



P-23.08

Valentine Park (Lynnsport 1) Project Highlight Report

Project Name:	Lynnsport 1 (Valentine Park)	Project Manager	James Grant	Project Sponsor:	Duncan Hall	Report covers period of:	Q4 2025-26
Capital Code:	C8125	Client Dept:		Corporate Projects	Lead Designer:		LPL
Project Code:	Valentine Park (Lynnsport 1)	End User (if applicable):	N/A		Cost Consultant:		GCBA
					Contractor on Site:		LPL

Management Summary

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	G	A	G	G	G	G
Last Report	G	A	G	G	G	G

Project Definition

Project Stage: RIBA Stage 5: Construction

Objectives: Delivery of ninety-six mixed-tenure properties at Valentine Park (Lynnsport 1) site, King's Lynn

Scope: Housing delivery on the former hockey pitches site, delivered as part of BCKLWN Major Housing Programme, with Lovell Partnerships Ltd.

1. Overall Status (high-level summary)

Overall Status is currently RAG rated GREEN.

- The programme is on track.
- Build is progressing well.

Decisions required by the Officer Major Projects Board

- N/A

1.2 Achievements during this period

Show homes and marketing suite are complete. Marketing suite continues to be open Thursday to Monday, 10 am – 5pm.

- Piling has been split into two phases and plots 60 / 65-71 complete on 11/03/26. Ring beams will follow
- Road leading to plots 72 – 82 progressing. Asphalt booked for 13/04/26
- Road running in-front of plots 60 – 64 progressing. Asphalt booked 27/04/26
- Plots 1 & 2 – complete
- Plots 3 – 9 – CML complete
- Plots 10, 13, 14, 15 – 2nd fix
- Plots 11 & 12 – painting
- Plots 16 & 17 – plaster
- Plots 18 – 22 – mist coat
- Plots 23 – 26 – plaster & tack
- Plots 27 – 30 – 1st fix
- Plots 31 – 34 – ready for roof
- Plots 35 – 40 – 4th lift brickwork / block work
- Plots 41 – 43 – roof
- Plots 44 – 47 – 1st fix
- Plots 48 – 55 – concrete oversite
- Plots 61 – 64 – top sheet
- Plots 84 – 91 – concrete oversite Plot 92 – 2nd lift brick / block work
- Plot 93 – 1st lift brick / block work
- Plots 94 – 96 – 2nd lift brick / block work

2. Risks and Issues

2.1 Key Risks [all red and increasing amber] A risk is something that may happen

Risk ID (1/1)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
N/A	A8	Sales interest remains low – low or no sales	A	Finance	Review interest with Lovell – review mitigation measures. E.g. sales incentives and reviewing the market.	09.04.2026

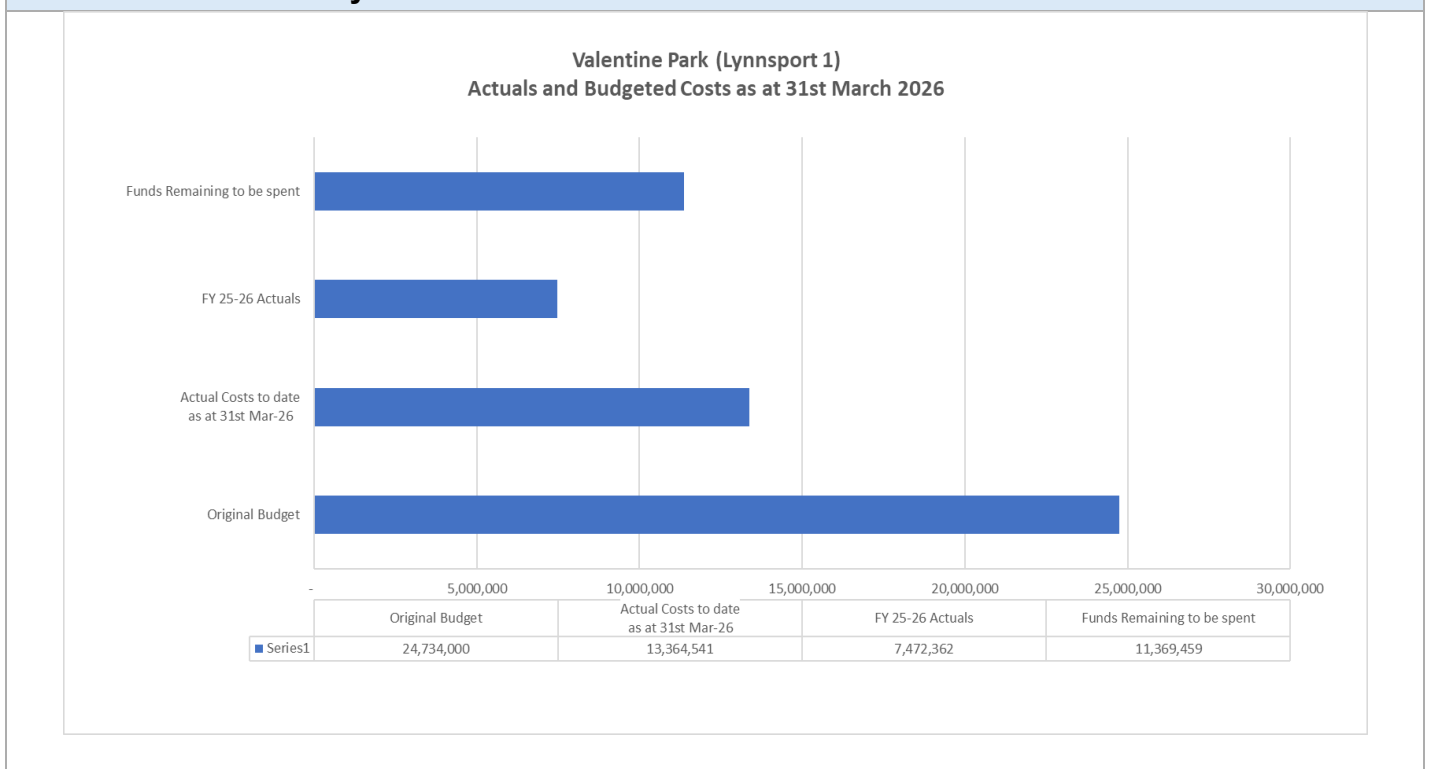
2.2 Key Issues [all red and increasing amber] An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
N/A (No issues to report)						

