



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Monday, 17 March 2025

Report of Councillor Virginia Moran,
Cabinet Member for Housing

Earlesfield Project Overview March 2025

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Does the report contain any exempt or confidential information not for publication?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

- 1.1 There are no direct financial implications associated with this report but there is budget in place to deliver the Earlsfield Estate project.

Completed by: David Scott – Assistant Director of Finance (deputy s151 officer)

Legal and Governance

- 1.2 Regular updates to Committee members are part of good governance.

Completed by: James Welbourn, Democratic Services Manager and Deputy 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 Earlsfield 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 reports previously presented to the Committee, 45 properties were completed under phase 1 of this project. Progress on the project under Phase 2 is continuing with 51 properties complete and handed back to tenants. A further 12 properties are currently in progress and are at various stages of work. As of 11 February this leaves a further 13 properties to be started/completed.
- 2.4. As previously noted, the Council has raised concerns during Core Group meetings in relation to the poor progress that was being made on the project. Since these meetings, United Living have continued with their action plan to fulfil their requirements for the delivery of the contract.

- 2.5. All properties that make up Phase 2 will be started by mid-March 2025, but their completion will not be achieved as originally anticipated by the end of March 2025. Meetings have taken place between SKDC site staff and United Living, and a detailed programme has been jointly formulated to show when the remaining properties will be completed. The completion date of the last property has been set as the 30 May 2025.
- 2.6. United Livings 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
- 2.7. Weekly meetings take place to discuss the forthcoming weeks property handovers and completions. Monthly progress meetings also take place to monitor overall programme progress, and any issues associated with the project.
- 2.8. All works are checked for defects by both SKDC and United Living site staff prior to handover. Any defects are then completed by the contractor within 2 days of notification.
- 2.9. The Committee should note that an unannounced visit from the Health and Safety Executive (HSE) took place at one of the properties where asbestos removal works were taking place on the 31 January 2025. During their visit they examined, documentation, site procedures and the HSE Inspector left site satisfied that the removal works were being completed in a safe and correct manner with no follow up action noted.
- 2.10. The current progress chart is shown on Appendix 1.

3. Key Considerations

- 3.1. 45 Properties have been completed under Phase 1. 51 properties have been completed under Phase 2 so far with a further 12 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 to be achieved by the revised project completion, 30 May 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.
- 3.3. Mitigation measures for the above key points are being monitored on a day to day basis and through regular weekly and 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 11th March 2025.)

4. Reasons for the Recommendations

- 4.1. Report is for information and noting.

5. Appendices

- 5.1. Appendix 1 – Housing Progress Chart