



Thursday, 2 October 2025

Report of Councillor Virginia Moran,
Cabinet Member for Housing

Garage Sites Update Report

Report Author

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Purpose of Report

To provide an update to the committee on South Kesteven District Councils garage site stock condition survey

Recommendations

The Committee is recommended to note this report and support the next steps proposed.

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Does the report contain any exempt or confidential information not for publication?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 A bid has been formally submitted to Homes England for the Council Housebuilding Support Fund for funding to contribute towards the cost of the stock condition survey and the feasibility work for sites identified as potential development opportunities. If this is unsuccessful, the HRA has a feasibility revenue amount of £50,000 for this financial year to fund this work.

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

Procurement

- 1.2 The Asset Management Framework is a compliant route to appoint Edge PS to undertake these works.

Completed by: Helen Baldwin (Procurement Lead)

Legal and Governance

- 1.3 There are no legal or governance issues with this report.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

- 2.1 The purpose of this report is to provide the Committee with an update regarding the garage sites and the steps involved to exploring those that could be used to provide much needed homes as part of the new build housing pipeline.
- 2.2 The approved Corporate Plan 2024-27 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 The variety of garage buildings present several challenges and opportunities to the authority in terms of repair, maintenance and management to possible site redevelopment or land sale. The district contains a total of 830 individual garage units.

2.5 Edge PS, a supplier on the Asset Management Framework has provide an in-depth quote to provide the council with a full stock condition survey of all garage sites at a cost of £38k

2.6 A bid has been formally submitted to Homes England for the Council Housebuilding Support Fund for funding to contribute towards the cost of the stock condition survey and the feasibility work for sites identified as potential development opportunities. If the bid is not successful, the Council has an allocated budget of £50k which will be used to fund the cost of the stock condition survey.

2.7 The Council Housebuilding Support Fund is designed to provide support for councils looking to:

- increase the number of homes they directly deliver
- establish and expand delivery partnerships and joint ventures with registered providers or developers
- develop and expand their wider pipeline of development opportunities

2.8 The Council's garage stock plays a crucial role in achieving broader community goals. Underutilised garage sites represent potential opportunities for new housing developments, addressing the need for affordable housing in the district. Conversely, sites in poor condition can become eyesores, attract anti-social behavior, and negatively impact the surrounding areas. Results from an in-depth stock condition survey will aid in the management of these sites to maintain community standards and support the Council's housing strategy.

2.9 Edge PS will work alongside representatives from Repairs, Technical Services and Housing & Economic Development to ensure that all perspectives on the future use of these sites are considered.

3. Key Considerations

- 3.1. It is recommended that Housing Overview and Scrutiny Committee note the information in this report for and support the commencement of the Garage Site Stock Condition Survey.

4. Reasons for the Recommendations

- 4.1 To ensure that the committee is kept updated regarding the progress of the garage stock condition survey.