



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Finance and Economic Overview and Scrutiny Committee

Tuesday, 23 September 2025

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

## Turnpike Close Grantham Depot Update - September 2025

### Report Author

Gyles Teasdale, Head of Property and ICT

[g.teasdale@southkesteven.gov.uk](mailto:g.teasdale@southkesteven.gov.uk)

### 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Does the report contain any exempt or confidential information not for publication?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. Monthly budget monitoring is undertaken and based on the current modelling, no forecast budget variances have been identified.

*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, which is a progress update for noting.

*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 regular progress reports on the construction of the new Waste Depot project at Turnpike Close, Grantham since commencement of the project in June 2024. This report is the seventh project update report the Committee has received.
- 2.2 Works have continued to progress on site since commencement in October 2024 and have now reaching a critical point in the final fitting out and commissioning stages of the project.
- 2.3 Since the previous update in July, the contractor has outlined a 3-week delay to the completion of the construction phase of the project, moving back the anticipated construction completion from 7<sup>th</sup> October to the 30<sup>th</sup> October 2025.

2.4. This delay has been incurred due to a combination of issues within the construction programme. These include the steel work manufacturer for the build going into liquidation and prolongation of the building's fire compartmentation design sign off due to recent changes in regulations. The contractor had been expected to absorb this time within the programme, but unfortunately this has been confirmed as an unavoidable delay.

2.5. The mobilisation period has been reviewed following the change in the construction completion date and has been streamlined to reduce the impact of the construction delay on the Operational Go Live date.

2.6. As part of this exercise, mobilisation has been consolidated to 4 weeks, rather than the original 6 weeks, reducing the impact of the delay to the construction phase. The new operational go live date is 1<sup>st</sup> December 2025 resulting in a delay of 5 days.

2.7. An updated programme detailing the anticipated programme changes is outlined below.

Milestone	Previous Project Programme	Updated Project Programme
<b>Cabinet Approval</b>	16 <sup>th</sup> April 2024	16 <sup>th</sup> April 2024
<b>Value Engineering Period</b>	16 <sup>th</sup> April – 24 <sup>th</sup> May 2024	16 <sup>th</sup> April – 24 <sup>th</sup> May 2024
<b>Enter into NEC4 Professional Services Contract</b>	14 <sup>th</sup> June 2024	14 <sup>th</sup> June 2024
<b>Progression of Stage 4 Design</b>	17 <sup>th</sup> June – 23 <sup>rd</sup> August 2024	17 <sup>th</sup> June – 23 <sup>rd</sup> August 2024
<b>Design Evaluation, Completion and legal preparation.</b>	27 <sup>th</sup> August – 24 <sup>th</sup> September 2024	27 <sup>th</sup> August – 24 <sup>th</sup> September 2024
<b>Construction Contract Award</b>	18 <sup>th</sup> October 2024	18 <sup>th</sup> October 2024
<b>Contractor mobilisation period</b>	1 <sup>st</sup> October 2024 – 28 <sup>th</sup> October 2024	1 <sup>st</sup> October 2024 – 28 <sup>th</sup> October 2024
<b>Construction Period commences</b>	29 <sup>th</sup> October 2024	29 <sup>th</sup> October 2024
<b>Targeted completion date</b>	7 <sup>th</sup> October 2025	30 <sup>th</sup> October 2025
<b>Mobilisation Period</b>	8 <sup>th</sup> October 2025 – 25 <sup>th</sup> November 2025	31 <sup>st</sup> October – 28 <sup>th</sup> November 2025

Operational Go-live	25 <sup>th</sup> November 2025	1 <sup>st</sup> December 2025
---------------------	--------------------------------	-------------------------------

2.8 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 be discharged prior to completion of construction.

2.9 Recent works on site have included the following:

- Completion of the main building column fire encasements,
- Roof cladding to main building and stores building,
- Completion of roof eaves and guttering ongoing,
- Works to the internal partitions at first floor level,
- First fix mechanical installation to offices, main workshop area and stores.

2.10 External works have continued including:

- The delivery and positioning of fuel tanks,
- Progression of car parks and access road works,
- Installation of the main HGV yard access road base course.

### **Project Risks**

2.11 The project is currently subject to two primary risks which could impact on the smooth transition of the dates being achieved. The first is in relation to the Environment Agency (EA) Permit for Waste (that will be located on the site) which is currently being considered by the EA. There is an ongoing positive dialogue with the EA to ensure this is in place in readiness for the go live date.

2.12 The second risk is in relation to statutory providers who will be required to undertake works in order to bring key infrastructure and utilities services to the site. These services connections have been scheduled but works are dependent on the service providers and outside of the control of the Council. Committee will be updated verbally of the latest installation position.

## **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 – Turnpike Depot Dashboard – September 2025