

## FOSSE COMMUNITY MEETING

WEDNESDAY, 2 FEBRUARY 2022

Held as a Zoom Virtual Meeting

Present:

Councillor Cassidy

Councillor Waddington (Chair)

In Attendance: Councillor Cutkelvin, Assistant City Mayor, Education and Housing

<u>NO.</u>	<u>ITEM</u>	<u>ACTION REQUESTED AT MEETING</u>
39.	<b>INTRODUCTIONS &amp; APOLOGIES FOR ABSENCE</b>	<p>Councillor Waddington as Chair led the introductions and welcomed everyone to the meeting.</p> <p>Members were asked to declare any interest they might have in the agenda items to be discussed. No declarations of interest were made.</p>
40.	<b>ACTION LOG</b>	<p>The Action Log of the previous meeting held on 20 December 2020 was confirmed as a correct record.</p>
41.	<b>COUNCILLORS' UPDATE</b>	<p>Councillors provided an update on the following:</p> <p>Councillor Cassidy:</p> <ul style="list-style-type: none"><li>• The memorial site for the people killed on Hinckley Road explosion was virtually ready, with just another plaque to be placed. The Bishop of Leicester had been very supportive of the families.</li><li>• Brookmead Academy on Fosse Road North was expected to open September 2023.</li><li>• A visit had been made to Fosse Mead Academy (former Fosse Primary School). It was noted a lot of work was required to improve the building.</li><li>• Councillor Cassidy continued in his role as councillor to take on case work and lead of scrutiny of the City Mayor as Chair of the Overview Select Committee.</li></ul> <p>Councillor Waddington:</p> <ul style="list-style-type: none"><li>• The little pocket park on Vernon Street had been re-opened and thanks were made to those that had attended the opening. Councillors were keen to see investment for some play equipment.</li><li>• With regards to the Buckminster Road closure, Councillors were receiving a very large number of complaints, particularly from residents on Colwell</li></ul>

		<p>Road which was being used as a cut through alternative route. The Director Planning, Development and Transportation has been written to asking for the experimental closure to be brought to a swift end. The response received was the experiment had only been running for two months, and offers wanted it to run a little longer. A survey would also be undertaken to measure impact. Members of the public should register objections by sending them to <a href="mailto:ian.nash@leicester.gov.uk">ian.nash@leicester.gov.uk</a>.</p> <ul style="list-style-type: none"> <li>• Fosse Neighbourhood Centre and library were being used as a Covid-19 test centre and vaccination centre. The situation would be reviewed in March, particularly as the community were missing out on an important facility.</li> <li>• There were plans to raise money to elect a blue plaque in memory of Alice Hawkins who lived on Mantle Road. A bid would be made for Community Ward Funding. Permission had been gained from the homeowner. An event would be held which would involve children living in the area.</li> </ul>
42.	<p><b>POLICE ISSUES UPDATE</b></p>	<p><i>At this point, the Chair agreed to consider the agenda items out of order, and to the Police Issues Update next:</i></p> <p>Sergeant Shauna Ashton was present at the meeting to provide an update on Fosse Ward.</p> <ul style="list-style-type: none"> <li>• The Team for Fosse Ward was at full capacity with Sgt. Ashton, 4 PCSOs and 3 PCs. An officer would also be added as an attachment in the summer.</li> <li>• Crime in the area remained stable but there were peaks and troughs.</li> <li>• For Vernon Street, there were no new crimes of anti-social behaviour connected to the park, which was good news.</li> <li>• During October the Police ran an operation to reduce knife crime. On the rally there was a knife sweep and knife arch. A weapon was recovered from bushes on the Rally, with more handed in.</li> <li>• A search warrant had been gained to check for cannabis in a property. It was reported there were four house fires last year in connection with cannabis growing. Residents were encouraged to report suspected properties through Crime Stoppers.</li> </ul>

		<ul style="list-style-type: none"> <li>• During November funding was received to enable 'Safer Routes' patrols, for the protection for women and girls. Unfortunately, since the patrols had stopped there had been a sexual assault on the Rally. Police had re-applied for the funding.</li> <li>• Funding had also been applied for to enable two more cameras on the Rally to be installed to make the area as safe as possible and act as a deterrent.</li> <li>• Anti-social behaviour was police priority for the area and issues could be reported through Neighbourhood Link.</li> <li>• Road safety had been highlighted as a concern of residents in Fosse. A road safety campaign working with agencies had seen vehicles pulled in and removed with recovery vehicles.</li> <li>• Regular complaints were received from the public about e-scooters. The issue would be taken up alongside another traffic operation to be run in Fosse in February.</li> <li>• A County Lines operation was planned in Fosse Ward.</li> </ul> <p>Councillors noted the many complaints regarding the Colwell Road area as a result of the experimental road closure on Buckminster Road. Issues included double yellow parking and peoples' drives blocked. Residents also noted the issue with cyclists on the pavement alongside e-scooters, both of which were considered dangerous. Sgt Ashton reported there would be further road policing operations run around traffic, and e-scooters.</p> <p>Councillors thanked the Police with their support towards the food bank. They also appreciated the twitter feed from offices for keeping them up-to-date with policing activities in the Ward.</p>
43.	<b>RESIDENTS PARKING SCHEME TIMETABLE AND UPDATE</b>	<p>Rupert Bedder (Highways Network Asset Manager) was present to provide a general highways update, as follows:</p> <ul style="list-style-type: none"> <li>• The Workplace Parking Levy might have an effect on neighbourhoods with workers using streets to park, WPL may create issues next year with workers using the streets to park.</li> <li>• Carriageway repairs were scheduled for Medina Road / Totland Road / Barton Road.</li> <li>• There was an issue with parking around Castle</li> </ul>

