

CMT Champion: Bob Ledger

CMT Update Report: December 2017

Project name	Start date	Project manager	Milestones	CMT Champion update of progress against milestones	RAGB	Budget and spend to date	Vision 2020 Aspiration
Deliver and facilitate at least 400 new homes by 2020	2017/18	Bob Ledger	<b>Mar 2018:</b> build 75 HRA properties for rent <b>Dec 2018:</b> Deliver 200 units (cumulative) <b>Dec 2020:</b> Deliver 400 new units (cumulative)	Overall on track	Green	Breakdown of Budget and spend to date:	Let's provide housing that meets the varied needs of our residents
			<u><b>Blankney Crescent – affordable</b></u> <b>Mar 2017:</b> Sell land to Waterloo Housing Group <b>Mar 2017:</b> Geda Construction commence on site <b>Jul 2017:</b> Exec approval of Waterloo Housing Group arrangement <b>Oct 2017:</b> Executive approval for buy back <b>Oct 2017:</b> Provide notice of intention to buy back <b>Mar 2018:</b> Completion	16 units in total, with a purchase option on 12 (or nothing). SPIT approved. Geda Construction commenced on site Mar 2017. Exec approval for buy back 16 Oct 2017. Site on progress for completion Mar 2018.  Signed licence agreement for the use of Riseholme Allotment received from Geda.		£1,186,320	
			<u><b>Ingleby Crescent – affordable</b></u> <b>Mar 2017:</b> Sell land to Waterloo Housing Group <b>Mar 2017:</b> Lindum Construction commence on site <b>Jul 2017:</b> Exec approval of Waterloo Housing Group arrangement	88 units in total, with a purchase option on 74 units (or nothing but could be phased). Notice of intention to buy back required subject to confirmation of handover dates. SPIT approved.		£6,863,431	

			<p><b>Oct 2017:</b> Executive approval for buy back</p> <p><b>Oct 2017:</b> Provide notice of intention to buy back</p>			
			<p><b><u>Moorland School – affordable</u></b></p> <p><b>Mar 2017:</b> Land sold to Waterloo Housing Group</p> <p><b>Mar 2017:</b> Lindum Construction commence on site</p> <p><b>Oct 2017:</b> Executive approval for buy back</p> <p><b>Oct 2017:</b> Provide notice of intention to buy back</p> <p><b>Oct 2018:</b> Completion</p>	<p>60 units in total, with a purchase option of 46 (or nothing but could be phased).</p> <p>Completion milestone moved to Oct 2018 due to delays in programme delivery as a result of technical agreements with Anglian Water.</p>		£4,433,270
			<p><b><u>Monks Road</u></b></p> <p><b>Mar 2017:</b> COLC purchase of site</p> <p><b>Apr 2017:</b> Sign JCT Design and Build contract for 45 units</p> <p><b>Jun 2018:</b> Completion</p>	<p>SPIT approved, and Executive has approved the Waterloo Housing Group arrangement. Ongoing meetings are taking place.</p> <p>Employers Agent for COLC via EEM Framework is Robinson Low Francis.</p> <p>Project currently on target to complete 45 units by June 2018</p>		£4,202,240
			<p><b><u>Ermine School</u></b></p> <p><b>Feb 2017:</b> Full planning approval for it to no longer be a school</p> <p><b>Apr 2017:</b> Government office approval sections 77 &amp; 1 for it to change use</p>	<p>39 units in total, with no ownership of units for COLC.</p> <p>Purchase and subsequent sale agreed between Lincolnshire County Council, CoLC and Waterloo.</p> <p>CoLC in strategic facilitating role.</p>		<p>N/A</p> <p>No direct delivery for COLC</p>

