

COMMUNITY LEADERSHIP SCRUTINY COMMITTEE

Tuesday, 18 December 2018

6.00 pm

Committee Room 2, City Hall

- Membership: Councillors Bob Bushell (Chair), Naomi Twedde (Vice-Chair), Kathleen Brothwell, Sue Burke, Chris Burke, Gill Clayton-Hewson, Helena Mair, Lucinda Preston, Alan Briggs, Christopher Reid and Hilton Spratt
- Substitute member(s): Councillor(s) Gary Hewson
- Also in attendance: Graham Metcalfe (Jobcentre Plus) and Helen Oliver (Citizens Advice Bureau), Councillor Rosie Kirk
- Officers attending: Democratic Services, Angela Andrews, James Wilkinson, Daren Turner, Martin Walmsley and Graham Watts

AGENDA

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2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
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Present: Councillors Councillor Bob Bushell (*in the Chair*), Alan Briggs, Kathleen Brothwell, Chris Burke, Gill Clayton-Hewson, Gary Hewson, Helena Mair, Lucinda Preston, Christopher Reid, Hilton Spratt and Naomi Tweddle

Apologies for Absence: Councillor Sue Burke

Also in Attendance: John Stewart (Residential Landlord Association)

16. Confirmation of Minutes - 28 August 2018

RESOLVED that the minutes of the meeting held on 28 August 2018 be confirmed.

17. Declarations of Interest

No declarations of interest were received.

18. Terms of Reference

The Terms of Reference for the Community Leadership Scrutiny Committee were noted.

19. Introduction from the Chair

Councillor Bob Bushell, Chair of the Community Leadership Scrutiny Committee, introduced members to the meeting which, as part of scrutiny review into the local impact of welfare reform, would be focussing on housing supply in Lincoln, particularly private sector rented accommodation, housing development, houses in multiple occupation and public sector housing supply.

20. Housing Supply - Intelligence from Key Witnesses

John Stewart, Policy Manager, Residential Landlord Association

John Stewart of the Residential Landlord Association provided the Committee with a presentation which provided the following information in relation to the private rented sector:

- recent changes impacting the private rented sector included:
 - mortgage interest relief restrictions;
 - stamp duty land tax surcharge, with second properties incurring a 3% increase in stamp duty;
 - higher rate of capital gains tax;
 - removal of wear and tear allowance for furnished properties;
 - removal of landlords energy saving allowance;
 - bank of England prudential regulation authority guidelines.
- further to the undertaking of a survey with landlords by the Residential Landlord Association, landlords had provided the following responses:
 - 70% said changes had reduced profitability;
 - 69% said changes discouraged investment;

- 67% would increase rents;
- 63% said tax incentives could deliver longer tenancies;
- 15% had sold at least one property in the last year;
- 7% had already switched one property to a short term let, or holiday let.
- a growing number of people in the private rented sector were in receipt of housing benefit. Recent changes to welfare reform impacting this were:
 - the local housing allowance cap and freeze;
 - 'bedroom tax';
 - extension of shared accommodation rate;
 - introduction of Universal Credit;
 - direct payments;
 - introduction of the Homelessness Reduction Act.
- further to the undertaking of a survey with landlords by the Residential Landlord Association, landlords had provided the following responses:
 - 62% were unwilling to let to tenants on Universal Credit;
 - 28% had evicted a tenant on Universal Credit in the last year, 77% of which were for rent arrears;
 - 61% of tenants were in arrears in 2018, with 38% in arrears in 2017 and 27% in arrears in 2016;
 - average arrears in 2018 were £2,300 compared to £1,600 in 2017.
- changes in regulations included:
 - the Deregulation Act and possession process reforms;
 - deposit protection;
 - minimum energy efficiency standards;
 - smoke and carbon monoxide detectors;
 - annual gas safety checks and certificates to tenants prior to occupation;
 - right to rent checks;
 - the introduction of the General Data Protection Regulations;
 - the Housing and Planning Act – civil penalties, rent repayment order extension, rogue landlord register and banning orders.
- the following points were noted in respect of the introduction of minimum energy efficiency standards:
 - the minimum standard was an EPC rating of E;
 - as of April 2018 new and renewed tenancies must meet standards or have an exemption in place, with all tenancies required to meet this standard by 2020;
 - the estimate of average cost to the landlord ranged from £1,500 to £7,500;
 - an EPC survey was also necessary and would cost between £30 and £100;
 - penalties included a fine of up to £4,000 for letting a property not adhering to these standards, a fine of up to £2,000 for failing to comply with a notice or a fine of £1,000 for the submission of false information on the exemption register.
- changes to property licensing included;
 - mandatory licensing which applied to 5 sharers, in two or more households and should have been introduced by 1 October 2018;
 - minimum bedroom size standards;
 - additional licensing considerations such as standards applying to smaller houses in multiple occupation from three sharers in two or more households coming under the mandatory level.
- licensing penalties included:
 - a civil penalty of up to £30,000;
 - a Rent Repayment Order of up to twelve months' rent;

- an unlimited fine, if prosecuted;
- placement on the register of rogue landlords;
- a Banning Order;
- the possibility of a Part 1 Housing Act prosecution.
- new proposed regulations which may further impact the private sector housing market included:
 - client money protection and agent regulation;
 - mandatory redress scheme for landlords;
 - tenant fees ban and deposit cap;
 - longer tenancies;
 - housing court;
 - fitness for human habitation bill;
 - housing health and safety rating system review;
 - selective licensing review;
 - fire safety and building control.
- rents in the private sector had not really increased in line with inflation for the last ten years. As a result of the new and increased obligations on landlords, the market was now seeing an increase in rents which was more noticeable in respect of long-term tenants who would not have seen such an increase throughout the length of their respective tenancies. It would therefore be interesting to see what real impact these changes had on settled tenants.

Members asked the following questions or made the following comments:

Question: What was the definition of a short-term or holiday let?

Response: A short-term let, or holiday let, covered a period normally shorter than six months but typically no longer than a three month period. The rate of rent would be charged on a nightly or weekly basis, rather than monthly, and would usually be a more expensive rate than a longer-term tenancy agreement. A key determination would be whether the property was a person's only or main home. If it was not, the property would not qualify as a short-term let or holiday home. A number of landlords had already changed the status of their private rented accommodation to short-term let properties, especially through such means as 'Airbnb' in response to some of the changes that had been introduced. This had already occurred in some instances in Lincoln.

Comment: The removal of the wear and tear allowance was concerning and could impact many homes in the city which would impact the people who lived there more than the landlords themselves.

Response: A substantial number of landlords would have used the wear and tear allowance to invest money into their properties. Rental income did not always provide enough for landlords to invest, without relying on the wear and tear allowance. More Councils were using licensing to help influence the general condition of rented accommodation, however, the financial pressure placed on landlords as a result of the changes put in place could potentially make the situation worse.