		<p>Mead school. It was planned to install railings and bollards to prevent anti-social parking around school times.</p> <ul style="list-style-type: none"><li>• The Memorial works on Hinckley Road were complete.</li><li>• There were Santander bike docking points at Paget Road, Stephenson Drive, Buckminster Road, and A50 area.</li><li>• Follow-up traffic surveys would be conducted for the Buckminster Road experimental closure.</li><li>• The Five-Ways junction was a big project and it had taken time to employ a consultant. The project was near design stage and would be shared with Ward Councillors. There would be open sessions for members of the public to view the design for the scheme, and also a letter-drop to nearby households. It was expected the scheme would comments late 2022 with completion in 2023.</li><li>• Consultation was being prepared for two residents parking schemes for Woodgate and Tudor Road. The plans for each area would identify the extent of the parking schemes. Surveys would be undertaken at different times of the day to identify issues. Currently identified issues were City Self Drive vehicles, and school staff, workers parking around Woodgate and Fosse Road Central. The complaint enquiry database had been checked, and 60/80 enquiries wanted a residents parking scheme. Covid restrictions permitting, there would be public exhibitions of the schemes. Every resident and business in the area would be lettered and asked to contribute to the consultation</li></ul> <p>In response to questions the following points were made:</p> <ul style="list-style-type: none"><li>• It was not known what the outcome was for Buckminster Road, but it was believed the road was a link for more sustainable transport than cars.</li><li>• It was asked if a scheme similar to the one in Clarendon Park would be adopted. It was noted that Queens Road was a busy shopping area, and could be a possibility, but if there was no capacity for such a scheme then the Council would look to introduce residents full time parking.</li><li>• There would not be a residents vote, but all indications were there was a lot of support for a residents parking scheme, and people were encouraged to submit their views.</li></ul>
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		<ul style="list-style-type: none"> <li>The link for people to suggest locations for additional electric bike docking stations is <a href="http://www.widenmypath.com/leicester">www.widenmypath.com/leicester</a></li> </ul> <p>The Chair thanked the officer for the update.</p>
44.	<p><b>CONSERVATION AREA AND ARTICLE 4 EXTENSION</b></p>	<p>Justin Webber (Senior Building Conservation Officer), and Grant Butterworth (Head of Planning) provided information on recent consultations undertaken in the ward. The meeting noted the following information:</p> <ul style="list-style-type: none"> <li>Consultation was undertaken towards the end of 2021 on the potential new 'St Paul's Conservation Area', with a high level of support for the new Conservation Area from those who responded. A suggestion had been made to include the whole of Kirby Road. The proposal would be considered, potentially as a further phase as the additional properties would need to be consulted which would delay the process. Property owners would be eligible for grants from the Council's 'Historic Buildings Grant Scheme' to repair properties once the area had been confirmed. The Council will look to revise the related documents and move to adopting the new Conservation Area soon, alongside the making of heritage-based Article 4 Directions.</li> <li>The consultation to extend the areas of control for Houses of Multiple Occupation (HMOs) had concluded.</li> <li>HMOs were described as having persons of different families living in the same house.</li> <li>Currently to convert a house to a small HMO did not require planning. The Article 4 Direction would mean planning permission would be needed and there would be a presumption of refusal of HMOs in the area covered.</li> <li>The majority of respondents were in support of the proposals, with some requests for minor amendments to the scheme.</li> <li>The Direction had been made, but would not come into force until after 12 months' notice period had expired (November 2022).</li> <li>It was noted that currently planning applications were only required for conversion to larger HMOs. Less than six persons could live in a converted HMO without planning permission until November 2022. Those present were advised against raised expectations before the Article 4 Direction orders</li> </ul>

		<p>were confirmed that HMO development in the area would cease as smaller HMOs would not need consent, and that each application for larger HMOs case would be determined on their own merits.</p> <ul style="list-style-type: none"> <li>An overview of the Article 4 Direction consultation could be found at <a href="#">Article 4 Direction extension - Leicester City Council - Citizen Space</a></li> </ul> <p>The Chair thanked the officers for the update and on completion of the work, which she stated Councillors had been pushing for quite a while and would benefit residents greatly.</p>
45.	<b>RALLY HOUSE BUILDING UPDATE</b>	An officer was not present. The Chair asked that Ward Councillors be kept informed of future updates on the Rally House building.
46.	<b>CITY WARDEN</b>	The City Warden was not present. A handout provided is attached for information.
47.	<b>WARD BUDGETS REPORT AND FOODBANK UPDATE</b>	<p>It was reported there was £2,765.80 remaining in the budget. A small application for £150 had been received and was awaiting assessment.</p> <p>In total 19 applications had been supported. £1,800 (10%) of the budget could be carried over to the next financial year for 2022/23, but further applications would still be taken for the current financial year.</p> <p>Councillor noted that in the past organisations who had received funding had provided updates on how the funding had been spent. Councillors stated it would be useful if that process could be reinstated for the next meeting.</p> <p>Representative of Woodgate Foodbank Lynn Wyeth provided an update on the activities of the foodbank:</p> <ul style="list-style-type: none"> <li>The foodbank was set up in Woodgate and Fosse Area during the first lockdown in March 2020. Woodgate Resource Centre was used initially, then the adventure playground then Rally House.</li> <li>Since starting, over 3,000 people individuals had registered.</li> <li>The foodbank also had people registered on the outskirts of the ward at Abbey and Westcotes.</li> <li>About 35 deliveries were still being made each week. It was further noted there were still a lot of</li> </ul>

		<p>elderly and disabled people in isolation.</p> <ul style="list-style-type: none"> <li>• There were approximately 110 visits a week to Rally House on Saturday mornings between 11.00am – 12.00Noon.</li> <li>• Officers and volunteers did not want to normalise the foodbank, so were getting to know customers to see if they could be helped in other ways, for example, debt and hearing advice, support in applications for other financial assistance.</li> <li>• Other support included community wellbeing activities, helping with mental health, skilling people up, community activities, and asking people what they wanted to see in the area, for example art projects, children’s activities, parent / mother groups.</li> <li>• The community ward funding had been gratefully received, and it was hoped that with the additional funding this year and small amount from the DWP it might mean that the majority of food was secure for most of the year.</li> <li>• Fareshare delivered food every week, and was topped up with fresh food, including halal, gluten free and sanitary products.</li> <li>• There were some outgoings for example, on a small amount of building work, cleaning materials, personal protective equipment (PPE) and admin checks.</li> </ul> <p>The Ward Councillors thanked Lynn and all the volunteers. They invited local residents to put forward ideas for further fund raising.</p>
48.	<p><b>PRIVATE SECTOR HOUSING LICENSING CONSULTATION</b></p>	<p>Tony Cawthorne, Senior Project Manager, was present to discuss consultation undertaken on Discretionary Licensing (Additional and Selective) in the private rented sector (PRS). Slides delivered during the discussion are attached for information. Further additional comments were made as follows:</p> <ul style="list-style-type: none"> <li>• Discretionary licensing set minimum standards, ensures documentation required by law was in place, to ensure safe warm homes are provided in the PRS.</li> <li>• The Housing Team were looking at mandatory licensing, for premises or more than five people or two families sharing.</li> <li>• Monies received in fines from identified non-licenced properties were returned back to the local authority to enable more enforcement work.</li> </ul>

