

**Present:** Councillor Ric Metcalfe (*in the Chair*),  
Councillor Donald Nannestad, Councillor Chris Burke,  
Councillor Bob Bushell, Councillor Rosanne Kirk and  
Councillor Neil Murray

**Apologies for Absence:** None.

**28. Confirmation of Minutes - 22 July 2019**

RESOLVED that the minutes of the meeting held on 22 July 2019 be confirmed.

**29. Declarations of Interest**

No declarations of interest were received.

**30. Cornhill, Markets & City Centre Vibrancy**

Purpose of Report

To provide the Executive with an update on a scheme of works which had already been approved to demolish the Cornhill Kiosk and put in place measures to protect the existing tree, create a new seating platform and restore the immediate public realm.

The report also sought further authority for a second phase of improvement works to include paving, seating, street furniture and a potential water feature, in consultation with key partners.

**Decision**

That the Executive:

- (1) Notes the proposed scope of works, process and timescale for the demolition of the Cornhill Kiosk, retention and protection of the tree and provision of integral seating as a first phase of improvements to Cornhill Square.
- (2) Authorises officers to develop proposals for a second phase of improvement works to include paving, seating, street furniture and a potential water feature, in consultation with key partners, and notes that the implementation of the final scheme will be subject to securing external funding.
- (3) Authorises officers to procure and commission feasibility and design works to inform a full business case for the future development of the Central Market building and City Square, in consultation with key partners.
- (4) Approves the use of the ring-fenced budget of £300,000 to support the cost of the above schemes and as leverage to secure additional, external and match-funding as described within the report.

- (5) Approves to delegate the final allocation of the £300,000 budget between the identified projects to the Major Development Strategic Director and Chief Finance Officer.

### Alternative Options Considered and Rejected

Other options considered and rejected were set out in paragraphs 7.1 and 7.2 of the report.

### Reason for Decision

Updates were reported on the following aspects of the Cornhill, markets and city centre:

#### *Cornhill Phase 1*

Consent had been granted for the demolition of the kiosk and proposals had been modified to allow for the retention and protection of the associated tree. Designs had been produced to allow for the protection of the three roots through a 'root bridge' system and the creation of a new seating plinth below the tree canopy. The cost of the scheme was expected to increase as a result of the additional trees. It was proposed to prioritise this scheme and fund the work from a ring-fenced £300,000 budget. The residual budget would then be used to support the implementation of the phase 2 works and Central Market.

It was anticipated that works would commence on-site in November 2019 to be completed within three months, however, it was noted that fee proposals were due to be returned by 13 September 2019 with the contract due to be let early in October.

#### *Cornhill Phase 2*

Concept designs and estimated costs were also being produced for a wider scheme of public realm improvements to Cornhill Square. This included natural stone paving, with a palette of materials to mirror the wider Cornhill Quarter, new seating and a potential water feature. The final scheme design would be subject to consultation with key partners and full cost estimates, with implementation of the scheme being subject to securing additional external funding.

It was proposed to utilise the remaining funds from the allocated budget to help leverage external funds to support the delivery of this project from an external source. If funds could be secured for delivery, the project would proceed to full design and tender in order to achieve value for money.

Officers would work closely with the County Council's Highways department to procure, deliver and manage the works, which included an area of public highway as well as City Council land.

#### *Central Market*

The summary of the redevelopment of the market building and City Square represented an opportunity to create an 'anchor destination' within the Cornhill Quarter, which could support an improved and diversified market offer alongside a wider range of uses and innovative technology to promote and sustain vitality in response to customer trends.

It was proposed that the Council now worked with key partners to develop a masterplan for the Central Market, City Square and Waterside South area. This would include feasibility work and the preparation of concept designs and cost estimates for the restoration and development of the Central Market building, as well as options for a co-ordinated outdoor market offer on City Square. It was therefore recommended that the Council allocated a portion of the ring-fenced budget of £300,000 to support the feasibility work, which was an essential part of a full business case for the market. Council funding would be used to match external funding in order to maximise the level of funding to enable developed and technical designs for planning and tender, and associated professional fees.

In addition, it was proposed to submit a funding bid for match-funding from the Local Enterprise Partnership's feasibility fund to support this work. Further funding for design may also be available through the Heritage Action Zone, which was a £1.6 million bid for funding to support a package of heritage-led initiatives. A decision on this bid would be expected by January 2020.

