



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

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|----------------------|------------------------------|----------------------------------|--------------------|----------------------------|---------------|---------------------------------|------------|
| Project Name: | Lynnsport 1 (Valentine Park) | Project Manager: | Juliana Fox-River | Project Sponsor: | Oliver Judges | Report covers period of: | Q2 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 | G | G | G | G | G | G |

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.

- Ground Engineering slightly ahead of programme
- Groundworkers commenced on 23rd September

1.1 Decisions required by the Officer Major Projects Board

- N/A

1.2 Achievements during this period

- Anglian Water deed agreed,
- Internal Drainable Board consent obtained,
- Significant progress on ground engineering

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 |
|---------|------------------------|---|------------|---------------|--|----------------|
| G2 | Neighbouring residents | Complaints from residents on piling works | A | Comms | Being proactive with resident engagement - issuing a newsletter about works in advance of piling commencing; further investigation on methods to mitigate noise and vibration. | 01/10/2024 |

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 |
|----------|-------------|-------------|------------|------------|-----------------|----------------|
| N/A | | | | | | |

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

3. Financial Summary

Financial information is not available

3.1 Project Financials

To be provided by Project Accountant

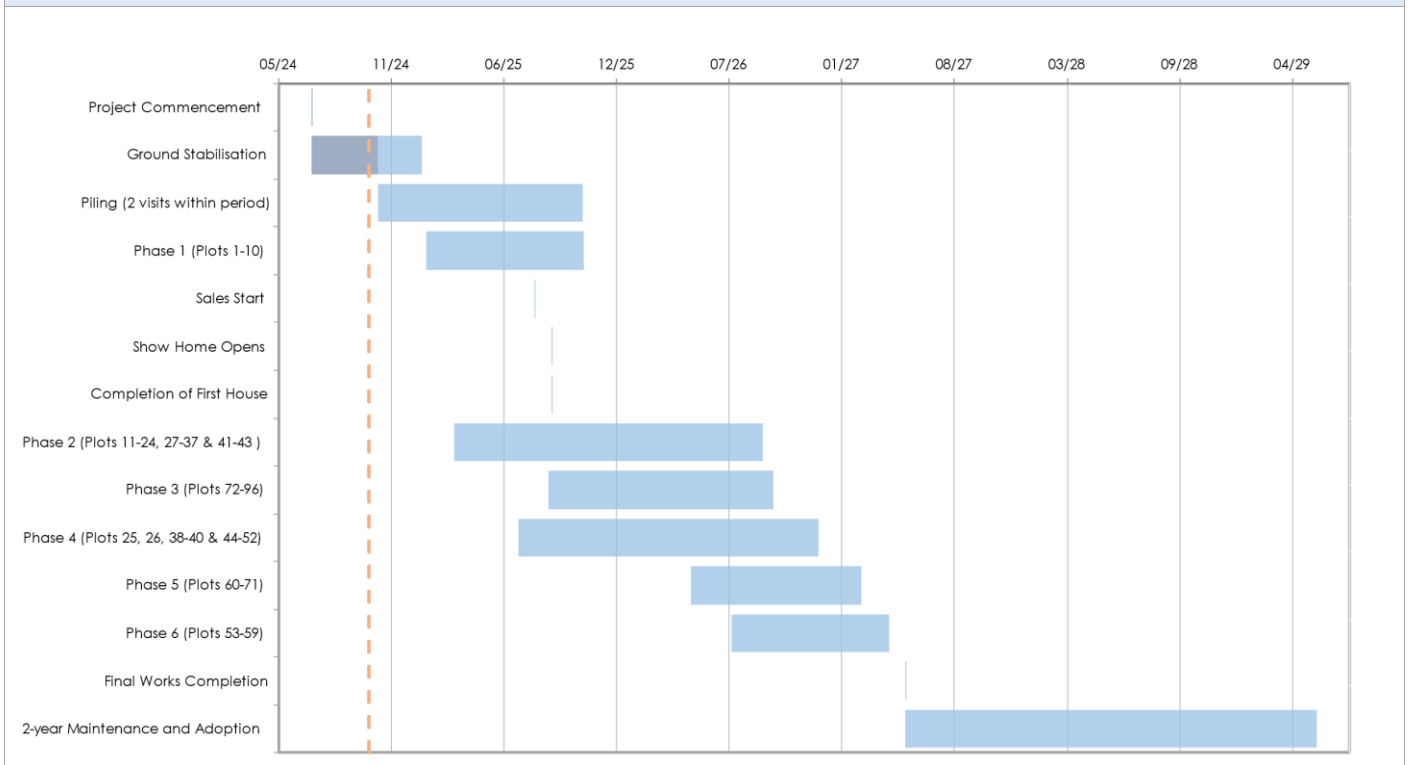
3.2 Project Contingency and Change Control

| Change Ref | Description | Cost Impact | Programme Impact | Other Impact | RAG Status | Approval given by | Date of change |
|----------------------------|-------------|-------------|------------------|--------------|------------|-------------------|----------------|
| N/A – no changes in period | | | | | | | |

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 as main contractor is slightly ahead of programme. No issues anticipated.

5. Resources Commentary

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

6. Communications and Engagement

Second newsletter to the residents to be issued in October 2024.

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 |
|---|---|
| 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 |