Question: Had any consultation been undertaken with the Residential Landlords Association ahead of these significant changes being introduced by the Government?

Response: There had been no consultation at all with the Association on aspects of the significant changes that were introduced, with limited consultation in other areas having occurred.

Question: What impact had the introduction of Article 4 made?

Response: It had generally been introduced too late and was only an issue in respect of shared accommodation. More demand was driven by welfare reform, with more families now moving into houses of multiple occupation than ever before. This had been substantiated following the submission of a Freedom of Information request by the Association to all local authorities.

Comment: It had always been an assumption that private sector rents were more expensive compared to social housing rents.

Response: Social housing rents were generally cheaper due to their subsidised element and the fact that they were controlled, ultimately, by the Government. The rate in increase of social rents had been higher than the private rented market, but the private rented market had started off at a higher base. There was a huge variety of choice in the private rented sector, ranging from very cheap accommodate to very expensive high-end accommodation, whereas social housing stock tended to be of similar size and value. It was therefore difficult to provide an average rent between the two sectors because the comparison was not like-for-like. In some instances in the north of the country, social housing rents were more expensive than private housing rents.

Question: How did landlords deal with rent not being paid, especially in those instances where people in receipt of housing benefit did not have their money automatically directed to the landlord?

Response: Landlords dealt with arrears in different ways. They might try to speak to the tenant to better understand their circumstances and reach an agreement to manage the arrears, they may be able to cope with the temporary loss of income offsetting it against other properties in their housing portfolio for example, or they may pursue an eviction. The level of benefit and payment methods were real issues for landlords. Universal Credit and delays in people receiving their payments often resulting in tenants spending the first two months of a tenancy in arrears. Landlords, not necessarily understanding the Universal Credit system, may wish to replace tenants incurring these arrears, through no fault of their own, with another tenant who was able to pay the rent.

Question: What would happen to someone in receipt of housing benefit already in private rented accommodation who was transferred onto Universal Credit, knowing that some landlords would not accept a tenant who was in receipt of Universal Credit?

Response: It would depend on the circumstances of the landlord. Some were very patient and understood the issues associated with Universal Credit and tried to give people the chance to sort out their difficulties and bring any arrears up to date. Universal Credit and the issue of arrears was particularly problematic for those landlords who only had one property as they would not be able to rely on income from other properties to cushion any rent not being paid. Throughout the length of the process of eviction, it could be eight to twelve months where no rent was potentially being paid. The Association did work closely with charities to signpost people to help that was available to them in such circumstances. A real

issue for landlords was when they were not always being kept up to date regarding their tenant's circumstances, with the Department for Work and Pensions being unable to provide this due to data protection rules. However, if landlords were unaware that their tenants had switched from housing benefit to Universal Credit they would not know to expect a delay in receipt of their rent and would not necessarily understand the reasoning behind this. The Association was working hard with the Department for Work and Pensions with a view to addressing this issue.

Question: People paid huge deposits for rented properties. Council a landlord use any of that deposit to compensate for rent arrears due to, for example, delays in payments being made from people in receipt of Universal Credit?

Response: There were rules as to how deposits should be handled. Unless there was a dispute a deposit would need to be returned within ten days and even where there was a dispute, the balance of the deposit not relevant to the dispute should be paid back by the same timeframe. Disputes were usually in relation to damage or maintenance, rather than rent arrears. Landlords should not access that money until the tenancy ended as it remained the tenant's money throughout the term of the tenancy agreement. The Association was working with the Government on the burden of deposits, particularly for people moving from one rented property to another. In these circumstances, a person would not receive their deposit back for up to 10 days after the tenancy ended but would need a deposit upfront for their new property. A scheme of passporting deposits would therefore be beneficial.

Question: Section 21 notices were issued by landlords who did not always comply with associated legislative requirements, such as statutory notice periods. Was the Association undertaking any lobbying on this and assisting or supporting tenants who experienced illegal evictions in this manner?

Response: This reflected a huge piece of work in trying to help tenants understand their rights. The Council should prosecute any illegal evictions but this would be subject to the resources available. Housing legislation was very complex and it was becoming more and more difficult to understand. Tenants needed to understand their rights and seek advice, particularly when presented with an eviction notice. However, evictions posed difficulties for landlords as well as tenants in that they could take a significant length of time to get to court and come to fruition. The Association was in the process of lobbying for justice reform from the perspective of both the landlord and the tenant.

Kieron Manning, Planning Manager

Kieron Manning, Planning Manager at the City of Lincoln Council, provided the Committee with a verbal report on the development of housing. The following points were noted:

- the Strategic Housing Market Assessment undertaken in 2015 had identified the level of need as being 17,400 affordable homes over the Local Plan period of 2012-2036 for Central Lincolnshire;
- national guidance was clear in that new developments had to be viable and sustainable with appropriate infrastructure in place to support them. This led to a balance between the level of affordable housing and infrastructure that could be delivered for each development through the Community Infrastructure Levy and Section 106 Agreements;

- it was the City Council's policy that any development consisting of at least eleven dwellings must include an element of affordable housing, although the affordable housing element could be delivered elsewhere, offsite;
- the Local Plan required that 25% of a development was allocated for affordable housing, with this being reduced to 20% for urban extensions;
- it was too early in the Local Plan period to confirm whether or not the target of 17,400 affordable homes would be met. The main barrier to achieving this target would be the rate of housing development itself which, at present, indicated a slower trajectory than initially anticipated;
- town and city centres were seeing a negative impact as a result of national retail decline. This provided opportunities to explore a potential untapped resource in those spaces above dormant retail outlets which could result in additional affordable housing units.

Members asked the following questions or made the following comments:

Question: How much land was available for development in Lincoln?

Response: The Central Lincolnshire Local Plan was required to deliver 40,000 new homes in the Central Lincolnshire area by 2036. Lincoln itself was very constrained by its boundaries so had to be looked at as a wider policy area encompassing closer surrounding villages. It would be these areas that would see the main share of Lincoln's growth. However, the proposed development of the Western Growth Corridor represented the largest single scheme within the city boundary comprising 3,200 dwellings, with a small proportion of these being located outside of the city boundary. Lincoln was also constrained by the amount of protected land within its boundary, such as common land for example.

Question: Were there any grants available to assist with development of brownfield sites?

Response: No such grants were available through the planning process. It was noted that funding was available by Homes England through accelerated development funding and scheme viability funding, which the Council had accessed via its Housing Directorate. Receipt of this funding, however, did mean having to work through a range of other issues.

Question: In visiting other cities in the country, citing Leeds as an example, a lot of development took place upwards in the shape of tall residential buildings. Was there a policy against doing that in Lincoln?

