

Council



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Thursday, 18 September 2025 at 2.00 pm
Council Chamber - South Kesteven House, St. Peter's
Hill, Grantham. NG31 6PZ

Members: Councillor Ian Selby, Chairman of the Council
Councillor Anna Kelly, Vice-Chairman of the Council

Councillor Matthew Bailey
Councillor Emma Baker
Councillor Rhys Baker
Councillor Ashley Baxter
Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Pam Bosworth
Councillor Pam Byrd
Councillor Richard Cleaver
Councillor Helen Crawford
Councillor Steven Cunningham
Councillor James Denniston
Councillor Phil Dilks
Councillor Richard Dixon-Warren
Councillor Barry Dobson
Councillor Patsy Ellis
Councillor Paul Fellows
Councillor Phil Gadd

Councillor Ben Green
Councillor Tim Harrison
Councillor Graham Jeal
Councillor Gloria Johnson
Councillor Jane Kingman
Councillor Gareth Knight
Councillor Philip Knowles
Councillor Zoe Lane
Councillor Robert Leadenhall
Councillor Bridget Ley
Councillor Nikki Manterfield
Councillor Paul Martin
Councillor Penny Milnes
Councillor Virginia Moran
Councillor Charmaine Morgan
Councillor Chris Noon
Councillor Habib Rahman
Councillor Rhea Raysia

Councillor Nick Robins
Councillor Penny Robins
Councillor Susan Sandall
Councillor Max Sawyer
Councillor Rob Shorrock
Councillor Vanessa Smith
Councillor Peter Stephens
Councillor Lee Steptoe
Councillor Ian Stokes
Councillor Paul Stokes
Councillor Elvis Stooke
Councillor Rosemary Trollope-Bellew
Councillor Sarah Trotter
Councillor Murray Turner
Councillor Mark Whittington
Councillor Jane Wood
Councillor Paul Wood
Councillor Sue Woolley

Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

For those Councillors who wish to attend, prayers will be held at 1:55pm before the commencement of the meeting. Please be seated by 1:50pm.

1. Public Open Forum

The public open forum will commence at **2.00 p.m.** and the following formal business of the Council will commence at **2.30 p.m.** or whenever the public open forum ends, if earlier.

2. Apologies for absence

3. Disclosure of Interests

Members are asked to disclose any interests in matters for consideration at the meeting.

4. Minutes of the meeting held on 17 July 2025

(Pages 7 - 22)

5. Communications (including Chairman's Announcements)

(Page 23)

6. Appointments to Committees and Panels of the Council

(Pages 25 - 36)

All Political Group Leaders are responsible for nominating Members from within their respective Groups to each of the Committees/Panels, in accordance with the political proportionality of the Authority as appropriate.

7. Proposed Amendment to the Constitution - Scheme of Delegation

(Pages 37 - 42)

To update the Scheme of Delegation.

8. Ropsley Conservation Area Appraisal

(Pages 43 - 104)

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is required to review its Conservation Areas from time to time and to prepare and publish any proposals for the preservation and enhancement of any parts of the District that are designated as a Conservation Area. This report considers whether the Council should designate the Ropsley Conservation Area and adopt the Ropsley Conservation Area Appraisal.

This report has been recommended to Full Council by Cabinet.

9. Aslackby Conservation Area Appraisal

(Pages 105 - 164)

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is required to review its Conservation Areas from time to time and to prepare and publish any proposals for the preservation and enhancement of any parts of the District that are designated as a Conservation Area. This report considers whether the Council should designate the Aslackby Conservation Area and adopt the Aslackby Conservation Area Appraisal.

This report has been recommended to Full Council by Cabinet.

10. Budget Amendment Proposal - Weekly Food Waste Collection Service and Additional Extended Producer Responsibility Payment (Pages 165 - 173)

This report provides an update on the progress of the mandatory weekly kerbside food waste collection service rollout. The report asks Council to approve an additional revenue budget allocation for service provision within the current financial year. The report also asks Council to accept the additional £953,377.03 Extended Producer Responsibility (pEPR) payment for the financial year 2025/26.

This report has been recommended by Cabinet.

11. Director of Law & Governance and Monitoring Officer (To Follow)

This report proposes a recommendation from Employment Committee that Full Council appoint a suitable candidate to the role of Director of Law & Governance and the statutory position of Monitoring Officer.

12. Contract Procedure Rules Update (Pages 175 - 218)

This report provides details of the proposed updates to the Council's Contract Procedure Rules.

This report has been recommended to Full Council by Governance and Audit Committee.

13. Members' Open Questions

A 45-minute period in which members may ask questions of the Leader, Cabinet Members, the Chairmen and Vice-Chairmen of the Overview and Scrutiny Committees and opposition group leaders excluding the Chairman and Vice-Chairman of the Planning Committee, Licensing and Alcohol, Entertainment and Late Night Refreshment Licensing Committees and Governance and Audit Committee.

