



## P-21.05 Florence Fields (Parkway) Project Highlight Report

<b>Project Name:</b>	Florence Fields (Parkway)	<b>Project Manager:</b>	James Grant	<b>Project Sponsor:</b>	Duncan Hall	<b>Report covers period of:</b>	Q1 2025-26
<b>Capital Code:</b>	C8431	<b>Client Dept:</b>	-	Corporate Projects		<b>Lead Designer:</b>	LPL
<b>Project Code:</b>	Florence Fields (Parkway)	<b>End User (if applicable):</b>	-	Members of public & BCKLWN Companies		<b>Cost Consultant:</b>	GCBA
						<b>Contractor on Site:</b>	LPL

### Management Summary

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

- Site progressing well.
- Works to the wet well complete.
- Resources remain suitable for the project.
- 3 completed sales – 5 plots reserved but sales pace slower than expected.

#### 1.1 Decisions required by the Officer Major Projects Board

- None

#### 1.2 Achievements during this period

- Drainage complete.
- Significant progress in phases 1 and 2 with first fix, roofing, plastering and substructures progressing well.
- Phases 3-5 progressing.
- Newsletter issued in period to over 900 households in the area.
- Early planning for the next Creating Communities event started.

#### Plot Summary of programme progress

##### Phase 2

- Plot 47 – re-inspection required following water damage
- Plots 55-57, 70-74 – Complete – awaiting Home acceptance.
- Plots 60, 61, 75 – finals progressing
- Plot 53, 58, 66-69, 78-82 - 2<sup>nd</sup> progressing.
- Plot 51, 52, 54, 59, 62-65 – plaster progressing.
- Plots 83-103 – 1<sup>st</sup> fix progressing.

##### Phase 3-5

- Plots 107-113 - roof progressing
- Plots 129, 148, 149 - Progressing to plate
- Plots 150&151 –joist complete.
- Plots 114-122 – progressing to 2<sup>nd</sup> floor slab.
- Plots 123-127 slab complete.
- Plots 104 – 106, 128, 130-141 – sub-structure progressing.
- Plots 26-34, 142-147 – ground beams & sub-structures.

## 2. Risks and Issues

### 2.1 Key Risks [all red and increasing amber]

*A risk is something that may happen*

Risk ID (2/45)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A18	Finance	House prices	A	Finance	Continue to review sales pricing / sales releases. Review against local market.	07.07.25
C19	Planning	278 Agreement – Prior occupation condition to have agreement in place. Agreement not yet in place due to delays caused by NCC.	A	Planning	Coordination with NCC and BCKLWN planning officers to expedite process and review planning conditions. Principle Project Manager chasing Head of Infrastructure & Development and Head of Design & Development at NCC.	07.07.25

