

## **WEST LINDSEY DISTRICT COUNCIL**

MINUTES of the Meeting of the Prosperous Communities Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 18 July 2017 commencing at 6.30 pm.

**Present:** Councillor Mrs Sheila Bibb (Chairman)  
Councillor Mrs Gillian Bardsley (Vice-Chairman) and  
Councillor Steve England (Vice-Chairman)

Councillor Owen Bierley  
Councillor Christopher Darcel  
Councillor Michael Devine  
Councillor Mrs Pat Mewis  
Councillor Giles McNeill  
Councillor John McNeill  
Councillor Mrs Maureen Palmer  
Councillor Mrs Judy Rainsforth  
Councillor Trevor Young

**In Attendance:**  
Mark Sturgess Chief Operating Officer  
Eve Fawcett-Moralee Director Economic & Commercial Growth  
Andy Gray Housing and Communities Team Manager  
Michelle Howard Home Choices Team Manager  
James O'Shaughnessy Team Manager BI and Corporate Governance  
Amanda Boutell Employment and Skills Project Officer

**Also Present:** Councillor Tom Smith

**Apologies:** Councillor Paul Howitt-Cowan  
Councillor Mrs Lesley Rollings

**Membership:** Councillor Giles McNeill substituting for Councillor Paul Howitt-Cowan  
Councillor Judy Rainsforth substituting for Councillor Lesley Rollings

## **23 PUBLIC PARTICIPATION**

There was no public participation.

## **24 MINUTES OF PREVIOUS MEETING**

(a) Meeting of the Prosperous Communities Committee – 6 June 2017

**RESOLVED** that the minutes of the meeting of the Prosperous Communities Committee held on 6 June 2017 be confirmed and signed as a correct record.

## **25 MATTERS ARISING SCHEDULE**

Members gave consideration to the Matters Arising Schedule which set out the current position of all previously agreed actions as at 10 July 2017.

**RESOLVED** that progress on the Matters Arising Schedule, as set out in the report be received and noted.

## **26 MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest made at this stage in the meeting.

## **27 BRATTLEBY NEIGHBOURHOOD PLAN**

Consideration was given to a report which presented the up-to-date position in terms of the development of the Brattleby Neighbourhood Plan. The report recommended that the Plan proceed to the Public Referendum stage following a successful independent examination.

The Committee commended the work undertaken by the community to date, acknowledging the significant work required to get to this stage in the process, particularly for smaller communities. The Committee further welcomed the submission of many more Neighbourhood Plans to come.

**RESOLVED** that the Brattleby Neighbourhood Plan be formally approved to advance to the Public Referendum stage, in line with the advice received from the Independent Examiner.

## **28 PROGRESS AND DELIVERY PERIOD 1**

Members gave consideration to a report which assessed the performance of the Council's services and key projects through agreed performance measures. A revised set of measures was appended to the report for approval. Members were asked to review performance and recommend areas where improvements should be made, having regard to any remedial measures already included within the report.

The report summary was structured to highlight those areas that were performing above expectations, those areas where there was a risk to either performance or delivery and those areas where further work was required to either improve the quality of the information

provided to Members or where work was already underway to address poor performance.

Areas described as performing well included: The Budget, Building Control and Local Land Charges.

Those areas described as risks included: Enforcement; Food Safety (Regulatory Team), Gainsborough Markets and Homelessness.

Future work would be undertaken regarding the measurement of customer satisfaction.

Further information was given on each of the above.

Debate ensued and Members asked a number of questions of Officers particularly in respect of the homelessness service, seeking clarity as to the factors which were driving the increase and how demand and emergency need was been managed.

In responding Officers confirmed that the number of rough sleepers across the District remained low, with the target being zero. The increase in demand related to an increase in those individuals and families who were finding themselves in difficulty and seeking support from the Council. A number of factors driving this increase were changes to Welfare Reform and reduced access to other services such as mental health. There was also a shortage of appropriate accommodation, particularly for young people and large families. Officers had worked closely with Acis to reduce the length of time between a person being allocated permanent accommodation and actually moving from temporary accommodation, this was helping to alleviate the pressure on temporary accommodation.

