



Major Housing Programme Highlight Report

Programme :	Major Housing	Programme Manager:	James Grant	Assistant Director:	Duncan Hall	Report covers:	Q1 2026/27
Capital Code:	Various	Client Dept:	N/A	Lead Designer:	Lovell Partnerships Ltd Building Safety Act – Feilden+Mawson		
				Cost Consultant:	GC Baxters		
Project Code:	N/A – Programme	End User (if applicable):	N/A	Contractor on Site:	Lovell Partnerships Ltd		

RAG Status descriptions used throughout the report:

Spend – Budget variance (inc. Contingency) RAG Status		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 or less behind the critical path	G	Can be managed

Management Summary – current programme

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resource s
Overall Programme	G	A	G	A	G	G

Management Summary as at end Q4 2025/26

Active Sites	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials (Forcasted Return)	4.Timelines	5. Resources
Florence Fields (Parkway), King's Lynn	A	A	A	A	Build Completion November 2027 G	G
Taylor's Drive (Salter's Road), King's Lynn	G	G	A	G	Road Repairs Completed W/C 16.03.2026 G	G
Styleman Court (Southend Road), Hunstanton	A	A	A	A	A	G
Valentine Park (Lynnport 1), King's Lynn	G	A	G	G	Build Completion May 2027 G	G
Occupied Sites	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4.Timelines	5. Resources
Orchard Place (Marsh Lane), King's Lynn	G	Road & Sewer Adoptions A	G	G	No fixed timeline associated with adoptions – BCKLWN responsible for maintenance A	G
Cowper Place (Lynnport 3), King's Lynn	G		G	G		G
Dewside (Lynnport 4/5), King's Lynn	G		G	G		G
Nar Valley Park (NORA 4), King's Lynn	G	G	G	G	G	G

Programme overview

Programme Objectives: Deliver high-quality, sustainable housing in West Norfolk to meet diverse community needs, stimulate local employment, and set new standards for design and construction.

Programme Scope:

- Build up to 1,000 modern homes using council-owned or acquired land
- Partner with Lovell Partnerships Ltd to deliver housing across various sites within the Borough
- Enhance community amenities, including new hockey pitches and tennis courts, additional car parking
- Promote modern methods of construction and environmentally friendly materials
- Support local employment opportunities and apprenticeships
- Establish higher standards of design, resource and energy efficiency standards

1. Overall Status (high-level summary)

Overall RAG Status for the programme is considered to be Green.

- **Market Environment:** The programme remains in a challenging period characterised by slow house sales and rising construction/build cost inflation.
- **Sales Success:** Florence Fields sees a steady flow of interest, with 7 reservations currently and 20 sales completions in total. Valentine Park now has 1 reservation and 2 completions. Styleman Court hasn't seen any private sale completions as yet however affordable plot legals are completing imminently and 2 shared ownership plots have been processed and are close to completion. The 4 affordable rent units are almost at completion.
- **Labour Supply:** Labour remains suitable to deliver programme to dates scheduled.
- **Construction Progress:** Build progress continues to go well.
- **Resources within the team** remain suitable to progress delivery.
- Discussions are ongoing between BCKLWN and the Housing Companies regarding the potential transfer of properties within the Styleman Court development.

