

LINCOLN TENANTS' PANEL

**Wednesday, 20 February
2019**

10.30 am

Committee Room 1

Lincoln Tenants Panel
member(s):

Debbie Rousseau (Chair) Mick Barber (Vice-Chair), Christine Lamming, Steven Bearder, Caroline Coyle-Fox, John Ranshaw, Mandy Harley, Sheila Watkinson, Stephannie Lonsdale-Ellis, Kathy Hill and Susie Parry.

Also in attendance:

Kate Ellis, Yvonne Fox, Mark George, June Moore, Julian Fisk and Chris Morton.

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Please note that, in accordance with the LTP Code of Conduct, when declaring interests LTP members must disclose the existence and nature of the interest and whether it is a disclosable or personal interests.	
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Lincoln Tenants' Panel Meeting Minutes (16 January 2019), City Hall, 10:15

Present LTP members Debbie Rousseau (Chair) Mick Barber (Vice-Chair), Christine Lamming, Steven Bearder, Caroline Coyle-Fox, John Ranshaw, Mandy Harley, Sheila Watkinson, Kathy Hill and Susie Parry.

Present Councillors and Officers: Cllr. Donald Nannestad, Daren Turner, Yvonne Fox, Chris Morton and Rachel Jackson.

Apologies for Absence: Steph Lonsdale-Ellis

43. Welcome and Apologies

The chair opened the meeting and welcomed everyone, no apologies were received.

The chair informed the panel about discussions with Stephanie Lonsdale-Ellis, the membership was discussed and a decision made.

44. Confirmation of Minutes - 12 December 2018

RESOLVED that the minutes of the meeting held on 12 Dec 2018 be confirmed.

45. Resignation of LTP Member for Hartsholme-Brian Marshall

RESOLVED the panel accepted the resignation of Brian Marshall.

46. Declarations of Interest

RESOLVED there were no issues raised under this item.

47. Update on Waiting Times and Applications for Housing (Yvonne Fox)

Yvonne Fox (Assistant Director of Housing) attended to give an update on Waiting Times and Applications for Housing. She stated that:

- She explained the bands of priority on the waiting list and how long an individual would be waiting to secure a property dependent on where the individual is in each band:
 - 1) Band 1- Applicants who have an urgent need to be housed in reference to legislation. These are housed within 4-8 weeks, however this could be a year if they are waiting on a limited property type, e.g. four bed properties.
 - 2) Band 2- Applicants may wait between 10-12 months to be housed. Although, dependent on the area and the property type they are requesting this may take less or more time.

- 3) Band 3- Applicants are considered to be in low need of housing. On average this takes over two years on the waiting list, however this can vary depending on the property type they want and the area they wish to move.
 - 4) Band 4- These applicants are the lowest priority to be housed and have a very low chance of getting a property.
- At the current moment there is a backlog of applications and it is taking around four weeks to process these.
 - If applicants are in priority need of housing they are prioritised even with the backlog.
 - A review is currently ongoing on to improve the allocations system
 - Yvonne received questions from the panel:

Question.

Are applicants in band four made aware that they are in low priority for housing?

Response.

We are reviewing this element as part of the review to ensure that band four applicants are informed at an earlier stage.

RESOLVED the update was noted and it was agreed to provide feedback on whether the council is meeting the 25 per cent quota for transfers.

48. LTP Quarterly Question Time (Daren Turner and Donald Nannestad)

LTP asked a number of questions as part of Quarterly Question Time, which enables members to ask housing related questions to the Director of Housing (Daren Turner) and the Portfolio Holder of Housing (Cllr. Donald Nannestad). Both Donald and Daren answered questions equally, the questions and responses are written below:

Question-What is the council doing to stop the rise in rent arrears?

Response:

- Housing officers are working hard to ensure that rent is collected and we are currently within the collection target
- The council have taken direct action to ensure that tenants have been supported by a specialist support team that assists tenants with applying for Universal Credit
- We are considering the possibility of deploying additional resources for new council tenants to have budgeting and increased support

- We are ensuring that housing officers intervene with tenants as soon as they fall into rent arrears to offer support and try to stop their rent arrears increasing further

Action - LTP asked if they can have feedback on how the rent arrears are broken down i.e what percentage is due to bedroom tax, universal credit, etc

Question-Please could you provide LTP with an update on the Western growth corridor?

Response.

