

AGENDA



CABINET

MONDAY, 7 MARCH 2011

11.00 AM

**COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL,
GRANTHAM**

Beverly Agass, Chief Executive

MEMBERS: Councillor Mrs. Linda Neal (Leader/ Portfolio: Strategic Partnerships), Councillor Ray Auger (Portfolio: Access & Engagement), Councillor Paul Carpenter (Deputy Leader & Portfolio: Corporate Governance & Housing), Councillor Mrs Frances Cartwright (Portfolio: Economic Development), Councillor John Smith (Portfolio: Healthy Environment) and Councillor Mike Taylor (Portfolio: Resources and Assets)

Committee Support Officer: Lucy Bonshor 01476 40 61 20
e-mail: l.bonshor@southkesteven.gov.uk

Members of the public are entitled to attend the meeting of the Cabinet at which key decisions will be taken on the issues listed on the following pages. Key decisions are marked *.

- 1. APOLOGIES**
- 2. MINUTES OF THE MEETING HELD ON MONDAY 7 FEBRUARY 2011**

(Enclosure)

3. DECLARATIONS OF INTEREST (IF ANY)

4. *PETERBOROUGH PARTIAL LOCAL INVESTMENT PLAN

Report number PLA872 by the Economic Development Portfolio Holder.

(Enclosure)

5. *TENANCY AGREEMENT

Report number TSE0057 by the Portfolio Holder for Corporate Governance and Housing.

(Enclosure)

6. MATTERS REFERRED TO CABINET BY THE COUNCIL, SCRUTINY COMMITTEE OR THE POLICY DEVELOPMENT GROUPS

7. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.

8. REPRESENTATIONS RECEIVED FROM MEMBERS OF THE PUBLIC ON MATTERS WITHIN THE FORWARD PLAN (IF ANY)

9. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS

10. ANY OTHER BUSINESS WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT



MEETING OF THE CABINET
7 FEBRUARY 2011 - 11.00 AM – 11.55 AM

PRESENT:

Councillor Ray Auger
Councillor Paul Carpenter
Councillor Mrs Frances Cartwright
Councillor John Smith
Councillor Mike Taylor

Councillor Mrs. Linda Neal - Chairman

Chief Executive (Beverly Agass)
**Strategic Director Corporate Focus/
Section 151 Officer (Daren Turner)**
Strategic Director Development & Growth (Ian Yates)
**Interim Strategic Director Community & Environment
Focus (Tracey Blackwell)**
Head of Finance (Richard Wyles)
**Head of Legal & Democratic/Monitoring Officer (Lucy
Youles)**
Head of Assets (Paul Stokes)
Property & Facilities Service Manager (Liz Banner)
Head of Development & Growth (Mark Williets)
**Economic Development & Investment Service Manager
(David Mather)**
**Planning Policy & Partnerships Service Manager (Karen
Sinclair)**
Senior Planning Officer (Michael Nartey)
Cabinet Support Officer (Lucy Bonshor)

**Non-Cabinet Members : Councillor Nick Craft, Councillor
Reg Lovelock, Councillor Peter Martin-Mayhew, Councillor
Alan Parkin, Councillor Ian Selby, Councillor Ian Stokes,
Councillor Ray Wootten**

CO51. MINUTES

The minutes of the meeting held on 10th January 2011 were approved as a correct record of the decisions taken.

CO52. DECLARATIONS OF INTEREST (IF ANY)

Councillor Smith declared a personal and prejudicial interest in agenda item 5, Bourne Core Area Regeneration Proposal on account of his membership of a club that is situated within the area and the premise is leased from SKDC. This declaration would also come into effect if during agenda item 8, determination of the budget requirement for 2011/12 and indicative for the 3 years thereafter the Bourne Core Area was discussed. However, after consulting with the Monitoring Officer he would be able to remain and vote on the total budget.

CHANGE ORDER OF AGENDA

The Leader moved that the order of the agenda was changed to deal with agenda item 8, determination of the budget before the car parks proposed changes to classification item. This was seconded and agreed.

CO53. DETERMINATION OF BUDGET REQUIREMENT FOR 2011/12 AND INDICATIVE FOR THE 3 YEARS THEREAFTER (REPORT HOF145)

Decision:

General Fund (Revenue) Estimate

The Cabinet recommends parts a. to e. to Council:

- a. to set a General Fund budget requirement of £14.612M for 2011/12 (inclusive of special expenses)**
- b. to approve a Council Tax freeze for 2011/12 (including special expense areas)**
- c. to approve the original base estimate for 2011/12 and indicative base estimates for 2012/13, 2013/14 and 2014/15 as detailed in the summary at Appendix A page 1 to report HOF145;**
- d. to approve increases in Fees and Charges for 2011/12 as set out in Appendix D to report HOF145**
- e. to approve the movement in Revenue Reserves and the statement contained at Appendix C to report HOF145**

Capital and investment Programmes

The Cabinet recommends parts f. to i. to Council:

- f. approve the General Fund Capital programme for 2011/12 to 2014/15**

- detailed at Appendix B page 1 to report HOF145
- g. approve the indicative Housing Investment programme for 2011/12 to 2014/15 detailed at Appendix B page 2 to report HOF145
 - h. approve the Capital Financing statement detailed at Appendix B page 3
 - i. to approve the Capital Reserves statement contained at Appendix C to report HOF145

Housing Revenue Account (HRA)

The Cabinet recommends parts j. to m. to Council:

- j. to set dwelling rent increases in accordance with Government guideline rent providing an average rent of £66.03 (and an average rental increase of 6.67%)
- k. to set an increase in garage rents of 4.6%
- l. to increase service charges by 4.6%
- m. to approve the Housing Revenue Account for the year 2011/12 and indicative years 2012/13 and 2014/15 shown at Appendix A page 7 to report HOF145

Treasury Management and prudential indicators

The Cabinet recommends n. to Council:

- n. to approve the Treasury Management Strategy provided at Appendix E to report HOF145;

Considerations/reasons for decisions:

- 1) Report number HOF145 by the Strategic Director Corporate Focus and the Head of Finance in relation to:
 - Revenue and capital expenditure together with the proposed use of reserves
 - Proposals regarding the setting of the Council Tax
 - The level of fees and charges
 - The Treasury Management Strategy for the Council
 - Providing advice to Councillors on the robustness of the Budget proposals and adequacy of balances and reserves as required by the Local Government Act 2003.
- 2) The proposals have regard to accounting requirements and external factors affecting the budget particularly the significant cut in grant settlement for the next two years and beyond, the current economic climate, the drop in income from fees and charges, changes to the Housing Revenue Account, reserves and council tax setting levels;
- 3) The 2011/12 Budget and indicative budgets for 2012/13 to 2014/15 have been drawn up to take account of the Council's various strategies, policies and the financial context, in particular:
 - The Corporate Plan

- The Council's priority theme action plans
 - The Medium Term Financial Plan (MTFP)
 - Service Strategies and Plans
 - The economic context and recent grant announcements
 - The 2010/11 forecast outturn
- 4) The speech made by the Portfolio Holder Resources & Assets commending the budget for approval and thanking the Chairman of the Resources PDG for their work on fees and charges and officers of the Finance Team in putting the budget together.
 - 5) Comments made by other Cabinet Members praising the hard work that had been undertaken both by Officers and Members to provide a balanced budget in the current financial and economic climate.

CO54. *CAR PARKS PROPOSED CHANGES TO CLASSIFICATION - WHARF ROAD, STAMFORD

Decision:

- 1) **To wait for a wider comprehensive review of car parking provision across the district.**

URGENT NON KEY DECISION

- 2) **That approval is granted for public consultation to be carried out immediately on the introduction of a reduced scheme of parking charges in accordance with the prepared schedule. (Appendix to minutes)**

URGENT KEY DECISION

- 3) **To recommend to Council at its meeting on 3rd March 2011 to approve amendments to the South Kesteven District Council (Off-Street Parking Places) (Pay and Display) Order 2010 to adopt the revised schedule of charges subject to the results of public consultation.**

Considerations/Reasons for decision:

Relating to decision 1)

- 1) Report AFM185 from Portfolio Holder Economic Development
- 2) Representations made during the consultation period against reclassification of the car park at Wharf Road, Stamford.

Relating to non key decision 2) and key decision 3)

- 3) The speech given by the Leader of the Council proposing a scheme to help support local business and encourage shoppers to stay longer in our town centres and for a fundamental car parking review to be undertaken – the findings to be reported

back in Spring 2012.

- 4) To ensure that the impact of the proposed changes are felt as quickly as possible. The feedback from the consultation to be reported at Council on 3rd March 2011 and any amendments to the South Kesteven District Council (Off-Street Parking Places) (Pay and Display) Order 2010 be considered.
- 5) Comments made by the Monitoring Officer and the Section 151 Officer in connection to the Urgent non key and key decisions.

Other Options considered:

None – this was a follow- on report.

CO55. *BOURNE CORE AREA REGENERATION PROPOSAL

(Councillor Smith left the meeting)

Decision:

- 1) To adopt option 1 to act as lead developer and undertake proposals for delivering the Bourne Core Area development to include:
 - i) Refurbish Wherry's Mill for residential flats,
 - ii) Demolish the existing warehouse extension and develop two further blocks to the rear of the Mill containing ground floor retail units and residential flats above,
 - iii) On the remainder of the site owned by the Council, demolish the existing garage and two residential properties to provide fully serviced development sites for a mix of residential and retail uses,
 - iv) Provide public open space on the sites above
- 2) That Cabinet recommends to Council that provision of capital funding for the phased scheme be made to a maximum figure of £2.35 million.
- 3) That Cabinet authorises officers to undertake a marketing exercise in parallel to the commencement of the works and dispose of the development at the best price reasonably obtainable.
- 4) The Council to identify potential development partners or purchases for the site(s) and to enter into a development agreement for the remainder of the site.

Considerations/reasons for decision:

- 1) Report PLA869 from the Portfolio Holder Economic Development.
- 2) The aim of the scheme to create a mixed used scheme on a under developed site comprising retail, residential and public realm in keeping with the townscape characteristic and providing strong linkages to the existing town centre.
- 3) The Retail Needs Study 2010 supports the growth of 6,400 square metres of retail development in Bourne by 2016 and 9,800 square metres by 2021.
- 4) Option 1 provides the Council with the greatest control while offering flexibility in terms of managing the process, securing best value and working in partnership with private sector to secure a mixed use scheme fully in keeping with the townscape of the area and delivering the aspirations of the local community.
- 5) Comments made by Cabinet Members at the meeting confirming commitment to the project.

Other Options Considered:

Two other possible alternatives have been considered to redevelop the site.

1) Proposal 1 - Refurbish Wherry's Mill for four residential flats, demolish the existing warehouse extension, garage and two residential properties, build no housing and maintain access to the site with potential for public open space.

This is the lowest cost option and requires the private sector to bring forward a development proposal on the whole of the site excluding the Mill building. The concern over this option is that the site would remain undeveloped until the market had more confidence which might leave the site empty for several years

2) Proposal 3 - Refurbish Wherry's Mill for four residential flats or offices, demolish the existing warehouse extension and develop two further blocks to the rear of the Mill containing ground floor retail and residential flats above. On the current site of the Masonic Lodge demolish building and create new retail on the ground floor with residential flats above. On the remainder of the site demolish the garage and two residential properties and create three separate blocks. The first of these blocks would be a two-storey residential block facing Burghley Street, the second two blocks would be a combination of retail on the ground floor and residential above. The second of these two blocks would require the purchase of the garage buildings adjacent to Scholes Funeral Services.

This proposal requires the Council to take a large additional risk in building out the entire site in one go which in the current climate places this as high risk and beyond the resources of the Council.

3) Alternately, the Council could dispose of all land ownerships by going out to the market, although this could require some claw-back of grant to the body replacing EMDA and the Welland Sub-regional Strategic Partnership.

(11.41am Councillor Smith returned to the meeting)

CO56. *GRANTHAM AREA ACTION PLAN PREFERRED APPROACH:
PROPOSED CONSULTATION

Decision:

To approve the Grantham Area Action Plan Preferred Approach document, as set out in Appendix 1 to report PLA866 for six weeks public consultation.

Considerations/reasons for decision:

- 1) Report PLA866 from the Portfolio Holder Economic Development
- 2) The Grantham Area Action Plan (GAAP) will drive regeneration and growth for the town and will serve as a vehicle to deliver Grantham's status as a Growth Point.
- 3) The outcome of the consultation will help to refine the preferred approach for the next stage which is pre-submission
- 4) Comments made by Cabinet Members at the meeting.

Other options considered:

The Adopted Core Strategy provides the overarching policy framework which requires these additional policies. If they are not included within GAAP the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.

Each of the suggested policies is based upon a Core Strategy policy: this provides little scope to consider alternative policy options. However, this is a requirement of the LDF preparation process and has been addressed through previous consultation, in particular through the Issues and Options consultation in 2005 and the Housing and Economic DPD consultation 2006.

CO57. *SITE ALLOCATIONS AND POLICIES DPD: PROPOSED CONSULTATION
ON POLICIES

Decision:

Cabinet notes the issues raised in the representations made as set out in Appendix 1 to report PLA867 and approves the proposed changes to the draft Policies, as set out in Appendix 2 to report PLA867 for inclusion in the Submission version of the Site Allocation and Policies

Development Plan Document.

Considerations/reasons for decision:

- 1) Report PLA867 from the Portfolio Holder Economic Development
- 2) The representations made during the consultation period and the need for further work to be carried out on some of the issues raised.
- 3) Comments made by the Portfolio Holder Economic Development at the meeting.

Other Options considered

The Adopted Core Strategy provides the overarching policy framework which requires these additional policies. If they are not included within the Site Allocation and Policies DPD the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.

Each of the suggested policies is based upon a Core Strategy policy: this provides little scope to consider alternative policy options. In respect of the representations received, Appendix 1 to report PLA867 sets out the consideration of the issues raised and whether the changes as requested to the policies are appropriate.

DATE DECISIONS EFFECTIVE:

Decisions CO54 (1), CO55 (1 & 3), CO56 and CO57 as made on 7th February can be implemented on 16th February unless subject to call-in by the Scrutiny Committee Chairman or any five members of the Council from any political Groups.

Decisions CO53, CO54 (2) and CO55 (2 & 4) stands referred to Council on 3rd March 2011.

Decision CO54 (2) is an urgent Key Decision.

**South Kesteven District Council, Council Offices, St. Peter's Hill, Grantham,
Lincolnshire NG31 6PZ**

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REPORT TO CABINET

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 872

DATE: 7th March 2011

TITLE:	Approval of Peterborough Partial Local Investment Plan	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
CONTACT OFFICER:	Karen Sinclair, Planning Policy & Partnerships Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below: Yes	Full impact assessment Required: No
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS:	Cabinet Report CHSC0022 dated 8 th March 2010	

1. RECOMMENDATION

It is recommended that Cabinet approves the Local Investment Plan, attached at Appendix 1, for the Peterborough Partial Housing Market Area as the basis for developing a delivery plan with the Homes and Communities Agency (HCA).

2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider the draft Local Investment Plan (LIP) for the Peterborough Partial Housing Market Area and for it to be approved as the basis for developing a delivery plan with the Homes and Communities Agency (HCA).
- 2.2 The LIP supports the Good for Business and Quality Living Priority Themes.

