



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

22 January 2024

Councillor Phil Dilks
Cabinet member for Housing and
Planning

Earlesfield Project Overview January 2024

Report Author

Nick Thacker, Head of Technical Services

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Purpose of the Report

To update the committee on the progress of the Earlesfield Project, providing an overview of the project position, completed works and projected timescales.

Recommendations

That Committee note the contents of the report and the progress being made to deliver on the Earlesfield Project to resolve long standing issues within our housing stock.

Decision Information

Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents
Which wards are impacted?	All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The budget required to complete the works associated with the Earlesfield Project is included in the approved 2023/24 HRA Revenue and Capital budgets.

Completed by: Alison Hall-Wright, Deputy Director (Finance & ICT) and Deputy S151 Officer

Legal and Governance

- 1.2 There are no legal or governance implications arising from this report, which is for noting.

Completed by: Graham Watts, Assistant Director (Governance and Public Protection) and Monitoring Officer

2. Background to the Report

- 2.1 The Council has a clear commitment in its Corporate Plan 2020-2023 to provide "Housing that meets the needs of all residents" and the timely delivery of improvements to its social housing stock, which includes a significant number of properties on the Earlesfield Estate in Grantham, is a key element to this.

- 2.2 There have been site visits undertaken to completed properties by Cabinet Members and the Ward Members, the most recent visit was on the 25th October 2023.
- 2.3 To date we have completed 32 property refurbishments. Progress on the project is continues to be made on the programme but has been slower due to contractor resources on site.
- 2.4 Discussions have been held with the contractor and additional resources are being brought on to the project to increase the turnaround on completed properties and the project remains on target for completion by the end of April 2025.
- 2.5 A meeting was held on 4th January where Karen Bradford (CEO) and Nick Thacker (Interim Head of Housing, Technical Services) met with David Singleton (Quantity Surveyor) and Paul Holmes (Contract Manager). The project was reviewed and concerns were raised by both sides. It was agreed that missing contract administration documents would be submitted to Nick Thacker by 8 January 2024. It was agreed that an improvement plan would be produced and monitored on a regular basis. Two new project managers have been appointed to the scheme by UL; David Platts and Jake Blount. A seamless process of decanting arrangements are now agreed which is resulting in the acceleration of timescales in the turnaround of properties.
- 2.6 In November 2023 an incorrectly served claim to extend the contract finish date; with associated additional costs; was received from the contractor. To this point there has been no evidence found to substantiate this claim and we await the contractor's further response.
- 2.7 A series of monthly meetings have been arranged to monitor the improvement plan and ensure it is delivering results. Additionally, KPIs will be developed which will ensure the contract performs satisfactorily in 2024 .

3. Key Considerations and Other Options Considered

- 3.1 It is anticipated that around 42 properties will be completed by the end of March 2024.
- 3.2 An updated copy of the programme is attached as Appendix 1.

4. Reasons for the Recommendations

- 4.1 Report is for information and noting.