



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:	Q4 2025-26
Capital Code:	C8431	Client Dept:	Corporate Projects		Lead Designer:	LPL	
				Cost Consultant:	GCBA		
Project Code:	P-21.05	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 as:

- The site is progressing well, however there are risks, issues and financials that are Amber RAG rated.

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

Plot Summary of programme progress

- Phase 3**
 - Plots 106, 123 – 127, 130 – 132 snagging
 - Plots – 104 & 105 - finals
 - Plots 142, 143, 146, 147 – 2nd fix progressing
 - Plots 114 – 122 – (flats) roof membrane installed – insulation to falls progressing
 - Plots 144 & 145 – 1st fix progressing rear roof progressing
 - Plots 133 – 141 – (flats) – roof slab complete – parapets progressing
- Phase 4**
 - Plots 32 – 34 – 2nd fix progressing
 - 26-31 – plaster progressing
 - Plots 17 – 25 – 1st fix progressing
 - Plots 10, 11, 152, 153, 164 – 166 – progressing to plate
 - Plots 6 – 9, 12 – 16, 154 – 156, 161 – 163 – progressing to joist
 - Plots 157 – 159 at pad
 - Plots 12 – 14 & 160 sub-structure progressing
- Phase 5**
 - Plots 167 – 182 – ring beams complete
- Phase 6**
 - Plots 183 – 195 – ring beam complete

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (1/45)	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	27.03.2026

2.2 Key Issues [all red and increasing amber]

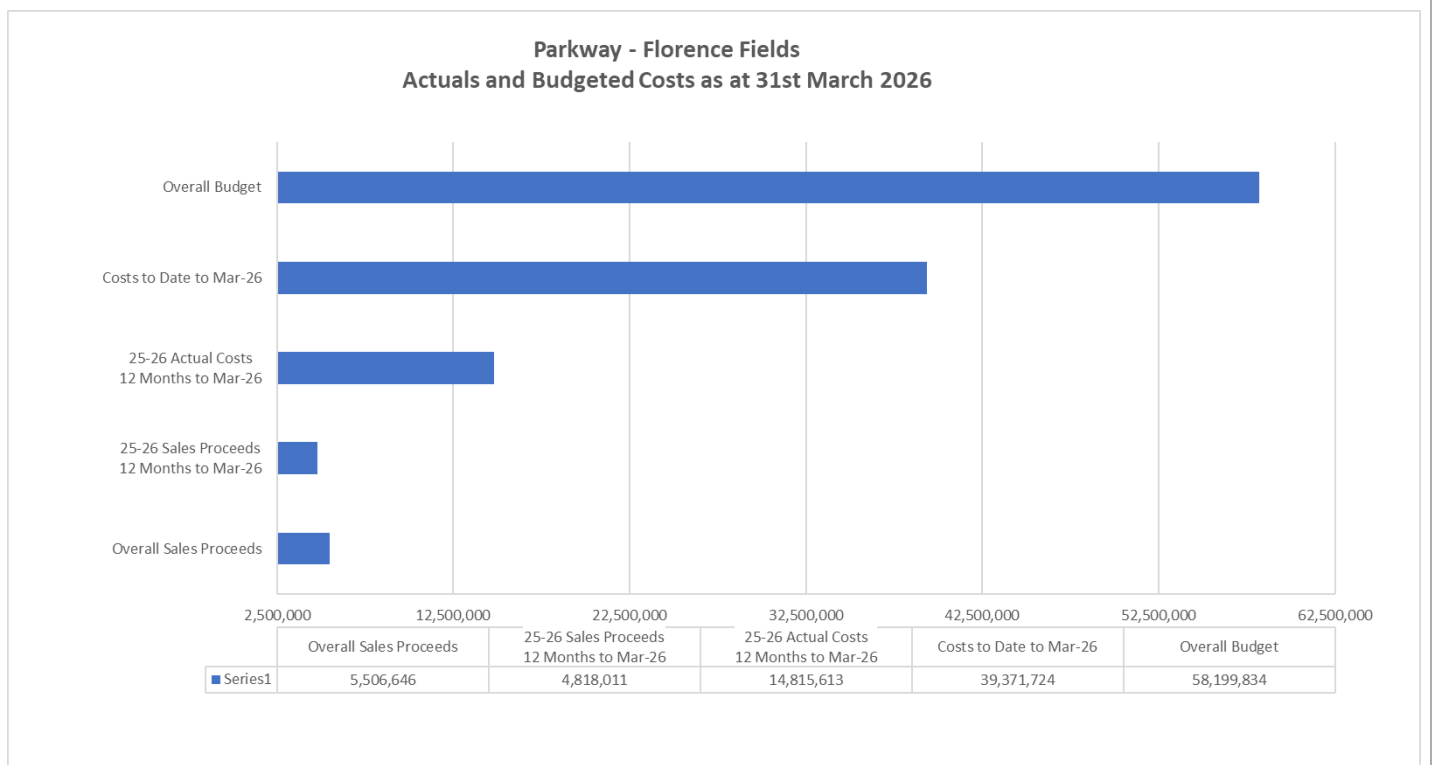
An issue is something that has happened

Issue ID (0/44)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments

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

3. Financial

3.1 Financial Summary



3.2 Financial Commentary

The Financial RAG status is AMBER.

