



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Thursday, 19 June 2025

Councillor Virginia Moran
Cabinet Member for Housing

Earlesfield Project Completion Report

Report Author

Andy Garner, Planned Works Manager - Technical Services

✉ andy.garner@southkesteven.gov.uk

Purpose of Report

To provide the Committee with the final report for the Earlesfield Project.

Recommendations

That Committee note the contents of the report and the completion of the project on the Earlesfield Estate 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Does the report contain any exempt or confidential information not for publication?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
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 direct financial implications associated with this report but there has been a budget in place to deliver the Earlesfield Estate project and costs have been contained within the allocated funds.

Completed by: David Scott – Assistant Direct of Finance (Deputy s151 Officer)

Legal and Governance

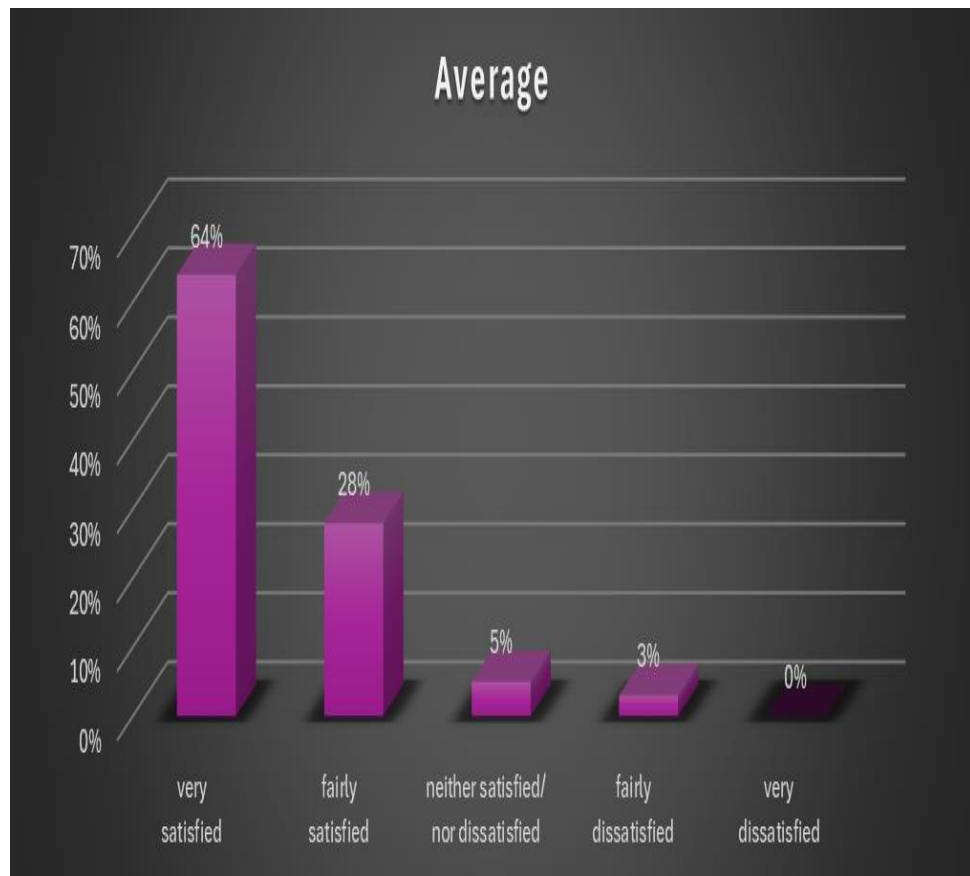
- 1.2 This report aims to ensure committee members are kept informed of the latest situation on the Earlesfield Project and is for noting only.

Completed by: James Welbourn, Democratic Services Manager

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 focused on improving houses on the Earlesfield Estate in Grantham, has contributed towards achieving this commitment.
- 2.2. As noted in the reports previously presented to the Committee, 45 properties were completed under Phase 1. Phase 2 of the project is now complete, this included 74 properties which is two less than originally planned due to access issues. Several properties have also had reduced levels of work carried out because either the components were at an age that replacement was not needed or due to tenant circumstances. All properties that have had reduced levels of works had previously had the licensed asbestos removed.
- 2.3. The original project completion date had been set for 31 March 2025. Owing to delays on site along with supporting residents with complex needs, a revised completion date was set for 31 May 2025. These delays were monitored during the latter stages of the project to ensure that the revised target date was achieved.

- 2.4. United Livings Tenant Liaison Officer continued to respond to all tenant issues during handover which ensured all residents were familiar with the new fitments in their homes following the improvement works that have been completed.
- 2.5. Tenant satisfaction surveys were introduced in phase 2 of the project. The response rate for the surveys was 92%, the following graph shows the satisfaction levels for the project. The 3% fairly dissatisfied rating relates to the moving process. The feedback received was used to amend the process to ensure it was as seamless as possible.



- 2.6. Weekly meetings continued to take place to ensure weekly handovers and completions were on time. Monthly progress meetings also took place to monitor the overall progress and issues associated with the project. The last meeting took place on 21 May 2025.
- 2.7. Core Group meetings took place monthly. These monitored the progress at a strategic level.
- 2.8. All works continued to be checked for defects by both SKDC and United Livings site staff prior to handover. Any defects were then completed by the contractor within 2 days of notification.
- 2.9. No further visits by the HSE have taken place on site since the last one on 31 January 2025.

3. Key Considerations

3.1. 119 properties in total have been completed under Phase 1 & 2 of this project.

The following outcomes have been achieved through this project:

- Large quantities of products containing asbestos have been removed.
- Key components have been replaced in many of the properties; kitchen, bathrooms, central heating systems, windows and doors and rewires.
- Future repair and maintenance costs on these dwellings will be minimal for the foreseeable future.
- Residents have a safe and warm home they can live in for many years to come.

4. Reasons for the Recommendations

4.1. Report is for information and noting.

5. Appendices

5.1. None