



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Tuesday, 31 March 2026

Report of Councillor Virginia Moran
Cabinet Member for Housing

Garage Site Update

Report Author

Suniel Pillai, New Build Project Officer

 suniel.pillai@southkesteven.gov.uk

Purpose of Report

To provide an update to the committee on the Councils district wide garage site stock condition survey.

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Does the report contain any exempt or confidential information not for publication?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?	Enabling economic opportunities 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 total cost of £62,812 is being funded from the £180,000 Homes England Grant Funding with the remaining amount available to fund feasibility works for any sites identified as potential development opportunities.

Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer Report

Procurement

- 1.2 The Asset Management Framework was a compliant route to appoint Edge PS to undertake these works.

Completed by: Helen Baldwin (Procurement Lead)

Legal and Governance

- 1.3 There are no legal or governance issues with this report.

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 Council's garage sites and the steps involved to exploring those that could be used to provide much needed homes as part of the new build housing pipeline
- 2.2 The approved Corporate Plan 2024-27 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 The variety of garage buildings present several challenges and opportunities to the Council in terms of repair, maintenance and management to possible site redevelopment or land sale. The district has a total of 830 individual garage units.
- 2.5 Edge PS have been appointed from the Asset Management Framework to provide the Council with a full stock condition survey of all garage sites. The survey will give the Council a clear understanding of the repair works and associated costs that are required and identify potential other uses of the sites.
- 2.6 In addition the Council has been successful in securing Homes England funding of £180,000 from the Council Housebuilding Support Fund to contribute towards the cost of the stock condition survey and the feasibility work for sites identified as potential development opportunities.
- 2.7 Site visits and surveys are due to continue into early April 2026 with all the reports and survey results due by the end of that month.
- 2.8 As of 16 March 2026, 31% of site reports and survey results from across the district have been received. A small number of these sites are currently being reviewed internally and have been identified for further feasibility work, with the potential for inclusion within the Council's future development pipeline.
- 2.7 The Council's garage stock plays a crucial role in achieving broader community goals. Underutilised garage sites represent potential opportunities for new housing developments, addressing the need for affordable housing in the district.
- 2.8 Sites in poor condition can become eyesores, attract anti-social behaviour, and negatively impact the surrounding areas. Results from the in-depth stock condition survey will aid in the management of these sites to maintain community standards and support the Council's housing strategy.
- 2.9 Edge PS are working alongside representatives from Repairs, Technical Services and Housing & Economic Development teams to ensure that all perspectives on the future use of these sites are considered.
- 2.10 A further report will be presented to the Housing Overview and Scrutiny Committee later in the year to provide a summary of the outcomes and proposed actions.

3. Key Considerations

- 3.1 It is recommended that Housing Overview and Scrutiny Committee note the information in this report.

4. Reasons for the Recommendations

- 4.1 To ensure that the committee is kept updated regarding the progress of the garage stock condition survey.