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

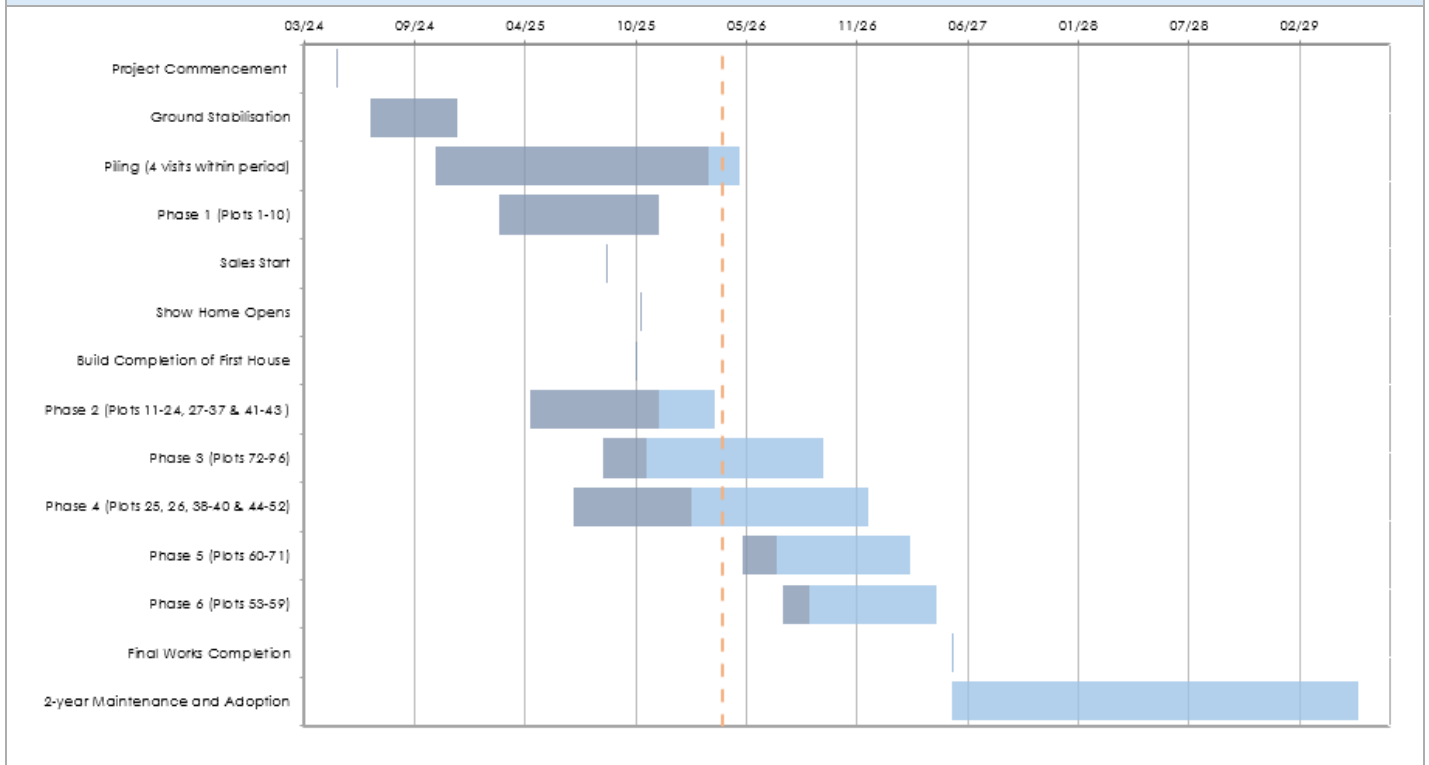
Financials are currently RAG rated GREEN.

