

Present: Councillor Ric Metcalfe (*in the Chair*),
Councillor Donald Nannestad, Councillor Jackie Kirk,
Councillor Rosanne Kirk, Councillor Neil Murray and
Councillor Fay Smith

Apologies for Absence: None.

96. Confirmation of Minutes - 21 January 2019

RESOLVED that the minutes of the meeting held on 21 January 2019 be confirmed.

97. Declarations of Interest

No declarations of interest were received.

98. Exclusion of the Press and Public

RESOLVED that the press and public be excluded from the meeting during consideration of items 99 to 103 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.

Items 99 to 103 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.

99. The Future Delivery of the Visitor Information Centre from April 2020 Onwards

Purpose of Report

To consider the future delivery of the Visitor Information Centre from April 2020 onwards.

Decision

- (1) That the recommendation contained within the report be approved.
- (2) That delegated authority be granted to the Strategic Director of Communities and Environment and the Chief Finance Officer to determine the proportion of savings allocated as a contribution to the Council's Towards Financial Sustainability Programme.

Alternative Options Considered and Rejected

Alternative options considered and rejected were set out in the report.

Reason for Decision

Reasons for the decision were set out in the report.

100. Management of Change - Legal and Democratic Services

Purpose of Report

To seek approval for a management of change in the Legal and Democratic Services Team.

Decision

That the management of change in the Legal and Democratic Services Team be approved.

Alternative Options Considered and Rejected

None.

Reason for Decision

The scope of the proposed change was to create a permanent post of a Solicitor in the Legal Services Team and delete two vacant posts from the wider Legal and Democratic Services Team. The cost of this change would be met within the existing budget for the team.

101. Historic Building Project

Purpose of Report

To provide an update to the Executive on progress made to secure external funding to refurbish a historic building in the city and approve a partnership agreement with Heritage Lincolnshire.

Decision

That the recommendations contained within the report be approved.

Alternative Options Considered and Rejected

The project viability report, as set out in paragraph 2.3 of the report, sets out alternative options considered and rejected.

Reason for Decision

The building in question had been vacant for many years. Working in partnership with Heritage Lincolnshire, the Council was successful in a bid to the Heritage Lottery Fund and the Architectural Heritage Fund to carry out a project viability report. This set out a number of options to bring the building back into use, as detailed within the report.

Members welcomed this opportunity to bring the building back into use.

102. Proposed Amendment to the Housing Repairs Service Establishment

This item was withdrawn.

103. De Wint Court Redevelopment

Purpose of Report

To provide the Executive with a progress report, demand analysis and cost plan update for the De Wint Court project and to seek approval for the redevelopment.

Decision

That the recommendations contained within the report be approved.

Alternative Options Considered and Rejected

Alternative options considered and rejected were set out in the report.

Reason for Decision

The reason for the decision was set out in minute number 104.

Details relating to the cost plan were set out in the report.

104. De Wint Court Redevelopment

Purpose of Report

To provide the Executive with a progress report, demand analysis and cost plan update for the De Wint Court project and to seek approval for the redevelopment.

Decision

That the redevelopment of De Wint Court to include the procurement and delivery of the scheme and the leasing of the commercial kitchen and salon be approved.

Alternative Options Considered and Rejected

The delivery options for De Wint Court had been explored through a number of frameworks, with key risks associated with the scheme set out at paragraph 7.2 of the report.

Reason for Decision

In line with agreements made by the Executive, a scheme for the redevelopment of De Wint Court had now been drafted with approval granted by the Planning Committee at its meeting on 5 December 2018, which would consist of 70 Extra Care flats. The option for an Extra Care facility, replacing existing supporting housing provision in the Moorland area, had been considered and agreed in principle by the Executive. This would be delivered in partnership with Lincolnshire County Council and Homes England with both contributing investment to the scheme at the level of £2.8 million and £3.22 million respectively. As part of the Planning Committee approval, the planning decision notice was subject to the signing of a Section 106 Agreement to provide the NHS contribution of £35,392.50.

