



P-23.08 Lynnsport 1 (Valentine Park) Project Highlight Report

Project Name:	Lynnsport 1 (Valentine Park)	Project Manager:	Juliana Fox-River	Project Sponsor:	Oliver Judges	Report covers period of:	Q1 2024-25
Capital Code:	C8125	Client Dept:	Corporate Projects	Lead Designer:	LPL	Cost Consultant:	GCBA
Project Code:	Lynnsport 1 (Valentine Park)	End User (if applicable):	N/A	Contractor on Site:	LPL		

Management Summary

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

Project Definition

Project Stage: RIBA Stage 5: Construction

Objectives: Delivery of ninety-six mixed tenure properties at Lynnsport 1 site, King's Lynn

Scope: Housing delivery on the former hockey pitches site, delivered as part of BCKLWN Major Housing Programme, with Level Partnerships Ltd

1. Overall Status (high-level summary)

Overall Status currently Green.

- This is the first Project Highlight Report for this site
- Ground Engineering contractor started mobilising plant on 1st July.

1.1 Decisions required by the Officer Major Projects Board

- N/A

1.2 Achievements during this period

- Contract with Level Partnerships Ltd signed on 19th June.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
0/29		No red or increasing amber risks currently				

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
0/0		No red or increasing amber risks currently				

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

3. Financial Summary

3.1 Project Financials

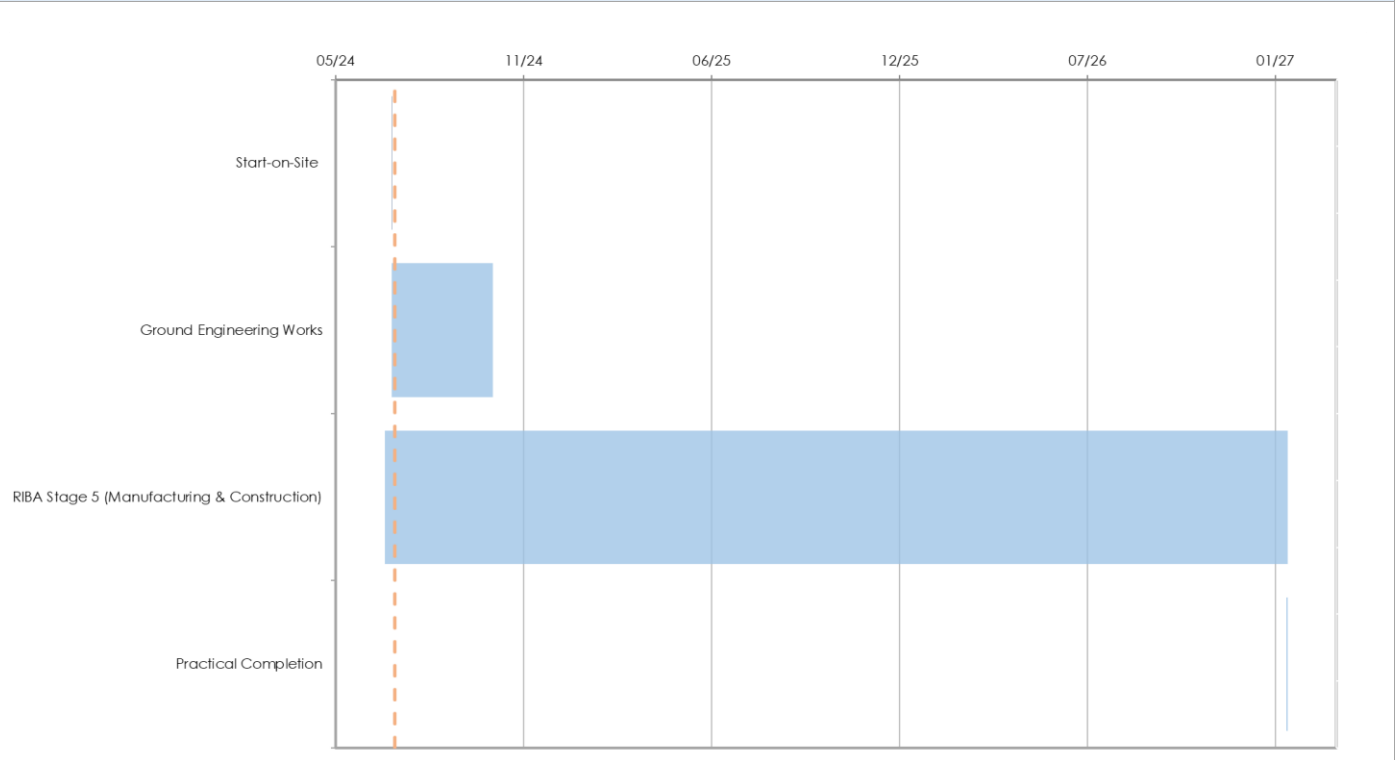
3.2 Project Contingency and Change Control

