



P-21.05 Florence Fields (Parkway) Project Highlight Report

Project Name:	Florence Fields (Parkway)	Project Manager	James Grant	Project Sponsor:	Duncan Hall	Report covers period of:	Q2 2025-26
Capital Code:	C8431	Client Dept:	Corporate Projects		Lead Designer:	LPL	
					Cost Consultant:	GCBA	
Project Code:	Florence Fields (Parkway)	End User (if applicable):	Members of public & BCKLWN Companies		Contractor on Site:	LPL	

Management Summary

	1.Overall RAG Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	A	A	A	A	G	G
Last Report	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 RAG currently AMBER due to:

- Site progressing well.
- Resources remain suitable for the project.
- 8 sold plots. 4 plots reserved. 4 PRS plots completed. Sales pace slower than expected.
- Tenure mix for this site is under review, and an outcome is expected in early Qtr.3.

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

Plot Summary of programme progress

Phase 2

- Plots 51, 52, 60-65 – snagging
- Plots 83-90 – final decorations and finishing
- Plots 53, 54, 90 & 91 decorations progressing
- Plots 59, 95-103 – 2nd fix progressing

Phase 3

- Plots 112&113 plaster complete
- Plots 107-111 – plaster progressing
- Plots 129, 148-151 – 1st fix progressing
- Plots 123-128, 130-132 – Roof complete
- Plots 114-122 (flats) progressing to 2nd floor plank
- Plots 104-106 - progressing to plate
- Plots 133-141 (flats) – progressing to 1st floor slab
- Plots 142-149 – Progressing to joist

Phase 4

- Plots 32 progressing to plate
- Plots 33&34 at Joist
- Plots 26&27 progressing to joist
- Plots 18, 28-30 at pad
- Plots 19-25 – sub-structure progressing
- Plots 152-166 ready for ring beams



- Plots 6-16– piling complete
- Site works
- Sub-station 2 – High Voltage connected and power to sub-station – UKPN audit complete – Plot connection and meter booked in for pump station commissioning at the end of September.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (4/45)	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	01.10.2025
C19	Planning	S278 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. Close to completing but ongoing risk.	01.10.2025
A22	Finance	Ongoing review of housing tenure mix. This will assist in mitigating houses sitting unsold. It will ensure ongoing revenue to the project.	A	Finance	Tenure mix for this site is under review and an outcome is expected in early Qtr. 3.	01.10.2025
H5	Design	Area of road around some trees under review due to different land levels – plot 83 - 94.	A	Design	Reviewing with design technical team.	01.10.2025

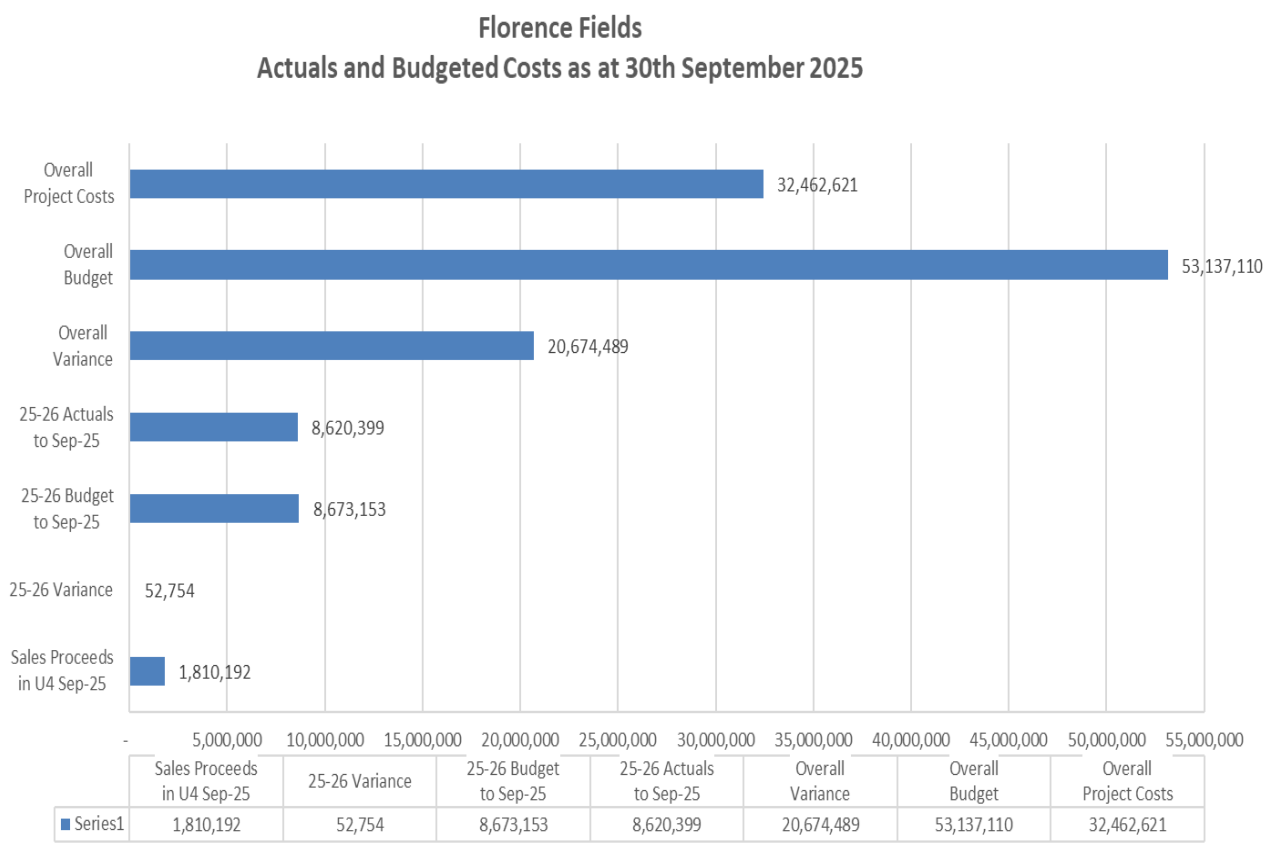
2.2 Key Issues [all red and increasing amber]