Unfortunately the Authority did on occasion have to use Bed and Breakfast establishments as temporary accommodation, this was never the preferred option. It was stressed that Members would be advised when such establishments had been used, as this was now a performance measure.

A member also expressed dissatisfaction at the market's performance and the continued delay of the options paper for this service, despite the poor performance.

Officers were accepting of these views but gave assurance that all of those issues that had been previously raised when first debating the options paper, that had not been accepted, had been thoroughly worked through. This had taken considerable time and it was important that the paper was fit for purpose. A number of operational changes previously proposed had not been implemented in their entirety, as this had not been possible in light of the fact that the paper had previously been rejected. The Options paper would be represented for consideration at the Committee's September meeting.

Concern was also expressed that the Food Inspection target had not been met. Members acknowledged that this was an important service, with serious implications if it was not running effectively.

In responding Officers acknowledged Members concerns and advised that this was the first quarter that the service appeared to be at risk of poor performance, however a review of the service was planned for early August to ensure the service remained effective.

On that basis it was:-

**RESOLVED** that: -

- (a) the new measures proposed, as detailed in Appendix 1 of the report, be approved; and
- (b) having critically appraised the performance of services and key projects, and having had regard to the remedial measures suggested in the report, and the information provided in response to Member questions, no further action be requested at this stage.

## **29 HOUSING STRATEGY**

Consideration was given to a report which introduced the draft West Lindsey Housing Strategy 2017 – 2022 and associated implementation plan and which sought Members approval for the document to be used for formal consultation purposes.

West Lindsey District Council had a key role to play in supporting the provision of good quality housing across all tenures to meet the needs of current and future residents which in turn underpinned economic growth and the success of our communities. The West Lindsey Housing Strategy 2017-2022 therefore would provide the framework to support the council's ambitions and priorities for housing from 2017 – 2022 in order to achieve its vision where 'Everyone has access to good quality housing which meets their housing need and aspiration'. At the same time it would highlight the challenges facing the District together with opportunities.

The implementation of the Plan would support a number of themes within the Corporate Plan and would be delivered through three themes:-

- Theme 1; Driving housing growth to meet housing need
- Theme 2; Improving homes and transforming places
- Theme3; A partnership approach to support choice, wellbeing and independence

The Housing Strategy would provide the key link between the West Lindsey Corporate Plan, the Central Lincolnshire Local Plan 2012 – 2036 and a number of other key plans and strategies.

Members noted the key stakeholders who would be consulted, together with the implementation plan which was being formulated and continued to be populated.

It was noted that following consultation a finalised Strategy would be submitted to the Committee for approval.

Debate ensued and Members firstly congratulated the Housing Strategy and Supply Manager on her new role within the organisation.

Members welcomed the work undertaken and the aspiration shown in the Strategy. Members asked a number of pertinent questions of Officers and acknowledged the

challenge rural delivery would present.

Regarding off-site contributions, Officer confirmed that on site provision was always the preferred option however the Authority had taken off-site contributions. A Policy regarding this was currently being formulated. Officers further confirmed that no contributions had ever been returned.

Regarding the vision, Members commented on how pleasant surroundings had a huge impact on a person's health and well-being and requested that the vision be extended and amended to read: -

“.....promoting their health and well-being through a sympathetic approach to the opportunity for enhancing the natural environment through that development”

**RESOLVED** that the draft West Lindsey Housing Strategy 2017-2022 and associated Implementation Plan, be approved for formal consultation purposes, noting Members comments regarding the vision

### **30 RECOMMENDATIONS FROM CHALLENGE AND IMPROVEMENT COMMITTEE - YOUTH UNEMPLOYMENT**

Following work undertaken by the Challenge and Improvement Committee, consideration was given to a report which set out for Members: -

- the context and purpose of the West Lindsey Employment and Skills Partnership;
- summarised the work that had been undertaken by the Challenge and Improvement Committee on the subject of Youth Unemployment
- identified a proposed schedule of work to be undertaken by West Lindsey Employment and Skills Partnership with support from the Employment and Skills Project Officer, in respect of the identified issues around youth unemployment
- offered Members of the Committee an opportunity to help support solutions to address some of the issues raised within the report.