			<p><b><u>Lytton Street – affordable</u></b>  <b>Sep 2017:</b> Sale of land  <b>Nov 2017:</b> Planning application  <b>Nov 2017:</b> Contractors start on site  <b>Dec 2018:</b> Completion</p>	<p>Waterloo Housing Group has provided a design for the site for seven houses. All in build cost is £694,166 which is subject to a land sale price to Waterloo Housing Group of £14,000. This offer is low mainly due to the amount of abnormalities which has been estimated at £85,000.</p> <p>Lindum have been contracted to complete construction work</p>		£694,166	
			<p><b><u>Markham House – TBC</u></b></p>	<p>Four design options have been provided by HLP Architects.</p>		Estimated cost on options to be provided	
			<p><b><u>Searby Road – affordable</u></b>  <b>Feb 2018:</b> Executive report  <b>Feb 2018:</b> Full planning application programmed for submission  <b>Apr 2018:</b> Start on site</p>	<p>The housing mix is to be confirmed, but the expectation is for approximately 50 units.</p> <p>Architects (BM3) are working towards a full planning application in due course, which is subject to executive approval.</p>		TBC once final scheme is agreed	
			<p><b><u>Rookery Lane</u></b>  <b>Feb 2018:</b> Executive report  <b>Feb 2018:</b> Full planning application programmed for submission  <b>Apr 2018:</b> Start on site</p>	<p>The housing mix is to be confirmed, but the expectation is for approximately 43 units.</p> <p>Concept site layouts have been provided by HLP Architects, and reports are being prepared to support a full planning application in due course subject to Executive.</p>		TBC once final scheme is agreed	
			<p><b><u>Queen Elizabeth Road</u></b>  <b>Jun 2017:</b> Agree draft sale  <b>Sep 2017:</b> Public consultation  <b>Nov 2017:</b> Full planning application</p>	<p>Full planning application submitted for 325 units on the 24/11/2017.</p> <p>HCA bid drafted. Expenditure to commence</p>		TBC	

			<p>to committee  <b>Jan 2018:</b> Bid for HCA infrastructure funding  <b>March 2018:</b> Planning decision  <b>Mar 2018:</b> Purchase of second piece of land  <b>Apr 2018:</b> Start on site</p>	<p>by Jan 2019 by the latest.</p>			
			<p><b>Spa Road</b>  <b>Sep 2017:</b> Review HCA infrastructure bid proposal with Westleigh  <b>Sep 2017:</b> Bid for HCA infrastructure funding  <b>Jan 2018:</b> HCA to assess application. Response date TBC. Receiving this money is required to deliver this project.</p>	<p>An application has been submitted to the HCA Housing Infrastructure Fund for £2.8m which will provide the gap funding required to address the abnormal on site and enable 312 houses to be built.</p>		<p>£2,810,223 of HCA funding has been bid for</p>	

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H2 Set up the Lincoln Quality Homes' Housing company	2017/18	Bob Ledger	<b>Dec 2016:</b> CMT instructed changes to scale of Business Plan and then proceed to due diligence for General Fund.	Original milestones re business plan achieved in 2016.  A report to Policy Scrutiny Committee on 30 Nov 2017 and	Green	No additional cost, managed within	Let's provide housing that meets the varied

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			<p><b>Mar 2017:</b> Due diligence completed</p> <p><b>Dec 2017:</b> Amended Business plan to CMT – then SRG, Policy Scrutiny and Executive</p> <p><b>Apr 2018:</b> Lincoln Quality Homes to be set up</p>	Executive on 18 Dec 2017 was approved		current service	<b>needs of our residents.</b>
H3 Deliver housing development of brownfield sites	2017/18	Toby Forbes Turner	<p><b>Sep 2017:</b> Identify and map current Brownfield Sites</p> <p><b>Oct:</b> Identify brownfield sites for register</p> <p><b>Nov:</b> Register to be approved by Planning Committee</p> <p><b>Dec 2017:</b> Prepare a brownfield site register to be published online</p> <p>Now that the register has been published, COLC will work with the private sector to influence development on brownfield sites. This will take part through the brokerage model referenced H19.</p>	<p>Scoping exercise completed for Part 1 of the Brownfield Land Register</p> <p>14 sites identified.</p> <p>Awaiting approval</p> <p>Brownfield register published on the 8<sup>th</sup> December.</p> <p><a href="https://www.lincoln.gov.uk/living-in-lincoln/planning-and-building/brownfield-land-register/">https://www.lincoln.gov.uk/living-in-lincoln/planning-and-building/brownfield-land-register/</a></p>	<b>Green</b>	No additional cost, managed within current service	<b>Let's provide housing that meets the varied needs of our residents.</b>
H4 Deliver new modern supported housing for older	2017/18	Clive Pridgeon	<p><b>22 May 2017:</b> Executive approval to demolish and rebuild DeWint Court</p>	Currently on track to submit planning application to build 70	<b>Green</b>	No additional cost, managed	<b>Let's provide housing that meets the</b>