### *Market Operations*

Work was on-going to strengthen and co-ordinate the existing market offer and attract new traders. The Farmers' Market was now under City Council operation and four new food retailers had been attracted to the Central Market in the past month.

The Market Rights Policy and application process was now in place, enabling the Council to better control the market offer within the city and to consolidate provision within the Central Market and City Square area.

Councillor Ric Metcalfe praised this excellent project which he said was in a really important space in the city centre which had huge potential for improvement.

Members of the Executive reiterated Councillor Metcalfe's comments and were pleased to note that the tree near the current kiosk building would now remain in place. It was suggested that more greenery should be introduced to the high street.

A request was also made that the Council continued to communicate effectively with key stakeholders and the public regarding the development plan in order that everyone was fully informed of the respective schemes and associated timescales.

## **31. St Andrews Close**

### Purpose of Report

To report the Sincil Community Land Trust's proposal to lease an area of land located off St Andrews Close in Sincil Bank and request approval to proceed with preparing a lease for the use of the site as a community social space.

### **Decision**

That the request to lease the land adjacent to St Andrews Close to Sincil Community Land Trust be approved and officers be authorised to finalise the Heads of Terms, advertise the transfer of the site in the local newspaper and,

subject to no objection being received, prepare a lease for the Sincil Community Land Trust for the community space.

#### Alternative Options Considered and Rejected

None.

#### Reason for Decision

The Council had been approached by the Sincil Community Land Trust who wished to lease an area of land at the western end of the southern boundary of St Andrews Close, as set out in the site plan appended to the report. This land was previously a play area but for a number of years had been an inaccessible site, with the play equipment removed and was maintained as part of the Council's contract with Continental Landscapes.

Sincil Community Land Trust, working with the Sincil Bank Community Partnership, had received a grant of £25,000 from the Ministry for Communities, Housing and Local Government to develop this site into a Pocket Park for use by the local community.

It was recommended that the request to lease the land be approved, subject to some specific terms outlined at paragraphs 4 and 5 of the report regarding proposed use of the site and the City Council's obligations to enable disposal of the site. Details of the lease arrangements were outlined in paragraph 6 of the report.

Councillor Chris Burke highlighted that there was a lot of support in the community for this particular scheme.

### **32. Operational Performance - Quarterly Review**

#### Purpose of Report

To provide the Executive with a summary of the operational performance position for quarter one of the financial year 2019/20.

#### **Decision**

That the Executive:

- (1) Notes the content of the report.
- (2) Requests that relevant Portfolio Holders ensure management has a local focus on those highlighted areas showing deteriorating performance.

#### Alternative Options Considered and Rejected

None.

#### Reason for Decision

The following updates regarding each of the Council's Directorates were reported, as follows:

- Chief Executive's Directorate – 67% of measures were above their target and 20% of measures were below target. Whilst a considerable amount of measures negatively changed in direction, most of these measures still remained above or within target;
- Communities and Environment Directorate – 56% of measures were above their target and 11% of measures were below target. Whilst a considerable amount of measures negatively changed in direction, most of these measures still remained above or within target;
- Housing and Investment Directorate – 64% of measures were above their target and 29% of measures were below target. Whilst seven measures negatively changed in direction, three of these remained at or above target.

With regard to sickness performance, the overall sickness data as at the end of June was 2.42 days per full time equivalent, excluding apprentices. This was significantly lower than the 2.9 days per full time equivalent in quarter one of 2018/19. During quarter one, the long term sickness per full time equivalent stood at 1.29, 0.67 days lower than quarter one in 2018/19, with short term sickness standing at 1.13 days, which was 0.18 days for full time equivalent higher than the same point last year.

In quarter one 85 complaints were received by the Council. The cumulative average time across all directorates to respond to formal complaints was 6.7 days and equated to a decrease of 0.9 days compared to the outturn in 2018/19. In quarter one the Council had two Local Government Ombudsman cases decided, neither of which were upheld.

There had been a number of achievements during quarter one as follows:

- the Arboretum, Boutham Park and Hartsholme Park had all won the Green Flag Award. Sites earned this national status if they were judged to be welcoming, safe and well maintained with strong involvement from the local community;
- the Lincoln Food Partnership, which the City Council was a partner, had won the University Vice Chancellor's Award for Public Engagement for research. The City Council's role had been to undertake research into fuel poverty and welfare reform;
- the Council was through to the Royal Institute of Chartered Surveyors' national awards having won the East Midlands Category for the Lincoln Transport Hub Awards. The grand final would take place on 4 October 2019.