3. DETAILS OF REPORT

- 3.1 The Peterborough Partial LIP provides a strategic framework detailing partner priorities and principles for investment in growth, housing and regeneration. It is not a statutory document but is the HCA's way of doing business to support local authorities as they develop and implement their plans for places and communities.
- 3.2 The LIP is a result of collaborative work between the HCA, the three local authorities within the Peterborough Partial HMA (South Kesteven, South Holland and Rutland) and Lincolnshire County Council. A steering group and a working group with representatives from the partners were formed to develop the plan. This structure will be maintained to monitor progress against the plan and to complete an annual review.
- 3.3 The LIP does not create new policy but rather reflects implementation of the existing strategies in the LIP area. It pulls information together from a number of source documents including Sustainable Community Strategies, housing market assessments and economic development strategies as well as individual Council's corporate priorities and draws on the priorities set out in these documents and strategies to give a coordinated approach to growth, housing, economic development and regeneration.
- 3.4 The LIP vision is based on a strong place based approach to development, maximising sustainability through:
- Facilitating the growth of sustainable economic centres
 - Supporting market towns to be vibrant and prosperous
 - Maintaining diverse, thriving villages with jobs and homes for local people
- 3.5 The LIP will provide a long term coherent plan for determining priority areas for investment: it concentrates on the period 2011/12 to 2014/15 in detail, whilst also identifying longer term aspirations. The LIP should not be seen as fixed. It will be subject to regular review to take into account changing policy context as well as to reflect wider partner priorities.
- 3.6 The LIP will also provide a framework for investment decisions by others including the HCA's investment partners, which includes Housing Associations, who will need to reflect the LIP priorities in their package offers to be submitted to the HCA, under the new Affordable Homes Programme, by early May.
- 3.7 The LIP covers both place based priorities and thematic priorities within and beyond the place-based priority areas. The thematic priorities developed in the LIP are:
- Rural housing
 - Meeting local housing needs
 - Supporting the economy and infrastructure

Whilst these priorities have been identified for the current version of the LIP, they will be subject to review and will inevitably change over time.

- 3.8 The Grantham LIP was approved by Cabinet in March 2010 and whilst Grantham is referenced in the Peterborough Partial LIP as a place based priority, the two LIPs will stand as separate documents.
- 3.9 In terms of delivery, it had previously been the intention to prepare Local Investment Agreements for the Peterborough Partial and Grantham LIPs to set out specific details of HCA interventions and worked up project appraisals. However, following the Comprehensive Spending Review and the restructuring of the HCA to a more strategic enabling and investment role, the way in which delivery of the LIP priorities will be taken forward has changed. Local Investment Agreements will not now be prepared. Instead a short delivery plan will be prepared to be added to the LIP. These will be drafted by the HCA following discussions with individual local authorities, with meetings to be held by the end of March 2011. They will be brief and will set out the HCA 'tools' most suitable to deliver the identified priorities and timescales for delivery.
- 3.10 It is understood that the Lincolnshire Local Enterprise Partnership (LEP) intend to have a role in delivery of the priorities identified in the 4 Lincolnshire LIPs, although the mechanism for their involvement has not yet been identified or agreed. It is likely that the LEP will focus on delivery of the economy and infrastructure priorities as well as those actions relating to Grantham.

4. OTHER OPTIONS CONSIDERED

- 4.1 An alternative option would be to not to approve the LIP. However, it is not felt that this would be an appropriate course of action as it could place the authority in a weak position in terms of accessing HCA support and future investment from other partners will be based on an understanding of clearly identified local priorities.

5. RESOURCE IMPLICATIONS

- 5.1 The LIP reinforces existing funding priorities and does not create any additional financial commitments over and above current approved capital programmes. In due course, there will be a need to consider if new funding streams i.e. New Homes Bonus, should be directed towards supporting the delivery of the identified LIP priorities.

6. RISK AND MITIGATION (INCLUDING HEALTH AND SAFETY AND DATA QUALITY)

- 6.1 None identified.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

- 7.1 An equalities impact assessment (EIA) has been completed on the document. This has highlighted the following issues that have been incorporated into the Plan:

- The importance of projects targeted specifically at vulnerable and older people

- The need to have specific responses to meet the needs of residents living in rural areas to help prevent isolation and ensure access to facilities

7.2 Individual projects and proposals will be subject to further EIAs to ensure that no negative impacts occur.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None arising from this report.

9. COMMENTS OF DEPUTY SECTION 151 OFFICER

9.1 I have no specific financial comments to make in respect of this report.

10. COMMENTS OF MONITORING OFFICER

10.1 Although there is no specific legislation requiring the LIP to be prepared, it is required by the HCA and in terms of the Council accessing HCA support in the future the LIP must be in place. Whilst the LIP itself is not a legally binding document and does not create a new policy it does bring together aspirations and targets from a number of other source documents and will enable joint working between the various agencies involved in the project.

11. APPENDIX 1: Peterborough Partial Local Investment Plan

Peterborough Partial Housing Market Area Local Investment Plan 2011 to 2026

Draft; February 2011



The Local Investment Plan (LIP) for the Peterborough Partial HMA has been developed during the second half of 2010. The Plan reflects the priorities identified by the local authorities in their existing strategies. The LIP will be considered through their decision making processes over the next two months.

The local authorities have agreed that the draft LIP should be made available so partners can understand the priorities identified to inform the bidding process under the Affordable Homes Programme.

The following factors should be remembered when reading the LIP:

- The LIP has not been fully considered by Elected Members of all the local authorities involved.
- The delivery of the priorities is not covered in detail in the LIP. This detail will be covered in delivery plans that will be developed.
- Each local authority will be able to provide further information on its priorities and how it foresees delivery.

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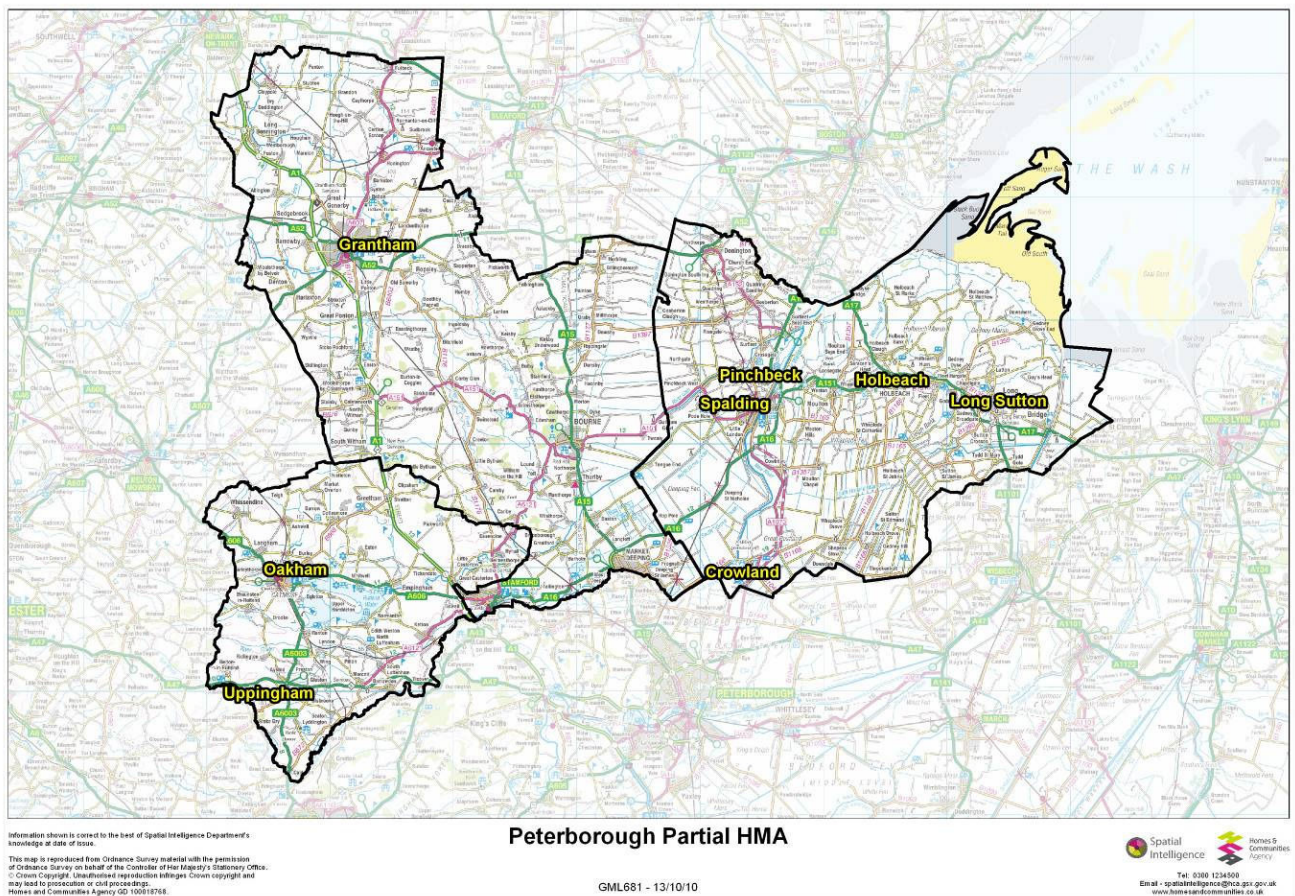
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1. Introduction

- 1.1 The Peterborough Partial Housing Market Area (HMA) Local Investment Plan (LIP) provides a strategic framework detailing partner priorities and principles for investment in growth, housing and regeneration to deliver the vision for the area.
- 1.2 The LIP has an emphasis on a 'whole area' approach to commissioning and investment by all partners such as housing, economic development and transport. This principle enables a coordinated approach to place-making and maximising investment impact in priority areas, particularly in a period of constrained resources.
- 1.3 The LIP is underpinned by local and national strategies and provides a structure for future investment that is integrated with all aspects of regeneration and growth. This comprehensive investment approach will ensure the delivery of appropriate growth, housing and sustained regeneration across the area, creating places where people want to live and work.
- 1.4 The Peterborough Partial HMA relates, to a certain extent, to the urban centre of Peterborough that has an impact in terms of the economy, travel and the housing market. A Strategic Housing Market Assessment was completed that covers Rutland, South Holland, South Kesteven and Peterborough.
- 1.5 The LIP will provide a long term coherent plan for determining investment. The Plan concentrates on the period 2011/12 to 2014/15 in detail, whilst also identifying longer term aspirations to 2026. The HMA includes Grantham for which a specific LIP was developed earlier in 2010 as a result of the town being identified as a Growth Point. The Grantham LIP includes priorities targeted at the town that are summarised within this document.
- 1.6 The key elements of this plan are:
 - The strategic context and the evidence base for the plan
 - Place based priorities
 - Thematic priorities
 - Monitoring and review
- 1.7 The LIP has been developed through a series of meetings and events involving the local authorities and stakeholders. A steering group and a working group with representatives from the partners were formed to develop the plan. This structure will be maintained to monitor progress against the plan and to complete an annual review.
- 1.8 Whilst there has been limited direct consultation on the plan, the plan's preparation reflects local strategies that have, in turn, reflected extensive local engagement. For example:
 - the local vision and priorities identified in sustainable communities strategies were set through a series of public consultation events and engagement with key partners;
 - the adopted and emerging core strategies have been developed as a result of extensive consultation; and
 - The update of the Strategic Housing Market Assessment included the opportunity for written comments and a consultation event. The results of the consultation influenced the final report.
- 1.9 The partners to the LIP value the contribution made by all sectors of the community and are keen to engage with the business sector, public sector, the third sector and local communities in shaping and delivering growth, regeneration and services in local areas.

- 1.10 The place-based and thematic priorities and key projects proposed in this document reflect the scale of public sector investment likely to be available over the plan period. However, a note of caution must be added given the current uncertainty concerning public sector finances over the next four years. A key aim is to maximise the potential of the current resources and to allow investment in key priorities with some certainty.
- 1.11 The LIP should not be seen as a fixed plan and will be subject to an annual review to take into account the changing policy context as well as to reflect wider stakeholders' priorities.

2. Outline of the Peterborough Partial Housing Market Area

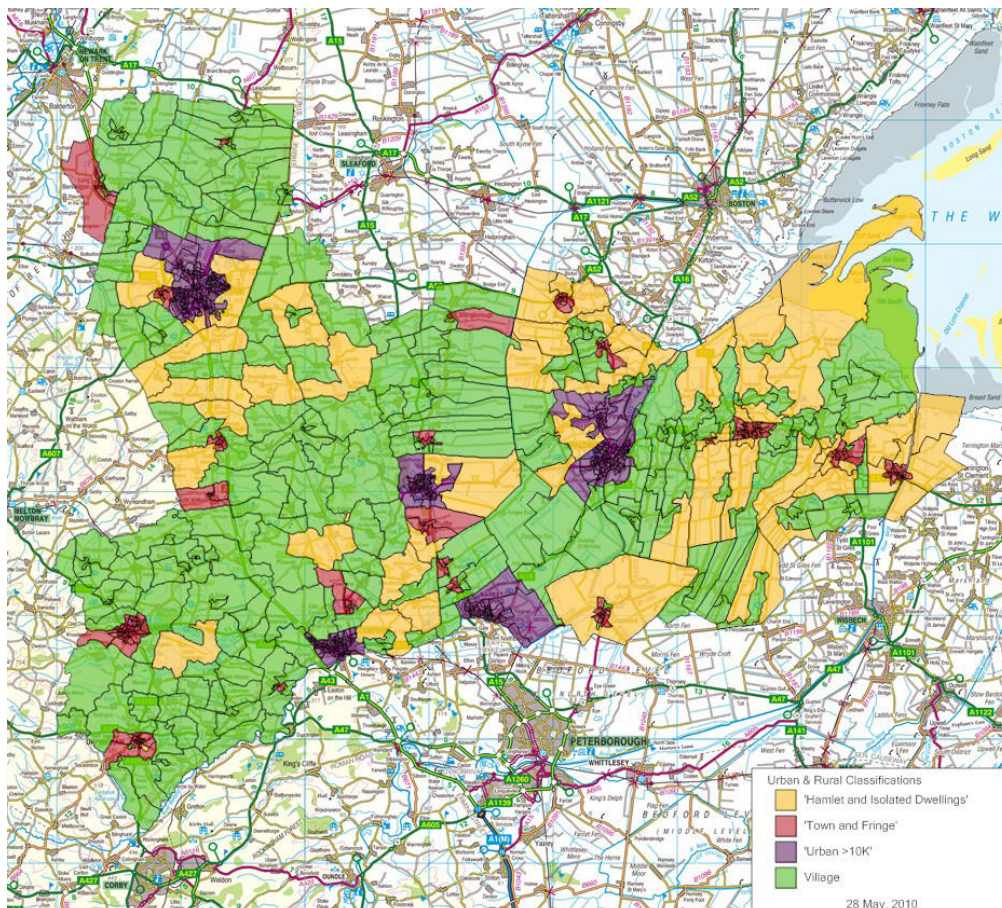


- 2.1 The area covered by Rutland County Council, South Holland District Council and South Kesteven District Council has a number of market towns that act as sub-regional centres providing facilities and services for the largely rural hinterland that has a much dispersed population. The area also relates to surrounding cities; Peterborough, Lincoln, Nottingham and Leicester. Generally, it offers an environment that is attractive and makes a pleasant place to live, work and enjoy leisure time. The area shows low levels of deprivation but this can hide significant deprivation within specific areas and for individual households.
- 2.2 There is a projected increase in the population across the area. The area has a high proportion of older people and this proportion is going to grow, especially those aged over 85. There have been some relatively high levels of migration by workers from Eastern Europe into the area especially, South Holland and South Kesteven.
- 2.3 There are some good transport links based around the A roads that link the main settlements but some rural areas are less well connected, especially via public transport. High speed digital infrastructure including broadband, television switchover, mobile and wireless communications are an essential requirement for business, public services access and consumer needs. Fast and reliable access touches many aspects of life. The lack of digital infrastructure is a barrier to business start up and growth in sectors reliant on fast speeds and mitigates against homeworking strategies to reduce out-commuting.
- 2.4 Manufacturing and construction sectors have a good base across the area whilst agriculture and tourism are also important. There is a relatively large public administration sector, especially in Rutland and South Kesteven. In addition, the closure of RAF Cottesmore due in 2013 is likely to be accelerated following the recent strategic defence review.

2.5 The area shows high average house prices, especially in Rutland, leading to real issues around affordability for those aiming to enter the housing market. This issue, combined with barriers around developing the economic base, leads to concerns about the loss of younger, economically active households from the area.