- There was a task force working with private sector housing on rogue landlord enforcement. During 2021 74 emergency prohibition notices had been served, usually on housing where conditions were so bad no one should live in them.
- Over 104 electrical safety issues had been found with major works required.
- Reasons for the requirement to consult were laid down in law on both selective and additional licensing.
- The evidence base for consulting showed the national average of PRS at 19%, with areas of the city having higher concentration of PRS at 75%.
- It was reported there were more issues with housing conditions and anti-social behaviour in the PRS sector. A table of Wards with tenure type was presented where it was highlighted the ward where complaints were highest were those wards with the highest rates of PRS and HMO dwellings, namely Westcotes, Fosse, Saffron, Braunstone Park & Rowley Fields and Stoneygate wards.
- Three options were being considered for each of the wards and could include a mix of selective and additional licensing, or consultation might result in not scheme at all in some wards.
- Areas of more than 20% PRS were analysed. However, analysis of finer level of detail (Lower Super Output Area (LSOAs)) showed areas of multiple deprivation.
- Option A for selective licensing was mapped out and overlapped with option B for additional licensing across the city. Option C would target specific areas with high concentrations of PRS and HMOs for additional licensing. Further information on the different options could be found on the Council's website.

Councillor Cutkelvin, Assistant City Mayor for Education and Housing, was present. She noted that all three schemes could be introduced in Fosse and Westcotes because of the concentration of anti-social behaviour, noise and nuisance which impacted on the quality of life of residents in the ward and was mainly to do with the types of housing in the wards which were ideal for conversion to HMOs. She added the schemes would deal with the concentration of HMOs and look at safety standards, and with engaging with landlords it was hoped it would improve the look and feel of an area. The schemes would also require a strong robust enforcement strategy. The decisions on



		<p>which option to adopt would be made by Full Council. The Chair summarised the options and points made:</p> <ul style="list-style-type: none"> <li>• It was possible to introduce more than one option in an area but would be difficult to implement with the resources available. She added that from a Ward Councillor perspective, Option A of selective licensing would cover all tenures of PRS which made up 51% of housing stock in Fosse Ward, whereas the option for additional licensing would only cover HMOs which made up 25% of housing stock in the ward.</li> <li>• The selective licensing scheme would cover landlords who were not fit and proper and help identify disguised HMOs and would cover the overcrowding issue, as the scheme would allow the inspection of buildings to see how people were sleeping.</li> <li>• When issuing a scheme there would be a three-month grace period to allow for staffing and processes to be put in place. The licence fee would cover staff, team and processes for five years.</li> <li>• The government was thinking about implementing a national landlord scheme but it would be light touch only.</li> <li>• There were licensing conditions, such as, minimum room sizes and space standards in the Housing Act 2004. A licensing scheme would give officers the authority to inspect a property and so took the onus away from the tenant to report.</li> <li>• With a licensing scheme, if there were a breach of licensing conditions, it would be easier to prosecute.</li> </ul> <p>The Chair added that if there were further questions they could be addressed to officers following the meeting.</p> <p>She added she was pleased to see the process of licensing was moving in the right direction and could say the council was making changes to improve lives.</p>
<p><b>49.</b></p>	<p><b>ANY OTHER BUSINESS</b></p>	<p>As there were no further items of urgent business, the meeting closed at 8.12pm.</p>





## ADVICE FOR RESIDENTS

**Householders are legally responsible for all household waste produced on their property. Most household waste can be disposed of in your bags or wheeled bin.**

**If you need to dispose of large items such as sofas, fridges there are several ways to do this legally .**

- ❖ **Take large items to your council run tip . Find out about opening times on line.**
- ❖ **Consider hiring a skip .They can be value for money and you don't need a permit if its on your own property.**
- ❖ **Leicester city council can dispose of your large waste items as part of the bulky waste collection service .**
- ❖ **You can subscribe to a garden waste collection for an annual fee.**

**Find out more at**  
**[www.lesswaste.org.uk](http://www.lesswaste.org.uk)**

## Advice for businesses

- **Under the Environmental Protection Act, every business has a duty of care when it comes to dispose of it's waste. If you are not meeting your legal responsibilities it could result in a fine or imprisonment.**

### Here are a few tips

- **It is a legal requirement for businesses to use a licensed waste carrier to remove their waste –check they are registered.**
- **If you run a business from home you will still need to dispose of your waste correctly - you should not use you home waste collection.**
- **Provide a written description of your waste to the company collection your waste**
- **Keep signed copies of transfer notes for 2 years .**
- **Take action if you think your waste is being mishandled by those who remove it you could be fined if your waste is fly tipped.**

**Find out more by visiting**  
**[www.rightwasterightplace.com](http://www.rightwasterightplace.com)**

## **UP DATES**

### **Bins left on the street.**

Currently I am working on reducing the number of bins being left on the street after collection day. Glenfield Road, Kirby Road, Wentworth Road, Bonchurch Street have all seen improvements the other streets that are being looked into are Carlisle, Henton, Mostyn and Warwick. With other streets being looked at later in the year.

