



Contract Award for New Build Housing Scheme at Wellington Way, Market Deeping.

Report Author

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Purpose of Report

This report sets out the proposals for a new build social housing development of 11 units at Wellington Way, Market Deeping and recommends that the construction contract be awarded to Lindum Group Limited.

Recommendations

That Cabinet:

- 1. Approve the outcome of the tender process and appoint Lindum Group Limited as the preferred contractor for the construction of the housing development at Wellington Way, Market Deeping.**
- 2. Delegates to the Deputy Chief Executive and Section 151 Officer, in consultation with the Cabinet Member for Housing, to enter a contract with Lindum Group Limited to build 11 units at a cost of £1,926,000.**

Decision Information

Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
Which wards are impacted?	Market & West Deeping;

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 delivery of this scheme is a key element of the new build programme for the Housing Revenue Account (HRA). The budget for this development of £2m was included in the 2025-2026 capital programme and is funded from the HRA Capital Receipts Reserve. The delivery of 11 units will provide a rental income stream to the HRA and will be built in the HRA financial business plan.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Procurement

- 1.2 The necessary processes have been followed in accordance with the Council's Contract Procedure Rules.

Completed by: Helen Baldwin, Procurement Lead

Legal and Governance

- 1.3 There are no further significant legal, or governance implications not already highlighted within the body of the report. Contract Procedure Rules state that an award of this value must be made by Cabinet.

Completed by: Alison Hall-Wright, Director – Housing & Projects

Risk and Mitigation

- 1.4 A project risk register will be created in partnership between the contractor and the Council, which will be subject to robust review as the project progresses. As part of the process there will be a mutual agreement of the identified risks and enable confirmation of ownership to be confirmed by the contractor of the Council.
- 1.5 The contractor will be responsible for insuring the building works until the properties are handed over to the Council.

Completed by: Tracey Elliott, Governance and Risk Officer

Health and Safety

- 1.6 Lindum Group Ltd have a contract in place to provide inspections, support and guidance to ensure compliance across all sites (and office) locations. All documentation will be made available to the Council and joint meetings and visits will be arranged to ensure that there is a collaborative approach to health and safety.
- 1.7 On completion of the works there will be a full handover of all compliance information, technical data and relevant safety information to ensure that safe management of the asset can be implemented and required works embedded into existing programs of compliance inspections and surveys

Completed by: Phil Swinton, Head of Health, Safety, Compliance and Emergency Planning

Climate Change

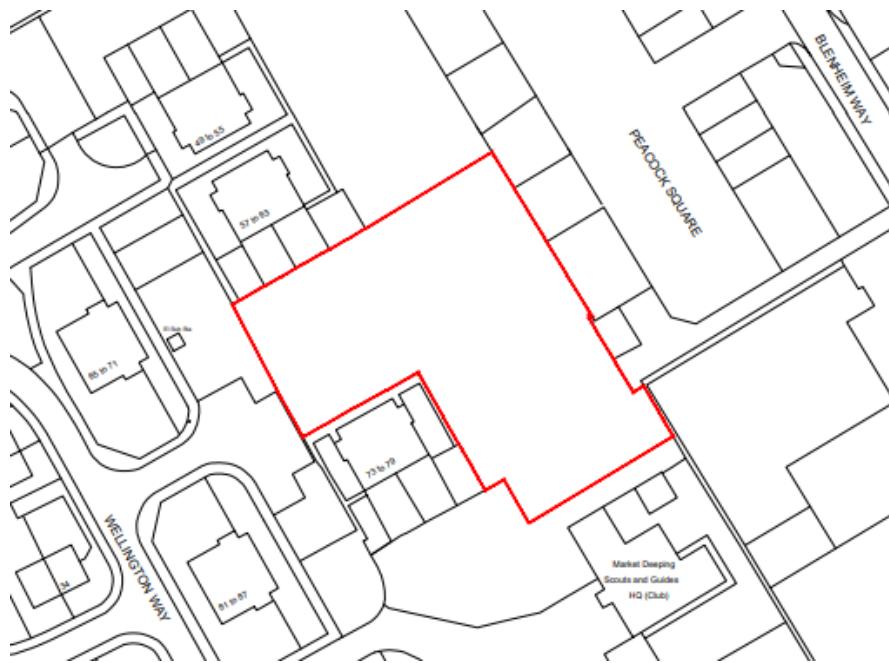
- 1.8 The contractor has included sustainable measures as part of their submission. The dwellings are to be constructed in line with current Building Regulations, Secured by Design standard (Bronze Award minimum) and SKDC Policy SB1. Properties are to be fitted with air source heat pumps and solar PV to provide energy efficiency for end occupiers and reduce carbon emissions.

