

Housing Scrutiny Commission

Introduction to Housing

July 2023

Director of Housing

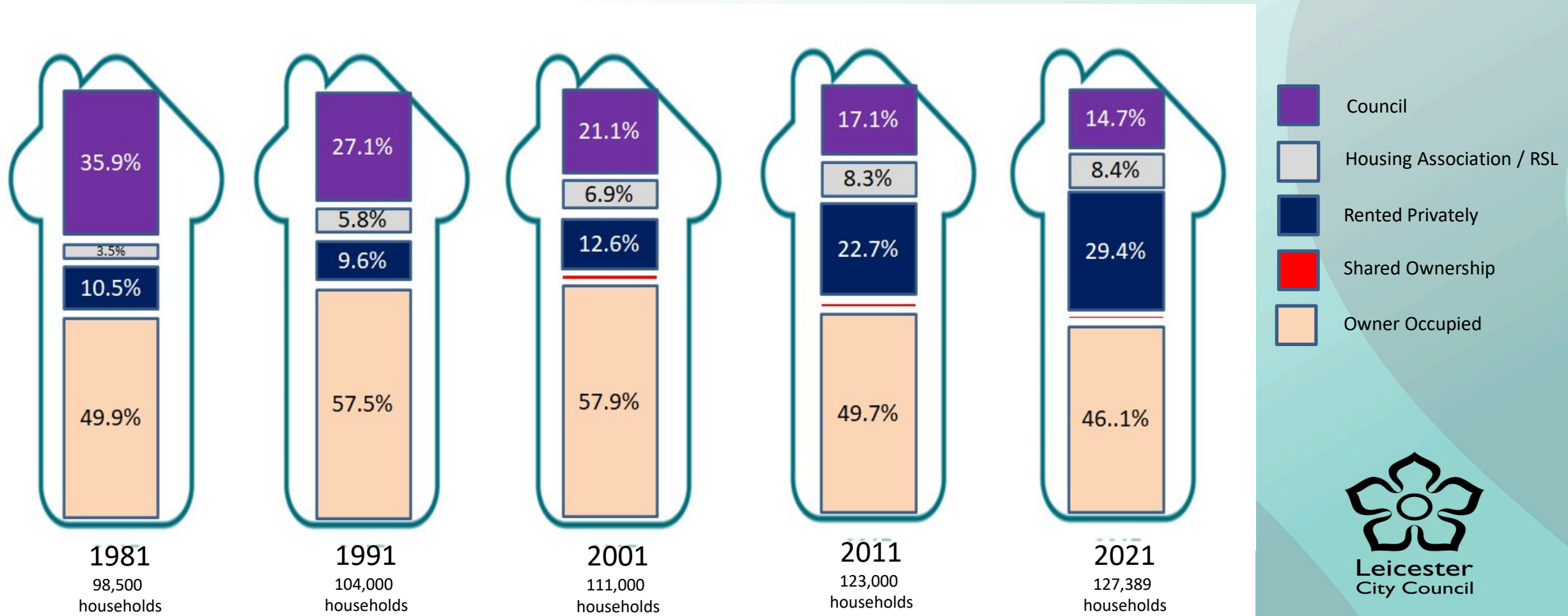
Housing

The overall aim of Leicester City Council's Housing Division is to provide a decent home within the reach of every citizen of Leicester. Under this aim the priorities for the HRA budget are:

- Providing Decent Homes
- Making our communities and neighbourhoods places where people want to live and keeping in touch with our tenants
- Making Leicester a low carbon city by improving the energy efficiency of homes
- Providing appropriate housing to match people's changing needs
- Making Leicester a place to do business by creating jobs and supporting the local economy

Leicester City Council's diminishing role as landlord

Rise in private rented, reduction in council properties and a steady but underwhelming number of housing association properties