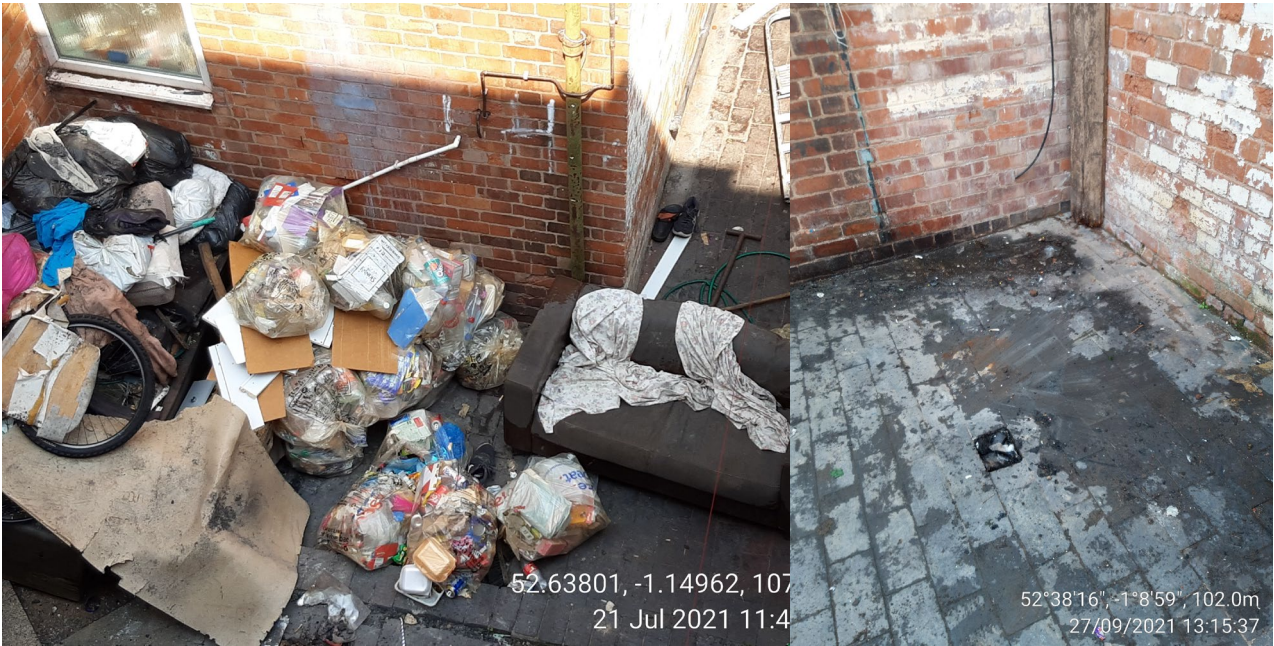
### **Clearance of back yards.**

After successful obtaining warrants from the magistrate court we have cleared back yards which were full of rubbish and causing a rodent problem for neighbours





# CITY WARDEN SERVICES



## Duty of care inspections

Some businesses in the ward have had their paperwork checked in regards to how they dispose of their business waste 2 fixed penalty notices have been issued for non compliance 1 is currently under investigation.

## Other news

We're appealing for donations of furniture, white goods and small electrical items to help Leicester residents in need through our Furniture Reuse scheme.

Collections are made by our charitable partners, the Leicestershire and Rutland Reuse Network (LRRN), and the service is free

To find out more visit

<https://leicester-shire-reuse-network.co.uk>

Or Please call 0330 355 0707 Calls to this number are charged at the local rate.

# CITY WARDEN SERVICES



Email: [city.warden@leicester.gov.uk](mailto:city.warden@leicester.gov.uk)

Website: [www.leicester.gov/myaccount](http://www.leicester.gov/myaccount)



Facebook:  
Leicester city wardens



Twitter:  
City wardens

These are the main issues that the City Wardens can help with:

- Educating the public and raising awareness of environmental crimes

Enforcement work on the following issues:

- Littering
- Dog fouling, dogs on leads, dogs exclusion from land
  - Bins on the street (domestic and commercial)
- Free distribution of printed material
  - Fly posting
  - Small scale fly tipping
  - Graffiti
- Vehicles for sale on the road
- Repairing vehicles on the road
- Failure to produce waste transfer documents
  - Skips and scaffolding
- Rubbish on private land

**FOSSÉ WARD**



Leicester  
City Council

**CITY WARDENS WORKING WITH YOU TO IMPROVE THE CITY'S ENVIRONMENT**

## **Discretionary Licensing (Additional and Selective) in the Private Rented Sector**



1

## **Overview**

- a) What is Discretionary Licensing**
- b) The who and how of the Formal Consultation**
- c) The Business Case and evidence**
- d) The proposals for Discretionary Licensing**
- e) The Consultation Platform**
- f) Questions and Close**

2

1

## Discretionary Licensing

**Our Ambition** is to ensure the Private Rented Sector (PRS) in Leicester is fit for purpose and a key part of that is that standards are raised in the sector.

Discretionary Licensing can help through having standard conditions.

### Two forms of Discretionary Licensing

- **Selective Licensing gives local authorities the power to introduce, in a given area licensing for all tenures in the PRS** (exemptions include: holiday lets, business premises, student premises where the university is the landlord/manager and premises where the tenant is a family member Housing Associations and Council Housing).
- **Additional Licensing** requires Houses in Multiple Occupation (HMOs) that have **three or more** unrelated tenants that **share facilities** such as kitchens and bathrooms, to have a licence.

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## Current Action Taken to Raise Standards in the PRS.....

### **Mandatory Licensing**

- proactively identifying and ensuring that unlicensed HMOs are licenced (86 properties have been identified and licences obtained since December 2020).
- 56 Civil penalties issued for non-licenced properties

### **Rogue Landlord Enforcement**

- During 2021, legal action taken - 74 Emergency Prohibition Notices have been served and 104 electrical safety issues identified.

### **Overcrowding Assessments**

- 195 overcrowding assessments have been carried out during 2021

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## Formal Consultation

A formal public consultation for a minimum of ten weeks is required for both **Selective and Additional Licensing**. We are undertaking 12 Weeks consultation 30<sup>th</sup> November 2021 – 22<sup>nd</sup> February 2022

### Selective Licensing

- Part 3, Section 80 (9) of the Housing Act 2004 states that when considering designating an area the local housing authority **must**: -
- **take reasonable steps to consult persons who are likely to be affected** by the designation; and consider any representations made in accordance with the consultation.

### Additional Licensing

Part 2, Section 80 (9) of the Housing Act 2004 allows for Additional Licensing of HMOs for example in a particular area or whole Borough for those not covered by Mandatory Licensing.

The local housing authority must: -

- **take reasonable steps to consult persons who are likely to be affected by the designation**; and consider any representations made in accordance with the consultation.
- **The proposal would be to consult (through a range of mechanisms) on the schemes as described.**

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## Consultation Methods

- Website – Consultation Platform  
<https://consultations.leicester.gov.uk/comms/landlord-licensing>  
If you have not completed the survey please make sure you do!
- Press Releases
- Posters to Community Centres and Libraries
- Social Media
- Direct Mailout to All Residents
- Direct Email to Letting Agents/ Managing Agents / Landlords
- Direct Email to all Businesses across Leicester
- Direct Mailout to key partners such as Police, Leicestershire Fire and Rescue
- Direct Mailout to Universities (Leicester and DMU)
- Direct Mailout to Voluntary and Community Sector Organisations
- Ward Meetings
- Landlord and Managing Agents Forums

**PLEASE LET US KNOW ANY METHODS YOU FEEL WILL HELP US REACH PEOPLE WITH THE PROPOSED DISCRETIONARY LICENSING CONSULTATION.**

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## Consultees

- Residents – 110,745 letter sent out 17/12/21
- Landlords – Contact through Estate and Letting agents and Landlord Associations
- Universities and Student Union
- ARLA (Residents Landlords Association)
- East Midlands Property Owners (EMPO)
- National Landlords Associations
- Residential Landlords Association and Training for Landlords
- Elected Members
- All Faith Groups – 204 Emails and Gujarati translations passed on to 1600 members
- Letters to MPs - 3 emailed
- Letting Agencies and Estate Agents – 123 organisations
- Members of the public
- Neighbouring Local Authorities – 9 Authorities
- Businesses across Leicester – Email to 3,654 business operators
- All Council Staff
- VCS Organisations e.g. Citizens Advice

**PLEASE LET US KNOW ANY CONTACTS OR PEOPLE/ORGANISATIONS YOU THINK WE MUST CONSULT WITH.**

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## Business Case includes....