Response: There was no policy relating to the height of buildings, with every application for development having to be considered on its merits. Lincoln was made up of seven conservation areas and hundreds of listed buildings which needed to be protected and therefore the city generally saw significantly lower buildings compared to other cities. It was acknowledged, however, that this was a delicate issue.

Question: In relation to residential properties above shops, this had been a difficult policy area when trying to introduce it previously. How could the Council influence this more positively now?

Response: The policy when previously introduced, back in the late 1990's, was more of an aspiration at that time in that there was no real driver or incentive for owners who were receiving very high levels of rent from retail outlets as a result

of flourishing businesses on the high street. In that particular climate it was perceived as too difficult for owners to manage a commercial letting as well as a residential letting at the same premises, with a relatively small financial gain. This position had changed significantly in the last two years and it was considered that now could be the right time to have discussions with owners of retail outlets in relation to this issue. The empty space above retail outlets in the city centre could potentially equate to several hundreds of units, without the need to lay a brick, and support the Council's objectives around a sustainable city centre.

Question: What was the definition of affordable housing?

Response: The definition of affordable housing in planning terms was solely a discounted purchase price for units equating to 20% of the market value. As part of the planning process it was not possible to specify what product that affordable housing unit took, whether it be social rented, shared ownership or any other product. Typically the affordable housing element of a development was delivered by a social landlord, with the planning authority having very little, if any, influence over how the landlord progressed with them.

Question: There was a need for more student accommodation in the city to keep up with the University's demand, with any newly-built student accommodation units counting towards the Council's proportion of required affordable homes in the Central Lincolnshire Local Plan. Once more purpose built student accommodation had been delivered, would the city see more family accommodation coming back onto the private rental market in places such as the West End?

Response: For the purpose of the five year land supply, student accommodation could now be counted towards the Council's allocation. Due to the nature of student accommodation, one apartment would not count as one affordable unit for this purpose and a formula was used to calculate the affordable unit allocation that could be counted towards the five year land supply. This was an important positive change as it helped the Council, and wider Central Lincolnshire policy area generally, demonstrate that it did have a five year land supply. The consequence of not having a five year land supply meant that planning authorities had very little power to locally refuse inappropriate development from speculative applications. Being able to include student accommodation in the Council's five year land supply allocation was therefore extremely positive.

Regarding the use of houses in multiple occupation in areas such as the West End, anecdotally there was evidence through receipt of applications for flexible consent to suggest that there could be a shift in how they would be used in the future. It was emphasised, however, that this was solely anecdotal at this stage.

Question: There were a number of empty shops in residential areas in Lincoln, not necessarily on the high street. Could empty shops be converted into residential accommodation as a potential solution?

Response: This would be possible but it would require planning permission for change of use. However, converting a ground floor commercial space could be difficult when taking into account the aesthetics and visual impact on the amenity, particularly when considering that most such units consisted of large glass frontages. The suggestion was possible but may not necessarily be the solution to address all of Lincoln's empty shops.

Question: What were starter homes and how did they impact on things like affordable housing?

Response: Starter homes were a complex issue although no properties under starter homes schemes had been included in any developments in Lincoln to date. Starter homes were essentially a Government scheme whereby houses were discounted and made affordable for first time buyers. The problem was that the property would not therefore be affordable in perpetuity as it would only be the original purchaser of the property that would benefit from the discounted price. Normal provision of affordable housing through other schemes would ensure that the affordable element of the scheme was in perpetuity. This then had additional impacts on a scheme's viability and associated Section 106 contributions.

Question: Did the 17,400 additional dwellings in the Central Lincolnshire Local Plan need to be new dwellings?

Response: Yes, the requirement for 17,400 additional dwellings in the Local Plan related to new dwellings.

Question: Would shop owners, following a cut in business rates, be encouraged by the Council to renovate the spaces above their shops for residential use and would these count towards the five year land supply?

Response: A significant piece of work relating to this issue would be included as part of the City Centre Master Plan, with a refresh of the document commencing early next year. The Council would ensure that it engaged with all key stakeholders as part of that. Any commercial property granted with consent to change to residential use could be counted towards the Council's five year land supply in respect of the Local Plan, with them also qualifying for New Homes Bonus.

Question: Could the Council start by looking at its own empty retail stock and see whether it would be viable to convert these to residential use?

Response: There would be more opportunities open to the Council for exploration such as this, especially since the recent announcement from Government that there would no longer be a cap placed on borrowing associated with the Housing Revenue Account.

Simon Colburn, Assistant Director, Health and Environmental Services

Simon Colburn, Assistant Director of Health and Environmental Services at the City of Lincoln Council, provided the Committee with a verbal report on upcoming changes relating to houses in multiple occupation. The following points were noted:

- out of approximately 48,000 properties in Lincoln, 32% of them were in the private rented sector. 2,700 of those properties the Council believed contained a Category One hazard that action had to be taken on, which could consist of one or more of 29 different hazards;
- a lot of people therefore experienced problems in the private rented sector in Lincoln and the estimated cost of putting these right was £6 million. The highest concentration of these homes were located in the Abbey, Carholme and Park wards of the city;

- it was important for people to be able to have choice in Lincoln, so it was important that the private rented offer was of good quality;
- landlords in Lincoln appeared to be divided into the following categories:
 - good landlords who invested well in their properties and undertook good and regular maintenance and repairs;
 - poor landlords who essentially used their properties illegally;
 - landlords with the best intentions who were struggling with legislation and regulations and the additional costs associated with them, which drove down standards.
- changes in mandatory licenses relating to houses in multiple occupation sought to improve standards;
- the landlord of any property with five or more occupants over two or more stories, from different families, would now require a mandatory houses in multiple occupation licence. This would result in an increase from approximately 300 properties currently requiring a licence to potentially up to 1,000 in Lincoln;
- there was a cost implication associated with the licence, which had increased by 44% but was on the basis of cost recovery to the authority;
- the licence should encourage the driving up of standards rather than the cutting of corners by landlords;
- new standards had been introduced which set out prescribed minimum bedroom sizes;
- smoke and carbon monoxide legislation meant that the Council could issue fixed penalty notices to any landlord failing to meet required standards;
- the Planning and Housing Act was designed to force out poor landlords, however, the implications of what the Act had introduced put more pressure on all landlords;
- the trusted landlord scheme had been successful, which to date included 20 landlords comprising 350 of the city's private rented properties, all of which were operating at much higher standards as a result. Other applications were currently in the system which would bring even more landlords and properties into that scheme;
- the Council's rogue landlord scheme had also been very successful, with a number of prosecutions having been made including a high profile £400,000 fine which attracted national and international attention;
- the empty homes target, in terms of seeking to bring homes back onto the market, was fifty per year. Returning empty homes to the market significantly improved the street value and quality of life of individual communities. The Council's Empty Homes Officer was targeting long term empty properties, with 125 properties in the city having been empty for at least two years, 51 properties having being empty for over four years and 428 properties having being empty for at least six months;
- there were a whole range of initiatives that the Council was involved with in order that it could contribute to the city's housing supply and that there was good quality housing and viable choice open to the people of Lincoln.

