

# Council

## (Extraordinary)



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 20 November 2025 at 10.30 am  
Council Chamber - South Kesteven House, St. Peter's  
Hill, Grantham. NG31 6PZ

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**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 Barry Dobson  
Councillor Patsy Ellis  
Councillor Paul Fellows  
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 Leadenham  
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 Rayside  
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

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# Agenda

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

**1. Apologies for absence**

**2. Disclosure of Interests**

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

**3. Public Open Forum**

The public open forum will last for a maximum period of 30 minutes.

**4. 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 have successfully introduced comprehensive HMO regulation through Article 4 directions and additional licensing schemes. Rushcliffe has recently passed a resolution to commence a consultation around an Article 4 direction for all HMOs.*
4. *Whilst HMOs can often be a valuable addition to an area's housing stock the government's strategy of moving asylum seekers from hotels to HMOs has tarnished this type of accommodation in the eyes of many residents.*
5. *There have been 16 new HMO licences issued across Grantham in 2025 so far, totalling 100 permitted occupants. Serco are the licence holders of 5 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 commence a public consultation as required by law to determine if an Article 4 Direction should be introduced across South Kesteven to:*
  - a. *Removing permitted development rights so that all HMOs (small and large) require planning permission and to*
  - b. *establish mandatory HMO licensing covering all HMOs regardless of size, with robust standards including fire safety, room sizes, parking, noise management, and waste arrangements.*
2. *To bring a report as an Item to the Full Council on the results of the Consultation on 28th February 2026 in order for Full Council to make a determination on if an Article 4 Direction should be made.*
3. *To immediately revoke the Officer Delegation to issue any HMO licences and assign this responsibility to the appropriate Committee, thereby protecting officers from having to make politically sensitive decisions and ensuring proper democratic accountability.*
4. *To immediately add the current list of HMOs properties and licence holders onto the SKDC website for transparency with our residents.*

**5. Close of meeting**