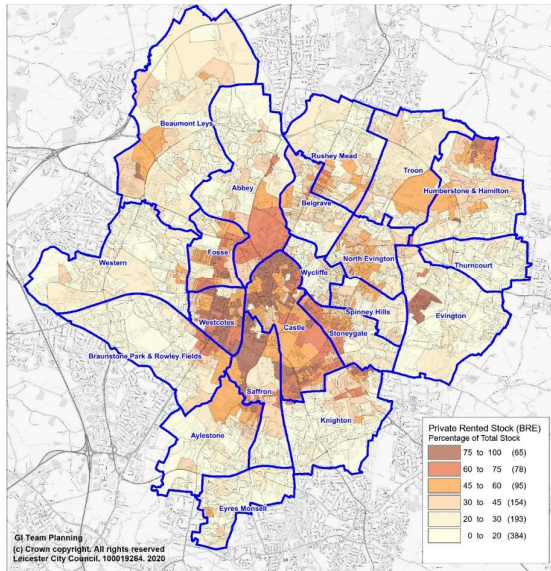
- Mandatory and Discretionary Licensing (Additional and Selective)
- Supporting Information – National and Local Picture
- Local Strategic Context – PRS Strategy other Strategic Documents
- Evidence Base
  - Performance of Leicester's PRS in comparison with others
  - PRS Housing Condition Report
  - PRS / HMO Density
  - PRS/ HMO Locations – other factors eg Article 4 Direction
  - Property Conditions
- Proposed Schemes (Options A, B and C)
- Other Options – Linked to PRS Strategy
- Benefits, Risks and Mitigating Action
- Impact of Licensing
- Licensing Process
- Proposed Conditions
- Proposed Fees
- Conclusion
- Appendices – Include the PRS Housing Conditions Report, Streets by Option.

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### Evidence Base for Discretionary Licensing (Selective and Additional) Schemes

#### Private Rented - Percentage of All Stock by Census Output Area



This map shows large parts of the City where the percentage of Private Rented properties (BRE modelled data) is above the national average (19%). **There are particularly high concentrations over 75% in Westcotes, Castle, Fosse, Saffron, Stonegate and pockets of high concentrations on the edge of Braunstone Park and Rowley Fields and Hamilton.**

There are also a couple of outliers near in Beaumont Leys and Evington near the Glenfield and General Hospitals with staff accommodation.

**NB: The data source used for the mapping of private rented dwellings and Houses in Multiple Occupation (HMOs) across the city is the BRE Integrated Dwelling Level Housing Stock Modelling Report and Database for Leicester City Council (Sept 2020). The BRE Housing Stock Model data and the BRE report and database provides a modelled data set to estimate the location and concentration of HMOs and private rented dwellings by area for Leicester city.**

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### Housing Condition and Anti-Social Behaviour Across the City and By Tenure Type

Using data from the Council's case management system (Uniform) it is clear that issues with condition and antisocial behaviour vary between different tenure types, Private Rented and HMOs (BRE Modelled Data) and across different areas of the city.

**Table 1: Cases against Dwellings by Tenure type across the City**

Tenure	Total Dwellings	All Housing Complaints		Noise		Housing Condition		Public Health		Fly Tipping	
		%	Number	%	Number	%	Number	%	Number	%	Number
All Stock	142261	7.3%	10641	2.9%	4095	1.4%	2046	1.5%	2197	2.2%	3065
All Priv Rented	49501	10.8%	5356	3.8%	1870	3.1%	1524	1.7%	837	3.6%	1771
HMOs – (BRE modelled data)	9649	17.0%	1640	6.6%	639	4.3%	419	2.6%	247	6.3%	607
Priv Rented – Non HMOs	39852	9.3%	3716	3.1%	1231	2.8%	1105	1.5%	590	2.9%	1164

\* Number and percentages relate to the number of dwellings that have cases in these categories against them

Case data was analysed for complaints and issues relating to dwellings since January 2017 - 2020 for the following categories:

- Noise nuisance
- Housing condition - including housing defects, overcrowding, fire safety concerns, defective gas appliances, excess cold, damp),
- Public health – including defective drains, pests, filthy and verminous premises, rubbish accumulation, other public health nuisance.
- fly-tipping

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### Cases – Housing Condition, Public Health and Antisocial Behaviour (fly tipping and noise)

The wards where complaints are highest for both Private Rented in general and HMOs (BRE Modelled Data) in particular are Fosse, Westcotes, Stoneygate and Braunstone Park & Rowley Fields. Whilst Castle has a very high proportion of Private Rented dwellings, issues are much lower as a percentage (for example at 6.9% compared to 20.5% for Fosse) in this area. Castle in general has a large amount of modern purpose built flats in the city centre although it does have some older stock further out of the centre. This is based on data for the whole ward and does not go into as much detail as the smaller LSOAs

**Table 2: Dwellings with Complaints/issues by Tenure type and Ward across the City**

Ward_Name	Total Dwellings	Total Private Rented	% PR of all Stock	Private Rented with complaints	% of PR with complaints	Total HMOs	HMOs with complaints	% of HMOs with complaints
Abbey	9501	2616	27.5%	197	7.5%	423	59	13.9%
Aylestone	5326	1526	28.7%	129	8.5%	187	12	6.4%
Beaumont Leys	7318	1694	23.1%	110	6.5%	261	19	7.3%
Belgrave	6321	1916	30.3%	172	9.0%	329	35	10.6%
Braunstone Park & Rowley Fields	8092	1924	23.8%	342	17.8%	567	135	23.8%
Castle	13975	9004	64.4%	623	6.9%	1481	162	10.9%
Evington	6450	1381	21.4%	108	7.8%	225	25	11.1%
Eyres Mansell	4895	959	19.6%	76	7.9%	108	8	7.4%
Fosse	6551	3350	51.1%	688	20.5%	845	218	25.8%
Humberstone & Hamilton	7344	2396	32.6%	161	6.7%	204	15	7.4%
Knighpton	6986	1679	24.0%	101	6.0%	327	30	9.2%
North Evington	6574	2257	34.3%	264	11.7%	327	41	12.5%
Rushey Mead	5737	1881	32.8%	168	8.9%	258	27	10.5%
Saffron	6007	2821	47.0%	284	10.1%	749	119	15.9%
Spinney Hills	3781	1280	33.9%	130	10.2%	154	16	10.4%
Stoneygate	7303	3183	43.6%	486	15.3%	1020	215	21.1%
Thurncourt	4419	703	15.9%	54	7.7%	89	8	9.0%
Troon	5176	1370	26.5%	126	9.2%	190	19	10.0%
Westcotes	7719	5308	68.8%	913	17.2%	1526	440	28.8%
Western	8179	1378	16.8%	130	9.4%	236	17	7.2%
Wycliffe	4598	875	19.0%	94	10.7%	143	20	14.0%
Total	142252	49501		5356	10.8%	9649	1640	17.0%

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## Options

### Option A:

Selective Licensing within parts of the wards of Westcotes, Fosse, Saffron, Braunstone Park & Rowley Fields & Stoneygate.

