



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee

23rd September 2025

Report of Councillor Richard Cleaver,
Cabinet Member for Property and
Public Engagement

Maintenance Strategy Progress Report

Report Author

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Purpose of Report

An update on progress being made on the General Fund Maintenance Programme, in accordance with the Maintenance Strategy.

Recommendations

The Committee is recommended to:

1. **Note the progress being made with respect to the development and delivery of the General Fund Maintenance Programme, in accordance with the allocation criteria set out in the Maintenance Strategy**

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Connecting communities
Sustainable South Kesteven
Enabling economic opportunities
Effective council

Which wards are impacted?

(All Wards);

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 Council has allocated significant financial resources to tackle the backlog maintenance in respect of the General Fund property estate. This report provides a progress update on the work undertaken.

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

Legal and Governance

- 1.2 There are no governance implications within this report, which is for noting by members.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1 On the 10th of September 2024, Cabinet approved proposals for a Maintenance Strategy in respect of SKDC's General Fund Corporate Property Assets.
- 2.2 The Strategy establishes the approach the Council will adopt for ongoing investment in its corporate property estate. It establishes a criteria for the allocation of funding to deal with maintenance – both responsive and planned. Since that time, the Property Team has focussed its attention on tackling the backlog maintenance against a backdrop of finite resources and specialist officer capacity to deliver such a varied and complex range of work programmes.
- 2.3 The Council owns and leases a high number of key strategic, operational and non-operational assets that are integral to the successful delivery of quality services to residents and visitors to South Kesteven.
- 2.4 It is imperative these assets receive regular investment in order to ensure they operate at optimum performance and meet statutory health and safety standards. However, there is a recognition that the Council has not kept a consistent level of investment across its corporate property estate. Consequently, this lack of investment in previous years has meant significant financial investment over several financial years will require the annual budgetary allocation for ongoing

investment to be targeted based on the proposed criteria as set out in the Maintenance Strategy.

- 2.5 Council approved a further £2m allocation to the Property Maintenance Reserve in order to provide further funding to meet the maintenance challenge.
- 2.6 The allocation of the funding follows the Strategy criteria and is primarily driven by the analysis of the condition surveys and classification of the asset. The analysis of the condition surveys confirmed there is anticipated backlog maintenance cost of £5,962,698 across the whole portfolio, with £3,290,612 attributable to leisure properties and £2,672,086 to the remaining corporate property portfolio. The surveys also project a total maintenance cost across the portfolio of approximately £25,000,000 in the next 25-30 years.
- 2.7 For the financial year 2025/26, a varied programme of maintenance works has been developed and is currently being deployed. The following table details a summary of the current significant works which have been progressed:

Property	Indicative Cost	Summary of Works	Current Status
Guildhall Arts Centre Grantham	£460k	Urgent Roof and Clock Tower Repairs	Completed (subject to bell turret repairs)
Grantham Canal	£283k	Urgent works to banks and preventative flooding works	Specification being prepared
Grantham Bus Station	£27k to date – shelter options under review	Refurbishment Works and enhancement of heating system	Ongoing
Stamford Cattle Market Car Park	£550k	Extension to car park and additional repair works.	Completed
Deepings Community Centre	£382k	Repairs to roof, boiler replacement works	Completed
Surface Car Parks – Resurfacing Programme	£52k	Resurfacing works across Council operated car parks	Completed
Wharf Road Multi Storey Car Park Grantham	£350k (£1m over 3 years)	Resurfacing and structural works	Ongoing
Stamford Arts Centre	£30k	Air Handling Unit upgrades	Ongoing
SK House	£30k	Refurbishment programme to	Ongoing

		kitchen, toilets and carpets	
Langtoft Pavilion	£50k	Maintenance and heating works	Ongoing
Rollout of new signage and car park machines at Pay and Display car parks	£94.5k	Energy efficient payment machines to be installed at 13 car parks and improved signage	Ongoing
Repairs to footbridges	TBC	Survey of Council responsible footbridges to be repaired	Ongoing
Grantham Meres Leisure Centre	£4,212,933 inc. Public Sector Decarbonisation Scheme (PSDS) Works	External decoration, replacement BMS, fire alarm upgrade, pool plant cleaning, PSDS Upgrade.	Ongoing
Bourne Leisure Centre	£248k	Fire Doors replacement, Fire escape, Drainage works	Ongoing
Stamford Leisure Centre	£46k	AHU Refurb and plant cleaning, boost pump replacement	Ongoing
SK Stadium	£156k	Steelwork/ cladding decoration, East stand and strikers bar roof repairs.	Ongoing

2.8 Ongoing analysis of the condition surveys is underway, and the programme continues to be developed including indicative programmes for 2026/27 (subject to available funding).

2.9 There is recognised that the maintenance resources are primarily focused on urgent works and therefore there has been very little allocation made to cosmetic and decorative works across the portfolio, as the budgets have not been able to support both streams of work. To respond to this a dedicated Reserve has been approved, separate to maintenance budgets, to the value of £500k, which will enable investment in the Leisure locations over the next year, to enhance customer experience across these primary customer facing assets.

Maintenance Strategy Action Plan

2.10 The Committee was last updated on the action plan at its meeting on 18th February 2025 and since that time progress continues to be made on completing

the actions as set out in the plan. The only remaining action is in relation to a sustainability audit of corporate assets. This will now be undertaken upon completion of a number of energy reduction initiatives that are currently underway.

3. Key Considerations

- 3.1 This report provides an update on the implementation of SKDC's Maintenance Strategy General Fund Corporate Property Assets.

4. Reasons for the Recommendations

- 4.1 To note the progress associated with the Council's Maintenance Action Plan for SKDC's corporate properties.

5. Background Papers

- 5.1 [Maintenance Strategy Action Plan Update.pdf](#)

Finance and Economic Overview and Scrutiny Committee 18th February 2025