Key information Peterborough Partial HMA (ONS)					
	Rutland	South Holland	South Kesteven	East Midlands	England
Size	151.5 sq miles	287 sq miles	365 sq miles		
Population (Mid 2009)	38,400	84,100	131,200		
Population density (Population / hectare)	1.0	1.2	1.4	2.7	3.8
Population projections to 2026	44,300	99,100	147,500		
Percentage population change to 2026	15.1%	15.9%	11.7%	13.3%	11.8%
Ethnic origin (2001)					
• White	96.0%	96.7%	96.3%	90.9%	88.2%
• Mixed	1.1%	0.9%	0.9%	1.4%	1.7%
• Asian	1.5%	1.2%	1.4%	5.0%	5.7%
• Black	0.9%	0.7%	0.6%	1.5%	2.8%
• Other	0.6%	0.6%	0.8%	1.1%	1.5%

Urban and rural classifications



3. Aims

3.1 Spatial vision

A strong place based approach to development, maximising sustainability through

- a) Facilitating the growth of sustainable economic centres
- b) Supporting market towns to be vibrant and prosperous
- c) Maintaining diverse, thriving villages with jobs and homes for local people

3.2 Overarching aims

- a) Creating sustainable communities
 - i. Ensure a mix of housing types to meet the needs of the local community and support economic growth
 - ii. Increase the supply of affordable homes and manage the housing implications of an ageing society
 - iii. Healthy and socially inclusive communities, where vulnerable and disadvantaged people are supported
 - iv. Safer communities
 - v. Increased and improved access to services
- b) Building our economy and infrastructure
 - i. Strengthen and diversify the economy, seeking investment in growth sectors and building on existing strengths, providing a range of training opportunities to meet increasing skills needs
 - ii. Support business creation, ensuring opportunities related to population and housing growth are effectively grasped
 - iii. Encourage development opportunities related to the rural economy to support rural communities
 - iv. Pursue affordable solutions to improve the digital infrastructure (superfast broadband and mobile phone connectivity)
 - v. Integrated and sustainable transport infrastructure and forms of transport
 - vi. Ensure investment in facilities and services, increasing accessibility, for the benefit of existing and new communities
- c) Sustaining our environment
 - i. Safeguard and enhance the natural and cultural environment
 - ii. Protect and enhance the built environment and the distinctiveness of the local townscape and villages
 - iii. Ensure the design of new development is of the highest quality
 - iv. Encouraging the prudent use of resources, waste management, addressing flood risk and climate change

3.3 Investment Themes

- Rural housing
- Meeting local housing needs
- Supporting the economy and infrastructure

Priorities for the investment themes vary across the HMA according to local policy choices, as listed in the table of thematic priorities.

4. Evidence from existing and emerging strategies

- 4.1 There is a strong existing basis of strategies in the areas covered by the LIP. The LIP draws on the priorities set in these other strategies to give a coordinated approach to growth, housing, economic development and sustained regeneration. The list below identifies the strategies that have most bearing on the LIP, together with a short summary of the key issues and priorities in each document that influence the LIP's priorities.
- 4.2 There are strategies that cover Lincolnshire to inform the position in South Holland and South Kesteven, whilst Rutland is a unitary authority so most of its strategies are specific to Rutland. The Strategic Housing Market Assessment completed in 2008 and its update in 2010 is a key information source.

Rutland

4.3 Rutland Sustainable Communities Plan 2010-12

Thematic priorities incorporating cross cutting issues and actions:

- A stronger and safer community
- An active and enriched community
- Sustaining our environment
- Building our infrastructure
- Caring for all
- A brighter future for all
- Access to services

4.4 Rutland emerging Core Strategy 2010 - 26

- Oakham will be the key focus for new development of about 1,100 homes
 - Sustainable urban extension north west of Oakham of about 1,000 new homes
 - Support new education, leisure and cultural facilities as part of the Catmose Campus
 - Support initiatives to regenerate the West End of Oakham town centre
 - Maintain availability of employment land on Lands End Way
 - New transport interchange in Oakham town centre
- Uppingham will be a focus for more moderate development of about 250 homes
- Local Service Centres can accommodate a small scale of growth
- Smaller Service Centres can accommodate a minor scale level of development appropriate to the character and needs of the village concerned
- Restraint Villages are not considered sustainable locations to accommodate further development unless it is development normally acceptable in the countryside

4.5 Rutland Economic Development Strategy 2009

- Getting the best possible Broadband provision throughout the county for businesses and home users
- Engaging with local businesses and meeting their needs
- Supporting local workforces with training and skills development
- Working with partners to help provide better housing and transport for local people
- The regeneration of Oakham
- Supporting the traders and businesses in Uppingham and Oakham
- Supporting village and rural based businesses
- Providing quality work and office space throughout the county
- Encouraging inward investment and the creation of new jobs

4.6 Other relevant strategies and plans

- Empty Homes Improvement Plan 2008-11
- Leicestershire, Leicester and Rutland Supported Living Strategy 2009-13
- Leicestershire and Rutland Joint Commissioning Strategy for Adults and Learning Disability.

Lincolnshire

4.7 Lincolnshire Community Strategy

Lincolnshire is the place where everyone can find and enjoy the lifestyle that suits them best. Those great lifestyles come from:

- Vibrant communities where people enjoy life
- Opportunities for good health
- One of the healthiest and most sustainable economies in Europe
- Good connections between people, services, communities and places
- Rich diverse environments, heritage and cultures that residents and visitors enjoy, supported by organisations working together for Lincolnshire

4.8 Lincolnshire Economic Strategy

- Historic Lincolnshire has one of the healthiest and most sustainable economies in Europe
- Clusters of economic excellence in agriculture, food and manufacturing, power engineering, leisure and creative industries and critical to the world's economy after the recession
- These clusters are part of a much more diverse economy supported by high quality training for skills
- Our top 30 UK university leads on research and transferring knowledge into the county

4.9 Lincolnshire Good Connections Strategy

Aims to deliver:

- Good connections between people, services, communities and places
- Convenient access to services
- Widespread use of digital technology to improve lives and life chances
- A safe, well managed transport network

4.10 Lincolnshire Coastal Strategy

Coastal flood risk affects parts of South Holland

- Increase the safety of people by reducing the number of people at risk of flood hazard
- Development guided by the level of flood hazard
- The consequence of flooding for people in all flood hazard zones will, over time, be reduced by
 - flood resilience measures
 - improving emergency planning, response and evacuation arrangements
 - improving public awareness and understanding of flood risk and responses
- Development decisions will aim to improve social, economic and environmental conditions in existing and new communities

4.11 Lincolnshire Housing Strategy 2009-14

- Accessibility and affordability
- Housing's contribution to economic development
- Raising quality
- Sustainability
- Rural communities
- Vulnerable people

- Older people

4.12 Lincolnshire Supporting People Strategy 2008-13

- Enable vulnerable people to choose from a range of effective, good value services that enable them to address the factors that risk their ability to maintain or gain independence in appropriate housing.
- The main priorities are:
 - People who are homeless or at risk of homelessness
 - Older people with support needs
 - Young people at risk

4.13 Lincolnshire Extra Care Strategy

Provide quality accommodation and support services that:

- Support older people to remain living in a home of their own – through the availability of 24 hour care, assistive technology and the provision of daily living aids
- Promotes the development of flexibility living environments by design
- Are developed in suitable locations, and compliment the surrounding environments
- Maximise people's potential to play a full, active part in the wider community
- Address the social, cultural and religious needs and aspirations of Lincolnshire's increasingly diverse older population.

4.14 Lincolnshire Affordable Warmth Strategy 2010-2016

Working towards achieving Affordable Warmth and carbon reductions for all Lincolnshire residents.

- Raising awareness of fuel poverty and its solutions
- Targeting actions at fuel poor households
- Improving energy efficiency of all housing tenures
- Maximising the income of households at risk from fuel poverty
- Improving access to fuel services and renewable energy

4.15 South Holland Community Plan

- Facilitating high value jobs, skills and enterprises
- Improving accessibility – better access to the area and to high quality services
- Raising the expectations of individuals and communities
- Improving and protecting the natural and built environment

4.16 South Holland Corporate Plan

- Affordable homes
- Care of our villages and towns
- A secure and diverse economy
- Improving health through cultural and sporting opportunities
- Improving access to services
- Democratic community leadership
- Maintaining our capacity to deliver

4.17 South Holland Economic Development Strategy 2010-15

- Create an environment in which new businesses can start and existing businesses can grow
- Generate a high quality of life so that people will want to both live and work in the district
- Work with partners to tackle issues holding back economic growth and minimise the impact of the recession

4.18 South Holland Local Plan

- Achieving a sustainable distribution of new development

- Improving the economic output of the District
- Meeting accommodation needs, especially through more affordable housing provision
- Seeking provision of services / facilities in step with housing and employment growth
- Widening a range of services / facilities available and improving accessibility to them
- Achieving a high quality built environment
- Safeguarding the amenities of the District
- Contributing to the better use of valuable resources, including land and energy
- Safeguarding and enhancing the natural environment and reversing the decline in biodiversity

4.19 South Holland Housing Strategy 2006-11

- High quality affordable housing
- Homelessness
- Work with others
 - Private sector renewal
 - Empty homes
 - Supported housing

4.20 South Kesteven Sustainable Community Strategy

- Support Grantham's role as a sub-regional centre
- Support redevelopment of Bourne Core Area for retail, commercial and residential uses in modern buildings
- Support the development of affordable housing across the District
- Ensure that developments and the natural environment are sustainable
- Promote opportunities for formal and informal education
- Ensure opportunities for employment

4.21 South Kesteven Council Priority Themes

- Sustainable growth through the promotion of key town centre sites for new retail facilities and high quality office accommodation in Grantham and Bourne, and new housing in Grantham
- Promotion of South Kesteven as key location for new business investment
- Support for existing business to maintain employment and a balanced economy

4.22 South Kesteven Core Strategy

- The majority of all new development should be concentrated in Grantham and new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings will be allowed
- Outside these centres development will be directed to identified Local Service Centres
- Transport priorities are the Grantham East-West relief road and the Pennine Way link in Grantham
- Two urban extensions in Grantham; North West Quadrant and Southern Quadrant
- In residential development there should be up to 35% affordable housing

4.23 South Kesteven Economic Development Strategy

To attract and secure higher value, sustainable knowledge based employment by:

- Attracting inward investment
- Safeguarding the growth potential of existing businesses
- Supporting new start-up businesses
- Promoting innovation

4.24 South Kesteven Housing Strategy 2010-13

- Rural housing needs
- Meeting the housing and support needs of older people and understanding the needs of other groups
- Making the most of private sector housing
 - Empty homes
 - Decent homes
- Maximise the use of public sector resources and assets
- Minimum design standards
- Affordable housing

4.25 Peterborough sub-region Strategic Housing Market Assessment Update

A Strategic Market Assessment (SHMA) was originally published for the Peterborough Sub-Regional Housing Market Area in March 2008. The SHMA examined the local housing market in Peterborough, Rutland, South Holland and South Kesteven in accordance with the relevant DCLG Strategic Housing Market Assessment Practice Guidance of August 2007. It included a review of the current local situation, an understanding of the housing market dynamics and recommendations as to the appropriate action in the sub-region. An update to the SHMA was published in August 2010 to assess more recent changes and altered market conditions.

- 4.26 The information included in the SHMA and the update in 2010 provides much of the evidence base on which the priorities around the need for affordable housing have been based.

4.27 Peterborough City Local Investment Plan

The Strategic Housing Market Assessment was completed covering Rutland, South Holland, South Kesteven and Peterborough. There remain some links with Peterborough around cross-boundary issues. A Local Investment Plan has been developed for Peterborough City over the same timescales as this document. The Peterborough LIP highlights the infrastructure required to support growth within the following themes:

- Transport
- Education
- Environment
- Utilities / services
- Employment
- Community infrastructure (including affordable housing)

Local Enterprise Partnerships

- 4.28 In response to an invitation by Government, proposals for Local Enterprise Partnerships (LEPs) covering different parts of the HMA were submitted. The Government has announced that it believes that the proposed LEPs for Greater Lincolnshire and Greater Cambridge / Greater Peterborough are considered ready to establish its board. The LIP will prove valuable to feed into the work of the LEPs and the developing approach of the LEPs will feed into future reviews of the LIP.
- 4.29 The Greater Lincolnshire LEP proposal included the South Holland and South Kesteven areas. The LEP proposal included the following priorities:
- Support for economically disadvantaged communities;
 - Creation of infrastructure for business to thrive;
 - Workforce skills development;
 - Innovation driven through HE / Business collaboration;
 - “Generic” business support;
 - Supporting access to finance and funding;
 - Championing a reduction in “red tape” for all businesses;

- Facilitation of cluster support for key sectors;
- Place marketing; and
- Strategic Planning.

4.30 The Rutland area is included in the proposal for the Greater Cambridge / Greater Peterborough LEP. The LEP proposal included the following core priorities:

- Strategic economic leadership;
- Working with key partners;
- Economic intelligence;
- Low carbon economy and environment;
- Market positioning and inward investment;
- Innovative financing and delivering management; and
- Tackling the infrastructure and housing deficit.

5. The Grantham Local Investment Plan

- 5.1 Grantham was awarded Growth Point Status in 2007 following a successful bid for funding from South Kesteven District Council and Lincolnshire County Council. It is one of four towns prioritised for growth in close proximity to each other. The Programme of Delivery includes the vision for Grantham and how it will develop as a Growth Point. To respond to this Programme of Delivery, a Local Investment Plan developed specifically for the Grantham area was finalised in March 2010.
- 5.2 Grantham is identified as a place based priority in this LIP and the key projects included within the Grantham LIP are also included in this document. Building upon the Growth Point concept, the Grantham LIP plan identified the following ambitions:
- Delivering and unlocking the potential of key development sites whilst protecting biodiversity
 - Providing a wider variety and better quality of low carbon homes
 - Promoting local transport links including integrated green pathways, and improving air quality through traffic management
 - Improving local services providing new community facilities in development areas
 - Improving the town centre's leisure, culture and retail offer
 - Diversifying its employment base and attracting higher value, higher paid employment
 - Retaining the younger skilled residents
 - Encouraging healthy lifestyles and tackling health and social inequalities
- 5.3 The Grantham LIP identified the following priorities and there is greater detail provided in that document:
- Places:
 - The North West quadrant
 - The Southern quadrant
 - The town centre
 - The Canal Basin
 - Themes:
 - Housing
 - Economy and employment
 - Transport and accessibility
 - Environment
 - Local services – health, leisure, facilities and services

6. Challenges and opportunities

- 6.1 The partners have identified some clear priorities that are based on the existing strategies covering the area and a range of information sources. There is a vast amount of information that may be used to give a picture of the Housing Market Area and to inform the investment priorities for the sub-region. However, there is some key data that provides the evidence for the priorities included in the LIP.

Infrastructure

- 6.2 Each Local Development Framework will be supported by an infrastructure delivery plan or statement (IDP/IDSs), as required by current government guidance. They will set out a broad, flexible strategy for investment to support the area's development. Initial work on infrastructure issues has been carried out alongside the emerging Core Strategies. South Kesteven's Core Strategy was examined early in 2010. Rutland has recently completed consultation on its Core Strategy. Work on a Core Strategy covering South Holland is at an early stage. Details of relevant schemes so far are included in the 'Place based priorities' in this document and the Grantham LIP.
- 6.3 The IDP/IDSs set out how the Core Strategy objectives will be met through public and private sector resources, including developer contributions, focussing particularly on the delivery of the strategic sites up to 2026 and the five year housing supply. The strategies are expected to include policies on the deliverability and viability of development using mechanisms under the Planning Acts, such as planning conditions, general requirements for "section 106 obligations" and (subject to anticipated statutory revisions) Community Infrastructure Levy. Through further iterations of the LIP and IDPs/IDSs, funding streams can be aligned to ensure efficient use of resources, thus meeting the agreed objectives.
- 6.4 There is the need to improve the transport network in terms of both capacity and safety. Increasing accessibility across the area will support the development of the economy, improve the environment and help to retain a good population mix.
- 6.5 A common theme across many existing strategies in the area is the need to develop the digital connectivity, primarily in terms of the access to high-speed broadband and mobile phone coverage. Such improvements are required to support the development of larger and smaller businesses, together with reducing the need to travel in the area and the impact on congestion and CO₂ emissions. There have been some successful projects to bring high-speed broadband to villages but there is the need to identify how a more widespread solution can be delivered.