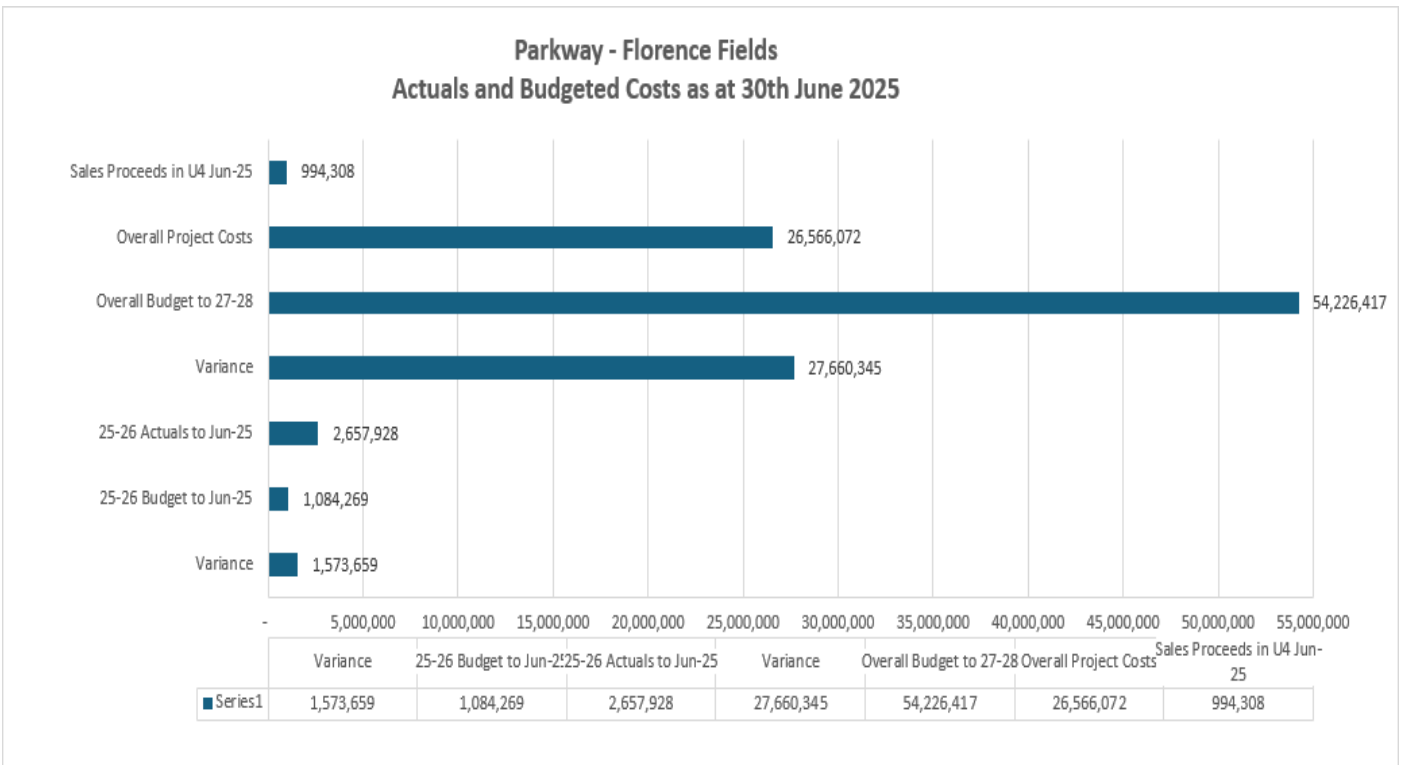
### 2.2 Key Issues [all red and increasing amber]

*An issue is something that has happened*

Issue ID (1/44)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
A19	Inflation and competition of local market	Inflation means packages values increasing	A	Finance	Continue to monitor the market and continuously review the package	07.07.25

