



P-21.08

Styleman Court (Southend Road) Project Highlight Report

Project Name:	Styleman Court (Southend Road)	Project Manager	James Grant	Project Sponsor:	Duncan Hall	Report covers period of:	Q2 2025-26
Capital Code:	C5004	Client Dept:	Corporate Projects		Lead Designer:	LPL	
Project Code:	P-21.08	End User (if applicable):	Members of public & BCKLWN Companies		Cost Consultant:	GCBA	
					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	G	G	A	A	G
Last Report	A	A	A	A	A	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 RAG Status Currently AMBER:

- Site works are complete.
- New sales agent appointed, and properties are on the market. A number of viewings have been booked in.
- Management agent appointed and agreed scope commencing

Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- Completed site now being overseen by the BC project team
- New sales agent appointed, and properties are on the market
- Management company appointed

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 expected revenue, increasing maintenance and holding	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. A new sales agent has been appointed. They have a wide customer base, and	01.10.2025

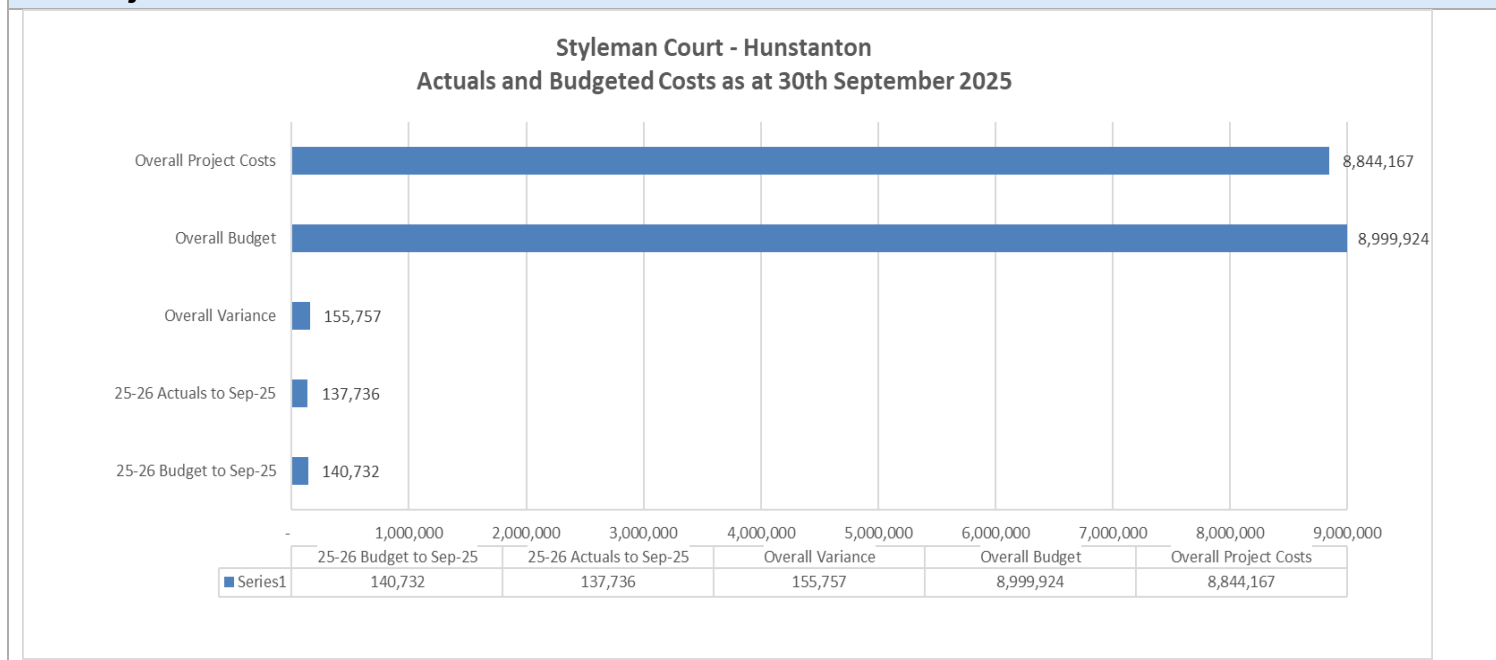


		costs, and potentially straining Council resources.		properties are now on Right Move which reinforces their commitment to visibility and proactive marketing. Discussions with the agent have highlighted a clear and well-articulated strategy, with tangible actions that demonstrate focus and intent. There's reassurance in the agent's structured approach and their ability to deliver results.	
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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:

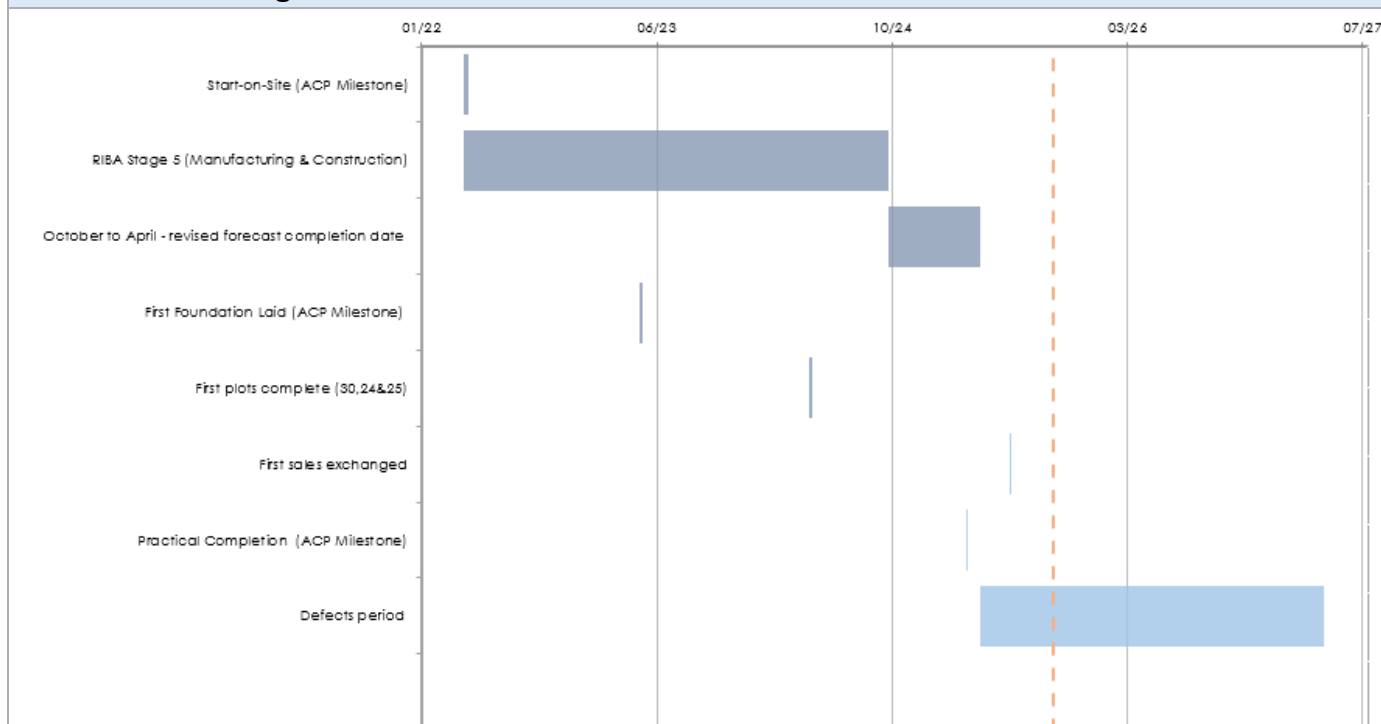
- Minor costs coming through in 2025-26 c£0.1m against a budget of £0.1m due to the completion of the site, overall project actuals are £8.8m against a budget of £8.9m.
- Amber rag rating related to potential delays to dispose of the housing units which will include further costs to keep the site clean and council tax costs.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change



4. Timelines – High Level Milestones



4.1 Timelines Commentary

Overall RAG Status currently AMBER:

- Dates reflected on timeline to current position.
- Project builds 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.

5. Resources Commentary

Resources RAG rating remains GREEN.

- Project Officer & Principal Project Manager fully engaged with project and full understanding of building management processes.
- Clerk of Works is fully engaged with the project and maintaining oversight for the building now this is complete and the processes this involves.
- Lovell have now completely left the site.

6. Communications and Engagement

- Final newsletter issued.

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.
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	PPC 2000 Contract – Signed
Proposed 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			

Last approved document: signed contract – March 2022

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