- There is a plan in place for several consultations over the next month
- This is to ensure all voices have been heard and to give everyone clarity over the construction of the Western Growth Corridor
- They plan to start on the site in 2020 and start building in 2021
- 20 per cent of all these new builds will be affordable housing

Question

The council can evict tenants who are convicted of serious drug related offences, however do you believe the council should evict tenants who have been convicted of lesser drug offences? Is there a designated telephone number for people to report drug abuse in council houses to?

Response.

- As a last resort the council can and have evicted tenants for drug offences
- This issue is dealt on an individual basis in order to decide the appropriate level of action
- Additionally, it is a difficult area as tenants and police are not obliged to make the landlord aware of any drug offences committed.

Action – LTP asked if there could be a production of figures in regards to how widespread is action taken.

Question.

What help does the council offer tenants who want to downsize to a smaller council property- in regards to supporting more support in moving (if they have disabilities etc?)

Response.

- Council tenants are given priority on the waiting list although we do not give financial help to downsize
- We can definitely look into the report you made previously into downsizing and see whether we can support people moving for instance, physical help, having longer to move and adapting the process to be more lenient.

Action- For housing management to look further into the possibilities of further support for people moving.

49. ARCH Feedback (John Ranshaw)

John Ranshaw (LTP member of ARCH) stated that the meeting of ARCH took place on the 14 Jan and explained that they looked at the Green Paper and Key Performance Indicators. ARCH have produced a booklet that is due to be sent out to all council tenants to increase knowledge about ARCH and increase numbers of people in ARCH. He further informed the members that Kettering council would like to work with City of Lincoln Council regards to best practice in the future.

RESOLVED the update was noted.

50. Scrutiny
51. Allocations and Tenancy (Caroline Coyle-Fox)

Caroline Coyle Fox- chair of Allocations and Tenancy stated that a meeting was held on the 10 Jan, where they reviewed and scrutinised the voids checklist. Caroline passed around the voids checklist to LTP members. This will be updated ahead of the next meeting.

RESOLVED the update was noted.

Action – LTP asked for us to gain the checklist that the Housing Officer gives to a tenant before moving out. LTP further stated that it would be advisable to add to the list that tenants should photograph their property following clearing out to ensure they are not recharged for any items that are placed onto their property.

52. Neighbourhood, Community Involvement and Home (John Ranshaw)

John Ranshaw- chair of Neighbourhood, Community Involvement and Home Group stated there was no report as a meeting was due to occur next Monday.

RESOLVED the update was noted.

(a) Garden Scrutiny (Mandy Harley)

Mandy Harley- chair of gardening scrutiny stated that a meeting will be taking place between herself, the Housing Officer Lewis Heaney and Chris Morton to look at a Fun Day/Tidy up day on the estate. If this is successful this can be expanded to other areas.

RESOLVED the update was noted.

53. LTP Training
(a) Trafford Hall Arrangements (Rachel Jackson)

LTP members were informed that there would be no Trafford Hall in March as the ASB Training has been cancelled. Additionally, they were informed of the travel arrangements regarding the Trafford Hall training which is taking place on the 23rd and 24th of Jan.

RESOLVED the update be noted.

54. Anti-Social Behaviour Monitoring (Debbie Rousseau)

Debbie Rousseau informed the panel that the next ASB focus group meeting would be taking place on the 29th Feb, City Hall at 10am.

RESOLVED the updated be noted.

55. Neighbourhood Board Meetings (All)

Susie Parry gave an update on West End Residents Association. She stated that the group only have two business meetings a year and is endeavouring to find out the usefulness of these meetings. She has made contact with West End Ladies Group and joined them for their activities and currently is planning to formally set up a residents group at Derek Miller Court.

Mandy Harley gave an update on the Ermine Community Action Group making strong connections with councillors.

Christine Lamming gave an update on Sincil Bank in that they have recently had the unofficial opening of the Sincil Bank Community Hub and soon will be having the official opening.

Mick Barber gave an update on behalf of the board of boards that they are awaiting to hear if they receive lottery funding.

RESOLVED the update be noted.

56. Estate Inspection Results (Mick Barber)

Dave Ward (Tenancy Services Manager) attended to give an update on the estate inspections. He stated that:

- Previously in 2016 a review took place on estate inspections, due to other pressures they decided to not reinstate a regime of estate. Inspections and rather an inspection regarding identified hot spots and monitoring these specific hot spots.
- They now plan to reinstate the inspections and invite people of the community and organisations to carry out an initial inspection and a three month review of the area.

- Dave Ward encouraged the tenants panel to work with the housing managers to reinstate the estate inspections

RESOLVED the update be noted.