1.1 Key Programme Updates & Achievement in the period for Steering Group

- **Florence Fields (S278 & Procurement):** Section 278 agreement was prepared and initially agreed by BCKLWN. However, upon re-review, when Lovell sought to secure a bond from LABC, LABC declined on the basis that Lovell is not the developer (i.e. the party selling the plots). This represents a departure from the approach taken on previous sites. As a result, the Section 278 agreement requires redrafting. The Project Team, in consultation with Legal Services, has reviewed potential solutions. Lovell's solicitors are currently reviewing the agreement with NCC's solicitors, NP Law. Norse, who were due to deliver the works, have been stood down pending the outcome of the agreement review. Update from Lovell received – Bond coverage has been received to Lovell but this needs reviewing.
- Once final agreement received regarding the bond agreement road space will be booked in with NCC Highways in order for the works to commence.
- **Florence Fields (Tenure):** The tenure changes have been agreed with Strategic Housing and are currently being implemented.
- **Florence Fields (Sales):** 27 properties have been reserved or completed to date. Interest has slowed slightly however there is interest in the shared ownership plots with 4 now reserved. Promotional events are scheduled in August across both Kings Lynn sites.
- **Valentine Park (Sales):** 1 current reservation. Promotional events are scheduled in August.
- **Salterns Road:** The road is now complete, which allows the adoption process to begin. NCC are completing inspections and final legal agreements. Lovells are completing final works to enable handover to Public Open Space (POS). 2 year defect inspections on the properties are being carried out at regular intervals as per the contract – these are being passed back to Lovell for the appropriate works to take place.
- **Styleman Court:** Some interest although nothing has materialised. Tenure options are being reviewed at present – exploring different options to enable units to be utilised. Sales values are to be reviewed as suggested by the sales agents.

2. Programme Level Risks and Issues

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

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A18	House price values	Income targets too ambitious – are not achieved	R	Finance	Continuously review. Review against competitors and evaluate against the market and inflation	06.08.2026

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
A17	LAHF Tenure Integration & NHQB Compliance	Requirement to integrate additional LAHF units onto existing sites. Key risks include operational delays due to necessary design retrofitting (tenure suitability) and financial/reputational exposure regarding NHQB "fair selling" obligations	A	Sales	Strategic repositioning of plots to minimise the impact on existing private sales. Ensure full disclosure to adjacent private purchasers to mitigate claims of mis-selling	06.08.2026
A21	Pace of sales	Sales pace is slow – but build pace against ACP funding (on relevant sites)	R	Finance	Utilise the opportunity to adjust tenures to ensure less risk of empty properties	06.08.2026
J12	S278	S278 Bond discrepancy with Lovell on payment terms. Hard copy of the agreement will be signed once Bond has been agreed	R	Legal	To find a resolution on bond payment and get agreement signed ASAP in order for road space to be booked	06.08.2026

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

3. Programme Financials

3.1 Financial Commentary

RAG rating for the programme is Amber.

- Financial pressure of cost inflation and build complexity at Florence Fields continues to require careful monitoring.
- Procurement of trades at Valentine Park completed successfully with very competitive prices received, should sales meet expectations, project profits will return a surplus back to the programme which will help support challenges at Florence Fields and Southend Road sites resulting in overall programme success.

Supplementary Commentary:

1. Project Cost Forecasts

Florence Fields

Forecasted costs are estimated at £58.2m with funding and proceeds totalling £56.3m, giving a £1.9m deficit to the project.

Florence fields was originally contracted to make a loss of £1.34m, Procurement of sub- contractor costs have increased more than expected and tenure change has changed, meaning more PRS (Private Rented Sector) properties than selling privately, as selling privately is more profitable.

Monthly contractors change submissions currently reflect only known costs and risks that have not yet been mitigated.

Valentine Park

Forecasted costs are estimated at £25m with funding and proceeds totalling £24.7m, giving a £0.3m deficit to the project,

The original contracted loss of £0.4m at inception of project, the loss has reduced to £0.3m due to Procurement as costs more streamlined reducing original anticipated costs from sub-contractors. There is a strong expectation that costs will decrease further as unused contingencies, currently held within individual trade order packages.

Summary: While the cost environment remains challenging, the trend is moving in the right direction as procurement nears completion across both projects.

2. Sales Performance & Valuations

Florence Fields

- Performance has remained steady with 7 reservations currently.

