



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

Thursday, 6 June 2024

Report of Councillor Virginia Moran,
Cabinet Member for Housing

Earlesfield Grantham Project Update

Report Author

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Purpose of 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

- 1. That the Committee notes the contents of the report and the progress being made to deliver on the Earlesfield Grantham 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Does the report contain any exempt or confidential information not for publication?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?	Grantham Earlesfield;

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 so a budget carry forward will be requested as part of the year end process. At the time of compiling the report, it is likely that the original budget for this project will not be sufficient to meet all the costs of the necessary schemes within the project. If this is the case, then virements from other capital schemes will be undertaken in order to ensure the budget can be increased accordingly.

Completed by: Richard Wyles, Deputy Chief Executive and 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, Monitoring Officer

2. Background to the Report

- 2.1 The Council has a clear commitment 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 this project which focuses on improving houses on the Earlesfield Estate in Grantham, will contribute towards achieving this commitment.

- 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 45 property refurbishments under phase 1 of the project. Phase 2 of the project is progressing with works currently being undertaken on 15 properties and 4 properties have been completed and handed back to the Council.
- 2.4 Discussions are ongoing with the contractor and additional resources are being brought on to the project to increase the turnaround of completed properties to ensure the project remains on target for completion by 31 March 2025.
- 2.5 The new contract with United Living commenced on 1 April 2024. This will ensure continuity of the works on site and will be in line with the revised scope of works that has been agreed as part of the contract renewal which clearly defines the responsibilities of the contractor and the council.
- 2.6 Additional site staff has also been agreed which includes a dedicated Tenant Liaison Officer to deal with tenant queries and day to day administration of the project.
- 2.7 An interim meeting was held on 8 April 24 where the Council's Chief Executive, the Director of Housing and the Interim Head of Housing - Technical Services met with United Living's Quantity Surveyor and Contract Manager to discuss the administration, documentation and project delivery of the new contract.
- 2.8 Monthly progress meetings have been arranged with United Living, these will monitor the on-site works, quality of the works and ensure the project is delivered within the agreed timescale.
- 2.9 A revised set of KPI's is being developed which will ensure the contractor performs satisfactorily for the remaining duration of the project.

3. Key Considerations

- 3.1 45 Properties were completed under phase 1. 4 properties have been completed under phase 2 with a further 15 properties at various stages of work.
- 3.2 An updated copy of the programme is attached as Appendix 1.

4. Reasons for the Recommendations

- 4.1 This report is for information and noting.

5. Appendices

5.1 Appendix 1 – Earlesfield Project Progress Report