Members asked the following questions or made the following comments:

Question: What could be done to stop landlords moving to short-term lets rather than traditional tenancies?

Response: Nothing could prevent landlords from operating in this way, with a number of private rented landlords in Lincoln already advertising short-term lets during the Christmas Market for example.

Comment: Changes to legislation and regulations, despite it seeking to improve standards, put even more pressure on private landlords. This could result in increases in rent to cover their costs.

Response: These changes would probably not result in rent increases for private sector rented properties, however, it could mean that landlords would not put as much investment into their properties due to the additional financial burden on them.

Question: What were fair rents?

Response: Fair rents related to public sector housing and were controlled by the Government, linked to housing benefit thresholds.

Comment: The financial burden on landlords was an inevitable consequence of making the market better. There would be a transitional period but landlords would soon get used to the new requirements and associated costs.

Question: In terms of evictions, did the Council have a duty of care to those people who were evicted, especially since in the majority of cases these people were vulnerable?

Response: The Council did have a duty of care and one of those duties would be to ensure that they had not been illegally evicted. However, some people did not always contact the Council upon their eviction and found alternative means of accommodation independently.

Andrew McNeil, Assistant Director of Housing Investment and Strategy

Andrew McNeil, Assistant Director of Housing Investment and Strategy, provided the Committee with a verbal report on public sector housing supply. The following points were noted:

- a lot of capital works were included in the Council's Housing Strategy which would be brought forward over the coming years and included new affordable housing;
- affordable rents was different to the planning definition of affordable homes in that affordable rents was a term under the Government's grant system for its Affordable Housing Programme 2015/21. This essentially equated to 80% of the market value;
- social rent was worked out on the basis of a formula which used house values as at 1999 and average earnings;
- shared ownership properties were delivered through grant funding from Homes England which supported the proportion of a property not sold on. Housing Associations would then charge equity of between 3% and 4% on each property. This product had not been very popular in Lincoln due to the second hand housing market in that a person could own 100% of a property for the same price as part of a property through the shared ownership scheme. However, Waterloo Housing had sold some shared ownership properties in the city;
- the local housing allowance had placed a cap on the maximum receipt of housing benefit for a household and was applicable across all tenures in social or private rented housing;

- 800 tenants in the city had moved to Universal Credit in March 2018 which had resulted in an increase of £150,000 in rent arrears. This was due to the delay in people receiving their benefits as part of this new welfare system;
- the Council and its partner Housing Association were increasing supply in the city through new build properties with 389 having been built to date since 2014/15. It was projected that 694 new build properties would be complete by 2021/22;
- in terms of properties sold through the right to buy scheme, 218 properties had been sold to date since 2014/15. Discounts associated with right to buy properties had gone up dramatically, with 60 properties having been sold through the right to buy scheme this year already. However, with the same anticipated trajectory of right to buy sales, compared to the anticipated delivery of new build properties, it was estimated that by 2021/22 there would be a net gain of 236 properties in Lincoln;
- a key issue with the right to buy scheme was that the nicest properties were usually sold and the Council was left with the oldest and most difficult properties to maintain within its stock;
- in terms of working with social landlords, the Council could influence the mix of housing that was included as part of these developments as they would be built on the Council's land;
- other difficulties impacting new build schemes included the increasing cost of land and building materials;
- the Government had recently announced that there would no longer be a cap on borrowing as long as it was prudential against the Housing Revenue Account.

Members asked the following questions or made the following comments:

Question: Were the majority of right to buy properties houses as opposed to flats?

Response: The majority of right to buy properties were houses, with most estates now a mixture of those houses that had been bought and those which had remained as social housing. Very few flats had been purchased through the right to buy, although some had on the basis of leasehold rather than freehold.

Question: What potential was there against the current projections for growth considering the Government's recent decision to remove the cap from borrowing against the Housing Revenue Account?

Response: A formula had been produced which was currently out for consultation, although borrowing would be under the same principles and regulations as borrowing against the General Fund in terms of whether or not it was affordable. The advantage of borrowing against the Housing Revenue Account or General Fund was that the Council could secure much better rates compared to other borrowing avenues. Other advantages included using borrowing against the Housing Revenue Account to provide a loan to housing developers, such as the Council's housing company for example, for more interest than the original loan meaning that it could also generate a return as well as benefit from accelerated housing growth.

Question: Could a Council tenant be offered a house to buy at a discounted rate even if they were only in the property for a couple of years?

Response: Technically yes, if the person had been a tenant for enough years. The principle of right to buy was to reward good tenants and provide them with an opportunity to own their homes. There would always be what was known as a 'cost floor' associated with any right to buy, in that a baseline would not be exceeded to ensure the Council did not lose money against any of its properties.

Comment: The problem with the right to buy was that the Council, in selling these assets, could not keep providing land in order for new houses to be built for people to affordably rent in the future.

Question: In terms of Universal Credit or housing benefit, who decided how much someone should receive in respect of their housing allocation of their benefit given that private housing rents were more expensive than social housing rents.

Response: Universal Credit or housing benefit did not set rents, it solely provided a person's entitlement towards finding suitable accommodation. A person living in social housing therefore had the choice to remain in social housing or live in a private rented house, but would need to top up whatever entitlement they received to cover the full rent of whichever property they chose to live in.

Question: Would there be any opportunities, through something such as the Council's housing company for example, to use receipts from the right to buy scheme and invest in new Council housing?

Response: Yes this could be an option, which did not necessarily have to be delivered through the Council's housing company.

21. Debate and Next Steps

Given the significant amount of information provided at this meeting, together with the questions raised by members and responses provided, it was agreed that debate and next steps would be deferred.

22. Work Programme 2018/19

The Work Programme for the Community Leadership Scrutiny Committee was noted.

It was agreed that an additional meeting of the Committee would be held on 18 December 2018 following the Government's announcement that Citizens' Advice had been appointed to administer Universal Credit. Representatives of Citizens' Advice would therefore be invited to attend that meeting.