The Chief Executive, in presenting the report, highlighted that planning applications, benefits, housing maintenance, food health and safety and sport and leisure in particular had performed very well during quarter one. In respect of housing maintenance, the reactive repairs service had received one of the best rates of performance this quarter for a long time and was within the upper quartile of performance in the country. With regard to sport and leisure, a significant increase in users had resulted from the recent investment in sites at Birchwood Leisure Centre and Yarborough Leisure Centre. Over the period of the first quarter these sites had attracted an additional 250,000 users.

Customer Services response times had decreased to 129 seconds, however, members agreed that this was still not a significant amount of time to wait for a call to be answered. The decrease had occurred for a number of reasons, namely due to a relatively high number of vacancies currently being carried by the team and the fact that calls, which often involved complex enquiries, were taking longer to deal with to ensure that issues were fully resolved for customers. The team was also currently taking calls for the Housing Solutions Team. It was noted, however, that this decrease in call waiting times would be addressed.

Councillor Ric Metcalfe, with regard to Customer Services response times, highlighted that staff were taking their time with calls to go the extra mile and ensure that customers' enquiries were completely resolved the first time that they contacted the Council. He made reference to the fact that the hold message did signpost people to the Council's website in an attempt to redirect customers to online self-service options, which in itself would reduce call volume into the Customer Services team. It was acknowledged, however, that not everyone had the capability or facilities to take advantage of the Council's online offer in this respect.

### **33. Financial Performance - Quarterly Monitoring**

#### Purpose of Report

To present the first quarter performance on the Council's General Fund, Housing Revenue Account, Housing Repairs Service and Capital Programme.

#### **Decision**

That the Executive:

- (1) Notes the progress on the financial performance for the period 1 April 2019 to 30 June 2019 and the projected outturns for 2019/20.
- (2) Notes the underlying impact of the pressures and underspends identified in paragraphs 3.2, 4.3 and 5.2 of the report, as set out in Appendices B, D and F respectively.
- (3) Approves the changes to the General Investment Programme and Housing Investment Programme as detailed in paragraphs 7.4 and 7.13 of the report.
- (4) Approves the proposed contributions to and from reserves.

#### Alternative Options Considered and Rejected

None.

#### Reason for Decision

Updates were reported as follows:

## *General Fund Revenue Account*

For 2019/20 the Council's net General Fund revenue budget was set at £13,655,090, including a planned contribution from balances of £554,410, resulting in an estimated level of general balances at the year-end of £13,433,314.

The General Fund summary was currently projecting a forecast overspend of £235,912, as set out in Appendix A of the report. This forecast variance was the result of a number of forecast year-end variations in income and expenditure against the approved budget. Full details of the main variances were provided in Appendix B of the report while the key variances were noted as follows:

- Housing Benefit overpayment reduction - £368,000;
- Houses in Multiple Occupation reduced income - £93,260;
- Christmas Market reduced income and additional expenditure - £77,470;
- Car Parking additional income net of additional expenditure - £175,000;
- Crematorium additional income - £106,000.

The most significant of the forecast variations was the reduction in the level of housing benefit overpayment being raised. Whilst this was positive in that the number of overpayments were reducing, this in turn created a budgetary pressure. This was a continuation of a trend from 2017/18 and 2018/19 with the transition of benefits customers to Universal Credit and the use of 'real time' information which meant that the level of overpayments raised had drastically reduced. The budget pressure was as a result of the consequential reduced income from reclaiming the overpayment from the claimant and would require a budget realignment as part of the Medium Term Financial Strategy.

Although forecast outturn for the General Fund was a shortfall of £235,912, at this stage in the financial year forecast outturns were difficult to predict and often subject to volatility. This would continue to be monitored, with a further report to the Executive on this issue as part of the quarter two update report.

Additional contributions to earmarked reserves that the Chief Finance Officer had identified as being required, subject to outturn, included:

- Western Growth Corridor – Local Planning Authority. It was proposed that the planning application fee received for the Western Growth Corridor submission was transferred to a reserve and used for additional resourcing requirements in determining the application. A contribution of £150,000 was recommended;
- Active Nation – as part of the Active Nation agreement it was proposed that any underspends on maintenance and utilities would be put into an Earmarked Reserve to help fund any future major maintenance requirements.