### Option B:

Additional Licensing that covers the entire City (Citywide),

### Option C:

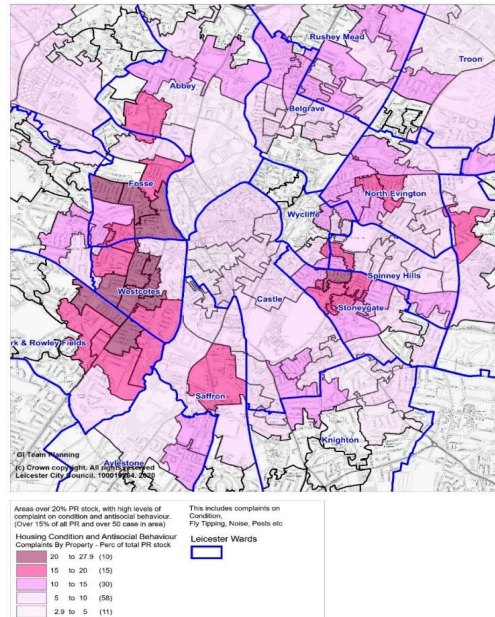
Additional Licensing covering parts of the wards of Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate

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### General : Private Rented Properties, Poor Housing Conditions and ASB

Map Showing High Percentage of Private Rented Properties  
High levels of poor housing condition and antisocial behaviour



**Analysis of issues relating to housing condition and anti-social behaviour – mapped across the city focusing on Private Rented Dwellings.**

The map shows concentrations of complaints and issues relating to properties in the private rented sector for property condition and antisocial behaviour (fly tipping, noise). Analysed for areas with over 20% private rented dwellings.

The highest concentrations of issues (see Table 2) are shown in areas of

- Westcotes,
- Fosse,
- Braunstone Park & Rowley Fields
- Stoneygate.

However analysis at this finer level of detail (Lower Super Output Area) shows that the spread is not even across the whole of the wards.

The map shows a few areas with slightly lower levels of issues in other parts of the city such North Evington and Abbey but not to the same extent as the wards listed above.

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### Option A: Selective Licensing – Suggested Scheme

Area bounded by light blue line - Estimated number of Private Rented Dwellings in the area – 8,275

LSOAs selected include those with the highest proportion of cases per total number of PR properties PLUS with an overall high level of cases (more than 50 in the area)

Map Showing LSOA areas with a High Percentage of Private Rented Properties  
Levels of housing condition and antisocial behaviour By LSOA

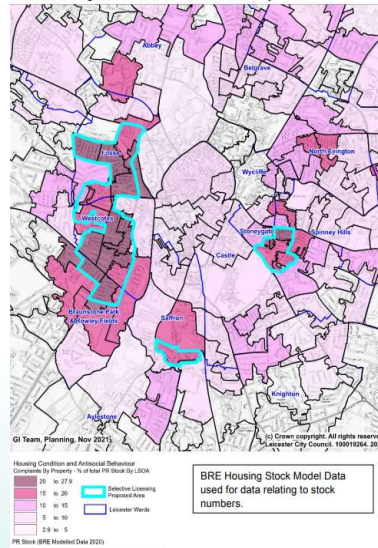


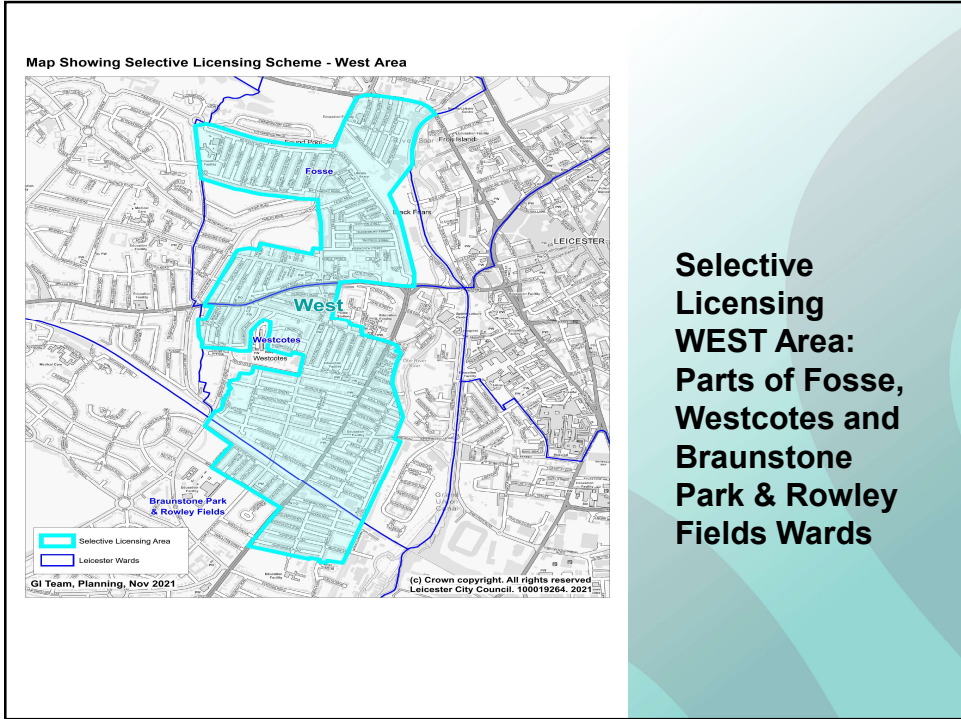
Table 3: LSOAs in Selective Licensing Scheme - Complaints/Issues by Tenure type and LSOA