14. Notices of Motion

a) Councillor Sue Woolley

This Council notes:

1. *Currently small HMOs (3-4 occupants) can be established without planning permission under permitted development rights, meaning no community consultation*
2. *There is a widespread perception that HMOs cause over-intensive use, noise disturbance, traffic problems, and negative impacts on property values*
3. *Many councils including Brent, Ealing, Walsall, Barnet, and Brighton & Hove have successfully introduced comprehensive HMO regulation through Article 4 directions and additional licensing schemes*
4. *Whilst HMOs can often be a valuable addition to an area's housing stock the Labour government's strategy of moving asylum seekers from hotels to HMOs has tarnished this type of accommodation in the eyes of many residents.*
5. *The Labour government's failure to address the backlog of asylum applications, necessitating the use of hotels and HMOs across the country, is providing a direct incentive for landlords to convert family homes into HMOs to capitalize on the surge in demand. Contracts with companies like Serco are putting increased demand on our public sector housing stock and reducing the rental market for our*

residents.

6. *There have been 14 new HMO licences issued across Grantham in 2025 so far, totalling 81 permitted occupants. Serco are the licence holders of 4 of these properties.*

This Council believes:

1. *All residents deserve to know about and have input on HMO developments that could affect their neighbourhood.*
2. *Comprehensive regulation through both licensing and planning control provides the best protection for communities while ensuring legitimate housing needs are met.*
3. *Current gaps in regulation allow problematic HMOs to operate without proper oversight or community input.*

This Council resolves:

1. ***To implement a district-wide Article 4 Direction*** removing permitted development rights so that all HMOs (small and large) require planning permission.
2. ***To establish mandatory HMO licensing*** covering all HMOs regardless of size, with robust standards including fire safety, room sizes, parking, noise management, and waste arrangements. This list should be publicly accessible.
3. ***To implement these measures according to the following timeframe:***
 - ***Within 1 months:*** Prepare and commence the required formal public consultation on the proposed Article 4 Direction and draft HMO licensing scheme (minimum 10 weeks consultation period as required by law)
 - ***Within 4 months:*** Complete consultation process, review representations, and confirm Article 4 Direction and HMO scheme.
4. ***To revoke the Officer Delegation to issue any HMO licences*** and assign this responsibility to the Licencing Committee, thereby protecting officers from having to make politically sensitive decisions and ensuring proper democratic accountability.

b) Councillor Sarah Trotter

This council notes:

1. *The High Court judgement in the case of Epping Forest District Council versus Somani Hotels Ltd, popularly known as the Bell Hotel asylum seeker hotel case of 19th August 2025;*
2. *That the fundamental issue in the case was an unauthorised change of use of the hotel from a functioning hotel to accommodation for asylum seekers on behalf of the government;*
3. *The considerable public unrest in the area caused in large*

part following the arrest of a resident of the Bell Hotel for sexual assault, the case ongoing at the time of writing this motion;

4. *Previous use of hotels in South Kesteven for accommodating asylum seekers including the Urban Hotel in Grantham, the Eden Hotel in Grantham and the Stoke Rochford Hall Hotel in Stoke Rochford parish;*
5. *The subsequent appeal by the Home Office arguing that the right of asylum seekers trump planning law and the rights of residents;*
6. *The Appeals Court judgement of 29th August 2025 overturning the High Court.*

This council believes:

1. *The council has a licencing system for a reason and licence holders should abide by the terms of that licence;*
2. *That using hotel accommodation for housing asylum seekers is a material change of use;*
3. *That there must be a democratic mandate placed on any change of use.*

This council resolves:

To write a public letter of support and solidarity to our colleagues at Epping Forest District Council as they continue their legal fight not only on behalf of their residents but on behalf of all planning authorities.

c) Councillor Gareth Knight

This Council notes:

1. *The ongoing public concern about the housing of asylum seekers by the Labour government;*
2. *That the closure of asylum hotels is increasingly raising the question of where the government will go next to house asylum seekers;*
3. *That the private rented sector is a logical area for the government to exploit;*
4. *The use of Section 21 “no fault eviction” notices and fears from charities and tenants that they are being used to free up accommodation for government contractors to use for asylum seekers before the Renters Rights Bill abolishes Section 21 notices;*
5. *The Renters Rights Bill scheduled for Royal Assent in July 2025 with implementation scheduled from October 2025 to January 2026 (at time of writing the Bill had still not received Royal Assent);*
6. *That a wide range of councils have established mandatory registration for private sector landlords, primarily as a means of addressing concerns about “slum landlords” and substandard housing.*

This Council believes:

1. *In transparency for the sake of community cohesion;*
2. *In supporting our residents in private sector rental accommodation who fear eviction for no stated reason;*
3. *That the private rented sector is a valuable part of our housing mix and that landlords should always be supported in removing tenants who break the terms of their rental agreements.*

This Council resolves:

1. *To immediately introduce a voluntary register of all privately rented accommodation in South Kesteven, the landlords and managing agents of each property and a voluntary declaration as to whether or not the property is being used for a government contract or if Section 21 notices have been served by that landlord at any time in the last 12 months.*
2. *To ensure our housing officers receive full support in the fast and full introduction of the mandatory register as prescribed in the Renters Rights Bill.*
3. *To conduct a capacity review of our Private Sector Housing team to ensure they are adequately resourced to give proactive support to ensure our residents in private sector rental properties have safe and high quality accommodation.*

15. Close of meeting