

Minutes of LLRA Management Committee Meeting

Thurs 14 November 2019 6:00pm

Purpose: Review of current issues affecting Long Leys residents

Present: Gary Stimson, Jackie Ward, Jon Davies, Tony Wass, Keith Newsome, Glenn Smith (observer)

Apologies: Emma Olivier-Townrow, Megan Cox, Jim Hanrahan

Kindly hosted by: Cloverleaf Care Home

1. Introduction by Chair

<p>The Chair expressed his thanks to Cloverleaf Care Home for hosting the meeting and welcomed Glenn Smith as an observer and potential committee member to the meeting.</p> <p>The Chair also offered thanks on behalf of LLRA and personally to Chris Taylor, who has now resigned as a management committee member and from the NPAG team. The Chair stated: <i>"It's been a genuine pleasure having Chris Taylor on the committee and working with him."</i></p>	Action
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2. Minutes of Previous Meeting

Minutes of 12 September 2019 were accepted as a true record of the meeting.	
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3. Treasurer's Report

<p>Jackie ran through the financial position issued previously to the Management committee.</p> <p>Jim Hanrahan has generously made a donation of £125 to fund the purchase of the additional equipment required for the Community Speed Watch (CSW) driver education activity linked to SID (Speed Indicator Device). Thanks go to Jim for this, which was much appreciated by the meeting.</p> <p>It was considered that charitable status for LLRA is probably only beneficial if applying for grant funding. This position will be reviewed if things change.</p>	
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6. Carholme Community Forum (CCF) update

<p>Minutes of these meetings can be seen at http://long-leys.org/carholme-community-forum/</p> <p>Last Meeting: Tuesday 29 October 2019 attended by Jon Next meeting: Tuesday 3 December 2019</p> <p>Key topics:</p> <ul style="list-style-type: none"> • Anglian Water have desilted a number of manhole chambers which has reduced flooding issue on Carholme Road, although the situation is being kept under review • The city council will be reminding residents that wood burners should use smokeless fuels and not treated wood. • At the 17 September meeting it was agreed that policing priorities for Carholme for the foreseeable future should be tackling ASB and tackling drug activity. The October meeting heard there had been a lot of fly tipping and vandalism in Liquorice Park. The police focus would include this and addressing concerns over fireworks in various locations. • On Long Leys Road, following intervention from the PCSO, the Wates vehicles now park on the road, not on yellow lines or on the pavement but there were still complaints. Rob explained that there were no enforcement powers in relation to this and that the issue was about communication with the community. • It was agreed to talk about cycling and the strategy at the next Forum meeting as the new transport strategy should have been announced by then. 	
<p>LLRA follow up</p> <p>Wates vehicles:</p> <p>A further complaint has been raised with LLRA by a resident. Whilst expressing sympathy the meeting felt that if parking was legal then there was realistically not much LLRA could do further. LLRA experience of attempting to get yellow lines extended on Carram Way was that this was almost impossible to achieve.</p>	
<p>Jon will contact the Wates office manager to ensure they are aware of resident concerns.</p>	<p>Jon</p>
<p>Feedback on August 2019 Travellers Encampment</p> <p>A response from the city council to the traveller's encampment was discussed and the meetings felt it was a helpful document. Jon to share with the community. The city council have committed to looking at how the fencing can be "hard targeted".</p>	<p>Jon</p>
<p>Jon will also write to the county council to raise concerns about the lack of official traveller sites within the area.</p>	<p>Jon</p>

7. Commons Advisory Panel (CAP) Update

<p>CAP information can be seen at https://democratic.lincoln.gov.uk/ieListMeetings.aspx?CommitteeId=141</p> <p>Last meeting: 16 September attended by Jon Next meeting: Due to general elections the 9 December meeting has been deferred to 3 February 2020.</p> <p>The city council agreed for a section of mesh on the unused stables in the West Common stable block to be removed to allow swallows to use them as nest sites.</p> <p>A request has been made to Democratic Services at the city council for an update on when the work on re-instating the West Common benches will be completed.</p> <p>The horse feeding stations has been installed on Long Leys Road.</p>	
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8. Planning Applications

Nothing to report.	
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9. Whittons Park Footpath Adoption

<p>Tony will get an update on status for the next meeting. The consultation closed on 14 October.</p> <p>A meeting with Tammy Smalley and Mark Schofield of LWT and Lee George of City Council is now planned for 10am-12:30pm on Friday 29 November. Location TBC but likely to start at Whittons Park. Jon and Tony to attend.</p>	<p>Tony</p> <p>Jon Tony</p>
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10. Neighbourhood Plan Action Group (NPAG) Progress Report