Further to these additional contributions from reserves there were also a number of contributions from earmarked reserves that were required, subject to outturn, as set out in paragraph 3.6 of the report.

A question was raised regarding the reduced income associated with Houses in Multiple Occupation. It was reported that this related to new licensing requirements for Houses in Multiple Occupation and the associated license fee. It had been anticipated that the majority of landlords would sign up and pay the

required license fee within a two year period from the commencement of the new Regulations. Out of approximately 900 landlords in the city, currently 300 had paid the fee and signed up to the new requirements. Further work would take place to remind landlords of their new obligations, which could result in enforcement action in some cases, but it was expected that the reduced income would be recovered albeit over the next three years, within five years of the implementation of the new Regulations regarding licensing of Houses in Multiple Occupation.

### *Towards Financial Sustainability Programme*

The savings target included in the Medium Term Financial Strategy for 2019/20 was £4,650,000. Progress against this target, based on quarter one performance, showed that secured and confident projections totalled £4,622,790, which resulted in a current forecast under achievement of the target in 2018/19 of £27,210. Work was currently underway through the Towards Financial Sustainability Programme Board to progress a further phase of year six projects, with a summary of the current position illustrated in paragraph 3.8 of the report.

### *Fees and Charges Income*

Income from fees and charges represented a significant proportion of income to the Council, with primary sources being from car parking, development management and building regulations. A summary of the progress of these key income streams against the approved budget, together with the forecast variance for the first quarter of the financial year, was provided at paragraph 3.9 of the report.

### *Housing Revenue Account*

For 2019/20 the Council's Housing Revenue Account net revenue budget was set at £7,610, resulting in an estimated level of general balances at the year-end of £1,034,179.

The Housing Revenue Account was currently projecting an in-year underspend of £98,923, which would increase the general balances to £1,133,102 at the end of 2019/20. The assessed prudent minimum balance for the Housing Revenue Account was currently £1 million. The level of forecast Housing Revenue Account balances would be monitored closely during the coming quarter and would be subject to a fundamental review as part of the Medium Term Financial Strategy 2018-23 process.

The components of the underspend were detailed in Appendix D of the report and were summarised as follows:

- staff variances – reduced expenditure of £187,000;
- rental income – reduced income of £52,000;
- Council Tax – increased expenditure of £37,000;
- increased Direct Revenue Fund contribution – increased expenditure £287,000;
- Housing Repairs Service surplus – additional income of £287,268.

## *Housing Repairs Service*

For 2019/20 the Council's Housing Repairs Service net revenue budget was set at zero, reflecting its full cost recovery nature.

At quarter one the Housing Repairs Service was forecasting a surplus of £287,268 in 2019/20, with a summary and details of main variances set out in Appendices E and F respectively.

## *General Fund Investment Programme*

The original General Fund Investment Programme for 2019/20 in the Medium Term Financial Strategy 2019-24 amounted to £3.123 million. This was increased to £14,392 million following quarter four approvals and year-end re-profiles from 2018/19. This had been further increased to £14.977 million during the first quarter of 2019/20, with a summary of the overall changes set out at paragraph 7.2 of the report.

Changes that required Executive approval for the first quarter, as illustrated in Appendix I of the report, were reported as follows:

- increase to the Disabled Facilities Grant scheme in line with additional grant received - £450,881;
- increase to Birchwood Leisure Centre for scheme delivery, which was funded from prudential borrowing - £30,000;
- increase to car park ticket machines funded from the Direct Revenue Fund - £20,000;
- Transport Hub completion – final accounts had now been settled and the remaining contingency would remain within the capital programme;
- increase to the artificial grass pitch scheme - £227,525. £136,121 had previously been agreed as part of contract agreements with Castle Academy/Active Nation and £60,000 of funding had been agreed from additional grants and Section 106 contributions.

