

Monthly Scrutiny Report



DRAGONFLY
MANAGEMENT



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DEVELOPMENT

Report Date	05/08/2024
Report Period	Jul-24

Live Projects

Project Name		Woburn & Pendean - Blackwell	
Client & Contract Sum	Bolsover Homes	£	11,582,574.69
Expected SoS & Finish	Apr-24	ILS and Phase 1 - Summer 25 Phase 2 - Summer 26 ** Subject to decant of the existing ILS**	
Programme	Currently the project is on track to achieve its phase 1 completion date. Phase 2 completion date is subject to the decant and demolition programme of the existing ILS of which is not yet fully understood.		
Cost	Currently the project is on track to achieve its approved contract sum		
Health & Safety	Currently the project meets its legal compliance and recent H&S inspections raised minimal issues.		
Progress in the Period	Start on site was achieved on the 01/04/2024. The confirmation of the omission of the Community Centre has allowed the project to get back on track and focus on the original contract scope. Currently the ILS has commenced its super structures and the first floor to land at the end of August and water tight by the end of 2024. The bungalows on phase one are reaching roof stage. The project team are looking at any mitigation the decant and demo of the ILS may cause. Pendean is to commence on site in November subject to planning approval.		

Project Name		Roseland Crematorium	
Client & Contract Sum	Bolsover District Council	£	7,400,000.00
Contract Start on Site & Finish	18.09.2023	Autum 2026	
Programme	Currently the project is off track to achieve its completion date, due to excessive design delays caused by the client appointed design team. The programme is being readjusted to align with the new design team.		
Cost	Currently the project is off track to achieve its approved contract sum. DDL are currently reporting an over spend due to the delays associated with the design issues. The final expected account is not yet fully understood until a revised programme is defined and issues understand and quantified.		
Health & Safety	Currently the project meets its legal compliance.		
Progress in the Period	DDL have completed the steel frames to the buildings in February 2024 but limited work has progressed on the super structures since due to design issues. The groundworks have progressed well and are meeting a near completion in July. The hard landscaping will occur after the super structure are completed. The main infrastructure such as the sub station, water, power and drainage are all installed. The project team are optimistic that the super structures can re commence in October 2024 and allow internal works to take place in the spring.		

Pipe Line Projects - BDC Homes

Project Name		Shirebrook Cluster 2 - Alder Way and Close, Rowan, Brookfield	
Client & Estimated Cost	Bolsover Homes	Alder - £1.7 Brook - £600k Rowan - £2.3	
Expected SoS & Finish	Estimated Jan 2025 - lost 3 months	N/A	
Progress in the Period	Currently the DML pre construction team along with the design team WSP are progressing these sites with Planning decision on Brookfield agreed to be issued in September. Rowen and Alder to follow subject to some issues regarding land and design confirmations. These two sites are expected to be issued to planning in September. Currently pre construction money is holding up progress.		

Project Name & Number		Mill Lane - Bolsover	
Client & Estimated Cost (To date)	Bolsover Homes	£11	
Expected SoS & Finish	Jul-25	Spring 2027	
Progress in the Period	Currently the DML pre construction team are reviewing this site which had achieved planning in 2021 for private sale. Currently there is a land ownership issue hindering progress, the team are working to resolve this while ensuring viability. Options include purchasing the neighbouring property. WSP have produced a layout for affordable homes. The layout was agreed at the last DTM in May. The DML team are now progressing this layout through the RIBA stages and aim to issue to planning. Currently pre construction money is holding up progress.		

Project Name & Number		Bolsover Cluster	
Client & Estimated Cost (To date)	Bolsover Homes	TBC	
Expected SoS & Finish	TBC	TBC	
Progress in the Period	No progress in the period on this scheme.		

Project Name & Number		Park Lane - Pinxton	
Client & Estimated Cost (To date)	Bolsover Homes	TBC	
Expected SoS & Prelim Allowance (Weeks)	TBC	TBC	
Progress in the Period	This project has executive board approval subject to planning approval to increase the plots from 10 to 11. No progress in the period on this scheme.		

Project Name & Number		Briar Close	
Client & Estimated Cost (To date)	Bolsover Homes	Demo £300k	
Expected SoS & Prelim Allowance (Weeks)	Demo Autum 2024	Demo completion Winter 2024	
Progress in the Period	This project is deemed a potential, but it awaits development on adjoining Homes England site before it is committed for further design. BDC have requested that DDL carry out the demolition of the existing plots this will take place once the 3 nr residents leave in Spring 2024. The demo will commence in Autum 2024, DML are removing meters and disconnecting power as we speak since the last residents have departed. Currently pre construction money is holding up progress to agree a new layout.		

Project Name & Number		Pinxton Cluster	
Client & Estimated Cost (To date)	Bolsover Homes		TBC
Expected SoS & Prelim Allowance (Weeks)	TBC		TBC
Progress in the Period	No progress in the period on this scheme.		
Pipe Line Projects - Regeneration			
Project Name & Number		Events Centre (Shirebrook)	
Client & Estimated Cost (To date)	BDC - Regeneration		£2
Expected SoS & Prelim Allowance (Weeks)	Oct-24		Apr-25
Progress in the Period	The DML team have met with the BDC lead and have had a number of meetings to establish a strategy to deliver this project. The DML team have proposed that the Cafe is procured as a pre fab off site to keep cost down and provide a high quality end product. Planning has not been issued due to ecology report being late. DDL are awaiting approval for some pre construction monies.		
Project Name & Number		Portland Sheds (Shirebrook)	
Client & Estimated Cost (To date)	BDC - Regeneration		£2
Expected SoS & Prelim Allowance (Weeks)	Mar-25		Mar-26
Progress in the Period	Currently the DML team are working with BDC to establish a strategy for this project.		
Project Name & Number		Co-op Demolition and Landscaping (Bolsover)	
Client & Estimated Cost (To date)	BDC - Regeneration		£2
Expected SoS & Prelim Allowance (Weeks)	Feb-25		Autum 25
Progress in the Period	Currently the DML team are working with BDC to establish a strategy for this project.		
Pipe Line Projects - External Clients to BDC			
Project Name & Number		Boarder Hill School	
Client & Estimated Cost (To date)	Bassetlaw District Council		£8
Expected SoS & Prelim Allowance (Weeks)	Dec-24		TBC
Progress in the Period	Currently the DML pre construction team are working with the client to establish a contract cost and progress the design through to RIBA stage 5. The team are focusing on the removal of the existing façade to ensure a safe and viable project for the client.		
Project Name & Number		Centre Place	
Client & Estimated Cost (To date)	Bassetlaw District Council		£2
Expected SoS & Prelim Allowance (Weeks)	Feb-25		Nov-25
Progress in the Period	Currently the DML pre construction team are working with the client to establish a demo plan. The main building proposal has been shelved due to lack of funding.		
Project Name & Number		Amber Vally - Potential	
Client & Estimated Cost (To date)	Amber Vally		TBC
Expected SoS & Prelim Allowance (Weeks)	TBC		TBC
Progress in the Period	Currently the DML pre construction team are working with the client land portfolio to find potential housing developments ranging from 2 - 100 plots.		