TERMS OF REFERENCE – COMMUNITY LEADERSHIP SCRUTINY COMMITTEE

Purpose of the Committee:	
1.	To actively promote and strengthen the City of Lincoln Council’s community leadership role of speaking up for the people of Lincoln on any matters which affect their well being.
Terms of Reference:	
1	To engage and consult with Lincoln residents to assist the Council in being fully aware of their issues, concerns and aspirations so these inform the policies and decision making of the Council, giving particular attention to the needs of disadvantaged groups.
2	To engage with all relevant stakeholders including all public, private and third sector organisations, seeking to promote effective partnerships for meeting the needs of the City.
3	To exercise the powers granted to the Council by Parliament for the scrutiny of the decisions of external organisations or groups whose decisions appear to have an impact on the people of the City of Lincoln and seek to influence these in the interests of local people.
4	To enhance the transparency of local decision making by enabling elected members to have the opportunity to hold service providers to account for their performance.
5	To scrutinise any emerging legislation which directly impacts on people in Lincoln, seeking to exert influence on behalf of local people.
6	To respond, in collaboration with the Council's Executive to any Government or other external consultation process ensuring that the Council's voice is heard on all matters affecting the well being of the City.
Membership:	
1.	The Committee will consist of 8 Elected Members.

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Scrutiny

Annual Report 2017-18

Introduction

During 2017-18 the City of Lincoln Council operated an Executive system, comprising the Leader and five other portfolio holders. Much of the decision-making within the Council takes place within the Executive. To improve the quality of the decisions made by the Council, a scrutiny structure remained in place under the local government modernisation agenda, which provided the opportunity for the remaining 27 non-Executive Councillors to challenge decisions made by the Executive, as well as to help the Executive in reviewing and developing new policies.

Background to Scrutiny

The scrutiny structure is:-

- Performance Scrutiny Committee
- Policy Scrutiny Committee
- Community Leadership Scrutiny Committee
- Select Scrutiny Committee
- Housing Scrutiny Sub-Committee

What Did We Achieve in 2017/18?

Main Scrutiny Committees were:

Committee	Chair
Community Leadership Scrutiny Committee	Councillor Bushell
Performance Scrutiny Committee	Councillor Hewson
Policy Scrutiny Committee	Councillor J Kirk
Select Scrutiny Committee	Councillor Hewson

With the exception of the Select Scrutiny Committee, the work programmes for these scrutiny committees were formally approved by the respective Committees in June 2017, and updated regularly throughout the municipal year. The Select Scrutiny Committee meets annually in order to consider crime and disorder, as well as considering any call-in requests made throughout the year.

This report identifies some of the key achievements made by the Committees. Current work programmes for scrutiny committees, can be found on the Council's website.

Sub/ Task Groups were:

Name of Group	Chair
Housing Scrutiny Sub Committee	Councillor Hewson

This sub committee sits under Performance Scrutiny Committee and reports back to this meeting on a quarterly basis.

Community Leadership Scrutiny Committee

The Community Leadership Scrutiny Committee considered two main topics as scrutiny reviews during 2017/18, as follows:

Proposed closure of the Monks Road Walk-In Centre

The Community Leadership Scrutiny Committee met at the New Life Centre to accommodate an anticipated larger number of public attendees than usual to consider the proposed closure of the Monks Road Walk-In Centre in order for a response to be made to the consultation process being undertaken by the NHS Lincolnshire West Clinical Commissioning Group.

The following external speakers were invited to contribute to the meeting:

- Sarah-Jane Mills – Lincolnshire West Clinical Commissioning Group
- Dean Graham – Public Petition Organiser, Change.Org
- Kudzai Muzangaza – Student Union President and Student Petition Organiser
- Sarah Fletcher – Lincolnshire Health Watch
- Wesley Shelbourne – Just Lincolnshire
- Kieran Sharrock – Lincolnshire Local Medical Committee
- Mark Hutton – Pharmacist

In considering the Lincolnshire West Clinical Commissioning Group's consultation into the proposed closure of the Walk-In Centre, the Community Leadership Scrutiny Committee agreed to submit the following response to the Council's Portfolio Holder for Recreational Services and Health for his consideration.

Responding to the consultation question '*do you think the reasons given for why we are consultation on the Walk-In Centre are clear?*', the Committee put forward the following comments:

Members were concerned about the reasons outlined in the proposal and thought that they were not clear enough.

Members did not feel that the Equality Impact Assessment had been properly carried out in that it was only a work in progress, had not been made clear to the public and should have been readily available at the start of the consultation.

In response to the consultation question '*did you know that children under 12 can get an assessment on the same day at their own GP surgery if it is clinically appropriate to do so?*', the Committee put forward the following comments:

Members were aware of this, however, they were concerned that members of the public did not know this provision was available to them.

The Committee agreed upon general responses to the consultation document and expressed concerns about the following:

- individual members of the Committee had received an overwhelming public response that people did not support the proposal to close the Walk-In Centre;
- it was clear that lots of people experienced difficulties in getting an appointment with their GP on the same day;
- closure of the Walk-In Centre would mean losing immediacy of access to face to face services;
- there was a shortage of GP's currently and there would be a gap in provision if the Walk-In Centre closed;
- the alternative provision of Pharmacies was of limited assistance due to their restricted skill set to provide clinical treatment;
- much of the proposal was aspirational as the NHS was already in a position of crisis and debt, especially when taking into account recent closures of GP surgeries, frequent use of locums and a serious shortage in A&E staff. This already contributed to a pressure on services and closure of the Walk-In Centre would contribute even further to this pressure;
- people who were vulnerable, such as the homeless and those with mental health issues, were likely to be disadvantaged should the Walk-In Centre close;
- young and vulnerable people would be disadvantaged as a result of the Walk-In Centre closing in respect of access to sexual health services, particularly free emergency contraception. With regard to emergency contraception, some patients appreciated confidential advice and treatment away from the 'family' GP;
- it was difficult to accept that there would be no more than an average of two more appointments a day in General Practices as a result of the closure of the Walk-In Centre. There did not appear to be adequate evidence to support this assumption;
- the closure of the Walk-In Centre would deny many patients access to healthcare;
- the Walk-In Centre had been incredibly successful;
- there may be a case for exploring whether there could be more Walk-In Centres across the county;
- there were specific concerns regarding student access to healthcare services, particularly overseas students, should the Walk-In Centre be closed
- the timing of the consultation, particularly during the summer when students were away from the City;
- the 111 service was not a face to face service, so was not an alternative to the Walk-In Centre;
- the need for significantly greater levels of education in order that people properly understood and were made aware of existing services
- 25% of people in the city were unable to access online services, so any push to online services would result in limited access to a significant proportion of residents;
- provision of the Walk-In Centre in Lincoln was being perceived as delivering an inequitable service across the rest of the county.