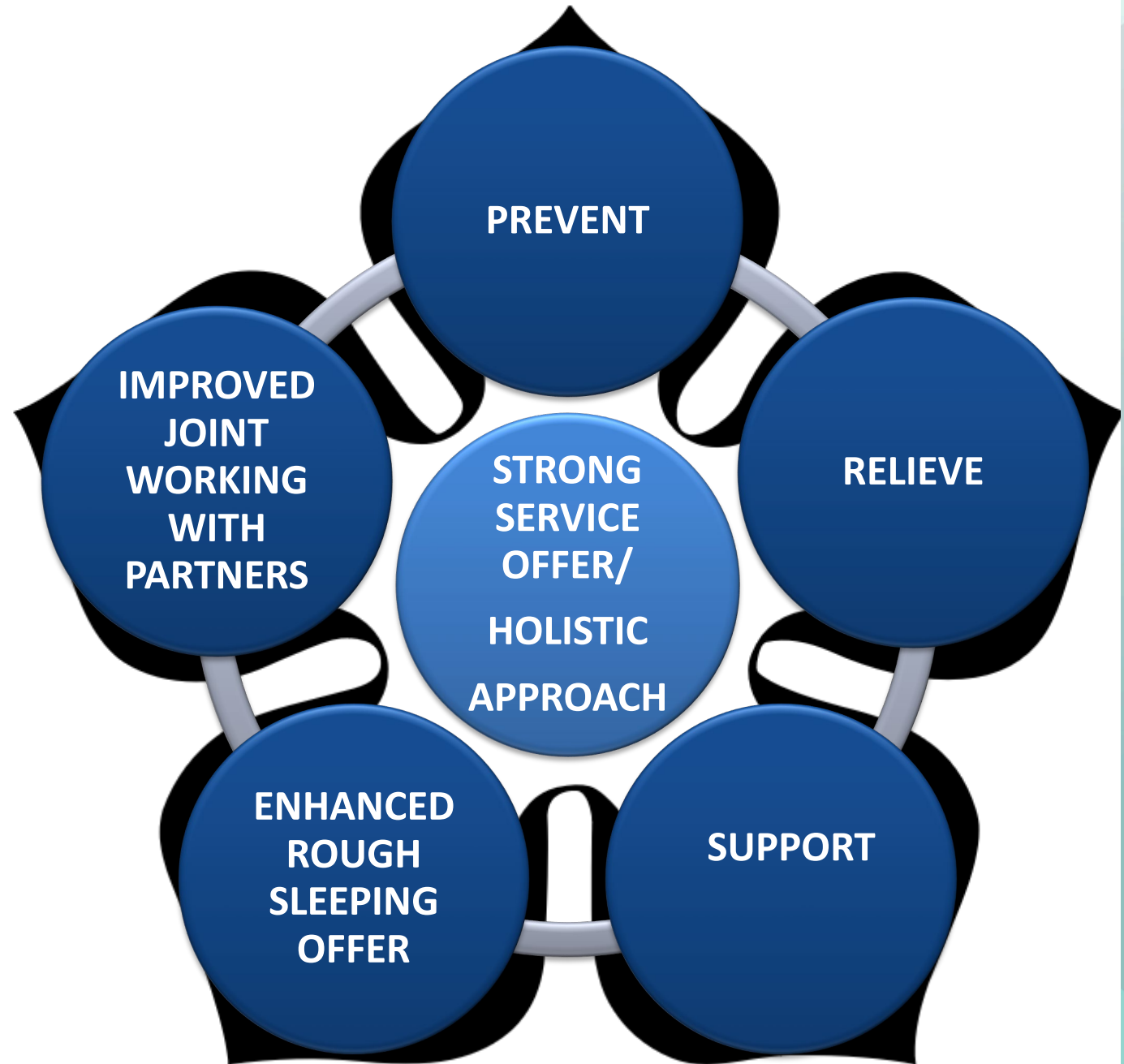
Housing Development



- HEDNA identified need for 786 additional new homes per year
- Loss of 350 homes RTB per year
- 6000 on waiting list
- Development of new Council Housing
- Over 1100 Council Homes delivered over this term
- future Delivery plans being finalised
- Overcrowding Strategy developed
- Adaptations Strategy being developed

Homelessness Services

- Service Objective - to continue to deliver strong, effective homelessness functions to prevent, relieve and support the most vulnerable households facing homelessness.
- Commitment to work towards ending rough sleeping with a strong service offer and strategy over the next 3 years, supported by a successful bid of £2.3m.



