



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:	Q4 2025-26
Capital Code:	C5004	Client Dept:	Corporate Projects	Lead Designer:	LPL	Cost Consultant:	GCBA
Project Code:	P-21.08	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	A	G
Last Report	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.

- Properties are being marketed – some interest.

Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- During the period 2 shared ownership purchasers have been processed and these are nearing completion.
- Open Home day held 14/15th February 2026.

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	A	Finance	Continue to monitor sales with sales agent. Review interest and gauge pricing against the market.	27.03.2026



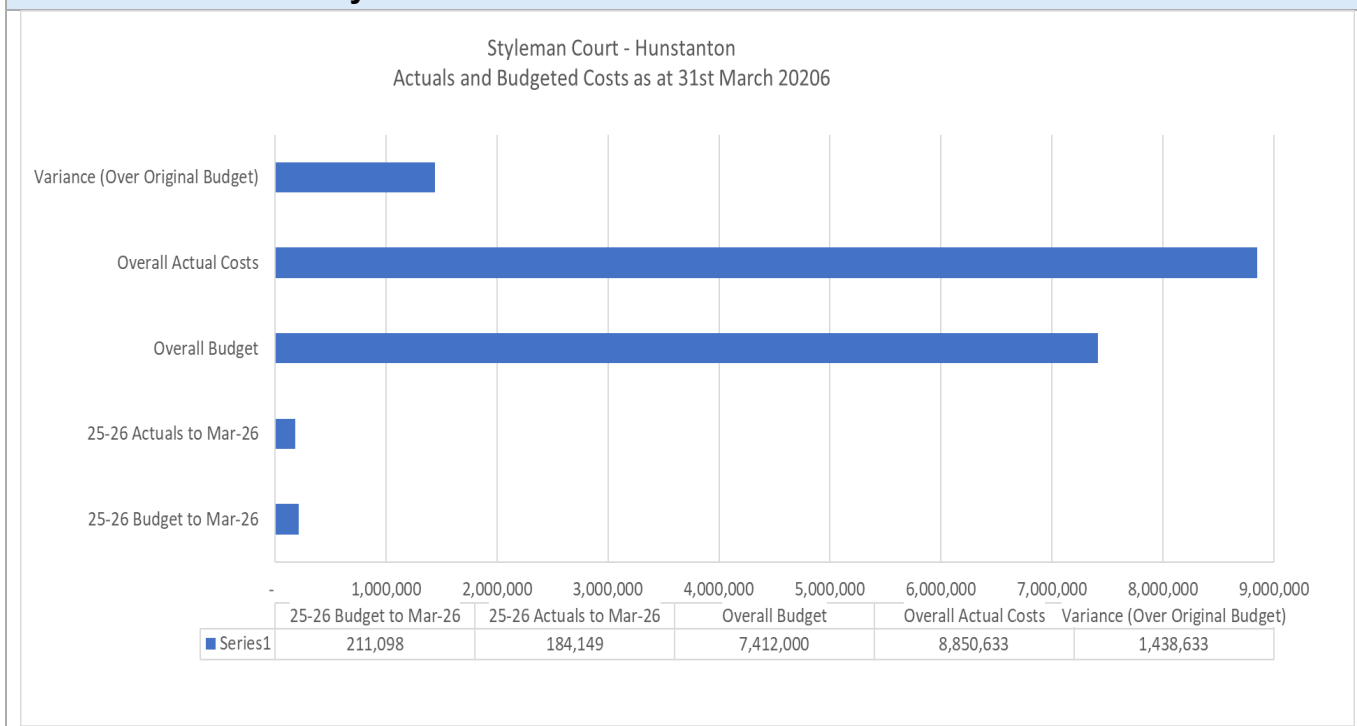
		expected revenue, increasing maintenance and holding costs, and potentially straining Council resources.			
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2.2 Key Issues [all red and increasing amber] An issue is something that has happened

Issue ID (1/1)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
A4	Utility bills	Utility bills being received for all properties. Electricity Costs £1.25k on Average (over winter months)	A	Financial	Continue to monitor. Assess whether there are any cheaper tariffs that could be utilised. Not a considerable cost relative to project but ideally not a cost anticipated.	27.03.2026

3. Financial

3.1 Financial Summary



3.2 Financial Commentary

Financial RAG Status currently AMBER:

2025-26 actuals to date for this financial year are £0.2m with Full Project Actuals totalling £8.9m.

