

Appendix B – An update on the Upper Floor Grants Projects since the September 2023 last Committee meeting

ADDRESS	PROGRESS	STATUS	Change since 19 September 2023 Committee report
17-19 High Street	<p>Expression of Interest (EOI) 6 units - 3 x 1 and 3 x 2-bed flats</p> <ul style="list-style-type: none"> Planning Application/ Listed Building Consent submitted - S23/1357 for 1 x 2-bed flat and 8 x 1-bed flats. Timing is very tight for delivery and the project will slip into 23-24. Planning Permission has been granted for the scheme and the applicant is working toward getting the tender process resolved. Their current projected timeframe means that work on site will start in March 2024 and be completed by September 2024. This grant will require Cabinet approval. 	SLIPPING	No change
45 High Street	<p>EOI 2 units - 1 x 1 and 1 x 2-bed flats</p> <ul style="list-style-type: none"> Planning Application/ Listed Building Consent granted – S23/0819 and S23/0808 for 1 x 2-bed flat and 1 x 1-bed flat. The applicant has appointed a Project Manager to manage the conversion works and is about to go out for quotations on the conversion works with a view to submitting a Full Funding Application at the earliest opportunity. 	ON TRACK	No change
St Peters Walk	<p>EOI 8 units - 6 x 1 and 2 x 2-bed flats</p> <ul style="list-style-type: none"> Whilst significant progress had been made to stabilise the building the key issue with the conversion was time. The building requires significant repair and is of historic importance despite not being Listed. Due to lease issues the full remit of the proposed EOI works was deemed not achievable. The applicant confirmed on the 27/9/23 that they were unable to progress this application in the time 	AT RISK	Applicant has now withdrawn

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	remaining for the scheme but they would return to it at some point in the future especially if further funding would be available for them to move the project forward.		
40 Westgate	<p>EOI 1 unit - 1 x 2-bed flat</p> <ul style="list-style-type: none"> Planning Application/Listed Building Consent granted - S22/2415 & S22/2416 for 1 x 2-bed flat. Applicant had sought quotations. However, has since concluded they are not able to proceed and retracted their application on 9 August. This grant will be offered to a consented scheme within the Town Centre Living Pipeline. 	WITHDRAWN	No change
74a Westgate	<p>EOI 1 unit - 1 x 2-bed flat</p> <ul style="list-style-type: none"> Planning Application granted - S23/0067 for 1 x 1-bed flat. Applicant is preparing quotations on the conversion works with a view to submitting a Full Application at the earliest opportunity. 	ON TRACK	No change
90 Westgate	<p>EOI 4 units – 4 x 1-bed flats</p> <ul style="list-style-type: none"> Planning Permission/Listed Building Consent granted - S22/2266 & S22/2267 for 4 x 1-bed flats. Applicant is currently resolving structural floor loading issues, which has necessitated amendments to the Listed Building Consent. Once this is resolved, the Applicant will then request tenders on the conversion works with a view to submitting a Full Application at the earliest opportunity. Whilst the applicant is working hard to meet the March 2024 deadline, they have highlighted there could be some timescale slippage which cannot be confirmed until the current assessments have been completed. 	SLIPPING	Status changed to slipping

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	<ul style="list-style-type: none"> It has since been confirmed by Planning Officers this application will require a Section 73 Application to vary Condition 2 (Approved Plans) to S22/226. This additional application has now been submitted and is expected to cause a delay, although the application is still expected to meet the March 2024 deadline. 		
9-10 High Street	<p>EOI 8 units – 4 x 1-bed flats and 4 x 2-bed flats</p> <ul style="list-style-type: none"> Planning Permission granted S22/2315 for 8 x 2-bed flats. The application has cleared the expression of interest (EOI) phase and the applicant notified however there is an issue from a procurement perspective. As developers themselves, the applicant tends to use their own preferred contractors and prior to application have priced the work on this basis. This does not meet the procurement requirements stated in the documentation and which would be anticipated by South Kesteven District Council and the funders. The applicant has been informed a full tender will be required and is complying with this and is duly preparing quotations on the conversion works with a view to submitting a Full Application at the earliest opportunity. 	SLIPPING	Not previously reported as a replacement to the withdrawal of St Peters Walk application