Ward	LSOA	Total Dwellings	Private Rented*	% PR HMOs*	% HMO of All	Num Cases PR	% Cases PR	Num Cases HMO	% Cases HMO	
Saffron	Leicester 031D	943	420	44.5	66	7.0	75	17.9	17	25.8
Fosse	Leicester 016A	851	528	62.0	157	18.4	92	17.4	37	23.6
Fosse	Leicester 016B	828	461	55.7	102	12.3	95	20.6	24	23.5
Fosse	Leicester 016C	1057	700	66.2	164	15.5	149	21.3	50	30.5
Fosse	Leicester 016D	1215	658	54.2	163	13.4	183	27.8	49	30.1
Stoneygate	Leicester 022E	622	226	36.3	32	5.1	52	23.0	5	15.6
Westcotes	Leicester 023A	798	656	82.2	273	34.2	170	25.9	93	34.1
Westcotes	Leicester 023B	760	631	83.0	281	37.0	128	20.3	72	25.6
Westcotes	Leicester 023D	966	761	78.8	245	25.4	165	21.7	82	33.5
Westcotes	Leicester 023E	744	532	71.5	282	37.9	102	19.2	63	22.3
Westcotes	Leicester 023F	716	365	51.0	77	10.8	63	17.3	16	20.8
Westcotes	Leicester 023G	550	318	57.8	197	35.8	73	23.0	51	25.9
Stoneygate	Leicester 027D	1023	565	55.2	191	18.7	96	17.0	54	28.3
Stoneygate	Leicester 027F	593	355	59.9	201	33.9	67	18.9	38	18.9
BP & RF	Leicester 028E	636	342	53.8	185	29.1	78	22.8	48	25.9
Westcotes	Leicester 029C	1803	1297	71.9	260	14.4	204	15.7	84	32.3
BP & RF	Leicester 029D	810	515	63.6	159	19.6	123	23.9	50	31.4
Saffron	Leicester 031D	943	420	44.5	66	7.0	75	17.9	17	25.8

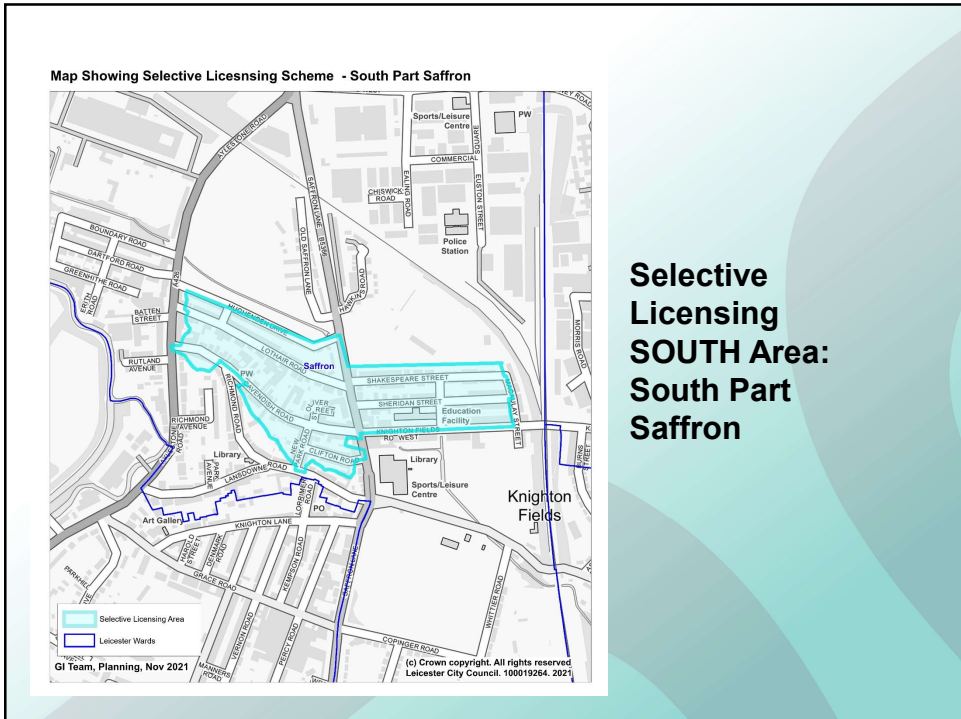
The boundary largely follows LSOA boundaries but altered in a few areas to follow more logical boundaries according to local knowledge. Eg large modern development excluded in Western as unlikely to have property condition issues.

Boundaries of 31D and 29C modified to exclude large very modern developments

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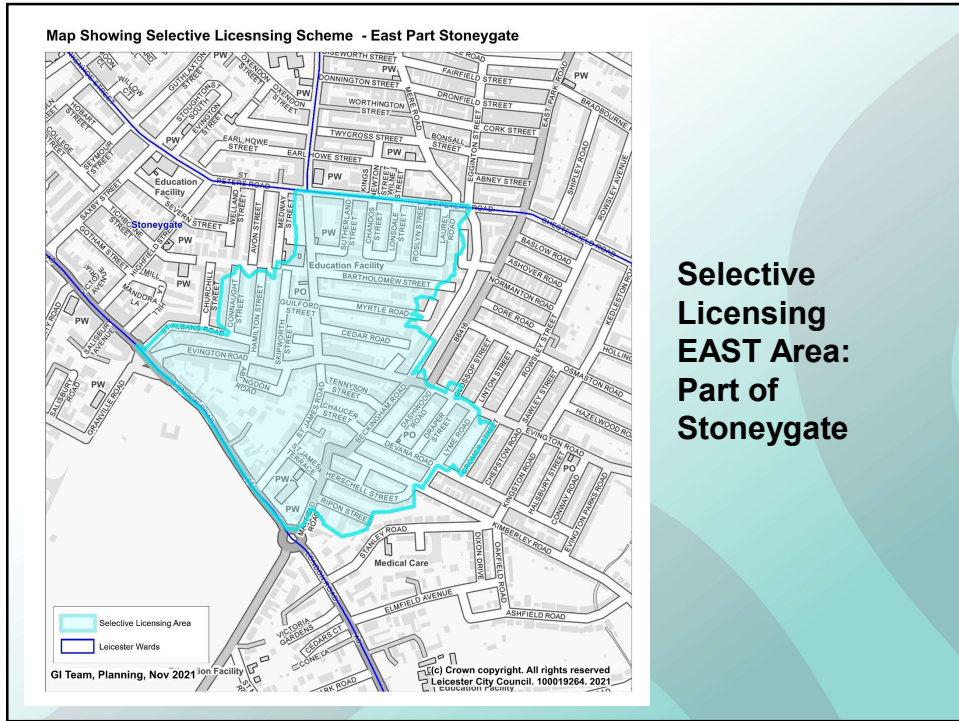