Lengthy debate ensued and Members asked a number of questions of the Employment and Skills Project Officer regarding the work she undertook and the relationships she had with local schools and employers. Congratulations were paid on the success of the skills fayre.

Regarding the last recommendation within the report, the Chairman indicated that she wished to remove this, in light of the fact that the Committee had at its last meeting appointed a Member Champion for Skills and Young People, and thus it was suggested this work should sit within the remit of that Member.

Further debate ensued regarding the procedure for appointing Champions and the purpose of them. It was questioned whether each champion should have a job description etc. The Chairman indicated that following comments expressed at previous meetings, she would be giving further consideration to the role of Member Champs over the coming months and would be working in consultation with the Governance and Audit Committee on this matter.

On that basis it was **RESOLVED** that: -

- (a) the work undertaken to date by the Challenge & Improvement Committee be recognised and the issues raised, action to be taken and work currently underway to address the issues be noted;
- (b) the “draft” schedule of work outlined in the report be reviewed and Members provide feedback on any omissions or amendments direct to Officers by the end August 2017;
- (c) the schedule of work be co-ordinated by the Employment & Skills Project Officer with support from the West Lindsey Employment & Skills Partnership; and
- (d) the current Member Champion for Young People and Skills (Councillor R Shore) be requested to attend quarterly meetings and to publically represent the Partnership at external meetings and events.

### **31 RECOMMENDATIONS FROM CHALLENGE AND IMPROVEMENT COMMITTEE ARISING FROM 6 MONTH HEALTH COMMISSION UPDATE REPORT**

Consideration was given to a report which presented recommendations made by the Challenge and Improvement at their meeting on 27 June, on them having received a position update on the activity of the Health Commission since January 2017, for consideration and approval.

The first related to representation on the Health and Wellbeing Board and the second to reviewing the future length and scope of the Health Commission.

The Committee were provided with the full position update as presented to the Challenge and Improvement Committee and in which information was detailed in support of the two recommendations.

Debate ensued, and with regard to the first recommendation, the Committee indicated that both forms of approach, as opposed to the “or” suggested, should be made to the Health and Wellbeing Board.

Officers advised that as a result of the Commission’s work, health services had started to show a much increased interest in the role the District Council could play.

Regarding the second recommendation, whilst Members were happy to support this, some were of the view that it was important the Commission did not continue indefinitely.

On that basis it was **RESOLVED** that the **RECOMMENDATIONS** be supported and thereby:

- (a) a formal request for additional District Council representation at the Lincolnshire Health and Wellbeing Board be made by the following means: -
  - (i) a formal request be made by WLDC in isolation, via a letter from the

chair of the Prosperous Communities Committee and Health Commission; and

- (ii) the Chairman of Prosperous Communities Committee and Health Commission seek the collective support of the other six district councils to write to the Health and Wellbeing Board collectively; and
- (b) the work of the Health Commission continue, and a review be undertaken every six months to determine the progress, outcomes and future need and remit of the Health Commission.

### **32 WORK PLAN**

Members gave consideration to the Committee Work Plan.

Officers confirmed that the list of items detailed at the conclusion of the Plan would be reviewed and a large number removed, as these had now been superseded.

Officers further indicated they continued to review the Governance paths for reports in order to avoid duplication and double handling. Members recalled that the “straight to Council route” had not eventually been put forward in the Annual Review of The Constitution but suggested that maybe this should be considered again with assistance from the Governance and Audit Committee. The comment was noted.

