



Thursday, 19 September 2024

Report of Councillor Virginia Moran
Cabinet Member for Housing

Earlesfield Project Overview August 2024

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

The Committee is recommended to:

- 1. Note 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Does the report contain any exempt or confidential information not for publication?

N (*If yes please specify the relevant exemption paragraph*)

What are the relevant corporate priorities? **(delete as appropriate)**

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 costs associated with the Earlesfield project are monitored on a monthly basis against the approved budget, if additional budget is required to complete project then virements from other capital schemes will be undertaken.

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: Mandy Braithwaite, Legal Executive

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. As noted in the report presented to the committee on 6 June 2024, 45 properties were completed in phase 1 of the project. Phase 2 of the project includes 76 properties, works have been completed on 19 properties and works are currently being undertaken on 19 properties.
- 2.3. Discussions are ongoing with the contractor, United Living to bring in additional resources to increase the number of dwellings that are being completed.
- 2.4. A meeting was held on 13 August 2024 where the Council's Director of Housing and Contracts Manager met with United Living's Contract Manager, Director and Tenant Liaison Officer to discuss the administration, documentation and project

delivery of the new contract. Despite previous assurances by United Living that the project was on track and adequate resources were in place, the recent performance figures and the number of property completions do not evidence this.

- 2.5. During the meeting the Council reiterated the project completion date of 31 March 2025 and United Living have now provided a project plan which provides assurance that all properties should be returned to the Council by 28 March 2025. This plan will be monitored by the team and any further issues will be reported to the committee in future update reports.
- 2.6. There have been a number of complaints from tenants regarding the quality of the works on properties which United Living have been responsive in remedying. The dedicated Tenant Liaison Officer from United Living is now present at all property handovers to respond to any issues that are highlighted by tenants.
- 2.7. Monthly progress meetings take place with United Living, these will continue to monitor the on-site works, quality and ensure the project is delivered within the agreed timescale.
- 2.8. As part of the Social Value element of the contract United Living will be installing a new kitchen at the Grantham West Community Centre in October 2024 which will benefit all users of the centre, the value of this work is estimated to be £5k. Discussions regarding further Social Value works are underway and an update will be provided to the committee at its next meeting.

3. Key Considerations

- 3.1. 45 Properties were completed under phase 1. 19 properties have been completed under phase 2 with a further 19 properties at various stages of work.
- 3.2. An update copy of the programme is attached at Appendix 1.

4. Reasons for the Recommendations

- 4.1 Report is for information and noting.

5. Appendices

- 5.1 Appendix 1 – Earlesfield Project Progress Report