TO BE AGREED]. Variation may be required for the ACP funding agreement; it is expected that this funding extension will be accepted due to complex unforeseen events during construction. Further delays, whilst not notified to the team by Lovell, are anticipated based on spend proofing.

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 remain Green. Project Officer & Principal Project Manager fully engaged with project and full understanding of issues. Clerk of Works is fully engaged with the project and engaging with BC H&S Advisor as needed for clarity on certain items. Lovell team fully resourced – team working well.

6. Communications and Engagement

Newsletter delivered within period.
Property sales being advertised, information available on RightMove.
Promotion of show flat 1 opening on Saturday 13th July.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Delivery of;		
Shared Ownership	2	6.25%
Open Market Sales Units	26	81.25%
Affordable units	4	12.5%
Total	32	
Delivery Pace in accordance with Accelerated Construction Programme		9.03 Units per month
Contribution of housing units towards BCKLWN 5-year housing land supply		

7.2 Outcomes

Description	Notes
N/A – as per Outputs	

8. Other Matters

Item	Comment
General stage progress	Works on site. Brick work almost complete – now focusing on roof, windows and pushing zinc programme.
Procurement progress	Block management tender complete.
Proposed form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000 Contract – Signed
Proposed route to market (e.g., IOTT, Framework i.e., DPS, HPCS, LCP)	Disposal of properties on open market.
Legal progress	Gateley PLC instructed to undertake conveyancing & legal support works.
Statutory updates	Pre-occupied and compliance conditions to be discharged
Health and safety	LPL 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	TBC	07/21	TBC	N/A	12/21	03/21	03/22			
Approved by	DG	DG	DG	DG	LPA	DG	DG	DO	Cabinet	MO			

Latest Approved Document: Signed contract – March 2022

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