Economy

Lincolnshire

- 6.6 Recent surveys of business confidence in Lincolnshire show cautious signs of optimism. This is balanced by the expected reductions in public sector spending in the next few years. The Lincolnshire economic briefing for August 2010 from the Lincolnshire Research Observatory reported that over the last few quarters county firms have regularly confirmed their confidence in withstanding the economic downturn, yet were obviously feeling the effects of the recession. There has been an increase in numbers reporting improvements in sales, profitability and turnover. Alongside this positive development, there has also been an increase in firms stating that they are operating at full capacity.

Industry of employment (2008) (ONS)				
	Rutland	South Holland	South Kesteven	East Midlands
Manufacturing	13.7%	20.7%	17.5%	14.8%
Construction	3.9%	6.1%	5.2%	5.2%
Distribution, hotels & restaurants	25.9%	24.7%	26.6%	23.3%
Transport and communications	2.4%	7.5%	3.4%	5.5%
Finance, IT and other business activities	13.3%	14.7%	13.0%	17.9%
Public admin, education and health	33.4%	15.7%	27.4%	26.7%
Other services	4.5%	2.5%	5.2%	4.5%
Tourism related	12.6%	4.4%	8.7%	7.6%

- 6.7 The relatively high proportion of the economy that is based around food production has helped to protect local business during the economic downturn as people continue to buy food but look to save money in other areas. The area has a strong potential for further growth in processing and distributing food.
- 6.8 There has also been an increase in employers attempting to recruit staff during 2010, in particular full time permanent staff. This shift is potentially the result of employers recruiting more skilled manual / technical and professional / managerial posts, with increasing difficulty in recruiting to these types of posts. Employers also show some optimism with nine out of ten employers in the Lincolnshire area stating that their staffing numbers will either increase or stay the same in the near future.
- 6.10 The local economy has ridden through the economic downturn relatively well and there is some current optimism. However, there is concern about the limited ability of the private sector to lead investment to drive new large-scale development and the related infrastructure. The viability of investing to bring forward such sites is limited given the returns that may be currently available.

Rutland

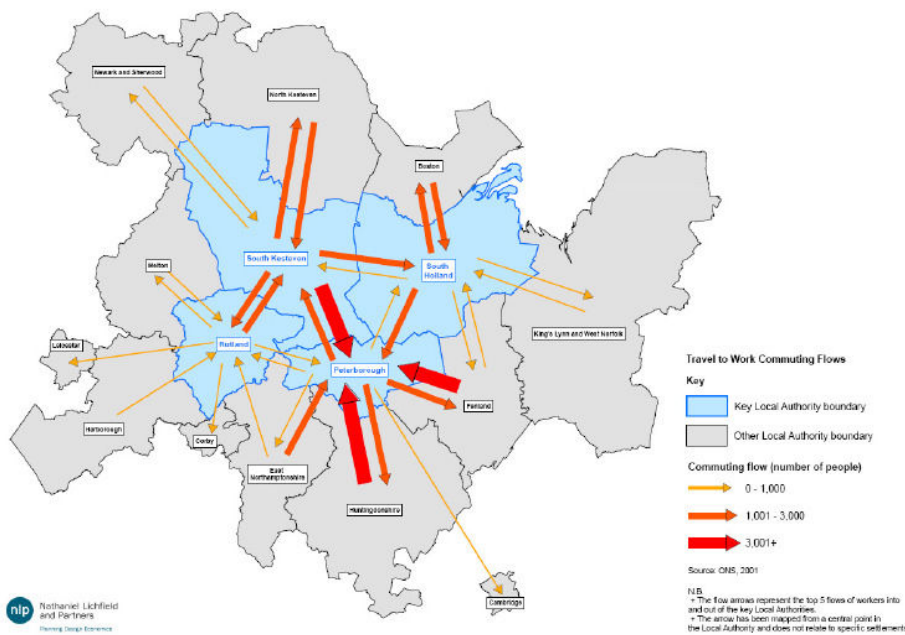
- 6.11 Rutland has done well in creating the environment to attract and keep quality businesses. A key aspiration is to maintain and improve the climate and availability of commercial areas and to support the creation of new businesses. Rutland has a business birth rate that is higher than the regional average but below the England average.
- 6.12 Unemployment within the county remains relatively low. In addition over 76.5% of working age people were in employment in 2009 compared to 74.3 % in the East Midlands. However the breadth of work opportunities remains limited within the County and many residents continue to travel outside of Rutland to work.

- 6.13 Low unemployment figures and relative low levels of deprivation hide the fact that employers have identified gaps in skills and that the County has less knowledge based companies than its regional neighbours.
- 6.14 Manufacturing business report cautious optimism with some investment now being seen in plant and equipment and planned increases in the workforce. Access to finance remains problematic and particularly so for start up companies. Despite this interest in starting a business remains high. Many businesses are looking to their own resources to fund growth.
- 6.15 Employment in the construction sector is low at 3.9% and as with elsewhere has shown sign of modest recovery. Tourism is an important contributor to the economy with visitor numbers and spend both up despite the recession. The retail sector remains reasonably buoyant with few vacant shops. Overall there appears to be resilience to economic shocks. Nevertheless there are a number of future risks including dependency on public sector jobs and impacts of funding cuts on MOD and potentially prison establishments.

Travel to work

- 6.16 There are significant levels of commuting across the HMA as residents seek to find both suitable jobs and affordable housing. Peterborough experiences a high level of in-commuting from neighbouring authorities. These trends are depicted in the map below.

Commuting flows across the Peterborough Sub-Region



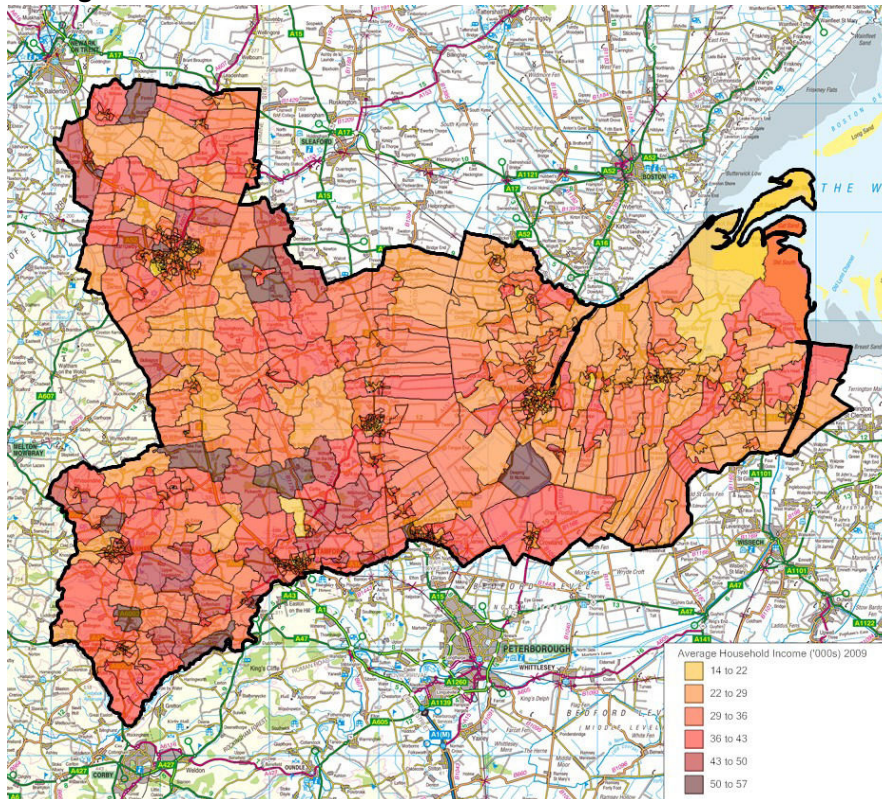
Source: The housing Implications of employment land in the Peterborough Sub-Region (2009)

Wealth and deprivation

- 6.17 There is a common theme in strategies across the area that whilst the overall figures show relatively low levels of deprivation, there are wide ranges in levels of income and prosperity. The partners have common aims to support the existing economy whilst encouraging new businesses, especially in higher skilled sectors.

6.18 Figures from the Office of National Statistics show that in 2009 the gross average income of full-time employed residents ranged from £23,067 in South Holland to £26,255 in Rutland, compared to an overall figure of £23,946 for the East Midlands.

Average household income



6.19 In 2009 the East Midlands had an overall unemployment rate of 6.6% whilst the HMA area showed lower rates of unemployment:

- Rutland 3.8%
- South Holland 6.0%
- South Kesteven 5.4%

However, all three areas had seen a greater increase in rates of unemployment during the previous two years compared to the regional average.

6.20 The deprivation rankings reflect some parts of the population that are more prosperous but they also, potentially, hide pockets of significant poverty in some of the larger towns and the rural areas. Some areas have a very limited supply of local jobs, exacerbating the need to travel to work and the higher costs involved in travelling, accessing services and buying food and supplies.

Deprivation ranking (out of 354 local authorities) (DCLG)		
Rutland	South Holland	South Kesteven
334	195	271

Population growth and housing supply

6.21 The population across the local authorities in the HMA is projected to increase between now and 2026 with the largest increase in South Holland (15.9%) and the smallest increase in South Kesteven (11.7%).

- 6.22 The number of new homes being developed has not kept pace with the projected increase in population and households. Build rates have dropped with 42.0% fewer homes completed in 2009/10 compared with 2007/08 (DCLG).
- Rutland down 12.6%
 - South Holland down 49.6%
 - South Kesteven down 41.4%
- 6.23 The emphasis of housing development is centred on Sustainable Urban Extensions in Grantham, Spalding and Oakham. However, there is also some emphasis on developing infill and smaller sites that can contribute to town centres and will be more deliverable in the shorter term. Additionally, the provision of affordable housing in rural locations is a key priority given the area is significantly rural.
- 6.24 Vacancy rates in the housing stock are generally low in the area, although data for Rutland shows a higher level of empty homes relating to Ministry of Defence sites and second homes. All the local authorities have actions to tackle empty homes in their Housing Strategies so it is not identified as a specific thematic priority within the LIP.

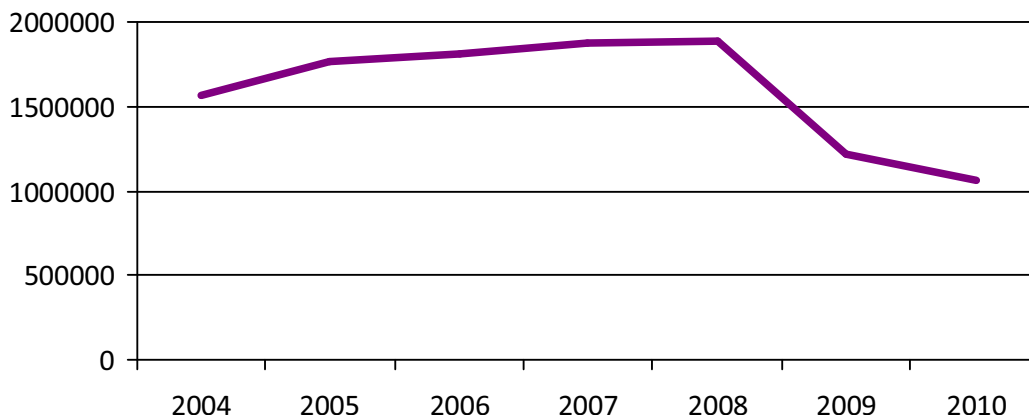
Vacant housing stock, April 2010 (DCLG)			
	Rutland	South Holland	South Kesteven
Public sector	66 (10.1%)	19 (0.5%)	216 (3.4%)
Total	611 (3.8%)	626 (1.6%)	962 (1.6%)

- 6.25 The New Homes Bonus announced by the Government will support local authorities who take action to enable the construction of new homes where they are needed and wanted by their communities. In the delivery of the priorities within the LIP the opportunities offered by the New Housing Bonus will be a consideration.

House prices, affordable housing and land values

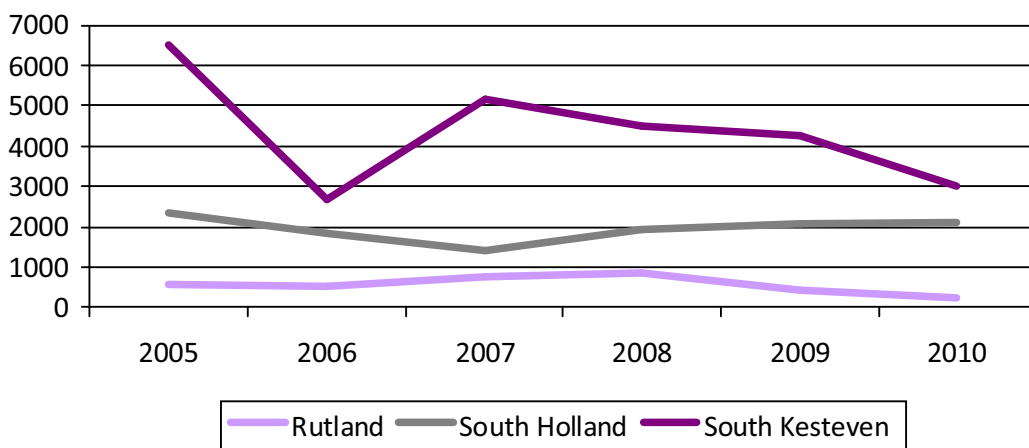
- 6.26 The Housing Strategies across the HMA all highlight the very significant need for more affordable homes due to the relatively high house prices across large areas of the HMA, the limited supply of smaller homes and social housing and the proportion of the population on lower incomes.
- 6.27 At the end of December 2009 the average median price of homes in the East Midlands was £140,000 but homes in Rutland (£203,500) and South Kesteven (£154,000) were above this regional average and those in South Holland (£136,500) were just below.
- 6.28 Changes in the housing market have made it harder to bring forward sites. Many of the larger sites across the area were bought when the market was more buoyant and the fall in house prices has changed the viability of sites. This makes it more difficult to deliver affordable homes and other community benefits as these sites are brought forward.

Average valuations of residential land with outline planning permission (East Midlands) (DCLG)



6.29 The waiting lists held by the local authorities show a significant expressed demand for affordable homes.

Local authority housing registers (DCLG)



6.30 The update of the Strategic Housing Market Assessment published in 2010 showed that 23% of households in Peterborough and the Peterborough Partial HMA cannot afford housing at current market prices / rents.

Summary of affordable housing need (annual figures), 2010 (SHMA)

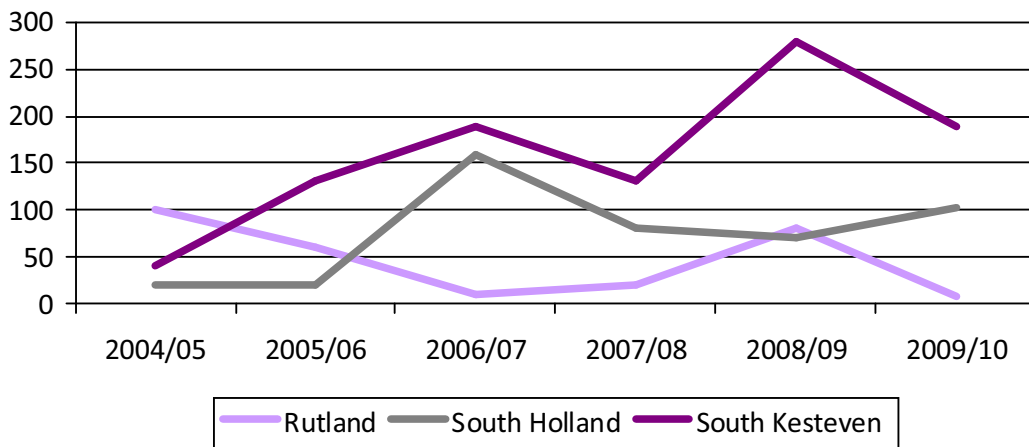
	Rutland	South Holland	South Kesteven
Backlog need	44	192	173
Backlog supply	41	88	159
Net backlog supply	3	104	13
Future need	289	797	1181
Future supply	145	314	527
Net future need	144	483	654
Total net annual need	147	587	667

6.31 The Strategic Housing Market Assessment estimated the housing requirement between 2010 and 2026, including a breakdown showing market, intermediate and social tenures. There has been

some success in delivering new affordable homes in recent years but the supply has not been reaching these levels.