Homelessness Services

Key progress areas:

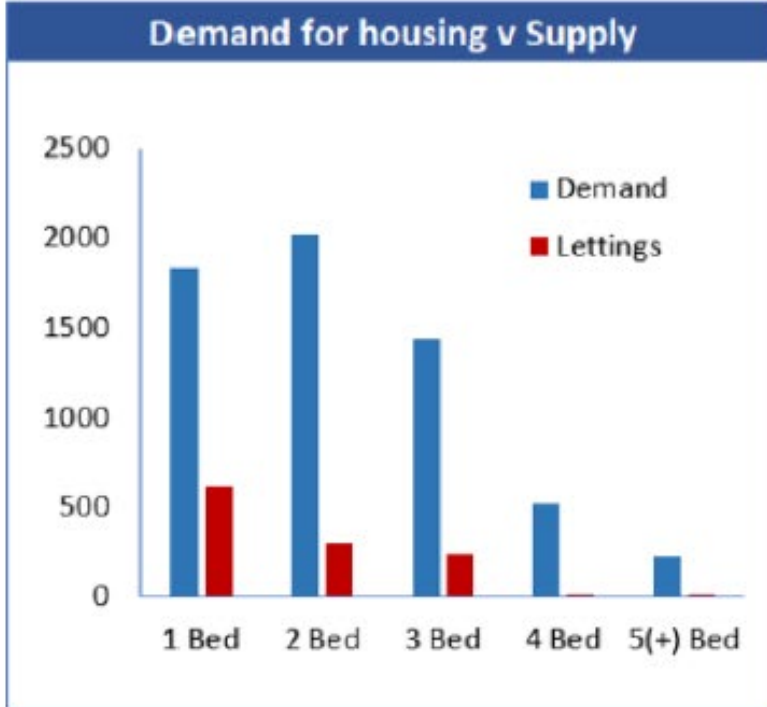
- Review and development of Leicester's new Homelessness & Rough Sleeping Strategy for the next 5 years.
- Improvements to the Dawn Centre to provide additional rooms and a multi-disciplinary centre
- Ending Rough Sleeping Plan supported by successful bids for additional funding.
- Successful bids of over £10m to support new initiatives and enhance service offer.
- Improved joint/partnership working with statutory and Voluntary Sector to ensure services work effectively as a whole.

Total Applicants on 1st October 2022

6,383

Total Lettings October 2021 to September 2022

1,102



Average waiting times (months) for different property types*

*Figures quoted are average waiting times for individuals who are bidding regularly across all areas of the city