**RESOLVED** that the Work Plan as set out in the report, be received and noted.

### **33 EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED** that under Section 100 (A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

Once in closed session the Chairman advised that she intended to vary the order of the agenda, taking the Car Park Update Report (agenda item 9 (a) ) as the last item of business. Members were further advised that an addendum to this report had been prepared, and this was duly circulated. At 8.05 pm a 10 minute adjournment was granted in order that Members could consider the tabled information.

The meeting reconvened at 8.15pm.

### **34 CAISTOR HILL CREST PARK RURAL ENTERPRISE DEVELOPMENT**

The Committee gave consideration to a report which sought support from Members to recommend to the Corporate Policy and Resources Committee the granting of a commercial loan of £200,000 to support the redevelopment of a site and creation of new business units within Caistor.

Providing support and infrastructure for start-ups and the micro-business sector was a priority for WLDC and was clearly identified within the West Lindsey Economic Growth Strategy.

Members have previously considered the report at their meeting on 6 June 2017, and deferred the decision pending further information regarding the Business Plan in order that they could be assured that the Project was likely to deliver as expected.

In presenting the report Officers indicated that all those concerns previously raised by Members had been further investigated and the outcome of each, and further re-assurance was reported in the table included within the Executive Summary of the report.

It was noted that there was a drafting error within the legal agreement at 3.1 (b) (i) and Officer gave assurance this would be rectified, should the proposal be agreed.

Debate ensued and a number of Members indicated that the additional information provided, was most useful and had given them the assurance they had required. However some other Members still had concerns regarding the proposal, they were not convinced that the business need had truly been established, making reference to previous similar developments within the town of Gainsborough, which in their view had not delivered their original objective. There were concerns around the financial soundness of the business, the ability of the Council to recover its monies in the event of non delivery and a number of Members were still concerned over the relationship of the applicant with a particular Member of the Council.

In responding Officer's re-iterated the advice which had been received from the Monitoring Officer, regarding the applicant's position. It was also stressed that it was important to treat all applicants the same, despite who they may be related to, this should not disadvantage a resident / business within the District.

The Committee were reminded of their role, noting that the financial detail was the remit of the Corporate Policy and Resources Committee to determine. Members of this Committee needed to assure themselves that these proposals were in line with the Committee's aspiration for Economic Growth and Business development across its market towns.

Officers stressed in bringing this proposal to Members it was in acknowledgement that there were currently no specific funding streams for rural developments, as there were in Gainsborough, and considered this development did meet the Council priority of rural economic growth.

In the fullness of time it was likely that a Commercial Loan Policy would need to be developed as such requests were likely to continue to be made.

Some Members acknowledged that a bank's decision to lend, looked at different factors, with little or no acknowledgement of any social return and regeneration benefits the proposal would be bring to an area.

Officers again re-iterated the proposed mitigation measures which would be put in place to safeguard the loan, including those listed in the Section 151 Officer Comment's section of



the report. In responding to comments it was further confirmed that any future sale of the land would only be with the Authority's permission (if a loan was agreed).

A Member indicated that he could not see reference to a first charge, included in the legal agreement and again Officers, undertook to ensure this was included (if a loan was agreed).

Following much debate and opposing views having been expressed, it was: -

**RESOLVED to RECOMMEND** to the Corporate Policy and Resources Committee that: -

- (a) a Capital Budget of £200,000 for a commercial loan to Hillcrest Park Properties Ltd, to enable the redevelopment of the Hillcrest site in Caistor in line with the planning permission which has been granted and this be funded from Prudential Borrowing, be approved. (The commercial loan to be conditional on the applicant securing a full funding package for the development and providing evidence to this effect);
- (b) the proposed Loan Agreement, appended to the report be approved; and
- (c) the Director of Resources in consultation with the Chair of the Policy and Resources Committee be granted delegated authority to agree any final changes to the Loan Agreement (including pre-conditions).