Estimated housing requirements, 2010 to 2026 (SHMA)			
	Rutland	South Holland	South Kesteven
Market	60.2%	64.7%	62.5%
Intermediate	14.6%	10.7%	13.9%
Social rented	25.2%	24.5%	23.6%

Additional affordable homes (DCLG)



6.32 The LIP partners are keen to explore new ways of delivering affordable homes given the current viability of sites coming forward and the likely reduced levels of public subsidy to deliver affordable homes.

Demographic profile

6.33 The proportion of the population that is older has been increasing and this trend will continue. The need to respond to these changes is highlighted in a number of strategies that cover the area, especially in terms of the supply of homes that are suitable for the needs of older people.

6.34 The area has a relatively high proportion of older people compared to the East Midlands and England. The older population is projected to increase, with the number of people aged over 75 expected to increase by two thirds in just 16 years (ONS) and the increase in those aged 85 being even more marked. The need to provide housing and services aimed at the increasing number of older people is recognised as a priority by the partners. Appropriate provision of extra care housing may be the solution in some areas but, given the dispersed nature of the HMA and the pressure on existing services, other models are being explored.

Age profile, 2010 and projected change to 2026 (ONS)								
	Rutland		South Holland		South Kesteven		East Midlands	
	2010	Change 2026	2010	Change 2026	2010	Change 2026	2010	Change 2026
Under 15	16.9%	+23.1%	16.2%	+11.6%	17.4%	+6.6%	17.0%	+12.6%
15 – 29	17.4%	-4.5%	14.4%	+7.3%	15.6%	-4.4%	19.9%	-1.8%
30 – 44	17.9%	-10.1%	18.3%	+3.8%	19.3%	+1.2%	19.8%	+11.8%
45 – 59	20.0%	+1.3%	20.6%	+8.5%	21.3%	0.0%	19.8%	+3.0%
60 – 74	18.2%	+24.3%	19.7%	+19.6%	17.6%	+23.7%	15.5%	+20.1%
75 +	9.6%	+91.9%	10.9%	+61.3%	8.8%	+78.4%	8.0%	+53.7%

- 6.35 Younger people are drawn away from the area because of employment opportunities and especially the high house prices for first time buyers in many parts of the HMA. This is reflected in the statistics on the number of younger people in the area. This could be seen as showing a limited demand for housing suitable for younger people and newly forming households. However, the reality is the opposite; the housing needs to be supplied to increase the number of younger people living in the area. The LIP aims to improve the offer to younger people to encourage them to stay within the area whilst also expanding the facilities and services for older people.

Gypsies and Travellers

- 6.36 Addressing the needs of Gypsy and Traveller communities is an ongoing issue across the HMA. The councils have completed assessments of the requirements for new pitches. They are developing individual responses to these requirements.

7. Place Based Priorities

- 7.1 The principal role of the LIP is to set out the priorities for investment to deliver housing, regeneration, and growth in the HMA. The plan identifies the sequence and phase of delivery of these priorities for the period 2011 to 2015, as well as the longer term aspirations to 2026. It covers a range of place-based priorities and a number of thematic priorities within and beyond the place-based priority areas. A key aim is to maximise the potential of the current resources and to attract significant private sector investment.
- 7.2 Many of these interventions require further public investment to realise their delivery, particularly over the short to medium term 2011-15 as a result of the current economic downturn. Given the pressure on public sector resources over the next five years it is not possible to provide the necessary public investment to enable all these proposals to be delivered within the current plan period. Careful consideration has been given to identifying those investments that will provide the greatest strategic benefit in achieving the HMA's identified priorities as well as issues of phasing and ability to deliver.

Prioritising Programmes and Projects for Investment

- 7.3 Prioritising programmes and projects for investment is an inherently complex process and delivery of some key projects is dependent on the private sector bringing forward these projects. The various programmes and projects are not necessarily immediately comparable in terms of what they will deliver but the Steering Group will seek to apply prioritisation criteria around the strategic fit, deliverability and value for money. There is a strong emphasis around working with local communities to identify the most appropriate ways to deliver the priorities identified.
- 7.4 At the time of developing the LIP the outcomes of the Strategic Defence Review were not known. The results of the Review may have significant impact on a number of places within the area. Most notably, Cottesmore may be impacted by the closure or change of use of the major Ministry of Defence base. There may be the need to develop further actions if there are announcements relating to these bases.

Crowland, South Holland					
Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 35 Open space 	<ul style="list-style-type: none"> Short to medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One site with planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Grantham, South Kesteven (detail is provided in the Grantham Local Investment Plan)

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
North West Quadrant	<ul style="list-style-type: none"> • 3,500 homes • Affordable homes • New strategic highway • Social and community infrastructure including primary school places 	<ul style="list-style-type: none"> • Planning permission for Phase 1 (Poplar Farm) - 2009 • Core Strategy Adoption – 2010 • Develop masterplan 2011 • Start on site - 2011 	<ul style="list-style-type: none"> • To be identified • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Planning permission for Phase 1 granted subject to completion of S106 – 2009 • Core Strategy adopted – July 2010 • Masterplanning underway 	<ul style="list-style-type: none"> • Masterplanning support • Affordable housing / Section 106 input • Potential funding
South Quadrant	<ul style="list-style-type: none"> • 4,000 homes • Affordable homes • 120,000 sq m employment space • New strategic highway • Social and community infrastructure including primary school spaces 	<ul style="list-style-type: none"> • Core Strategy Adoption – 2010 • Planning permission for distribution hub – 2010 • Develop masterplan 2011 • Submit planning application 2012 • Start on site - 2014 	<ul style="list-style-type: none"> • To be identified • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Planning permission for distribution hub – 2010 • Core Strategy adopted – July 2010 • Design of relief road and viaduct underway – 2010 • Masterplanning underway – 2010 • Landowners engaged 	<ul style="list-style-type: none"> • Masterplanning support • Broker with other national agencies as required • Potential funding • Delivery model/options support

<p>Town centre</p> <ul style="list-style-type: none"> • Station approach • Wharf Place • Greyfriars / Market Place 	<ul style="list-style-type: none"> • 21,000 sq m employment space • 11,000 sq m retail space • 6,000 sq m leisure space • New hotel • 442 homes • New highway infrastructure • New public realm 	<ul style="list-style-type: none"> • Development Briefs Adopted – 2011 • Strategic land acquisition – 2009 • Commence detailed design and site investigation – 2010 • Complete Feasibility Study for Incubation Centre – 2010 • Submit planning application – 2011 • Works to bring Station Approach (road) up to adoptable standard – 2012 • Start on site 2012 	<ul style="list-style-type: none"> • To be identified 	<ul style="list-style-type: none"> • Station Approach Development Brief adopted – October 2010 • Development Briefs for Greyfriars and Wharf Place at advanced stage • Station Approach land acquisition negotiations well underway – 2010 • Station Approach detailed design works underway – 2010 • Feasibility Study for Incubation Centre completed - 2010 	<ul style="list-style-type: none"> • Review of strategy and delivery mechanisms • Assistance on acquisition strategy • Affordable housing input • Potential funding
<p>Canal basin</p>	<ul style="list-style-type: none"> • 800 – 1,000 homes • 3,500 sq m food and drink space • 1,500 sq m leisure space • New highway infrastructure • Social and community infrastructure 	<ul style="list-style-type: none"> • Complete Site Assembly Strategy – 2009 • Complete Appraisal and Viability Study – 2010 • Complete Site Assembly - 2020 	<ul style="list-style-type: none"> • To be identified 	<ul style="list-style-type: none"> • Land Assembly Strategy Completed – 2009 	
<p>Grantham municipal waste transfer station</p>	<ul style="list-style-type: none"> • Site to sort and transfer municipal waste 	<ul style="list-style-type: none"> • Needs confirmation by LCC Waste Management 	<ul style="list-style-type: none"> • LCC mainstream funding 		

Holbeach, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing and facilities	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 47 Employment land Doctors surgery Open space 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One allocated site. 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Long Sutton, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 40 Employment land Open space 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One allocated site with full planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Oakham, Rutland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Sustainable Urban Extension to North West of Oakham	<ul style="list-style-type: none"> • 1,000 homes (up to 35% affordable) • New local centre • Social and community infrastructure • School places contribution or new school • Sustainable transport measures • Green infrastructure (new sports fields and agricultural showground) 	<ul style="list-style-type: none"> • Phased development from 2013/14 to 2025/26 • Approx. 100 dwellings per annum 	<ul style="list-style-type: none"> • Up to 20% affordable housing may seek grant in exceptional circumstances to provide additionality • Sustainable transport may require public subsidy 	<ul style="list-style-type: none"> • Strategic allocation in Core Strategy Proposed Submission document (August 2010) 	<ul style="list-style-type: none"> • Grant funding for affordable homes and any key identified infrastructure as appropriate
Catmose Campus	<ul style="list-style-type: none"> • 125 homes (up to 30% affordable) • New secondary school • Art gallery and theatre • Learning disability resource centre • Access to work resource hub • Children's Centre • Adult learning facilities • Sports and leisure centre 	<ul style="list-style-type: none"> • New school and community facilities to open early 2011 • New housing phased from 2011/12 to 2012/13 	<ul style="list-style-type: none"> • 10% affordable housing may seek grant in exceptional circumstances to provide additionality 	<ul style="list-style-type: none"> • Planning permission granted • New school and community facilities under construction 	<ul style="list-style-type: none"> • Grant funding for affordable homes

<p>Ashwell Depot site redevelopment</p>	<ul style="list-style-type: none"> • 40 homes (25% affordable housing) • Employment and start-up business • New site entrance and refurbishment of salt barn and winter depot 	<ul style="list-style-type: none"> • Planning consent previously agreed but not issued. New planning application required and potential scheme being modelled • New housing phased from 2011/12 to 2012/13 	<ul style="list-style-type: none"> • 25% to 50% affordable housing may require grant or may be possible to offset by some equity investment for market rent provision 	<p>Ongoing discussions with RP and developer with view to a positive outcome 2011/12</p>	<ul style="list-style-type: none"> • Grant funding for affordable homes
<p>Oakham residential development(s)</p>	<ul style="list-style-type: none"> • 150 new homes (35% affordable) • Open space • Social and community infrastructure • Oakham Business Park • Strategic employment sites • Rutland County College replacement and site • Retail floorspace expansion 	<ul style="list-style-type: none"> • New housing phased from 2015/16 	<ul style="list-style-type: none"> • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Sites to be determined through future LDF Site Allocations document • Oakham Business Park phase 1 completed, phase 2 being developed on design / build approach 	<ul style="list-style-type: none"> • Grant funding for affordable homes
<p>West End Regeneration</p>	<ul style="list-style-type: none"> • Public realm improvements • Development opportunities • Improved transport and traffic management • Sustainable transport interchange 				

Pinchbeck, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 44. Employment land Open space 	<ul style="list-style-type: none"> Medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> Current consultation with the Parish Council 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Spalding, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Affordable housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 186. 	<ul style="list-style-type: none"> Short to medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> Possible sites are being identified 	<ul style="list-style-type: none"> Grant funding for affordable homes
Holland Park Urban Extension	<ul style="list-style-type: none"> 2,250 homes (750 affordable) Leisure facilities Primary school 3 district centres Health centre New roads and bridge over railway Employment land Open space 	<ul style="list-style-type: none"> Started on site. Expected to be complete by 2026 	<ul style="list-style-type: none"> Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> Outline planning application under consideration 	<ul style="list-style-type: none"> Atlas support Grant funding for affordable homes and any key identified infrastructure as appropriate
Wygate Park	<ul style="list-style-type: none"> Around 1,000 homes Open space New link road Parade of shops 	<ul style="list-style-type: none"> Started on site. Expected to be complete by 2026 	<ul style="list-style-type: none"> Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> Most sections have planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Uppingham, Rutland					
Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Uppingham residential development	<ul style="list-style-type: none"> • 250 homes (35% affordable) • Social and community infrastructure • Green infrastructure • Strategic employment sites • Existing employment allocations 	<ul style="list-style-type: none"> • New housing from 2013/14 onwards 	<ul style="list-style-type: none"> • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Sites to be determined through future LDF Site Allocations document 	<ul style="list-style-type: none"> • Grant funding for affordable homes and any key identified infrastructure as appropriate

8. Thematic Priorities

8.1 The Plan aims to have the greatest impact on those places that we have prioritised. However, there are some issues where the planned responses are not place specific either because their delivery may be across the area or the appropriate locations for delivery have not been identified. The response to the themes is likely to be fairly fluid as often a range of smaller schemes will be identified and delivered.

8.2 There are three agreed thematic priorities:

- Rural housing
- Meeting local housing needs
- Supporting the economy and infrastructure

The responses under each of these themes varies across local authority areas to reflect the different identified needs across the area and the interventions that have previously been delivered.

