



Housing Overview and Scrutiny Committee

Thursday, 14 November 2024

Councillor Virginia Moran

Cabinet Member for Housing

Earlesfield Project Overview November 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

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

Does the report contain any exempt or confidential information not for publication? No

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

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 There are no significant financial implications arising from this report, which is to note progress.

Completed by: Paul Sutton, Interim Head of Finance (Deputy 151)

Legal and Governance

- 1.2 There are no significant legal and governance implications associated with this report which is to note progress made on the project.

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 There have been site visits undertaken to completed properties by Cabinet Members and the Ward Members.
- 2.3 As noted in the report presented to the Committee on 19 September, 45 properties were completed under phase 1. Progress on the project under Phase 2 is continuing with 28 properties complete and handed back to tenants. A further 18 properties are currently in progress and are at various stages of work. This leaves a further 30 properties to be started.
- 2.4 At the Core Group meetings held on 13 August 2024 and 28 October 2024 the Council raised concerns in relation to the poor progress that was being made on the project. United Living have provided a comprehensive action plan to address the delivery of the contract. This plan includes new members of staff to oversee key points of the project, both in terms of management and day to day delivery. A site meeting will be held during w/c 4 November 2024 where the project plan will

be reviewed to establish the mitigations that are required to ensure the remaining properties are completed by 31 March 2025.

- 2.5 The dedicated Tenant Liaison Officer is dealing with all tenant issues on handover to ensure they are familiar with the new fitments following the improvement works that have been carried out in their home.
- 2.6 Monthly progress meetings take place with United Living, these will continue to monitor the on-site works and quality. At each meeting it is strongly reiterated to United Living that the project must be completed by the end of March 2025.
- 2.7 All works are checked for defects by SKDC site staff prior to handover.
- 2.8 The quality of work on handover is good with only very minor defects being reported. This is testament to the new members of staff as promised following the Core meeting on the 6th of September.
- 2.9 An unannounced visit from the Health and Safety (HSE) took place at one of the properties where asbestos removal works were taking place on the 24 September. During their visit they examined, documentation, procedures and airlocks. The HSE Inspector left site satisfied that the removal works were being completed in a safe and correct manner with no intervention fees levied.
- 2.10 The current progress is shown on Appendix 1.

3. Key Considerations

- 3.1 45 Properties have been completed under phase 1. 28 properties have been completed under phase 2 so far with a further 18 properties at various stages of work. Additional properties will be started as the programme progresses.
- 3.2 Current primary risks associated with this project are:
 - Adequate resources are allocated by United Living to enable project completion by the end of March 2025.
 - Access to all properties on the programme to enable the licenced asbestos removal to take place safely.
 - Works are completed to a high standard with the aim of zero defects on handover.
 - To ensure that the allocated budget is spent within the current 24/25 financial year.
- 3.3 Mitigation measures for the above key points are being monitored on a day to day basis and through regular monthly progress meetings by both SKDC staff and the contractor, United Living.

- 3.4 The Core Group meetings also monitor the project risks from a strategic perspective. (Next Core Group meeting is scheduled for 25 November 2024.)

4. Reasons for the Recommendations

- 4.1 Report is for information and noting.

5. Appendices

- 5.1 Appendix 1