**Note:** Councillors Young, Rainsforth and Darcel requested that their votes against the above decision be recorded.

**Note:** The following three items were introduced jointly, due to their "linked" nature, however each item was then voted on individually.

### **35 COMPULSORY PURCHASE ORDERS - GAINSBOROUGH**

Members gave consideration to three reports which sought approval to proceed with the compulsory purchase of three properties in Gainsborough as detailed in the associated reports

It was noted that all three properties were under the same ownership. Members received information on the history of the dwellings and the complaints which had arisen. It was noted that the Council had taken various formal and informal steps to bring these properties back into use and that none of these had been successful. It was therefore considered that there was a compelling case in the public interest for enforcement action.

The cost of the proposed action across all three properties was outlined in detail to Members.

**RESOLVED** that:

- (a) the making of a Compulsory Purchase Order under Section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 for the acquisition of the property in Gainsborough together with the

land associated with it, and as shown edged in red on the plans attached at Appendix 1 to the report relating to agenda item 8 (c), to facilitate the development, redevelopment or improvement of the land that will contribute to the promotion or improvement of economic, social or environmental wellbeing be approved; and

- (b) the Chief Operating Officer, in consultation with the Committee Chairman and legal representation be approved and authorised to:
  - i. Take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Orders including the publication and service of all notices and the presentation of the Council's case at any public enquiries;
  - ii. Acquire interests in the property within the Compulsory Purchase Orders either by agreement or compulsorily;
  - iii. Suspend the compulsory purchase order proceedings, or withdraw the order, on being satisfied that the subject house will be satisfactorily renovated and re-occupied without the need to continue the purchase proceedings in relation to the property;
  - iv. Take all necessary action to acquire and obtain possession of the property included in the Compulsory Purchase Orders, either compulsorily or by agreement, and to deal with all matters relating to the payment of compensation and statutory interest including or defending proceedings as necessary;
  - v. Dispose of the property in accordance with the proposals set out in this report;
  - vi. Take all necessary action to give effect to these recommendations

### **36 COMPULSORY PURCHASE ORDER - GAINSBOROUGH**

**RESOLVED** that:

- (a) the making of a Compulsory Purchase Order under Section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 for the acquisition of the property in Gainsborough together with the land associated with it, and as shown edged in red on the plans attached at Appendix 1 to the report relating to agenda item 8 (d), to facilitate the development, redevelopment or improvement of the land that will contribute to the promotion or improvement of economic, social or environmental wellbeing be approved; and
- (b) the Chief Operating Officer, in consultation with the Committee Chairman and legal representation be approved and authorised to:
  - i. Take all necessary steps to secure the making, confirmation and

implementation of the Compulsory Purchase Orders including the publication and service of all notices and the presentation of the Council's case at any public enquiries;

- ii. Acquire interests in the property within the Compulsory Purchase Orders either by agreement or compulsorily;
- iii. Suspend the compulsory purchase order proceedings, or withdraw the order, on being satisfied that the subject house will be satisfactorily renovated and re-occupied without the need to continue the purchase proceedings in relation to the property;
- iv. Take all necessary action to acquire and obtain possession of the property included in the Compulsory Purchase Orders, either compulsorily or by agreement, and to deal with all matters relating to the payment of compensation and statutory interest including or defending proceedings as necessary;
- v. Dispose of the property in accordance with the proposals set out in this report;
- vi. Take all necessary action to give effect to these recommendations

