

# 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 Graham Jeal	Councillor Susan Sandall
Councillor Emma Baker	Councillor Gloria Johnson	Councillor Max Sawyer
Councillor Rhys Baker	Councillor Jane Kingman	Councillor Rob Shorrock
Councillor Ashley Baxter	Councillor Gareth Knight	Councillor Vanessa Smith
Councillor David Bellamy	Councillor Philip Knowles	Councillor Peter Stephens
Councillor Harrish Bisnauthsing	Councillor Zoe Lane	Councillor Lee Steptoe
Councillor Pam Bosworth	Councillor Robert Leadenham	Councillor Ian Stokes
Councillor Pam Byrd	Councillor Bridget Ley	Councillor Paul Stokes
Councillor Richard Cleaver	Councillor Nikki Manterfield	Councillor Elvis Stooke
Councillor Helen Crawford	Councillor Paul Martin	Councillor Rosemary Trollope- Bellew
Councillor Steven Cunnington	Councillor Penny Milnes	Councillor Sarah Trotter
Councillor James Denniston	Councillor Virginia Moran	Councillor Murray Turner
Councillor Phil Dilks	Councillor Charmaine Morgan	Councillor Mark Whittington
Councillor Barry Dobson	Councillor Chris Noon	Councillor Jane Wood
Councillor Patsy Ellis	Councillor Habib Rahman	Councillor Paul Wood
Councillor Paul Fellows	Councillor Rhea Rayside	Councillor Sue Woolley
Councillor Ben Green	Councillor Nick Robins	
Councillor Tim Harrison	Councillor Penny Robins	

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# Agenda

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☎ 01476 406080

Karen Bradford, Chief Executive

[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

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**