



P-21.05 Florence Fields (Parkway) Project Highlight Report

Project Name:	Florence Fields (Parkway)	Project Manager:	James Grant	Project Sponsor:	Oliver Judges	Report covers period of:	Q2 2024-25
Capital Code:	C8431	Client Dept: -	Corporate Projects		Lead Designer:	LPL	
Project Code:	Florence Fields (Parkway)	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	G	G
Last Report	A	R	A	A	G	G

Project Definition

Project Stage: Cabinet approval received. Contracts signed. RIBA Phase 5.

Objectives: Delivery of 226 homes at Parkway – Gaywood (Open Market, PRS, Affordable) – ACP Funded

Scope: Housing delivery on the former COWA sports field, delivered as part of BCKLWN Major Housing Programme

1. Overall Status (high-level summary)

Overall status currently Amber due to:

- Site progressing well. Works to the wet well pumping system have started.
- Resources remain suitable for the project.
- The Network Rail situation is now being managed by the IDB. The IDB have confirmed site has achieved all conditions requested – Network Rail isn't seen as an inherent risk to our build, they will be pushing Network Rail directly.

1.1 Decisions required by the Officer Major Projects Board

- None

1.2 Achievements during this period

- Show home & marketing plots are nearing completion. aim to have the complex open by late November / December.
- Drainage progressing.
- Newsletter delivered to around 920 residents in the Gaywood area. Delivered to the local Councillor, Gaywood Community Centre, Gaywood Church Rooms and Gaywood Library. Also on BC webpage.
- Sales particulars & marketing material are almost complete – temporary show office in King Street opened.
- Gas easement is resolved – the 2 pipes have been removed, building works progressing.
- Significant progress in phases 1 and 2 with first fix, roofing, plastering and substructures – progressing well.

2. Risks and Issues

2.1 Key Risks [all red and increasing amber]

A risk is something that may happen

Risk ID (3/45)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
I6	Programme	Wet well programme	A	Programme	Continue to push for updates and CoW check progress against programme	16.10.24
A18	Finance	House prices	A	Finance	Continue to review sales pricing / sales releases. Review against local market.	16.10.24
C19	Planning	278 Agreement – Prior occupation condition to have agreement in place. Agreement not yet in place due to delays caused by NCC.	A	Planning	Coordination with NCC and BCKLWN planning officers to expedite process and review planning conditions.	16.10.24

2.2 Key Issues [all red and increasing amber]

An issue is something that has happened

Issue ID (1/44)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
A19	Inflation & competition of local market	Brick layers package increasing value	A	Finance	Continue to monitor the market and continuously review the package	16.10.24

