

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 28 April 2026 commencing at 6.30 pm.

Present: Councillor Emma Bailey (Chairman)
Councillor Tom Smith (Vice-Chairman)

Councillor Owen Bierley
Councillor Frazer Brown
Councillor Stephen Bunney
Councillor Christopher Darcel
Councillor Jacob Flear
Councillor Sabastian Hague
Councillor Paul Lee
Councillor Mrs Lesley Rollings
Councillor Ian Fleetwood

Also Present: Councillor D Dobbie
Councillor M Westley

In Attendance:
Sally Grindrod-Smith Director Planning, Regeneration & Communities
Robert Gilliot Head of Waste and Street Cleansing
Andy Gray Head of Environmental Services
Ele Snow Senior Democratic and Civic Officer

Also in Attendance: 1 Member of the Public

Apologies: Councillor Mrs Angela Lawrence

Membership: Councillor I Fleetwood was appointed substitute for
Councillor A Lawrence

49 CHAIRMAN'S WELCOME AND OPENING SPEECH

The Chairman opened the meeting, on the rising of the concurrent meeting of the two policy committees, at 7.38pm. She thanked all present for their attendance and patience. As the meeting was to be the last one for the Prosperous Communities Committee, ahead of moving into a new committee structure, the Chairman made the following opening speech:

“Over the past year, we have overseen delivery of the committee’s constitutional responsibilities, making a strong contribution to Corporate Plan priorities, particularly housing, economic resilience, and sustainable communities. The Committee has provided strategic oversight of housing, economic growth, regulatory services, and community safety; supported housing growth, tenant protection, homelessness prevention, and responses to

legislative change; and championed economic regeneration in our towns and opportunities for rural communities and young people. We have also demonstrated the importance of transparent, robust decision making, balancing growth, regulation, and community wellbeing in the best interests of West Lindsey's residents. We have ensured that each project, each item of business put before us, has been given the detailed attention it requires, focusing on good governance for the strongest decisions. Thank you all for your contributions."

50 PUBLIC PARTICIPATION

There was no public participation.

51 MINUTES OF PREVIOUS MEETING

RESOLVED that the Minutes of the Meeting of the Prosperous Communities Committee held on 17 March 2026 be confirmed and signed as a correct record.

52 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

53 MATTERS ARISING SCHEDULE

With no comments or questions, the Matters Arising Schedule, setting out the current position of previously agreed actions as at 20 April 2026, was **DULY NOTED**.

54 WASTE & RECYCLING OPERATIONAL POLICY REVIEW

The Committee heard from the Operational Services Manager who explained there had been a number of changes made to the Waste and Recycling Operation policies following a standard two-yearly review. He highlighted a selection of changes, noting that the full table of amendments was detailed within the report.

With regard to the Council not accepting responsibility for the emptying of bins which may have had parcel deliveries left inside, Members enquired as to whether the Council could run a communications campaign to advise residents of the risk. Additionally, in response to a query regarding the replacement of damaged bins and removed bins, it was clarified that damaged bins were replaced for free on the first occasion, and the charge to the resident was in the case of it being the same resident at the property, not where there had been change of resident.

Members requested it be put on record that the Committee extended thanks and praise to the Manager and his team for the success of the rollout of the food waste collections. It was acknowledged that, as a new service, there would be a 'bedding in' period, and in response to a query regarding the hygiene and safety of the collections, it was confirmed that all operatives had been trained on the correct use of PPE and manual handling, and, where

Members had seen operatives actively running during the collection rounds, it was confirmed this was a personal choice not mandated due to the time pressures of collection routes.

In response to a query regarding the increase in household size required for a larger general waste bin, it was explained this had been introduced as a result of the food waste collections, with general waste amounts expected to reduce. Lincolnshire County Council had an education team who would visit residents to discuss waste and recycling processes in order to achieve the most efficient use of bins and waste generated.

Having been proposed, seconded, and voted upon, the Chairman took the vote and it was unanimously

RESOLVED that

- a) all changes in table one of the report be approved for making to the Waste & Recycling Operational Services Policy; and
- b) the Policy be reviewed and return to committee in two years.

55 RENTERS RIGHTS ACT - POLICY UPDATE

The Committee gave consideration to a report presented by the Housing & Environmental Enforcement Manager, seeking approval for the revised Housing Enforcement Policy and Revised Civil Penalties Policy in light of the introduction of the Renters Rights Act 2025. He explained that the Renters Rights Act (RRA) 2025 would come into effect on 1 May 2026. This was phase 1 of the implementation and would be followed by further phases of which the specific timescales were unknown. The RRA was the single biggest legislative change to the private rented sector to have ever been delivered and was aimed at giving renters much greater security and stability so they could stay in their home for longer, build lives in their communities and avoid the risk of homelessness.

Members heard there were around 8000 properties in the private rented sector within West Lindsey and the report sought to gain approval for a revised Housing Enforcement Policy, including the provisions which would enable the Council to carry out its statutory duties as set out in the Act. Members were provided with an overview of the measures within the Act and how these would impact on those in the private rented sector.

Members were also advised of the additional information which had been circulated, and the recommendation that the new burdens allocation from Ministry of Housing, Communities and Local Government relating to the Renters Rights Act implementation of £88k, be authorised for spend on a staffing resource to contribute to the Council's response to the additional requirements of the Act.

Councillor I. Fleetwood declared a non-pecuniary interest in that he was a landlord, but not within the district.

Members engaged in significant debate regarding the potential benefits and pitfalls of the RRA, including the risk of losing 'small portfolio' landlords, and therefore leaving the market open to only large developers and businesses. It was explained that anecdotally, it did

appear that single property landlords were choosing to leave the sector, however it would take some time for the full impact to materialise.

Members discussed the balance between enforcement actions versus working proactively with landlords to affect change, to which it was confirmed that dialogue and education was used primarily, with enforcement action following should there be no sign of improvements. In response to a query regarding the social housing sector, it was confirmed the RRA would not cover those properties, and the sector had its own regulator and requirements under law.

With regard to the request for approval to be given for the employment of an additional staff member, Members were keen that the resource be available as a matter of urgency, and sought advice from the Democratic Services Officer in terms of the correct way to expedite such a decision. Members were advised that they could recommend an urgent delegated decision be taken by the Head of Paid Service, following consultation with the Section 151 Officer and Chairman of the Committee, should they be minded to do so. Having debated the specifics of the role, Members proposed the suggested amendment, and it was duly seconded. On taking the vote, it was

RESOLVED that the additional recommendation be amended to enable an expedited decision to be made by way of urgent delegated decision by the Head of Paid Service, following consultation with the Section 151 Officer and Chairman of the Committee.

With no further comments, questions, or points of debate, the Chairman read aloud the written recommendations with the amendment as carried above.

Having been proposed, seconded, and voted upon, it was

RESOLVED that

- a) the revised Housing Enforcement Policy be approved; and
- b) the revised Civil Penalties Policy be approved; and
- c) an update on progress be provided to the relevant policy committee before the end of the 2026/27 financial year; and
- d) Members of the Prosperous Communities Committee approve and recommend via an urgent delegated decision by the Head of Paid Service, subject to consultation with the Section 151 Officer and Chairman of this Committee, that the new burdens allocation from Ministry of Housing, Communities and Local Government relating to the Renters Rights Act implementation of £88k, be authorised for spend on a staffing resource to contribute to the Council's response to the additional requirements of the Act

The meeting concluded at 9.04 pm.

Chairman