<p>All activities within this project can be seen at http://long-leys.org/neighbourhood-plan/</p> <p>Community Vision & Objectives Version 3 of the objectives was discussed and will be reviewed with the planning consultant on 20 November. Objective 9 will be reviewed to see if better phrasing can be produced to replace "...compatible with their residential location...". NPAG will also look at whether the objectives can be narrowed to 4 or 5 themes.</p>	<p>Jon</p>
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<p>Housing Needs Analysis (HNA) The final HNA has been received after some delay, partially caused by interactions with the Central Lincolnshire Local Plan review. See Appendix A for summary of key findings. A brief discussion was held on the summary. The full report will be made available to the Long Leys community for review and comment and will be discussed at the next NPAG meeting on 20 November with the planning consultant.</p> <p>Footpaths & Cycleways The preferred routes now need finalising and the Lincoln Transport Strategy feedback, due soon, may be a good platform to present options which could be funded.</p> <p>Whittons Park Playpark Upgrade It is hoped to get a community brief into the city council during December. A walk about of the park with the parents' group is planned for Saturday 16 November. The group represents a good mix of children's ages and locations within Long Leys.</p> <p>Community Hub A visit to Bassingham provided good information on the costs of building and operating a community centre for a community of a similar size to Long Leys, albeit one within a Parish Council area, where the clerk is based on site. Prior to the hall being built there were four clubs/societies wanting to use a new hall. Within 12 months of opening this had expanded to 20 societies operating at the hall.</p> <p>Other Aspects Investigations on other focus areas continue:</p> <ul style="list-style-type: none"> • the viability of a shop • defining suitability criteria for new business development <p>The newsletter and community survey to cover the focus areas above was postponed as a result of delays to receiving the HNA. It is now hoped to go out during December, but this will be discussed at the meeting with the planning consultant on 20 November.</p>	<p>Jon</p>
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11. Traffic Commissioner Complaint

<p>Likely to be a January activity with the intention of submitting evidence by February 2020 on the Veolia Vehicle Operating Licence renewal.</p>	<p>Jon Megan</p>
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12.AOB

<p>C/f Resident suggested idea of supporting less able/isolated members of the community by setting up “a group of volunteers which visited people with medicines or shopping that needed collecting or simply just for a chat or some basic phone/computer tutoring etc.”. Emma agreed to consider what options there were for setting this up for review at the next meeting, to include any potential volunteer vetting and insurance issues.</p> <p>Tony requested that consideration be given to adding a no-through road sign at the entrance of Albion Crescent/Close. Jon/Gary to raise at next CCF meeting on 3 December.</p>	<p>Emma</p> <p>Gary/Jon</p>
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13.Management Meeting Dates

<p>Next meeting: 6-8pm Thursday 16 January 2020 – Location TBC. Volunteer to host the next meeting gratefully received by Jon.</p> <p>Future meeting dates</p> <ul style="list-style-type: none">• See http://long-leys.org/management-committee-minutes/	
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JP Davies v1 14 November 2019

Appendix A

Summary of Key Findings on Housing Needs Assessment (HNA) Report

By JPD

Overview

A Housing Needs Assessment (HNA) was commissioned from specialist consultant AECOM, as part of the Long Leys Neighbourhood Plan development. The key findings from the 64-page report (available to view online at <http://long-leys.org/pdf/npag/Long-Leys-HNA-Final-Report.pdf>) are:

- By 2040 Long Leys will need a further 43 homes (an additional 2 homes per year) assuming the completion on existing planning permissions for 17 homes. Long Leys would grow from 631 homes today to 691 homes by 2040.
- Long Leys has a far greater proportion of homes with four or more bedrooms than that seen across Lincoln as a whole, and is lacking in the one, two- and three-bedroom houses/flats which are required by newly forming households, first time buyers and elderly people wishing to downsize.
- Today, those on average (median) incomes in Lincoln, cannot afford market rents or to purchase a home in Long Leys.
- House builders should concentrate on 1-3 bedroom homes, for tenures of shared ownership, social rent and affordable rent.

Background (LLRA commentary combined with report extracts)

AECOM has analysed, using National Planning Policy Framework guidelines, the Long Leys area using 2011 Census and other data to provide recommendations for the 2021-2040 period on housing. 2011 Census data includes homes in both Long Leys and on the Burton Ridge, so LLRA undertook a survey to split out the two areas. Homes in Long Leys account for about 80% of the 2011 census area.

Modelling work as part of the HNA projected that by 2040 there will be a need in the 2011 Census area for 884 homes, 12% growth on 2011. This means 691 homes within Long Leys and 193 homes in the Burton Ridge area.

Year	Total 2011 Census Area Homes		2011 Long Leys Homes*	2011 Burton Ridge Homes*
2011 census	791		618	173
2040 modelled	884		691	193
Change from 2011	+93		+73	+20
% change	+12%		+12%	+12%

* LLRA estimate of split

In 2019 Long Leys has 631 homes, with planning permission granted for a further 17 homes. To satisfy 2040 housing needs means building a further 43 homes by 2040, or about 2 additional homes per year together with completion of the 10 homes at the former Plymouth Brethren Church site, 5 lodges at the Cloverleaf Care Home and 2 homes close to Mill Cottage just off Yarborough Road.

