



P-21.08

## Styleman Court (Southend Road) Project Highlight Report

<b>Project Name:</b>	Styleman Court (Southend Road)	<b>Project Manager</b>	Jame s Grant	<b>Project Sponsor:</b>	Duncan Hall	<b>Report covers period of:</b>	Q3 2025-26
<b>Capital Code:</b>	C5004	<b>Client Dept:</b>	Corporate Projects			<b>Lead Designer:</b>	LPL
<b>Project Code:</b>	P-21.08	<b>End User (if applicable):</b>	Members of public & BCKLWN Companies			<b>Cost Consultant:</b>	GCBA
					<b>Contractor on Site:</b>	LPL	

### Management Summary

	1.Overall RAG Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resource s
<b>This Report</b>	A	G	G	A	A	G
<b>Last Report</b>	A	G	G	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:

- Sales have started.
- First sale withdrawn during period.
- During period affordable units finalised ready to be marketed – S.O. Solicitors acting on this.

### Decisions required by the Officer Major Projects Board

- None

### 1.2 Achievements during this period

- First sale has withdrawn during period.

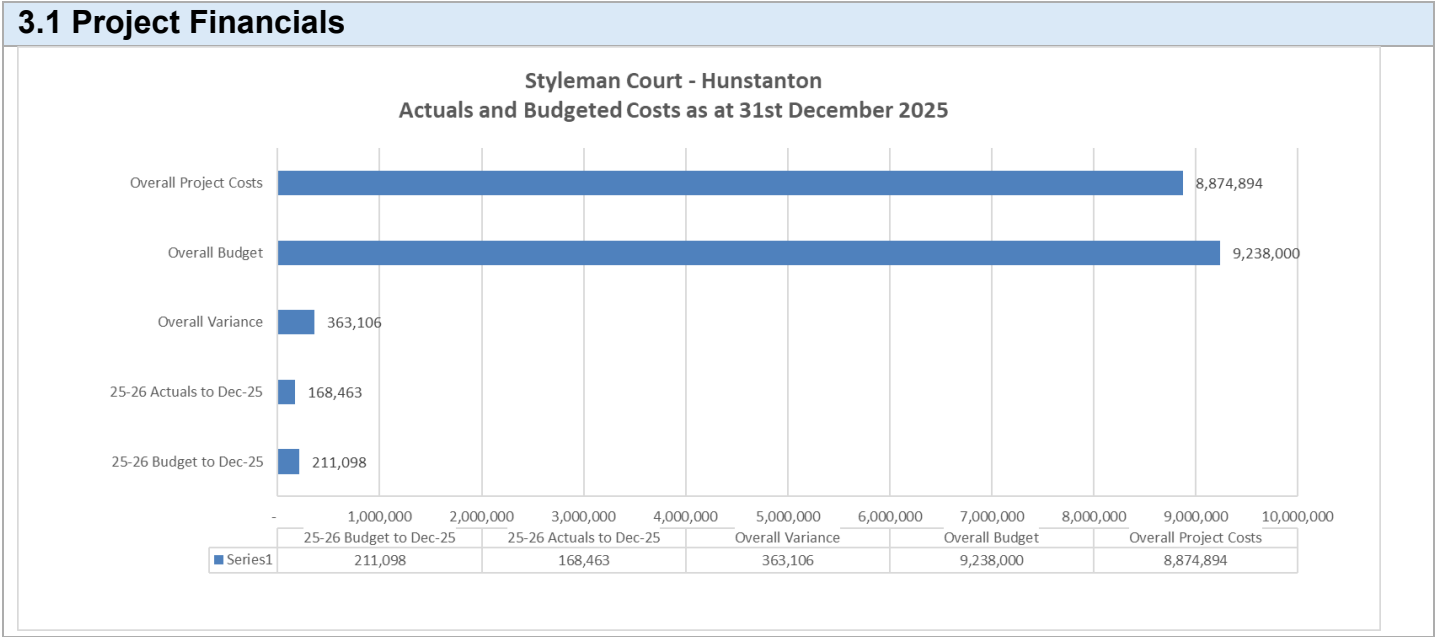
### 2. Risks and Issues

#### 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	A	Finance	Continue to monitor sales with sales agent. Review interest and gauge pricing against the market.	06.01. 2026

		maintenance and holding costs, and potentially straining Council resources.				
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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
A4	Utility bills	Utility bills being received for all properties.	A	Financial	Continue to monitor. Assess whether there are any cheaper tariffs that could be utilised.	06.01.2026