- 2025-26 actuals to date for this financial year are £7.4m and overall project actuals to date are £13.3m.
- Remaining spend is circa c£11.4 with original budgeted costs at £24.7m and forecasted costs at £25m.
- The original loss expected on the project was £0.43m which has reduced to £0.34m due to procurement of sub-contractors' costs lower than originally budgeted.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
N/A (No Changes in Period)							

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timelines are currently RAG rated GREEN.

- Local Authority Building Control (LABC) inspector changed within period – we may see a delay in sign offs for plots as there was a lack of data transfer. Site working through this with LABC.
- However general programme is running to schedule.

5. Resources Commentary

Resources are currently RAG rated GREEN

- Project being delivered by the Corporate Projects Team and Lovell Partnerships Ltd.
- All resources are in place from both teams.

6. Communications and Engagement

- Sales materials now in use
- Newsletter issued in January 2026
- Next newsletter being drafted

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Housing: delivery of		
Open Market Sales units	63	65%
Affordable Rent units	10	11%
First Home units	3	3%
Shared Ownership unit	1	1%
Private Rental units	19	20%
Total	96	

Road Adoption		Construction during the project lifecycle and subsequent adoption from NCC Highways
Public Open Spaces		Areas delivered during the project lifecycle and subsequent adoption from Public Open Space team
Management Company		Establishment and handover to the residents

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
Valentine Park (Lynnsport 1)	63	1	10	0	4	0	19	0	96	1

7.2 Outcomes

Description	Target
Social: Apprenticeships/ Trainees created	To be agreed, likely 5 per year
Social: College & School engagements	To be agreed, likely 2 per year
Social: Affordable Homes (S106 Commitment)	As per Section 106 Agreement
Social: Volunteering/ Community Support	To be agreed, approximately 40 hours per year
Social: Training – staff development (in weeks)	To be agreed, approximately 300 weeks
Social: Training – skills (in person-hours)	To be agreed, approximately 200 total hours to staff per year
Social: Community Engagement	Minimum of 4 newsletters per year + 10 hours miscellaneous
Environment: Electric Vehicle Charging Points (at least “EV-ready”)	To be agreed + 1-2 on site compound for use during construction
Environment: Solar Panels	To be agreed
Environment: Accessible Green Space	As per Section 106 Agreement
Environment: Waste diverted from landfill	>=95%
Environment: CCS (Considerate Constructors Scheme - Independent inspection score)	Score >=42
Environment: HVO (Hydrotreated Vegetable Oil) fuel in Lovell plant	100%
Environment: EcoCabins as site cabins	100%
Environment: Sustainable procurement policies in contracts	100%
Economic: Subcontractor base location	60% Norfolk 33% West Norfolk 40% within 30 miles
Economic: Supplier base location	40% Norfolk 33% West Norfolk 35% within 30 miles
Economic: Subcontractor classified as a SME (Small and medium-sized enterprise)	25%
Economic: Estimated Workforce (monthly average on site)	To be agreed
Economic: Living Wage	100%
Economic: Promoting Responsible Business Practices	100%
Economic: Ethical Business Training (for Major Housing Partnership staff)	To be agreed, likely 10/ year person-hours on training on subjects such as Modern Slavery, Bribery and Anti-Corruption

8. Other Matters

Item	Comment
General stage progress	Started on site on 01.07.2024
Procurement progress	First trades procured
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)	Sales of units to Open Market or WNPL or WNHC, depending on the tenure
Legal progress	Devonshires appointed to provide legal services required for conveyancing
Surveys Status	Pre-commencement surveys carried out
Statutory updates	Pre-commencement planning conditions submitted and discharged
Health and safety	Lovell Partnership Ltd appointed as Principal Designer and Principal Contractor
ICT, FF&E update	N/A
Stakeholder engagement (comms)	Newsletters and letters to the residents
Local schemes / dependencies	Delivered as part of the Major Housing Programme

9. Approved Documents

	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
Status:	✓							✓
Date Approved:	06.02.24							24.03.24
Approved by:	Cabinet							OMP

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