Original budgeted costs were £7.4m just before Covid impacted the costs which are now forecasted at circa £9m

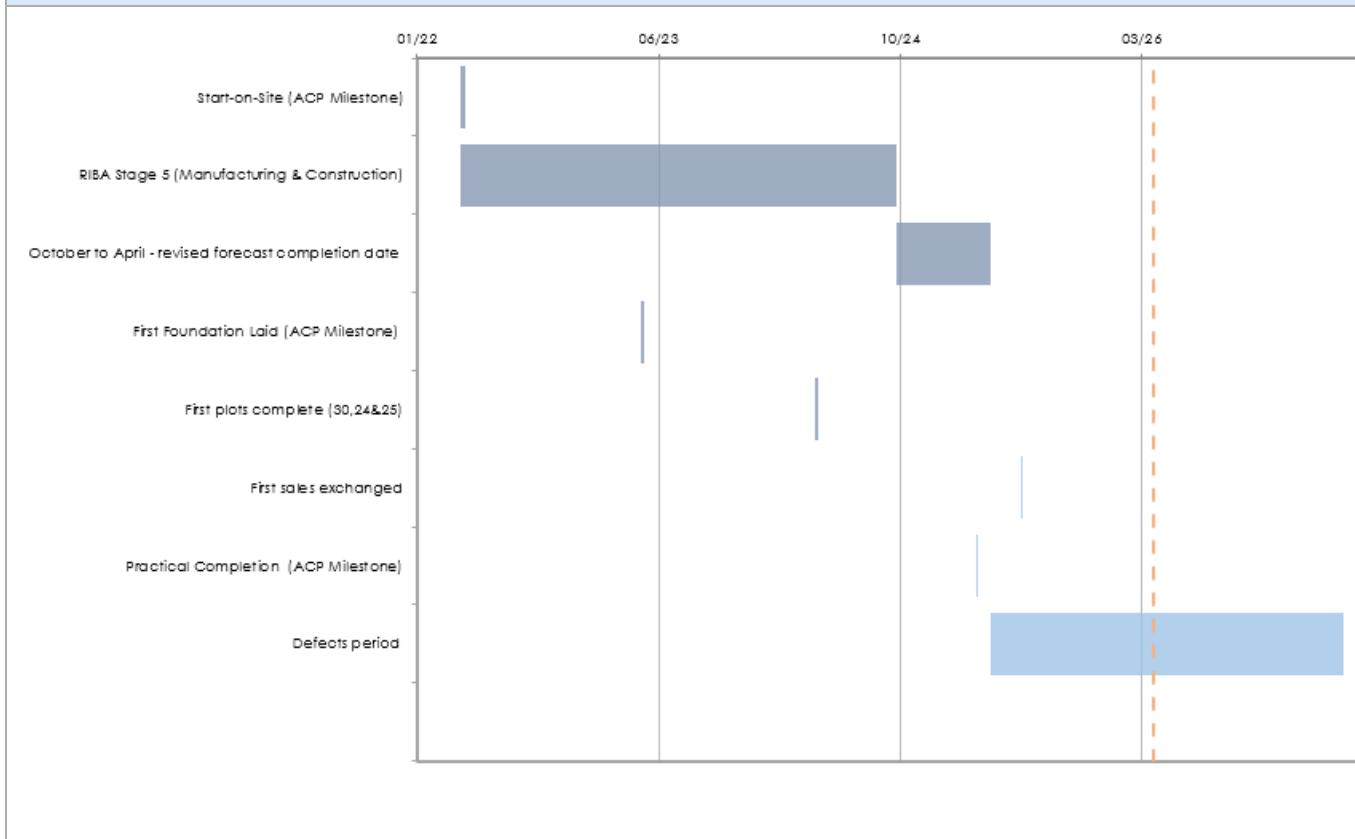
Originally profit was estimated at £0.13m but with increases in costs at the procurement stage due to COVID, the estimated loss is now estimated at circa £1.6m.



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:

- The build is complete. Timeframes unknown until sales complete.
- The market is monitored, and promotional events are being used to generate interest, as well as looking at other tenure options.

5. Resources Commentary

Resources RAG rating remains GREEN.

- Team is working on the project as necessary. Engaging with Fine & Country on a regular basis to understand the sales market and ascertain next steps to promote these new homes.

6. Communications and Engagement

- Next open day being planned for 25th April by Fine & Country.

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	Marketing.
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



Photographs





Map of Housing Sites