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people with all levels of support needs			<p><b>Jun 2017:</b> Report to SRG/CMT</p> <p><b>17 Jul 2017:</b> Deliver seminar to members</p> <p><b>Sep 2017:</b> Complete design consultation materials.</p> <p><b>Oct 2017:</b> Consultation with residents</p> <p><b>End of Dec 2017:</b> Rehouse all residents</p> <p><b>Feb 2018:</b> Submission of Planning</p> <p><b>Mar 2018:</b> Review the service model and implementation of approved model to deliver a modern, efficient service to our tenants</p>	extra care units at De Wint Court in Feb 18.		within current service	<b>varied needs of our residents.</b>
H5 Scope out homelessness prevention and a private sector housing partnership	2017/18	Alison Timmins	<p><b>Jun 2017:</b> Housing Services and Private Sector Housing to scope out increasing private sector usage</p> <p><b>Aug 2017:</b> Scoping report to be presented to Quality Housing Vision 2020 group.</p>	<p>Meeting held between Housing services and Private Sector Housing to consider scope.</p> <p>Scoping report completed.</p>	<b>Blue (complete)</b>	No additional cost, managed within current service	Let's work together to help the homeless in Lincoln.

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			<b>Dec 2017:</b> Increase homeless preventions by refocussing on the council's Property Shop service.	Progress is being monitored			
H6 Improve the quality of homes available in the private rented sector	2017/18	Sara Boothright	<p><b>Apr 2017:</b> Set up Emergency Winter Housing grant set for those most in need.</p> <p><b>Aug 2017:</b> Launch Rogue Landlord Scheme</p> <p><b>Nov 2017:</b> Reapply for internal grant for Winter 17/18 to provide grant of up to £2000 per household</p> <p><b>Oct 2018:</b> Reapply for internal grant for Winter 18/19 to provide grant of up to £2000 per household</p> <p><b>Apr 2019:</b> Completion of the Rogue Landlord Scheme</p>	<p>Set up on an annual basis</p> <p>Scheme launched</p> <p>Exec approved the grant scheme in November, but reduced the grant from £20 000 to £10 000</p>	<b>Green</b>	£10 000 for grant scheme	Let's improve housing conditions for all.

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H7 De Wint Court options appraisal	2017/18	Clive Pridgeon	<p><b>27 Apr 2017:</b> Present proposal to SPIT</p> <p><b>Sep 2017:</b> Complete Stock Option Appraisal</p>	<p>Done</p> <p>Architect appointed, options appraisal completed. Decision approved for new build supported housing at De Wint Court</p>	Blue	<p>@£12m total spend</p> <p>£3.2m HCA grant secured.</p>	Let's improve housing conditions for all.
H8 Trusted Landlord	2017/18	Sara Boothright	<p><b>Mar 2017:</b> Trusted Landlord scheme launched</p> <p><b>Ongoing:</b> Promotion of the scheme</p> <p><b>Mar 2018:</b> Reach target of 482 rented properties on scheme by the end of year 1</p>	<p>Scheme In place</p> <p>Nov 17 147 rented properties are covered by the scheme, with 17 landlord's applications submitted awaiting approval.</p> <p>On target for year 1</p>	Green	<p>No additional cost, managed within current service</p>	Let's improve housing conditions for all.
H9 Continuation of rogue landlords' scheme	2017/18	Sara Boothright	<p><b>Apr 2017:</b> Grant approved</p> <p><b>Jul 2017:</b> Complete Project Plan</p> <p><b>Aug 2017:</b> Launch new scheme</p> <p><b>Mar 2019</b> 3000 inspections completed (2000 private rented, 600 HMOs)</p>	<p>Grant received 9th June.</p> <p>Scheme launched on 7<sup>th</sup> Aug</p> <p>Since Dec 17 <b>594</b> properties have been inspected.</p> <p>On target to meet milestone.</p>	Green	<p>£440 846 grant secured from Migration Fund</p>	Let's improve housing conditions for all.