Four new projects recommended by the Capital Programme Group were subject to Executive approval, as follows:

- addition of Boutham Park tennis courts scheme - £16,234 funded from town and country planning agreements;
- addition of Birchwood Leisure Centre roof scheme - £120,354 funded from the Strategic Properties Revenue Reserve (£38,490), Asset Improvement Reserve (£31,850) and backdated rent review reserve (£50,014);
- Hartsholme Country Park play area improvement scheme - £86,010 funded from capital contingencies (£48,014) and the unplanned capital works budget (£37,996);
- Lucy Tower Car Park lift refurbishment scheme - £116,632 funded from prudential borrowing via the agreed planning capital maintenance budget.

The overall spending on the General Fund Investment Programme for the first quarter was £7.8 million, which was 52.10% of the 2019/20 programme and 55.22% of the active programme and was detailed further at Appendix J of the report. Although this appeared to be a relatively high percentage of expenditure at this stage of the financial year, the expenditure related largely to the Deacon Road retail park scheme, with expenditure on the remaining programme being 8.32%.

## *Housing Investment Programme*

The original Housing Investment Programme for 2019/20 in the Medium Term Financial Strategy 2019-24 amounted to £16.225 million and was increased to £26,560 million following approvals and year-end re-profiles as part of the 2018/19 outturn. This had been further adjusted to £19.124 million during the first quarter of 2019/20, with a summary of the changes set out at paragraph 7.9 of the report.

Expenditure against the Housing Investment Programme budget during the first quarter was £1.558 million, which was 8.15% of the programme. A further £626,600 had been spent as at the end of July 2019, with expenditure detailed further at Appendix L to the report.

### **34. Strategic Risk Register - Quarterly Review**

#### Purpose of Report

To provide the Executive with a status report of the revised Strategic Risk Register as at the end of the first quarter 2019/20.

#### **Decision**

That the Executive:

- (1) Agrees that all current risk challenges have been identified.
- (2) Ensures that any gaps in respect of controls and ownership are addressed.

#### Alternative Options Considered and Rejected

None.

#### Reason for Decision

Since the previous report to the Executive on the Strategic Risk Register, the document had been reviewed and updated by the relevant Strategic Directors and Assistant Directors as part of an annual review of all strategic risks and horizon scanning. This review had identified that there had been some positive movement in the Risk Register.

A number of control actions had now been progressed or completed and the key movements were outlined as follows:

- Risk 2 – failure to deliver a sustainable Medium Term Financial Strategy. The Medium Term Financial Strategy 2019-24 was approved in March 2019 based on revised assumptions and with increased savings targets;
- Risk 3 – failure to deliver the Towards Financial Sustainability Programme whilst ensuring the resilience of the Council. The Investment Strategy for property acquisition was developed and approved in March 2019. Draft project plans had been developed with programme mapping complete in respect of phase six of the programme. Key messages had been communicated in staff briefings and the Transformational Change lead had been appointed, focussing on the ‘One Council’ approach;

- Risk 4 – to ensure compliance with statutory duties and appropriate governance arrangements were in place. A procurement exercise had taken place to replace the Council's core IT infrastructure including disaster recovery functionality, with implementation during the Autumn 2019;
- Risk 5 – failure to protect the local authority's vision 2020 due to changing structures and relationships in local government and impact on size, scale and scope of the Council. Further work was planned to maintain dialogue with partners at officer level and to assess the overall impact as well as consider alternative options for delivery;
- Risk 6 – unable to meet the emerging changes required in the Council's culture, behaviour and skills to support the delivery of the Council's Vision 2020 and the transformation journey to the 'One Council' approach. Project Boards had now been set up to focus on key areas of delivery underpinning the 'One Council' approach with a managers' briefing to be held in August 2019 to finalise the four pillars to support the 'One Council' approach. Research and visits were scheduled with relevant organisations to provide expertise and guidance in progressing the transformational journey, linking in organisational development and future new ways of working;
- Risk 7 – insufficient levels of resilience and capacity exist in order to delivery key strategic projects and services within the Council. A review would be undertaken to agree timelines for existing Vision 2020 and legacy projects in order to plan for Vision 2025;
- Risk 8 – decline in the economic prosperity within the City Centre. A continuous review was undertaken pending a 'no deal brexit' outcome. Proposals for the Cornhill, the Central Market and city centre vibrancy, together with the review of a Service Level Agreement with Lincoln BIG were scheduled for quarter two.

The above movement in control actions and annual review of the register had resulted in five changes to the assessed levels of likelihood and impact of risks identified on the register. These were illustrated in paragraph 3.2 of the report, with levels of assessed risks set out at paragraph 3.3.

