



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

Project Name:	Lynnsport 1 (Valentine Park)	Project Manager:	Juliana Fox-River	Project Sponsor:	Duncan Hall	Report covers period of:	Q1 2025-26
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	A	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 Lovell Partnerships Ltd

1. Overall Status (high-level summary)

Overall Status is currently RAG rated GREEN.

- Whilst some risks have increased, they're yet to be realised and have suitable mitigation in place.
- The programme remains within tolerance, with a small delay expected to be recovered due to ground conditions and subcontractor attendance.

1.1 Decisions required by the Officer Major Projects Board

- N/A

1.2 Achievements during this period

- The Link Road between Aconite Road and Lynnsport Way is now complete and available for use by construction traffic.
- Significant progress has been made on drainage and other utility infrastructure.
- Letters were delivered to residents in advance of piling works, which are planned to commence on 17th July and expected to last for two to three weeks.
- Plots are progressing well, with the show homes and Marketing Suite currently at joist height.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (2/28)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A3/26	Income	Sales prices lower than valuation, due to market conditions	A	Finance	Continuously monitor income and review quarterly. Undertake review on viability of converting units to affordable housing or PRS.	10/07/2025
G2/26	Neighbouring residents	Noise and dust – Likelihood of complaints	A	Communications	Deliver highways early to enable site movements on	10/07/2025

		from dust more likely during periods of prolonged dry weather.			paved roads instead of dry soil. Implement frequent on-site damping down. Agree on a consistent message for residents regarding dust complaints, assuring them of our best efforts and the non-harmful nature of the dust.	
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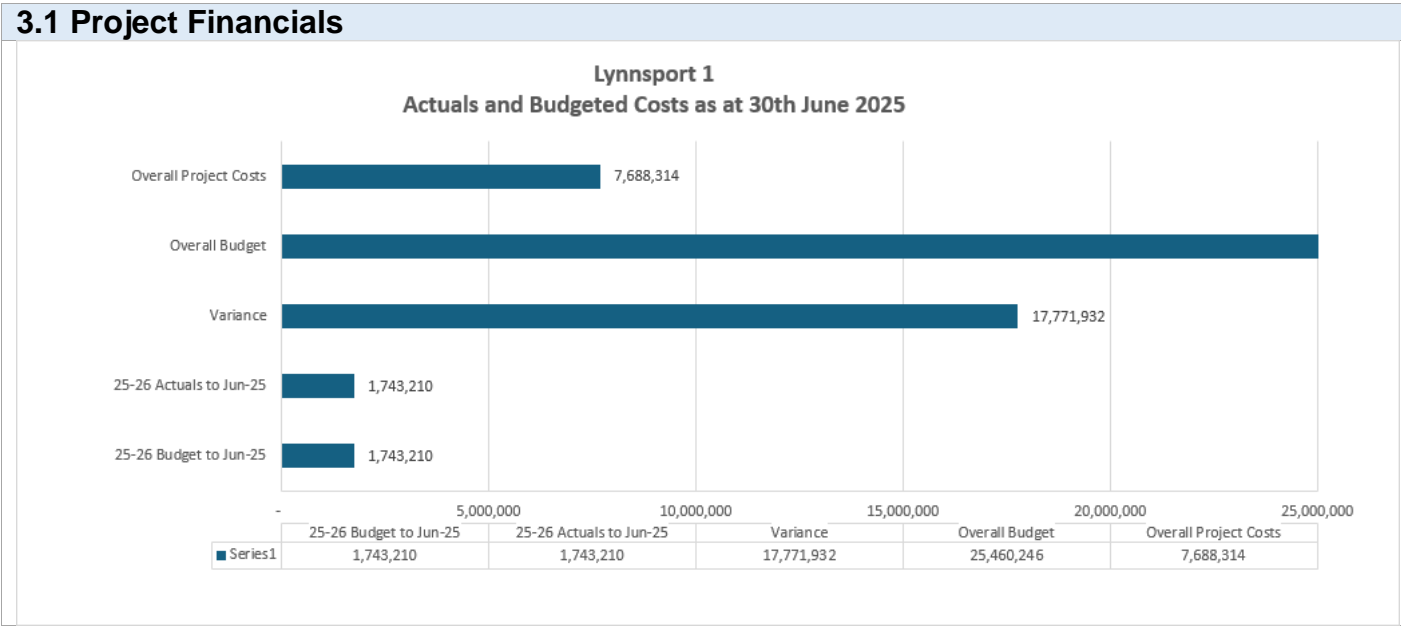
2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
N/A	No red or increasing amber					