The HNA report provides guidance on:

- Tenure & affordability of properties
- Type & Size of properties
- Specialist Housing for elderly people
- Newly forming households/first-time buyers

Tenure & Affordability

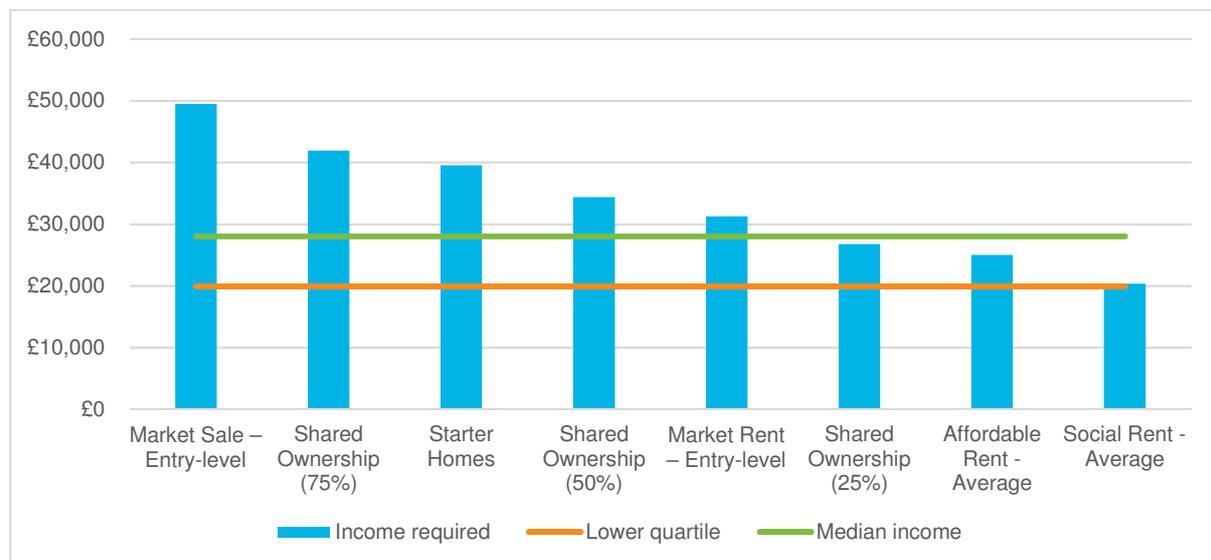
Home ownership is the most popular form of tenure in Long Leys, followed by Private Rented accommodation. Other forms of tenure make up very small proportions.

Figure 1 below charts the annual income required to achieve each form of home tenure (blue bars) against the actual income of those on average (median) income (green bar) and the bottom 25% of earners (orange bar).

Those on average (median) incomes in Lincoln, cannot afford market rents or to purchase a home in Long Leys; their options are shared ownership, affordable rent or social rent.

Those on lower quartile (bottom 25%) incomes only have the option of social rent.

Figure 1: Affordability thresholds in Long Leys (income required, £)



Housing Type/Size

Long Leys has a far greater proportion of homes with four or more bedrooms than that seen across Lincoln as a whole, and is lacking in the one, two and three bedroom houses/flats which are required by newly forming households, first time buyers and elderly people wishing to downsize.

The age profile of Long Leys’ broadly speaking exhibits a larger proportion of middle-aged residents than seen at district and national levels, with fewer people over 85 and between 16-24 than seen across Lincoln as a whole.

There is an opportunity to supply dwellings that would be appropriate to the needs and financial capabilities of both young households and downsizing households, such as two and three-bedroom homes. This would encourage a more balanced community demographically going forward.

Specialist Housing for elderly people

It is considered by AECOM that Long Leys is, in broad terms, a suitable location for specialist accommodation on the basis of accessibility criteria and cost-effectiveness. As such, there is potential for such accommodation to be provided within the Neighbourhood Plan area.

LLRA have commented that limited facilities in Long Leys make life difficult for elderly residents with limited internet skills, poor mobility or who are unable to drive. There is no doctor's surgery or shop and the bus service is limited and does not serve local shops.

Wherever the specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.

Specialist Housing for Young People

On the basis of ONS Census 2011 data, about 134 individuals below 35 had not formed their own household by that year. This represents around 7.5% of the total number of households in Long Leys.

An estimated tenure split of new-build homes is shown in Figure 2, having regard to the specific tenure needs of newly forming households. It should be noted that this estimated split emphasizes the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent.

It is recommended that neighbourhood planners seek to promote these tenures within new housing developments if the policy goal is to ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Plan area.

Figure 2: Tenures recommended in Long Leys to meet the needs of newly forming households

Tenure	Recommended proportion
Home ownership	1%
Entry-level market sales/intermediate ownership product	14%
Social rent	11%
Private rent	74%

Source: AECOM calculations