8.3 Rural housing

Theme	Rural housing - Rutland
Priorities	<ul style="list-style-type: none"> • Affordable housing in settlements to be identified through opportunities and local support
Actions Planned	<ul style="list-style-type: none"> • The aim is to deliver at least 40 affordable homes each year (Policy CS11 of LDF Core Strategy) – 580 affordable homes by 2026 <ul style="list-style-type: none"> - Ketton: 18 homes - Ryhall & Belmesthorpe: 8 homes - Cottesmore: 6 homes - North Luffenham: 4-6 homes - Great Casterton: approx. 4 affordable homes - Other sites as they emerge or progress
Resources	<ul style="list-style-type: none"> • Accrued Commuted Sums for affordable housing from sites of 5 dwellings or less once LDF policies adopted • 35% on site affordable housing contributions from larger rural sites (6 + dwellings) inclusive up to 20% zero grant requirement once LDF policies adopted • HCA grant or other public subsidy for additionality up to 35%, to stretch above contributions, or for rural exception sites
HCA support	<ul style="list-style-type: none"> • Support to identify and bring forward appropriate sites • Grant funding for affordable homes built to good design standards to reflect local vernacular and infrastructure costs where essential for minor road safety measures

Theme	Rural housing - South Holland
Priorities	<ul style="list-style-type: none"> Affordable housing in identified priority settlements and via engagement with local communities
Actions Planned	<ul style="list-style-type: none"> Development and use of method to identify locations for development based on housing need, sustainability and community support Identify housing exceptions sites Support the new local housing company, South Holland Homes, in the delivery of affordable homes Delivery of affordable homes to contribute to meeting annual shortfall of 182 affordable homes
Resources	<ul style="list-style-type: none">
HCA support	<ul style="list-style-type: none"> Support to identify and bring forward appropriate sites Grant funding for affordable homes

Theme	Rural housing - South Kesteven
Priorities	<ul style="list-style-type: none"> Affordable housing in priority settlements to be identified through opportunities and local support
Actions Planned	<ul style="list-style-type: none"> To deliver at least 30 rural affordable homes each year
Resources	<ul style="list-style-type: none"> Commuted sums for affordable housing from sites of between 5 and 14 dwellings
HCA support	<ul style="list-style-type: none"> Support to identify and bring forward appropriate sites Grant funding for affordable homes

8.4 Meeting local housing needs

Theme	Meeting local housing needs - Rutland
Priorities	<ul style="list-style-type: none"> Homelessness Older people People with learning disabilities People with vulnerabilities or housing support needs Key workers/economically active households Local younger households Larger families Gypsies and travellers Rural housing and sustainability of smaller communities
Actions Planned	<ul style="list-style-type: none"> Target of 2% special needs provision e.g. physical disability / learning disability / care leavers / homeless Direct access supported housing for care leavers & homeless young people (approx 8 units – 2011/2015) 10% of affordable homes to be 2 bedroom bungalows or other suitably designed homes for older people Review of Allocations Policy to reflect local worker priority / under-occupation of 2 bed flats by single people and couples without children and review of priority 2010/11 Focus on suitable new affordable housing provision for younger households and for large families 2 residential and 5 transit pitches for gypsies and travellers up to 2012 (Policy CS12 of Core Strategy)

Resources	<ul style="list-style-type: none"> • Affordable housing on site S106 developer contributions • Accrued commuted sums • HCA grant funding for provision of residential and transit pitches for gypsies and travellers • Shared equity models for house purchase (supported by developer or HCA equity loan) • Private sector level rents with increased security (supported by HCA equity loans) • HCA grant funding for additionality and for higher cost housing models e.g. extra care/direct access provision
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes

Theme	Meeting local housing needs - South Holland
Priorities	<ul style="list-style-type: none"> • Housing and extra care housing for older people across a range of tenures • Able-bodied single people/childless couples under 60
Actions Planned	<ul style="list-style-type: none"> • Explore extra care provision preferably in Spalding but possibly in Holbeach or Pinchbeck • Flats in appropriate locations with well focussed allocation policies
Resources	<ul style="list-style-type: none"> • Affordable housing may require grant
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes

Theme	Meeting local housing needs - South Kesteven
Priorities	<ul style="list-style-type: none"> • Housing and extra care housing for older people across a range of tenures • People with vulnerabilities or housing support needs • Housing for younger households and larger families • Bringing empty homes back into use • Reducing the number of non decent properties occupied by vulnerable households • Delivery of Lincolnshire Affordable Warmth Strategy actions through the Home Energy Lincolnshire Partnership (HELP) as part of a Lincolnshire wide approach
Actions Planned	<ul style="list-style-type: none"> • Explore extra care provision • Continued implementation of grant policy to bring 25 empty homes per annum, back into use as affordable privately rented accommodation • Support delivery of new affordable housing provision suitable for younger households and larger families • Continued implementation of Better, Warmer Homes grant policy to improve quality of 150 existing homes per annum whilst linking into the Lincolnshire Affordable Warmth Strategy through the Home Energy Lincs Partnership (HELP)
Resources	<ul style="list-style-type: none"> • District Council's capital programme allocation for private sector housing actions
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes • Grant funding for private sector housing actions • Grant funding for delivery of the Lincolnshire Affordable Warmth Strategy (Countywide funding request for £2m for 2 years beyond 2012)

8.5 Supporting the economy and infrastructure

Theme	Supporting the economy and infrastructure - Rutland
Priorities	<ul style="list-style-type: none"> • Maintaining high levels of employment and a thriving local economy • Improving the flexibility of labour and helping people into employment • Encouraging business start up and growth • Assisting not inhibiting businesses • Improving flexibility of labour including skills development • Helping people into employment • Developing our market towns
Actions Planned	<ul style="list-style-type: none"> • Increase the provision of supported start up and enterprise workspace. • Development of appropriate open market work space. • Maximise the use of existing buildings for commercial use. • Greater representation in knowledge based businesses • Further develop an integrated transport infrastructure • Access to local employment support • Implementation of county wide infrastructure to support high speed broadband and digital technologies • Improving Oakham West End • Improved access to vocational training
Resources	<ul style="list-style-type: none"> • Local Enterprise Partnership, Local Transport Plan, Rutland County Council, Skills Funding Agency
HCA support	<ul style="list-style-type: none"> • Grant funding for any key identified infrastructure as appropriate

Theme	Supporting the economy and infrastructure - South Holland
Priorities	<ul style="list-style-type: none"> • Allocation of additional employment land, particularly at Spalding, including the relevant access and utilities infrastructure. • Access and utilities infrastructure to aid the delivery of existing employment land allocations, particularly at Holbeach, Sutton Bridge and Long Sutton. • Infrastructure to minimise the impacts of the upgrade to the joint line, particularly in Spalding. For example, a Western Relief Road (in conjunction with the allocated development at Holland Park), a bridge over the railway to the north of the town and, long term, a potential rail bypass. • Delivery of the Holland Park allocation, including key infrastructure (likely to be privately funded). • Continued maintenance of flood defence infrastructure. • Improved road links to the strategic network, particularly to the north. • Water resource and waste water treatment related infrastructure (determined through a Water Cycle Study). • Expansion of digital technology • Social infrastructure. For example, education, police, social service and health provision. • Green infrastructure. For example, leisure and recreation provision.
Actions Planned	<ul style="list-style-type: none"> • Road Rail Hub and associated infrastructure. – A preferred site has been identified by South Holland Cabinet to the south of Spalding but will be subject to the rigours of the development management process or in due course through the Local Development Framework process. • Development of the waterside area at Sutton Bridge, including marina. • Development of small starter business units district-wide. • The Fens Waterway Project and associated infrastructure, including Spalding Marina.

Resources	•
HCA support	• Grant funding for any key identified infrastructure as appropriate

Theme	Supporting the economy and infrastructure - South Kesteven
Priorities	<ul style="list-style-type: none"> • To identify employment land to support growth and investment • To encourage the development of a range of commercial and industrial premises • To identify and support measures to support growth sectors in the local economy • Improve offer of town centres • To secure delivery of social infrastructure to support planned growth in towns and Local Service Centres
Actions Planned	<ul style="list-style-type: none"> • Expansion of Northfields Industrial Estate, Market Deeping • Development of graduation space linked to Eventus Business and Innovation Centre, Market Deeping • Complete research on food and drink sector in southern Lincolnshire and scope for intervention • Completion of Phase 1 of the Bourne Core Area redevelopment to provide mix of housing, employment and commercial floorspace and public realm improvements • Bourne library and town all development to give enhanced service provision, efficiency savings and community access
Resources	<ul style="list-style-type: none"> • District Council capital programme allocation for strategic land acquisition and town centre projects • Emda funding to undertake food and drink research through South Lincolnshire Investment Partnership
HCA support	• Grant funding for any key identified infrastructure as appropriate

9. Prioritising Programmes and Projects for Investment

- 9.1 Prioritising programmes and projects for investment is an inherently complex process. The various programmes and projects are not necessarily immediately comparable in terms of what they will deliver. It is also the case that some programmes and projects that may be the most significant in terms of their strategic transformational impact may not necessarily be those requiring public support in the medium term.
- 9.2 The Steering Group has agreed that the following broad criteria will be used to prioritise amongst the range of projects that have been proposed during the development of the LIP:
- Meeting the aims included within the LIP,
 - Deliverability, and
 - Value for money.

10. Equality, diversity and mixed communities

- 10.1 The partners to the Local Investment Plan place diversity, equal opportunities and promoting cohesion at the heart of service provision. To ensure that the LIP reflects this commitment, an equalities impact assessment has been completed on the document, the aspirations and priorities. The impact assessment highlighted the following issues that have been incorporated into the Plan:
- The importance of projects targeted specifically at vulnerable and older people.
 - The need to have specific responses to meet the needs of residents living in rural areas to help prevent isolation and ensure access to facilities.

11. Governance, monitoring and review

- 11.1 The Peterborough Partial HMA LIP Steering Group will be responsible for monitoring and reviewing the progress of the LIP by the partners. Those organisations identified to lead on priorities and projects will provide regular monitoring reports to the steering group. The Steering Group will maintain an overview of funding allocations across the HMA to ensure the greatest benefit is achieved to the area as a whole.
- 11.2 The LIP is to be reviewed formally on an annual basis. However, the regular delivery progress updates from the partners influence the review timescale of the LIP.

12. Risk management

- 12.1 Our HMA partners work diligently to reduce the risk of unsuccessful delivery. The following have been identified as the significant risks affecting the integrity of the LIP.
- Reductions in spending by central and local government,
 - Further economic downturn and uncertainty over house prices,
 - The appetite for developers to proceed in the economic climate,
 - Delays in securing necessary planning consents for priority projects,
 - Changing government policy leading to a change of focus for the priorities in the LIP, and
 - Responding to the Localism agenda and the impact on delivering the priorities identified in the LIP.

Appendix 1

Homes and Communities Agency existing commitments (as at 31st August 2010)

Programme	2011/12 existing commitments
Kickstart	£2,124,500
National Affordable Housing Programme	£264,500
Total	£2,389,000

REPORT TO CABINET

REPORT OF: Corporate Governance and Housing Portfolio Holder

REPORT NO: TSE0057

DATE: 7th March 2011

TITLE:	IMPLEMENTATION OF SECURE TENANCY AGREEMENT	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Councillor Paul Carpenter, portfolio holder for Corporate Governance and Housing	
CONTACT OFFICER:	Jane Booth, Acting Head of Housing & Neighbourhood Services Tele: 01476 406631 Email: j.booth@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Completed	Full impact assessment Required: No
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Current Tenancy Agreement Equality Impact Assessment	

1. RECOMMENDATIONS

Cabinet is requested to approve the new Tenancy Agreement as appended to this report.

2. PURPOSE OF THE REPORT

To present the updated Tenancy Agreement (Appendix A) to Cabinet for approval.

3. DETAILS OF REPORT

The Council is required to have a Tenancy Agreement setting out our obligations as landlord and the rights and responsibilities of our tenants. The current tenancy agreement was adopted by the Council in April 2002 and requires updating following changes to legislation and to reflect best practice.

The proposed draft Tenancy Agreement has been written using references from

our current Tenancy Agreement and other examples of good practice from various local authorities and Registered Social Landlords. The document was drafted and agreed by an officer, tenant and Member group including input from our legal team.

In accordance with the Housing Act 1985 and following approval from the Cabinet on 4th October 2010, all of our secure tenants received a letter (a Preliminary Notice of Variation) explaining the need to vary the current Tenancy Agreement and a copy of the proposed Tenancy Agreement was sent to all secure tenants who were given a freepost number and asked to feedback with any comments or concerns regarding the changes within the new tenancy agreement. The letter and Draft Tenancy Agreement was sent out with the December edition of Skyline magazine and a minimum 4 weeks was given to receive any replies.

Following the consultation, we received 5 comments, three from tenants and two from officers. All of the comments received have been considered and changes made as appropriate (enclosed at appendix B).

Any reference to the legislation relating to succession of tenancy has also been removed as this may be changed in light of the government's proposals for fundamental reform of social housing in England. Full details on the current rights to succession are contained in the Tenants' Handbook and on our website.

4. OTHER OPTIONS CONSIDERED

We could carry on with our current Tenancy Agreement however it is vital that we have an agreement that reflects the current law and best practice. The new Tenancy Agreement will allow us to effectively manage our housing stock.

5. RESOURCE IMPLICATIONS

There will be initial printing and postage costs. However, there will be no additional costs following implementation of the Tenancy Agreement.

6. RISK AND MITIGATION

N/A

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

Changes have been included in the Tenancy Agreement

8. CRIME AND DISORDER IMPLICATIONS

The additional and amended clauses contained in the proposed Tenancy Agreement will assist officers to deal with incidents of anti-social behaviour in a more proactive way and will support us in our aim and obligation to reduce crime and disorder.

9. COMMENTS OF DEPUTY SECTION 151 OFFICER

The proposed changes to the tenancy agreement will enable the allocated resources for the repairs and maintenance of the housing stock to be maximised

by having clearly defined responsibilities between landlord and tenant. It is important that once the changes have been made, tenant repair obligations are clearly communicated and defined in order to avoid confusion.

10. COMMENTS OF MONITORING OFFICER

In accordance with sections 102 and 103 of the Housing Act 1985, the Council served a preliminary Notice of Variation with the December 2010 edition of the Skyline magazine, together with a copy of the proposed new tenancy agreement as part of the consultation process. The Cabinet must now consider all representations received as a result of that process and any suggested amendments.

Thereafter, the Council must issue a Notice of Variation which must give a date upon which the new tenancy agreement, if approved, will take effect.

11. COMMENTS OF OTHER RELEVANT SERVICE MANAGER

N/A

12. APPENDICES

Appendix A – Draft Tenancy Agreement
Appendix B – Summary of responses to consultation

Secure Tenancy Agreement

This agreement forms a binding contract between you and us. It describes our and your rights and responsibilities.

The address of the property rented in this tenancy agreement:

.....("your home")
Type of property:

Our name and address:

South Kesteven District Council
Council Offices
St Peters Hill
Grantham
Lincs
NG31 6PZ

The name of the tenant or tenants:

..... National Insurance number:.....

..... National Insurance number:.....

("the tenant" or "you"). In the case of joint tenants, the term "tenant" or "you" applies to each of you and the names of all joint tenants should be written above. Each tenant individually has the full responsibilities and rights set out in this tenancy agreement.

This tenancy is a **secure** tenancy within the meaning of the Housing Act 1985, the terms of which are set out in this tenancy agreement. It begins on the start date listed below and will be for an initial term of one week continuing weekly thereafter until brought to an end.

This weekly tenancy starts on: Monday

Payments for your home

The weekly payments for your home at the start of this tenancy are:

(i) Rent £.....

The first rent payment date is

Service and support charge

(ii) You must also pay the following weekly charges for the following services:

Service charges: [description] £.....
[description] £.....

	Support charges	[description]	£.....
		[description]	£.....
Permitted number of occupants	Under overcrowding legislation, the maximum number of people allowed to live at your home is You must not allow more than this number to live at your home.		

If there is anything you don't understand, please contact us. You can also get help from a Citizens' Advice Bureau, Solicitor or Shelter.

Draft

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Words in bold and italics are for explanation only and do not form part of the tenancy conditions for legal purposes

1 Definitions

Assign

To transfer your right to your tenancy to someone else

Demotion (of tenancy)

Under The Housing Act 1996 and the Anti Social Behaviour Act 2003, we have the right to apply to the county court for a demotion order if you or someone living in or visiting your home has been acting or threatening to act anti socially or has been involved in unlawful conduct. This would have the effect of ending your secure tenancy and replacing it with a less secure type that we could end more easily if you continued to act in this way

Emergency services

The police, the fire brigade and the ambulance service.

Fixtures and fittings

All appliances and furnishings supplied and/or owned by us in your home, including installations for supplying or using gas, electricity and water.

Flat

A home which forms part of a larger building.

Garden

Identifiable external area for the exclusive use of the occupants of your home and which the tenant is solely responsible for maintaining

Improvements

Any alterations or additions to the property.

Local area

Local area can include all parts of the district of South Kesteven, but can be limited to specific areas where appropriate.

Lodger

A lodger is someone who lives in your home but does not have exclusive right to any one part of it. They will often receive some kind of service from you such as cooking or cleaning.

A lodger includes someone who stays at your home for longer than four weeks and pays money to you to live in your property.

Mutual exchange

To swap your secure tenancy with another tenant of another local authority or housing association with our permission

Neighbours

Your neighbours include everyone who lives in the local area, including people who own their own homes, and private and housing association tenants.

Partner

A husband or wife, or someone who you live with in a relationship.

Property/Home

The property you live in, including any garden but not including shared areas.

Relative

Parents, children, grandparents, grandchildren, brothers, sisters, uncles, aunts, nephews, nieces, step-relatives and adopted children.

Secure tenant

By law, secure tenants have the right to stay in a property. We cannot remove a secure tenant from a property unless a court grants an order for possession.

Shared areas

The parts of the building which all tenants can use, for example, halls, stairways, entrances, landings, shared gardens, lawns and landscaped areas.

Sublet

Sub-letting means that someone pays you rent to have exclusive right to part of your home.

Succession

Legislation sets out your rights to succeed to a tenancy. Full details are contained in the Tenants' Handbook

Tenant

The person or people named on this Tenancy Agreement and the rent account.