Technical design work was underway to enable a detailed specification and tender package to go out to market in March 2019. An indicative programme for the project, which indicated a start on site in late 2019 and completion in 2021 had been produced.

Subject to approval of the scheme, the City of Lincoln Council and Lincolnshire County Council would set up an allocations board as set out in the Head of Terms document. This would be the standard mechanism used to allocate apartments based on care requirement and need. The County Council had confirmed that it had an existing list of prospective residents who currently lived within Lincoln and needed an extra care facility such as De Wint Court.

The delivery of new affordable homes would enable access to housing by residents of Lincoln who found it most difficult to find their needs met by the private sector offering.

The Executive received a presentation which provided a three dimensional animation of the scheme's design and how the redevelopment would look upon completion. It was noted that elements of the scheme had been changed following consultation undertaken with the local community. This had been welcomed and Members reported that the changes made now reflected what the local community wanted and had made a real difference.

Members welcomed this scheme, particularly in that it would help people remain independent within their community, stating that it was an exciting concept and that it was very positive that the Council had invested in this facility.

105. Regulation 7 Direction on Lettings Boards

Purpose of Report

To seek approval for the implementation of a Regulation 7 Direction to remove deemed consent for lettings boards in certain areas of the city following approval from the Secretary of State.

Decision

That the implementation of the Regulation 7 Direction to remove deemed consent for the display of lettings boards in the Monks Road area, West End area, Sincil Bank area, Union Road and Waterloo Street be approved, with a view to implementing a ban on lettings boards in these areas.

Alternative Options Considered and Rejected

None.

Reason for Decision

In May 2017, work commenced on an application to the Secretary of State for a Direction under Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 2007. This would remove deemed consent for lettings boards usually given under Class 3(A) of the regulations and would mean that express advertisement consent would be required for lettings boards in the specific areas covered by the Regulation 7.

The areas of concern for the City of Lincoln were the Monks Road area, West End area, Sincil Bank area, Union Road and Waterloo Street. These areas had been identified through enforcement complaints from residents and councillors, as well as those identified by officers of the Council.

Consultation on the proposed Regulation 7 Direction took place between 16 October and 30 November 2017. The Policy Scrutiny Committee at its meeting on 16 January 2018 supported the proposal which was subsequently approved by the Executive on 26 February 2018.

The evidence report had been submitted to the Secretary of State in March 2018 and notice was received of approval of the Direction by the Secretary of State on 11 January 2019.

It was reported that lettings boards could be removed from these areas by 15 April 2019 and that this was not just a visual problem but that this also had an implication from a community cohesion perspective, particularly given that the feeling of transiency would be removed.

Members reported that implementation of a ban on lettings boards was welcomed by residents and that some estate agencies had already anticipated this and no longer erected their lettings boards on properties for let in the areas identified.

106. Medium Term Financial Strategy 2019 - 2024

Purpose of Report

To recommend to the Executive the draft Medium Term Financial Strategy for the period 2019-2024, the draft budget for 2019/20 and the draft Capital Strategy 2019-2024 for consideration.

Decision

That the Executive:

- (1) Recommends to Council for approval the draft Medium Term Financial Strategy 2019-2024 and the draft Capital Strategy 2019-2024, including the following specific elements:
 - a proposed Council Tax increase of 2.93% for 2019/20;
 - a proposed housing rent decrease of 1% for 2019/20;
 - the inclusion of the Council as a member of the Lincolnshire Business Rates Pool in 2019/20;
 - the draft General Fund revenue forecast 2019/20 – 2023/24 as shown in Appendix 1 of the report and the main basis on which the budget has been calculated;
 - the draft General Investment Programme 2019/20 – 2023/24 as shown in Appendix 2 of the report and the main basis on which the programme has been calculated;
 - the draft Housing Revenue Account forecast 2019/20 – 2023/24 as shown in Appendix 3 of the report and the main basis on which the programme has been calculated;
 - the draft Housing Investment Programme 2019/20 – 2023/24 as shown in Appendix 4 of the report and the main basis on which the programme has been calculated.

Alternative Options Considered and Rejected

None.