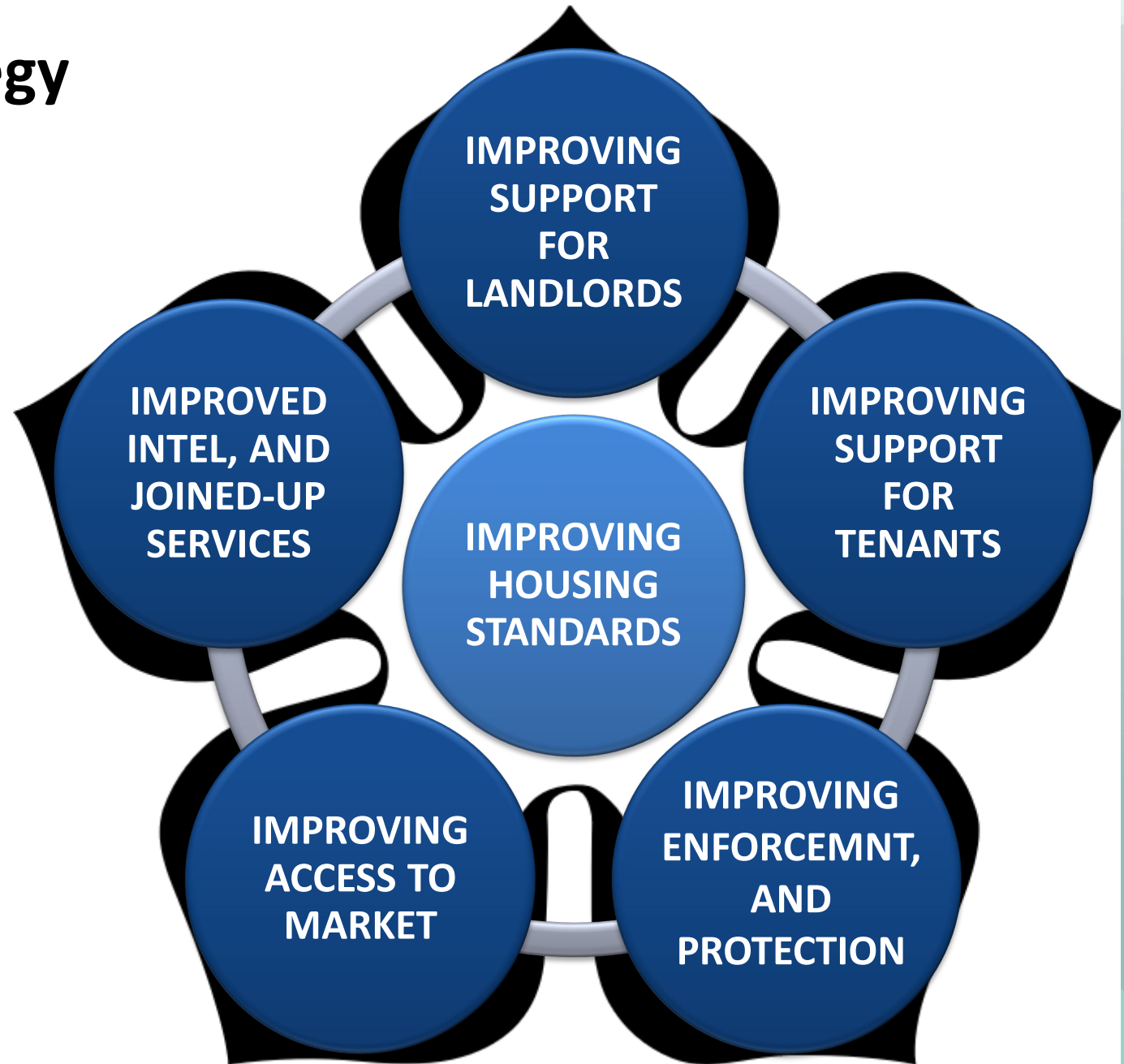
General Needs Homes						Wheelchair Accessible Homes					
	1 BED	2 BED	3 BED	4 BED	5 BED		1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	5	9	9	10	12*	BAND 1	31	32	60	52	60*
BAND 2	17	48*	48*	60*	60*	BAND 2	60*	60*	60*	60*	72*
BAND 3	31	72*	72*	72*	72*	BAND 3	72*	72*	72*	72*	84*

Accessible Homes with Level Access Shower						Ground Floor Homes					
	1 BED	2 BED	3 BED	4 BED	5 BED		1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	6	7	22	48*	60*	BAND 1	3	16	60	60*	72*
BAND 2	8	20	26	60*	60*	BAND 2	9	48*	48*	60*	72*
BAND 3	36*	48*	48*	60*	60*	BAND 3	36*	48*	60*	60*	84*

*Estimated waiting times as no actual data available during this period
For further information visit our website at www.leicester.gov.uk/housingapplications

Private Rented Sector Strategy

- Strategy led jointly by Housing, Neighbourhood and Environment, and Planning.
- Overarching aim to improve housing standards and conditions in the sector.



