

Coastal Lincolnshire Housing Market Area

Local Investment Plan



April 2011 – 2026

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If you would like this information in another language, large print, Braille or audio cassette please contact Boston Borough Council or East Lindsey District Council

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Executive Summary

This is the first **Coastal Lincolnshire Housing Market Area Local Investment Plan** between Boston Borough Council, East Lindsey District Council and Lincolnshire County Council in partnership with the Homes and Communities Agency (HCA) - the National Housing and Regeneration Agency for England. It has been produced to inform the HCA and other organisations about our needs, objectives and aspirations so that these can be considered for future investment and support. It sets out the background of the area and details our plans for the future, to shape and improve the quality of life of our local communities. In doing this it highlights the areas where investment and resources are required to achieve our goals.

The Coastal Lincolnshire HMA is predominantly rural in character with a significant stretch of coastline from just south of Cleethorpes to a large part of The Wash. In line with this the main economic purpose of the area is agriculture and tourism. It consists of a number of market towns and villages with limited infrastructure. This as well as making it a pleasant place to live also presents a number of challenges.

There are three high level "Community Strategy / Plans" relating to the Coastal Lincolnshire HMA which set the visions:

<u>Lincolnshire Sustainable Communities Strategy 2009 -2030:</u> "Lincolnshire is the place where everyone can find and enjoy the lifestyle that suits them best "	
<u>Boston Community Plan 2008-2018:</u> "Our vision is for Boston to be a more modern, vibrant and dynamic place to live, work and visit - a better destination for residents, shoppers, visitors, commerce and industry"	<u>East Lindsey Community Plan:</u> "East Lindsey is a distinct, dynamic and proud district where organisations and communities work together for a better quality of life"

This Plan is rooted in the strategic documents, which have previously been consulted on, that set out the context of the area. It is also based on evidence and information from recent surveys and studies. From these emerge a number of key issues which are often interlinked and require a strategic and coordinated response to ensure that the sustainability and economic prosperity of communities is maintained by the provision of good homes, training and employment opportunities.

Coastal Lincolnshire common objectives and key issues emerging are:

- **Housing Need / Housing Condition**
- **Flood Risk / Coastal Issues**
- **Older People and Vulnerable People**
- **Communication / Transport / Connections / Accessibility**
- **Being Healthy / Wellbeing**
- **Sustainability / Climate Change**
- **Economic Prosperity**
- **Heritage / Culture / Tourism**
- **Feeling Safe / Community Safety / Cohesion**

This information helped form the basis of a plan identifying our proposed projects and schemes. This has been summarised in the table below to highlight the main themes and schemes. Further details can be found in sections 7 and 8 of this document.

Theme – Supply	(See sections 7.1 and 8.1)
Affordable housing (with flood risk mitigation measures where needed)	
Rural affordable housing (with flood risk mitigation measures where needed)	
Empty Property project – to return empty properties back into use.	
Housing for older people – inc Extra Care	
Housing for vulnerable People	
Sustainable homes, design standards, flood resilience / retrofit	
Theme – Quality	(See sections 7.2 and 8.2)
Improvement of private sector housing quality – decent homes for vulnerable people and handy person schemes	
Themes – Inclusion	(See sections 7.3 and 8.3)
Accessibility of housing for the vulnerable – Disabled Facility Grants	
Homelessness prevention	
Addressing fuel poverty and providing affordable warmth	
Housing support needs of vulnerable and older people – Supporting People strategy	
Community safety partnership (Coastal Lincs HMA)	
Theme – Communities	(See sections 7.4 and 8.4)
Flood protection	
Digital Connectivity (Coastal Lincs HMA)	
Transport – road and rail	
Research and Intelligence (Coastal Lincs HMA)	
Community Cohesion / Stronger Communities	
Regeneration schemes (various)	
Theme – Business and Tourism	(See sections 7.5 and 8.5)
Various coastal innovation and cultural schemes	
Various specific regeneration and economic development schemes	

Projects and schemes from the first 1-3 years of the plan were then prioritised by each Local Authority using a detailed methodology assessing: resources, strategic fit, outcomes and outputs, and deliverability. This provided the following top investment priorities for each theme for the first 1-3 years of the plan:

Coastal Lincolnshire HMA LIP Priorities	
Boston Borough Council	East Lindsey District Council
Theme – Supply	
Affordable Housing Supply*	
Rural Affordable Housing*	
Empty Property Project	Housing Capital Programme*
	Housing Growth*
	Extra Care Scheme, Skegness
Theme – Quality	
Decent Homes for Vulnerable People in the Private Sector	
Themes – Inclusion	

Addressing Fuel Poverty and providing Affordable Warmth	Improving utilities and reducing fuel poverty
Disabled Facility Grants	Disabled Facilities Grants
East Lincolnshire Community Safety Partnership (Coastal Lincs HMA)	Community Safety Partnership Coastal Lincs HMA)
Theme – Communities	
Greening Boston	Research and intelligence (Coastal Lincs HMA)
Research and Intelligence (Coastal Lincs HMA)	Mablethorpe Old Library Project
Boston Placecheck. Community Cohesion / Stronger Communities	Digital Connectivity
Theme – Business and Tourism	
Empty Shops Initiative – Town Centre Vitality	Lincolnshire Coastal Grazing Marshes Project
Small / Medium Enterprise Growth and Development	Lincolnshire Coastal Country Park
Boston Market Place Regeneration Scheme (additional works)	Centre of Excellence, Skegness

* Overarching priority

In the current economic climate the importance of working closely with all partners in the public, private and voluntary sectors to achieve delivery of our aims is even more important. Partnership working has already started to deliver many of the schemes in this Plan, however further investment would allow them to achieve their full potential and deliver the maximum benefits to the communities of Coastal Lincolnshire. The Local Authorities in the Coastal Lincolnshire HMA will investigate all potential available resources from partners to enable projects to proceed and allow us to deliver our visions for the area.

The delivery of this plan will be overseen by a steering group made up from the three local authorities, the HCA and relevant stakeholders where considered appropriate. The Investment Plan will be reviewed on an annual basis and updated where necessary to reflect any changes in local circumstances and will also ensure that the new Localism agenda is fully taken into account.

This plan is subject to the right of the Government to determine the amount of funding to be made available to the Homes and Communities Agency and the purpose for which it can be used.

1.0 Introduction

This Local Investment Plan (LIP) is a joint document between the local authorities making up the Coastal Lincolnshire Housing Market Area. These consist of Boston Borough Council, East Lindsey District Council and Lincolnshire County Council. The purpose of the Local Investment Plan is to set the context of the area and detail the aims for Coastal Lincolnshire focusing on 'Place Shaping'.

The Local Investment Plan highlights our strategic vision and details the key issues and themes for the area over the next 15 years, setting out the proposed projects and schemes to address these. It prioritises the projects and schemes for the first 3 years of the plan and will be updated annually to ensure it remains current and reflects any changes in the housing market and the economy.

Local Investment Agreements may supplement the information in this Plan by providing more detailed information on individual schemes cost, viability and benefit along with funding and resource arrangements.

2.0 Vision

The Lincolnshire Sustainable Communities Strategy (SCS) 2009-30 sets the vision for the County "Vibrant communities where people enjoy life."

It has the following vision of what Lincolnshire will look like in 2030:

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

- **Boston Community Plan 2008-18 – a great past, an exciting future.**

"Our vision is for Boston to be a more modern, vibrant and dynamic place to live, work and visit - a better destination for residents, shoppers, visitors, commerce and industry."

Boston is proud of its contribution to Britain's culture and world heritage, with special links across the Atlantic to Boston, Massachusetts, our daughter city.

Our heritage, strong sense of identity and community spirit makes Boston and its villages a great place to live. We celebrate diversity and recognise that everyone and anyone can play their part in making our area special.

With our historic links to the Port and The Wash, water has always played a major role in the development of the town. Today, and more so in the future, The Wash reserves and our waterfront will serve as a focus for recreation and leisure, for new visitors and local people alike.

We aspire to have a skilled and talented workforce and strong transport links across Britain and Europe, attracting businesses from across the country and the world.

At the heart of a prosperous agricultural region, our contribution to the nation's food industry will remain vital. It is anticipated that the town's retail sector will become more significant; drawing more visitors to the town centre and contributing to our economic success.

The ambitions within the Community Plan are:

- Getting Around
- Making Boston a Destination
- Generating Prosperity
- Feeling Safe and Part of Your Community
- Being Healthy
- Creating a Greener and Sustainable Future

• **East Lindsey Community Plan**

The East Lindsey Community Plan stems from the Sustainable Communities Strategy for Lincolnshire and sets out a vision that

"East Lindsey is a distinct, dynamic and proud District where organisations and communities work together for a better quality of life."

The vision describes a District we want to live in and acts as a common goal for us all to work towards over the next 5 years. The Community Plan aims to achieve the vision for East Lindsey taking in to consideration the following principals:

Sustainability – achieving progress in a way that benefits everyone and does not harm the environment, locally, globally both now and in the future

Cohesion – creating mutual respect and appreciation of the similarities and differences that make people unique

Engagement – Involving the public, as individuals or as a community, in policy and service decisions

The key partners and residents within East Lindsey identified 8 priorities which form the basis of the Community Plan.

- Climate change and the environment
- Community safety
- Economic prosperity, education and skills
- Families, children and young people
- Health and well being
- Older people
- Rural services and accessibility
- Lincolnshire coastal action zone.

These priorities closely fit with the Sustainable Communities Strategy for Lincolnshire and have a number of common themes with Boston's Community Plan. The Community Plan of both districts links with their Council's Corporate Strategy.

3.0 Current Strategic Context

The Local Investment Plan is derived from a sound evidence base. For the Coastal Lincolnshire HMA all of the relevant strategic documents have been taken into account and a brief overview of these is presented in the following table. Further information on the key strategic documents for Boston Borough, East Lindsey and Lincolnshire can be found at Appendix 1.

3.1 National, Countywide and Local Strategies and Plans

National	Countywide	Boston Borough	East Lindsey
Sustainable Communities - Homes for all – (a five year plan)	Lincolnshire Sustainable Communities Strategy 2009-30	Community Plan 2008-2018	Community Plan
Planning Policy Statement 3 (PPS3)	Local Area Agreement 2008-11 Refresh	Corporate Plan 2010/11	Corporate Strategy 2010/14
Planning Policy Statement 7 (PPS 7)	Lincolnshire Housing Strategy 2009-14	Housing Strategy	Housing Strategy 2005-10 and Housing Strategy Update 2009
Planning Policy Statement 25 (PPS 25)	Lincolnshire Homeless Strategy 2008-12	Economic Development Strategy 2010-12	Economic Development Strategy
Environment Act 1995	Draft Lincolnshire Empty Homes Strategy 2010-13	Vision Document for the Future of Boston	East Lindsey Organisational Assessment and Corporate Assessment
Life time Homes, Life time Neighbourhoods	Lincolnshire Supporting People Strategy	Boston Town Centre Regeneration Framework / Heritage Development Plan	Draft Core Strategy
Green Deal for Communities	Lincolnshire Affordable Warmth Strategy 2010-16	Cultural Strategy 2010-15	Private Sector Housing Strategy
Climate Change Bill	Lincolnshire Gypsy and Traveller Accommodation Assessment	Boston Carbon Management Plan 2009	
Neighbourhood Renewal Strategy	Lincolnshire Central and Coastal Strategic Housing Market Assessment 2007	Climate Change Action Plan 2010/11	
	Lincolnshire Economic Regeneration Delivery Plan 2010/11	Boston Area Partnership Community Cohesion Strategy 2007	East Lindsey Housing Needs Studies

	Lincolnshire County Council 2 nd Local Transport Plan 2008-11	Boston Borough Private Sector House Condition Survey 2009	East Lindsey Stock Condition Survey
	Lincolnshire Extra Care Housing Strategy 2009-12	Annual Monitoring Report	Annual Monitoring Report
		East Lincolnshire Community Safety Plan 2011 - 2014	East Lincolnshire Community Safety Plan 2011 - 2014

In addition to the above strategies and plans the other important documents influence the “Place Shaping” of an area are Local Development Frameworks and Local Economic Assessments.

3.2 Local Development Framework

It is a statutory requirement to produce a Local Development Framework (LDF) under the Planning and Compulsory Purchase Act 2004. An LDF sets out a Council’s policies and proposals for the development of its area, and for protecting the built and natural environment. It is the means by which the spatial (land use) elements of Community Plans can be delivered and is a blueprint for how local authorities will promote the use of land that shapes future provision of housing, shopping, community facilities and employment, town centre and village development and safeguards the environment. It is required to be ‘spatial’ in nature because it deals with the location of development and, importantly, indicates how these proposals will be delivered.

Government guidance on the preparation of Local Development Frameworks requires them to be supported by evidence on the delivery of necessary infrastructure. The relevant documents are often referred to as infrastructure delivery plans / statements (IDPs / IDSs). Building on other documents such as the LIP, IDPs / IDSs will set out a broad, flexible strategy for investment to support the area’s development and will look to use available public and private sector resources, including developer contributions (section 106 obligations and Community Infrastructure Levy), to deliver the LDF’s objectives. Through further iterations of the LIP and IDPs / IDSs, funding streams should be aligned to ensure efficient use of resources in the delivery of the stated objectives.

Initial work on infrastructure issues has already been prepared and has contributed to the preparation of this LIP. To support IDP / IDS work, Lincolnshire County Council (LCC) is preparing two documents. The first is an internal report on the services it provides. The second follows consultation with external organisations such as the NHS and utilities providers.

Boston Borough Council, South Holland District Council and Lincolnshire County Council have resolved to work jointly on the production of a single Local Development Framework (LDF) for the combined area of the two districts. The three authorities have invited the Secretary of State for Communities and Local Government to establish a new joint planning authority for South East Lincolnshire responsible for the production of the joint LDF. This requires a Parliamentary Order before Parliament, the outcome of which is expected summer 2011.

The Regional Plan currently provides the policy framework and housing targets for the HMA. However with the government's intention to revoke the Regional Plan, targets will need to be set for each district as part of the process of LDF production and will, be influenced significantly by the findings of the Strategic Housing Market Area Assessment that is currently being prepared for Central and Coastal Lincolnshire.

Notwithstanding the flood risk issues that affect much of the Borough of Boston, the Borough Council remains convinced that the area remains a sustainable location for new house building, although probably at a lower level than has been experienced over recent years.

East Lindsey is currently working on a Local Development Framework for the District. Originally East Lindsey was preparing its Core Strategy in line with the requirements of the Regional Plan however, with its potential revocation the Council is now re-assessing housing growth options.

3.3 Local Economic Assessment and Local Enterprise Partnership

The Review of Sub-National Economic Development and Regeneration, published in July 2007 set out a series of reforms designed to enable regional and local settlements to respond better to economic challenges and play a more significant role in promoting economic development. As a result the Department for Communities and Local Government produced guidance on 'Local Economic Assessments' (LEAs) in August 2009. The guidance recognises that economic development needs to be tailored to local places through well designed economic development policies taken forward at the local level by local authorities and their partners. It is imperative that economic development policies are based upon a robust and well informed evidence base to equip decision makers with a common understanding of socio-economic conditions at the local level that will impact upon economic growth.

Boston Borough Council is currently undertaking research and consultation with a view of publishing a new Economic Development Strategy in 2011. At the same time the council is also supporting the work of Lincolnshire County Council and other local authorities in the development of a county wide Local Economic Assessment, which should be completed by March 2012

East Lindsey's Economic Baseline report has been compiled to provide a shared understanding of the local economic challenges and opportunities in the District to inform economic development strategy and policy development. It provides detailed analysis of East Lindsey's employment and business base, people and communities, and through comparator analysis, economic growth projections and consideration of sustainable economic growth issues recommends priority areas of action to exploit opportunities for the District to address its future challenges. The information will be used to support the development of the Countywide Local Economic Assessment. The East Lindsey report is available online under the documents section at: <http://www.e-lindsey.gov.uk/business>.

A prospectus for a Local Enterprise Partnership (LEP) for Greater Lincolnshire "Prosperity Through Growth" was submitted to the Government and approved in the first wave of Local Enterprise Partnerships. The Department for Business, Innovation & Skills has asked Lincolnshire County Council to begin the process of getting the Greater Lincolnshire LEP up and running and a board has been formed. For further

information on the Lincolnshire LEP please use the following link:
<http://www.lincolnshire.gov.uk/business/lcc-services-for-business/economic-regeneration/enterprise-development/>

The Greater Lincolnshire LEP will be a coordinating body for the delivery of economic priorities in Lincolnshire. The organisation will build on existing structures providing a strategic overview and forum for discussion between the public and private sector on the implementation of the complementary economic development strategies which have been established by the Lincolnshire Assembly, County and District Councils in Lincolnshire.

Priority areas for the LEP will involve supporting the delivery of key infrastructure including the Boston Barrage and the East West Link in Lincolnshire, sponsoring the development of a Regional Growth Bid focused on skills and business competitiveness across the whole County and supporting work particularly in Manufacturing, Tourism and the Food Sector.

The LEP will also provide a focus for partnership working across "porous" economic boundaries with North and North East Lincolnshire and Peterborough on key strategic issues such as flood risk, rural policy and the development of major employment sites in the context of critical business infrastructure.