### **35. Melbourne Road Open Space**

#### Purpose of Report

To consider the appropriation of land between Housing Revenue Account and the General Fund in order to facilitate the development of an allotment site.

#### **Decision**

That the appropriation of land identified in Appendix A in respect of open space at Melbourne Road from the Housing Revenue Account to the General Fund to the value of £20,000 be approved.

#### Alternative Options Considered and Rejected

None.

### Reason for Decision

The Council had been bringing into fruition the authority's Allotments Strategy, based on significant investment raised from the sale of the Riseholme Road allotment site. In order to permit this happening, the Ministry of Housing, Communities and Local Government was required to grant permission to de-statutorise the site. The Ministry agreed to do this, provided a suitable alternative site, ideally in the south of the city where allotment provision was poor, could be identified.

A site off Melbourne Road had been identified, which was currently within the ownership of the Housing Revenue Account. It was therefore recommended that the site be appropriated to the General Fund.

Councillor Ric Metcalfe praised this scheme and was keen to see improvements to allotment provision in the south of the city.

## **36. De Wint Extra Care Sheltered Housing Delivery Update and Proposed Local Lettings Policy**

### Purpose of Report

To provide the Executive with an update on the delivery of the extra care sheltered housing scheme at De Wint Court, including an update on the legal agreements with the County Council.

The report also sought approval of a Local Lettings Policy for the scheme.

### **Decision**

That the Executive:

- (1) Notes the update on the delivery of the scheme at De Wint Court.
- (2) Approves the Local Lettings Policy for the De Wint Court extra care housing scheme, as set out at Appendix 1 attached to the report.
- (3) Delegates authority to the Strategic Director of Housing and Investment, in consultation with the Portfolio Holder for Quality Housing, to agree any minor changes to the Local Lettings Policy.

### Alternative Options Considered and Rejected

Other options considered were set out in paragraph 10.1(i) of the report.

### Reason for Decision

It was noted that the new-build extra care sheltered housing scheme at De Wint Court was to provide 70 one and two bedroom flats to enable older people to live independently in a modern setting with on-site care and support. The scheme was due to commence on-site in November 2019 and to complete by the end of September 2021. In order to secure nominations to 50% of lettings, Lincolnshire County Council would provide the City of Lincoln Council with a capital funding contribution.

De Wint Court had full planning permission and the scheme's build had been procured using a two-stage selection questionnaire and invitation to tender process. Following the assessment of fourteen returned selection questionnaires, five suppliers were invited to tender for the build of the scheme. The successful supplier would be appointed in September 2019.

The report provided the legislative background to allocations to council housing, as well as details relating specifically to the City of Lincoln's Allocations Policy. With regard to the proposed De Wint Local Lettings Policy, this required that applicants would need to be accepted onto the Lincs Homefinder housing register and added two further criteria. The first criteria was the need for qualifying persons to have a local connection, in that applicants must have:

- been continuously resident in the city of Lincoln for twelve months, or;
- a close relative living in the city of Lincoln who had done so for the last five years or more, or;
- been employed in the city of Lincoln on a permanent or long-term contract for 16 hours or more per week.

It was noted that the local connection qualification may, however, be waived on an exceptional basis.

The second criteria required applications to be aged 55 years or over, with any associated partner being aged 50 or over.

The proposed Local Lettings Policy also considered property size eligibility, allowing single persons and couples to be considered for two bedroom accommodation based on their housing and support needs. It also stated how Lincolnshire County Council would nominate to 50% of the allocations and how applications would be assessed in terms of housing and support needs. These aimed to ensure that there was a balance of care needs in the scheme.

## **37. Housing Delivery Update**

### Purpose of Report

To provide an update on the progress made to deliver and enable a pipeline of affordable housing in the city, as laid out in Vision 2020.

The report also sought approvals of proposals to deliver new-build affordable rented homes at the vacant Markham House site and to advance plans for a scheme of approximately 44 units on Council owned land at Rookery Lane.

Authority was also sought for a draft delivery programme for Council new build and acquisition for 2019-22 to keep a pipeline of development coming forward, together with feasibility works on a range of potential in-fill sites.

### **Decision**

That the Executive:

- (1) Approves proposals to deliver five two-bedroom four person affordable houses for rent at the vacant Markham House site.

