



P-21.08

Southend Road Project Highlight Report

Project Name:	Southend Road	Project Manager:	James Grant	Project Sponsor:	Duncan Hall	Report covers period of:	Q1 2025-26
Capital Code:	C5004	Client Dept:	Corporate Projects	Lead Designer:	LPL	Cost Consultant:	GCBA
Project Code:	P-21.08	End User (if applicable):	Members of public & BCKLWN Companies	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	G	A	A	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:

- Site works are nearing completion, with final completion expected by July 19, 2025.
- The Homes England Completion Target of March 31, 2025, has been successfully reached.
- External snagging needs to be finalised.
- A report on disposal options has been completed, and a delegated member decision was made to remove restrictions on sale.

Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- External landscaping being finalised.
- Internal works completed.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (1/19)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A3	Income	There is a significant risk that the Borough Council may be unable to dispose of housing units at the required level due to market fluctuations, regulatory challenges, or project delays. This could negatively affect the financial viability of the site by reducing	A	Finance	The Borough Council should regularly monitor open market sales prices to ensure competitiveness and adjust strategies accordingly. If sales prove challenging, shifting units to alternative tenures could help maintain cash flow and reduce holding costs. Sea views may enhance property values, so their impact should be assessed throughout construction to maximise returns. Additionally,	07.07.2025

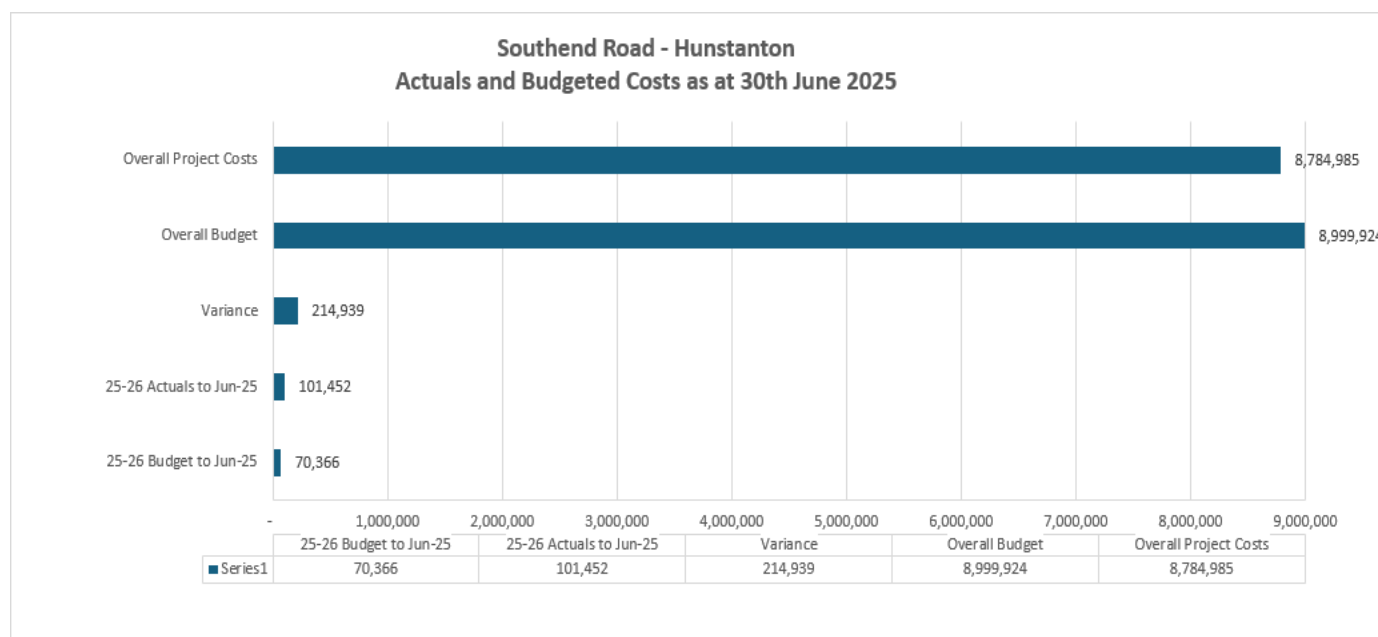
		expected revenue, increasing maintenance and holding costs, and potentially straining Council resources.			engaging a different sales agent could improve market reach and boost disposal rates.	
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2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments

3.1 Project Financials



3.2 Financial Commentary

Overall RAG Status currently AMBER:

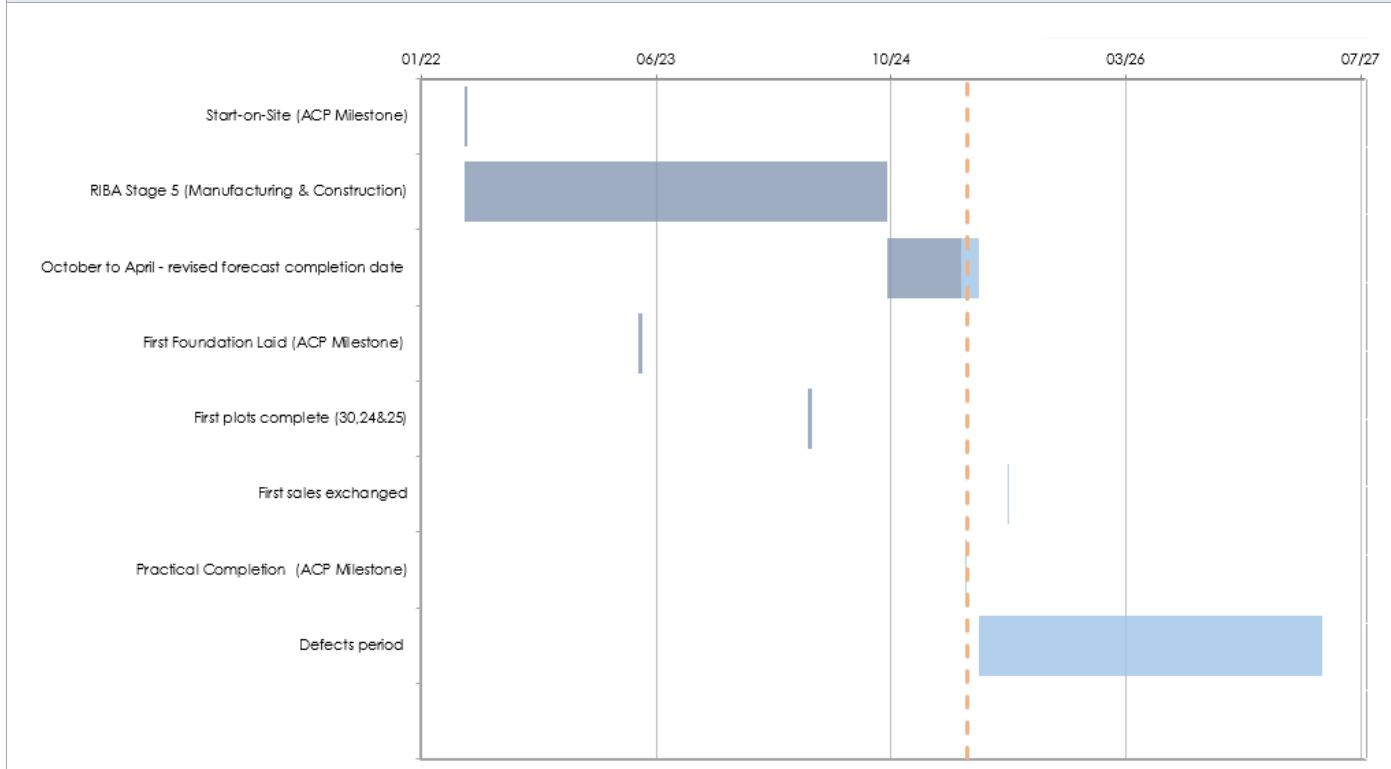
- The failure to dispose of housing units at the required level presents a significant financial risk to the Borough Council, potentially reducing anticipated project income and affecting overall site viability.
- A disposal shortfall could result in lower-than-projected revenue from sales, increasing financial pressure due to extended holding costs, maintenance expenses, and potential financing charges.
- Following the delegated decision to remove the financial decision the team had engaged with new potential agents and the procurement process is ongoing.
- Although overall project costs remain substantially above initial forecasts at commencement, quarterly changes have been minimal, and financial projections for the remainder of the project remain stable.

3.2 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
28	Remove marketing restrictions	Mitigate £1.025m loss in value should restriction stay in place.	N/A	Re-market Instruct Solicitors Public Cabinet Members Delegate d Decision	G	Member Delegated Decision – Reviewed by Corporate Performan ce Pannel	09/05/2025

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4. Timelines – High Level Milestones



4.1 Timelines Commentary

Overall RAG Status currently AMBER:

- Dates reflected on timeline to current position.
- The project is internally complete with final externals to complete.
- While the technical ACP milestone remains unchanged and will not be met, Homes England are aware of the revised completion date and have accepted it.
- There is no risk to funding – email from CNC confirming plots are occupation complete with certificates to follow provided to Homes England.

5. Resources Commentary

Resources RAG rating remains 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 such as fire safety.
- Contracts Manager on long term sick during period.
- Extra resourced Lovell team now focusing on final site completion.

6. Communications and Engagement

- Newsletter discussed within period – to be issued to tie into site completion.
- Working with Comms on a revised selling strategy going forward.
- Also engaging with a plan for any potential negative comms that may occur from project sign off and release to market.

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.
Procurement progress	Block management tender complete.
Form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000 Contract – Signed
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)	Milestone Delivery RAG Status	Risks & Issues RAG Status
R More than 10% over or under budget	R 13 weeks or more behind the critical path	R Needs immediate attention
A Between 5% & 10% over or under budget	A 4 to 12 weeks behind the critical path	A Needs attention before next project review
G Within 5% of budget or less than £10k	G 4 weeks or less behind the critical path	G Can be managed

Photographs