Bringing empty properties back into use

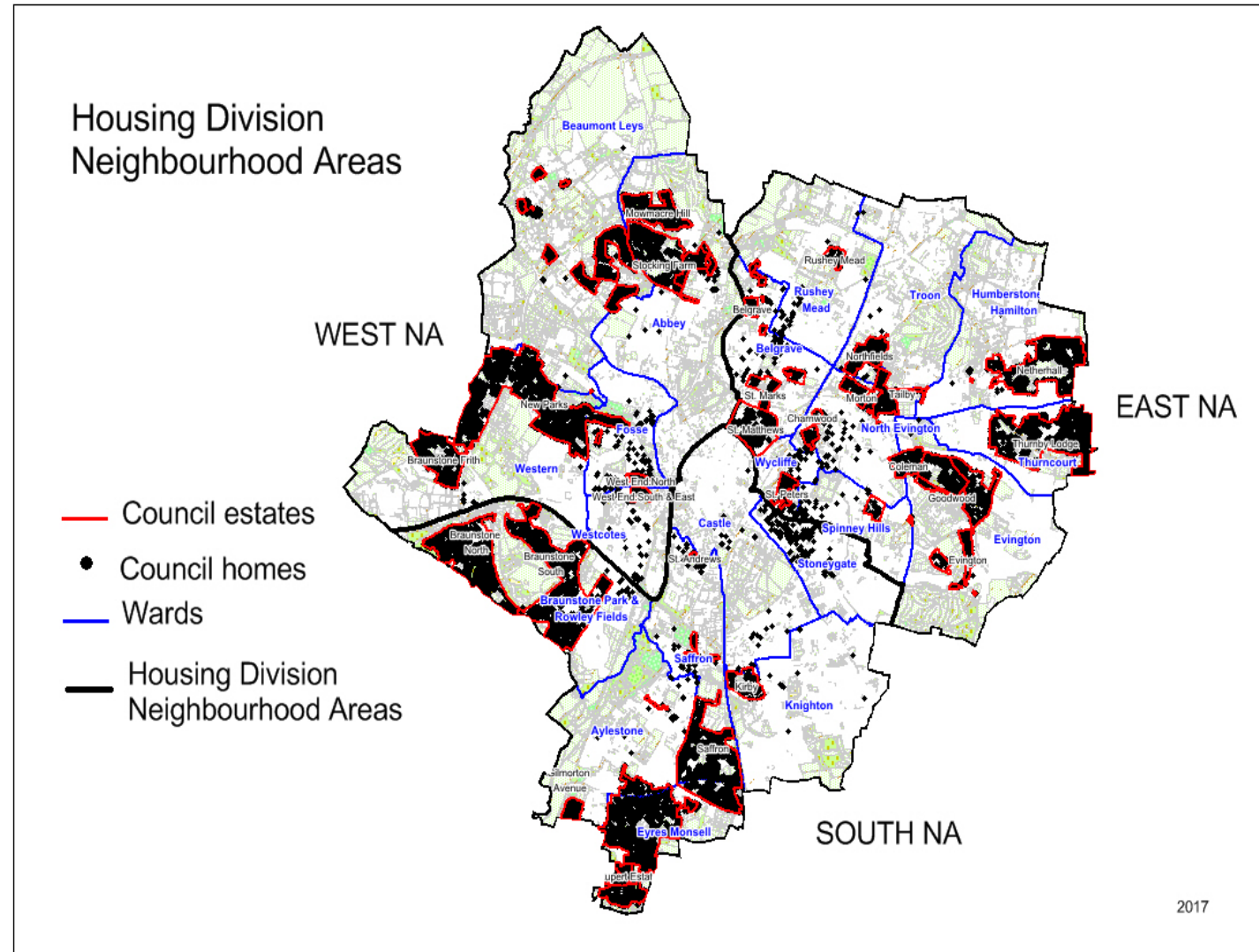
- The **Empty Homes team** work with property owners to bring their long term empty houses back into use as homes for the people of Leicester.
- The team use an incremental approach when working with owners and use Compulsory Purchase Orders when necessary to bring homes back into use.
- These are the numbers of properties brought back into use thanks to the work of the Empty Homes Team to date