The Council

South Kesteven District Council.

Transfer

A move by an existing SKDC Tenant from one SKDC property to another SKDC property with our written consent

Vehicle

The whole, or any substantial part of a car, bus, lorry, motorbike, bike, boat, motorised mobility scooters and so on.

We, us or our

South Kesteven District Council

Written permission

A letter from us giving you permission to do certain things.

You

The tenant and, in the case of joint tenants, any one or all of the joint tenants.

2 Secure tenancy agreement

- a By signing this tenancy agreement you are agreeing to become our tenant and are entering into a legal contract with us. If there is anything in this tenancy agreement which you do not understand, you should contact us, or get advice from a Solicitor, Shelter or the Citizens' Advice Bureau.
- b You are not entitled to assign this tenancy without a court order or with our written consent when exercising the right to exchange, or assigning the tenancy to someone that would have qualified to succeed to the tenancy if you had died.
- c Your neighbours who are also our tenants have the same rights and responsibilities as you.
- d This tenancy agreement gives you the right to live in your home. We will not interfere with this right unless any of the following apply.
- access is required subject to reasonable notice which shall be no less than 24 hours (other than in an emergency), to inspect the condition of your home or to carry out repairs or other works to your home or adjoining property, or
 - We are entitled to possession at the end of the tenancy.
 - You break any of the conditions in this agreement. If you do we may take legal action to force you to meet the conditions or we will ask the court permission to evict you.
 - We built or adapted the property for a person with physical disabilities; and
 1. You no longer need that type of home; or
 2. We need the property for someone else with special needs.
 - We need to carry out redevelopment or major repairs to the property which we cannot do unless you move out.
 - You stop using your property as your main home.
 - There is any other reason under the Housing Act 1985, the Housing Act 1996 or any future law which persuades us to get involved. Please ask us if you need details of these laws.
- e We can repossess your home if you, or someone acting for you, have given us false information to get the tenancy.
- f You must tell us if you will be away from your home for more than four weeks. We will then know that you have not abandoned it. We need to know if your job (or other

circumstances) means that you are often away from your home or if you are away for long periods of time.

- g The people who can live at the property are those you told us about when you applied for the property. You must get our permission before anyone comes to live with you for more than 4 weeks.

We will refuse you permission to let them stay at the property if we think that they may break the conditions in this agreement or if we have already evicted your guest because of their behaviour. We will write to you giving our reasons.

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3 Our responsibilities

- a We will keep the structure and exterior of your home in good repair including drains, gutters and external pipes.
- b We will keep in proper working order the installations in the property for the supply of water, gas, electricity and for sanitation including basins, sinks, baths and sanitary conveniences but not other fixtures, fittings and appliances for making use of the supply of water, gas and electricity.
- c We will keep in repair and proper working order the installation in the dwelling for heating and heating water.
- d The exceptions to the above are repairs that arise as a result of deliberate, malicious, criminal or accidental damage caused by you, people living in your home or people visiting your home.
- e We will give you help and advice if you tell us that you are the victim of antisocial behaviour (see Part 6 of this tenancy agreement).

If we do not meet our responsibilities that are given in this tenancy agreement, you can do the following.

- ❑ ***Speak to us.***
- ❑ ***Use our complaints procedure. You can get details from us.***
- ❑ ***Speak to your local councillor.***
- ❑ ***Consult the tenants handbook***
- ❑ ***Write to the Local Government Ombudsman***
- ❑ ***Take us to court. You should get advice from a solicitor, Shelter or the Citizens' Advice Bureau.***

4 Your rights

a Right to occupy

This agreement gives you the right to live in your home without any interference from us for the duration of this tenancy as long as you, your friends and relatives, and any other person living in or visiting your home (including children) do not break any of the conditions in this tenancy agreement, subject to your obligation to allow access to our employees or contractors as contained in this tenancy agreement. If any of the conditions are broken, we may apply to the court to end your tenancy.

b Right to information

You have the right;

- to see our policies on housing, re-housing and exchanges
- to see certain personal information we hold for the purpose of your tenancy or housing application. We may charge you for copies of these details.

c Right to be consulted

We will consult you over any substantial changes in housing management and consider your views before putting the changes into effect. We will consult tenants individually or through tenant's representatives, or tenants groups.

d Right to make improvements to your home

You may carry out certain alterations or improvements to your home but you must get written permission from us prior to starting any work.

We shall not unreasonably withhold our consent but it will be conditional upon the works being carried out to a certain standard. All works must adhere to current Planning and Building Regulations and Health and Safety standards.

Failure to seek our consent or to comply with our conditions shall be a breach of your obligations under this tenancy.

e Right to take in lodgers and sublet your home

You have the right to take in a lodger (as long as you do not grant a sub-tenancy or exceed the number of people allowed to live in your home (see page [2] of this tenancy agreement)). If you do take in a lodger, you must tell us immediately and inform us of their name, age, gender and details of the accommodation they will occupy.

As long as you first get our written consent, you may sublet part of your home. We may give consent subject to reasonable conditions. You may not sublet the whole of your home.

f Right to exchange

You can exchange your home with that of another council tenant or a housing association tenant but you, must first get our written consent. We may grant consent subject to certain conditions. We may also refuse consent in certain circumstances.

g Succession

Succession is the right to pass on your tenancy when you die to your partner or to a family member in certain circumstances. Details on what succession is and how it works can be found in the Tenants' Handbook.

h Right to buy

If you have lived in council accommodation for at least 5 years and qualify under the legislation you have the right to buy your home under the Housing Act 1985. Please ask us for more information. (Please note we would need an outright possession order and not mere rent arrears to prevent them accessing the right to buy).

If you die, the person who takes over the tenancy under the succession rights will also take over the right to buy however they must still have held a secure tenancy in their own right for a period of 5 years or more before they are entitled to rely on the right to buy.

You will not have the right to buy your home if you live in certain supported housing, or other housing excluded by legislation.

Please contact the Council if you are unsure or need any further advice about any of the information within this section.

5 Rent and other charges

The weekly rent for your home and any applicable service or support charge are shown at the start of the tenancy on page [1]. These may be varied from time to time by us under this tenancy agreement in accordance with the provisions of this Part.

a Your rent

You must pay your rent every week in advance or at any other interval that we agree to. There are a set number of “rent free weeks” per year when no rent is due (although people with rent arrears must continue to pay in these weeks). You will be advised annually when these free weeks will be.

If you are a joint tenant, you are each responsible for paying all the rent, rent arrears and all other charges for your home when they are due. We can recover all rent arrears owed for your home from either joint tenant. So if one joint tenant leaves, the remaining tenant is responsible for any rent, rent arrears or other outstanding money owed to us.

b Changes to your rent

We may change your rent at any time. We will tell you of any change in rent at least 4 weeks before the change. But, we will still change your rent even if you do not receive this notice.

c Service charge (where applicable)

In certain properties a charge may be made for services provided. Examples of possible service charges are maintenance and replacement of septic tanks and treatment plants (where the service is currently provided by South Kesteven District Council and not by Anglian Water), use of community centres in sheltered schemes etc. We will tell you about any that apply.

d Changes to service charge

We may, after consulting the tenants affected, increase, add to, remove, reduce, or vary the services provided or introduce new services. Any such changes may either require you to pay a new service charge or affect the amount of service charge you pay.

Notice of any change in the amounts charged for services will be given to you at least four weeks before any change is made.

We will give you a summary of what is included in your service charge.

e **Rent arrears and advance payments**

When your tenancy ends, you must pay us any rent, charges or costs which you owe us immediately.

If you do not pay your rent, we may go to court and ask for you to be evicted from the property. You will be charged for being taken to court.

We may take any money you owe us from any money we owe you.

You may lose your home if you do not pay your rent.

f **Outgoings**

You agree to pay all outgoing charges applying to your home including council tax, water charges, drainage and electric and other costs whether metered or billed, except where these charges are included in your rent or service charges.

g **Support charges (where applicable)**

If we provide you with housing support services (indicated on page [1] of this tenancy agreement), for example Supporting People services, those services may include any support services (excluding personal care) which help to ensure that you:

- can sustain your tenancy; and
- allow you to live independently for as long as you are able and wish to.

At the start of your tenancy, you agree to accept the level of support services made available to you in order to ensure the necessary standard of independence is achieved by you.

We may vary the charges for these services from time to time. We will increase charges at the same time as your rent and service charge and by giving you at least four weeks notice in writing, but not more than once a year unless there is a change in the services provided. In varying these charges, we will limit any increase in charges for the support services provided with reference to the level of charges approved by the Council in its capacity as the Supporting People Authority which is presently Lincolnshire County Council.

If, instead of us providing you with support services, a support provider provides you with support services, then you will be responsible for entering into a separate

agreement with that service provider with respect to the provision of those services and to pay for that support in accordance with that separate agreement and in addition to any rent or service charge which is payable in accordance with this tenancy agreement.

h Housing Benefit

We will provide you with help and advice on claiming Housing Benefit.

If your circumstances change, altering your entitlement to Housing Benefit, you must inform us immediately. We may recover from you any overpayment which is lawfully recoverable.

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6 Antisocial behaviour

You and any joint tenants are responsible for your behaviour and the behaviour of your children and anyone else living with or visiting you while they are in your home (including shared areas such as landings, stairways, foyers, lifts, courtyards, gardens and parking areas).

The local area includes play areas, streets, shopping areas, community buildings and facilities, and any area within the district of South Kesteven.

You will be asked to sign a Good Neighbour Agreement when you take on the tenancy.

- a You, your friends and relatives, and any other person living in or visiting your home (including children) must not:
- do anything which causes or is likely to cause a nuisance or annoyance to anyone in the local area;
 - do anything which interferes with the peace, safety, comfort and/or convenience of other people living in, visiting or working in the local area;
 - use your home for any criminal, immoral or illegal purpose, including selling, producing or using any illegal drugs, or storing or handling stolen goods;
- b Antisocial behaviour includes (but is not limited to):
- using or threatening to use violence;
 - excessive noise including loud music;
 - banging and slamming doors;
 - damaging property;
 - drug and alcohol abuse;
 - playing ball games close to properties other than on designated play areas;
 - skateboarding and cycling on footpaths and balconies;
 - dumping rubbish;
 - being drunk in public;
 - persistent dog barking and/or not keeping your pets under control;
 - criminal activity in properties;
 - spraying graffiti;
 - domestic abuse
 - throwing things out of windows;
 - prostitution;
 - dealing in pornography;
 - breaking shared security, for example, allowing strangers to get into the building;
 - not keeping your children under control;
 - regular car repairs or car repairs at unreasonable hours;
 - verbal abuse
 - harassment (see clause 6c below).
- c You, your friends and relatives, and any other person living in or visiting your home (including children) must not commit any form of harassment, or threat of harassment,

because of race, colour, religion or belief, gender, sexual orientation, gender re-assignment, age or disability which may interfere with the peace and comfort of, or cause offence to, other persons in the neighbourhood or to any of our tenants, employees, agents or contractors. This includes (but is not limited to):

- Racist behaviour or language
 - Using or threatening to use violence
 - Using abusive or insulting words or behaviour
 - Damaging or threatening to damage another person's home or possessions
 - Writing threatening, abusive or insulting graffiti
- d We may ask you to enter into an acceptable behaviour contract that you will not continue or allow to continue any antisocial behaviour.
- e You must make yourself available at your home for interview if requested to do so given reasonable notice. – at least 24 hours
- f We may take legal action to evict you if you, your friends and relatives and any other person (including children) living in or visiting your home behave antisocially and we will not find you a new home if you are evicted because of antisocial behaviour.

7 Using your home

- a. You, your friends and relatives, and any other person living in or visiting your home (including children) must not use your home other than as a private home.
- b. You, your friends and relatives, and any other person living in or visiting your home (including children and pets) must not damage, vandalise or remove any part of the property.
- c. You must make yourself available at reasonable notice, at either your property or an agreed venue to discuss issues relating to your tenancy.
- d. You must inform us if you are away from your property for a period more than four weeks
- e. You must, given reasonable notice, allow our employees and/or contractors access to your property to inspect it and/or carry out any repairs, servicing or improvement works to the property. All our employees and contractors will wear identification.
- f. You must not run a business from your home without our written permission. We will not refuse permission unreasonably unless we feel that the business is likely to cause a nuisance to other people or damage your home. If, after we have given our permission, the business causes a nuisance, we will give you written notice that we withdraw our permission.
- g. Examples of businesses that we may not allow you to run from your home include:
 - ❑ car repair and maintenance businesses;
 - ❑ printing businesses;
 - ❑ any business where you would have to use hydraulic equipment, industrial sewing machines or controlled substances such as chemicals;
 - ❑ shops or wholesale businesses where customers would have to visit your home; and
 - ❑ any business that would mean more than your own vehicle being parked outside your home, for example, a taxi or vehicle hire company.

8 Repairs and Improvements

- a You must report immediately upon becoming aware any repairs that need carrying out to your home which we are responsible for.
- b You are responsible for repairs which are necessary because you did not report another repair to us.
- c You are responsible for the cost of any items in your property such as furniture, clothing, floor coverings etc that are damaged as a result of a repair unless due to negligence by our contractors.
- d You must allow our employees and contractors to enter your home at reasonable times and at reasonable notice to inspect it or carry out repairs.
- e You must allow our employees and contractors to enter your home at reasonable times and at reasonable notice to service appliances and to carry out improvement works to your property.
- f If there is a risk of damage to your home or to other properties, or of injury to people, we may need to give you 24 hours' or less notice in an emergency that we need to enter your home. We will charge you the cost of getting into your home if you try to prevent us from entering.
- g You are responsible for the cost of repairs that are the result of neglect or misuse, or deliberate, malicious, criminal or accidental damage by you, people residing in your home or people visiting your home. This includes the cost for putting right any improvements/alterations carried out by you, people residing in your home or people visiting your home without obtaining the correct permissions..
- h Contact us immediately if the drains of your home become blocked. If you have caused the blockage by not using the drains properly, we will charge you for the work.
- i We reserve the right to do any repairs that are your responsibility if it is not put right within a reasonable period of time and recover all our costs from you. We will tell you about this and give you an opportunity to get the repair completed to an acceptable standard.
- j You are expected to do certain repairs yourself which are listed in your tenants handbook.
- k You must not make any structural change to your home without our written permission. If we refuse permission, we will give you our reasons in writing. If we give our permission, we may set certain conditions. If you do not meet the conditions, we may take away our permission. Structural work includes (but is not limited to) alterations to or removing walls, floors, ceilings, roofs and water, electricity and gas services.
- l All work that is done at your home must be carried out by a qualified contractor to an acceptable standard and you must obtain any necessary permissions (for example planning permissions and building regulations consents).

- m You must inform us once any work is complete. The council reserve the right to inspect such improvement works. If the work is unsatisfactory we will either instruct you to carry out extra works or we will carry out any extra work required and you will be charged.
- n You must not fit a CB or Radio aerial or satellite dish at your home without our written permission (you may also need planning permission).
- o You are responsible for repairing and maintaining all improvements and fixtures and fittings you install at your home. These improvements will become our property when you move out. If you take them with you when you move, you must put the property back to the way it was before you improved it. If you don't, we will charge you for the work.
- p You are responsible for insuring the contents of your home. We are only responsible for insuring the building.

For more information on repairs and what you are responsible for, please read the Tenants' Handbook.

9 Hygiene

- a You, your friends and relatives, and any other person living in or visiting your home (including children) must:
- Keep your home free from fleas, rats, mice and other pests.
 - Keep your home clean and tidy. If you don't, we will charge you for any work we need to do because of this, such as removing rubbish, dealing with pests etc.
 - Keep all shared stairways, halls and landings clean. You must not leave any personal belongings or rubbish in these areas. We may remove and dispose of anything you leave in these areas and charge you for the work.
 - Keep your home free from bad smells..
 - Keep all shared areas free from obstructions. Examples of items not to be left in communal areas include bikes, motorcycles, pushchairs, plants, furniture, mobility scooters etc.
- b You must act immediately to deal with any infestation of fleas, rats, mice or other pests in your home or garden.
- c You must store your refuse hygienically at your home or in the designated refuse storage area and ensure that it is presented correctly and available for collection in accordance with the local authority's instructions.
- d If we have to move items stored or abandoned in communal areas , we will not be responsible for any loss you may suffer and may charge you for the costs incurred.