The Committee was reassured by the Clinical Commissioning Group comment's at this meeting that it regarding the consultation as meaningful, with this sentiment being noted. Members were also reassured by the following:

- the ambition of the health service was to improve access to GP services in the future;
- it was intended that there would be more education and awareness of access to different healthcare services;
- there was a pro-active approach towards encouraging students to register with a GP in the area to ensure that they had regular access to healthcare services;
- the range of clinicians and trained staff would be increased in General Practices;
- further evaluation of routine appointments and same day appointments would be undertaken.

Despite these assurances, however, the Community Leadership Scrutiny Committee felt that, in view of the fact that the above measures were not yet in place, closure of the Walk-In Centre was premature at this stage. Whilst accepting the need to make financial savings, members did not accept that it should limit access to healthcare. The Committee felt that there had not been enough work carried out on robust alternative services and was therefore of the view that the Walk-In Centre should remain open until such services were available and a further review carried out.

The Executive considered the Community Leadership Scrutiny Committee's comments at its meeting on 14 August 2018. It was supportive of these comments and agreed to use the Committee's general responses to the consultation for the basis of the Council's official response to the Lincolnshire West Clinical Commissioning Group's consultation.

Inclusive Growth

The subject of this review tied in strongly with the Council's Vision 2020 objective 'Lets Reduce Inequality' and 'Economic Growth'. The Committee held regular meetings to gather information on this review and invited key partners relevant to the topic.

In August 2017, the Joseph Rowntree Foundation published a report called *Job creation for inclusive growth in cities*. Using this as a baseline study, the Community Leadership Scrutiny Committee agreed to undertake a review of inclusive economic growth in the city and wider functioning economic area, by considering inclusive growth from both supply and demand perspectives. The supply perspective considered the impact of inclusive economic growth on the labour market and the demand perspective considered its impact on businesses and employers, in particular small and medium sized enterprises. The review took place over four meetings, culminating on 3 April 2018 with a number of recommendations for the Executive to consider on 29 May 2018. The following summarises the work of the Committee:

- 1) The first meeting was held on 7 November 2017 which scoped the Inclusive Growth Review. The Committee was advised that Lincoln's population increased at a fast pace between 2006 and 2016, increasing by 9.4% to 97,795 residents. Members discussed inclusive growth as a whole including its definitions and background studies; and discussed how important it was to economic growth as it brought more people into the economy and therefore increased financial inclusion and boosted economic productivity. The Committee heard evidence from Lincoln University and put in place a topic for each meeting until the end of the municipal year. These were:
 - 9 January 2018 – Labour Market and Case Studies
 - 6 March 2018 – Business Sector and Statistics
 - 3 April 2018 – Discussion and Recommendations
- 2) At the meeting on 9 January 2018 the Committee was presented with information on the supply side of inclusive growth. In particular, Lincoln's Labour market and economic activity. The Committee heard evidence from the DWP (Department for Work and Pensions), Linkage Trust, Lincoln College and Lincoln University about how they provide career opportunities and help people get into full time employment. The Committee was advised that there was a large difference in population size for Lincoln's nearest neighbours, ranging from 141,801 residents in Preston, to 80,537 resident in Hyndburn.

The Committee also explored a number of case studies from across the country where inclusive growth initiatives were spurring economic growth whilst enabling more people to progress into employment, and access better quality jobs. Members considered Newcastle's Working City Plan which was delivering a range of capital investments across the city whilst ensuring these benefited young people, such as through creating apprenticeship opportunities. Additionally, the Committee heard about Bradford Skills House which had been created to bridge the skills gap between local employers in key sectors and residents; and about the Bristol City Fund which was convening stakeholders to mobilise local investment into priority areas such as housing and employment.

- 3) At the meeting on 6 March 2018 the Committee was presented with information around the Business Sector of Inclusive Growth. The Committee heard evidence from the Education Business Partnership, Voluntary Centre Services, Bailgate Guild, Tesco Ltd with regards to the size comparison between businesses in Lincoln and the types of jobs including skill levels. The key information heard at that meeting was:
 - Fulfilling sector demands and the fact that social mobility was an ongoing issue
 - The importance of the Living Wage and how it was key to local businesses
 - The large multi-lingual customer base within Lincoln and the language barrier which often proved difficult when providing training

- 4) At the meeting on 3 April 2018 a presentation was provided to recap on the key findings of the Inclusive Growth review to date, and highlighted the outcomes of the Lincoln Growth Conference on 16 March 2018. As a result of this review, led by the Community Leadership Scrutiny Committee, a dedicated inclusive growth workshop was held which included a range of external attendees, with the Chair also being in attendance. The purpose of the workshop was to provide additional evidence from employers which would aid the Committee's review. At its April meeting the Committee discussed the key points from the various sources of evidence and developed a series of recommendations to the Executive as follows:

Supply Side

- Continue to support the Living Wage; and promote the city council's Corporate Social Responsibility Charter prior to its launch in summer 2018.
- Engage with the Education Business Partnership to identify ways to promote their mentoring and National Citizens Service programmes
- Continue to support work experience placements across the board i.e. plumbing/manual work at the city council as a way for young people to gain practical 'hands on' experience.
- Community Leadership Scrutiny Committee considered reviews into (a) the challenges surrounding transport to work and education; and (b) the coverage and availability of advice and support to people accessing help such as Personal Independence Payments.

Demand Side

- Convene partners in the city to identify similarities in investment priorities and explore potential opportunities to pool or coordinate resources.
- DWP and Planning Services to explore if there were any opportunities available to encourage local employment.
- Explore the skills and training needs of small businesses
- Work with organisations such as the Lincolnshire Open Research and Innovation Centre which aims to share learning and good practice across the business community of Lincolnshire

The Committee also recommended that the findings of this inclusive growth review be considered in any future economic or industrial strategies produced by the Council. This could include, for example, supporting initiatives that may help people work flexible around childcare responsibilities.

These recommendations were endorsed by the Executive.

Performance Scrutiny Committee

As part of the Performance Scrutiny Committee's remit, it held regular 'portfolio under scrutiny' sessions, where portfolio holders were invited to report on service achievements under their portfolio. Members were then able to ask questions about the performance of these service areas. The consideration of portfolio reports included the provision of a template for reports which places a focus upon providing performance information relating to the member's portfolio. By doing so, the Committee is able to focus on the performance of a portfolio with fewer diversions into detailed analysis of policy issues.

A regular report was provided in the form of a Portfolio Performance overview presented by the Policy Unit to the relevant Performance Scrutiny Committee meeting with the purpose of bringing out key contextual benchmarking indicators about issues in the city overall in relation to the portfolio under scrutiny. This process helped promote effective scrutiny of the portfolio holder's report.

PSC worked from a defined subset of the full IMPS data formally agreed by members and the Corporate Management Team representing the key operational activities to be monitored by the Committee.