### **37 COMPULSORY PURCHASE ORDER - GAINSBOROUGH**

**RESOLVED** that:

- (a) the making of a Compulsory Purchase Order under Section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 for the acquisition of the property in Gainsborough together with the land associated with it, and as shown edged in red on the plans attached at Appendix 1 to the report relating to agenda item 8 (e), to facilitate the development, redevelopment or improvement of the land that will contribute to the promotion or improvement of economic, social or environmental wellbeing be approved; and
- (b) the Chief Operating Officer, in consultation with the Committee Chairman and legal representation be approved and authorised to:
  - i. Take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Orders including the publication and service of all notices and the presentation of the Council's case at any public enquiries;
  - ii. Acquire interests in the property within the Compulsory Purchase Orders either by agreement or compulsorily;
  - iii. Suspend the compulsory purchase order proceedings, or withdraw the order, on being satisfied that the subject house will be

satisfactorily renovated and re-occupied without the need to continue the purchase proceedings in relation to the property;

- iv. Take all necessary action to acquire and obtain possession of the property included in the Compulsory Purchase Orders, either compulsorily or by agreement, and to deal with all matters relating to the payment of compensation and statutory interest including or defending proceedings as necessary;
- v. Dispose of the property in accordance with the proposals set out in this report;
- vi. Take all necessary action to give effect to these recommendations

### **38 WELL BEING SERVICE - PROCUREMENT**

Members gave consideration to a report which asked the Committee to consider the opportunity for Lincolnshire District Council's to deliver the Lincolnshire Wellbeing Service, which was currently out to tender, from April 2018.

The Wellbeing Service provided support to all adults in Lincolnshire and especially those who, without this, were likely to lose their independence and draw more heavily on healthcare, housing and other services. Two District Councils within Lincolnshire were experienced providers of the Service in their areas. Both had created strong links between this and their core services. WLDC's demographic was such that a significant number of service users would be West Lindsey residents. It was considered that Lincolnshire's District Councils could bring considerable expertise to ensure that, working as a consortium, the service achieved maximum benefit for residents and secured the full contract value in Lincolnshire.

In presenting the report, Officers outlined how the Consortium arrangement would work and which authorities, at this stage, would be leading on the key elements. Details of those areas where clarification was still required were also shared with the Committee, along with the Procurement timeline and risk considerations.

In responding to Members' questions Officer confirmed that operational costs and any profit share agreements were still to be finalised. It was further confirmed that it had been recognised a number of West Lindsey residents would source their main healthcare outside of the District and County, Scunthorpe for example, but it was confirmed that this would not prevent the well-being service from operating, nor would those residents be disadvantaged.

**RESOLVED** that: -

- (a) West Lindsey District Council's role as a delivery partner in a collaborative bid by Lincolnshire's District Councils to provide the Lincolnshire Wellbeing Service from 1 April 2018 be confirmed;
- (b) Officers be approved to continue to engage in the competitive dialogue phase, if invited to do so; and

- (c) if the bid is successful, Officers be requested to bring a further detailed report for approval by Prosperous Communities Committee, before accepting a contract.

**Note:** The Committee took a short adjournment at 9.30pm, in order that Committee Members could move their cars due to the parking restrictions applied to the car park surrounding the Guildhall.

The meeting re-convened at 9.40 pm.

### **39 UNLOCKING THE HOUSING STRATEGY**

The Director of Economic and Commercial Growth informed the meeting that West Lindsey District Council had been successful in bidding for £4 million funds from the Greater Lincolnshire Local Enterprise Partnership (GLLEP) Single Growth Fund Round 3, for the 'Gainsborough Growth Programme'. This was the largest allocation of funds to any town in the County, and demonstrated excellent leverage of funds against the Council's capital programme.

The GLLEP had indicated that the £4 million funding was to support the Gainsborough Growth Programme and that the Council was not limited to the projects identified in the original bid, as long as the proposed project would be supported by a robust business case and would achieve the ambitious housing growth programme for Gainsborough. In addition the GLLEP had advised that retrospective cost could be recouped through the grant if supported by the business case.

The Corporate Policy and Resources Committee at its meeting on 15 June 2016, had considered and approved these proposals and therefore the report presented was for Committee information only.