The relationship between the Greater Lincolnshire LEP and the Local Investment Plans within the area covered by the LEP are yet to be clearly defined. The Coastal Lincs LIP partners will work to form a beneficial relationship with the Greater Lincolnshire LEP to meet the approach to local growth set out in the Government White Paper "Local Growth: realising every place's potential".

3.4 Strategic Commonalities

To provide a clear understanding of the Coastal Lincolnshire HMA and the strategic context for the area all of the key strategic documents for Boston, East Lindsey and Lincolnshire were collated and analysed (see Appendix 1, 2, 3, and 4 for further information). The common objectives and issues emerging from them are:

Housing Need / Housing Condition

Being Healthy / Wellbeing

Communication / Transport / Connections / Accessibility

Sustainability / Climate Change

Coastal Issues / Flood Risk

Economic Prosperity

Heritage / Culture / Tourism

Older People / Vulnerable People

Feeling Safe / Community Safety / Cohesion

4.0 The Place - Area Profile

The districts of Boston Borough and East Lindsey make up the Coastal Lincolnshire Housing Market Area which covers an area of 820 square miles. In the east it incorporates a significant area of coastline from just below Grimsby and Cleethorpes in the north to a large part of the Wash in the south. To the west is the Central Lincolnshire Housing Market Area consisting of Lincoln City, North Kesteven and West Lindsey with the main settlements of Lincoln City, Sleaford and Gainsborough. To the south is the Peterborough Partial Housing Market Area consisting of South Holland, South Kesteven and Rutland with the border being between Boston Borough and South Holland whose main settlement is Spalding.

The Lincolnshire Coastal HMA is predominantly rural in character with a settlement pattern based upon villages and market towns. There are localised housing markets, sharing similar characteristics based around the larger coastal settlements of Skegness, Mablethorpe, and Boston. 85% of Boston Borough and 39% of East Lindsey lies in a flood risk area. This has a significant impact on housing and economic development, requiring flood mitigation measures to be factored into any development.

There are high levels of household migration between East Lindsey and Boston. The Housing Market also overlaps with the Grimsby sub-regional housing market, due to the significant number of household migration movements taking place between Grimsby and East Lindsey.

Boston has a higher percentage of households living in social rented accommodation whereas East Lindsey has a higher percentage living in owner occupied accommodation. Boston Borough Council and East Lindsey District Council both transferred their housing stock to Registered Providers in 1999. The table below shows the percentage of households living in each tenure across each District and the HMA area.

	Boston	East Lindsey	Coastal Lincolnshire HMA	East Midlands
Owner occupied	72%	76%	73%	73%
Social provider	20%	10%	13%	17%
Privately rented	8%	14%	14%	10%

* *Boston info from Private Sector House Condition Survey 2009*

* *Data from Experian 2009*

Figures from Experian for the HMA suggest that approximately 70% of households are without a mortgage which is higher than the rest of the East Midlands.

There are relatively high levels of deprivation in the HMA in comparison to most other Lincolnshire areas. The table below shows the level of deprivation of the population compared to England; the East Midlands; and other Lincolnshire areas, measured by the percentage of all people in that area living in the most deprived fifth (20%) of areas in England (Source IMD, 2007).

Area	Percentage
England	19.88%
East Midlands	16.59%
Lincolnshire	10.70%

4.1 The Borough of Boston

The Borough of Boston covers an area of 140 square miles and is located in south-east Lincolnshire, bounded by the Wash on the east, the River Welland on the south-east and to the north-west by the River Witham. It comprises the town of Boston and some 18 rural parishes with five main villages of Butterwick, Kirton, Old Leake, Sutterton and Swineshead; and twenty-three smaller villages and hamlets.

It is linked southward to Peterborough, south-eastwards to East Anglia and westward to the midlands by the A16, A17 and A52 roads. There is a passenger and goods rail connection to the national rail network and this links to the Port of Boston, the largest port in the East Midlands, which handles commodities such as automotive and industrial steels, timber, paper, grains, fertilizers and agricultural feed.

It currently has an estimated population of over 60,000 and serves a wider population of over 100,000 as a retail, social and employment centre. English Heritage recognises Boston as one of the most important towns in England in terms of its historic environment. It has a rich history as a medieval port, market town and religious centre, with "The Stump" being second only to Lincoln Cathedral for its architectural and historic significance in the County.

The town of Boston has shown a slow but steady growth in population over a number of decades, and its role has been reinforced as the commercial, administrative, cultural and social focus of a hinterland larger than the Borough boundaries. As one of the most productive arable agricultural areas in Britain, Boston has a large requirement for semi and unskilled workers, many of which now come from Eastern European countries, either seasonally or for longer periods. Accurate figures for immigration into the Borough are not available, and this does have an impact on planning the delivery of services to the population, although there are many benefits including the increased vibrancy of the town from new shops and café's.

Demographics show that the Borough has an increasingly ageing population with 33% of the population currently over 60 years of age. Almost 22% of adults in the Borough are currently claiming benefits (Source: Department for Work and Pensions DWP, May 2010).

There is a high demand for affordable housing in the Borough, with the Housing waiting list standing at 1781 on 1 April 2010. Due to flood risk issues development is hindered, however the Homes and Communities Agency Kickstart schemes, 2010 – 2012 will see a large increase in the number of new homes, including affordable housing being built in comparison to recent years. Further opportunities in terms of flood mitigating construction methods, retro-fitting of existing properties, and other initiatives to maximise use of existing stock will need to be explored to address the housing need.

4.2 East Lindsey

East Lindsey covers over 700 square miles making it the Country's third largest District in size. East Lindsey has 189 parishes some of which comprise of a number of smaller settlements. Only 41 settlements have a population greater than 500 and four with a population greater than 5,000. With 45 miles of coastline, the Coastal Study highlights that 39% of East Lindsey is in an area of flood risk. The main coastal towns are Skegness, Mablethorpe and Ingoldmells. A key feature of the East Lindsey coastline is that it is home to upward of 24,000 static caravans along the coastal plain

East Lindsey is also made up of the scenic market towns of Louth, Horncastle, Alford and Spilsby plus many smaller settlements and varied picturesque countryside including fens and the Wolds (an Area of Outstanding Natural Beauty). Wainfleet, Burgh Le Marsh, Coningsby, Tattershall and Woodhall Spa are also key settlements within the District. East Lindsey has 1,700 listed building spread across the District, 17 conservation areas, 104 Scheduled Ancient Monuments, six parks and gardens of specific historic interest and a registered Civil War battlefield at Winceby. There are also thousands of registered sites of archaeological findings.

Due to the size and nature of the District combined with the dispersed population and the limited availability of public transport it can lead to social isolation. There are no motorways in East Lindsey and only 300 metres of dual carriageway.

In 2009 it was estimated that the population of East Lindsey stood at 143,864 with the largest town being Skegness but with a population of less than 19,000 it creates a picture of large numbers of small rural settlements. 91% of settlements have fewer than 1,000 residents.

34% of the population in East Lindsey are aged over 60 which is above average for the East Midlands. The number of older people wanting to retire to East Lindsey and the coastal area is constantly increasing and this combined with flood risk issues is a growing concern on how suitable accommodation can be provided to meet their needs.

Employment in East Lindsey is predominantly low paid agricultural workers or seasonal work within the tourist industry. Due to the rural nature of the District residents would almost certainly have to travel to larger settlements for employment opportunities. 24% of adults in East Lindsey are currently claiming benefits (Source: DWP, May 2010).

Due to the low income levels and the picturesque nature of the District the demand for affordable housing is extremely high with the 7th largest housing register in the East Midlands only behind Newark and Sherwood, Leicester, Northampton, Mansfield, City of Derby and Nottingham City. In East Lindsey there is a current social housing stock of 6,675 with only 344 nominations in 2009/10.

5.0 Key Issues and Solutions

The following section highlights the key issues and information relating to the Coastal Lincolnshire HMA. Related information has been grouped under the 5 main headings of:

Flood risk
Housing Need and Affordability
Household Issues / vulnerability
Current Housing Stock
Economy

Brief information on examples of potential solutions has also been provided with further details available in the schemes and projects sections 7 and 8.

Some of the potential solutions identified are currently underway and need to continue in order to address the issue; others are projects which are proposed to address the identified issue.

5.1 Flood Risk

Flood risk is a common issue and a potential major constraint to development in the HMA. As can be seen from the following map, coastal flood hazard affects the majority of the Borough of Boston and 39% of East Lindsey. The following map (from the draft Coastal Study – Summary Report) shows the potential extent of flooding in the event of multiple breaches of the coastal defences (i.e. a 'worst case scenario'). Lincolnshire County Council, Boston Borough Council, East Lindsey District Council and South Holland District Council have been working with the Environment Agency (EA), Natural England and relevant regional bodies to establish an evidence base which has been published as the Lincolnshire Coastal Study. A summary of the Coastal Study can be accessed at: <http://www.lincolnshire.gov.uk/Download/13671>. Fluvial flood risk is also an issue in many of the HMAs market towns and villages.

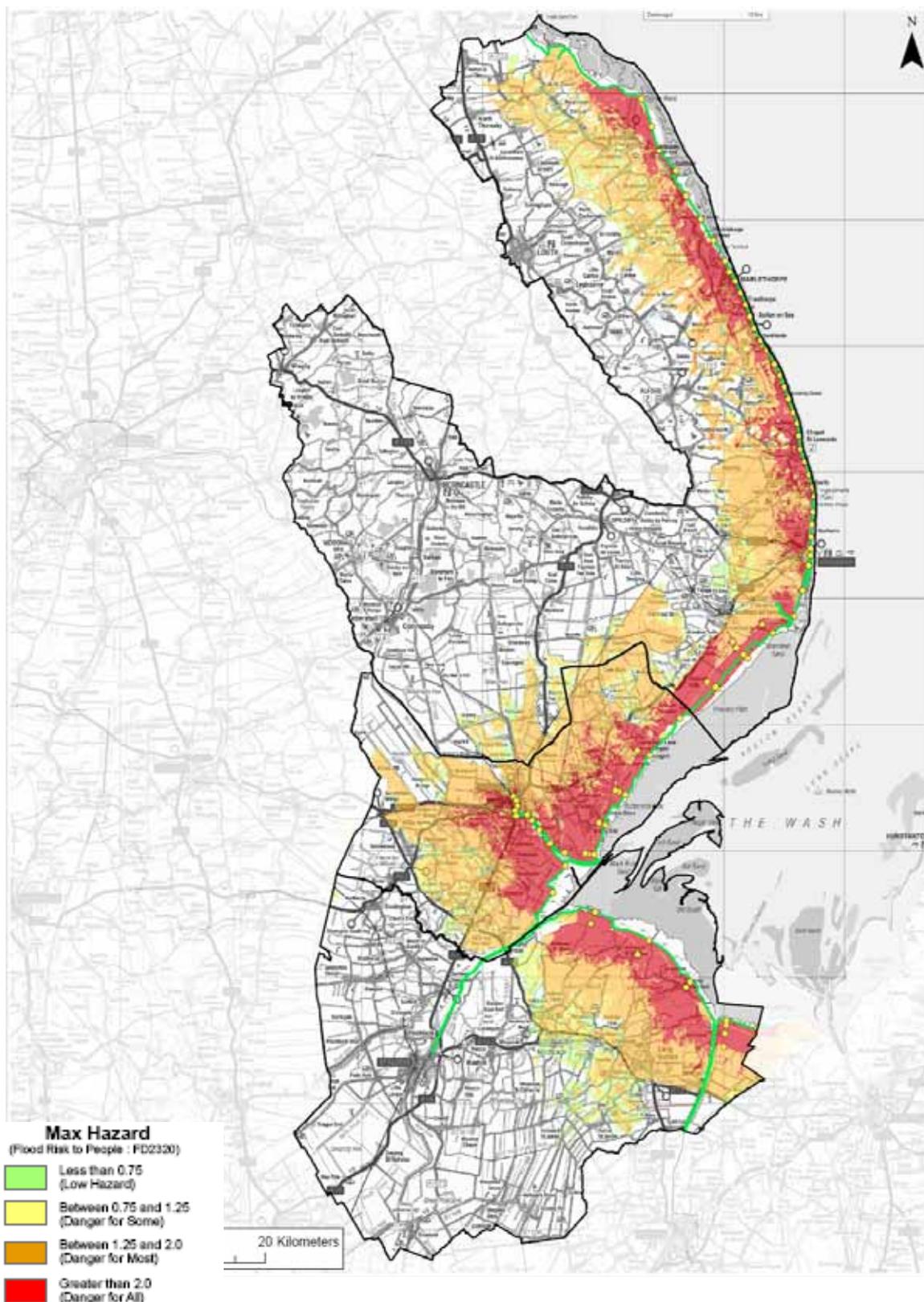
Boston Borough and East Lindsey District Councils will use the Lincolnshire Coastal Study as one of a number of evidence base documents (including Strategic Flood Risk Assessments, and the Coastal and Central Lincolnshire Strategic Housing Market Assessment and Economic Viability Assessment) to assist in the development of their Local Development Frameworks (LDFs). In the shorter term, East Lindsey District Council has resolved to produce an Interim Housing Policy based upon the previously emerging Regional Plan policies. Boston Borough Council is considering the development of interim policy setting out how PPS25 should be applied in the light of all the available evidence and information.

The inclusion of flood mitigation measures in new development are almost certain to increase building costs and may impact upon development viability. This may make the delivery of development in areas of high flood risk problematic however East Lindsey are able to develop in the remaining areas of the District which are not affected by flood risk.

Flood risk issues in the Lincolnshire Coastal HMA can lead to difficulties with insuring properties in areas at risk of flooding, however to date this has not caused restrictions on development because some companies are still willing to insure properties in these areas.

PPS25 makes local flooding resilience groups responsible for commenting on emergency evacuation aspects of planning applications. At present there is no dedicated capacity to undertake this role. The Coastal Pathfinder is exploring strategic issues of evacuation in the event of coastal inundation, and there are opportunities through locally focused projects to explore the potential for developing guidelines to assist emergency planners and others in undertaking this task.

Coastal Lincolnshire Flooding Hazard



Potential Solution – Coastal Pathfinder Project

The Coastal Pathfinder project will investigate the potential of site and building design to mitigate against the risk from flooding. It will develop a toolkit to assist builders and developers to better understand the issues around building in a flood risk area, provide practical solutions and develop best practice, and use case studies that will help to inform a national handbook. It will also seek to develop further solutions to flood risk design problems with national applicability, and promote the east coast as an attractive area to build and develop in the future (to help ensure the HMA's communities affected by flood risk remain sustainable and economically viable places to live and work). It will also deliver one of the outcomes of the Lincolnshire Coastal Study.

Potential Solution - Retrofitting current properties against flood risk

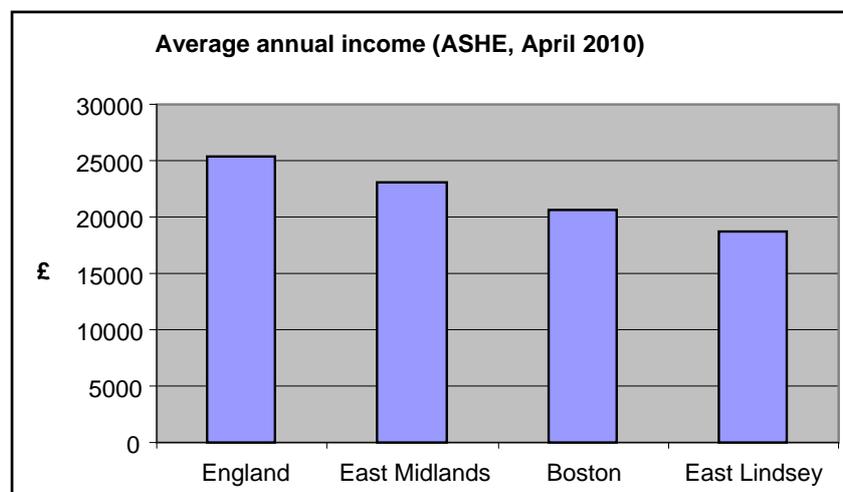
Retro-fitting of existing properties against the possibility of flood damage will aid those affected by flooding by allowing them to return to their properties quickly, thus reducing the cost of emergency housing after a flood, reduce or nullify the cost of repairs and could reduce insurance premiums. If this was targeted at those on low incomes or those deemed at highest risk, the elderly and vulnerable, it could provide a higher level of emotional security against flood risk, allow access to these groups for emergency planning purposes and aid those who may not under any other circumstances be able to afford repairs to flood damaged properties.

5.2 Housing Need and Affordability

Income

Income levels across the Coastal Lincolnshire HMA are generally below the national average. This is due to the high number of agricultural workers and seasonal employment within the tourism industry.

The chart below shows the average annual income for the Coastal Lincolnshire HMA in comparison to the East Midlands as reported in the Annual Survey of Hours and Earnings (April 2010).



East Lindsey has the lowest earnings within the Coastal Lincolnshire HMA. They also have the lowest lower quartile income at £9,656 in comparison to £11,570 for Boston and £12,126 across the East Midlands.

The issue of low income and seasonal employment across the Coastal Lincolnshire HMA is a major issue because property prices become unaffordable, increasing the housing need across the HMA.

Potential Solution – Increased training and employment opportunities

To address the low income levels across the Coastal Lincolnshire HMA, both authorities are looking at ways of increasing the skills base across the area and increasing potential opportunities for employment.