Completed by: Serena Brown, Sustainability and Climate Change Manager

2. Background to the Report

- 2.1. The approved Corporate Plan 2024-2027 clearly sets out how South Kesteven District Council (SKDC) intends to meet the mission “to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations.”
- 2.2. The Corporate Plan, Priority 4 identifies ‘Housing’ as a key priority with high quality housing essential for all, and the council is committed to working with partners to provide this by:
- Facilitating a range of appropriate and sustainable housing and community facilities for future generations and the emerging needs of all our communities.
 - Delivering exemplary and high-quality services for housing and homelessness.
 - Increasing the supply of sustainable and high-quality Council-provided housing.
 - Working with developers and private landlords to ensure sustainable, affordable, and high-quality housing is facilitated.
- 2.3. The location of the proposed development is on the plan below edged red. The site is surrounded by residential properties to the north, south and west, and an industrial estate to the east. The site is close to links to the A15, A1175 and B1524.

2.4.



- 2.5. The development site is owned by South Kesteven District Council, it is currently open space and has been used by the neighbouring Scout Group, who have been consulted and provided feedback at numerous stages of the pre-application and planning process.



Current View of the Site.

- 2.6. The scheme has been approved by the Local Planning Authority (subject to entering of the S106 Agreement) under reference S24/2110 – Erection of 11 dwellings with associated access, parking and landscaping.
- 2.7. The S106 agreement is a separate cost to the HRA of £7,260 which includes an NHS Health Contribution.
- 2.8. The proposed site plan is attached as Appendix 1 to this report which shows that the 11 units will be made up of a mix of property types, 2 x 1-bedroom apartments, 4 x 2-bedroom apartments and 5 x 2-bedroom houses. The cost received for constructing the 11 units was £1.926m. The new build properties are designed to include air source heat pumps, solar PV and infrastructure for electric vehicles.
- 2.9. Below are some perspectives of the proposed new development:



- 2.10. The housing need in Market Deeping is high with one-bed and two-bedroom apartments and houses most requested hence the type of housing being proposed on the site.

The Council has a hybrid approach to delivering its housing pipeline as it loses around 40 properties per year through the Right to Buy process therefore there

needs to be a plan to build on its own land and seek to secure affordable housing on larger developments to meet the needs of our residents. This development in Market Deeping will replace over a quarter of the houses lost through Right to Buy in one year and is one of the larger schemes in the pipeline on HRA owned land.

Procurement Information

- 2.11. To ensure that there was a robust procurement the Council secured Welland Procurement to support this process, and an initial Expression of Interest (EOI) was requested on the Westworks framework.
- 2.12. The response to the initial EOI was good and the Council progressed to the full procurement of the scheme and nine submissions were received.
- 2.13. Following an evaluation and moderation process the bid that received the highest score for quality and cost was confirmed as Lindum Construction.
- 2.14. A procurement evaluation has been completed by Welland Procurement and Westworks will inform the unsuccessful of the bidders of the outcome.
- 2.15. Appendix 2 of this report details the procurement evaluation document from Welland Procurement.

3. Key Considerations

- 3.1. Key areas for consideration are set out within the report.

4. Other Options Considered

- 4.1. The Council could wait to commence the scheme or not build the development, but these options have been discounted due to the high levels of housing needs in the area.

5. Reasons for the Recommendations

- 5.1. There is a housing need for the Council to develop the site therefore the recommendation is for the contract to be awarded so that works can commence in Autumn 2025.

- 5.2. The procurement process is in accordance with the Council's Contract and Procurement Procedure Rules, the Procurement Act 2023 and the Public Contract Regulations 2015.

6. Consultation

- 6.1. A public consultation by SKDC was held in July 2024. At that time the proposal was for a larger scheme of 14 units. Three main concerns were raised by the residents and community regarding the loss of open public amenity space, the loss of parking for the scout and guide hut and the loss of access through to the industrial estate in the North.
- 6.2. Following the feedback, the development proposals were amended to address the concerns raised.
- To address the concerns regarding the loss of parking for the scout and guide hut, the site boundary was amended to omit this area and the 3 proposed bungalows from the South of the site were removed which reinstated the existing parking arrangements for this area.
 - An additional footpath has been added through the site to maintain access to the industrial estate.
 - As highlighted through the open space assessment, the proposed site did not occupy the full extent of the green amenity space, leaving ample green space to the North of the site, however the amended site boundary does retain some additional existing green space which also addresses this concern.
- 6.3. There was consultation as part of the Planning process.
- 6.4. The Housing Overview and Scrutiny Committee have been kept informed of the new build pipeline and this scheme.

7. Background Papers

- 7.1. Planning Portal for Application: [S24/2110 | Erection of 11 dwellings with associated access, parking and landscaping | Wellington Way Market Deeping Lincolnshire PE6 8LW](#)

8. Appendices

- 8.1 Appendix 1 – Proposed Site Plan
Appendix 2 – Procurement Evaluation report