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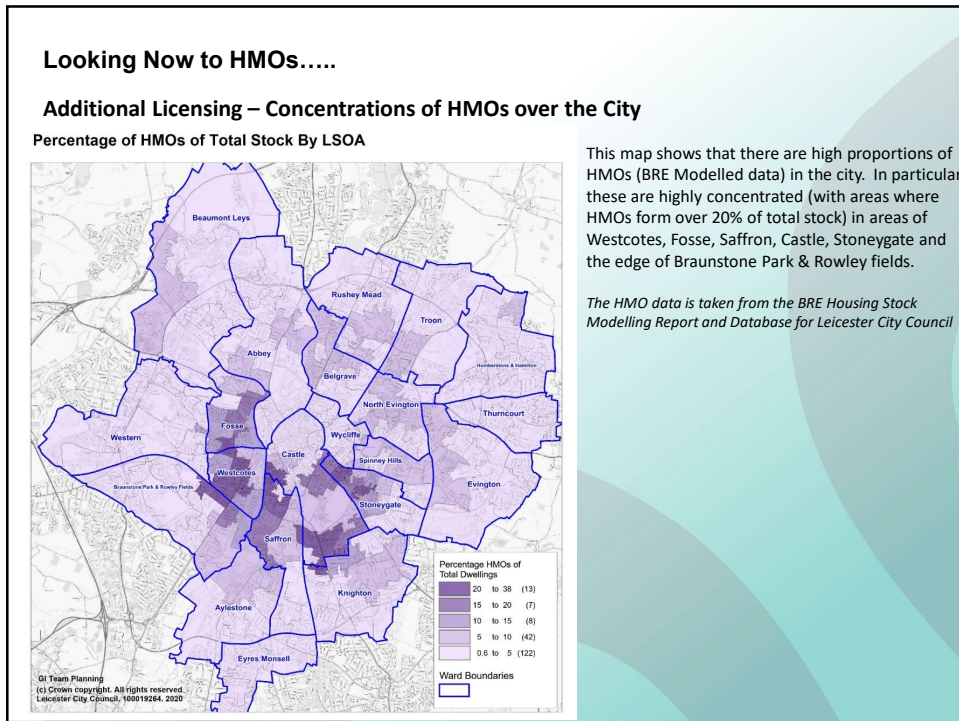


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**Slide 18**

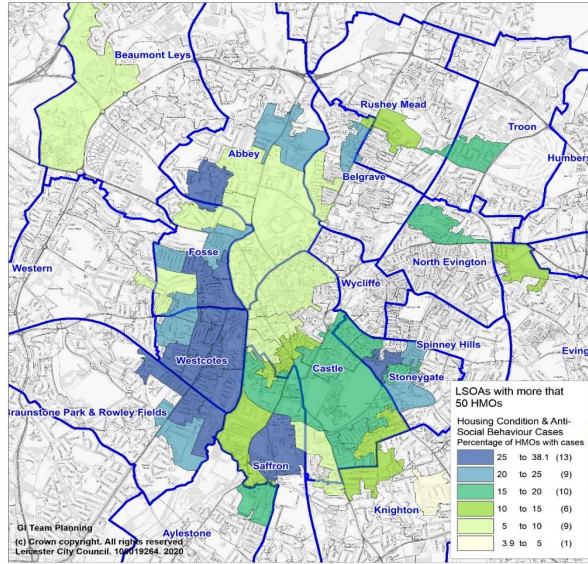
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**TC1**    Number in Brackets LSOA per area identified  
Tony Cawthorne, 20/01/2022



**Option B: Additional Licensing – Citywide**  
**Analysis of HMOs – areas with highest concentration of issues**

Housing Condition & ASB for HMOs By LSOA - Percentage of Cases out of Total



Map showing concentrations of cases against HMOs housing condition and ASB (noise and fly-tipping) as proportion of the total number of HMOs in the Area.

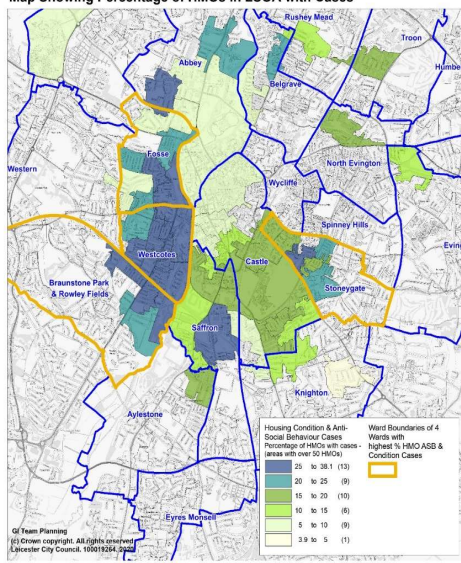
Highest concentrations of issues in areas of – Westcotes, Fosse, Braunstone Park & Rowley Fields (bordering Westcotes) and Stonegate. In addition there are smaller areas of high concentrations in Saffron and Abbey and medium levels in Castle and some other pockets in Belgrave, Troon, North Evington, Aylestone, Evington and Rushey Mead etc.

These show similar areas to the analysis across the whole of the PR sector (as these include the HMOs) with the exception of the smaller concentrations in Abbey and Belgrave being more noticeable. These may relate to the new developments in these areas. Not traditionally areas of housing problems but maybe the HMOs causing problems with neighbours.

**A Third Option....**

**Option C: Additional Licensing (HMOs) – 4 Ward Reduced Boudaries Scheme (Bottom Right)**

Housing Condition & ASB Cases Related to HMOs  
 Map Showing Percentage of HMOs in LSOA with Cases

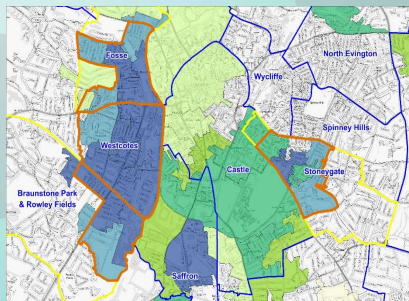


Four Wards with highest concentrations of issues with HMOs Highlighted (Areas bounded by Gold Lines)

- Wards with the highest rates of issues / complaints relating to HMOs
- Westcotes – 28%
  - Fosse – 25.8%
  - Braunstone Park & Rowley Fields – 23.8%
  - Stonegate – 21.1%

So for example 28% of HMOs in Westcotes have had a case logged on that property since 2017 -2020

Reduced areas within the 4 wards (Bronze Boundaries) reflecting the areas with the most issues with HMOs



# Thank You

Any other views or comments?

Please do not forget to complete the survey

at

<https://consultations.leicester.gov.uk/comms/landlord-licensing/>