Boston Borough Council works to support improved educational attainment linked to improved employment rates and higher wages. This will impact positively on the local economy as businesses will be able to fill current skills gaps and operate more effectively. Local residents will be able to engage more readily in local employment.

Boston College offers a range of courses including apprenticeships, degree courses and vocational courses. Many of these are matched to local employment needs. Boston Borough Council and Job Centre Plus will support the College in delivering courses that meet local needs. In order to improve skill and education levels, the University of Lincoln, with their agricultural campuses at Holbeach and Riseholme, and the main campus at Lincoln are becoming an influence in raising attainment levels.

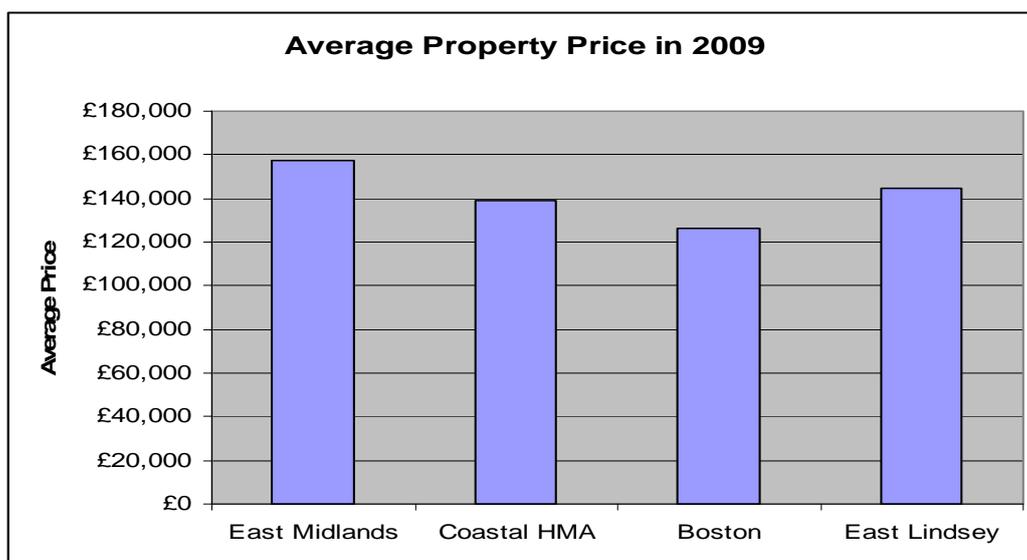
East Lindsey is working towards addressing the issue of low income on the coast with the proposal to develop a centre of excellence in Skegness which will provide employers with assistance to build their business. It will also help to create new business opportunities in the District that will require higher skills within the local economy.

Affordability and Housing Need

Affordability in the Coastal Lincolnshire HMA is lower than the regional average however it is important to recognise that the average income in the area is significantly lower than in other parts of the region.

Property prices in Coastal Lincolnshire are reasonably low; however this is a consequence of low income households across the area.

The following chart shows the average property prices in 2009:



In 2009 the average property price in the HMA was £139,060, £126,401 for Boston. (Source: Land Registry 2009)

In order to be able to afford a market rent in The Coastal Lincolnshire HMA an annual income of £16,000 would be required. To purchase a property an average household income of £31,429 in East Lindsey and £27,143 in Boston would be required.

Using the CLG guidance it is estimated that just below half of residents in the HMA are unable to afford market housing. The regional average is 49% compared to 47% in Boston and 44% in East Lindsey. (Source: Hi4em data 2010)

Across the HMA it is estimated that there are 704 newly formed households who are unable to afford market housing and a further 1,494 households that are in housing need.

At the 1st April 2009, affordable housing stock across the Coastal Lincolnshire HMA stood at 11,855 with 5,180 in Boston and 6,675 in East Lindsey. (Source: HSSA April 2010)

Affordable housing across the HMA is in extremely high demand with 1781 households on the waiting list for Boston and 5,133 households on the waiting list for East Lindsey at the 1st April 2010 (source: Housing Strategy Statistical Appendix). These numbers are increasing and are expected to continue to increase due to the current economic climate.

The Housing Needs Study carried out in 2007 for East Lindsey highlighted a requirement to develop 1,112 new affordable homes every year for 5 years to meet the current demand without any additional demands being placed on the area. The Central and Coastal Lincolnshire Strategic Housing Market Assessment 2007 estimated this figure to be 234 for the Borough of Boston.

The current predictions for the HMA show that only 330 new affordable dwellings are expected to be completed between 2009/10 and 2010/11 which is far below the required numbers.

The Coastal and Central Lincolnshire Strategic Housing Market Assessment and Economic Viability Assessment, which are currently in progress, will produce further information on housing need, affordability and viability in the area. Initial findings from the analysis of information, suggest that there is a high proportion of unsuitably housed households in the Coastal Lincolnshire HMA and with the relatively low property values in the area, the delivery of suitable affordable housing to meet need could be challenging without the input of significant resources.

Potential Solution – Affordable housing

Affordable housing is a key priority across the Coastal Lincolnshire HMA as detailed in a number of the strategic documents. The district councils within the Coastal Lincolnshire HMA are proactive and forward thinking with regard to the delivery of affordable housing and are actively looking for new ways of delivering affordable housing in the current economic climate.

Boston Borough Council proactively works with all Registered Providers and Developers operating in the Borough, and with the Homes and Communities Agency to enable and deliver Affordable Housing. In 2010/11 £3,593,798 has been secured through the Kickstart and the National Affordable Housing Programmes to develop 88 new affordable Homes.

East Lindsey has invested £5,105,000 in to a Housing Capital Programme in partnership with Waterloo Housing Group since 2004. The programme has currently delivered 411 new affordable homes and aims to deliver a minimum of a further 74 units over the next 3 years. East Lindsey District Council and Waterloo Housing Group have worked closely with the Homes and Communities Agency throughout the Programme which has resulted in approximately £12million of National Affordable Housing Programme funding being invested in to the District. East Lindsey has enabled the delivery of 850 new affordable homes across the District since April 2004 through the HCP, NAHP and Section 106 contributions.

Both Local Authorities transferred the Council housing stock in 1999, and since then have worked proactively towards increasing the delivery of affordable housing. Both Local Authorities are open to and actively exploring new ways of working to deliver affordable housing in each area.

Rural Affordable Housing

Affordable Housing has been identified as a key issue across Lincolnshire. This comes from high numbers of households on the waiting list, low income households, deprived areas, the inward migration of older people who would like to retire on to the coast and migrant workers moving to the area for employment.

This was confirmed by evidence collated by the Lincolnshire Rural Affordable Housing Partnership. It identified that in the rural communities of the HMA lower income households would need on average of nine times their annual income to buy a home in the lower quartile of the market. The opportunities for these households to find a home they can afford is further compounded by the lack of social housing. The same

LRAHP study identified that on average housing provided by the Councils and Registered Providers accounted for 8% of the stock in villages and hamlets, rising to an average of 15% in larger rural communities. Moreover, the turnover of this stock is low averaging 6% of the rural social housing stock.

Rural affordable housing is a key focus across the whole of the HMA due to the vast majority of the area being made up of very sparsely populated rural settlements. Rural affordable housing is a key priority to ensure that the smaller villages remain sustainable and can thrive in their own communities. Clustering of smaller settlements can be considered where there is a collective need across a number of villages, in order to make schemes viable. The affordable housing element links in to the wider sustainability issue. Providing housing for people from different ages and backgrounds to live in rural communities, contributes to social support networks, the local economy and retention of local services. It is therefore important that rural communities are looked at as a whole in the wider context to ensure that the housing will benefit the community and other issues that affect sustainability of rural settlements are identified and addressed.

Potential Solution – Partnership working to increase delivery

Partnership working is vital to increase the delivery of rural affordable housing across the Coastal Lincolnshire HMA. Boston Borough Council and East Lindsey District Council currently work closely with private developers to increase delivery through the requirement for Section 106 contributions as part of Planning Policy. Both Local Authorities also work closely with a number of Registered Providers to deliver affordable housing and have very successful National Affordable Housing Programmes with the Homes and Communities Agency.

East Lindsey currently works in partnership with Waterloo Housing Group to deliver affordable housing across the District through their Housing Capital Programme. The majority of units delivered through this Programme are in rural locations. This partnership has been working successfully across the District since 2004 and will continue for a minimum of a further 3 years.

The Lincolnshire Rural Affordable Housing Partnership (LRAHP) has been set up across Lincolnshire with the aim of enabling the delivery of more affordable rural housing. It has been established to support joint working and put in place mechanisms and resources that will help partners improve the supply of rural affordable housing. This includes improving the supply of publicly and privately owned sites, gaining community support for rural schemes and ensuring the evidence base includes a rural dimension.

Housing Standards and Design

A key focus for both Local Authorities is to increase the quality and standard of housing design across the HMA. Good design of new housing schemes can be a key to place shaping and creating a sustainable community. Both Local Authorities have been actively working to address this.

All social housing across the HMA is now delivered to Code for Sustainable Homes (CSH) level 3. Twelve properties meeting CSH level 4 were delivered in Boston Borough in the rural village of Bicker in 2008. East Lindsey has delivered the first CSH

level 5 Scheme within the East Midlands in a settlement of less than 3,000. They have also delivered a number of CSH level 4 units in rural settlements.

Potential Solution – Planning Policy Statement 3 and Building for Life

The Local Planning Authorities in each HMA will continue working with developers to raise the quality and standard of design across the District on all new planning applications for both market and social housing. Building for life has proven to be a successful indicator of the quality of development. East Lindsey will assess the potential to use building for life criteria to raise the quality of design across the District.

Public Sector Land

A large amount of land is owned by the Public Sector across the whole Coastal Lincolnshire HMA. The main landowners are the County Council, Ministry of Defence and the Local Authorities. A key issue for the HMA is being able to access this land at a reasonable cost to enable development.

Potential Solution – Partnership working

Partnership working through the Lincolnshire Strategic Housing Board and the Lincolnshire Rural Affordable Housing Partnership will have a focus on bringing public sector land forward for affordable housing. Lincolnshire County Council own the majority of public sector land across the Coastal Lincolnshire HMA and if some of this was made available for development it could allow the delivery of significant numbers of affordable housing.

5.3 Household Issues / Vulnerability

Population Growth and Change

The current population across the HMA stands at 203,960 with 60,096 in Boston and 143,864 in East Lindsey. By 2027 the population in Coastal Lincolnshire is expected to grow by 21.5%, an increase of 44,000 residents. (*Source: Experian Population Projections 2007*)

It is predicted that by 2027 there will be a 120% increase in the number of older people aged 85 and over in the Housing Market Area. This, combined with no predicted growth of newly forming households aged 16-24 in the area, is clearly significant for the HMA.

Boston Borough has recently experienced high numbers of international in-migrants, large numbers of Portuguese migrant's pre 2004 and post 2004 Eastern Europeans, mainly from Latvia, Lithuania and Poland. This has increased the pressure on housing and other services in the area.

Potential Solution – Housing growth

The HMA are considering options for housing growth to accommodate the needs of the existing population and the predicted increase in population and also how the increase in demand for affordable housing can be met.

Older People

East Lindsey and Boston already have a high number of older people residing in the area and as previously highlighted this is predicted to increase substantially over the coming years. The most significant increase in older people is on the coast which could potentially cause issues due to flood risk.

Potential Solution – Extra Care

To help address some of the increased need for older persons accommodation the authorities in the Coastal Lincolnshire HMA are exploring the feasibility of developing further new extra care schemes in partnership with Lincolnshire County Council and Lincolnshire Supporting People to ensure that there is adequate provision to meet the identified need.

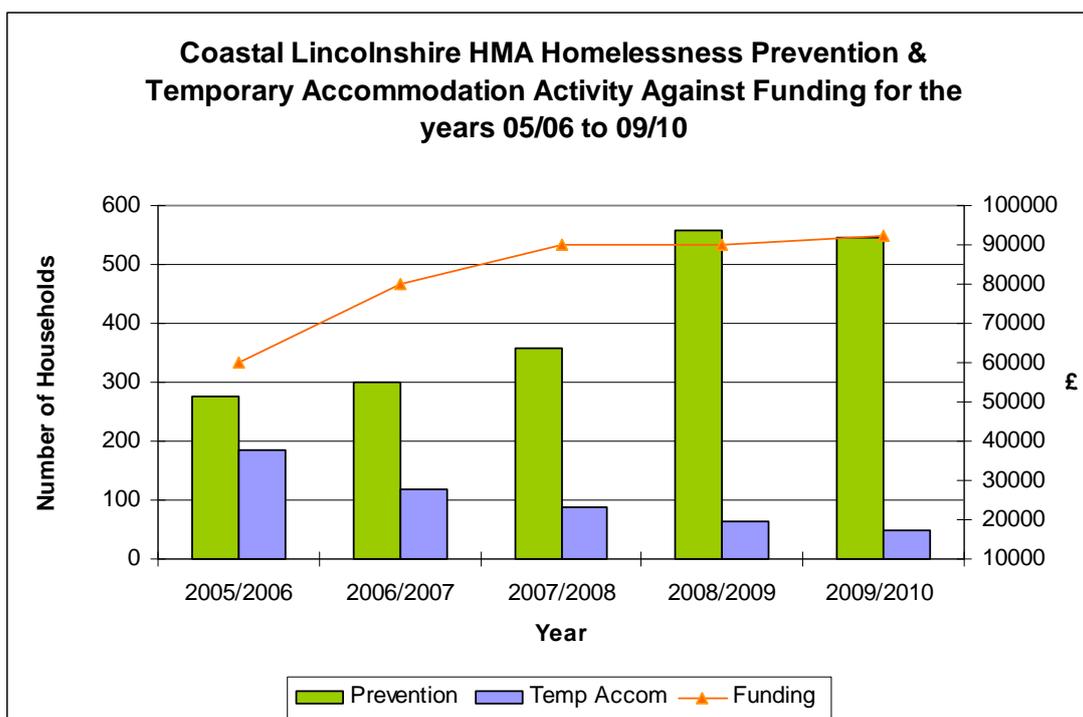
Potential Solution – Disabled Facilities Grants

Due to the large number of older people living in the Coastal Lincolnshire HMA, and people living with a disability, the demand for Disabled Facilities Grants is extremely high. There are a large number of households living in the HMA in accommodation that is unsuitable for their needs. Adaptations are a priority across the whole of the HMA.

Homelessness

Homeless prevention is a key priority across the Coastal Lincolnshire HMA. Boston and East Lindsey have been working hard to reduce the number of households in temporary accommodation and keep the level of homelessness to a minimum. Due to the current economic climate and changes to Housing Benefit and Local Housing Allowance it is vital to ensure that this remains a key focus and work continues to assist in preventing homelessness at an early stage.

The following graph shows the increase in the number of households prevented from becoming homeless, the related reduction in temporary accommodation required to be provided by the councils, and the funding for homelessness prevention work previously provided to Boston Borough Council and East Lindsey District Councils from the Communities and Local Government Department.



Potential Solution – Funding for continued Homelessness Prevention

Both Boston Borough Council and East Lindsey District Council operate and fund a number of schemes aimed at reducing the number of people affected by the threat of homelessness e.g. rent deposit scheme, mortgage rescue, negotiation and legal advocacy advice, homelessness prevention drama in schools etc.

Gypsies and Travellers

Addressing the needs of Gypsy and Traveller communities is an ongoing issue across the HMA. The Lincolnshire Councils commissioned a County wide study, completed in 2007 to report on the levels of need and the information from this study was taken forward to the Regional Plan of 2009. Although that document no longer has any weight, the evidence it contains indicates that pitch requirement (between 2007 and 2012) for East Lindsey is for 7 pitches and 6 pitches for Boston.

Potential Solution – Identify Demand within the HMA

There are 24 pitches for caravans in Boston but none in East Lindsey where the 2010 returns indicate there were 16 caravans on unauthorised sites (in June 2009). There is a need to provide accurate information on demand to establish a robust basis for any strategy to meet current and future demand. A planning application for 11 pitches in East Lindsey has been refused but is currently going through the planning appeal process and the Council will review the need for further pitches subject to the outcome of the appeal.

Fuel Poverty

Fuel poverty can have a significant detrimental effect on the health and wellbeing of households. The following table sets out some of the key information relating to fuel poverty from the recent Lincolnshire Private Sector House Condition Survey 2009.

	% Households in Fuel Poverty in Private Sector Housing	Mean SAP within Private Sector Housing Stock	Housing Health and Safety Rating System Category 1 Hazard % Failure for Thermal Comfort
Boston Borough	18.2%	52	16.0%
East Lindsey	40.5%	48	27.2%
Coastal Lincolnshire HMA	35.1%	49	24.0%
Central Lincolnshire HMA	22.1%	53	17.3%
Peterborough Partial HMA	22.4%	52	20.3%
Lincolnshire	26.1%	52	20.2%

(Source: Lincolnshire Private Sector House Condition Survey 2009)

Potential Solution – continued funding to address Fuel Poverty and provide Affordable Warmth.

The solution to fuel poverty is to provide households with affordable warmth. The Lincolnshire Affordable Warmth Strategy 2010 -2016 seeks to support local authorities to provide affordable warmth for all households in Lincolnshire, by developing a program of actions and engaging a range of partners to eradicate fuel poverty, and support a reduction in carbon emissions from our housing stock. The strategy has been developed by the Lincolnshire Energy Forum (now known as Home Energy Lincs Partnership - HELP) with the assistance of the NEA and stakeholders throughout the county.