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

3.1 Project Financials

Financial information not available

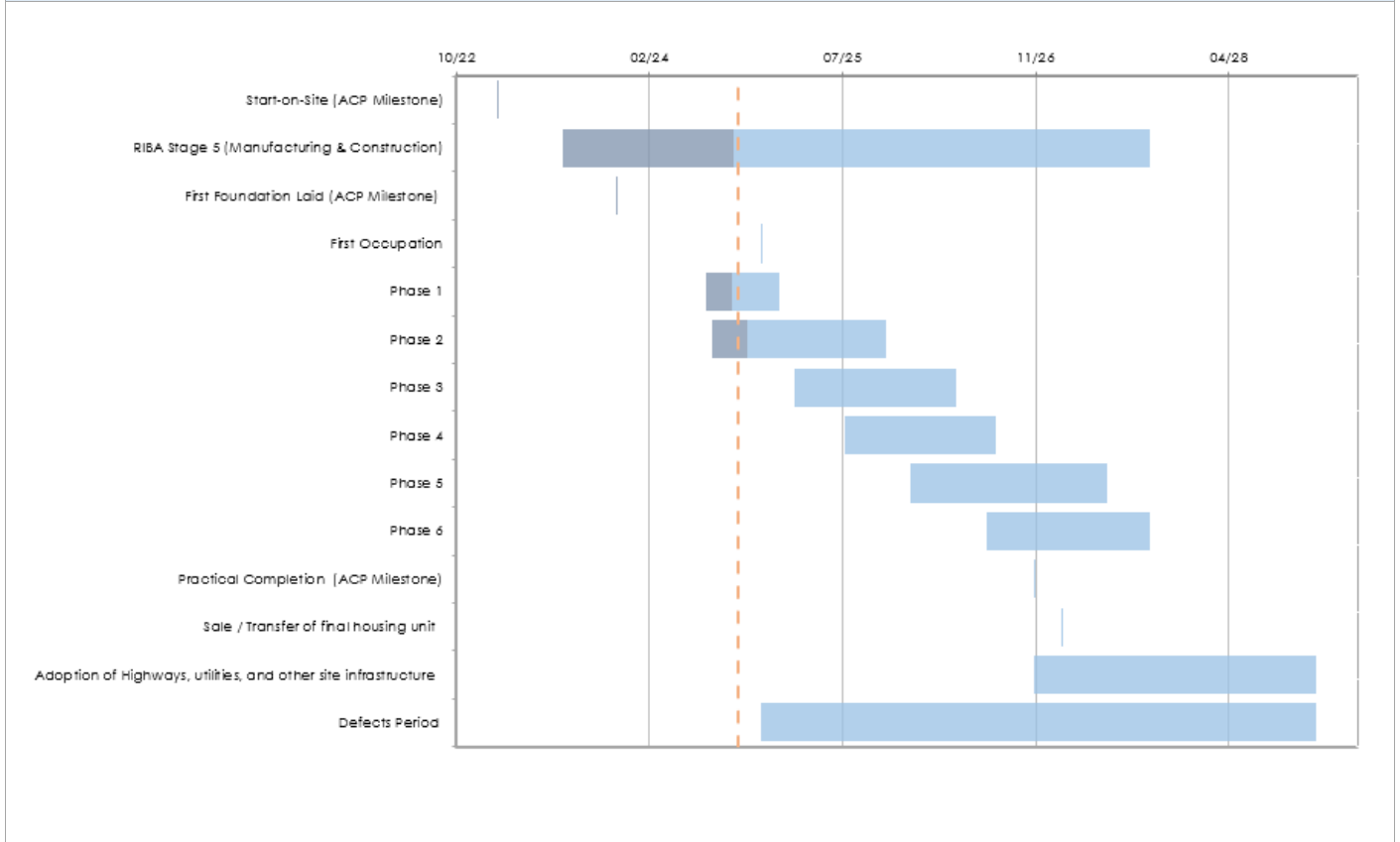
3.2 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
N/A – no changes in period							

3.3 Financial Commentary

Financials RAG is Amber as although overall spending potentially to exceed total budgets, spend is currently within total approved budget. Forecasted net position is shown to have significantly improved due to forecasted confidence in housing market, however this should be considered with some caution as project remains in early stages with long period of potential changes in housing and construction market that will need to be accommodated.

4. Timelines – High Level Milestones



4.1 Timelines Commentary

Timeline is currently green.

5. Resources Commentary

Resources currently green. Project being delivered by Internal BCKLWN team. Project Officer fully engaged with project and full understanding of issues. Clerk of work is fully engaged with the project. Lovell Partnership Ltd have all internal resources in place.

6. Communications and Engagement

Draft comms plan is with Communications team.

Newsletter delivered to 920 residents in the area within the period.

Meeting held with the trust of KLA and Howard Junior – positive, trying to engage and promote partnership working in the high school on careers in construction and relevant subjects. This has been passed on to the careers lead but no further replies.

7. Outputs and Outcomes

7.1 Outputs

Description	Target	Notes
Delivery of		
Private Rented Units	46	20.3%

Open Market Sales Units	146	64.60%
Affordable units	24	10.6%
Shared ownership	10	4.42%
Total	226	
Delivery Pace in accordance with Accelerated Construction Programme		
Contribution of housing units towards BCKLWN 5-year housing land supply		
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	
Environmental	Waste diverted from landfill – 95% Considerate Constructor Score – 42/45 HVO Fuel – 100% EcoCabins – 100%	
Economic	Sub-contractors - 60% Norfolk 33% West Norfolk 40% within 30 miles Suppliers - 40% Norfolk 33% West Norfolk 35% within 30 miles SMEs – 25% Living Wage – 100%	

7.2 Outcomes

Description	Target
N/A	

8. Other Matters

Item	Comment
General stage progress	Started on site.
Procurement progress	As above.
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)	Sale of properties on open market
Legal progress	Procurement of legal services required for conveyancing.
Health and safety	Lovell Partnership Ltd 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	N/A	N/A	N/A	08/21	03/22	04/22	N/A	09/22	01/23	07/23			

Approved													
Approved by	N/A	N/A	N/A	DO	LPA	DO	n/a	DO	Cabinet	OJ			

Latest Approved Document: Cabinet Report – Council Approved 26th January 2023

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