- (2) Approves the undertaking of survey and design work for an affordable housing scheme at Rookery Lane.
- (3) Approves the undertaking of initial feasibility works in order to explore the viability of in-fill sites.

#### Alternative Options Considered and Rejected

None.

#### Reason for Decision

Over the five year period 2012-17 the Council directly delivered 30 affordable homes for rent across the following sites:

- Wellington Street – five lifetime homes;
- Stapleford Court – five lifetime homes;
- Birchwood – 20 bungalows, with 19 lifetime homes and one wheelchair standard.

In 2017 the Council produced its Strategic Plan, Vision 2020, which set out a commitment to enabling the delivery of 400 affordable homes by 2020. Through a combination of acquisitions and enabling, 284 affordable homes were delivered over the period 2017-19.

Whilst additional affordable homes were being delivered, however, sales through the Right to Buy resulted in a reduction of affordable housing available provided through social housing tenancies. Therefore, in order to replace the stock that was lost through Right to Buy and maintain supply, a pipeline of 45-50 new affordable homes per year was required.

It was reported that in October 2018 the Housing Revenue Account borrowing cap was lifted, enabling the Council to continue its own housebuilding programme after 2020.

In order to continue a pipeline of new affordable homes, the following schemes had already been approved or were proposed:

- De Wint Court: a scheme of 70 one and two bedroom affordable extra care sheltered housing apartments for rent;
- Markham House site: a scheme of five two bedroom affordable houses for rent. Further details relating to this scheme were highlighted in paragraph 4.5 of the report;
- Rookery Lane site: proposals for a scheme of approximately 44 new-build affordable dwellings for rent and shared ownership. Further details relating to this scheme were highlighted in paragraph 4.6 of the report.

In addition, the Council was working with local residents to develop an improved and potentially remodelled or extended scheme at Hermit Street flats in Sincil Bank.

A combination of Homes England and Lincolnshire County Council grant was part-funding the De Wint Court extra care sheltered housing scheme, delivering a net gain of 37 dwellings. In addition, Homes England grant funding was enabling partner housing associations to deliver a further 147 units over the period 2019/22.

The Council had viable levels of useable Right to Buy receipts. During 2019/20 the Council was continuing to acquire former local authority dwellings on the basis that these dwellings were cost effective to manage and maintain and usually had good size standards, with other dwellings considered for purchase when they met a specific identified need. It was proposed that this programme of acquisitions would continue alongside a delivery of new housing to maintain a pipeline of council housing to serve immediate and future needs and to contribute to the wider inclusive growth agenda for the city.

Councillor Ric Metcalfe said that the Council should be proud of its achievements in respect of housing delivery, with the progress made taking the authority closer to its commitment to enabling the delivery of 400 affordable homes by 2020. More targets associated with housing delivery would feature as part of the Council's Vision 2025.

Councillor Nannestad echoed these sentiments but was keen to ensure that the Council planned for the future and had other sites ready to progress for development, maintaining the momentum.

It was noted that the work associated with progress to date in respect of housing delivery had been a very good example of the way in which different Departments, namely Housing and Investment, Major Developments, Finance and Legal had all worked collectively together, demonstrating the 'One Council' approach.

### **38. Exclusion of the Press and Public**

RESOLVED that the press and public be excluded from the meeting during consideration of the following items of business because it was likely that if members of the public were present there would be a disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

These items were considered in private as they were likely to disclose exempt information, as defined in Schedule 12A of the Local Government Act 1972. No representations had been received in relation to the proposal to consider these items in private.

### **39. Strategic Risk Register - Quarterly Review**

The minute associated with this item was set out in item 34 above.

#### **Decision**

That the recommendation contained within the report be approved.

**40. Housing Delivery Update**

The minute associated with this item was set out in item 37 above.

**Decision**

That the recommendations contained within the report be approved.

**41. Boultham Park Lake Restoration Project Update**

Purpose of Report

To update the Executive on the restoration of Boultham Park, specifically the restoration of the lake and the forthcoming bid to the National Lottery Heritage Fund.

**Decision**

That the recommendation contained within the report be approved.

Alternative Options Considered and Rejected

None.

Reason for Decision

The Executive had considered and supported different elements of the Boultham Park restoration previously. The report provided an update on the lake restoration, the planned timeline and the funding position.