



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Thursday, 2 October 2025

Report of Councillor Virginia Moran,
Cabinet Member for Housing

New Build and Acquisition Update

Report Author

Debbie Roberts, Head of Corporate Projects, Policy and Performance

✉ Debbie.Roberts@southkesteven.gov.uk

Purpose of Report

To provide the Committee with an update on the new build and acquisitions pipeline.

Recommendations

The Committee is recommended to note the content of this report.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
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 2025/26 HRA Capital Programme includes a budget for Housing Development investment, this budget will also be utilised to fund strategic acquisitions.
- 1.2 It is important that the HRA has a continual housing growth strategy, which is designed to offset the rental loss from properties sold through to Right to Buy. Without new rental streams offsetting those lost, the sustainability of the HRA would be eroded.

Completed by: David Scott – Assistant Director of Finance and Deputy s151 Officer

Legal and Governance

- 1.3 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: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.4 No significant risks have been identified.

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 and purchases using capital receipts.
- 2.2. The approved Corporate Plan 2024-2027 clearly sets out how South Kesteven District Council 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.”

2.3. 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.

2.4. There are several schemes within the district that are at various stages of the pipeline, an update on each one is as follows:

2.5 Apartments 1-20 Knapp House, Swinegate, Grantham

2.5.1 The scheme is due to be handed over on the 22 September 2025 to the Council from Lindum.

2.5.2 The focus during last month was connecting the electric and commissioning all of the apartments. East Midlands Building Control have been to site ahead of the handover of the properties to undertake their inspection.

2.5.3 The 20 apartments comprise of 8 x 2 beds apartments and 12 x 1 beds apartments, the housing team have visited the development to understand the layout of the building ahead of starting the allocation process.

2.5.4 Watergate car park will close from the 29 September 2025 for one week to resurface the area where the site cabins have been placed and to mark out the new spaces.

2.5.5 A formal opening will be arranged for during October 2025 to mark the significance of the completion of these units which commenced in 2023. There have been challenges with the development including it being in a conservation area, demolition of the former shop due to structural issues and connection of the utilities into roads and footpaths.

2.5.6 A scheme has been shortlisted by the Inside Housing awards for the Best Development under £5m category showing the forward thinking of the council to facilitate underused car parking spaces to regenerate and build much needed housing in the centre of town. The awards ceremony is the 25th November 2025 where the winners will be revealed, the committee will be informed of the outcome.



Flat 8 kitchen



PROPOSED ELEVATIONS
PLOTS 4 & 5
2 BED 3 PERSON SEMI-DETACHED HOUSE - 71m²
SCALE 1:100

Proposed Front Elevation

- PT plaster
- Interlocking concrete roof tiles - Dark Grey
- PVCu window frames - Grey
- PVCu window glands - Dark Grey
- Brick window lintels
- Recessed window brick lintels - Grey
- Entrance canopy - Dark Grey
- Buff brick
- Concrete entrance door - Grey

Proposed Rear Elevation

- PT plaster
- Interlocking concrete roof tiles - Dark Grey
- PVCu window frames - Grey
- PVCu window glands - Dark Grey
- Concrete roof door - Grey
- Brick window lintels

Proposed RHS Elevation

- PT plaster
- Interlocking concrete roof tiles - Dark Grey
- PVCu window frames - Grey
- PVCu window glands - Dark Grey
- Entrance canopy - Dark Grey
- Buff brick
- Brick window lintels

Proposed LHS Elevation

- PT plaster
- Interlocking concrete roof tiles - Dark Grey
- PVCu window frames - Grey
- PVCu window glands - Dark Grey
- Buff brick
- Brick window lintels

Proposed Perspective view

2.7 Larch Close, Grantham

- 2.7.1 The 21-unit scheme was originally granted planning permission on 8 November 2023 and has been subject to several amendments.
- 2.7.2 The new scheme has changed the two 4-bedroom properties for bungalows due to a high need for adapted properties. Due to the positioning of the drainage the apartments at the bottom of the site have been moved forward and the communal garden has been moved to the rear of the apartments rather than the side.
- 2.7.3 Mercer Building Solutions started on site on the 15 September 2025; works are expected to be completed in December 2026.
- 2.7.4 The site layout has been approved by the Local Planning Authority as the below: -



2.8 Other Schemes

- 2.8.1 Toller Court, Horbling – the demolition of the community facility to build 3 bungalows has been submitted to the Local Planning Authority. The decision is due to be determined in November 2026 with the procurement being twin tracked. Subject to Planning Permission being granted it is expected that a contract award will be on the Cabinet agenda for January 2026.
- 2.8.2 Kesteven Rd, Stamford – there will need to be a public consultation regarding the proposals for the site which will be arranged before a decision can be made to submit a planning application.

3. Key Considerations

- 3.1. As part of the Councils hybrid approach to the housing pipeline a number of properties in the district are currently being valued and inspected with a potential to acquire them.

4. Other Options Considered

- 4.1 The Council is also disposing of 12 empty houses at Lumbys Terrace in Stamford. The first open house took place on the 12 September 2025, the second on the 19 September 2025. Any offers will be considered after the second open house event.
- 4.2 There has been significant interest in the Grade II listed, one bedroomed properties which all require modernisation.
- 4.3 The properties are being advertised with a guide price of £195,000 per house and the income from the sales will be reinvested into replacement affordable housing.

5. Reasons for the Recommendations

- 5.1. The Council needs to have a hybrid approach to purchasing and building its affordable housing to meet the needs of our residents.
- 5.2. This regular report is to provide an update on the pipeline for the committee to scrutinise.

6. Consultation

- 6.1 There are discussions with the relevant ward members prior to any new build schemes being submitted for planning and as part of the planning determination process there is consultation with wider public including any town/parish councils alongside statutory consultees.
- 6.2 The Cabinet Member for Housing is kept informed on the progress of the pipeline.