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

## 3.1 Project Financials



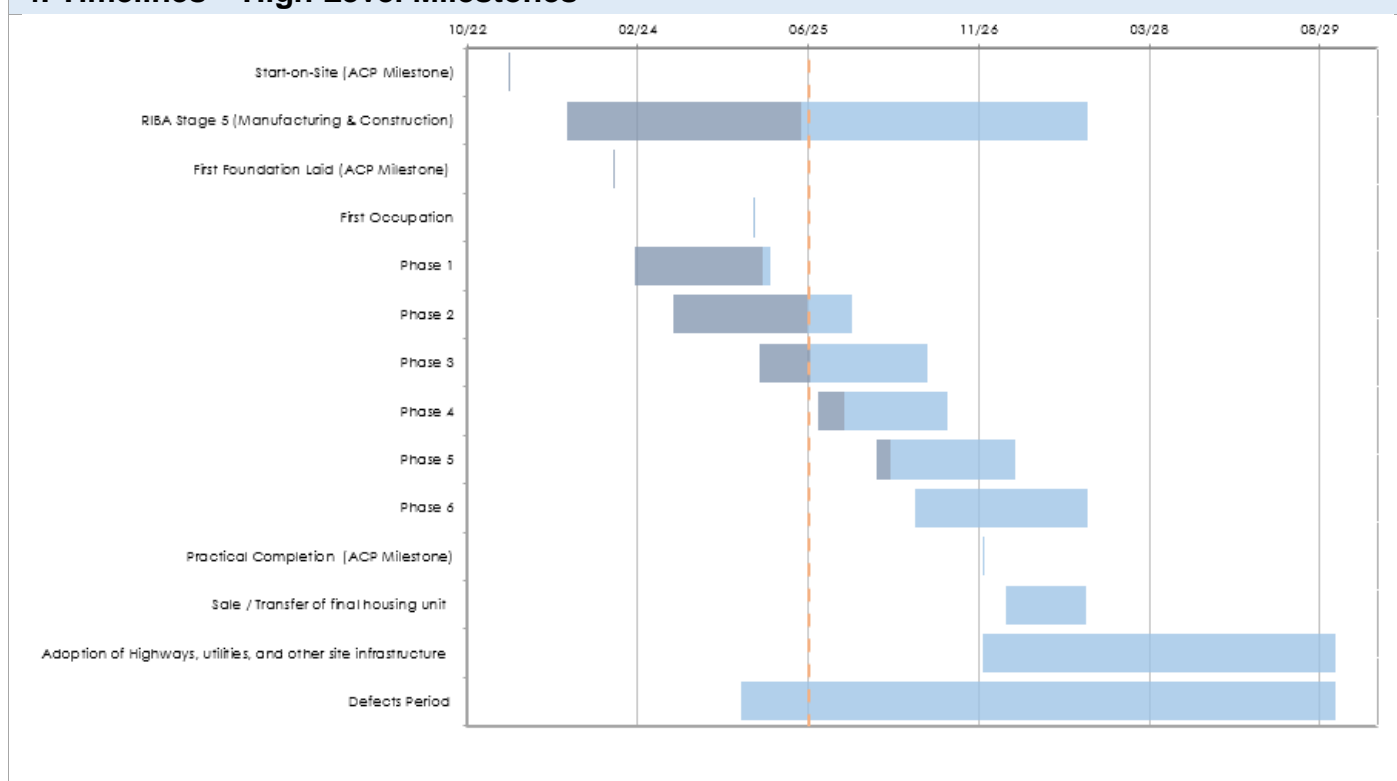
### 3.2 Financial Commentary

- Actuals to Jun 2025 is £26.6m against an overall budget of £52.4m, actuals for this financial year are £2.7m against budget of £2.7m, a month-on-month accurate budget will be prepared for the next quarter financials.
- Proceeds to 30<sup>th</sup> June 2025 are £994k.
- Due to external factors impacting on the disposal plan, the project team are actively monitoring and responding to changes in the market.

### 3.3 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							

### 4. Timelines – High Level Milestones



### 4.1 Timelines Commentary

Timeline RAG rating is currently GREEN

- Based on the new programme timeline is green as site is progressing well.

### 5. Resources Commentary

Resources RAG rating is currently GREEN

- Project being delivered by internal BCKLWN team.
- Project Officer fully engaged with project and full understanding of issues.
- Clerk of Works is fully engaged with the project.
- Lovell Partnership Ltd are working on resources. Senior Site Manager left the business during the period – recruitment currently taking place.

## 6. Communications and Engagement

- Draft communication plan is with Communications team.
- Newsletter issued during the period.
- Visit from Springwood High School during period.
- Visit booked for Boost Team to visit site within next period.
- Curry & Chat from Lovell team which allows operatives time to talk during period. The event was hosted by Lovell H&S Manager.

## 7. Outputs and Outcomes

### 7.1 Outputs

Description	Target	Notes
Delivery of		
Private Rented Units	46	20.3%
Open Market Sales Units	132	58.4%
Affordable units	24	10.6%
Shared ownership	10	4.42%
Local Authority Housing Fund	14	6.19%
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.
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 26<sup>th</sup> January 2023

### Spend - Budget Variance (inc. contingency)

<b>R</b>	More than 10% over or under budget
<b>A</b>	Between 5% & 10% over or under budget
<b>G</b>	Within 5% of budget or less than £10k

### Milestone Delivery RAG Status

<b>R</b>	13 weeks or more behind the critical path
<b>A</b>	4 to 12 weeks behind the critical path
<b>G</b>	4 weeks or less behind the critical path

### Risks & Issues RAG Status

<b>R</b>	Needs immediate attention
<b>A</b>	Needs attention before next project review
<b>G</b>	Can be managed

## Photographs