10 Health and safety

a You, your friends and relatives, and any other person living in or visiting your home (including children) must not:

- use portable oil, paraffin or gas cylinder heaters in your home without our written permission;
- store inflammable materials or gas anywhere at your home without our written permission;
- store any vehicles which are powered by petrol, diesel, paraffin, electricity or gas in shared areas;
- store any appliances which are powered by petrol, diesel or paraffin at your home, except lawn mowers and garden equipment;
- obstruct any corridors used as fire escape routes in shared areas;
- interfere with the correct use of fire or security doors;
- interfere with any equipment for detecting or putting out fires in your home;
- interfere with any equipment for detecting carbon monoxide in your home;
- prevent us and/or our representatives from servicing appliances in your home.
- prevent us and/or our representatives from carrying out necessary repairs and/or improvement works to your home.
- do anything in your home which could cause a danger to anyone in your home or in the local area;
- throw anything through the windows of your home or off balconies;
- leave syringes/needles in areas where people in the local area may come into contact with them. They must be properly and safely stored in purpose-made sharps containers and disposed of in the correct manner.
- let anyone you don't know into the shared areas without appropriate identification;
- put anything on a window ledge or balcony which could be a danger to anyone living in or visiting your home or the local area;
- shake mats or carpets from the windows or balconies;
- withhold information from the police about any burglary or damage caused by a criminal act at your home; or
- delay telling us about any damage to your home;

- you must inform us if you use/store medical oxygen at your home. You must also display appropriate chemical hazard warning signs outside your home.

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11 Animals

a You, your friends and relatives, and any other person living in or visiting your home (including children) must not do the following without our written permission.

- Keep any animal or animals which we feel is/are unsuitable.

Unsuitable animals may include (but are not limited to) wild animals; insects, spiders, fish and snakes which are poisonous or dangerous; large animals or reptiles; livestock such as sheep, cows or poultry. If you are not sure whether an animal is suitable, please contact us.

- Keep a dog or cat in a flat with a shared entrance (unless it is a registered dog trained to assist with disabilities), unless your tenancy agreement started before 1 April 2002 before which you had a dog or cat, you can continue to keep it at your home. You cannot however get another dog or cat in the future unless it is a registered dog trained to assist with disabilities.
- Breed any animals or birds at your home.
- Allow any animal or animals you keep at your home to cause a nuisance to anyone in the local area, including our employees, contractors and agents.
- If your animal/s causes nuisance to any of the neighbours and we may ask you to remove it/them from your home.
- Allow your animals to foul any area owned by us (you must remove and dispose of any mess hygienically).

b In properties without shared entrances, you may not keep more than two domestic animals (dogs or cats) without our written permission.

c You must get our written permission to build an animal or bird enclosure. If we give our permission, we may set conditions that you must keep to. If you do not meet the conditions, we may take away our permission. We may also withdraw our permission if the animals or birds cause a nuisance.

12 Gardens

- a You must keep all garden areas neat and tidy. If you don't, we may do it for you and charge you for the work.
- b You must not put a greenhouse, garage, shed or animal/bird enclosure in your garden without getting our written permission.
Even if we give our permission, you may still need to get planning permission and meet building regulations. We may withdraw our permission if the greenhouse, garage, shed or animal/bird enclosure causes a nuisance.
- c You must not remove, add or alter a fence, hedge, tree or boundary line at your home without getting our written permission.
- d You must not store rubbish, furniture, vehicles or appliances in the garden area. If you do, we may remove the items and charge you for doing this. We will give you 24 hours' notice that we will be removing the items.
- e If you do not keep your garden neat and tidy, we may take legal action to force you to meet the conditions or we may ask the court for permission to evict you.
- f You must not create or light an open fire in your garden.
- g You must not park any vehicle in your garden unless a garage or hardstanding and a vehicular access path and dropped kerb is provided (see also Clause 13).
- h. You should clear up all cuttings, litter and rubbish and get rid of it appropriately.

13 Vehicles

- a You, your friends and relatives, and any other person living in or visiting your home (including children) must not do the following
- ❑ Park or store any vehicle anywhere on the property (including grass verges and boundaries owned by us) unless you are using a garage, parking area or a drive with a dropped kerb.
 - ❑ Park any vehicle on communal grassed areas or roadside verges owned by us.
 - ❑ Build a parking space, garage or drive without our written permission.
 - ❑ Park any motorhome, caravan, boat or business vehicle at your home without our written permission. If you do you will be asked to remove it.
 - ❑ Repair or have for sale any vehicle not owned by yourself at your home or any other land owned by us. If we suspect that you are repairing such a vehicle, we may ask you to prove that you own the vehicle.
 - ❑ Park any vehicle which is illegal or is not roadworthy on any land that belongs to us. If you do, we may remove the vehicle. We will give you 24 hours' notice.
 - ❑ Double park vehicles or park in a way which causes an obstruction to other road users, including emergency services' vehicles.
 - ❑ Allow anyone, other than your relatives, visitors and friends, to park at your home.
 - ❑ Sell, rent or give away a parking space or permit which we provide for you.
- b If we give our permission to build a parking space, garage, dropped kerb or drive, it must be built to a standard design. We will withdraw our permission if the parking space, garage, dropped kerb or drive causes a nuisance. A dropped kerb may need planning permission and will need to be to a standard set by the relevant Highways Authority.
- c We will not be responsible for damage to your vehicle if we have to remove it.

14 How you may end your tenancy

- a When you move out of your home, you must do the following.
- ❑ Give us four weeks' written notice that you want to leave. This can be reduced to two weeks in the event of the death of a tenant.
 - ❑ Give us all the keys including any door entry fobs to your home on the day you leave. If you do not give us any of these items, we will charge you for the cost of replacing the keys and locks of the property.
 - ❑ Pay all the rent and other charges up to the date of the end of your tenancy.
 - ❑ Remove all your furniture, and personal fittings and belongings from your home unless specified items have been authorised to be left on the pre-termination visit. We will remove any items you leave behind and will charge you for the work necessary if no agreement has been made.
 - ❑ Remove all rubbish from inside and outside your home.
 - ❑ Remove any greenhouse, garage, shed or animal/bird enclosure you have put in the garden unless we agree you may leave it in writing.
 - ❑ Make sure all the fittings and fixtures you have installed and which you are leaving in the property are in good working order.
 - ❑ Replace or repair broken items which belong to us.
 - ❑ Leave your home clean and tidy. We will charge you if we have to clean or repair any damage to the property.
 - ❑ Allow our employees and contractors to enter your home at reasonable times to inspect it prior to you vacating the property.
 - ❑ Allow our employees to show prospective tenants around your home prior to you leaving.
 - ❑ If gas appliances are removed, make sure that all exposed pipes are capped off.
 - ❑ Make sure that electricity, gas and water meters are read and the relevant suppliers informed.
 - ❑ Give us your new address and contact details
- b If you owe us money for rent or other charges when you leave your home, you must make arrangements with us to pay the debt. We may refuse to provide you with alternative accommodation if you do not do this.

- c If you are a joint tenant, the whole tenancy will end if you or another joint tenant leaves or gives notice. You will not have an automatic right to continue living in the property if a joint tenant has moved out or terminated the tenancy.
- d You must not leave anyone else in the property when you leave. You cannot transfer your tenancy to someone else unless otherwise provided for in this tenancy agreement. If you do leave anyone in the property, we will evict them through the court as they will be living there illegally. We will charge you the cost of doing this.

TRANSFERRING TO ANOTHER PROPERTY

You must -

- Allow our employees and contractors to enter your home, at reasonable times, to inspect it prior to you vacating the property.
- Allow our employees to show prospective tenants around your home, at reasonable times, prior to you leaving.
- Ensure the condition of the property is acceptable (clean, free from damage and in reasonable decorative order).

If you fail to comply with these conditions it may result in you not being able to transfer to another property.

15 Written permission

- a You must get our written permission before you:
- ❑ make improvements to your home (see condition 4(d));
 - ❑ run a business from your home (see condition 7(f));
 - ❑ carry out alterations to your home (see condition 4(d));
 - ❑ put a garage, greenhouse, shed or bird/animal enclosure in the garden (see conditions 11(c) and 12(b));
 - ❑ lay laminate flooring;
 - ❑ lay ceramic floor tiles;
 - ❑ fit a CB aerial or satellite dish (see condition 8(n));
 - ❑ use portable oil, paraffin or gas cylinder heaters in your home without our written permission (see condition 10 (a));
 - ❑ store inflammable materials or gas anywhere at your home without our written permission see condition 10 (a);
 - ❑ build a parking space, garage or drive (see condition 13(a));
 - ❑ remove, add, alter or replace any walls, hedges, fences or trees(see condition 12(c));
 - ❑ sublet any part of your home or take in a lodger (see condition 4(g));
 - ❑ exchange or transfer your home(see condition 4(h));
 - ❑ keep certain animals (see Part 11);
- b Where we are asked to give permission under one of the headings listed in condition 16(a), such permission shall not be unreasonably withheld.
- c To apply for our written permission, please contact us. Contact details are available in the tenants' handbook.

Before we give you our written permission, you may need to get planning permission and meet building regulations.

We may withdraw our permission if you cause a nuisance

16 Written notices

- a We will deliver all letters and notices to you by hand at your home, or send them by first class post to your last known address.
- b We will assume that you have received all letters and notices within 72 hours if we posted them, under normal conditions, or within 24 hours if we delivered them by hand.

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17 Data Protection

You consent to us holding and processing any personal information (including sensitive personal data) that you have provided or which has been provided by third parties or will be provided in the future to perform our functions. This may include disclosure to certain third parties who are able to show that they are entitled to receive the information (utility companies, contractors and other service providers). We comply with the Data Protection Act 1998 when dealing with personal data. This means that your personal data will be processed in accordance with the law.

DISCLOSURE OF PERSONAL DATA

In signing this tenancy agreement you consent to your personal data being disclosed to utility companies on termination of your tenancy for the purpose of the utility companies recovering any outstanding monies owed to them insofar as they relate to this tenancy agreement.

18 Signatories

I/We have read this tenancy agreement/ had this tenancy agreement read to me/us [*delete as appropriate*], and understood and accept the terms and conditions of this tenancy agreement.

I have read the Good Neighbour Agreement/had the Good Neighbour Agreement read to me/us (*delete as appropriate*) and understood and accept the terms and conditions of the Good Neighbour Agreement.

In the case of a joint tenancy, each of you must sign

Signed by the tenantDated

.....Dated

.....Dated

Signed

Dated

on behalf of South Kesteven District Council

If you have any problems concerning your home then you should contact us for help and advice. It is important to keep the obligations that you make in this tenancy agreement. You must remember that the way you behave can affect other people. If you behave badly and cause problems for your neighbours, their visitors or those working in the area you could lose your home.

We operate a complaints procedure that is detailed in the Tenants' Handbook.

You can obtain further advice and information about your legal remedies from a local Citizens' Advice Bureau, Law Centre or Solicitor. You can also complain to the Independent Housing Ombudsman, although you should first try to resolve your complaint through our complaints procedure.

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	<p>Clause 11 - Item (a) First bullet point</p> <p>Clause 11 - Item (b)</p> <p>Clause 14 - Transferring to another property Second bullet point</p> <p>Clause 16 - Item (b)</p> <p>Comments at end of document</p>	<p>agency input. Can it be upgraded to an ASBO?</p> <p>“livestock” - Needs defining. Livestock implies business for profit.</p> <p>Implies you can have up to 2 dogs OR 2 cats but not 1 dog and 1 cat, or does it mean 2 dogs AND 2 cats.</p> <p>Add “at reasonable times”.</p> <p>Under normal conditions.</p> <p>Numbers of CAB, Shelter, Law Centre, Ombudsman, etc. would be useful.</p> <p>Will this agreement be available in other languages, in Braille, on tape?</p> <p>Will proxy signatures be acceptable in certain circumstances?</p>	<p>currently available to us, for example ASBOs, as they may be replaced by other legislation in the future.</p> <p>Examples of livestock have been added</p> <p>Clause 11 (a) states “<i>in properties without shared entrances, you may not keep more than two domestic animals (dogs or cats) without our written permission</i>”. We believe this is clear and does not imply consent to have up to two dogs AND two cats</p> <p>“<i>at reasonable times</i>” has been added as requested</p> <p>“<i>under normal conditions</i>” has been added as requested</p> <p>We do not include telephone numbers in the Tenancy Agreement as they could change in the future. Telephone numbers are provided in the Tenants’ Handbook.</p> <p>On request</p> <p>Proxy signatures will be accepted where we have appropriate documentation to allow a proxy to act on behalf of a tenant.</p>
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3.		Existing Tenancy Agreement (Page 5, Clause 3c) states "we will regularly decorate the outside of your home and any shared parts". No reference is made to this in the proposed Tenancy Agreement	It was the opinion of the focus group that this is not necessary as this work is covered within the clause that states " <i>we will keep the structure and exterior of your home in good repair including drains, gutters and external pipes</i> "
4.	Page 23 - Section 11 - Animals	<p>I am aware that the restrictions regarding keeping cats or dogs on tenants in flats with shared entrances has been in place for some years, however I consider this restriction to be needlessly harsh.</p> <p>I am sure that in the type of high rise flat units usually found in large cities animals and their owners can indeed cause problems in communal walkways, lifts etc, however I feel that these restrictions are not entirely appropriate for the kind of 2 storey blocks common to market towns such as Grantham and Stamford.</p> <p>I have personally lived at the Grange, Grantham (shared entry flats) for some years where many elderly people reside; over the years I have met with many tenants who live alone apart from their cat or dog, which indeed I have found to be one of the most important things within their life. These people would not from my experience make their animal an imposition on their neighbours in any way.</p> <p>I would suggest it would be more ethical to state that animals could be kept in this type of residence, but refer to penalties if there were complaints from other residents in the block, in fact problems arising from animals in flats, such as fouling communal garden areas or noise from a barking dog could also happen in flats with individual entrances.</p> <p>I am of the opinion that we must not allow the majority of decent and socially minded individuals within society suffer needlessly because of the actual or possible</p>	<p>Clause in current agreement: <i>You must not</i> <i>Keep a dog or cat in a flat with a shared entrance (unless it is a registered dog trained to assist with disabilities), unless your tenancy agreement started before 1 April 2002 before which you had a dog or cat, you can continue to keep it at your home. You cannot however get another dog or cat in the future unless it is a registered dog trained to assist with disabilities.</i></p> <p>This is not a problem that only exists in high rise flats situated in large cities. Our housing officers deal with problems involving pets in flats, bungalows and houses.</p> <p>Officers believe the current clause should remain so that enforcement action can be taken where tenants prop open fire doors in order to allow their pet to enter roam freely around the block, and animals fouling both inside the flats, shared entrances and communal areas.</p> <p>We have on occasions enforced the removal of pets that have caused problems in houses and flats with individual entrances.</p>

		abuse by a very small minority within a community which this restriction to my mind clearly defines.	
5.	Clause 6	<p>Could '<i>gender reassignment</i>' be added to the list at 6 (c)</p> <p>6 (c) Change the words "<i>on the grounds of</i>" to "<i>because of</i>"</p> <p>6 (c) Add the words "<i>and belief</i>" after "<i>religion</i>".</p> <p>Change the sentence: "You, your friends and relatives and any other person living in or visiting your home (including children) must not commit any form of harassment, or threat of harassment, on the grounds of, <u>for example</u>,"</p> <p>It is important that the document is fully explained to all people with learning difficulties or poor literacy skills.</p>	<p>} } } } Changes made as requested } }</p> <p>Following further discussion this suggested change has been withdrawn</p> <p>Noted</p>