



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee


Thursday, 24 July 2025

Report of Councillor Richard Cleaver -
Cabinet Member for Property and
Public Engagement

Turnpike Depot Update - July 2025

Report Author

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Purpose of Report

This report provides an update on the construction of the new Waste Depot at Turnpike Close, Grantham.

Recommendations

The Finance and Economic Overview and Scrutiny Committee is asked to note the current position of the delivery of the new Waste Depot at Turnpike Close, Grantham.

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Effective council

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 Budget approval of £8.8m has been given for this project by Council 28th September 2023 (£8m) and 29th February 2024 (£800k) and the ongoing financial updates are being presented to the Finance and Economic Overview and Scrutiny Committee. Council approved a revenue contribution of £500k on 27th February 2025 in order to meet the mobilisation and fit out costs of the new facility. Therefore, the combined budget for this project is set at £9.3m.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 There are no significant governance implications arising from this report.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1. The Finance and Economic Overview and Scrutiny Committee (FEOSC) has received an update at each meeting on the new Waste Depot project at Turnpike Close, Grantham since commencement of the project in June 2024. This report is the seventh of the project updates the Committee will have received since the commencement of the project.
- 2.2 Works have continued to progress on schedule following commencement on site in October 2024.
- 2.3 There have been no changes to the project timeline since the previous meeting with the existing programme outlined below.
- 2.4 A full project summary was presented to the Member Project Board on 10th July 2025 and a summary is provided in this report.

2.5 The most recent programme is outlined below:

Milestone	Project Programme
Cabinet Approval	16 th April 2024
Value Engineering Period	16 th April – 24 th May 2024
Enter into NEC4 Professional Services Contract	14 th June 2024
Progression of Stage 4 Design	17 th June – 23 rd August 2024
Design Evaluation, Completion and legal preparation.	27 th August – 24 th September 2024
Construction Contract Award	18 th October 2024
Contractor mobilisation period	1 st October 2024 – 28 th October 2024
Construction Period commences	29 th October 2024
Targeted completion date	7 th October 2025
Mobilisation Period	8 th October 2025 – 25 th November 25
Operational Go-live	25 th November 2025

2.6 The above table shows that work is progressing through the outlined construction period.

2.7 Works to discharge any construction phase planning conditions prior to occupation have been ongoing with any statutory consultees. There is only one condition now remaining for discharge in relation to the highway pavements which a covering letter is due to be drafted and submitted to discharged prior to completion of construction.

2.8 Recent works to the structure have included installation of wall cladding to the main building, brick and block work progression, commencement of internal walls erection, installation of service pit and brake testing unit in the workshop area, plant room decoration and mechanical units being installed.

2.9 External works have also continued to progress with concreting to northern and western yard areas, along with installation of kerbs and linear drainage. Drainage around both buildings for water mains and fire hydrant pipework has also been laid.

2.10 Externally, works are continuing to the yard areas including drainage, ducting and concreting. Work is also underway for the installation of lighting columns

and CCTV columns, installation of the transformer base, completion of HV ducting and installation of fuel tank bases.

- 2.11 With regards to the mobilisation of the site, an End User Group (EUG) is established and regular EUG meetings are scheduled fortnightly to discuss and progress the mobilisation following completion of the construction phase.
- 2.12 An updated Project Dashboard is shown at Appendix 1 and provides a summary of the project timeline and a breakdown of the project costs.

Project Risks

- 2.13 Although the contractor has not formally notified the Council of any slippage to the overall programme, specific elements of the construction phasing is slightly behind schedule. The contractor is drafting a mitigation plan in order to recoup this slippage within the overall programme but there is an outstanding risk that the completion of the construction phase may be delayed. However, under this scenario, the operational go live date of 25th November can still be met by changes to the mobilisation period.
- 2.14 In respect of financial risks, there are a small number of potential costs that are outside of the Council's control specifically in respect of the statutory utility providers. These costs are not yet confirmed but they are expected to be met from the available contingency budget and therefore the overall project cost will be met.

3. Key Considerations

- 3.1. This report sets out the latest position with regards to this project and the next stages in order to deliver the overall scheme. It is important the Committee is kept updated as the scheme progresses across the construction phase.

4. Appendices

- 4.1 Appendix A – Project Dashboard as of 9th July 2025