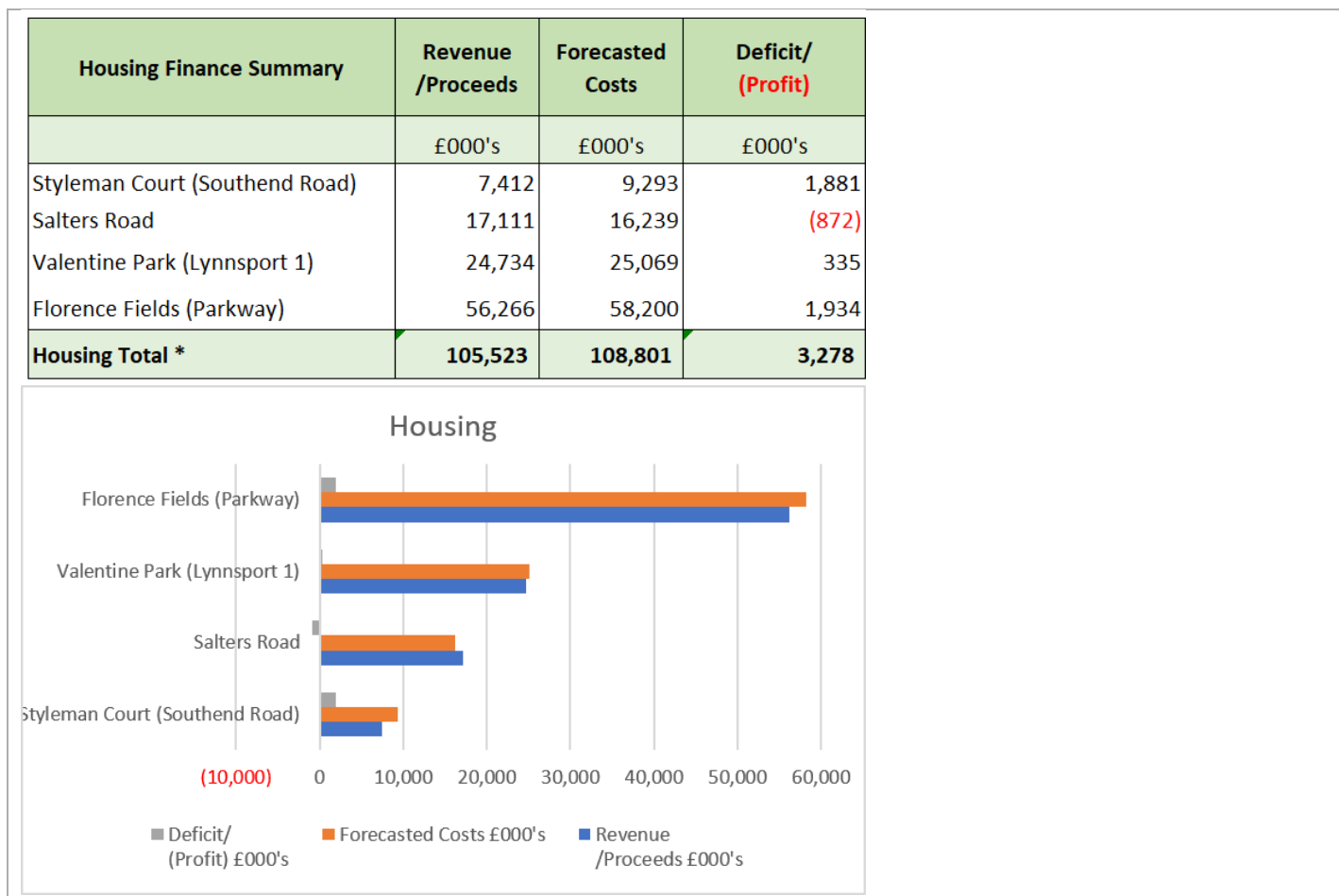
Valentine Park

- 3 reservations in total. A number of marketing events have been booked to support increased interest.

Styleman Court

- 2 shared ownership plots have been reserved. Private sales have yet to materialise however the leases for the affordable plots are nearing completion.

