



P-21.06

## Salters Road Project Highlight Report

<b>Project Name:</b>	Salters Road	<b>Project Manager:</b>	James Grant	<b>Project Sponsor:</b>	David Ousby	<b>Report covers period of:</b>	June & July 2023
<b>Capital Code:</b>	C8161	<b>Client Dept:</b>	Corporate Projects	<b>Lead Designer:</b>	LPL		
<b>Project Code:</b>	P-21.06	<b>End User (if applicable):</b>	Freebridge Community Housing	<b>Cost Consultant:</b>	GCBA		
				<b>Contractor on Site:</b>	LPL		

### Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
<b>This Report</b>	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 seventy-eight affordable properties at Salters Road, Kings Lynn to be transferred to Freebridge Community Housing - APC Funded

**Scope:** Social Housing scheme off Columbia Way, delivered as part of BCKLWN Major Housing Programme

### 1. Overall Status (high-level summary)

Overall status currently Green.

- Risks largely relate to current construction market conditions and the potential for price inflation. As subcontracts are let this risk should reduce – procured ¾ of the procurement packages.
- Technical and legal issues remain regarding the delivery of the project that require resolution. However, issues are manageable.
- Project finances currently remain as expected.
- Project timelines need careful management to ensure ACP and FCH contract requirements are met.
- Homes England RX4 causing concern / this has been raised higher within HE. Should be sorted within the next 10 days.

### 1.1 Decisions required by the Officer Major Projects Board

N/A

### 1.2 Achievements during this period

- Utilities have been laid throughout the site
- Roof trusses in on plots 1 – 15
- Brickwork continuing and trades will track round the site in a continuous way which in turn enables the programme to be run smoothly
- S278 agreement returned & signed from BC, NCC and Lovell so works to the highway can now progress

### 2. Risks and Issues

#### 2.1 Key Risks [all red and increasing amber]

*A risk is something that may happen*

Risk ID (0/20)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
		N/A				

## 2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (1/20)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
A3	Funding	Delay in transfer due to Homes England Restrictions, negative impact on cashflow.	A	Finance	Work closely with Strategic Housing and Homes England to overcome issues. Has been raised with higher management at HE – so will now progress. Deed of Variation with HE to resolve issue, now progressing.	06/08/2023

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

## 3. Financial Summary

	Total approved budget (Includes contingency) £	Total spend to date £	Total variance to date <i>Underspend (Overspend)</i> £	Approved budget 2023/24 £	Total spend 2023/24 £	Current year forecast 2023/24 £	Current year variance between budget and forecast £	Total remaining contingency budget £
<b>Current Month:</b>								
Capital Expenditure	£14,807,465	£6,441,819	£8,365,646	£6,390,298	£1,597,575	£6,390,298	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-£1,065,547	-£1,065,547	£0	0	0	0	0	0
Other Income*	-£14,774,534	-£886,191	-£13,888,343	-£7,180,556	0	-£7,180,556	0	0
Net position	-£1,032,616	£3,801,787	-£4,834,403	-£790,259	£1,597,575	-£790,259	0	0
<b>Last Month:</b>								
Net position	-£1,032,616	£3,282,171	-£4,314,787	-£790,259	£1,077,959	-£790,259	0	0

## 3.1 Project Financials

\*will vary for each project

In future months, graphs will be inserted here.