Reason for Decision

Further to consideration of the Medium Term Financial Strategy 2019-2024 and the budget and Council Tax proposal for 2019/20 at the meeting of the Executive held on 21 January 2019, the initial draft had been subject to public consultation and scrutiny via the Council's Budget Review Group. In addition, an all member workshop was undertaken during January 2019 to ensure that as large a number of members as possible had the opportunity to fully understand the financial position of the Council.

The minutes of the Budget Review Group's meeting held on 6 February 2019 were appended to the report and it was noted that the Group had supported the Medium Term Financial Strategy in terms of its principles and the process that had been followed to develop it. No comments had been received in response to the public consultation.

The Council's Capital Programme was included as part of the Medium Term Financial Strategy and it was noted, as a caveat, that some significant capital schemes had not yet been reflected in the Capital Programme. These included:

- the De Wint Court redevelopment;
- the proposed Crematorium enhancements;
- the proposed development of the Western Growth Corridor.

Upon approval by the Executive it was reported that these schemes would have an impact on the Council's Medium Term Financial Strategy.

107. Council Tax 2019/20

Purpose of Report

To provide the Executive with an opportunity to make a formal recommendation to Council for the overall levels of Council Tax for 2019/20.

Decision

That Council be recommended to:

- (1) Accept the 7 January 2019 Executive recommendation that the Council Tax Base for 2019/20, as calculated in accordance with The Local Authorities (Calculation of Council tax Base) (England) Regulations 2012, be 24,299.
- (2) Calculate the following amounts for the year 2019/20 in accordance with Sections 31 to 36 of the Local Government Finance Act 1992:
 - a) £105,017,630 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.

- b) £98,338,810 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
- c) £6,678,820 being the amount by which the aggregate at 2(a) above exceeds the aggregate at 2(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31A (4) of the Act).
- d) £274.86 being the amount at 2(c) above (Item R), all divided by Item T (1 above), calculated by the Council, in accordance with Section 31B(1) of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
- e) £0 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act
- f) £274.86 being the amount at 2c) above less the amount at 2e) above, all divided by the amount at 1 above, calculated by the Council in accordance with Section 33(1) of the Act, as the basic amount of its Council Tax for the year

g) **City of Lincoln Council**

A	B	C	D
£183.24	£213.78	£244.32	£274.86
E	F	G	H
£335.94	£397.02	£458.10	£549.72

being the amounts given by multiplying the amount at 2(f) above by the number which, in proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular band divided by the number which in proportion is applicable to dwellings listed in Valuation Band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken for the year in respect of categories of dwellings listed in different bands.

- (3) Note that for the year 2019/20 Lincolnshire County Council have stated the following amounts in precepts issued to the Council, in accordance with the dwelling bandings shown below:

Lincolnshire County Council

A	B	C	D
£861.60	£1,005.20	£1,148.80	£1,292.40
E	F	G	H
£1,579.60	£1,866.80	£2,154.00	£2,584.80

- (4) Note that for the year 2019/20 Police & Crime Commissioner Lincolnshire have stated the following amounts in precepts issued to the Council, in accordance with the dwelling bandings shown below:

Police & Crime Commissioner Lincolnshire

A	B	C	D
£160.92	£187.74	£214.56	£241.38
E	F	G	H
£295.02	£348.66	£402.30	£482.76

- (5) Having calculated the aggregate in each case of the amounts at 2(g), 3 and 4 above, in accordance with Section 30(2) of the Local Government Finance Act 1992, hereby set the following as the amounts of Council Tax for the year 2019/20 in accordance with the dwelling bandings shown below:

Total Council Tax Charge 2019/20

A	B	C	D
£1,205.76	£1,406.72	£1,607.68	£1,808.64
E	F	G	H
£2,210.56	£2,612.48	£3,014.40	£3,617.28

Alternative Options Considered and Rejected

None.

Reason for Decision

In terms of the City Council requirement for 2019/20, the net General Fund budget requirement as set out in the Medium Term Financial Strategy report totalled £13,654,870 which included a contribution to balances of £554,410.