Community Safety

Community safety is a key issue across the Coastal Lincolnshire HMA especially with the high number of tourists visiting the area. Both Local Authorities are committed to ensuring that Boston Borough and East Lindsey are safe and enjoyable places to live, work and visit. The East Lincolnshire Community Safety Partnership (ELCSP) plan shows how we will work in partnership to address key issues in the local community.

On the 1st October 2010, the ELCSP, as well as a number of other agencies signed up to a County Wide Hate Crime Strategy. The ELCSP have supported a third party 24/7 independent hate crime reporting telephone number for victims of hate crime and Boston Borough Council has also recently agreed to become a third party reporting centre for victims of hate crime who may be too afraid to report incidents to the police.

Potential Solution – East Lincolnshire Community Safety Partnership

The East Lincolnshire Community Safety Partnership work together to tackle the root causes of crime, disorder and substance misuse to improve the feeling of safety and well-being for the community. The partnership aims to make communities stronger by empowering them and encouraging them to be involved in local decision making.

Health

The health of people in Boston is generally similar to the England average, but life expectancy is lower particularly for males.

Recent years have seen considerable investment by NHS Lincolnshire and the Council in physical activity programmes such as Fit Kids, Exercise on Prescription and Health Walks, and this has generated a significant increase in activity levels within the Borough. Funding has also been provided for health trainers. Interest in grow your own is high, with demand for local allotments high and outstripping local supply.

Although adult obesity and healthy eating rates have shown a marked improvement, they are still worse than the Lincolnshire average. People diagnosed with diabetes, adults who smoke and teenage pregnancy (under 18) remain a significant cause for concern - these are all well above the England average. There are also significant health inequalities - life expectancy for men living in the least deprived areas is about 7 years higher for men living in the most deprived areas which are centred on the town of Boston. (*Source: Boston Health Profile 2010*)

In East Lindsey the proportion of the population not in good health is 28% higher than the national average. East Lindsey has a 29% higher share of people living with a limiting long-term illness than the national average and 35.5% higher proportion of obesity than the national average. The coast has a high percentage of the population suffering with long term conditions which include Diabetes, COPD, Muscular Skeletal, CVD and Asthma. East Lindsey has an increasing elderly population which is likely to place a significant strain on current facilities available across the District for example extra care and dementia units.

East Lindsey has introduced a HEELERS scheme which is carried out on a GP referral basis and helps to address a number of health issues. Health trainers also operate across the District to offer advice to residents about how to make healthier lifestyle choices. East Lindsey has also introduced an over 45's Activator to address the health needs of the increasing ageing population.

Potential Solution – Healthy Lifestyle Hubs

Boston is supporting the principle of a Health Lifestyle Hub to promote health, social, educational, advice and economic measures as well as signposting and building links with a range of other community resources (the spokes of the hub). This will act as a focus for positive lifestyle and health activities in the centre of Boston. The scheme is in partnership with Boston Area Practice Based Commissioning Cluster (GP Cluster) along with Boston Health and Wellbeing Partnership e.g. Boston CAB, South Lincolnshire CVS, Boston Mayflower Ltd, Age Concern, Phoenix.

The project is supported strongly by the Boston GP Cluster, Boston Area Partnership (BAP) and the associated Boston Health and Wellbeing Partnership. The feasibility study and service specification has been completed by UEA Consultancy (Faculty of Health). Although NHS Lincolnshire has decided not to support the project, the Boston GP Cluster has indicated that it will continue to explore other ways of achieving the funding.

Potential Solution – Dementia Care

East Lindsey has identified the need for one or more dementia care units in the District and is looking to work with relevant partners to deliver the schemes. This will assist in addressing the housing needs of the ageing population.

Vulnerable People

There are a large number of older and vulnerable people living and moving to the Coastal Lincolnshire HMA. There are very specific issues which need to be addressed to ensure that their quality of life is acceptable and that the housing and community meets their needs.

There are a number of very deprived settlements across the HMA which house a large percentage of vulnerable people. It is a key priority to identify their needs and ensure that they are able to receive an acceptable quality of life.

A large percentage of the HMA is made up of older people and this links in with the flood risk issues because there are issues with housing vulnerable older people in an area of flood risk.

Potential Solution – Supporting People

The 2008-13 Supporting People Strategic Plan provides an overview of the provision of housing related support for vulnerable people in Lincolnshire and focuses on local commissioning meeting local needs. The Local Area Agreement structure is seen as a key to the future delivery of Supporting People bringing together partners, funding and service commissioning to the best advantage of the local community.

East Lindsey has identified the need for hostel and move on accommodation within the District and is working with partners to deliver accommodation to meet the identified need.

5.4 Current Housing Stock

Stock Condition

The table below shows the percentage failure of private sector dwellings by reason and overall total. Please note that dwellings may fail for one or more reasons.

Area Name	Category 1 Hazards	Repair	Lacking Modern Facilities	Thermal Comfort Failure	Total Decent Homes Failures
Coastal Lincolnshire HMA	28.2%	12.0%	2.3%	24.0%	41.8%
Boston Borough	24.5%	9.6%	2.4%	16.0%	35.0%
East Lindsey	29.7%	12.9%	2.3%	27.2%	44.5%
Central Lincolnshire HMA	19.9%	9.1%	1.0%	17.3%	31.0%
Peterborough (Partial) HMA	25.6%	9.8%	0.9%	20.3%	37.1%

(Source - Lincolnshire Private Sector House Condition Survey 2009)

42% of private sector properties across the HMA are non decent. The main reasons for failure are because dwellings have HHSRS Category 1 hazards (29%) or have poor thermal comfort (24%)

The following table shows the picture for vulnerable households in non decent dwellings in private sector housing stock.

Area	Vulnerable households in non decent dwellings	Percent vulnerable households in decent dwellings	Percent vulnerable households in non decent dwellings
Boston Borough	1,860	63.5%	36.5%
East Lindsey	8,800	49.2%	50.8%

Source- Lincolnshire Private Sector House Condition Survey 2009

This shows there are a significant number of vulnerable households in non-decent homes across the HMA.

Within Boston Borough 98% of the social housing stock meets the Decent Homes Standard with 107 remaining to be improved as at 1st April 2010. 99% of the social housing stock in East Lindsey has been brought up to Decent Homes Standard. As at 1st April 2010 only 98 properties were still to be brought up to Standard. Both local authorities housing stock was transferred in 1999.

In Boston Borough there are approximately 390 Houses in Multiple Occupation (HMO) with the majority of these not licensable under the criteria for mandatory licensing. Where properties are unsuitable for this purpose, the Council or the Fire Service has issued prohibition orders or, where appropriate, the Council has worked with landlords

to convert the property and make safe. Many properties from time to time meet the test for licensing and the Council monitors the situation and inspects and works with landlords where appropriate.

There are approximately 750 HMOs in the East Lindsey area, the majority of which are in Skegness. Of this number approximately 5% are licensable, all of which are inspected on a routine risk based approach. All of the non-licensable HMOs are only inspected on receipt of a complaint.

Potential Solution – Decent homes for vulnerable households funding

Boston Borough Council and East Lindsey District Council have schemes and policies in place to assist vulnerable people to bring their home up to the Decent Homes Standard. In 2009 / 10 Boston Borough Council with the assistance of the Lincolnshire Home Improvement Agency and Lincolnshire Credit Union was able to assist 66 vulnerable households to live in a Decent Homes. East Lindsey assisted 218 households through Decent Homes Grants in 2009/10.

Empty Properties

Empty properties are not only a wasted resource in a time of housing need, but have an increasing negative effect on the communities. The following table provides information on the numbers of empty properties in Boston Borough and East Lindsey compared to Lincolnshire as a whole, The East Midlands and England.

	Total Vacant Properties	Total Vacant Properties as a % of total Housing Stock	Local Authority	Other Public Sector	Privately Owned vacant Properties	Private Owned properties Vacant for over 6 Months – Long term empty
England	651,993	2.90%	34,555	5,735	611,703	307,001
East Midlands	62,134	3.20%	3,332	591	58,211	29,797
Lincolnshire	10,555	3.30%	186	330	10,039	4,163
Boston Borough	924	3.30%	0	0	924	393
East Lindsey	2,698	4.15%	0	87	2,611	1518

(Source - Lincolnshire Empty Homes Strategy 2010-2013 / Housing Strategy Statistical Appendix 2009 return.)

Potential Solution – Funding for continued and increased empty property work

Boston Borough Council and East Lindsey District Council form part of a Sub Regional Empty Homes Project who have with regional funding employed two officers to work to bring empty properties back into use and to develop the Lincolnshire Empty Homes Strategy 2010 - 2013.

The sub-regional strategy provides mechanisms to assist owners to bring empty properties back into use, benefiting the community by:

- Meeting housing need by increasing the stock of decent homes

- Providing opportunities for more affordable housing and potentially helping to reduce homelessness
- Reducing green house gas emissions from building new homes
- Decreasing anti social behaviour
- Reducing risk from unsafe structures

The strategy sets out to:

- Identify the key issues in empty property working.
- Set objectives and targets.
- Define good practice, powers and actions available.
- Build relationships both internally and externally with all parties involved in the reoccupation of empty properties.

5.5 Economy

Tourism

Boston Borough Council has an ambition to “Make Boston a Destination”, as stated in the Community Plan 2008 – 2018.

Boston’s town centre is a rich cultural asset. It is different from many other destinations in the region. Boston offers a fabulous setting, steeped with great architecture and wide public space. A rejuvenated town centre would provide the hub for the regeneration of the wider area benefiting residents and industry.

A market town in the truest sense of the word it boasts a popular open air market, a range of independent stores and national names in a rich architectural setting. Yet Boston has the potential to do much better and attract further spending. With Boston’s historical links to countries across the world, improved marketing has a key role to play in attracting tourists to the area.

Boston has a primary catchment population of some 82,000. The wider secondary catchment is estimated at 163,000. Tourism is estimated to generate just over £50 million of income (2009), and there is considerable potential to build on this. Boston Stump currently attracts 100,000 visitors per annum and celebrated its 700th anniversary in 2009. Additionally, the RSPB The Wash Reserves also have an important role to play in attracting visitors - the enhanced Frampton RSPB Reserve attracted 35,272 visits in 2009/10, double the previous year.

East Lindsey covers a wide range of tourist attractions. From the tranquil, rolling hills of the Lincolnshire Wolds (an Area of Outstanding Beauty) to the fens to the award winning golden-sanded coastline, East Lindsey has a wonderfully diverse countryside and rich local heritage, steeped in history.

East Lindsey has a number of small unique market towns including Horncastle, Louth, Spilsby and Alford which attract a number of visitors every year.

East Lindsey is home to the majority of the Lincolnshire coastline which attracts a significant number of tourists. It also attracts large number of low paid seasonal workers who are unable to find permanent employment during the winter season. Due to the picturesque nature of the coastline it also attracts a large number of people migrating from the larger towns and cities.

Potential Solution – DEFRA Coastal Pathfinder

It is important to ensure that the tourist economy in the Coastal Lincolnshire HMA remains vibrant and thriving. It is of particular significance as it generates a large amount of income. It is therefore essential that tourist attractions are high quality and well publicised.

The DEFRA Coastal Pathfinder Initiative is to establish the current baseline position and when identified to develop a new economic model for coastal businesses in Lincolnshire that can be rolled out as part of the Coastal Pathfinder programme nationally to coastal towns

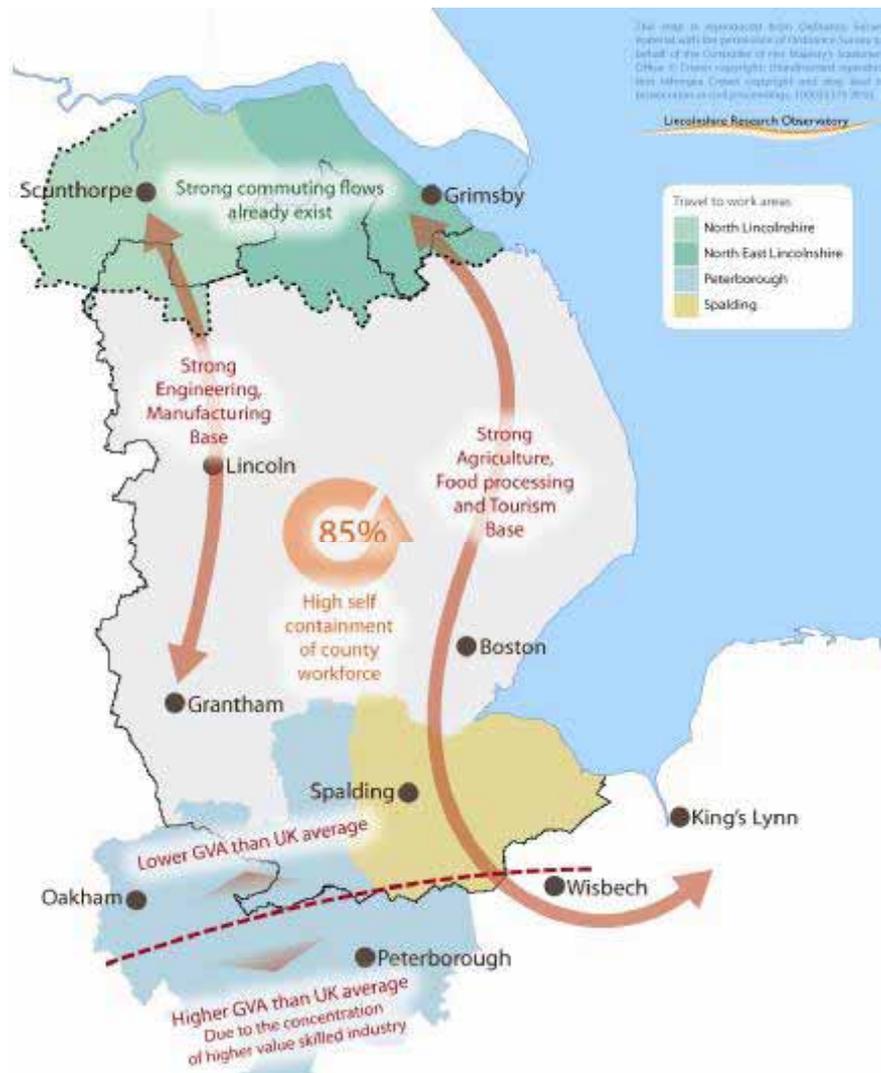
Employment and Benefits

The economy of Boston is influenced by its location in rural Lincolnshire and is a sub regional centre, second in the county to Lincoln. The key influences are:

- The strong agricultural and food production sector
- A stable industrial base made up mainly with small and medium enterprises
- Strong public sector employment mainly through education and health
- Strong retail sector
- The Port of Boston and associated employment

People in Boston are trapped in a low skills - low wage equilibrium. Boston has half the national average of its residents qualified to NVQ 4 and almost twice the national average of employed people working in elementary jobs and well below the national average of employed people working in managerial and professional occupations

The above also influences a rather low enterprise culture and low aspirations in the area as reflected by the low number of start up businesses registering for VAT per year. Unemployment is around the national average.



East Lindsey has a mixed economy which includes tourism, agriculture, manufacturing and service industries. East Lindsey has a major issue with regard to deprivation, low wages and a need to improve skills. Qualification levels in the District are low in comparison to Lincolnshire and England as a whole. East Lindsey is ranked 86th out of 354 in the indices of Multiple Deprivation. The main deprivation in the District is in and around the coastal resorts and larger towns.

The large older population who have chosen to retire in the District puts pressure on the health service and the employability of the Districts local labour workforce.

The Coastal Lincolnshire HMA has a higher number of people claiming benefits than the regional average and this is the case for income related, disability related or over 60 benefits. 24% of adults across the Coastal Lincolnshire HMA are claiming benefits and out of these 55% are aged over 60. (Source: Department for Work and Pensions, May 2010)

The proportion of single parents claiming benefits in the HMA is lower than the regional average and has been consistently lower for the last 2 years. 20% of the residents of the HMA are claiming income related benefits which is higher than the average for the East Midlands.

The new Housing Benefit and Local Housing Allowance (LHA) changes e.g. reduction in the Local Housing Allowance from the median value to the 30th percentile of the value of private market rents in LHA areas where 30% are cheaper and 70% more expensive, will have an impact on existing and new recipients but the extent of this is currently unclear.

Potential Solution – Supporting Local Employment and Economic Activity

Boston Borough Council and Job Centre Plus are working with Boston College to support delivery of courses to meet local needs and fill current skills gaps so benefitting Local employment and economic activity.

Potential Solution – Centre of Excellence

The Centre of Excellence will create a central point of co-ordination and collaboration for employers to assist their business growth and development. It will bring together all the agencies and support opportunities in an easily accessible way to create and extend local supply chains, encourage innovation and develop new business opportunities that will require higher skills within the local economy.

Transport

Transport across the Coastal Lincolnshire HMA can be restrictive. There are no motorways covering the HMA and due to the rural nature of the area travelling between towns and villages can be time consuming.

Public transport across the Coastal Lincolnshire HMA can also be challenging with very limited rail networks. There are a number of bus services however these can be infrequent in the smaller villages which can lead to isolation and sustainability issues.