Action – LTP asked for the documents of the review in 2016 to be circulated and for the LTP in the future to tell Dave Ward what they would like to see in future estate inspections.

57. LTP Pass (Mick Barber)

The panel all agreed that they were impressed and supported the new LTP badges.

RESOLVED the update be noted and the new badges will be ordered.

58. Items for the Next Meeting

59. Review of the Work Programme (All)

RESOLVED the work programme for the next meeting was agreed.

60. Non Agenda Items

There were a number of items raised under non-agenda items. These were:

Mobile Phones

Debbie Rousseau explained that LTP members should turn on silent and not use mobile phones during meetings as this is distracting for other members.

Visit to Control Room

Rachel Jackson explained that Clive Thomasson had explained that it was possible for LTP members to visit the control room. The following members expressed interest: Caroline Coyle-Fox, Steven Bearder, Susie Parry, Mick Barber, Sheila Watkinson and Christine Lamming.

Fire Safety Email

Rachel Jackson explained that the government would like a response from LTP on best practice. She has for all responses to be sent back to her by the 29th Jan for Chris to complete a response.

Fencing Costs from John Zubic

Rachel Jackson explained that she was unable to obtain this information and it would be made available for the next meeting.

LTP Review Meeting

The LTP work programme review meeting was planned for the 13th Feb between 11am and 1pm.

Tenant Involvement Conference

The panel decided that they would like John Ranshaw to attend the Tenant Involvement Conference.

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SUBJECT:	COUNCIL HOUSE AND GARAGE RENTS 2019/20
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	FRANCES JELLY – HOUSING BUSINESS SUPPORT MANAGER

1. Purpose of Report

- 1.1 To seek members approval of the revised rents for council housing accommodation in 2019/20. The proposed change is in accordance with national Government direction and continues with a reduction of 1% on all council housing accommodation (inclusive of general needs, affordable rents for new build properties and supported housing)
- 1.2 To seek members approval for an increase of 3% on Council garage rents for 2019/20 in line with other fees and charges revisions by the Council

2. Executive Summary

- 2.1 The Welfare Reform and Work Act 2016, determined that all social (inclusive of supported housing) and affordable rents be reduced by 1% year on year between 2016/17 and 2019/20. For the City of Lincoln Council this will result in a further reduction of an average weekly net social housing rent (over 52 weeks) from £68.44 in 2018/19 to £67.76 per week for 2019/20, equating to an average loss of income per property of £0.68 per week over 52 weeks.

There are currently 129 properties charged at an Affordable Rent which is higher than social housing rent. The reduction, on the average weekly net rent (over 52 weeks) will result in a reduction from £108.71 in 2018/19 to £107.63 per week for 2019/20, equating to an average loss of income per property of £1.08 per week over 52 weeks.

3. Background

- 3.1 Members will be aware that the financing for council housing was changed in April 2012 – the ‘Self-financing Regime’ was introduced under which local authorities were required to buy themselves out of the national housing subsidy regime in return for the keeping of future rental income at local level. The valuation of the housing stock and the Council’s Housing Revenue Account (HRA) Business Plan was based on rental income rising in line with the Government’s rent convergence policy and rent guidelines in place at that time.
- 3.2 This was then changed by the Government in the 2013 Spending Round, when the Chancellor announced that; *"from 2015-16 social rents will rise by a lower amount than previously expected, CPI plus one per cent each year for ten years."*

Shortly after, a letter was sent to housing providers proposing to cut short the policy of converging council and housing association rents. Social landlords whose average rents had not yet reached rent target levels were concerned about the implications given that the change in policy came only 18 months after the 'buy-out' payment to Government.

- 3.3 Currently 66% (5018 tenants) of all City of Lincoln council tenants are in receipt of either full or partial housing benefit / Universal Credit, (which is an increase on last year of 2.2%) and will not gain from lower rent levels. Cutting rents in the short term will benefit the remaining tenants but as a long-term strategy it won't serve either group i.e. income is needed to maintain the current stock and invest in new housing.

4. Main Body of Report

- 4.1 In July 2015 the Government announced that Social Housing rents would be reduced by 1% a year from 2016/17 for four years. Although this has a beneficial effect for those individual tenants not in receipt of benefit the policy raises concerns in a number of ways:
- a) The self-financing payment to government in 2012 of £25m was meant to be based on a long-term perspective being taken on each local Housing Revenue Account. The national rent policy has changed twice since 2012.
 - b) The Council's 2012 investment plans were based upon projections of rental income in line with that national policy
 - c) Reducing rents in the long term could mean less, lower investment in current properties and pressure to reduce housing staff numbers
- 4.2 Since 2015, there has been some uncertainty regarding the future arrangements for supported housing. In respect of arrangements for supported housing, the Government confirmed in August 2018 that housing costs for supported housing will remain funded through Housing Benefit and will not be paid through UC.