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	01.10.2025

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

3.1 Project Summary



3.2 Financial Commentary

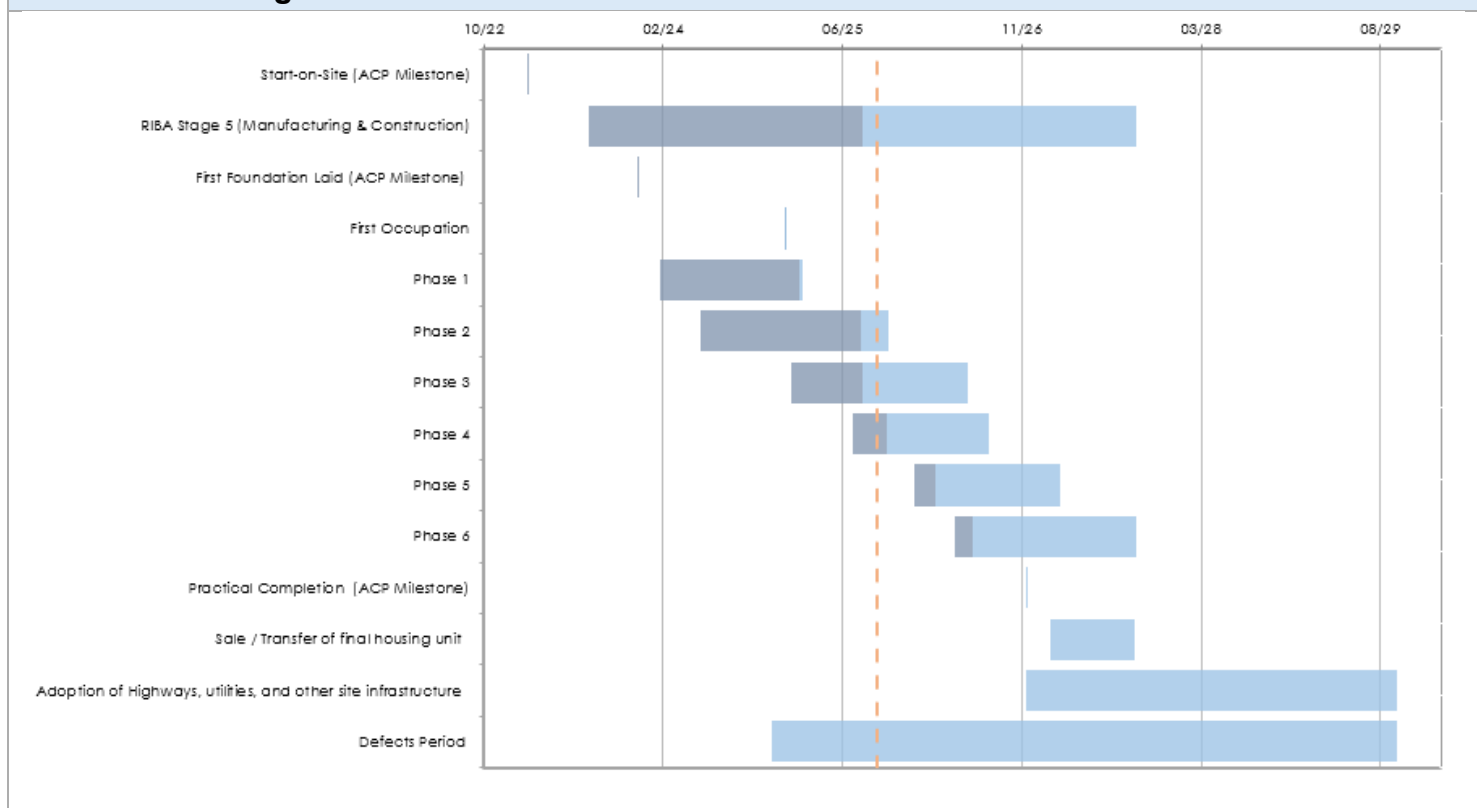
- 2025-26 actuals to date for this financial year are £8.62m against a budget (as at sept-25) of £8.67m and is primarily on budget.
- Overall actuals for the full project to date are £32.4m, with the overall project budget of £53.1m with further stages to complete. An additional cost has been required for circa £0.3m for piling in stage 6 which has been approved internally in addition to the existing budget above.
- 2025-26 Actuals primarily relating to contractor works costs
- At present there is sales proceeds totalling £1.8m received as of 30th September 2025.

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 fully resourced.

6. Communications and Engagement

- Draft communication plan is with Communications team.

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	Notes
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			

Last approved document: Cabinet Report – Council Approved 26th January 2023



Spend – Budget variance (Inc. Contingency)		Milestone Delivery RAG Status		Risk & Issue RAG status	
R	More than 10% over or under budget	R	13 weeks or more behind the critical path	R	Need 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 to 12 weeks less behind the critical path	G	Can be managed

Photographs





Map of Housing Sites