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 Green, initial subcontractor packages let in accordance with project budgets.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines currently Green due to recent start on site. No issues anticipated.

5. Resources Commentary

Resources currently Green. Project being delivered by Corporate Projects Team and Lovell Partnerships Ltd, all resources in place.

6. Communications and Engagement

- News release on both council's and Lovell's websites when contracts were signed;
- Initial newsletter to the residents issued in the period;
- Letter to neighbouring residents, offering a condition survey, issued in the period. Surveys being carried out.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Housing: delivery of		
Open Market Sales units	63	65%
Affordable Rent units	10	11%
First Home units	3	3%
Shared Ownership unit	1	1%
Private Rental units	19	20%
Total	96	

Road Adoption		Construction during the project lifecycle and subsequent adoption from NCC Highways
Public Open Spaces		Areas delivered during the project lifecycle and subsequent adoption from Public Open Space team
Management Company		Establishment and handover to the residents

7.2 Outcomes

Description	Target	Notes
Social: Apprenticeships/ Trainees created	To be agreed, likely 5 per year	
Social: College & School engagements	To be agreed, likely 2 per year	
Social: Affordable Homes (S106 Commitment)	As per Section 106 Agreement	
Social: Volunteering/ Community Support	To be agreed, approximately 40 hours per year	
Social: Training – staff development (in weeks)	To be agreed, approximately 300 weeks	
Social: Training – skills (in person-hours)	To be agreed, approximately 200 total hours to staff per year	
Social: Community Engagement	Minimum of 4 newsletters per year + 10 hours miscellaneous	
Environment: Electric Vehicle Charging Points (at least “EV-ready”)	To be agreed + 1-2 on site compound for use during construction	
Environment: Solar Panels	To be agreed	
Environment: Accessible Green Space	As per Section 106 Agreement	
Environment: Waste diverted from landfill	>=95%	
Environment: CCS (Considerate Constructors Scheme - Independent inspection score)	Score >=42	
Environment: HVO (Hydrotreated Vegetable Oil) fuel in Lovell plant	100%	
Environment: EcoCabins as site cabins	100%	
Environment: Sustainable procurement policies in contracts	100%	
Economic: Subcontractor base location	60% Norfolk 33% West Norfolk 40% within 30 miles	
Economic: Supplier base location	40% Norfolk 33% West Norfolk 35% within 30 miles	
Economic: Subcontractor classified as a SME (Small and medium-sized enterprise)	25%	
Economic: Estimated Workforce (monthly average on site)	To be agreed	
Economic: Living Wage	100%	
Economic: Promoting Responsible Business Practices	100%	
Economic: Ethical Business Training (for Major Housing Partnership staff)	To be agreed, likely 10/ year person-hours on training on subjects such as Modern Slavery, Bribery and Anti-Corruption	

8. Other Matters

Item	Comment
General stage progress	Started on site on 01/07/2024
Procurement progress	First trades procured
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)	Sales of units to Open Market or WNPL or WNHC, depending on the tenure
Legal progress	Procurement of legal services required for conveyancing
Surveys Status	Pre-commencement surveys carried out
Statutory updates	Pre-commencement planning conditions submitted/ to be submitted shortly
Health and safety	Lovell Partnership Ltd appointed as Principal Designer and Principal Contractor
ICT, FF&E update	N/A
Stakeholder engagement (comms)	Newsletters and letters to the residents
Local schemes / dependencies	Delivered as part of the Major Housing Programme

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:	06.02.24							24.03.24
Approved by:	Cabinet							OMP

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