

<b>SUBJECT:</b>	<b>ACQUISITION, DISPOSAL AND LAND USE STRATEGY UPDATE</b>
<b>DIRECTORATE:</b>	<b>HOUSING AND INVESTMENT</b>
<b>REPORT AUTHOR:</b>	<b>MICHELLE HOYLES – HOUSING STRATEGY MANAGER</b>

## **1. Purpose of Report**

- 1.1 To provide an update to the Housing Scrutiny Sub-Committee on the Directorate of Housing and Investment's progress on development of a proposed Acquisition, Disposal and Land Use Strategy; and
- 1.2 To share with the Sub-Committee a 2-page summary, which sets out the proposed content and direction for the strategy, so that feedback from the Sub-Committee can be incorporated into strategy development.

## **2. Lincoln Tenants Panel Consultation**

- 2.1 LTP have not been formally consulted about this report, but have the opportunity to comment on the contents of this report at this meeting.

## **3. Summary**

- 3.1 The Council has a duty as a social housing landlord to demonstrate its Housing Revenue Account (HRA) delivers value for money to its tenants. The Council's HRA is one of the city's largest landowners, and how it oversees its land and property assets has a significant impact on both the financial sustainability of the HRA, and the quality of our neighbourhoods.
- 3.2 The Directorate of Housing and Investment is developing a strategy that will consolidate the Council's approach to acquiring, disposing and making best use of the land owned by the HRA. It is proposed at this stage that an 'Acquisition, Disposal and Land Use Strategy' will deliver this. An Acquisitions Policy was adopted in early 2024, and a Disposals Policy is due to be completed and adopted in early 2025.
- 3.3 The proposed strategy will bridge the gap between these policies and the overarching Housing Revenue Account Business Plan. By incorporating how the Council will repurpose under-utilised land in this strategy, it will also enable the Council to fully progress its plans to make better use of sites such as garages and other land types that could be redeveloped or undergo other investment for the benefit of tenants and the HRA.
- 3.4 A 2-page summary of the proposed content for this forthcoming strategy is attached at '**Appendix A**', in order that feedback from the Sub-Committee can be incorporated into its further development at an early stage.

#### **4. Strategic Priorities**

- 4.1 Having a strategy for acquisitions, disposals and land use will support our **Let's deliver quality housing** and **Let's enhance our remarkable place** priorities, by setting out our objectives for efficient and effective use of our land and property assets in relation to property disposal.

#### **5. Organisational Impacts**

##### **5.1 Finance (including whole life costs where applicable)**

The extract from the draft Asset Disposal Policy, attached as '**Appendix A**' to this report, provides a means of assisting the Council make consistent decisions regarding disposal of HRA property assets and aims to ensure delivery of value for money to the HRA, tenants and the wider Council.

##### **5.2 Legal Implications including Procurement Rules**

No implications at this stage.

##### **5.3 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

The service will consider Equality and Diversity implications when compiling the Acquisition, Disposal and Land Use Strategy, and an Equality Impact Assessment will be completed as the strategy further develops.

##### **5.4 Human Resources**

No HR impacts identified.

##### **5.5 Land, Property and Accommodation**

No implications at this stage.

##### **5.6 Significant Community Impact &/or Environmental Impact**

No implications at this stage.

##### **5.7 Corporate Health and Safety Implications**

No health and safety implications identified.

## **6. Risk Implications**

### **6.1 (i) Options Explored**

None at this stage.

### **6.2 (ii) Key Risks Associated with the Preferred Approach**

None at this stage.

## **7. Recommendation**

- 7.1 That Housing Scrutiny Sub-Committee reviews the 2-page summary '**Appendix A**', and provides feedback that can be incorporated into development of an Acquisition, Disposal and Land Use Strategy.

**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?**

One (**Appendix A**)

**List of Background Papers:**

None.

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