



P-21.08 Southend Road Project Highlight Report

Project Name:	Southend Road	Project Manager:	James Grant	Project Sponsor:	David Ousby	Report covers period of:	August & September 2023
Capital Code:	C5004	Client Dept:	Corporate Projects		Lead Designer:	LPL	
Project Code:	P-21.08	End User (if applicable):	Members of public & BCKLWN Companies		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	A	A	A	A	A	G
Last Report	A	A	G	R	R	G

Project Definition

Project Stage: RIBA Stage 5: Construction

Objectives: Delivery of thirty-two flats at Southend Road, Hunstanton (Open Market, Affordable – ACP Funded) with an intention to initially market 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 Status currently Amber:

- Project viability is being significantly changed by inflation in the labour and materials market.

1.1 Decisions required by the Officer Major Projects Board

- Note impact of delays on the scheme and revised project completion estimated May 2024 (was November 2023) and impact on capital budget phasing
- Note approved capital budget is £8,381,104 total contract value with Lovell has risen to £8,410,585

1.2 Achievements during this period

- Construction in some sections now at roof plate.
- Roof structure commenced – trusses being lifted.
- Internal stud work started on a number of ground floor plots.
- LABC issue resolved.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (4/19)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
A2	Income	Retraction of house prices impacts on scheme viability.	A	Finance	Monitoring of market. Work closely with agent to ensure units meet and respond to market need.	01/08/2023

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (1/19)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
J8	Conveyancing	Conveyancing packs not yet complete	A	Legal	Working with solicitor. BC need to push.	06/10/23

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 £
Current Month:								
Capital Expenditure	8,381,104	3,932,799	4,48,305	2,395,043	1,220,326	2,395,043	0	0
Revenue Expenditure	0	0	0	0	0	0	0	0
Grant Income	-520,000	-520,000	£0	0	0	0	0	0
Other Income*	-7,426,808	-142,048	-7,284,760	-95,760	0	-95.760	0	0
Net position	434,296	3,270,751	-2,836,455	-2,299,283	1,220,326	-2,299,283	0	0
Last Month:								
<i>Net position</i>	434,296	2,378,910-	-1,944,614	-2,299,283	328,486	-2,299,283	0	0

*will vary for each project

3.1 Project Financials

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
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3.3 Financial Commentary

Financials currently RAG is Amber. Full financial implications of delays under review but technical approvals, delays, and increasing material costs are likely to have significant impact on project profit. Current estimates show total contract value with Lovell rising from £6,777,688 to £8,410,585 with no or negative house price movement to compensate. Investigations into minimising financial impact ongoing. Investigating any further potential savings.

4. Timelines – High Level Milestones

4.1 Timelines Commentary

The timeline is currently Amber. Delays mobilising and agreeing temporary works has resulted in significant delay. Revised completion date now 13 May 2024 (originally Nov 2023) [SUBJECT TO FORMAL CONTRACT EXTENSION OF TIME TO BE AGREED]. The same variation will be required for the ACP funding.

It should be noted that the first foundation laid milestone relates to when the foundation for the whole block is completed. Due to the volume of groundworks, and the nature of the build, this milestone is later than a traditional project.

5. Resources Commentary

Resources currently Green. Project being delivered by Internal BCKLWN team. Project Officer & Principal Project Manager fully engaged with project and full understanding of issues. Clerk of Works is fully engaged with the project and Assistant CoW is due to return to work in the next couple of weeks and will assist CoW.

Lovell team fully resourced.

6. Communications and Engagement

H&S Posters designed by primary school pupils now on display on the site hoarding.
Next newsletter to be designed and drafted soon.

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	Works on site. Brick work continuing to go up
Procurement progress	Block management tender is out to the market
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			

Latest Approved Document: Signed contract – March 2022

Spend - Budget Variance (inc. contingency)	
R	More than 10% over or under budget
A	Between 5% & 10% over or under budget
G	Within 5% of budget or less than £10k

Milestone Delivery RAG Status	
R	13 weeks or more behind the critical path
A	4 to 12 weeks behind the critical path
G	4 weeks or less behind the critical path

Risks & Issues RAG Status	
R	Needs immediate attention
A	Needs attention before next project review
G	Can be managed