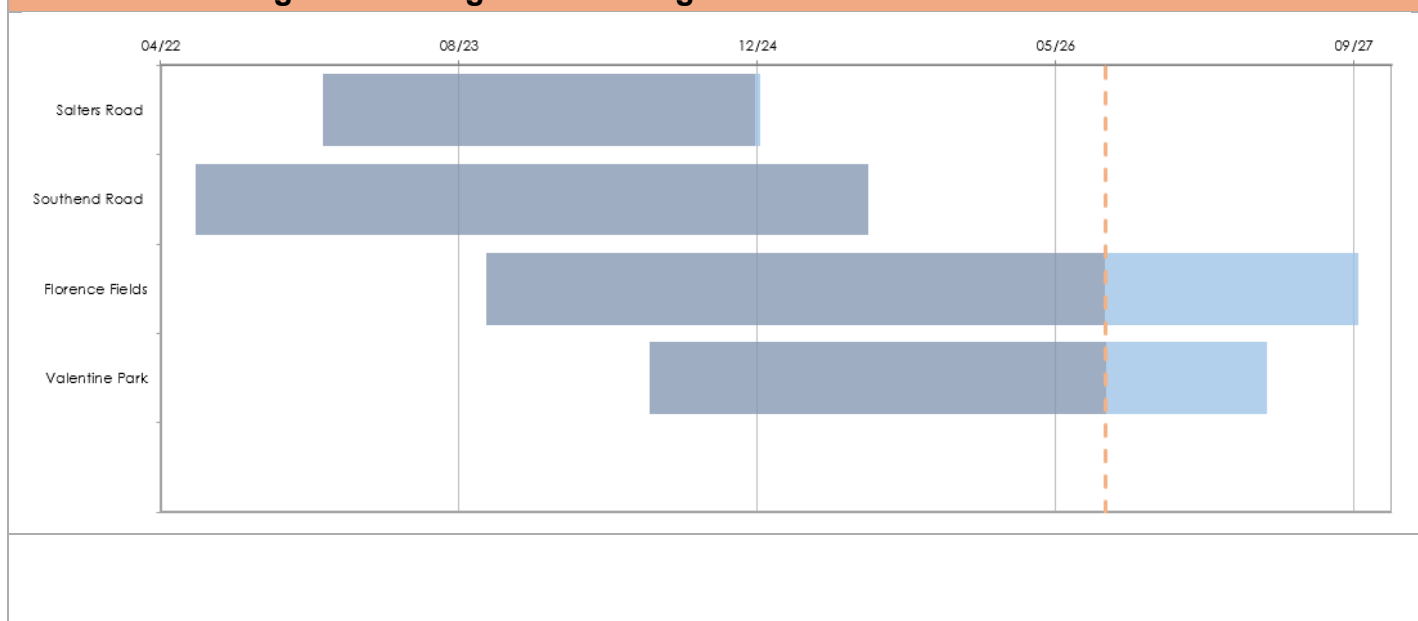
Summary: The sales landscape presents a mixed picture, with positive activity at Florence Fields contrasting with much slower movement at Styleman Court.



3.2 Key delegated decisions taken in this period

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
N/A							

4. Timelines – High Level Programme timings



4.1 Timelines Commentary

The current timeline RAG rating for the programme is considered to be Green.

- The programmes are busy, working hard to maintain programme but currently live developments are on programme or within manageable margin and within cost allowances.

5. Resources Commentary

The RAG rating for Resources across the programme is currently Green.

- Team Capacity: The team is adequately resourced for current workloads, with continued support provided by the Quantity Surveyor.
- Data & Tool Development: As the authority's understanding of the value of internal data grows – particularly regarding project monitoring and financial performance – the team is keen to collaborate with colleagues in the wider housing team to develop new reporting tools.

6. Communications and Engagement

- Currently drafting the September newsletters to be issued next month.
- A Councillor visit to Florence Fields is being arranged for 16th September. A Creating Communities event will tie into this, inviting residents of the site.
- No specific letters issued within period.

