

**Braunstone Park & Rowley Fields
Community Meeting**

Action Log

Monday 11th August 2025



Present		
	Cllr Dr Susan Barton Cllr Elaine Halford Cllr Kulwinder Singh Johal Randeep Singh Mattu (WCEO) Police	
Apologies		
Item	Actions to note	Who
1.	Ward Councillors Feedback - Meeting noted the update from Cllrs. - Cllrs send a congratulations to B-Inspired for their 25th year anniversary.	
2.	Policing Update Meeting noted the update from the Police.	
3.	Highways Update - Meeting noted the update from Highways (See Appendix A). - Yellow lines need repainting on Evesham Road, and roads off it. - Report on Flooding by Cllr Whittle - will it be done before next ward meeting, if not can a member of the team come to the next ward meeting to discuss. - Extended resident parking on Evesham Road near industrial estate, lots of car's parking along the grass verges on Evesham Road near the bottom end near the industrial estate, who is responsible for the grass verges?	Highways Highways Highways
4.	Housing Update Meeting noted the update from Housing (See Appendix B).	
5.	City Warden Updates - Meeting Noted the update from City Warden. - Raymond road passage to Ivy Road lots of fly tipping can a camera be placed there. - Fly tipping on Evesham Road in the Industrial area.	City Warden City Warden

6.	Ward Community Budget	
▪ Meeting Noted Ward funding update. ▪ Opening Balance: £18,000 ▪ Ward Funding Application Received: 13 ▪ Closing Balance: £16,595		

Appendix A – Highways Update

Highways Maintenance Works

We continue to inspect the footways and carriageways around the ward and from the 1st April 2025 to 1st August 2025 have found actionable defects as follows:

- Carriageway - 167 orders
- Footway - 128 orders

Road Safety Schemes

Cort Crescent will be closed on Friday 15th August for the day to undertake snagging work to the road hump at the zebra crossing near Gallards Hill.

Braunstone Estate South (the area to the south of the park) is in our 20mph programme. We are working up initial proposals, so will be out to consultation in due course.

School Streets

Below is a table of schools in the area and whether Sustrans or Living Streets will be working with them to encourage active travel through behavior change:

School	Sustrans	Living Streets
Ellesmere College	yes - intensive	
Imperial Avenue Infants	yes	yes
Fullhurst CC	yes	
St Mary's Fields Primary	yes	yes
Caldecote Community Primary		
Braunstone Community Primary		
Emmanuel Christian School		
Folville Junior		
Queensmead Primary		yes

With regards to the park and Stride for Ellesmere College. The hotel and its car park closed in July, of which we were not informed. However, Sustrans will be working with the school in the new school year.

A pedestrian crossing over Braunstone Avenue to help with access to the park is being picked up as part of a 20mph scheme.

Our Parking Enforcement team continues to visit schools in the ward, at drop off and pick up times to enforce parking restrictions. Latest visits are:

- | | |
|--------------------------------|-------------------------|
| • Braunstone Community Primary | 14/03/2025 + 02/07/2025 |
| • Queensmead Primary | 03/02/2025 + 15/05/2025 |
| • Caldecote Primary | 18/03/2025 + 04/07/2025 |
| • Folville Junior | 17/12/2024 + 27/03/2025 |
| • Imperial Infant | 10/01/2025 + 08/04/2025 |
| • Fulhurst | 19/12/2024 + 31/03/2025 |

Flooding & Drainage

We are aware of slow drainage of rainwater in heavy rainfall that results in water pooling in the road in the Evesham Road/Dumbleton Road area and serious concerns of residents about a risk of water entering their properties. We have been asked specifically by Cllr Whittle, Assistant City Mayor – Environment and Transport, to fully investigate.

We are in the process of commissioning a full report on the effectiveness of the gullies in Evesham Road, Roundhay Road and Dumbleton Avenue up to Somerville Road. This will not only cover the highway gullies (which are our responsibility), but also a CCTV survey of the surface water sewers in these streets (which is Severn Trent Water's responsibility). Previous discussions with Severn Trent Water have indicated no issues with their sewer assets, but the investigation will confirm either way.

Cllr Whittle will update ward Councilors as soon as we have the report.

