



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Monday, 20 January 2025

Councillor Virginia Moran
Cabinet Member for Housing

Earlesfield Project Overview January 2025

Report Author

Andy Garner, Planned Works Manager - Technical Services

✉ andy.garner@southkesteven.gov.uk

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Does the report contain any exempt or confidential information not for publication?	N
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

- 1.1 There are no financial implications arising directly from this report, which is for noting.

Completed by: Paul Sutton Interim Head of Finance (Deputy s151)

Legal and Governance

- 1.2 This work programme does not present any legal or governance issues and is a report to update Members on progress.

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 14 November 2024, 45 properties were completed under phase 1. Progress on the project under Phase 2 is continuing with 40 properties complete and handed back to tenants. A further 13 properties are currently in progress and are at various stages of work. This leaves a further 23 properties to be started.
- 2.3. A Core Group meeting was held on 26 November 2024 where the Council raised concerns in relation to the poor progress that was being made on the project. Following the meeting United Living provided a comprehensive action plan to address the delivery of the contract. A further site meeting was held on the 28 November 2024 where the site teams from both United Living and SKDC

discussed operational issues which included frequent programme updates, snagging/defects and tenant move dates.

- 2.4. A weekly meeting is now set in diaries to discuss any issues and to monitor handovers and any delays.
- 2.5. The next Core Group meeting was held on the 17 December 2024 to discuss progress. The number of defects has significantly decreased, and the number of completions has increased but SKDC raised concerns with United Living that the project will not be completed by the target date of 31 March 2025.
- 2.6. United Living agreed to provide a revised programme of works in conjunction with SKDC's site team to ensure property moves are in place and the decant properties are available for the contractor to commence works on. A meeting has been scheduled in January to agree the updated programme.
- 2.7. 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.
- 2.8. Prior to handover, a joint visit to inspect the works and note any defects takes place between United Living's Site Manager and SKDC Site Inspector. This joint approach has been taken to reduce the time to achieve final handover.
- 2.9. The quality of work on handover is good with only minor defects being reported. These minor defects do not hold up the process of moving the tenant back to their home.
- 2.10. The current progress is shown on Appendix 1.

3. Key Considerations

- 3.1. 45 Properties have been completed under phase 1. 40 properties have been completed under phase 2 so far with a further 13 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:
 - That adequate resources are allocated by United Living to enable project completion by the end of March 2025.
 - Decant properties are available and turned around in a timely manner to reduce delays.
 - 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 daily/weekly basis and through the regular monthly progress meetings by both SKDC staff and United Living.
- 3.4. The Core Group meetings also monitor the project risks from a strategic perspective. (Next Core Group meeting is scheduled for 28 January 2025)

4. Reasons for the Recommendations

- 4.1 Report is for information and noting.

5. Appendices

- 5.1. Appendix 1 – Earlesfield Project Overview