The rural nature of Lincolnshire requires innovative solutions to transport and accessibility challenges. Lincolnshire County Council are tackling what would be a limited commercial network by providing a demand responsive transport network 'CallConnect' based around a largely commercial interurban network 'InterConnect'.

A new scheme launched in June 2010 'Access Your Future' sees the whole of Lincolnshire covered, for the first time, by a Wheels to Work scheme. Access Your Future offers an affordable transport solution for individuals struggling to get to work, college or training.

The voluntary sector also plays a vital part in this, providing in excess of 40,000 journeys in 2010-11 through voluntary and community car schemes.

Active travel – walking and cycling – has an important role to play in the mix and also impacts on a number of other agendas such as health and the environment. Travel planning and active travel is central to this work. Intensive work to encourage walking and cycling within school is seeing initial success.

Within the Boston Borough Community Plan 2008 – 2018 is the ambition of "Getting Around". This is the key to generating prosperity for Boston. Improving the transport infrastructure will make it easier and quicker for people to travel around Boston. People should also be encouraged to leave their cars at home. Many car journeys are less than two miles and could be undertaken on foot, by bicycle or by bus. The

proportion of commuters travelling less than five kilometres (3.1 miles) to work is 63% - this compares with 57.3% for the East Midlands and 53.8% in England (source: ONS Neighbourhood Statistics 2001).

Improving our car parking signs will make it easier for visitors coming to Boston to get into the heart of the town centre. The aim is to reduce traffic congestion and improve transport links locally and with the East Midlands. The delivery mechanism for this aim is Boston's Integrated Transport Strategy.

Public transport services within East Lindsey are generally poor but there have been significant improvements with the introduction of Interconnect and community transport initiatives such as Dial a Ride. The high number of older people residing in East Lindsey means that transport services need to be accessible for medical and social amenities. The Census (2001) highlights that 20% of residents in East Lindsey are without a car compared to 27% in England and Wales. This is mainly due to the rural nature of the District and the lack of public transport.

The Lincolnshire Road Safety Partnership (LRSP) was formed in June 2000 in order to reduce the number of people killed and injured on Lincolnshire's roads. The LRSP is a unique multi-agency Partnership which brings together, under one roof, road safety professionals from its partner organisations. In March 2006 Lincolnshire was one of only six authorities in the Country to be selected as a Beacon Council for its excellent work in promoting road safety and reducing the number of collisions on the County's roads.

The Community Rail Partnership approach implemented along the Nottingham to Skegness line 'the Poacher line' has seen improved usage.

Potential Solution – Road Transport Improvements

The plan for Boston is to deliver:

- Short-term road infrastructure and public transport improvements which will include an in-town bus service, car parking improvements traffic management, walking and cycling initiatives and an improved bus station
- Long-term distributor road infrastructure using the Local Development Framework to determine the route, funding package and estimated start and completion timescales
- Improving Lincolnshire transport links with the East Midlands
- Exploring the potential for park and ride facilities on the outskirts of the town

Potential Solution - Regeneration of Skegness Railway Station

The regeneration of Skegness railway station will help to address the transport issues on the coast and will improve the services available to residents and tourists.

Transport will be examined further in East Lindsey's LDF and there may be opportunities for improved linkages between settlements depending on their level of growth.

Communication

Communication across the HMA can be difficult with restricted access to broadband facilities in a number of areas.

Access to digital technology is an essential first step for residents and businesses in providing:

- access to services,
- a wider range of employment opportunities,
- and ensuring sustainability.

An equally important step is ensuring that everyone has the 'ICT life skills' to take advantage of digital connectivity.

Potential Solution – SCS digital connectivity

The SCS digital connectivity project, led by LCC, is developing a digital strategy for Lincolnshire, so that all partners can help to achieve widespread use of digital technology'

6.0 Themes and Project Plan Development

From our respective visions (section 2), the objectives emerging from the analysis of our strategic documents (section 3), and the key issues and information for the HMA (Section 6), five themes have been identified:

- Housing Supply
- Quality
- Inclusion
- Communities
- Business and Tourism (incorporating economic development and culture)

To assist in the production of a project plan key schemes and projects for Boston Borough, East Lindsey and Lincolnshire County Council were then mapped by an officer group. To allow us to see the short, medium and longer term nature of various schemes and projects this was set out by theme and the following timeframes, producing a "Project Grid".

Timeframes used:

now to 3 years,
over 3 to 5 years,
over 5 to 10 years,
and over 10 to 15 years,

Further details on the officer group meeting can be found in Consultation and Engagement (section 11). Project Grids for both Boston Borough and East Lindsey, which include Lincolnshire County Council's schemes and project for the relevant districts, can be found at appendix 5 and 6.

This process ensured all schemes and projects undertaken or planned across the Housing Market Area are appropriate and contribute to meeting the themes and objectives. Within Supply, Quality and Inclusion there are a number of common projects and issues across HMA however Communities and Business and Tourism projects are mainly individual by the specific nature of the schemes.

Once schemes and projects had been identified and categorised into their appropriate theme, detailed information on each scheme was collected covering:

Strategic fit
Fit with HCA Core Elements
Project objective
Project deliverables (Outputs)
Project benefits (Outcomes)
Current status of project
Enabling activity required
Project Risks
Partners
Investment secured and required

As well as gathering detailed information to feed into the project plan this process also formed the initial stage of project feasibility testing to help ensure all schemes included within the Local Investment Plan are deliverable within the proposed timescales and targets are achievable.

Information from these completed, detailed "project proformas" has formed the basis for the following Project Plan sections 7 and 8.

7.0 Schemes and projects – now to 3 years

This section identifies the key schemes and projects identified as deliverable over the next 3 years and the resources required in order for them to be successful. In some cases the projects may not require Capital funding in the short term but may require enabling work if they are to come to fruition.

These 1 – 3 year schemes and projects have been prioritised in Section 9 using a detailed methodology.

Any new schemes and projects which come forward will be included as part of the annual review as detailed in Section 14.

Supply

To assist in addressing the issue relating to housing supply in the HMA the following schemes and projects have been identified.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Affordable Housing Supply	Coastal Lincolnshire HMA – Boston Borough	Currently progressing sites identified as having housing potential.	HCA - Approx £50K-55K per unit.	Identify suitable sites, both on exception and on existing allocated land. Assist with the planning process to address issues at pre-application stage.	Registered Providers BBC HCA Private Developers	55 new affordable homes a year.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Affordable Housing Supply	Coastal Lincolnshire HMA - East Lindsey	Ongoing Process	Approx £5M of HCA funding £1.015M ELDC funding Nil funding required for S106's	Identify areas with high affordable housing demand Identify suitable sites for development Submit planning applications for various sites	Registered providers ELDC Homes and Communities Agency Private developers (S106's)	Approx 232 new affordable homes over the next 3 years
Affordable Housing, Haven Terrace	Boston	Planning Permission in place SOS imminent	HCA £252K RP £1.3M loan requirement	Discussions between RP, Developer and BBC ongoing to ensure appropriate affordable mix achieved.	Registered Providers Developer	7 Social rent and 11 private rent dwellings.
Affordable Housing, Skirbeck Road	Boston	Site in ownership of RP. Pre-applications discussions ongoing	HCA £630K RP £1.1M loan requirement	Discussions between RP and Planners ongoing to draw up suitable scheme in this conservation area	Registered Providers	10 – 16 units of affordable housing.
Blue St, Boston	Boston	Potential SOS 2011	HCA - Approx £50K-55K per dwelling	Outline planning consent in place. Design advice being sought from planning by developer.	Landowner RP HCA BBC	Proposed 100% affordable housing on site. Proposal for 32 units.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Former Jewsons Yard, Tattershall Rd, Boston	Boston	Start on site 2012	HCA - Approx £50K-55K per unit.	Planning consent sought, inc. commercial element on ground floor, due to site being in high flood risk area. Land in ownership of RP	RP HCA BBC	Approximately 30 affordable dwellings.
Tyton Lane East, Boston	Boston	Start on site 2012	HCA - Approx £50K-55K per unit.	Planning application submitted winter 2011. Assistance	BBC Developer RP's HCA	30+ dwellings – min of 30% affordable, likely to be more dependent on build costs. Remediation of contaminated land.
Affordable housing Skegness – (i.e. private market and affordable housing site identified)	East Lindsey	Build programme over the next 10 years. This site has already commenced development	Nil HCA – private developer contribution. RP reserves	Identify plots in future phases to be the affordable units within the development Select Registered Provider to deliver the affordable units.	Private developer Registered Providers	107 units of affordable housing through S106 over the next 8 years. (proposed that approx 45 will be delivered over the next 3 years)

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Affordable housing, Louth (Brackenborough Road, Louth Ph1)	East Lindsey	Ph1 SOS - 2011 Completion - 2012	Ph1 – ELDC - £225K, HCA £900K, Waterloo reserves	Submit planning application Agree land price and purchase land Seek grant funding Appoint developer and start on site	Waterloo Housing Group HCA ELDC	Phase 1 and 2 will deliver 65 units of affordable housing in a high demand area. 25 in phase 1 and 40 in phase 2. Additional community benefits provided through S106.
Housing Capital Programme Ph1a and 2	East Lindsey	34 units to be completed as part of the HCP ph1a. 51 units to be completed by December 2012	ELDC funding committed £215K for HCP Ph1a and £800K committed for HCP Ph2 Approx £20M HCA funding required.	Identify suitable sites for development in areas with a demand for affordable housing. Secure planning permission for selected sites and negotiate fee for sale of land with landowner	Waterloo Housing Group HCA	Delivery of 34 units of affordable housing in HCP Ph1a 51 units of affordable housing in HCP Ph2.
Housing Growth	East Lindsey	Growth locations identified – Dec 10 Further consultation 2011 Adopt Core Strategy - 2012	Nil	Work on the evidence base to support growth Consultation to commence on suitable locations	Various Private developers Registered Providers	Sustainable mixed communities across the District. Meet demand for open market housing. Meet demand for affordable housing.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Rural affordable housing to meet identified need	Coastal Lincolnshire HMA - Boston Borough	Currently progressing, communities identified, further work programmed in other settlements.	HCA funding required. Approx £50K-55K per unit	Working with Community Lincs and the Lincolnshire Rural Affordable Housing Partnership to identify need and suitable sites in settlements. Liaison with landowners and RP's to draw up suitable schemes.	Registered Providers BBC HCA Private Developers Land owners	Potentially 20 rural affordable homes a year.
	Coastal Lincolnshire HMA – East Lindsey	Ongoing process	Approx £2.3M HCA - Required Nil funding required for S106's	Identify areas with high affordable housing demand Identify suitable sites for development Submit planning applications for various sites	Registered providers, ELDC, Homes and Communities Agency Private developers (S106's)	Approx 85 of the 232 affordable homes will be in rural locations of less than 3,000.
Rural affordable housing – Butterwick & Freiston	Boston Borough	1 to 3 years	HCA funding required. Approx £50K-55K per unit	Discussions between Community Lincs and landowners ongoing.	RP HCA BBC Community Lincs Land owners	Approx 15-20 new affordable homes.
Rural affordable housing – Leverton	Boston Borough	1 to 3 years	HCA funding required. Approx £50K-55K per unit	Discussions between Community Lincs and landowners ongoing.	RP HCA BBC Community Lincs Land owners	Approx 15 new affordable homes.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Rural affordable housing – Swineshead	Boston Borough	1 to 3 years	HCA funding required. Approx £50K-55K per unit	Discussions between Architect, RP landowners and BBC ongoing.	RP, HCA BBC, Architect Community Lincs Land owners	Approx 25 new affordable homes.
Rural affordable housing - Sutterton	Boston Borough	1 to 3 years	£350K HCA funding required provided other subsidy available	Discussions between developer, RP landowners and BBC ongoing.	RP, HCA BBC, Developer, Community Lincs, Land owners	Approx 20 new affordable homes
Rural affordable housing – Marshchapel,	East Lindsey	1 to 3 years	ELDC £90K – secured HCA – £360K RP reserves	Design stage – discussions held with planning department	Waterloo Housing Group HCA	10 units of affordable housing.
Rural affordable housing - Wainfleet	East Lindsey	SOS – October 2010 Completion – August 2011	ELDC £90K – secured, HCA – £360K RP reserves	Planning application submitted. Price agreed with landowner	Waterloo Housing Group HCA	10 units of affordable housing.
Rural affordable housing - Halton Holgate,	East Lindsey	Start on Site – March 2011 Completion – late 2011	ELDC - £40K secured, HCA -£160K required RP reserves	Initial design work carried out. Liaison with landowner to agree Price	Waterloo Housing Group HCA	4 units of affordable housing.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Rural affordable housing – Sibsey	East Lindsey	Commence – August 2011 Complete - March 2012	ELDC - £90K secured, HCA - £380K RP reserves	Identify suitable site Complete land purchase Start on site Completion of scheme	ELDC Waterloo Housing Group, HCA	Delivery of 11 affordable homes to a high quality design to meet an identified need.
Rural affordable housing – Burgh Le Marsh – site identified	East Lindsey	Commence - Oct 2011 Complete - March 2012	ELDC - £90K HCA £360K RP reserves	Design stage	ELDC Waterloo Housing Group, HCA	Delivery of 10 affordable homes to a high quality design to meet an identified need.
Rural affordable housing – Spilsby – site to be identified	East Lindsey	Commence 2011	ELDC – TBA HCA – TBA RP reserves	Site identification stage	ELDC Waterloo Housing Group, HCA	Affordable housing in an identified area of housing need
Rural affordable housing – Grimoldby X2 – sites identified	East Lindsey	Completion - Dec 2011 Completion - 2013	ELDC - £70K HCA £280K RP reserves HCA – TBA RP reserves	Design stage – initial discussions held with planning department Design stage	ELDC Waterloo Housing Group, HCA HCA, RP	Delivery of 8 affordable homes as part of the HCP. Development of 12 units of affordable housing.
Rural affordable housing – Holton Le Clay x2	East Lindsey	Completion 2012 Commence 2012	RP Reserves ELDC HCA RP	Complete S106 transfer of units to RP Design Stage	RP ELDC Waterloo Housing Group, HCA	Delivery of 7 units of affordable housing Delivery of additional affordable housing

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Rural affordable housing- Woodhall Spa x3 schemes	East Lindsey	TBA	HCA - TBA RP reserves	Design stage	RP, HCA	10 units of affordable housing.
		TBA	HCA - TBA RP reserves	Design stage	RP, HCA	15 units of affordable housing.
		Early 2011	RP reserves	Complete Section 106 agreement and transfer units to RP	RP	3 units through S106 for shared ownership.
Rural affordable housing - Grainthorpe	East Lindsey	Commence 2012	ELDC HCA RP	Housing needs survey to be carried out by ELDC Land to be identified Planning application to be submitted	RP	Delivery of additional affordable housing
Empty property project	Coastal Lincolnshire – Boston Borough	Operational within 3-6 months of funding being secured	£250K	Discussions with RP and Lincolnshire Credit Union would need to be confirmed and agreements would need to be put in place	Registered Providers Lincolnshire Credit Union	Estimated 10-20 empty properties returned into use per year as funding recycled.
	Coastal Lincolnshire HMA - East Lindsey	Operational within 3-6 months of funding being secured	£250K	Discussions with RP and Lincolnshire Credit Union would need to be confirmed and agreements would need to be put in place	Lincolnshire Sub Regional Empty Homes Strategy Registered Providers Lincolnshire Credit Union	Targets depend on funding availability but it is estimated that 20 properties could be brought back in to use.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Sustainable Housing Development in flood risk Flood areas	Coastal Lincs HMA – Boston Borough Coastal Pathfinder	Ongoing – completion June 2011	£70K received from Coastal Pathfinder, £25K secured from ADEPT	Consultants commissioned. Engagement with stakeholders. Consider findings of report.	LCC BBC	Toolkit and handbook providing solutions to building in flood risk areas.
	Coastal Lincolnshire HMA - East Lindsey	Ongoing	Additional approx £5K per unit for flood mitigation measures	Liaison with Environment Agency to develop in flood zones and determine mitigation measures required.	Environment agency RP's HCA	Sustainable development in flood risk areas.
Extra Care in Skegness	East Lindsey	March 2011 Sept 2012	County Council - £550K – secured ELDC - £140K secured HCA - £2.6M - required	Development Team approach throughout planning process using a Planning Performance Agreement. Submission to Supporting People for revenue funding Public consultation	Lincolnshire County Council ELDC Waterloo Housing Group	Delivery of 40 units of extra care housing in a high demand area.
Extra Care, private development and affordable housing, Mablethorpe	East Lindsey	Jan 2011 Jan 2011	Private developer contribution	Develop and sign Planning Performance Agreement Submit planning application Use Development Team approach	Waterloo Housing Group Private developer led scheme. ELDC and LCC have no active involvement in this proposal.	40 units of extra care, a supermarket, education facility, 150 affordable homes and 90 market homes. Employment opportunities.