7. Outputs and Outcomes

7.1 Programme Outputs (10.07.2026)

Delivery of units*	Private Sale		Affordable Rent		Shared Ownership		Private Rental		Total	
	Goal	Occupied / Reservations	Goal	Transferred / Occupied	Goal	Sold / Occupied	Goal	Tranferred / Occupied	Goal	Total to date
Florence Fields (Parkway)	123	26	46	7	11	4 reserved	46	21	226	58
Salter's Road (Taylors Drive)	0	0	68	68	10	10	0	0	78	78
Styleman Court (Southend Road)	26	0	4	0	2	2 reserved	0	0	32	0
Valentine Park (Lynnsport 1)	63	5	10	0	4	0	19	0	96	5
Orchard Place (Marsh Lane)	110	110	14	14	6	6	0	0	130	130
Cowper Place (Lynnsport 3)	27	27	7	7	2	2	18	18	54	54
Dewside (Lynnsport 4/5)	68	68	9	9	4	4	8	8	89	89
Nar Valley Park (NORA 4)	35	35	17	17	5	5	48	48	105	105
*as of report date – tenures may change on incomplete developments	427	260	175	127	43	27	139	92	972	506 (52%)

Other

Contribution of housing units towards BCKLWN 5-year housing land supply

Delivery in accordance with agreed Accelerated Construction Programme (ACP) targets

Delivery of Public Open Space areas

7.2 Projected Programme Outcomes – Under Review

Description

Building Inclusive, Connected Communities:

The programme aims to create inclusive, well-connected neighbourhoods by combining mixed-tenure housing with green spaces, community facilities, sustainable design, and safe transport links to foster social interaction and long-term resilience.

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

Social Value targets: Environmental

- Waste diverted from landfill – 95%
- Considerate Constructor Score – 42/45
- HVO Fuel – 100%
- EcoCabins – 100%

Social Value targets: Economic

- Sub-contractors
 - o Within West Norfolk – 33%
 - o Within Norfolk – 60%
 - o Within 30 miles – 40%
- Suppliers
 - o Within West Norfolk – 33%
 - o Within Norfolk – 40%
 - o Within 30 miles – 35%
- Use of SME's – 25%
- Living Wage – 100%

8. Other Matters

Item	Comment
Procurement route for Lovell	Competitive Dialogue
Form of contract (e.g. JCT, NEC, Traditional, D&B)	Development Management Agreement – June 2015

9. Approved Documents

	Cabinet Report	Project Management Plan (PMP)	Contract Ref	Post Project Evaluation
Florence Fields (Parkway), King's Lynn	Parkway Development Update 17 th January 2023	In Draft	PPC2000 Contract 24 th July 2023	TBC
Valentine Park (Lynnsport 1), King's Lynn	Lynnsport 1 (Valentine Park) 6 th February 2024	In Draft	PPC2000 Contract 19 th June 2024	TBC
Styleman Court (Southend Road), Hunstanton	Southend Road Hunstanton 16 th March 2021	N/A	PPC2000 Contract 28 th April 2022	Complete
Taylor's Drive (Salter's Road), King's Lynn	Salter's Road 16 th March 2021	N/A	PPC2000 Contract 9 th January 2023	Complete
Orchard Place (Marsh Lane), King's Lynn	Major Housing Development – Final Approval 3 rd February 2015	N/A	-	N/A
Cowper Place (Lynnsport 3), King's Lynn	Not yet located	N/A	PPC 2000 Contract 8 th April 2019	N/A
Dewside (Lynnsport 4/5)	Cabinet 11 th April 2017	N/A	-	N/A

Nar Valley Park 4, King's Lynn	Nar Valley Phase 4 (Traditional Build) 4 th February 2020	N/A	PPC 2000 Contract 22 nd October 2020	Post Project Evaluation Member Major Projects Board 13th May, 2024
--------------------------------	--	-----	--	--