In addition, there will be no introduction of a 'sheltered rent' which means that there will be no cap on service charges in sheltered and extra care housing schemes.

It was anticipated that there would be further consultation regarding long term supported housing but it has been confirmed that no further consultation will take place.

- 4.3 Councils will be able to continue to increase rents on those housing properties that are currently below the 'formula rent' (or convergence amount) on re-letting to new tenants before applying the one percent rent reduction. For the City of Lincoln Council at the date of this report, 829 properties (that are 10 pence or more below target rent) were not at formula rent and thus when these properties become available for re-letting the rent can be increased to the formula amount. For example if, for a specific property, the current rent is £70.00 per week and the formula rent is £72.00 per week, the new tenant would be charged £71.28 rather than £68.44

- 4.4 From April 2020 increases to social housing rents will be limited to the Consumer Price Index (CPI) plus 1% for 5 years. However it is estimated that the four year rent reduction process will have removed £10.5m funding from the City's current Housing Revenue Account Business plan.
- 4.5 The restriction on house rents contained within the Welfare Reform and Work Act 2016 does not apply to garage rents. It is proposed that garage rents increase by 3% in line with the Authority's general fees and charges increase. At the date of this report we currently have 1,114 garages, and of this number, 198 are currently void which equates to 17.8% which is 1.7% lower than last year.
- 4.6 Work is ongoing to both increase garage lettings and appraise low demand site for their redevelopment potential.

5. Strategic Priorities

5.1 Let's reduce inequality

The Government policy is primarily about reducing the welfare benefits bill but it does help those just above benefit thresholds. Council house rents remain significantly lower than the rent levels in the private rented sector in the City.

5.2 Let's deliver quality housing

Reducing rents reduces resources available to the Council to maintain current homes and build additional homes

6. Organisational Impacts [FINANCE, LEGAL AND EQUALITY & DIVERSITY SECTIONS BELOW ARE MANDATORY AND MUST NOT BE DELETED]

6.1 Finance (including whole life costs where applicable)

Council Housing Rents 2019/20

The impact of this change will be a decrease to the current average 52 week net social housing rent from £68.44 per week to £67.76 per week – an average loss of £0.68 per week, and a decrease on affordable rent from £108.71 to £107.63 an average loss of £1.08 per week.

Changes in individual rents will vary according to the level of actual current rent as illustrated in **Appendix 1**.

Council Garage Rents 2019/20

The Welfare Reform and Work Bill rental decrease does not apply to garages.

An increase in garage rents of 3% is proposed in line with the Authority's Fees and Charges increase. This would bring the charge to £7.85 for 2019/20 (based on a 52 week charge period), an increase of £0.24 per week. Research has shown that the garage rents in Lincoln are mid-range when compared to similar locations in the East Midlands.

7. Risk Implications

- 7.1 (i) A key element of preparing for self-financing was for the Council to write and implement a 30 year HRA Business Plan. The basis of the Business planning process had originally been predicated on the assumption that the Council would continue to increase rents in line with the Government's amended self-financing determination of CPI + 1%.
The effect of the 1% rent reduction, the reduced income and potential investment in the current and potentially new stock and the impact on the HRA Business plan (2016 – 2046) has been reviewed as part of the Medium Term Financial Strategy (MTFS)

8. Recommendation

- 8.1 Agree the basis of rent calculation for changes to individual Council house rents as set out in paragraph 6 of this report, which represents a decrease in the average 52 week council house net rent in 2019/20 of 1% for social housing rents (£0.68 p/w) and affordable rents (£1.08 p/w) loss per property.
This is in accordance with Government policy
- 8.2 Increase Council garage rents for 2019/20 in accordance with the proposal in paragraph 6.1 above by 3%.
- 8.3 Refer this report and recommendations to Full Council on 26 February 2019 for approval to ensure that rent notices can be sent to tenants prior to the start of the new financial year and providing them with the requisite 28 day notice period required by law.

The Lincoln Tenants' Panel (LTP) is due to consider this report at their meeting on 21 February 2018. Their comments and observations will be reported verbally during the Executive Committee meeting.