In addition to the regular scrutiny of portfolio holders, the Scrutiny Committee received reports in the following areas:

- Quarterly financial monitoring to provide members with a summary of actual income and expenditure compared to the revised budget and appropriate allocation of any surpluses to reserves.
- Quarterly performance update reports to ensure regular monitoring of the Council's operational performance as a key component of the Local Performance Management Framework.
- Quarterly progress reports on strategic projects against their milestones as well as a summary of the projects delivered during the year in order to monitor that value for money was achieved. The last one of these was received in Q4 as from this point project reporting will be through the four Vision Group and the High Performing Service reports only (see below)
- A quarterly review of the Strategic Risk Register - what improvements or issues have been identified.
- A report on Treasury Management and Actual Prudential Indicators as a requirement of the Council's reporting procedures under regulations issued under the Local Government Act 2003.
- An annual report detailing progress made by the Central Lincolnshire Joint Strategic Planning Committee.
- An update report on Section 106 contributions.
- Income and arrears monitoring reports providing updates to members on the position with regard to amounts of monies owed to the City Council as at 1st April.
- Revenues and Benefits performance updates providing members with an update on performance in the Revenues and Benefits Shared Service.

- The City of Lincoln Annual Report 2017 was presented to Performance Scrutiny Committee on 17 August 2017, which highlighted the authority's key activities and outcomes over the past year, covering our four strategic priorities as well as an important strand of work focusing on delivering high performing services. This included preparations undertaken for new projects, and actions taken by the council to put it on a 'strong footing' in future years.
- The Lincoln City Profile 2016 was presented to Performance Scrutiny Committee in October 2017, which acted as the evidence base behind the City of Lincoln Council's strategic priorities. It also provided information to help the Council continue to target resources where they were needed most.
- A report on the financial and performance position of the Housing Repairs Service at the end of the 2016/17 financial year was received by members of Performance Scrutiny Committee on 25 January 2017. It was highlighted that there continued to be a strong commitment to improving the quality and efficiency of the service and that this was a key aim in the 2017/18 financial year. Members thanked officers for the concise details along with thanks to the housing repairs service for their achievements recorded in the report.

Members this year were introduced for the first time to the reporting arrangements for Vision 2020 projects. Vision 2020 was approved by Council on 10th January 2017, containing four strategic priorities as well as a strand focusing on high performing services, covering:

- Let's drive economic growth
- Let's reduce inequality
- Let's deliver quality housing
- Let's enhance our remarkable place

Under each priority were a number of actions that would be delivered between 2017 and 2020 to work towards delivering Lincoln's ambitious future.

These projects were reported to the Performance Scrutiny Committee at a rate of one strategic priority per quarter, to enable a specific detailed focus on one topic area at a time, whilst ensuring all four strategic priorities were reported within a one year period. Proposed reporting arrangements were presented to the Committee in June 2017. The reports were aligned as much as possible to portfolio holder reporting dates during the year, and would be much closer in the municipal year 2018/19 once embedded. This process took the place of themed reviews in the main, although Members were entitled to request scrutiny of any specific area of the Council's responsibilities if they so wished at any time.

Members took part in the budget review process for the scrutiny of the proposed budget and Council Tax for the 2018/19 financial year and the Medium Term Financial Strategy 2018-2023. undertaken in two separate stages; firstly all members were invited to a briefing session to afford all members the opportunity to gain a greater understanding and awareness of the Council's financial position, thus aiding further scrutiny of the budget and in the case of the opposition party if desired the preparation of an alternative budget. This was followed by a more traditional scrutiny process undertaken to review in more detail the MTFS and the robustness of the proposed budget options and Council Tax for the 2018/19 financial year. This was undertaken in a committee format as the Budget Review Group with the appropriate governance arrangements in place.

The Committee held scrutiny reviews during the 2017/18 year in respect of:

Christmas Market Outturn Report 2016

Performance Scrutiny Committee had played a large part in monitoring the operational/performance costs of the Christmas Market for several years. Members were provided with a detailed report for the 2016 market at its meeting held on 13 July 2017.

Members were extremely satisfied and recorded their thanks and praise to be given to the team for a job well done. It was the first time that the Christmas Market had managed to pay for itself and it was agreed that it had been an excellent event.

Human Resources Corporate Performance Statistics

Members received a presentation on HR Corporate Performance Statistics at its meeting held on 13 July 2017, covering sickness levels, FTE equivalent vacancies, appraisals, and staff turnover.

Lincoln Transport Hub

Members received an update report in October 2017 on the operating parameters and operating budgets for both the Lincoln Central Bus Station and the Lincoln Central Market Multi Storey Car Park.

Housing Benefits Overpayment

Members were updated on the recovery of Housing Benefit Overpayments at its meeting held on 23 November 2017, outlining the value of overpayments raised so far in 2017/18 and how it equated, in percentage, to the total value of Housing Benefit paid. Details of an action plan for 2017/18 and 2018/19 were outlined to the Performance Scrutiny Committee. It was highlighted that during 2016/17 the Housing Benefit Section actioned 23,927 change in circumstances for City of Lincoln customers.

Christmas Market 2017

Members received a Christmas Market Stalls/Budget Brief Pre Event Report at its meeting held on 23 October 2017.

At this stage the 2017 market was forecast to make an operational surplus of £89,090 which was a projected £26,840 under achievement against the budgeted surplus of £115,930, mainly due to the significant increase in police and security costs.

On 25 January 2018 an Interim Christmas Market 2017 Outturn report was also received by members, giving updated details on operational and budget matters.

On 12 July 2018 the Christmas Market 2017 Outturn Report was presented to members, providing the Performance Scrutiny Committee with key financial performance in relation to the 2017 Lincoln Christmas Market.

Central Market Review

A report was given by Kate Ellis, Strategic Director, Major Developments on the current position with regards to the review of the Central Market.

Substantial construction work had taken place in the Sincil Street area for the Transport Hub and redevelopment by the Lincolnshire Co-operative Society in the Cornhill Quarter.

A reduced income target for 2017/18 was expected to be met following additional stall lettings in City Square, with the potential of a small surplus to offset the increased expenditure incurred as a result of a range of activities to support market traders and businesses in the area during the construction works on the Hub.

The Strategic Director explained that 2018/19 would be the year in which the retail assessment, the outcome from the Lincoln Business Improvement Group review and the options for the market would be explored and funding options investigated.

Key Changes 2017/18 Looking Forward

The reporting arrangements for Vision 2020 projects in future would replace the reviews held in 2017/18 (detailed above), although Members could request adhoc reviews to be presented to the Performance Scrutiny Committee at their discretion as and when they felt it necessary.

Policy Scrutiny Committee

During 2017/18, the Committee met eight times, principally to scrutinise decisions due to be taken by the Executive or Council. The Committee provided its insights and recommendations on a variety of topics, which were suitably reflected in the eventual decision-making process.

