



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee

Tuesday, 18 November 2025

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

Turnpike Close Grantham Depot Update - November 2025

Report Author

Gyles Teasdale, Head of Property and ICT

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Does the report contain any exempt or confidential information not for publication?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

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 eighth project update report the Committee has received.
- 2.2 Works have continued to progress on site since commencement in October 2024 and are now passing from the Construction Phase to the Mobilisation Phase. This is a critical point in the final fitting out and commissioning stages of the project.
- 2.3 Since the previous update in September, the contractor has outlined an additional 2-week delay to the completion of the Construction Phase of the project, moving back the anticipated construction completion from the 30th October 2025 to the 11th November 2025.

2.4. The overall delay has been incurred due to a combination of issues within the construction programme. However, the predominant reason for the additional delay in handover is due to the delays caused by Anglian Water with respect to the connection of the building's hydrant main to infrastructure on Turnpike Close.

2.5. These works were originally scheduled to be undertaken in October, prior to completion of the original construction phase. However, due to a gas leak on Harlaxton Road causing traffic diversion via Swingbridge Road, Anglian Water were unable to secure the necessary permit to work from LCC Highways to facilitate the works. Anglian Water did initially indicate they would be unable to reschedule these works until Late November. However, after pressure was put upon the management of Anglian Water these works have been rescheduled and commenced on 3rd November.

2.6. The mobilisation period has been reviewed following the change in the construction handover date and works have been adjusted to work in parallel to the end of the construction phase from the 3rd November with the view to facilitate a new target Go-live of week commencing 1st December. The programming of the project has however been adjusted to provide a contingency period of two weeks reporting a Go-Live on the 15th December to accommodate any possible further unforeseen delays.

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

Milestone	Previous Project Programme	Updated Project Programme
Cabinet Approval	16 th April 2024	16 th April 2024
Value Engineering Period	16 th April – 24 th May 2024	16 th April – 24 th May 2024
Enter into NEC4 Professional Services Contract	14 th June 2024	14 th June 2024
Progression of Stage 4 Design	17 th June – 23 rd August 2024	17 th June – 23 rd August 2024
Design Evaluation, Completion and legal preparation.	27 th August – 24 th September 2024	27 th August – 24 th September 2024
Construction Contract Award	18 th October 2024	18 th October 2024
Contractor mobilisation period	1 st October 2024 – 28 th October 2024	1 st October 2024 – 28 th October 2024

Construction Period commences	29 th October 2024	29 th October 2024
Targeted completion date	30 th October 2025	11 th November 2025
Mobilisation Period	31 st October – 28 th November 2025	11 th November – 15 th December 2025
Operational Go-live	1 st December 2025	15 th December 2025

- 2.8 Works to discharge any construction phase planning conditions prior to occupation have been undertaken with any statutory consultees and all conditions have now been discharged.
- 2.9 Recent works on site have included the completion of all construction phase works by Lindum and works are now ongoing to mobilise and occupy the site by our service areas.
- 2.10 An updated budget position is included within Appendix A - Turnpike Depot Dashboard – November 2025 which confirms there is no forecast overspend in relation to the project.

Project Risks

- 2.11 The project is currently subject to one remaining risk which could impact on the smooth transition of the mobilisation being achieved. This is in relation to the Environment Agency (EA) Permit for Waste (the waste that will be located on the site).
- 2.12 The EA has confirmed the permit application has been 'duly made' and is currently with a determining officer going through final checks, clarifications and changes so the permit can be published. However, the EA cannot confirm if the permit will be issued in time for the go live date and at the time of compiling this report no permit has been received.
- 2.13 Mitigation plans are being developed in the event that the permit will not be received in time that will require waste to be disposed of at the existing Mowbeck way site. This is an interim solution until the permit is received.

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 – November 2025