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? 1

List of Background Papers: Guidance on Rents for Social Housing, May 2014, from Communities and Local Government
Welfare Reform and Work Act 2016

Lead Officer: Frances Jelly
Housing Business Support Manager
Telephone (01522) 873229

APPENDIX 1

IMPACT OF DECREASES ON ALL TENANTS – APRIL 2019 (Based on a 52 week rent year inclusive of all rent types)

	Impact on Tenancies	
	No.	%
Rent decrease up to £0.59	7350	95
Rent decrease between £0.60 and £0.69	38	0.49
Rent decrease between £0.70 and £0.79	17	0.22
Rent decrease between £0.80 and £0.99	57	0.74
Rent decrease is equal or greater than £1.00	275	3.55
TOTAL – as of 16 January 2019	7737	100%

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SUBJECT: DE WINT COURT REDEVELOPMENT

DIRECTORATE: HOUSING AND INVESTMENT

REPORT AUTHOR: TRACEY FOOTSOY – PROJECT OFFICER (DEVELOPMENT)

1. Purpose of Report

- 1.1 To provide a progress report, demand analysis and cost plan update for the De Wint Court project and to seek approval from the Executive for the redevelopment. This scheme is a Vision 2020 project within the Strategic Priority of Let's Deliver Quality Housing.

2. Executive Summary

- 2.1 DHI have progressed well with the "Vision 2020 Strategic Priority – Let's deliver quality housing" and this report will provide updates on the De Wint project that will enable/support the following aspiration's: -
- Let's provide housing which meets the varied needs of our residents.
 - Let's improve housing conditions for all.
 - Let's help people have a sense of belonging.
- 2.2 Four reports have previously been provided for Executive regarding redevelopment project in May 2017, March, May and December 2018. (See Background Papers section).
- 2.3 In line with agreements made by the Executive, a scheme for the redevelopment of De Wint Court has now been drafted, submitted to planning and was given approval at planning committee on 5th December 2018.
- 2.4 The scheme will consist of 70 Extra Care flats (50 one bed and 20 two bed) and will be supported by grant funding from Lincolnshire County Council (LCC) and Homes England (HE). [The previous scheme contained 37 units so the council will see a net increase of 33 units.]

3. Background

- 3.1 In July 2016, Executive approved, as part of the Housing New Build Strategy, to consider a detailed appraisal of options for the refurbishment or redevelopment of De Wint Court.

In May 2017, Executive approved option 4 to demolish and rebuild De Wint Court in its entirety. Original objectives presented to the Executive in May 2017 were to:

- deliver a flagship Extra Care scheme to fill the growing needs of older people,
- to be modern and fit for purpose, user friendly and compliant with current housing design standards,
- to increase the provision of units from 37 to 70,
- enable the investment of £3.22m of Homes England funding into the city,

- enable the investment of £2.8m of LCC investment into the city,
- increase the affordable Extra Care provision,

3.2 The option for an Extra Care Facility, replacing existing supported housing provision in the Moorland area has been considered and agreed in principle by the Executive. This is to be delivered in partnership with LCC and HE. Both would contribute investment to the scheme at the level of £2.8m and £3.22m respectively.

Officers have progressed De Wint Court in line with previously agreed Executive approvals. Fundamentally this was to demolish and redevelop De Wint Court.

4. Current position

- 4.1 Planning Committee approved the application on 5th December 2018. The planning decision notice is subject to the signing of a section 106 agreement to provide the NHS contribution of £35,392.50.
- 4.2 RIBA 4 – technical design work is underway to enable a detailed specification and tender package goes out to market in March 2019. Subject to Executive approval, officers will carry out a fully compliant procurement exercise. The route chosen will ensure local contractors have the opportunity to bid for the development as well as national companies.
- 4.3 Officers have produced an indicative programme for the project, which indicates a start on site in late 2019 and completion in 2021.
- 4.4 Officers have also produced a draft project plan in line with the Lincoln Project Management Model requirements.
- 4.5 Part of the extra care provision is an expectation that the scheme contains additional facilities such as a restaurant and hair dressing salon. Subject to Executive approval, officers will commence advertising the commercial kitchen and salon facilities in spring 2019. It is anticipated that a rent free period will be offered, but in return the company taking on the lease will be required to undertake their own fit out of the space. It should be noted that this will be “loose” fit out only – works to the building fabric will be completed as part of the project scope i.e. gas, water, electric, drainage, ventilation connections.
- 4.6 Original outcomes and outputs as set out in 3.1 have been reviewed. The council is still on track to achieve all of the outputs identified. Market Demand assessments have been carried out to ensure the original outputs are still relevant. Information to support the market demand is outlined in 4.8, 4.9, 4.10 and the appendices attached.
- 4.7 The Housing LIN report (v1.0 11th June 2018) shows the Lincoln has a clear shortfall of Housing with Care. The shortfall in 2018 is 48 units and the shortfall continues to rise annually to a cumulated 231 units by 2035. By 2025, when De Wint is intended to be fully operational, there is a shortfall of 113units across all tenures which is made up of a 96unit shortfall of social rent units and 17unit of other tenure. It also shows a shortfall of Housing for Older People of 604 units by 2035.