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

3. Financial Summary

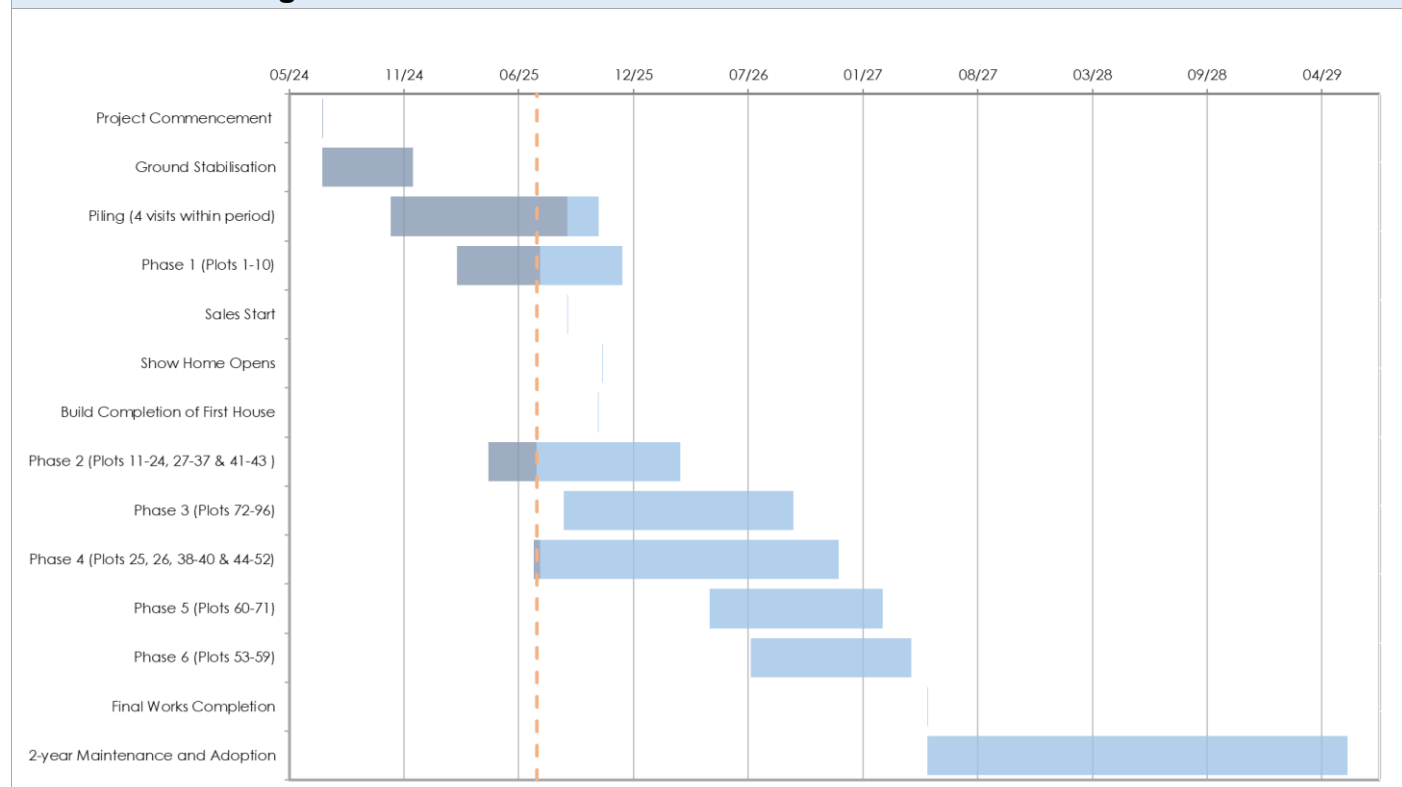


3.2 Financial Commentary
<p>Financials are currently RAG rated GREEN.</p> <ul style="list-style-type: none"> Costs for subcontractor elements are currently aligning with targets, ensuring budget stability for this phase of the project. A red book valuation on the properties is pending. This will provide crucial insights to refine disposal values and maximise returns. A surveyor has been appointed, and their report is awaited to further inform financial planning and strategy.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
LS1_010	Changes to kitchen packages	TBC but will result in overall saving without impacting of sale price.	N/A	Upgrade to Gold carcass can be offered as upgrade to further increase income.	G	Principal Project Manager	16/06/2025
LS1_011	Aerial specifications under review	TBC but will result in overall saving without impacting of sale price.	N/A	N/A	G	Principal Project Manager	16/06/2025

4. Timelines – High Level Milestones



4.1 Timelines Commentary

- Timelines are currently RAG rated GREEN.
- No issues anticipated.

5. Resources Commentary

- Resources are currently RAG rated GREEN
- Project being delivered by the Corporate Projects Team and Lovell Partnerships Ltd.
 - All resources are in place from the BCKLWN standpoint.

6. Communications and Engagement

- Newsletters issues within period as planned
- Letters sent to residents advising them of upcoming piling works.

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
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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	Devonshires appointed to provide legal services required for conveyancing
Surveys Status	Pre-commencement surveys carried out
Statutory updates	Pre-commencement planning conditions submitted and discharged
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							OMPb

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