



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

13 July 2023

Report of Councillor Phil Dilks, Cabinet Member for Housing and Planning

Housing Pipeline Update Report

This report provides an update on the HRA new build programme.

Report Author

Debbie Roberts, Head of Corporate Projects, Policy and Performance

Debbie.roberts@southkesteven.gov.uk

Recommendations

It is recommended Members of the Housing Overview and Scrutiny Committee:

- 1. Note this report to inform and support their ongoing work programme.**

Decision Information

Does the report contain any
exempt or confidential
information not for publication?

No

What are the relevant corporate
priorities?

High Performing Council

Which wards are impacted?

All

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 Capital Programme for 2023/24 Housing Development investment has been established at £4.5m and will be utilised to fund the Swinegate Grantham and Elizabeth Road Stamford new build schemes. In the proposed 2024/25 programme there is an allocation of £2.8m which can be utilised to fund further schemes as required. It is important that the HRA has a continual housing growth strategy that incorporates a range of interventions including acquiring properties directly from developers, new build and acquiring former Right to Buy properties that meet the housing needs.

Completed by Richard Wyles, Deputy Chief Executive and S151 Officer

Legal and Governance

- 1.2 Regular reporting on agreed actions and measures is to be welcomed from a governance point of view, as it provides a transparent mechanism for reporting on performance.

Completed by: Graham Watts, Assistant Director of Governance and Monitoring Officer

Risk and Mitigation

- 1.3 No significant risks have been identified.

Climate Change

- 1.4 The contents of this report do not have a direct impact on the Council's carbon emissions or the carbon emissions of the wider district. More detailed information on carbon impact of individual projects are outlined within the relevant project documentation.

2. Background to the Report

- 2.1 The purpose of this report is to provide the Committee with an update regarding the new build housing pipeline (Appendix 1 – Programme)

2.2 The approved Corporate Plan 2020-23 clearly sets out how South Kesteven District Council intends to meet our vision to “be the best district in which to live, work, and visit.”

2.3 The Corporate Plan identifies ‘Housing that Meets the Needs of Residents’ as a key priority with the following: -

High quality housing is essential for all and the council is committed to working with partners to provide this by:

- Offering the new homes that people need, at a price they can afford.
- Ensuring new developments are in keeping with the character of South Kesteven and benefit the people who already live here.
- Providing high quality homes and services to those who rent property from the council

2.4 There are a number of schemes under consideration on HRA owned land. In the south of the district we are focusing on examining opportunities within garage sites with a view to packaging these in to several lots for future development. Most garage sites can accommodate a maximum of four units per site.

2.5 The Council has a new build pipeline for delivery of new build units and an update for each of these is below: -

Swinegate, Grantham

2.6 Lindums will be constructing the 20 apartments via a direct award on a framework (circa £3.5m tbc). The scheme has planning consent granted. A Section 73 application to make amendments and discharge some pre-commencement conditions has been submitted and will be considered by Planning Committee in July 2023.

2.7 Lindums programme currently shows a start on site in October 23 due to awaiting the completion of enabling works that are required to amend the access to the Watergate car park and some service disconnections and diversions to be undertaken by utility providers.

2.8 The site is extremely complex to deliver due to the existing car park, services, party wall notices and the fact that it is in a conservation area, but the design team have worked closely to mitigate any disturbance and to deliver the scheme.

Elizabeth Rd, Stamford

2.9 Planning consent has been granted and a report to award the contract to build the 4 units is being considered by Cabinet on the 11th of July 2023. If Cabinet approve the award for £665,000 the scheme will commence in October 2023 for approximately 30 weeks.

2.10 The need to deliver the 1 bed units in Stamford is essential due to the number of people waiting for this type of property so a scheme to develop other garage sites is critical.

Larch Close, Grantham

2.11 The 21-unit development is currently with the local planning authority for determination, there are some minor amends to the design to re-submit which will be completed in July 2023.

2.12 The procurement process will be programmed for autumn 2023 once the outcome of the planning application is known. The funding allocation for next year is anticipated to be used for delivering this scheme.

Wellington Way, Market Deeping

2.13 There are outlines plans for 14-unit scheme in this location that had received pre-application advice from 2021. We are exploring this advice with a view to adding this scheme to the future development pipeline.

3 Key Considerations

3.1.1 In order to achieve the numbers of housing that the Council has a requirement to deliver each year there will be a hybrid approach to new builds to work closely with developers on planning schemes which need to include a number of affordable units, the Council will discuss purchasing these (similar to a Registered Provider). There have been some initial discussions with house builders and the team are working closely with the planning department, housing and finance in order to purchase units as and when available to secure sufficient volume of properties in the pipeline.

4. Reasons for the Recommendations

4.1 This is a regular report where Members are invited to scrutinise and comment on performance.

5. Appendices

Appendix 1 – Programme