- 4.8 The Turley Strategic Housing Market Assessment for Central Lincolnshire (July 2015) states that Central Lincolnshire has 4.2% of residents aged 65 and over living in communal establishments, the percentage for Lincoln is 5.7% - higher than the central Lincolnshire average and a substantially higher percentage than the national figure of 3.7%.

The Turley report also highlights census information from 2011 - out of 716 residents ages 65 and over and living in communal establishments (716 represents 5.7% of all residents in Lincoln aged 65 and over), 355 people were living in a care home without nursing care. Extra Care accommodation helps free up care home bed spaces for those with a very high care need and offers a more affordable supported option to those in a care home without a nursing care package.

- 4.9 Lincoln Housing Strategy 2017 – 2022 outlines the need for 667 additional spaces specifically aimed at older people between 2014 and 2036 and sets out our commitment to the delivery of an Extra Care scheme within Lincoln.
- 4.10 Other new facilities within the city i.e. the care home on Long Leys Road are also a full nursing care scheme. De Wint Court, if approved, will fit well into the existing care market and provide an affordable and flexible housing with care option and go a long way to addressing the shortfall of social rented housing with care units in the city.
- 4.11 If Executive approve the delivery of this scheme, CoLC and LCC will set up an allocations board as set out in the Heads of Terms document. This will be the standard mechanism used to allocate apartments based on care requirement and need. LCC have confirmed they have an existing list of prospective residents who currently live within Lincoln and need an extra care facility such as De Wint Court.

5. Strategic Priorities

- 5.1 Let's drive economic growth
Where possible we will encourage the use of local labour, contractors and suppliers to create inward investment.
- 5.2 Let's reduce inequality
The delivery of new affordable homes will enable access to housing by residents of Lincoln who find it most difficult to find their needs met by the private sector offering.
- 5.3 Let's deliver quality housing
All homes built will be built to modern, energy efficient standards and will contribute directly to our 2010 Vision for housing.
- 5.4 Let's enhance our remarkable place
The design of the De Wint extracare scheme has been through a careful process to be sympathetic to the locality in which it is situated. It is, however, a flagship scheme which is intended to show the vision of Lincoln as a place to choose to live.

6. Organisational Impacts

6.1 Finance

The financial implications arising from this report contain commercially sensitive and exempt information as defined in Schedule 12A of the Local Government Act 1972 and cannot therefore be published.

6.2 Legal Implications including Procurement Rules

The development is subject to receiving funding from Homes England and the County Council.

Heads of Terms have been agreed with the County Council to secure their capital investment of £2.8 million, in exchange for nomination rights of 50% of the completed scheme.

All procurement activity in relation to the contract will be undertaken in line with the requirements of both the Council's Contract Procedure Rules and ultimately Public Contract Regulations 2015.

6.3

Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

A full equality analysis will be undertaken as part of the scheme itself.

7. Risk Implications

7.1 (i) Options Explored

The delivery options for De Wint have been explored through a number of frameworks.

7.2 (ii) Key risks associated with the preferred approach

The cost of the delivery of the De Wint scheme is outside the previously reported budget. This has been mitigated by exploring a second, wider framework for delivery, following a higher than anticipated contractor estimate from the Scape framework. A thorough review of available frameworks and other benchmarking undertaken has shown that best value for money will come from an open tender process.

8. Recommendation

- 8.1 That the update outlined in the report is noted.
- 8.2 That Executive are asked to approve the redevelopment of De Wint Court to include the procurement and delivery of the scheme and also to include the leasing of the commercial kitchen and salon.

Is this a key decision? Yes

Do the exempt information categories apply? Yes

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? 0

List of Background Papers: Executive reports:
De Wint Court Options Appraisal – 22 May 2017
Progress Report – De Wint Court Redevelopment – 26 March 2018
Progress Report – De Wint Court Redevelopment – 29 May 2018

Lead Officer: Tracey Footsoy, New Build Project Officer
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