



## P-21.08 Southend Road Project Highlight Report

<b>Project Name:</b>	Southend Road	<b>Project Manager:</b>	James Grant	<b>Project Sponsor:</b>	Oliver Judges	<b>Report covers period of:</b>	Q2 2024-25
<b>Capital Code:</b>	C5004	<b>Client Dept:</b>	Corporate Projects		<b>Lead Designer:</b>	LPL	
<b>Project Code:</b>	P-21.08	<b>End User (if applicable):</b>	Members of public & BCKLWN Companies		<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>	A	A	A	A	R	G
Last Report	A	R	A	A	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) - initially marketed 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:

- Site continues to progress, but at pace slower than the project team had hoped.
- Majority of plots now approaching completion, allowing progression of stairwells.
- BCKLWN and Lovell formally agreed extension of time to October 2024, subject to Lovell taking all risk on unforeseen delays post October.
- October target completion date subsequently missed. Now expecting handover December 2024.
- Review of disposal progress ongoing. Support needed from Property Services and Corporate Finance department to progress.

### Decisions required by the Officer Major Projects Board

- None

### 1.2 Achievements during this period

- External landscaping and cladding progressing
- Internals continuing – majority of plots now plastered allowing for progression within stairwells.
- Windows and doors almost complete
- Zinc Cladding to oriel bays to be completed, all other cladding works completed.

## 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	WHB fail to disposed of housing units at required level, further impacting site viability.	A	Finance	Monitoring of market. Work closely with agent to ensure units meet and respond to market need. Discuss whether other disposal methods be considered.	01/07/24

## 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
D13	General delays	Project progress is slow.	A	Delays	Continue to monitor and push Lovell on being fully resourced and providing a realistic programme	16.10.24

## 3.1 Project Financials

*No financial information is available*

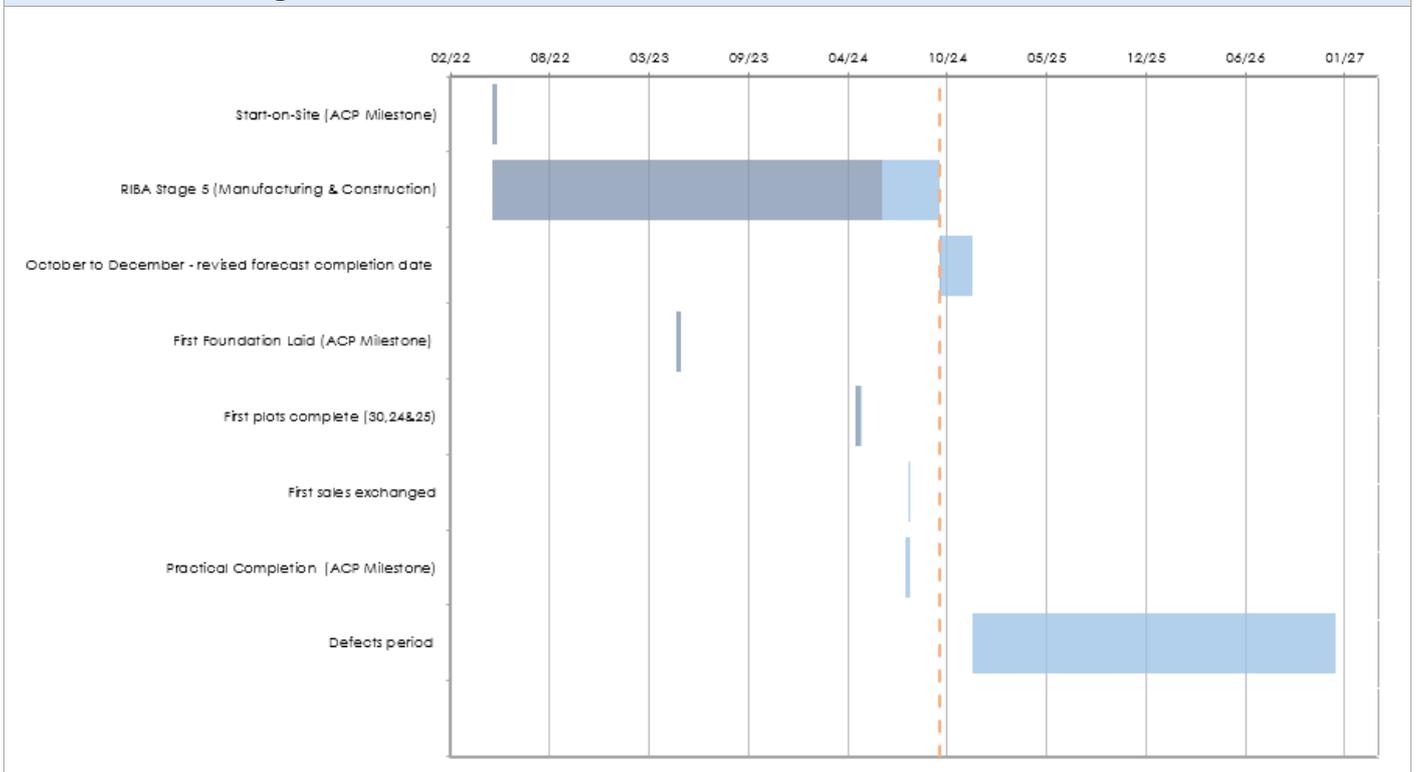
## 3.2 Project Contingency and Change Control

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

## 3.3 Financial Commentary

The project's financial health is currently challenging, with technical issues, delays, and rising costs negatively impacting profitability. Sales interest has been slow, hindered by a desire among potential buyers to see a completed unit and by local connection and occupancy restrictions. These factors have significantly complicated the sales process.

## 4. Timelines – High Level Milestones



## 4.1 Timelines Commentary

The project is significantly behind schedule, with the revised completion date of mid-October 2024 having already passed. Lovell has indicated that further delays may push completion closer to Christmas, although this has not been officially confirmed.

Due to unforeseen complications during construction, a variation to the ACP funding agreement may be necessary to extend the funding period. This extension is expected to be approved.

While the technical ACP milestone remains unchanged and will not be met, Homes England is aware of the revised completion date and has accepted it. There is no risk to funding.

## 5. Resources Commentary

Resources remains Green. Project Officer & Principal Project Manager fully engaged with project and full understanding of issues. Clerk of Works is fully engaged with the project and engaging with BC H&S Advisor as needed for clarity on certain items such as fire safety. Lovell team lost assistant site manager and senior technical advisor in period – both roles replaced internally.

## 6. Communications and Engagement

Newsletter delivered within period.

Property sales being advertised, detailed available on [rightmove.co.uk](https://www.rightmove.co.uk) and William H Brown website.

## 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.
Procurement progress	Block management tender complete.
Form of contract (e.g., JCT, NEC, Traditional, D&B)	PPC 2000 Contract – Signed
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
<b>Status:</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Ongoing		
<b>Date Approved</b>	N/A	N/A	N/A	TBC	07/21	TBC	N/A	12/21	03/21	03/22			
<b>Approved by</b>	DG	DG	DG	DG	LPA	DG	DG	DO	Cabinet	MO			

Latest Approved Document: Signed contract – March 2022

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

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

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