



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:	Q3 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.
- 11 sold plots. 3 plots reserved. 7 PRS plots completed. Sales pace remains slower than expected.
- Tenure Mix – The members delegated decision to enable flexible tenure mixes has been formalised. Options for these changes have now been submitted to the Strategic housing and Accountancy Teams for a final formal decision.
- During the period the site was awarded CCS 45/45. This award recognises excellence in considerate construction.

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 96-103 snagging

Phase 3

- Plots 109-113 – snagging
- Plots 107&108, 148-151 - finals
- Plots 125 & 128 ready for dec's
- Plots 124-127 129, 130 – 2nd fix progressing
- Plots 131, 132 – plaster progressing
- Plots 104-106, 142&143, 146&147 – 1st fix progressing
- Plots 114-122 - (flats) roof plank – 1st fix progressing
- Plots 144&145 - at plate
- Plots 133-141 - (flats) – progressing to 2nd floor slab

Phase 4

- Plots 26, 27, 30, 32-34 – 1st fix progressing
- Plots 28, 29 & 31 – roof progressing
- Plots 18-25 – progressing to plate
- Plots 10, 11, 152 Pad complete
- Plots 6-9, 12-16, 153-166 – sub-structure progressing



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	16.12.2025
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. Close to completing but ongoing risk. Invoice received for S278 works – being discussed between JG & NCC.	16.12.2025

2.2 Key Issues [all red and increasing amber]

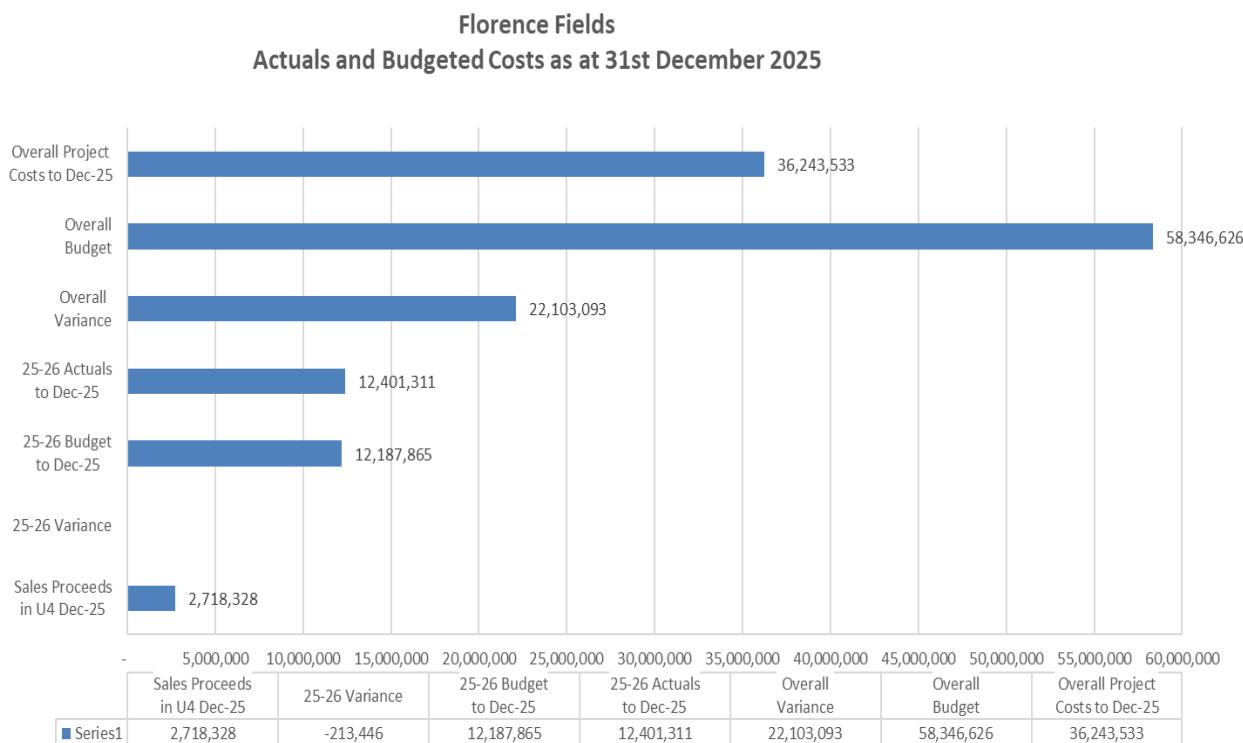
An issue is something that has happened

Issue ID (1/44)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
11	Works	Excess soil placement - needs relocating / solution to be found due to potential for an 8-week planning application window.	A	Build	Discussions taken place with Planning department. Solution found under permitted development allowing 'storage' of relevant items – although this doesn't specify soil, this does allow a solution on site to be found.	06.01.2026

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



3.1 Financial Summary



3.2 Financial Commentary

The Financial RAG status is AMBER.