18/19	19/20	20/21	21/22	22/23	Total
205	181	165	205	157	3804

Support for Tenants

£80m in income collected every year- Funding:

- Support for tenants from Tenancy Management, STAR and the Income Management Team to sustain tenancies
- Partnership working with ASC, health, Children's services around safeguarding and health needs



Investing in Council Housing

- Investment into Council Housing through the capital programme every year
- Major refurbishment programme
- Environmental and communal works
- £4m invested in Public Realm Improvement Programme
- Estate improvements
- Community payback



Repairs & Maintenance

- 91,000 jobs completed annually across the 20,000 council homes and 1,500 leasehold properties, broken down into:
 - 60,000 General Repairs
 - 18,000 Gas Safety Checks
 - 13,000 Gas Repairs
- Over 800 Void properties brought up to the 'decent home standard' every year
- £4.8m of materials to complete the necessary works
- Mentors to our craft apprenticeship programme

Employment Opportunities



- Over 1000 jobs funded through the Housing Revenue Account
- Women in Construction
- Successful track record in delivering apprenticeships
- Partnership working with BEAM and St Mungos
- Leicester to Work

Asylum and Migration

Longstanding track record for support for asylum seekers and migrants;

- Afghan arrivals
- Homes for Ukraine
- Asylum Seekers
- Vulnerable Person Resettlement programme

Housing Senior Management Team

Contacts and Key Responsibility Areas



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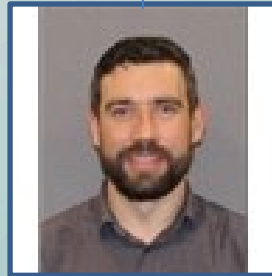
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Kevin Doyle
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Samuel Taylor
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 0116 454 0674

- Capital Investment
- New House Building and Acquisitions
- Home Improvement Team
- Housing Development
- Building Services
- Quality Control

- Districts – East
- Districts – West
- Districts – South
- Gypsy & Travellers Site Managements
- STAR (HRA)
- STAR (AMAL)

- Families Homelessness & Housing Options
- Single Homelessness & Housing Options
- Rough Sleeping & Outreach

- Housing Registration & Allocations
- Property Lettings & Leicester Home Choice
- Private Rented Sector

- Income Management Team
- Housing Administration
- Housing Transformation Team
- Planning and Major Works
- Programme Management – HTP/NEC
- Training Centre of Excellence, Apprentices, NIO Scheme

- Passenger Transport Services
- Fleet – Transport (Maintenance)
- Corporate Fleet
- Empty Homes

- Voids
- Housing Repairs & Maintenance
- Home Maintenance – Handyperson Service
- Gas
- Stores (including DCI team)



Adaptations
Housing Register
Fleet maintenance
Ukraine refugee support
Repairs and maintenance
Property lettings
Rent collection
Leaseholder management
Homeless services
Fire safety
Gypsy and traveller site management
Tenancy management
Tackling ASB
Sheltered housing
Tenant involvement
Tenancy support
Void repairs
Passenger transport service
Housing advice
Temporary accommodation
New build and acquisitions
Support for rough sleepers
Private rented sector advice
Building safety
Private rented sector advice
Environmental improvements

Homelessness Strategy
Private Rented Sector Strategy
Tenancy Strategy
Overcrowding Strategy
Adaptations Strategy