

Present: Councillor Chris Burke (*in the Chair*),
Councillor Ralph Toofany, Councillor Pat Vaughan and
Councillor Laura McWilliams

Apologies for Absence: Councillor Bill Bilton, Councillor Andy Kerry and
Councillor Christopher Reid

31. Confirmation of Minutes - 13 November 2018

RESOLVED that the minutes of the meeting held on 13 November 2018 be confirmed.

32. Matters Arising

Review of Corporate Documents

Members referred to minute number 27 and asked when the spreadsheet that showed all of the corporate documents would be brought to committee.

Response: This would be followed up and a response would be circulated following the meeting.

33. Declarations of Interest

No declarations of interest were received.

34. New Build Strategy

Kate Bell, Regeneration Officer:

- a. presented the emerging data from the draft New Homes Strategy and explained that the Strategy would set out the strategic approach to delivering new homes across all tenures over the next five years.
- b. advised that the Central Lincolnshire Local Plan set a target of 374 units per year in Lincoln to meet the needs of the growing population and to address the annual shortfall in new build housing over the last 5 years.
- c. explained that a total of 548 council homes had been sold through Right to Buy since April 2014, an average of 39 properties per annum. The rate of Right to Buy had increased recently with an average of 61 sales per annum over the last 3 years.
- d. gave the background to the report as detailed at paragraph 3 and highlighted the Council's commitment to build 220 council owned homes by 2021.
- e. advised that the strategy would review the evidence of Lincoln's housing need and current housing provision across the following tenures:
 - Private Ownership
 - Private Rent

- Affordable Homes
- f. referred to paragraph 5.1 of the report and highlighted the sites that would be developed advising that the number of homes for private ownership expected over the next five years was a total of 719.
 - g. referred to paragraph 5.2 of the report and detailed the review of the strategic housing market assessment methodology for affordable housing need and advised that the number of affordable homes expected over the next five years was a total of 713.
 - h. advised that a review of the housing register was carried out in October 2018 and revealed that there was a need for an annual supply of 273 new homes to meet the demand for people not currently accommodated in a council property. Of these 52.6% of people currently waiting for council housing needed a 1 bedroom property, 25% needed a 2 bedroom property and 20% needed a 3 bedroom property.
 - i. further added that a review of existing council households carried out in October 2018 revealed that there were 309 properties that were currently classed as overcrowded with a high demand for 3 and 4 bedroom houses.
 - j. explained that the emerging data suggested that building more 2,3 and 4 bedroom properties would enable existing tenants to move out of 1 and 2 bedroom council properties that were currently overcrowded. This would enable 1 and 2 bedroom properties to become available to those currently on the housing register waiting to move into council home for the first time.
 - k. detailed the following research studies that were underway and advised that they would provide an important evidence base to enable completion of the 5 year action plan for new homes in Lincoln and the New Homes Strategy:
 - Strategic Market Housing Assessment (SHMA)
 - The District Housing Network had commissioned a review of the accommodation needs for elderly people.
 - A further consultation in accordance with the Councils Corporate Consultation Strategy was needed.

The committee discussed the contents of the presentation and asked the following questions and received relevant responses.

Question: Could land be bought from other areas? If so, which Authority would receive the rates?

Response: The Council had bought land from West Lindsey District Council and the rates would be paid to them.

Question: How many Right to Buys had been sold and how could the money be spent?

Response: There was an average of 61 properties sold under the Right to Buy Scheme per annum. There were restrictions on how the money from the Right to Buy scheme could be spent and the receipts had to be spent within a 3 year period.

Question: There were a lot of elderly people in the St Giles area, would it be better to build bungalows?

Response: There was a higher demand in Lincoln for 3 and 4 bedroom houses.

Question: How many private properties were empty in the City?

Response: There were 430 empty private properties. The Acquisition Policy was being developed and covered Empty Homes, this could be added to the work programme.

Question: Referred to paragraph 3.3 of the report and asked how many properties had been developed or facilitated against the target of 281?

Response: Housing had planning permission for 390 properties, this included houses that would be sold.

Question: Where had the tenants on Queen Elizabeth Road been relocated to?

Response: The tenants had a choice of where they wanted to move to.

Question: Were there enough potential sites to build on?

Response: There were enough potential sites in the pipeline to meet the 5 year target.

Question: There were hostels in the City that had closed and had not been replaced, were these included within the calculations?

Response: Yes it had been taken into account within the calculation. There was a need for immediate accommodation, work was ongoing with the YMCA and other agencies.

RESOLVED that

1. the contents of the report be noted.
2. The Acquisition Policy be added to the Policy Scrutiny Work Programme.

35. Health Scrutiny Update

The Chair of Policy Scrutiny Committee updated members of the business that had been discussed at the Health Scrutiny meetings held on 12 December 2018 and 23 January 2019 these were:

- The NHS Long Term Plan- Impact on the Lincolnshire Sustainability and Transformation Partnership.
- Annual Reports of South Lincolnshire Clinical Commissioning Group and South West Lincolnshire Clinical Commissioning Group.
- Non-Emerging Patient Transport – Thames Ambulance Ltd
- United Lincolnshire Hospitals NHS Trust – Update on Care Quality Commission Inspection.
- Children and Young Persons Services at United Lincolnshire Hospital Trust – Update.
- Non-Emergency Patient Transport Service – Update
- Grantham Accident and Emergency Department – Referral to the Secretary of State of Health and Social Care.
- NHS Long Term Plan

RESOLVED that the report be noted.

36. Policy Scrutiny Work Programme 2018-19 and Executive Work Programme Update

The Democratic Services Officer:

- a. presented the report 'Policy Scrutiny Work Programme 2018-19 and Executive Work Programme Update'.
- b. presented the Executive Work Programme December 2018 – December 2019.
- c. requested councillors to submit what items they wished to scrutinise from the Executive Work Programme and policies of interest.
- d. invited members questions and comments.

Members suggested that a report on the Community Infrastructure Levy be added to the work programme

RESOLVED that:

1. the Policy Scrutiny work programme be updated to include the following reports:
 - Community Infrastructure Levy
 - Review of Corporate Documents
 - Acquisition Policy
2. the Executive work programme be noted.