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H10 Refresh Fuel Poverty Needs Assessment (Formerly Action Plan which is contained within Housing Strategy 2017-2022)	2017/18	Dave Bowskill	<p><b>June 2017</b> Prepare a position statement for fuel poverty</p> <p><b>Aug 17</b> Approval of position statement</p>	<p>Position statement complete. Affordable warmth needs assessment complete.</p> <p><a href="#">Fuel poverty needs assessment</a></p>	Blue	No additional cost, managed within current service	Let's improve housing conditions for all.
H11 Improve energy efficiency to tackle fuel poverty (delivery element of Housing Strategy 2017-2022)	2017/18	Dave Bowskill	<p><b>Apr 2017:</b> Set up Quality Housing Vision Group</p> <p><b>Apr 2017:</b> Complete and publish Home Energy Conservation report 2017/18</p> <p><b>Aug 2017:</b> Identify, survey and prepare action plan to improve all council owned properties with a SAP of 38 or less.</p> <p><b>Apr 18</b> - HELP to submit a bid to the Warm homes fund round 2 in Jan 18 for £1m across Lincolnshire for district heating network, air source heat pumps, park homes insulation, energy advice.</p>	<p>Complete</p> <p>Complete</p> <p>12 properties with SAP below re assessed. August 2017 - work completed, SAP data refreshed and currently 7 properties with a SAP of under 38.</p> <p>September 2017 - Planned work to improve 2 properties completed.</p> <p>Work commenced to prepare a database of properties in the city to identify cold homes/fuel poor to target for potential grants and funding.</p>	Green	<p><b>Identified heating installation work will be funded within the 2017-18 Central Heating budget £642,060</b></p>	Let's improve housing conditions for all.

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			<b>Apr 18</b> Role out central heating installations	CoLC to submit separate bid to the warm homes grant due to the different needs for homes in an urban area.  Funding secured through the Health and wellbeing board to install 40-60 gas boilers in homes of people suffering poor health and currently without central heating.			
H12 Derick Miller Court options appraisal	2017/18	Clive Pridgeon	<b>May 2017:</b> Appoint Architect  <b>Aug 2017:</b> Outline options appraisal  <b>Apr 2018:</b> Completion of options appraisal  <b>TBC:</b> Executive decision on options appraisal	Architect appointed  Awaiting options appraisal – still pending	<b>Amber</b>	No Budget allocated at yet.	Let's improve housing conditions for all.
H13 Ensure sufficient numbers of good quality temporary accommodation	2017/18	Alison Timmins	<b>May 2017</b> – renew contract with NACRO  Monitor monthly performance.	Renewed contract with NACRO to provide temp accommodation.  November performance, average length of stay in B&B, all households 3.48 weeks. To be split into families & singles for future reporting	<b>Blue</b>	£70,000 Committed budget and spend.	Let's work together to help the homeless in Lincoln.

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H14 Maintain the quality of all council homes -	2017/18	Bob Ledger / Karen Talbot	<b>Mar 2018</b> - Deliver the investment programme to maintain the existing stock within the financial limits of the 30 year business plan	Year 2 of shower installation programme on site (800 properties). Safety flooring installation to commence on site during 2017-18 programme of work.	Green	<b>Lincoln Standard budget for the year 2017/18 is currently £1,207,652</b>  <b>The “decent homes” budget for 2017-18 is £5,173,422</b>	Let's improve housing conditions for all.
H15 Agree a minimum standard for affordable housing	2017/18	Bob Ledger / Karen Talbot	Lincoln standard adopted in 2016 and embedded into improvement works schedule	Achieved.	Blue	No additional cost, managed within current service	Let's improve housing conditions for all.
H16 Complete an environmental improvement programme for public housing by 2020	2017/18	Bob Ledger / Karen Talbot	<b>Mar 2017</b> Commence delivery of the first year of estate improvements	A programme of planned works is underway to ensure council properties meet the enhanced Lincoln Property Standard.  Energy efficient heating system – boilers replaced every 15 years.	Green	<b>To be included in the decent homes and Lincoln standard budgets</b>	Let's improve housing conditions for all.

