



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

# Housing Overview and Scrutiny Committee

Thursday, 4 December 2025

Report of Councillor Virginia Moran  
Cabinet Member for Housing

## New Build and Acquisition Update

### Report Author

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Does the report contain any exempt or confidential information not for publication?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

## **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 Right to Buy 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 pipeline schemes within the district that are at various stages of development, an update on each one is as follows:

## 2.5. Apartments 1-20 Knapp House, Swinegate, Grantham

- The building was officially handed over on 22 September 2025. A formal opening ceremony was held on 3 November 2025, attended by the Leader of the Council Ashley Baxter, Cabinet member for Housing Virginia Moran, members of the Planning Team, East Midlands Building Control, Lindum Group, local ward members, and external consultants (*see photo below*). The building was named after local historian Malcolm Knapp who walked through Watergate car park every day. His daughter was delighted to attend the opening which marked the successful completion of the units, construction of which commenced in 2023.



Formal Opening at Swinegate, 3 November 2025.

- There were 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.

- The 20 apartments comprise of 8 x 2 beds apartments and 12 x 1 beds apartments. At the time of drafting this report (12 November) 17 of the units have been let to residents on the Council's Housing Register.
- The 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 on 25 November 2025 where the winners will be revealed, the committee will be informed of the outcome at the next Housing OSC meeting on the 4<sup>th</sup> December 2025.

## **2.6. Wellington Way, Market Deeping**

- Cabinet approved the contract award to Lindum Group at their meeting on the 9 September 2025 for £1.9m for the construction of 11 units.
- Surveys and designs are underway with the main contract being finalised between the Council and Lindum's ahead of the start of the works commencing in February 2026. The 11 units are due to be completed in early December 2026.
- The scheme will provide 11 affordable dwellings which will comprise of 5 x 2-bed houses, 4 x 2-bed flats and 2 x 1-bed flats, which will include a mix of terrace, semi-detached houses and 3 apartment blocks.

## **2.7. Larch Close, Grantham**

- Mercer Building Solutions (MBS) started on site on 15 September 2025; works are expected to be completed in December 2026.
- Despite periods of inclement weather, progress on site has remained strong, with no delays to the projected completion date and several cost-saving opportunities already identified.
- As part of the social value for this project, MBS will be undertaking a complimentary Christmas raffle draw with local residents (those bordering the development); the prizes will be 3 x £50 vouchers for local supermarkets.



On- site photos of progress at Larch Close, Grantham (October 2025)

## 2.8. Toller Court, Horbling

- The three-unit scheme was presented to the Planning Committee on 23 October 2025, where planning permission was granted.
- The proposed development will deliver three affordable terraced bungalows, comprising two two-bedroom units and one one-bedroom unit, each with associated parking and landscaping. All homes will feature open-plan kitchen, living, and dining areas, along with fully accessible wet rooms to support adaptable living.
- Procurement for the scheme has commenced through the Westworks Framework, with four expressions of interest received. The invitation to tender opened in October and will close at the end of November 2025, with evaluation to follow shortly thereafter. A report recommending contract award to the preferred contractor will be presented to Cabinet at its meeting on 15 January 2026.

## 2.9. Other Schemes

- **Kesteven Road, Stamford** - A public consultation on the site proposals is currently underway, with a drop-in session scheduled for 20 November 2025 at the local church hall. The consultation will formally close on 28 November 2025.
- **Bourne Road Estate, Colsterworth** - Due to structural issues within the existing timber frame properties and their poor thermal performance, there are opportunities on this estate to demolish and redevelop certain dwellings. The large plot sizes present potential to increase the number of new homes delivered on the site. A successful pre-application has already been completed, and affected residents have been personally approached by the Housing Team to explain the

proposals and provide support throughout the process. Wider community engagement will follow, with a public consultation planned in the coming months to gather feedback from local residents, which will inform the formal planning application.

### **3. Key Considerations**

- 3.1. As part of the Councils hybrid approach to the housing pipeline several 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 progressing with the disposal of 12 vacant houses at Lumby's Terrace, Stamford. Two open house events were held, and all properties, except 1 Lumby's Terrace are currently under offer, with further viewings continuing to take place.
- 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. Discussions are held 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.