The Committee scrutinised the following topics in particular detail:

Review of Neighbourhood Working Service

The Committee was presented with the Neighbourhood Working Service Business case which set out the current strategy, work programme and resulting structure of the Neighbourhood Working Service deployed in specific areas across the city. Members were presented with a number of options for taking the service forward. The business case evaluated each of the options and proposed a preferred option for the future of the Service. The Committee was asked to make comments on the proposals to submit to Executive for consideration.

The Committee considered the recommended option:

- Reduction to one team focussing intensely in one area of the city only.

- Delivering a one year package of support through the third sector to ensure sustainable active neighbourhood boards
- Delivering a saving of £177,000 per year.

Members discussed the proposals and submitted the following comments to Executive for consideration:

- It should be made clear that the primary driver for the review of the service was to save money.
- Members of the committee recognised the financial savings and understood the position of the council and, whilst had some concerns, were in agreement with the revised proposal which was shaped by the two rounds of consultations.
- Could the St Giles Matters Access Centre remain open?
- Members would like to see a dedicated phone line to be available in the area to assist residents accessing services.
- What would happen to the areas that were not covered by Neighbourhood Working.
- It was important that officers of Service Manager level or above attended the Neighbourhood Working Board meetings when required.
- There were concerns over how much involvement would be needed from Councillors to run the Neighbourhood Boards.
- There were concerns regarding setting up Neighbourhood Working in the Sincil Bank area.

The Executive considered the comments from the Policy Scrutiny Committee and supported the suggestion to provide a dedicated free telephone line made available at St Giles Community Centre to replace the provision currently in the St Giles Matters building and so assist residents with accessing services.

Proposals for the Review of Existing Public Space Protection Order

The Committee was advised of the Public Space Protection Order (PSPO) which prohibited the possession and consumption of alcohol and so called 'legal highs' within the designated area of the City. They were presented with the proposals to review the PSPO and asked to comment prior to consideration by Executive.

Members of the Committee:

- discussed the PSPO that was currently in place and noted the positive impact it had made on the City.
- considered the data held by the City of Lincoln Council and Lincolnshire Police and the outcome of the public consultation.

Following the discussion members recommended that the Executive approved the renewal of the PSPO in its current form.

In addition to these key topics, the Committee also scrutinised the following items and forwarded its comments for consideration by the Executive:

- Information Security Policy

- Waste Collection Enforcement Policy
- Review of Mutual Exchange Policy
- City Centre Public Realm Strategy
- Animal Welfare Policy (Inc Welfare Statement)
- Procurement Policies
- Community Infrastructure Levy (CIL)
- Establishment of a Wholly Owned Housing Company
- Proposals for Revision of Public Health Funeral Provision
- Lincolnshire County Homelessness Strategy 2017-2021
- Lincoln Social Responsibility Charter
- Regulation 7 Direction on Lettings Boards
- Discretionary Rate Relief Policy
- Lincoln Community Lottery Update
- Private Housing Health Assistance Policy
- Empty Homes Strategy
- General Data Protection Regulation (Data Protection) Policy

The Committee also received regular updates from the Health Scrutiny Committee.

Select Scrutiny Committee

The principal functions of the Select Scrutiny Committee are to meet as the Crime and Disorder Committee and to consider any requests for the Call-In of Executive decisions.

The Call-In process allows scrutiny members to challenge a decision made by the Executive or any of its individual portfolio holders, prior to the implementation. This gives the Select Scrutiny Committee the opportunity to examine a decision where particular concerns have been raised and respond accordingly.

During 2017/18 the Committee considered two requests for the Call-In of an Executive decision in relation to the Transformation of Birchwood Leisure Centre and the Western Growth Corridor. The original decision taken by the Executive in both instances was upheld.

The Committee met on one occasion sitting as Crime and Disorder Committee on 12 September 2017 considering the following items:-

- Public Protection and Anti-Social Behaviour Services
 - Lincoln Business Improvement Group
 - Lincolnshire Police- Lincoln Performance Overview
-

Housing Scrutiny Sub-Committee

The Housing Scrutiny Sub-Committee is a sub-committee of Performance Scrutiny Committee. It was established in 2008 to increase engagement between backbench Members and Tenant Advisory Panel representatives. The Sub-Committee has continued to meet and tenants on the Committee consider that it has helped them

have their say when scrutinising housing matters. The Committee met four times during 2017/18 and considered many reports which included the following topics:

- Post Implementation Review of Servitor
- Draft Annual Report to Tenants and Leaseholders 2016 -2017
- Housing Revenue Account Final Out Turn 2016/17
- Housing Investment Programme 2016/17
- Post Implementation Review of St Botolphs Court Modernisation Project
- Supported Housing Update
- Tenant Involvement Strategy 2018-2021
- Lincoln Tenants' Panel Annual Report

The Committee also effectively scrutinised Housing performance on a quarterly basis and received regular updates on the progress of the Lincoln Tenants Panel.

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COMMUNITY LEADERSHIP SCRUTINY COMMITTEE

18 DECEMBER 2018

SUBJECT:	DRAFT COMMUNITY LEADERSHIP SCRUTINY COMMITTEE WORK PROGRAMME FOR 2018/19
REPORT BY:	CHIEF EXECUTIVE AND TOWN CLERK
LEAD OFFICER:	JESSICA CULLEN, DEMOCRATIC SERVICES OFFICER

1. Purpose of Report

1.1 To present the Community Leadership Scrutiny Committee Work Programme for 2018/2019 and Executive Work Programme for 2018/2019.

2. Background

2.1 The 2018/19 work programme for the Committee is attached under Appendix A, B for Members' consideration.

3. Recommendation

3.1 That Members suggest ideas for the Community Leadership Scrutiny Committee work programme in 2018/19.

Lead Officer: Jessica Cullen, Democratic Services Officer
Telephone 873387

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Community Leadership Scrutiny Committee Work Programme – Timetable for 2018/19**12 June 2018 - Deferred**

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report

3 July 2018

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report
Scrutiny Annual Report	Democratic Services Officer	Annual Report

28 August 2018

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report

6 November 2018

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report

18 December 2018 (Special Meeting to look at UC Support)

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2017-18 Update	Democratic Services Officer	Regular Report
Annual Scrutiny Report 2018-19	Democratic Services Officer	Annual Report

8 January 2019

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report

5 March 2019

Item(s)	Responsible Person(s)	Strategic Priority/ Comments
Work Programme for 2018-19 Update	Democratic Services Officer	Regular Report

Suggested topics

- Impact of Welfare and Reform – (PIP)/Advice
- Supported Housing
- Integrated Communities
- Health Inequality
- Transport and Inclusive Growth
- Social Mobility
- City Centre Environment
- Education Standards

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