7.2 Quality

To help address the issues relating to housing quality in Coastal Lincolnshire the following schemes have been identified.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Decent Homes for vulnerable households in the Private Sector.	Coastal Lincolnshire HMA – Boston Borough	Current scheme in operation, with future potential subject to funding	£580K p.a. required to continue to fund scheme at current average grant rate	Scheme is currently in operation with funding previously provided from regional housing pot and Boston BC	LHIA, Lincolnshire Credit Union, Supporting People Lincolnshire, BBC	Average of 60 homes occupied by vulnerable people brought up to Decent Homes Standard.
	Coastal Lincolnshire HMA – East Lindsey	Ongoing	£1.255M required to continue scheme at previous level.	Provision of grant aid is 100% funded through government grant. Continued receipt of the grant would enable this to continue	ELDC	350 homes made decent for vulnerable households.
Handy person scheme (minor repairs/security measures for vulnerable people)	Boston Borough	Current scheme, ongoing	£5K per year required to meeting funding requirements at existing levels. £20K previously secured from Regional Housing Board.	To work with vulnerable people in private sector to ensure minor works & home security measures are in place.	LHIA, Age Concern, Neighbouring LA's, Royal British Legion, Supporting People Lincolnshire and Lincs Fire & Rescue	To ensure people live in safe and secure homes and minor repairs are carried out for vulnerable people.

7.3 Inclusion

To tackle some of the inclusion issue in the area the following schemes and projects have been put forward.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Disabled Facilities Grants	Coastal Lincolnshire HMA – Boston Borough	In operation and ongoing.	£375K a year required. £106K BBC funding proposed + anticipated CLG funding = £266K currently identified	To provide financial assistance and offer an agency service to assist applicants with the delivery of adaptations	LCC Registered Providers CLG BBC	To assist with the delivery of 75 DFG's in the Borough in a 12 month period.
	Coastal Lincolnshire HMA – East Lindsey	In operation and ongoing.	£1.2M Required. (£468K from CLG and £732K from ELDC) to continue schemes at current levels	If additional funding is available this would lead to the provision of more DFG's for the residents of the District.	LCC Registered Providers CLG ELDC	To assist in the delivery of 185 DFG's in East Lindsey in a 12 month period.
Homeless prevention	Coastal Lincolnshire HMA – Boston Borough	Scheme currently in operation	Funding allocated by CLG	To work with households to prevent homelessness and reduce the need to provide temporary accommodation	Lincs County Homelessness Strategy Group, Supporting People Lincolnshire, RP's and Private Landlords	100 households prevented from becoming homeless and households.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Homeless prevention continued	Coastal Lincolnshire HMA – East Lindsey	Scheme currently in operation	Funding allocated by CLG for the next 2 years.	To work with households to prevent homelessness and reduce the need to provide temporary accommodation	Lincs County Homelessness Strategy Group, Supporting People Lincolnshire, RP's and Private Landlords	100 households prevented from becoming homeless.
Addressing Fuel Poverty and providing Affordable Warmth	Coastal Lincolnshire HMA – Boston Borough	Insulation scheme in operation	An estimated £150K a year required for Boston from 2012/13 depending on how long existing funding lasts	HELP loft and cavity wall insulation scheme currently in operation across Lincolnshire with funding of £1.75M secured in 2010/11 comprising: £700K RHB, £300K Lincs Improvements & Efficiency Partnership, £750K Area Based Grant	Home Energy Lincolnshire Partnership (HELP), which includes all Lincolnshire LA's, Energy Saving Trust	No' in fuel poverty reduced. Reduction of CO2 emissions. Reduction in cold related illnesses.
Improving utilities and reducing fuel poverty	Coastal Lincolnshire HMA – East Lindsey	Insulation scheme in operation	An estimated £150K a year required for East Lindsey from 2012/13 depending on how long existing funding lasts			Loft insulation and cavity wall insulation installed in X number of properties in the Coastal Lincolnshire HMA.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
East Lincolnshire Community Safety Partnership (CSP)	Coastal Lincolnshire HMA	1 – 3 years	Currently funded through Area Based Grant	Consultation with communities and completion of SWOT analysis on priorities and issues. Produce plan.	BBC, ELDC, LCC, Lincs Police, Police Authority, Lincs Fire & Rescue, PCT, Probation Trust	East Lincs CSP committed to ensuring Boston & ELDC are safe and enjoyable places to live, work and visit.
Increase the accessibility of housing for the vulnerable	East Lindsey	1-3 years	Not known at this stage	Identify requirements for accommodation. Identify suitable sites and locations for specific accommodation Secure planning permission Develop accommodation	ELDC, RP's and Private Developers, LCC, Supporting People	Housing to meet the needs of vulnerable people enabling residents to integrate fully in to the community. Improved lifestyle for the vulnerable.
Modern apprentices as part of Housing Capital Programme	East Lindsey	Ongoing	Not known	All Housing Capital Programme Schemes use apprentices on site where possible to increase the skills in the District	Waterloo HG, HCA, Contractors, ELDC	Increased skills base within the District and increased employment opportunities.

7.4 Communities

The following schemes have been identified to address some of the problems faced by our communities over the next 3 years.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Digital Connectivity (LCC)	Coastal Lincolnshire HMA	1-3years	£250K area based grant. £1.1M ERDF bid being submitted for Lincoln, Boston and East Lindsey	ERDF Bid submitted – outcome awaited	SCS Partnership	Improved communication across Lincolnshire which will enhance sustainability of settlements.
Research and Intelligence	Coastal Lincolnshire HMA	1-3 years	Approx £10K per year to support Housing Intelligence for the East Midlands	Awaiting discussion and agreement. Some funding potentially available for first year.	Hi4EM, LRO, Consultants	Reports providing evidence and information on the condition of the housing market in the Coastal Lincolnshire HMA
Boston Placecheck Community Cohesion Agenda Strategy/ Stronger Communities Strategy	Boston Borough	3 year programme 2011/12 – 2013/14	Total £120K required (£60K - 6 schemes @ £10K each, + £60K model delivery) BBC contributing £44K staffing plus £25K for participatory budget.	To roll out 'participatory budget' model to rural / other areas to promote community action through neighbourhood engagement by devolving resources directly to the community	BBC, South Lincs CVS, and LCC, communities	To identify and address issues in specific areas of the borough to improve community cohesion and address social issues in local neighbourhoods.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Healthy Lifestyles Hub	Boston Borough	1 – 3 years	£280K required, supported by business case previously prepared for NHS Lincolnshire	Procurement exercises led by Boston Area Practice Based Commissioning Cluster (GP Cluster). Assist successful operator to acquire suitable premises	GP cluster Boston Health & Wellbeing Partnership	Increase take up of healthy lifestyle services. Increase update of other services. Outreach links established to local communities / businesses.
Greening Boston	Boston Borough	Ongoing	Sponsorship grants Council revenue. Approx £4K (BBC) green initiatives and £5.5K (Health and Wellbeing) for community growing space allocated.	Green Infrastructure Masterplan for the Wash and Fens (WESG) completed Feb 2011 Proposals to include green infrastructure as strand of emerging LDF Schemes tailored to available funding.	BBC, Boston Woods Trust, Boston Mayflower, EA WESG, Local schools, Lincs Health and Wellbeing fund. Forestry Commission, LCC	New green corridors, sites and growing spaces. Improved design and quality of existing open space promoting public health, regeneration, wildlife and climate benefits.
Mablethorpe old library project	East Lindsey	1-3 years	£170K required through Coastal Pathfinder, Seaside towns grant, RDPE, LCC	Community based organisation to take over the running of the old library building but needs 3 years funding to be able to deliver	Mablethorpe and Sutton Chamber of Trade, Lincolnshire County Council, ELDC	Visual exhibition and display areas for the visual arts and performing arts. Health hub café, gift shop, training/ conference room, office space. Raised skills and aspirations of local community. Support local artists. Renovation of unused building.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Skegness town centre management	East Lindsey	Partnerships constituted – Q4 2010	Funding is secured for the appointment of a dedicated town centre manager	ELDC – Constitution of town partnerships. Partnership board and them groups – delivery of activities / projects	ELDC, Business Community, Local Chambers of Trade, Hospitality Associations, Police, Local Town Councils, Members of the public	Focal point and spokesperson for issues relating to the town. The managers will work in partnership to promote local well being and vitality. They will also assist in wider regeneration projects. Promote and deliver sustainable improvements to the town. Assist businesses in developing the local economy.
DEFRA Coastal Path Finder – hidden communities in caravans on the coast	East Lindsey	Aug 2010 Sept 2010 March 2011	£80K secured from County Coastal Pathfinder bid through DEFRA	Desk top research. Visit and consult with site owners and caravan occupants Complete analysis	LCC Emergency Planning Team	A better understanding of a hidden community. Assist Emergency Planning Services in the event of a life threatening flood including evacuation procedures.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
CLG and Sheffield Hallam studies in to deprivation in coastal towns, Mablethorpe, Sutton on Sea and Ingoldmells	East Lindsey	Sept 2010	Study funded by CLG Unclear of financial implications until the findings of the study are published	Await publication of the findings from CLG	CLG Coastal Communities Alliance	A national baseline of the state of smaller coastal towns and potentially the outcome could be a change in Government Policy in coastal towns.

7.5 Business and Tourism

The following schemes have been identified to improve the economy, tourism and culture of the area.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
National Coastal Innovation Programme	Coastal Lincolnshire HMA	Work to be completed June 2011	None. £50K - secured	Consultants appointed.	LCC, BBC, ELDC Coastal Pathfinder Steering Group	Identify businesses in relation to their coastal location. Assess impact of coastal change particularly flood risk and hazard. Develop appropriate scenarios on impact of coastal changes.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Coastal cultural strategy hubs (creative regeneration) Boston, Louth, Alford, Mablethorpe, Skegness	Coastal Lincolnshire HMA	Commenced Oct 2010	None. £100K secured from ACE Complete action / implementation plan	Undertake works with cultural hubs Arts Council England (ACE)	Lincolnshire County Council 6 cultural hubs Increased development of creative industries	Greater collaboration of projects in the creative industry. Local economic impact. Local employment impact.
Boston Market Place Regeneration Scheme (additional works)	Boston	Consultation completed Jan 2010. LCC working up designs for the scheme	£350K required £2M secured (BBC funding £450K, BARC legacy £250K, LCC £200K and ERDF Priority Axis 2 funding £1.1M)	BBC officer support for project though Economic Regeneration team.	BBC, LCC, ERDF, English Heritage	A high quality town centre, attracting investment in the town and create confidence in local economy.
Boston Stump Visitor / destination project	Boston	Successful funding applications by Spring 2011	£200K Contributors will be Church, RDPE and private sector investment.	BBC will assist with the appraisal processes and provide support for the scheme.	BBC, Church, Private Sector, RDPE	Enhancement of one of Boston's main tourist attractions, job creation, increased number of visitors to town.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
On Line Road Transport Improvements	Boston	Project has commenced, with further works proposed into 2011-12	None £11M secured.	BBC Economic Regeneration officers to support LCC with ongoing road improvements in town.	BBC and LCC	Improved traffic flow. Improved quality of life for residents. Improve economy from fewer delays. Reduce pollution from stationary traffic.
Heritage Partnership Scheme, Boston Conservation Area	Boston	Awaiting approval autumn 2010	£650K required, of which BBC contribution £150K from BARC legacy and English Heritage £500K	Support of Council's Strategy and Planning teams.	BBC and English Heritage	Establish grant scheme, accessible by owners of properties with conservation area to improve appearance and condition of the properties.
Empty Shops Initiative - Town Centre Vitality	Boston	Ongoing	£50K required	Project currently underway with Empty Shops funding from CLG but further funding required to continue project from July 2011.	BBC, LCC, EA, Victoria Port Group, South Lincs CVS, Lincolnshire Police, Boston Business Improvement District	Vacant shops bought back into use. Improving the retail health of the town centre, assisting the creation of retail business opportunities to ensure that the town remains vibrant.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Small and Medium Enterprise Growth and Development	Boston	3 year project	£120K required	Pilot already completed and scheme ready to deliver if funding secured	BBC, Boston Enterprise Centre	200 small and medium enterprises supported to develop and grow.
Alford Industrial Estate extension	East Lindsey	Due for completion June 2014	Not known at this stage	Secure funding. Gain planning permission and start on site	ELDC LCC ERDF	7 net developable acres of new serviced employment land.
Grazing Marsh project	East Lindsey	Nov 2010 April 2011	Heritage Lottery Fund, project partners and private sponsorship secured	Appoint staff to deliver project. Start to deliver project.	LCC, Natural England, Private landowners Lincolnshire Wildlife Trust, Lindsey Marsh Drainage Board, EA, FWAG, English Heritage	Audience development along the coast Improved quality of living Sense of place, community identity Increase access around coastal region Educational projects, regional development.
Lincolnshire coastal country park	East Lindsey	Physical delivery of individual projects to begin Oct 2010	Funding through the Sustainable Communities Strategy	Work being carried out by the Lincolnshire Coastal Country Park Task Team	LCC, Natural England, ELDC, Private landowners, Lincolnshire Wildlife Trust, Lindsey Marsh Drainage Board, National Trust, EA, NFU	Audience development along the coast north of Skegness, Improved quality of living Increase access around our coastal region, Regional development, Educational projects, Increase in visitors.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Centre of Excellence, Skegness	East Lindsey	Ongoing	Stage 1 £35K feasibility (ELDC secured and ERDF application funding). Stage 2 c£5M - required	Carry out feasibility and development brief Enabling work will be identified in the completed development brief.	ELDC, LCC, Lincolnshire & Rutland Employment & Skills Board, Boston College, Nottingham Academy, University of Lincoln, Job Centre Plus, Lincolnshire & Rutland work based academy, Bishops Grosseteste University College, Coastal Communities Alliance, National Apprenticeships Service	Help to maintain young people in the District contributing to mixed communities. Increase the skills base within the District. Assist in addressing the issue with worklessness and unemployment in the District. Will assist in increasing the income levels across the District.

8.0 Future schemes and projects – over 3 to 5 years, 5 to 10 years and over 10 years

As part of the Local Investment Plan it is important to identify the longer term schemes and projects to ensure that a co-ordinated approach is given to the future of the Coastal Lincolnshire HMA. These projects do not require capital funding initially however they may need enabling work, which may have a funding requirement in an earlier timeframe.