**RESOLVED** that it be noted that the Corporate Policy and Resources Committee at its meeting on 15 June 2016, approved the emerging strategy for expenditure, in order to inform the production of a Business Plan to be submitted to the GLLEP Investment Board.

### **40 CAR PARK UPDATE**

Consideration was given to a report which reviewed and updated the current Gainsborough Car Park Strategy to ensure that the supply of car parking was responsive to both current and future demand; and to ensure it aligned to the regeneration programme of the town.

The primary aim of the review was to support town centre viability and local traders, demonstrating that the Council had listened and responded to concerns in this regard.

This review had appraised the current charging tariffs and permit prices to ensure that the proposed improvements to town centre car parking was affordable and self-financing in line with the Council's Medium Term Financial Plan. This strategy would include a

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Subject to Call-in. Call-in will expire at 5pm on Wednesday 9 August 2017

Communication plan and a consultation exercise to ascertain local business and shoppers views on the effectiveness of the "Free after 3pm" policy on viability, as opposed to an alternative, of "One hour free at any time".

Members had earlier been provided with an addendum to the report, which primarily related to the Roseway Car Park, its refurbishment and the financing of such, the content of which superseded recommendation two, bullet point 3.

To aide Members understandings of the proposals, a short power point presentation was given, during which Members were provided with information in respect of the following: -

- The current position, noting that in December 2016, with the loss of two large private car parks, demand outstripped supply;
- The details of Phase 1 recommendations relating to new supply generation and when this supply would become available as a result;
- The other recommendations associated with Phase 1 and the costs to the Council or income generated to the Council, as a result;
- The business case regarding the Roseway Car park and the rationale for this being delivered in an alternative way, as per the information included in the addendum;
- The new supply which would be generated by Autumn 2018;
- Details of those recommendations it was proposed would be implemented with immediate effect;
- Details of the Phase 2 recommendations and the current sites which were under consideration.

Debate ensued and a number of Members expressed their dissatisfaction, of the current strategy and the situation that had resulted. Concern was expressed that the sales of permits had been unmanaged further adding to the difficulties.

Support to local businesses was seen of paramount importance and some Members were of the view that this would only be achieved if permit holders were removed from the Town Centre Car Parks, namely Roseway, Ship Court and Bridge Street. It was suggested that this should be implemented as early as November in order to support Christmas trade. There were also calls for the "free for the 1<sup>st</sup> hour" Policy to be implemented with immediate effect.

Regarding the plans for the Roseway Car Park, and the requirements of the hotel developer both during and after construction, again some Members expressed dissatisfaction and feared ultimately that the public car park would be lost to the hotel. Some were uncomfortable that prices for local residents would rise, whilst hotel guests would be given free parking.

In responding Officers advised permit sales had been suspended and continued to be, they shared the rationale of supporting local business and moving permit holders from town centre. The Strategy presented aimed to do this but in a planned manner, moving permit holders once new supply had been established.

Regarding the Roseway Car Park, Officers again explained the rationale for the revised approach to its refurbishment, the benefits this would afford, and the enhanced asset that would result. Assurance was offered that the car park would remain the asset of the

Council, hotel guests would not be given free parking, rather a permit with conditions.

Other Members were of the view that the hotel brought about a number of other wider economic benefits to the town and thus issuing a limited number of permits for guests seemed reasonable. Furthermore this arrangement could be reviewed and revised if necessary. Car Park refurbishment had been planned and the alternative delivery mechanism was considered value for money and would in the fullness of time result in more parking spaces being available.

A Member sought indication of the number of short stay car parking spaces which would be made available under this Strategy before December 2017, having heard the response concern was expressed that the situation would not have improved by December. It was again suggested that all permit holders should be prohibited from parking in Bridge Street, Roseway and Ship Court with immediate effect.