- 2025-26 actuals to date for this financial year are £12.4m against a budget as of 31st December 2025 of £12.2m. Overall actuals for the full project to date are £36.2m, with the adjusted overall project budget of £58.3m 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

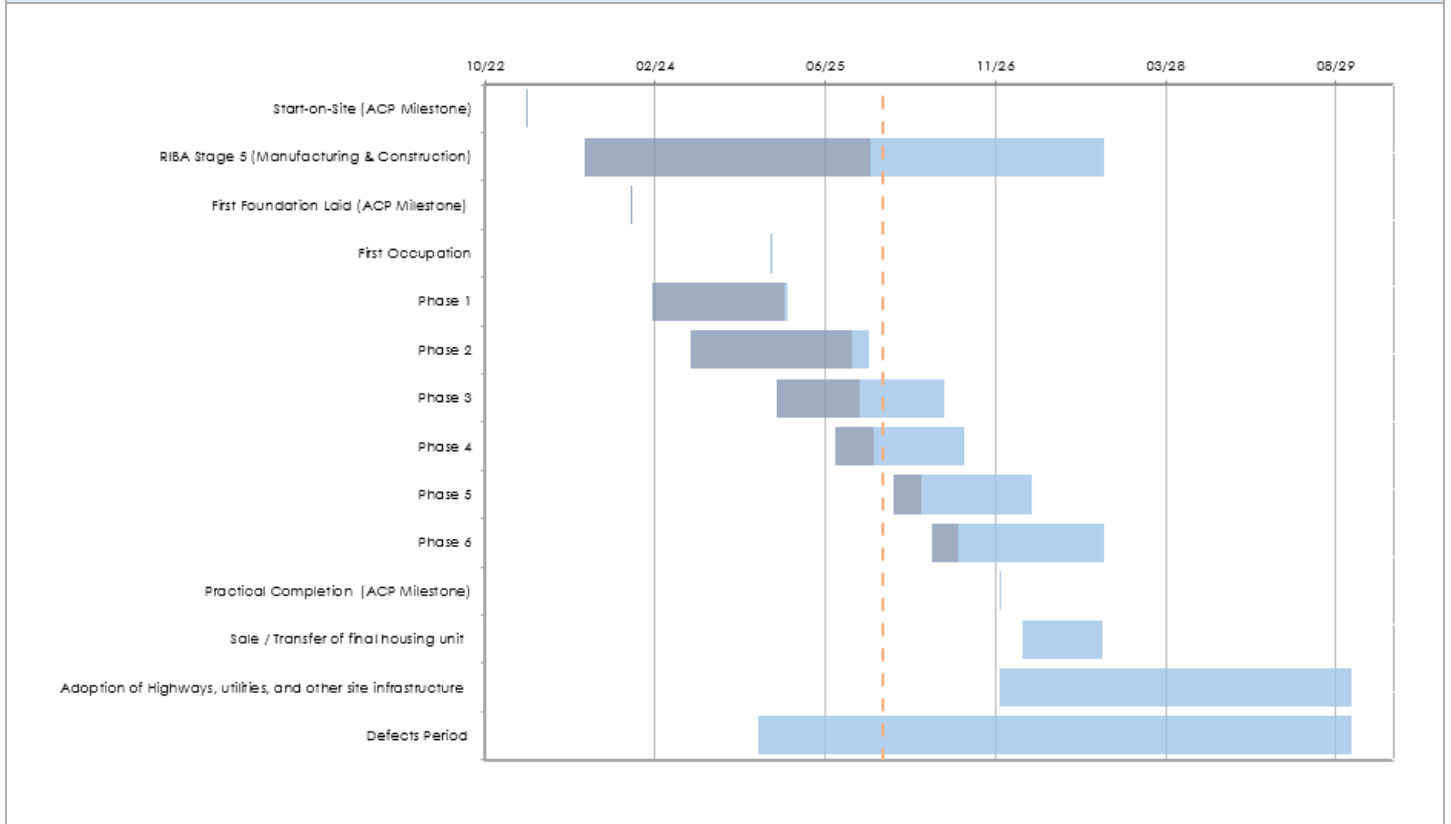
At present sales proceeds are totalling £2.7m received as of 31st December 2025.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
		£342,000		The structural engineer determined that piled footings are now mandatory for Phase 6, replacing the originally planned and budgeted traditional footings.	A	JG / Cllr A Beales	JG confirmed in an email to Lovell on 24.10.2025.



4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timeline RAG rating is currently GREEN

- Timeline remains at green as site progress continues

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

- Newsletter being drafted for issue in January 2026.

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