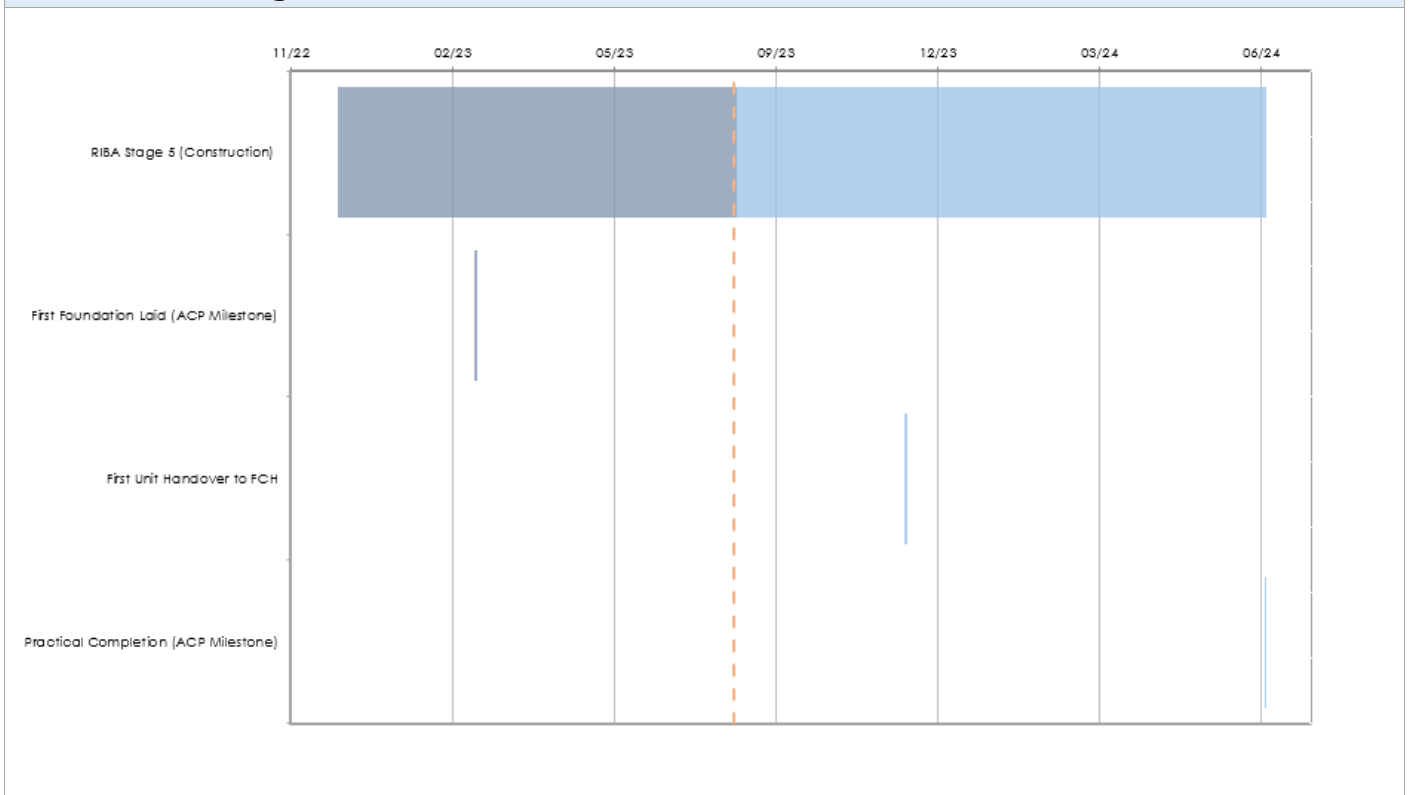
## 3.2 Project Contingency and Change Control

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

## 3.3 Financial Commentary

Financials RAG is Green as currently on track, the project is due to be completed in 2023/24 . Costs currently within expectations.

## 4. Timelines – High Level Milestones



### 4.1 Timelines Commentary

Timeline is currently Green. The Borough Council and Lovell are working together to meet ACP Deadlines: practical completion to be June 2024.

### 5. Resources Commentary

Resources currently Green. All members of Corporate Project Team involved with project providing continuity of knowledge. Project officer has long term knowledge on scheme. Clerk of Works (CoW) has returned to work, however assistant CoW is now on long term absence. Freebridge has independent CoW undertaking inspections which will help mitigate temporary loss of BCKLWN CoW. Lovell Partnership Ltd have made all staff appointments necessary to facilitate team and are procuring sub-contracts where not already appointed. No issues with placing sub-contracts.

All current appointments within budget and progressing well.

### 6. Communications and Engagement

Members of the team attended Greenpark Academy to present on H&S and PPE on construction sites and promote a poster competition around safety and staying away from sites.

Newsletter issued to residents.

Regular letters to neighbours and ongoing dialogue with bungalows on Salters Road.

Project Officer continuing to push for improved comms between all parties; BC, FCH, Lovell

## 7. Outputs and Outcomes

### 7.1 Outputs

Description	Target	Notes
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Delivery of:		
Affordable Units	78	
Delivery Pace in accordance with Accelerated Construction Programme		Units per month – 4.87

## 7.2 Outcomes

Description	Notes
N/A – as per outputs	

## 8. Other Matters

Item	Comment
General stage progress	RIBA Stage 5 – Construction
Procurement progress	Lovell appointed. Sub-contractor appointment ongoing.
Proposed form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000 – Signed 06.01.2023
Proposed route to market (e.g., IOTT, Framework i.e., DPS, HPCS, LCP)	Disposal of properties to FCH
Legal progress	Gateley PLC instructed to support on Golden Brick Transfers
Surveys Status	All necessary surveys & inspections in place.
Statutory updates	Planning approval in place and pre-commencement conditions discharged.
Health and safety	Lovell Partnership Ltd appointed as Principal Designer and Principal

## 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	10/21	TBC	N/A	09/21	03/21	01/23			
Approved by	N/A	N/A	N/A	DG	LPA	DO	N/A	DO	Cabinet	MO			

Latest Approved Document: Signed Contracts (BCKLWN & LPL / BCKLWN & FCH – 06.01.2023)

<b>Spend - Budget Variance (inc. contingency)</b>	<b>Milestone Delivery RAG Status</b>	<b>Risks &amp; Issues RAG Status</b>
<b>R</b> More than 10% over or under budget	<b>R</b> 13 weeks or more behind the critical path	<b>R</b> Needs 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 weeks or less behind the critical path	<b>G</b> Can be managed