- 2025-26 actuals to date for this financial year are £14.8m with Sales Proceeds totalling £4.8m in the year, with Sales Proceeds totalling £4.8m in the year.
- Actuals for the full project to date are £39.4m, 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 the main contractor works costs

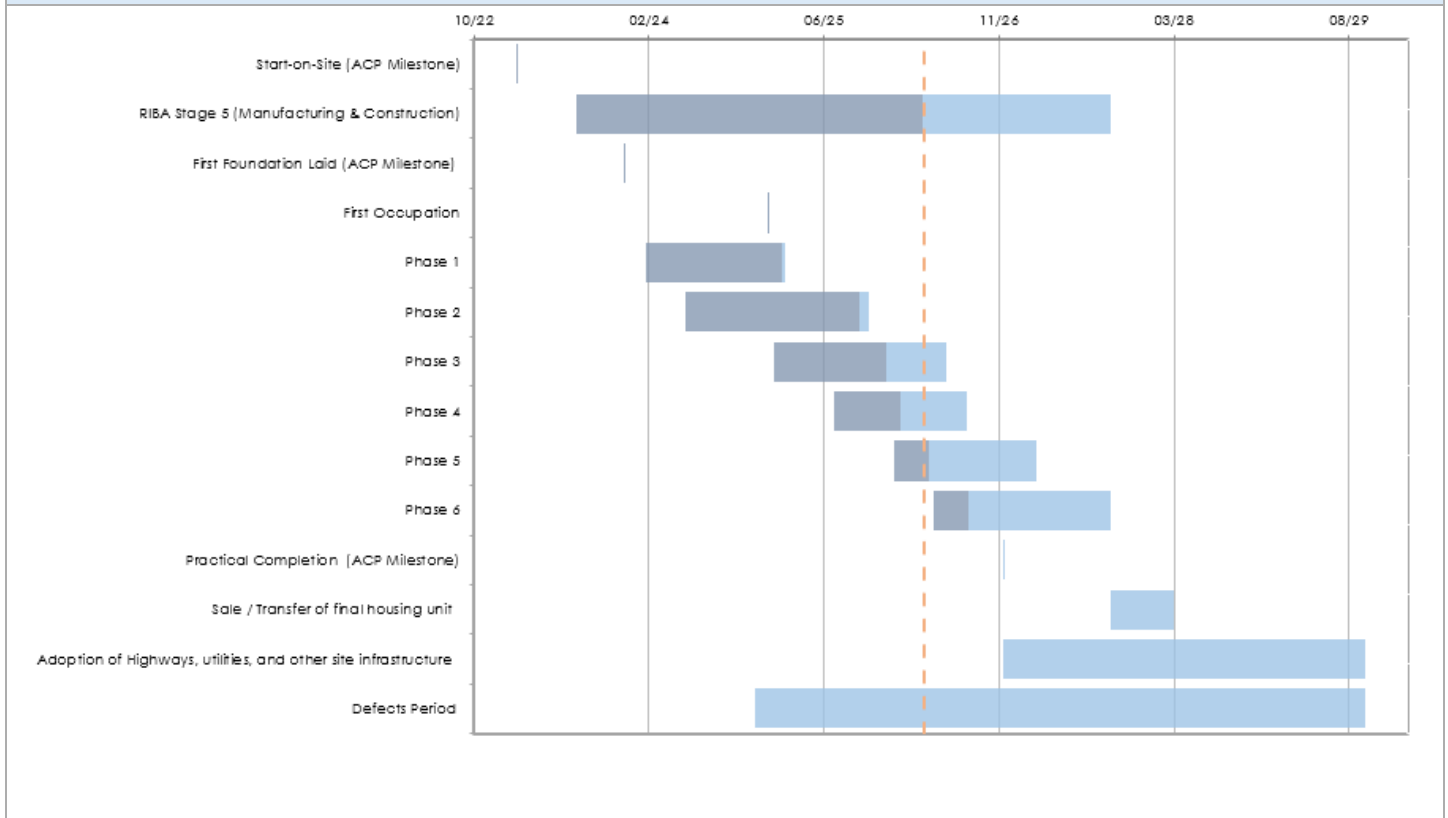


At present sales proceeds overall Total £5.5m as of 31st March 2026.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
No Changes in period							

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 issued in January 2026
- Next newsletter being drafted
- Letter to update local residents on piling on site issued during period



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%	

Delivery of units*	Private Sale		Affordable Rent		Shared Ownership		Private Rental		Total	
	Goal	Occupied / Reservations	Goal	Transferred / Occupied	Goal	Sold / Occupied	Goal	Transferred / Occupied	Goal	Total to date
Florence Fields (Parkway)	124	19	46	12	10	0	46	18	226	49

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