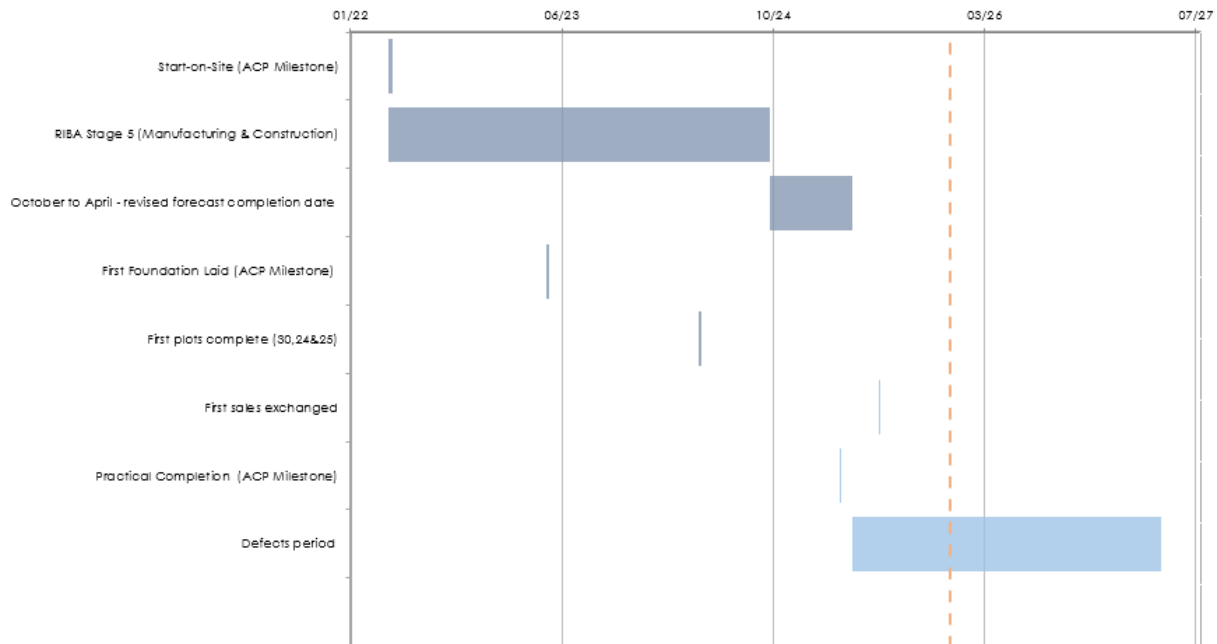


3.2 Financial Commentary	
Financial RAG Status currently AMBER:	
2025-26 actuals to date for this financial year are £0.2m against a budget as at December 2025 of £0.2m, overall actuals for the full project to date are £8.9m, with the overall project budget of £9.2m.	

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.
- Fine & Country are marketing the development. The team are fully versed on the project.
- Rounce & Evans are the block management agent for the site. The team are fully versed on the project and have regular engagement with the Clerk of Works on site works.

### 6. Communications and Engagement

### 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
<b>Status:</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Ongoing		
<b>Date Approved:</b>	N/A	N/A	N/A	TBC	07/21	TBC	N/A	12/21	03/21	03/22			
<b>Approved by:</b>	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
<b>R</b> More than 10% over or under budget	<b>R</b> 13 weeks or more behind the critical path	<b>R</b> Need immediate attention
<b>A</b> Between 5% & 10% over or under budget	<b>A</b> 4 to 12 weeks behind the critical path	<b>A</b> Needs attention before next project review
<b>G</b> Within 5% of budget or less than £10k	<b>G</b> 4 to 12 weeks less behind the critical path	<b>G</b> Can be managed



## Photographs





## Map of Housing Sites