Appendix B – Housing Update

Tenancy sustainment across the city the past year overall was 97.04%. This equates to Leicester City Council tenancies being sustained for at least 365 days. The tenancy sustainment for tenants in the Braunstone Park & Rowley Fields ward was 98.62% which equates to 143 new tenancies sustained for 365 days. Only 2 new tenancies were not sustained for 365 days the reason given was that 1 was a mutual exchange and the other being an internal transfer.

The total void properties (LCC stock) are currently 405.

This consists of the following: (the voids team are using a different procedure to monitor and manage the voids in which they now are using Stages to monitor where the void is at)

- 60 Stage 1 properties that are with Tenancy Management either chasing keys to be returned or are being used as decants.
- 71 properties at Stage 2 – With voids: Inspection stage.
- 101 properties at Stage 3 – With Technical Services.
- 126 properties at Stage 4 With Voids: Repairs Stage.
- 31 properties at Stage 5 with Property Lettings.
- 4 properties with no stage recorded.
- 12 Acquisition properties

Current void properties in the Braunstone Park & Rowley Fields ward = 49 properties.

This consists of the following.

- 18 Stage 1 properties that are with Tenancy Management.
- 7 properties at Stage 2 – With voids: Inspection stage.
- 8 properties at Stage 3 – With Technical Services.
- 14 properties at Stage 4 With Voids: Repairs Stage.
- 2 properties at Stage 5 with Property Lettings.

The average relet time this financial year so far has reduced currently it is 160.0 days on average compared previous years it was on average 182.0 days in 2024-2025.

The average relet time by recent months is as follows - May 2025 = 176.2, June 2025 = 161.0 and July 2025 = 143.5.

Pop Up Housing Office sessions commenced in March 2025 and have been a welcome by all those attending, there are 6 sessions each week across the 3 Tenancy Management Districts (South, East and West) between 11am and 3pm. There are representatives from Tenancy Management, Repairs, and the Leasehold Team (in St Matthews). Braunstone is part of the South District in which our sessions are held on a Wednesday at The BRITE Centre and the Pork Pie Library. The overall footfall so far has been in excess of just over 800 people who have attended all the sessions, the sessions held at the Brite centre have attracted nearly 200 people discussing a variety of issues with the Housing Officers and Repairs Team Leaders.

A new engagement team is in the process of being created, the team consists of a Policy and Engagement Manager who is Mr. Alvin Raj and 3 engagement officers which are currently being recruited to the roles, 1 engagement officer for each Tenancy Management District. The overall focus of the team will be engaging with the tenants at events, facilitate the Pop-Up Housing Office sessions, and oversee the newly created Tenants' Scrutiny Panel.

In May, Housing was visited by The Regulator of Social Housing (RSH) from Central Government who undertook an inspection of many different areas and aspects of Housing. Last week they published their judgement and have been awarded a C3 grading, which is in line with our expectations after we carried out our self-assessment and is equivalent to what the other 11 large Cities with HRA housing services have also received.

Positively, the RSH was assured that our residents are safe in their homes as we meet legal requirements in terms of gas safety, smoke and carbon monoxide safety, fire safety, water safety and lift safety. The RSH recognized that we deal with ASB effectively and work in partnership with other organizations to deal with, prevent and deter ASB and hate crime on our estates.

Leicester is a diverse city, and the RSH acknowledges that we understand the needs of the tenants and we use this information when designing services. They also recognized that we take tenants' views into account when making decisions and we communicate the outcomes to our residents. We know that there is still some more work to do to make sure that all our communities are involved in shaping our services and we intend to do this through our dedicated Engagement team.

We are aware that there are areas we need to improve on, and we have a robust action plan in place to work to improve areas where we have gaps and weaknesses.

The main areas that the Regulator identified as requiring improvement to meet the Consumer Standards are:

- Address our Repairs & maintenance out of category repairs.
- Undertake Housing Health & Safety Rating inspections (HHSRS) of all our homes in a 5-year cycle (introduced as a requirement in April 2024) to improve our stock knowledge.
- Undertake EICRs Electrical Safety inspections every 5 years (also introduced as a requirement in April 2024)
- Utilize our Complaints to identify trends and patterns and act on this information.
- Improved reporting to tenants and Councilors on our performance

All these issues had already been picked up and were being tackled to achieve compliance in advance of the Regulator inspecting us.

We will be working closely with the RSH over the coming months to provide them with further assurance that we know what we need to do to achieve a compliant housing service and deliver this.