



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Housing Overview and Scrutiny Committee

Monday, 8 June 2026

Report of Councillor Virginia Moran
Cabinet Member for Housing

New Build and Acquisitions Update

Report Author

Suniel Pillai, New Build Project Officer, Megan White, Corporate Project Officer

✉ suniel.pillai@southkesteven.gov.uk, megan.white@southkesteven.gov.uk

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Does the report contain any exempt or confidential information not for publication?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. The 2026/27 budget has an allocation of £4m and at the time of setting the budget a further £8.5m was projected to be carry forward to support the delivery of the new build programme. The outturn for 2025/26 is currently being finalised and will include the final carry forward figure once confirmed.

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

- 1.3 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.
- 1.4 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.”
- 1.5 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.

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

1.7 Larch Close, Grantham (21 Units)

- Construction works at the Larch Close development continue to progress well, with the contractor, Mercer Building Solutions maintaining the current programme.

- Good progress has been made across the site:

Plots 1–4 have commenced first fix works and window installations.

Plots 5–6 have progressed to roof tiling works.

Plots 7–8 have completed substructure brickwork.

Plots 9–21 have completed first lift brickwork & installation of first floor planks.

- Mechanical and electrical design matters have progressed positively, with both the mechanical drawings and electrical design amendments now approved by SKDC.
- The project team continues to work through the detailed ventilation strategy (Mechanical Ventilation Heat Recovery) and any associated cost implications.
- Overall, the scheme is progressing well on site, with construction advancing across all plots and key design approvals continuing to be closed out in line with the programme with contractual completion set for 18 December 2026.



Larch Close - On Site Progress Photos - 27th April 2026.

Left-to-Right: *David Ward (MBS), Suniel Pillai (SKDC), Alison Hall – Wright (SKDC), Walter Nkiwane (Turner Townsend), Cllr Ashley Baxter (SKDC), Mike Price (Pelham), Megan White (SKDC), Cllr Lee Steptoe (SKDC), Paul Farrell (MBS), Darren Hodgett (MBS), James Ward (MBS), David Taylor (Turner Townsend), Darren Homer (William Saunders)*



1.8 Wellington Way, Market Deeping (11 Units)

- Works at the Wellington Way development commenced on 2 March 2026.
- Construction has progressed well since the last update, with:
 - Substructure brickwork completed.
 - Below slab drainage installed.
 - Ground floor planks placed.
 - External mains drainage installed to the rear and side of the plots.
 - Dewatering measures and installation of attenuation tank completed.

- The contractor reported challenging ground conditions and groundwater issues within the centre of the site, which did impact progress relating to the attenuation tank installation. Temporary dewatering works and groundwater testing were required before excavation works could proceed. As a result, the project is currently reported as being approximately 9 days behind programme.
- From a planning and statutory approvals perspective, most pre-commencement conditions have now been discharged.
- Building Control have attended site to inspect drainage works, and several key subcontract packages have now been appointed, including groundworks, masonry, precast items, and windows and doors.
- A small number of local resident concerns were received regarding delivery vehicles accessing the estate via Northfield Road. Additional signage has now been erected, and the issue has been addressed with the supply chain.
- The contractor is also developing a social value plan and has commenced engagement with local community groups, including discussions with the Scouts regarding potential activities linked to the scheme.



Wellington Way - On Site Aerial Progress Photo - 30th April 2026.

1.9 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. Works on site are due to commence in the coming two weeks.
- A resident drop-in session was held on site on the 14 April 2026 with Officers from the Project and Housing teams at the Council in attendance as well as the project team at Gusto. Several residents attended the consultation and had open discussions with Officers and Gusto to address any concerns or outstanding queries that they had in relation to the works.
- Gusto will continue to engage with residents and will inform them of a start on site date once this has been confirmed.
- The pre-construction phase is almost complete with detailed designs finalised, standard technical reviews in progress, and applications submitted for the pre-commencement planning conditions which await discharge.
- Heras fencing has been erected to protect the vacant building until start on site.
- The completion date remains set for 18 December 2026.

1.10 Kesteven Road, Stamford (13 Units)

- The design work is nearly complete so a full planning application will be prepared and submitted in the coming weeks.
- This scheme could see the construction of thirteen units in Stamford, comprising of much needed adapted bungalows, terraced houses and apartments.

1.11 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.

1.12 Housing - Homes England

- 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.

1.13 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.

1.14 Acquisitions

- The Council has already taken handover of Phase 1 (4 units) and Phase 2 (2 units) of the 36 affordable homes being delivered at the David Wilson Homes development in Corby Glen. Phase 3, comprising 6 units, is anticipated to hand over in mid-June 2026, with Phase 4, comprising 5 units, currently targeted for handover in March 2027.

1.15 Disposals

- The Council continues to progress the disposal of the 12 vacant properties at Lumby's Terrace, Stamford. To date, 6 of the 12 properties have completed, with further completions anticipated over the coming weeks as legal processes continue. One sale has unfortunately fallen through, and the property is currently being remarketed and viewed by prospective purchasers.
- The income from the sales will be reinvested into replacement affordable housing.

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. Reasons for the Recommendations

- 4.1 The Council needs to have a hybrid approach to purchasing and building its affordable housing to meet the needs of our residents.
- 4.2 A hybrid approach to the acquisition and development of affordable housing enables the Council to maintain flexibility, manage risk and respond effectively to changing housing demands and market conditions. It provides the ability to balance immediate delivery needs with longer-term strategic objectives, ensuring a supply of affordable homes can be delivered to help meet the needs of residents.
- 4.3 This regular report is to provide an update on the pipeline of new housing and future development for the committee to scrutinise.

5. Consultation

- 5.1 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.

5.2 The Cabinet Member for Housing is kept informed on the progress of the pipeline.