For 2019/20 a Council Tax increase of 2.93% had been applied, with the Council Tax requirement for 2019/20 noted as £6,678,820. By reference to the Band D level, the 2019/20 Council Tax would rise by £7.83 to £274.86 per annum, with the range of Council Taxes for bandings set out in paragraph 2.4 of the report.

The requirements of Lincolnshire County Council and the Lincolnshire Police and Crime Commissioner were also set out in the body of the report.

As an observation, it was noted that the precept of the Lincolnshire Police and Crime Commissioner, at 13.3% of the share, was nearly as high as the City of Lincoln Council's share which would be 15.2%.

108. Prudential Indicators 2018/19 - 2021/22 and Treasury Management Strategy 2019/20

Purpose of Report

To provide the Executive with an opportunity to consider the adoption of the 15 statutory prudential indicators and eight local indicators for the period 2018/19 to 2021/22, together with the 2019/20 Treasury Management Strategy prior to reporting to Council for final approval.

Decision

The Executive recommended to Council for approval:

- (1) The Prudential Indicators detailed in paragraph 4.1 and Appendix 1 of the report.
- (2) The Treasury Management Strategy, including the treasury management prudential indicators and the Investment Strategy, set out in paragraph 4 and Appendix 3 of the report.
- (3) The revised Minimum Revenue Provision Policy in Appendix 2 of the report.

Alternative Options Considered and Rejected

None.

Reason for Decision

The report set out the operation of the Council's prudential indicators, its treasury function and its likely activities for the forthcoming year which incorporated the following key reporting requirements:

- the reporting of the statutory prudential indicators together with local indicators, in accordance with the requirements of the CIPFA Prudential Code for Capital Finance in Local Authorities and the CIPFA Treasury Management Code of Practice;
- the reporting of the Minimum Revenue Provision Policy which set out how the Council would pay for capital assets through revenue each year, as required by regulation under the Local Government Act 2003;
- the Treasury Management Strategy which set out how the Council's treasury activity would support capital decisions, the day-to-day treasury management and the limitations on activity through treasury prudential indicators. The key indicator was the authorised limit, the maximum amount of debt the Council could afford in the short term, but which would not be sustainable in the longer term. This was the authorised borrowing limited required by Section 3 of the Local Government Act 2003 and was in accordance with the CIPFA Prudential Code for Capital Finance in Local Authorities and the CIPFA Treasury Management Code of Practice;
- the Investment Strategy, which was included within the Treasury Management Strategy and set out the criteria for choosing investment counterparties and limiting exposure to the risk of loss. It was reported annually in accordance with the Department of Housing, Communities and Local Government Investment Guidance.

109. Council House and Garage Rents 2019/20

Purpose of Report

To provide the Executive with an opportunity to seek approval of the revised rents for council housing accommodation in 2019/20.

Decision

That the Executive recommends to Council for approval:

- (1) The basis of rent calculation for charges to individual Council house rents as set out in paragraph 6 of the report, which represents a decrease in the average 52 week council house net rent in 2019/20 of 1% equating to a £0.68 per week loss for social housing rents and £1.08 per week loss for affordable rents per property.
- (2) A 3% increase in garage rents for 2019/20 in accordance with the proposal in paragraph 6.1 of the report.

Alternative Options Considered and Rejected

None.

Reason for Decision

The Welfare Reform and Work Act 2016 determined that all social and affordable rents, inclusive of supported housing, be reduced by 1% year on year between 2016/17 and 2019/20. For the City of Lincoln Council this would 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 were currently 129 properties charged at an affordable rent which was higher than social housing rent. The reduction, on the average weekly net rent, over 52 weeks, would result in a reduction from £108.71 in 2018/19 to £107.63 per week over 52 weeks.

The restriction on house rents did not apply to garage rents. It was therefore proposed that garage rents would increase by 3% in line with the authority's general fees and charges increase.

Work was ongoing to both increase garage lettings and appraise low demand sites for their redevelopment potential.

It was noted that no comments had been received from the Lincoln Tenants' Panel on the proposals for Council House and Garage rents.