Officers advised that revoking passes would not be feasible, however the proposed staged pricing increase would likely result in a number of people not renewing their permits. It was important that permit holders were only displaced, once alternative supply had been secured. The arrangement with Tesco would be greater used and extended. However, this position was challenge, with some Members being of the view that it was in the gift of the Authority to change the terms and conditions of permits, as they saw fit.

On that basis a counter proposal was made and seconded namely that the use of permits be prohibited in the Roseway, Ship Court and Bridge Street Car Parks with effect from November 2017 and the "first hour free" policy be implemented with immediate effect. On being put to the vote, the motion was lost.

The recommendations as per the officer report where then moved, seconded and voted upon and on that basis it was **RESOLVED** that: -

- (a) the findings of the car parking review be used as the evidence base to enable the Council to manage car parking supply and demand including the charging regime up to 2023 as part of the regeneration plans for the town.
- (b) the Phase 1 recommendations, set out in section 7 of the report, be implemented namely:
  - Greater Liaison with Marshalls Yard to manage their overflow car parking at peak times more effectively and especially to cater for the development of the hotel at the Sun Inn and refurbishment of the Roseway car park.
  - It be **RECOMMENDED** to Corporate Policy and Resources Committee that a capital budget of £40,000 be approved to spend within the current year for construction of the Bridge Street extension, funded by prudential borrowing.
  - It be **RECOMMENDED** to Corporate Policy and Resources Committee that a capital budget of £450,000 be built into 2018/19 capital programme for construction works at Roseway, funded by prudential borrowing and the scheme be delivered by North Street (Gainsborough) limited through a Grant Funding Agreement;

- That charging for the new Bridge Street extension commence as soon as practicable after the building works have ceased.
- It be **RECOMMENDED** to Corporate Policy and Resources Committee that parking charges for Roseway be increased by 25% when it re-opens post refurbishment in Autumn 2018.
- That charging for parking at Lidl commence as soon as practicable upon completion of the property purchase.
- It be **RECOMMENDED** to Corporate Policy and Resources that parking permits be increased in two stages, 2018/19 and 2019/20 in order to achieve a charge that reflects a 45% discount on the long stay (6+ hours) ticket price. Further advice with regards to the maximum number of permits to be sold (note the financial model is based on 60% of chargeable spaces) be taken
- That four of the eight disabled spaces at North Street be re-designated as available for all users from 1 April 2018, providing 6 standard bays in their place.
- It be **RECOMMENDED** to Corporate Policy and Resources Committee that the lease with Tesco for 50 parking spaces be extended and negotiations to purchase this land as a minimum continue, up to a maximum value as indicated in the model;
- That the hotel construction company be allowed free use of 30 spaces at Roseway car park in exchange for a parcel of land that will facilitate a minimum 16 additional parking spaces at the car park.
- the use of permits in Roseway be prohibited to facilitate an increased turnover of parking to benefit town centre businesses.
- further liaise with LCC Highways to seek additional and more prominent signage directing road users to car parks. To supplement existing signage within car parks, providing information regarding other long and short stay car parks including locations.
- Seek to designate 2-3 coach parking bays within the town centre, potentially 1 space in the existing Lidl site at Ropery Road and a further 2 in the bus station.

In addition, that the Council consult town centre businesses and stakeholders on the following:

- Allow the first hour parking to be free at any time; or
  - To retain the free after 3pm policy.
- (c) It be **RECOMMENDED** to Corporate Policy and Resources that these costs, as detailed above, be approved, as part of the Car Parking Funding



Strategy.

- (d) The Phase 2 Recommendations in section 9 of the report, be agreed in principle, subject to detailed business cases for each acquisition when the feasibility work concludes on a site by site basis.
- (e) a review of the Market Rasen car parking charges (based on the methodology used for the Gainsborough review) commence with immediate effect, and the results be brought back to both the Prosperous Communities Committee and the Corporate Policy and Resources Committee in September.

The meeting concluded at 10.33 pm.

Chairman