8.1 Supply

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Housing supply. Market, affordable and rural with flood risk mitigation. Various Sites with potential	Boston Borough	Over 3 to 5 years 5+ to 10 years, Over 10 years	HCA - Approx £50K-55K per unit required where: affordable housing over S106 requirement, and for flood-risk / brownfield site mitigation measures	Planning consent in place for some sites, with pre-application advice being sought for others.	BBC Developers RP's HCA	Delivery of market and affordable housing in the Borough to meet the need.
Horncastle Road, Boston	Boston	3 – 5 years	HCA - Approx £50K-55K per unit.	Pre-planning advice sought. Assistance with issues relating to flood risk and highways issues to be addressed	BBC RP HCA	Approx 60 affordable homes. Development of allocated site near centre of Boston.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Geo. Kimes site, Main Road, Wrangle	Boston Borough	3 – 5 years	HCA - Approx £50K-55K per unit.	Outline Planning Permission in place, with application to extend SOS submitted. Negotiations on design etc ongoing	Landowner BBC RP HCA	Approx 21 – 27 dwellings with min of 30% affordable.
Church Green Close, Fishtoft	Boston Borough	3 – 5 years	HCA - Approx £50K-55K per unit.	Planning consent to be sought once SFRA finalised. Up to 30 units.	RP HCA BBC	Further affordable housing in this sought after settlement.
Broadfield Lane, Boston	Boston	3 – 5 years	HCA - Approx £50K-55K per unit.	Negotiations ongoing over use of former allotment land held by Boston Municipal Charity. Feasibility study complete indentifying need to include significant provision for open space and growing areas.	Boston Municipal Charity RP BBC HCA	Delivery of up to 60 affordable houses. Design and quantity subject to flood risk constraints.
Affordable housing. Alford	East Lindsey	Over 3 to 5 years	ELDC - £215K secured HCA £860K required. RP reserves	Carry out design work Submit planning application Negotiate sale of land Appoint developer and start on site Completion	Waterloo Housing Group ELDC HCA	Delivery of 24 units of housing in Alford. Including bungalows which are in high demand and will assist in meeting the demand in the coastal areas as this is the nearest town outside of flood risk.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Rural affordable housing - Site to be identified, Tetney	East Lindsey	Over 3 to 5 years	ELDC - £90K HCA - TBC RP reserves	Identify suitable sites Submit planning application	ELDC, HCA Waterloo Housing Group	10 new affordable homes.
Rural affordable housing - Site to be identified, North Thoresby	East Lindsey	Over 3 to 5 years	ELDC - TBC HCA - TBC RP reserves	Identify suitable sites Submit planning application	ELDC, HCA Waterloo Housing Group	Up to 10 new affordable homes.
Housing Capital Programme	East Lindsey	Over 3 to 5 years 5+ to 10 years Over 10 years	ELDC funding committed £215K for HCP Ph1a and £800K committed for HCP Ph2	Identify suitable sites for development in areas with a demand for affordable housing. Secure planning permission for selected sites and negotiate fee for sale of land	Waterloo Housing Group HCA	Delivery of 34 units of affordable housing in HCP Ph1a 51 units of affordable housing in HCP Ph2.
Housing Growth	East Lindsey	3+ to 5 years 5+ to 10 years	No funding currently secured	Continue to raise the issue with developers and encourage S106 money Talks with RP's to match fund with HCA Undertake feasibility of costs and how funds could be distributed	Various including a mixture of private developers and RP's. Any opportunities for regeneration should be supported by housing growth.	Sustainable, mixed communities across the District. Housing demand for open market housing met. Housing demand for affordable housing met.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Affordable housing (Including rural)	East Lindsey	3+ to 5 years 5+ to 10 years Over 10 years	Private developer – S106 contributions RP reserves	Successfully negotiate Section 106 contributions Encourage the development of affordable housing within the District	Private developers RP's HCA	New affordable homes within the District.
Sustainable homes design standards flood resilience / retrofit –	Coastal Lincolnshire HMA	Over 3 to 5 years, Over 5 to 10 years	Amount not known but could come from various sources, developer contributions through S106 agreements, match funding from RP's and HCA.	Planning department will raise with developers and continue to encourage S106 money. Talks with RP's to see if they could match fund with the HCA. Feasibility work to be undertaken looking at costs and how any funds could be distributed	Various in both private and public sector	Increased number of properties where the risk of flooding has been alleviated.
Flood risk development	East Lindsey	3+ to 5 years 5+ to 10 years Over 10 years	Additional approx £5k per unit for flood mitigation measures	Liaison with Environment Agency to develop in flood zones and determine mitigation measures required.	Environment agency RP's HCA	Sustainable development in flood risk areas.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Affordable housing, Louth (Brackenborough Road, Louth Ph2)	East Lindsey	3+ to 5 years 5+ to 10 years	Ph2 – ELDC £365K, HCA £1.460M Waterloo reserves	Seek grant funding start on site	Waterloo Housing Group HCA ELDC	Phase 1 and 2 will deliver 65 units of affordable housing in a high demand area. 25 in phase 1 and 40 in phase 2. There will also be additional community benefits through S106.
Affordable housing Winthorpe Ph2	East Lindsey	Over 3 to 5 years Over 5 to 10 years	£1.8 M – HCA £430K – ELDC Waterloo reserves	Carry out design work and submit planning application Negotiate sale of land Appoint developer and start on site	Waterloo Housing Group HCA, ELDC	Provision of 36 social rent and 14 homebuy.
N'Dola Drive, Horncastle regeneration scheme and new market and affordable housing	East Lindsey	Over 3 to 5 years March 2012 March 2014	Proposed new model of funding to be agreed	Liase with community regarding community benefits Submit planning application Negotiate sale of land Appoint developer and start on site	Waterloo Housing Group HCA ELDC	60 units for rent 10 units for shared ownership Increased community facilities including allotments and parking for local cemetery.
Louth United Football Club redevelopment	East Lindsey	Over 5 to 10 years	Joint funding package to be secured subject to tenure negotiations	Negotiations with landowner. RP owns ransom strip to site so there is potential for long term development	HCA, Waterloo Housing Group, ELDC	A minimum of 30 units of affordable housing through S106 but potentially up to 100 depending on negotiations with the landowner.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Skegness – private market and affordable housing	East Lindsey	Over 3 to 5 years 5+ to 10 years	Nil – private developer contribution. RP reserves	Identify plots in future phases to be the affordable units within the development Select Registered Provider	Private developer RP HCA	107 units of affordable housing through S106.
Housing to meet the needs of an older population	Coastal Lincolnshire HMA	Over 3 to 5 years 5+ to 10 years Over 10 years	Not known at this stage	Councils to work with RP's and Private Developers to identify land opportunities and assist with funding bids	BBC, ELDC, LCC RP's and Private Developers.	Housing to meet the needs of older people enabling residents to integrate fully in to the community. Improved lifestyle.
Extra Care Scheme	Boston	Over 5 to 10 years	Not known at this stage	Work with LCC and RP to confirm need, suitable location and feasibility of scheme. Progress scheme through planning	BBC Landowner LCC RP	90 units of extra care.
Mixed tenure development in Mablethorpe (plus extra care) - site identified (phase 2)	East Lindsey	Over 3 to 5 years	Developer contribution for extra care, affordable housing and retrofitting for existing properties with flood risk issues	Develop and sign Planning Performance Agreement Submit planning application Use Development Team approach throughout the planning application and beyond	Waterloo Housing Group, Private developer led scheme. ELDC and LCC have no active involvement in this proposal.	150 affordable homes, 90 market homes and 40 units of extra care. Increased employment opportunities. Regeneration, a supermarket, extra care education facility.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Extra Care and dementia care unit - Holton Le Clay	East Lindsey	Over 5 to 10 years	Funding required from the HCA, ELDC and RP's	Work has not started on this project yet.	Private landowner, RP, ELDC, possibly LCC and North East Lincolnshire Council.	An extra care facility with a minimum of 40 units and affordable homes for older people in Holton Le Clay to meet a need within East Lindsey and North East Lincolnshire.
Extra Care demand for 300 units	East Lindsey	Over 10 years	RP led schemes would need HCA funding. On private schemes developers will contribute capital or land	Partnership working with RP's, ELDC, LCC. Identification of suitable land opportunities	Extra Care strategic partners made up of 8 RP's and private developer and the District Councils.	Delivery of 300 units of extra care housing in East Lindsey to meet the needs of an increasing older population as identified in the Lincolnshire Extra Care Housing Strategy.
Housing to meet the needs of vulnerable people	Coastal Lincolnshire HMA	Over 3 to 5 years 5+ to 10 years Over 10 years	Not known at this stage	Identify requirements for accommodation. Identify suitable sites and locations for specific accommodation Secure planning permission Develop accommodation	ELDC, RP's and Private Developers, LCC, Supporting People	Housing to meet the needs of vulnerable people enabling residents to integrate fully in to the community. Improved lifestyle for the vulnerable.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Supported housing – move on accommodation (all ages)	East Lindsey	Over 3 to 5 years	Not known at this stage	Identify best form of accommodation and evidence demand. Identify a suitable location Secure funding, Secure planning permission if required	Waterloo Housing Group, HCA, ELDC, Supporting People	Provision of suitable accommodation for a vulnerable group. Suitable accommodation to enable residents to have support whilst preparing to move in to more permanent accommodation.

8.2 Quality

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Decent Homes for vulnerable households in the Private Sector	Coastal Lincolnshire HMA - Boston	Over 3 to 5 years 5+ to 10 years Over 10 years	Boston Approx £580K required per year to continue to fund scheme at average grant rate.	None. Scheme is currently in operation with existing funding. The administration of the scheme is currently funded by Supporting People Lincolnshire	LHIA, Lincolnshire Credit Union, Supporting People Lincolnshire	Average of 60 homes occupied by vulnerable people brought up to Decent Homes Standard per year.
	Coastal Lincolnshire HMA – East Lindsey	Over 3 to 5 years 5+ to 10 years Over 10 years	£1.255M required to continue scheme at previous levels.	Provision of grant aid is 100% funded through government grant. Continued receipt of the grant would enable this to continue	ELDC	Approx 218 properties made decent for vulnerable households.
Handy person scheme - To assist vulnerable people in private sector housing	Boston Borough	Over 3 to 5 years 5+ to 10 years Over 10 years	An estimated £5K per year is required to continue to meet the costs of works at current levels	None. Scheme currently in operation.	LHIA, Age Concern, Neighbouring LA's, Royal British Legion, Supporting People, Lincolnshire and Lincs Fire & Rescue	Approx 50 vulnerable households assisted per year (based on 2009/10 figures) To ensure vulnerable people live in safe and secure homes, and minor repairs are carried out.

8.3 Inclusion

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Adaptations – Disabled Facilities Grants	Coastal Lincolnshire HMA – Boston Borough	Over 3 to 5 years 5+ to 10 years Over 10 years	£375K a year required. CLG funding anticipated, £106K BBC funding proposed to 2015/16	Currently in operation. To provide financial assistance and offer an agency service to assist applicants with the delivery of adaptations	LCC Registered Providers CLG BBC	To assist to deliver 75 DFG's in the Borough in a 12 month period.
	Coastal Lincolnshire HMA – East Lindsey	Over 3 to 5 years 5+ to 10 years	£1.2M required. (£468K from CLG and £732K from ELDC) to continue scheme at previous levels.	If additional funding is available this would lead to the provision of more DFG's for the residents of the District.	LCC Registered Providers CLG ELDC	To assist in the delivery of approx 185 DFG's in East Lindsey in a 12 month period.
Homeless prevention	Coastal Lincolnshire HMA – Boston Borough	Over 3 to 5 years 5+ to 10 years Over 10 years	Boston - £99K a year required to continue existing prevention activity.	To work with households to prevent homelessness and requiring temp accommodation	Third Sector. Lincs County Homelessness Strategy Group, Supporting People, Lincolnshire, RP's and Private Landlords	100 households prevented from becoming homeless each year.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Homeless prevention cont.	Coastal Lincolnshire HMA – East Lindsey	Over 3 to 5 years 5+ to 10 years	East Lindsey- £51K allocated in this financial year and a similar figure would be required to continue existing prevention activity	To work with households to prevent homelessness and reduce the need to provide temporary accommodation	Lincs County Homelessness Strategy Group, Supporting People, Lincolnshire, RP's and Private Landlords	100 households prevented from becoming homeless.
Housing support for older and vulnerable people – Supporting People Strategy	Coastal Lincolnshire HMA	Over 3 to 5 years 5 year strategy reviewed annually with a full review in 2013	Currently £17.7M however this is likely to reduce	Full engagement of key partners who members of the Core Strategy Group and Commissioning Body	Lincolnshire County Council, District Councils, Lincolnshire PCT and National Probation Service	Delivery of 5yr strategy Meeting performance targets. Tracking of quality of service through QAF.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Addressing Fuel poverty and providing affordable warmth	Coastal Lincolnshire HMA – Boston Borough	Over 3 to 5 years 5+ to 10 years Over 10 years	Approx £150K required per year for Boston to continue and / or to implement further measures to address fuel poverty and help provide affordable warmth	Home Energy Lincs Partnership (HELP) loft and cavity wall insulation scheme currently in operation across Lincolnshire with funding of £1.75m secured in 2010/11 comprising: £700k Regional Housing Board, £300k Lincs Improvements & Efficiency Partnership, £750k Area Based Grant. Current scheme will require reviewing.	Home Energy Lincolnshire Partnership, which includes all Lincolnshire LA's, Energy Saving Trust.	Loft insulation, to current standard, and cavity wall insulation installed in identified number of properties in the HMA. Number of households in fuel poverty reduced. Reduction in CO2 emissions. Reduction in cold related illnesses and Excess Winter Deaths reducing the demand on health services.
	Coastal Lincolnshire HMA – East Lindsey	Over 3 to 5 years 5+ to 10 years Over 10 years	Approx £150K per year for East Lindsey to continue and / or to implement further measures to address fuel poverty and help provide affordable warmth			

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Gypsy site	East Lindsey	Over 3 to 5 years	Required from either private or public sources	Not known at this stage	Not known	A gypsy and traveller site within the District which is suitable, safe and easy to manage and maintain.
Hostel	East Lindsey	Over 5 to 10 years	TBA	Clarify need Identify suitable land or building Access appropriate revenue and capital funding Commence development	RP, HCA, ELDC.	An emergency hostel in the District to meet the need for homeless accommodation.
Supported hostel or dispersed units for dual diagnosis, alcohol and drugs	East Lindsey	Over 5 to 10 years	TBA	Clarify need. Identify what form of hostel would be most appropriate. Identify suitable land, Access appropriate revenue and capital funding Commence development	RP, HCA, ELDC.	An emergency hostel or dispersed units of accommodation for people with drug and alcohol problems.
Shaping care for the 21 st century – review of dementia care (LCC)	Coastal Lincolnshire HMA (County – wide)	Over 5 to 10 years	To be delivered in line with Adult Social Care's older people's budget	Evaluation of pre qualification questionnaire. Tender process. Present to Exec Board in Dec 2010	Adult Social Care. Other organisations to be identified.	High level of care maintained. Meet the need arising from an aging population. Accessible, support for local communities.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Dementia care linked in with regeneration in Louth including affordable housing, local centre and open space	East Lindsey	Over 5 to 10 years	Funding will be required from the HCA, RP's, ELDC and potentially private developers.	LCC are currently considering the potential options for this site.	Lincolnshire County Council, RP's, ELDC, HCA.	A dementia care unit, an extra care unit, some affordable housing, a local centre and an area of open space.

8.4 Communities

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Boston Flood Protection Barrier	Boston Borough	Over 3 to 5 years	LCC £11M Environment Agency £29M	Project currently at feasibility phase to establish best location for barrier. Principle of the barrier is established.	BBC, LCC, EA	Protecting the town of Boston. Sustaining the Port of Boston, protecting 550 jobs. Sustaining the fishing fleet, employing 40, support Fens Supporting the Waterways Link.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Greening Boston	Boston Borough	Ongoing (see 1 to 3 years) Over 3 to 5 years 5+ to 10 years Over 10 years	Sponsorship, grants, Council revenue.	Proposals to include green infrastructure as a key strand of the emerging LDF Scheme tailored to available funding.	BBC, Boston Woods Trust, Boston Mayflower, EA WESG, Local schools, Lincs Health and Wellbeing fund. Forestry Commission, LCC	New green corridors, sites and growing spaces. Improved design and quality of existing open space promoting public health, regeneration, wildlife and climate benefits.
Skegness railway station regeneration	East Lindsey	Over 3 to 5 years	£3.4M funding gap. Full costs are approximately £4.7M	Carry out viability assessment. Set up a project board Develop and implement a marketing strategy Work with master developer to coordinate the scheme	Network Rail	A high quality gateway which encourages local investment in to the area. Reinstatement of the station as the key arrival point in town. A multi modal public transport hub serving the town and region Improved job opportunities and community facilities Enhanced physical environment. Improved links to town centre.
Louth flood defence project	East Lindsey	3-5 years	EA - £2.2M LCC £1M for Louth and Horncastle Possible funding from Anglian Water	Discussions are underway with the Environment Agency and Anglian Water	Environment Agency, Lincolnshire County Council	Homes and businesses (165 properties) that were subject to flooding in the 2007 floods should be protected if such an event occurred again.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
West Street regeneration schemes	Boston	Over 5 to 10 years	In the region of £25M	To work with developer to provide quality development, inc new footbridge to link West St to Market Place	BBC LCC Len Medlock Trust Developer	Regeneration of 8 acres of town centre land. New bus and coach station, increase POS and other public facilities.
Horncastle flood defence project	East Lindsey	Over 5 to 10 years	EA - £2M LCC £1M for Louth and Horncastle. Funding gap of £7M	Discussions are underway with the Environment Agency and Anglian Water	Environment Agency, Lincolnshire County Council	Homes and businesses (165 properties) that were subject to flooding in the 2007 floods should be protected if such an event occurred again.
Boston Road Transport – bypass / distributor road	Boston Borough	Over 10 years	Not currently identified	Scheme currently aspirational and requires planning and funding	Boston BC, LCC	Improved quality of life for residents, economic benefits, reduced pollution in the town.
Skegness foreshore master-planning	East Lindsey	Over 10 years (Masterplan produced in Aug 2010 and work continues from then on)	£25K for Masterplan secured Ongoing investment required to implement the vision	Enabling work will be identified through the Masterplan to deliver the agreed framework	ELDC	A Masterplan which will deliver the key projects. Set of development principles that can be used to inform future development of the foreshore. Enhanced community wellbeing and improved local economic outcomes.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Call Connect	Coastal Lincolnshire HMA	Over 3 to 5 years 5+ to 10 years Over 10 years	£80K per year	Service currently in operation. Funding required for expansion of service to cover Skegness and Boston.	LCC, Commercial service operators	Tackling rural isolation providing access to services employment, education, health, leisure
Research and Intelligence	Coastal Lincolnshire HMA	Over 3 to 5 years 5+ to 10 years Over 10 years	Approx £10K per year. Plus £150K for Private Sector House Condition survey and Strategic Housing Market Housing Assessment	Future Private Sector House Condition Surveys and SHMA's will need procuring through Procurement Lincolnshire	Hi4EM, LRO, Consultants	Reports providing evidence and information on the condition of the housing market in the Coastal Lincolnshire HMA

8.5 Business and Tourism

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Port / Haven lock improvements (linked to Boston flood protection barrier)	Boston	Over 3 to 5 years	TBC	BBC will provide to support to Port Of Boston as reflected in the Community Plan	BBC, LCC, EA and Victoria Port Group	Increase port capacity. Sustain existing employment. Increased freight by rail.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Fenlands Waterways Link	Boston Borough	Over 3 to 5 years	TBC, funding bid submitted by LCC for ERDF	BBC will provide support for waterways projects	BBC, LCC, British Waterways, Lincs Waterways Partnership and EA	Increase access and use of waterways for recreational use. Enhance tourism in Boston.
Local employment /economic activity	Boston Borough	Over 3 to 5 years	TBC	BBC and Job Centre Plus will support college in delivering courses that meet local needs.	BBC, Job Centre Plus and Boston College	Improve educational attainment and fill skills gap.
Skegness Industrial Estate extension	East Lindsey	Over 3 to 5 years	Indicative estimate of £2.2M	Secure funding. Gain planning permission and start on site	Private sector ELDC ERDF	12 acres of developable land by March 2011 and lever in £1.6m of public sector funds.
Wildcoast Gateway, Mablethorpe	East Lindsey	Over 3 to 5 years	£300K – ELDC, £375K – Natural England, £89K – CAZ RDPE, £236K to be identified	Secure planning permission Secure Environment Agency approval to build on the Dunes Secure funding Identify further funding vehicles for the redevelopment of the car park.	Mablethorpe: Neighbourhood management board, Town Council, youth forum, Area Partnership. LCC, SUSTRANS, Mablethorpe in Bloom, Natural England, EA, Lincs Wildlife Trust, VAEL, Mablethorpe and Sutton Chamber of Trade, Linkage, Local Schools, BTCV,	Additional visitors to the Wild Coast, education activities, community engagement, improvements to the natural environment and restoration of the Wild Coast and improved access to the beach.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Horncastle Industrial Estate extension	East Lindsey	Over 3 to 5 years	Not known at this stage	Carry out technical feasibility, design work and achieve planning permission	Private Sector LCC. ELDC	Increased employment land and opportunities in Horncastle.
Cadwell Park engineering facility	East Lindsey	Land acquired – Feb 2011 Landscape assessment and master plan works – May 2011 Planning permission – Jan 2012 Start project 2012	LCC - £600K secured for land purchase Additional funding required to fulfil scheme	LCC to approach ELDC to discuss proposals. LCC to commission landscape assessment LCC to commission works	To be agreed	A stand alone eco development which can be used as an exemplar development. New business accommodation in ELDC and the opportunity for job creation. Provision of training/conference facilities. Potential for 'spin off' ventures such as a hotel.
Improving quality of hotel offer	East Lindsey	Over 5 to 10 years	Not known at this stage	Carry out actions identified by Locum consultants. Work with the private sector to attract potential operators/developers to improve the visitor offer to attract more overnight stays	Private Sector Visit Lincolnshire Lincolnshire County Council.	Improved quality of hotel accommodation in the District which will encourage tourists to remain longer and create more visitors to the District.
Find Coningsby Industrial Land	East Lindsey	Over 5 to 10 years	Not known at this stage	Assess technical feasibility, design works and planning requirements.	Private Sector	Sustainable economic growth of industrial/employment base in Coningsby.

