



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Housing Overview and Scrutiny Committee

Tuesday, 31 March 2026

Report of Councillor Virginia Moran
Cabinet Member for Housing

New Build and Acquisitions Update

Report Author

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Purpose of Report

To provide the Committee with an update on the new build and acquisitions pipeline.

Recommendations

The Committee is recommended to note the content of this report.

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Does the report contain any exempt or confidential information not for publication?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?	(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 The HRA Capital Programme includes a New Build dedicated budget and the schemes outlined in this report are being delivered against that budget. Regular monitoring is undertaken to review progress against the spend projections. As outlined in the 2026/27 budget report to Council it is anticipated that an element of this budget will be carried forward into the next financial year as most of the schemes will not be fully delivered before 31 March 2026.

Completed by: David Scott – Assistant Director of Finance and Deputy s151 Officer

Legal and Governance

- 1.2 This is an update report for noting, there are no governance implications.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1 The purpose of this report is to provide the Committee with an update regarding the new build housing pipeline and purchases using Right to Buy capital receipts.
- 2.2 The approved Corporate Plan 2024-2027 clearly sets out how South Kesteven District Council intends to meet the mission “to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations.”
- 2.3 The Corporate Plan, Priority 4 identifies ‘Housing’ as a key priority with high quality housing essential for all, and the Council is committed to working with partners to provide this by:
- Facilitating a range of appropriate and sustainable housing and community facilities for future generations and the emerging needs of all our communities.
 - Delivering exemplary and high-quality services for housing and homelessness.
 - Increasing the supply of sustainable and high-quality Council-provided housing.

- Working with developers and private landlords to ensure sustainable, affordable, and high-quality housing is facilitated.

2.4 There are several pipeline schemes within the district that are at various stages of development, an update on each one is as follows:

2.5 **Larch Close, Grantham (21 Units)**

- The scheme comprises of 21 affordable dwellings and is currently in the construction phase. The scheme is being delivered by Mercer Building Solutions.
- Plots 1 and 2 have reached wall plate level with the roofs pitched for tiling.
- Plots 3 and 4 have progressed to first floor level.
- Plots 5 and 6 have completed oversite works and are advancing through superstructure brickwork, with foundations and substructure works progressing across plots 7 - 8.
- Plots 9 - 21, substructure works including floor beams and insulation have been undertaken; however, progression to superstructure works did pause while the contractor resolved a short-term bricklaying resource issue.
- Site infrastructure works are advancing, with the first section of the internal road now tarmacked and further road installations ongoing.
- The contractor has issued an updated programme reflecting delays caused by adverse weather during January. The revised overall Practical Completion date is currently forecast for 8 January 2027, although the apartment units remain programmed for completion on 18 December 2026.
- Discussions are ongoing regarding potential phased handover arrangements to support occupation planning.

2.6 **Wellington Way, Market Deeping (11 Units)**

- Cabinet approved the award of the construction contract to Lindum Group at its meeting on 9 September 2025, for the delivery of 11 new council homes at Wellington Way, Market Deeping.
- The pre-construction phase, including detailed design development and standard technical reviews have now been completed.

- Cabinet approved an additional budget of £192k in February 2026 to address unforeseen ground conditions associated with the site's historic use as a former RAF base, resulting in an increase to the contract value.
- Construction works commenced on site on 2 March 2026, with initial activities including site establishment and groundworks. A photo was taken on 9 March 2026 to commemorate the start on site.



Commemorative Photo at Wellington Way, Market Deeping between the team at Lindum Group and SKDC – 9th March 2026.

2.7 Toller Court, Horbling (3 Units)

- The scheme comprises of the demolition of the vacant community building and construction of 3 bungalows in Toller Court, Horbling.
- Cabinet approved the award of the construction contract to Gusto Construction at its meeting on 15 January 2026.
- The pre-construction phase is now underway which includes detailed design development, standard technical reviews and pre-commencement planning condition submissions for discharge.
- The completion date is set for 18 December 2026.

2.8 **Kesteven Road, Stamford (13 Units)**

- Following a resident consultation held in November 2025, officers are working closely with architects to finalise the designs for this scheme.
- Once the design work is complete, a full planning application will be prepared and submitted in May/June 2026.
- This scheme could see the construction of thirteen units in Stamford, comprising of much needed bungalows, terraced houses and apartments.

2.9 **Bourne Road, Colsterworth (9 Units)**

- Due to structural issues within the existing timber frame properties and their poor thermal performance, there are opportunities on this estate to demolish and redevelop certain dwellings.
- The large plot sizes present potential to increase the number of new homes delivered on the site.
- A successful pre-application has been completed, and residents impacted by Stage 1 of this scheme have been personally approached by the Housing Team to explain the proposals and provide support throughout the process.
- Wider community engagement will follow, with a public consultation planned in the coming months to gather feedback from residents, which will inform the formal planning application

2.10 **Housing – Homes England Funding**

- The Council has been successful in securing external funding from Homes England to support its housing delivery ambitions under the Council Housebuilding Support Fund.
- The funding is being used to finance the review of the Council's garage sites and to undertake feasibility work to bring forward potential housing schemes.
- This will help accelerate future engagement with national affordable housing programmes and support the delivery of additional affordable homes within the district.

2.11 **Other Schemes**

- In addition to the schemes already reported, the Council is exploring a range of further housing opportunities across the district. These initiatives are at an early stage of consideration and are subject to feasibility, funding, planning and

governance processes. Members will be kept informed as proposals develop and are brought forward for decision in accordance with the Council's established procedures.

3. Key Considerations

- 3.1 As part of the Council's hybrid approach to the housing pipeline several properties in the district are currently being valued and inspected with a potential to acquire them.

4. Property Disposals

- 4.1 The Council continues to progress the disposal of 12 vacant properties at Lumby's Terrace, Stamford. All units are now under offer, legal proceedings are ongoing, and the first completions are anticipated in March 2026.
- 4.2 The income from the sales will be reinvested into replacement affordable housing.

5. Reasons for Recommendations

- 5.1 The Council needs to have a hybrid approach to purchasing and building its affordable housing to meet the needs of our residents.
- 5.2 This regular report is to provide an update on the pipeline for the committee to scrutinise.

6. Consultation

- 6.1 Discussions are held with the relevant ward members prior to any new build schemes being submitted for planning and as part of the planning determination process there is consultation with wider public including any town/parish councils alongside statutory consultees.
- 6.2 The Cabinet Member for Housing is kept informed on the progress of the pipeline.