



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

21 March 2024

Councillor Phil Dilks
Cabinet member for Housing and
Planning

Earlesfield Project Update

Report Author

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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 the Committee notes the contents of the report and the progress being made to deliver on the Earlesfield Project to resolve long standing issues within the Council's housing stock.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
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 The report provides the Committee with an update on the Earlesfield Project and is for noting. There are no significant legal or governance implications arising from the report.

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 mission in its Corporate Plan 2024-2027 "to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations" 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.

- 2.3 To date we have completed 37 property refurbishments. Progress on the project is continuing to be made and it is projected that 42 properties will be completed by the end of March 2024.
- 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. The project remains on target for completion by the end of March 2025.
- 2.5 An initial meeting that was held on 4 January where the Council's Chief Executive and the Interim Head of Housing, Technical Services met with United Living's Quantity Surveyor and the Contract Manager to discuss the various issues raised by both parties in relation to the contract administration, documentation and project delivery by the on-site staff. A follow-up meeting took place on the 20 February where the previously raised matters were discussed through to a satisfactory resolution that both parties agreed on.
- 2.6 The current contract with United Living will end on 31 March 2024 and will be superseded by a new contract as the current scope of works no longer meets the Council's requirements for this project.
- 2.7 A report was due to be presented to Cabinet on 12 March 2024 to approve the award of a new contract to United Living with a start date of 1 April 2024. This will ensure continuity of service as they have an existing network of contractors in the area and are familiar with the removal and refurbishment process. A revised scope of works has been agreed as part of the contract renewal which clearly defines the responsibilities of the contractor and the Council.
- 2.8 Monthly meetings have been scheduled with United Living to monitor the on-site works and quality and ensure the project is delivered within the agreed timescale. Additionally, a revised set KPI's has been developed which will ensure the contractor performs satisfactorily for the remaining duration of the project.

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.

5. Appendices

- 5.1 Appendix 1 – Latest version of the programme