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			<p><b>Mar 2018</b> – Commence deliver a second year of estate improvements</p> <p><b>Apr 2018</b> - Option appraisal on all non-traditional stock to be undertaken</p> <p><b>Dec 2020:</b> Completion of environmental improvement programme</p>	<p>£10m to be invested in external works, - fencing, outdoor areas</p> <p>Cladding and insulation on nontraditional homes</p>			
H17 Bring empty properties into use (links to Empty Homes Strategy)	2017/18	Sara Boothright	<p><b>July 2017</b> Complete the empty homes strategy</p> <p><b>Sep 2017</b> Empty homes strategy consultation</p> <p><b>Dec 17</b> Report to CMT, policy and scrutiny,</p> <p><b>Feb 2017</b> Seek approval from Executive</p> <p><b>Mar 2018</b> Secure capital budget to deliver in 2018</p>	<p>The Portfolio holder for Housing has been consulted on the main aims of the strategy.</p> <p>Report to DMT/CMT early December.</p> <p>Exec report due on the 25<sup>th</sup> of February</p>	<b>Green</b>	£0 (capital budget will be required)	Let's improve housing conditions for all.
H18 Create a new operating protocol with partners for homelessness	2017/18	Alison Timmins	<p><b>Mar 2017</b> – Lincolnshire Homelessness strategy group secured Social Impact Bond funding from DCLG to deliver the ACTION Lincs project over the next 4 years.</p>	Programme underway	<b>Green</b>	<b>No additional cost, managed within</b>	Let's work together to help the homeless in Lincoln.

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			<p><b>June 2017</b> – Agree an operating protocol for supported housing</p> <p><b>Oct 2017</b> ‘Map’ of access to service provision to be shared amongst all providers.</p> <p><b>Apr 2018</b> - Agree a pathway to meet the support and accommodation needs of homeless people in the city</p>	<p>Complete</p> <p><a href="#">Homelessness provision leaflet produced and shared amongst providers.</a></p> <p>Complete</p>		<p>current service</p> <p>(£1.3m secured for ACTION Lincs)</p>	
H19 Work with the private sector to deliver more housing. This project links to H3.	2017/18	Bob Ledger	<p><b>January 17</b> – Present to Lincoln Developers forum</p> <p><b>Feb 2017</b> – CoLC to host consultation Housing Strategy event.</p> <p><b>May 2017</b> – CoLC Strategic Housing team to work with developers to identify opportunities for building housing on council owned land.</p> <p><b>May 2017</b>- Publish final version of Housing Strategy 2017 - 2022 on CoLC website</p>	<p>Complete</p> <p>Complete</p> <p>Ongoing</p>	Green	No additional cost, managed within current service	Let's build thriving communities

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			<p><b>Jul 2017</b> – Compile a list of potential development sites and circulate to developers.</p> <p><b>Dec 2017</b> – Publish register of brownfield sites on CoLC website</p> <p><b>Date TBC</b> – Lincoln Growth Conference</p> <p><b>Mar 2018</b> CoLC to organise Lincoln Developer Forum</p>	<p>Complete</p> <p>Complete</p> <p>Conference date arranged for the 6<sup>th</sup> Feb at the Isaac Newton building.</p>			
H20 Create a shared supported housing strategy with our partners	2017/18	Bob Ledger	<p><b>Mar 2017</b> Set up Housing Sub Group</p> <p><b>June 17</b> Map supported housing pathway</p> <p><b>Aug 17</b> Draft supported housing protocol to be prepared.</p> <p><b>Sept 17</b> Undertake consultation on draft process map with partners ready for implementation.</p> <p><b>Oct 17</b> – Health and Well-being subgroup to meet and agree final strategy</p>	<p>Done</p> <p>Complete</p> <p>Complete</p> <p>Progress delayed, due to complete strategy by March 18</p>	Amber	No additional cost, managed within current service	Let's build thriving communities

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			<b>Apr 18</b> Shared supported Housing Strategy approved				