Project / scheme	Location/ Area	Timeframe	Required Funding	Enabling work required / current status	Partners	Outputs
Boston College relocation / development	Boston	Over 5 to 10 years	£75M required	Investment from Learning and Skills Council. BBC to assist with planning consent/consultation	Learning and Skills Council, BBC, Boston College LCC	Improved range of skills and qualifications Supporting Employment Enhanced facility for Boston and surrounding catchment area.
Town centre regeneration of brownfield sites	Boston	Over 10 years	TBC	BBC to play lead role to encourage investment, inc. viability studies	Private Sector	Potential for new dwellings/employment opportunities in the town centre.

9.0 Priorities within the Local Investment Plan

Following discussion with the HCA, projects and schemes identified as able to come forward over the next 3 years have been prioritised by the two local authorities within themes. Projects and schemes have been scored against a detailed methodology from the information provided on the project proforma's against 5 main areas:

1. Funding / Resources e.g. staff, land, buildings
2. Strategic Fit (ref section 3.4 of the LIP)
3. HCA core elements
4. Outputs and outcomes
5. Deliverability

Questions and scoring levels have been designed and tested to allow assessment of information to provide an appropriate balance between the current deliverability status of the projects or scheme and its benefits. Details of the prioritisation scoring methodology can be found in appendix 7

All projects and schemes were then scored using the methodology and cross checked to ensure a consistent approach between the Local Authorities.

Deliverable projects and schemes with all funding and resources in place have not been prioritised. Projects with all funding and resources in place but where further work is required have been prioritised to identify where additional support may be needed. Where a project is already a priority for the Local Authority and specific schemes will be developed from the project, the project has not been scored and prioritised further e.g. Affordable Housing Supply, Rural Affordable Housing, Housing Growth in East Lindsey or the ELDC Housing Capital Programme, (these projects have been marked as a * in the table below)

Projects have been given a rating of A, B, C etc, with each theme with A being the highest scoring and therefore the top priority scheme.

Coastal Lincolnshire HMA LIP Priorities		
<u>Boston Borough Council</u>	Priority	<u>East Lindsey District Council</u>
Theme - Supply		
Affordable Housing Supply	*	Affordable Housing Supply
		Rural Affordable Housing
Rural Affordable Housing		Housing Capital Programme
		Housing Growth
Empty Property Project	A	Extra Care Scheme – Skegness
Affordable Housing Tattershall Road (former Jewson site)	B	Extra Care and private development Ph1 - Mablethorpe
Affordable Housing Skirbeck Rd	C	Affordable housing - Louth
Affordable Housing Haven Terrace	D	Empty Homes Project
Affordable Housing Tytton Lane East	E	Rural affordable housing – Halton Holgate
Affordable Housing Blue Street Boston	F	Rural affordable housing – Grimoldby 1
Rural Affordable Housing Sutterton		
Rural Affordable Housing Leverton	G	Rural affordable housing – Marshchapel

Rural Affordable Housing Swineshead	H	Rural affordable housing –Holton Le Clay 1
		Rural affordable housing – Woodhall Spa 1
		Rural affordable housing – Woodhall Spa 3
		Affordable housing – Burgh Le Marsh
Rural Affordable Housing Butterwick and Freiston	I	Rural affordable housing – Woodhall Spa 2
		Rural affordable housing – Sibsey
		Rural affordable housing - Grainthorpe
	J	Rural affordable housing – Grimoldby 2
Theme - Quality		
Decent Homes for Vulnerable Households in the Private Sector	A	Decent Homes for Vulnerable Households in the Private Sector
Handyperson Scheme for minor repairs and Security Measures for Vulnerable People		
Theme –Inclusion		
Addressing Fuel Poverty and providing Affordable Warmth	A	Improving utilities and reducing fuel poverty
Disabled Facility Grants	B	Disabled Facility Grants
East Lincolnshire Community Safety Partnership (Coastal Lincs HMA)	C	Community Safety Partnership Plan (Coastal Lincs HMA)
Theme - Communities		
Greening Boston	A	Research and Intelligence (Coastal Lincs HMA)
Research and Intelligence (Coastal Lincs HMA)	B	Mablethorpe Old library project
Boston Placecheck. Community Cohesion / Stronger Communities	C	Digital Connectivity (Coastal Lincs HMA)
Healthy Lifestyle Hub	D	
Digital Connectivity (Coastal Lincs HMA)	E	
Theme – Business and Tourism		
Empty Shops Initiative – Town Centre Vitality	A	Lincolnshire Coastal Country Park
		Lincolnshire coastal grazing marshes project
Small / Medium Enterprise Growth and Development	B	Centre of Excellence, Skegness
Boston Market Place Regeneration Scheme (additional works)		
Heritage Partnership Scheme , Boston Conservation Area	C	Alford Industrial Estate Extension
Boston Stump Visitor / destination project	D	

10.0 Resources

It is clear that in the ever changing economic climate, future funding for schemes and projects will be limited. The Coastal Lincolnshire HMA recognises that creating sustainable communities is not just about money, it is about proactively working with key partners to make the best use of the resources available. The Comprehensive Spending Review has highlighted significant cuts in funding for new affordable housing and in other areas, therefore until more details have been published on the changes it is impossible to quantify what funding will be available for schemes and projects.

The Local Investment Plan identifies the key schemes and projects for the Coastal Lincolnshire HMA. These schemes and projects vary from being deliverable in the near future to longer term projects which are proposed in 5 to 15 years time. We are already working closely with Public, Private and Third Sector partners to make the best use of resources to deliver many of these projects for the benefit of our communities.

The Local Authorities in the Coastal Lincolnshire HMA will investigate all potential available resources from partners to enable projects to proceed and allow us to deliver our visions as set out in the table below.

<p>Visions: Lincolnshire Sustainable Communities Strategy 2009 -2030 "Lincolnshire is the place where everyone can find and enjoy the lifestyle that suits them best"</p> <p>Boston Community Plan 2008-2018 "Our vision is for Boston to be a more modern, vibrant and dynamic place to live, work and visit - a better destination for residents, shoppers, visitors, commerce and industry"</p> <p>East Lindsey Community Plan "East Lindsey is a distinct, dynamic and proud district where organisations and communities work together for a better quality of life"</p>		
Partners	LIP Themes	Resources
HCA Registered Providers Private sector e.g. Developers Third Sector Other Public Sector e.g. Health	<p style="text-align: center;">Housing Supply Quality Inclusion Communities Business and Tourism</p>	Investment funding Skills Knowledge Public Sector Land S106 Services Powers Capacity

Both Boston Borough Council and East Lindsey District Council are involved in the Lincolnshire Empty Homes project - bringing empty properties back into use as homes. All three Local Authorities are members of the Home Energy Lincolnshire Partnership helping to deliver affordable warmth to residents through discounted or free insulation measures.

The Rural Development Programme 2007-2013 for England is being delivered by EMDA in the East Midlands. £60M of funding from DEFRA and the European Union has been made available for projects across the East Midlands until 2013. Local Action Groups were invited to bid for a portion of the funding to help improve the quality of life and economic prosperity of their community through small scale innovative projects. Lincolnshire was successful in that three bids have been approved - the Coastal Action Zone (CAZ), the Lindsey Action Zone (LAZ) and Wash Fens each being awarded £2m.

Boston Borough Council is working closely with both The Lincolnshire Home Improvement Agency and The Lincolnshire Credit Union to deliver Decent Homes Assistance to vulnerable people to ensure they are dry, safe and warm.

Boston Area Partnership (BAP) serves as the overarching partnership for the Boston area. The Executive Board includes a wide range of partners drawn from the public, voluntary and private sectors. These include Boston College, Lincs Police, Boston Mayflower Ltd (RP), Pescod Square Shopping Centre, Age Concern and South Lincolnshire CVS. The Executive Board is supported by two key delivery partnerships to deliver outcomes on the LSP priorities of health and wellbeing and stronger communities. There are other partnerships that are affiliated to BAP, principally the East Lincolnshire Community Safety Partnership and the Local Childrens Partnership. These arrangements are complemented by a wider Assembly which meets annually. Key BAP projects include the Big Boston Clean Up, Community Showcase, Boston Placecheck and Food4Life. Until recently, BAP was supported by Boston Area Regeneration Company which included a number of private sector members.

East Lindsey has a Local Strategic Partnership which is made up of a number of public, private and voluntary sector organisations. This partnership works together to improve the lives of residents of East Lindsey.

The Local Strategic Partnership is a way of bringing together people, public sector organisations and businesses to work to improve the local quality of life. This includes major public services like education, health, housing, police and social services as well as services provided by community and voluntary groups.

In 2007, East Lindsey published a 2nd Community Plan - "Engaging East Lindsey". The Community Plan enabled the prioritisation of the communities' needs, identifying eight key priorities to collectively work towards. By working together through the LSP, the delivery of services in these priority areas has started to improve and is being targeted at the people that really need them

East Lindsey currently works in partnership with Waterloo Housing Group to deliver the Housing Capital Programme. This Programme has led to a number of significant improvements in the District over and above the high number of new affordable houses that have been delivered through the Programme. The Programme Delivery Group is highly proactive and works with a number of other partners to ensure that as many community benefits are incorporated in to a scheme as possible.

Key to the long term continuance and further success of these schemes is the need for further investment to allow them to achieve there full potential and deliver the maximum benefits to the communities of Coastal Lincolnshire.

11.0 Consultation and Engagement

To achieve a thorough and comprehensive Local Investment Plan a number of consultation exercises have been carried out with relevant parties to ensure the document reflects the needs of the residents of the Coastal Lincolnshire HMA.

An Officer Group meeting, facilitated by the HCA, was held with officers from both District Councils and the County Council. This identified the key issues and projects of importance across a broad range of service areas. The areas represented included: Economic Development, Housing and Community Development (including the Local Strategic Partnership), Housing Strategy, Planning Policy and Development Control.

Following on from the Officer Group meeting, Executive Members from the authorities making up the Coastal Lincolnshire HMA were invited to a workshop to highlight the issues of importance to them and make comments on the projects put forward by officers. As part of the consultation process Executive Members were consulted to determine and agree the priority schemes and projects.

Registered Providers were also asked to provide their views on the document and schemes and projects relevant to them.

This Local investment Plan combines the objectives and priorities identified within the current range of strategic documents covering the Coastal Lincolnshire HMA. These documents e.g. each Council's Community Plan, have previously been the subject of thorough consultation with the public sector e.g. health, private sector e.g. businesses and developers, and the 3rd sector e.g. charities and voluntary organisations.

The projects within the Local Investment Plan will be subject to future community engagement with Parish Councils, business and the community using the Statement of Community Engagement at the appropriate time where necessary.

12.0 Equality and Diversity

The Local Investment Plan and actions within it will value and incorporate the actions that can be made by everyone in the Lincolnshire Coastal HMA. The LIP will embrace equality of opportunity to ensure that no one is excluded from events, buildings and services because of their personal circumstances. People of all ages, abilities, backgrounds, faiths, genders should be able to expect the same fair treatment and level of service.

13.0 Governance and Plan Delivery,

Lincolnshire County Council, Boston Borough Council and East Lindsey District Council have made commitments at Chief Executive and Leader level to support the delivery and implementation of the LIP. The Councils have also “signed up” to support the majority of projects identified within the plan at the required level.

The Steering Group to oversee the production of this plan was formed from senior representatives of the three local authorities, the HCA, and other organisations such as the Environment Agency and EMDA. They will continue to meet on a quarterly basis to ensure proactive delivery of the LIP. The Steering Group will also agree any new delivery mechanisms required, and will be responsible for ensuring that the document is reviewed and updated on an annual basis to take account of any changes in Local and National Policy or circumstances.

Although the Steering Group will be responsible for overseeing the delivery of the LIP, members of the group will be required to obtain Member approval for any key decisions as a result of work undertaken as part of the Local Investment Plan.

The membership of the Steering Group will be flexible and will incorporate a number of relevant Stakeholders to ensure successful implementation and delivery of the Local Investment Plan.

14.0 Monitoring and review

The Coastal Lincolnshire HMA Steering Group will monitor and oversee the delivery of the Local Investment Plan through quarterly meetings.

The partners will develop and agree a number of indicators which will be monitored to measure the success of the Local Investment Plan. These are likely to include:

- Completions of new homes (and affordable homes) funded and /or facilitated by the HCA.
- Completions of improvements to private and Decent Homes work to social rented homes.
- Homes meeting the HCA’s forthcoming design standards
- Land brought back in to use for development
- Private sector leverage
- Apprenticeships and other training and employment opportunities as a result of its investment.

The Local Investment Plan will be reviewed on an annual basis and updated where necessary to reflect any changes in local and national policy and market conditions.

15.0 Risk

It is important to ensure that risks surrounding the local investment plan are identified and minimised as much as possible. Risks for individual projects and schemes are identified in the separate project proformas.

The table below shows the key risks to the LIP which have been identified.

Description of risk (Lack of... failure to...)	Consequence (Resulting in... leading to...)	Current risk level: Medium, high or low
Lack of funding for projects and schemes within the plan	Resulting in schemes and projects not being taken forward e.g. reduced numbers of new affordable homes developed	High
Change of political views after local elections resulting in a change of priorities	Resulting in a document which is no longer fully supported by members	Medium/low
Lack of public 'buy in' to the Local Investment Plan	Leading to opposition to schemes and projects when they come to fruition	Low
Lack of partner 'buy in' / funding	Unable to fund schemes and projects identified.	High
Prolonged effects of recession resulting in private developers failing to invest in the Coastal Lincolnshire HMA	Unable to fund and deliver schemes and projects identified.	High / Medium
Changes to national policy e.g. localism agenda, flooding.	Resulting in schemes and projects not being taken forward / deliverable	High

16.0 Glossary

ACE	Arts Council for England
BAP	Boston Area Partnership
BBC	Boston Borough Council
BRE	Building Research Establishment
BREEAM	BRE Environmental Assessment Method
CAB	Citizens Advice Bureaux
CSH	Code for Sustainable Homes
CLG	Communities and Local Government
CLT	Community Land Trusts
ELCSP	East Lincolnshire Community Safety Partnership
ELDC	East Lindsey District Council
EDS	Economic Development Strategy
EA	Environment Agency
EIA	Equalities Impact Assessment
ERDF	European Regional Development Fund
HCA	Homes and Communities Agency
HELP	Home Energy Lincs Partnership
HIA	Home Improvement Agency
HCP	Housing Capital Programme
HMA	Housing Market Area
HSSA	Housing Strategy Statistical Appendix
LEP	Local Economic Partnership
LCC	Lincolnshire County Council
LHIA	Lincolnshire Home Improvement Agency
LRAHP	Lincolnshire Rural Affordable Housing Partnership
LAA	Local Area Agreement
LA	Local Authorities
LDF	Local Development Framework
LEA	Local Economic Assessment
LIP	Local Investment Plan
LSP	Local Strategic Partnership
LCHO	Low Cost Home Ownership
NAHP	National Affordable Housing Programme
NEA	National Energy Action
NFU	National Farmers Union
NI	National Indicators
PCT	Primary Care Trusts
PPP's	Public Private Partnerships
PSA	Public Service Agreement
RP's	Registered Providers
RDPE	Rural Development Programme for England
RHE	Rural Housing Enabler
S106	Section 106 agreement
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SRIP	Sub Regional Investment Plans
SCS	Sustainable Community Strategy
VAEL	Voluntary Action East Lindsey
WESG	Wash Estuary Strategy Group