

Housing Scrutiny Commission – September 2020

Overcrowding Reduction Strategy (LCC Stock)

Assistant Mayor for Housing: Cllr Elly Cutkelvin

Lead Director: Chris Burgin

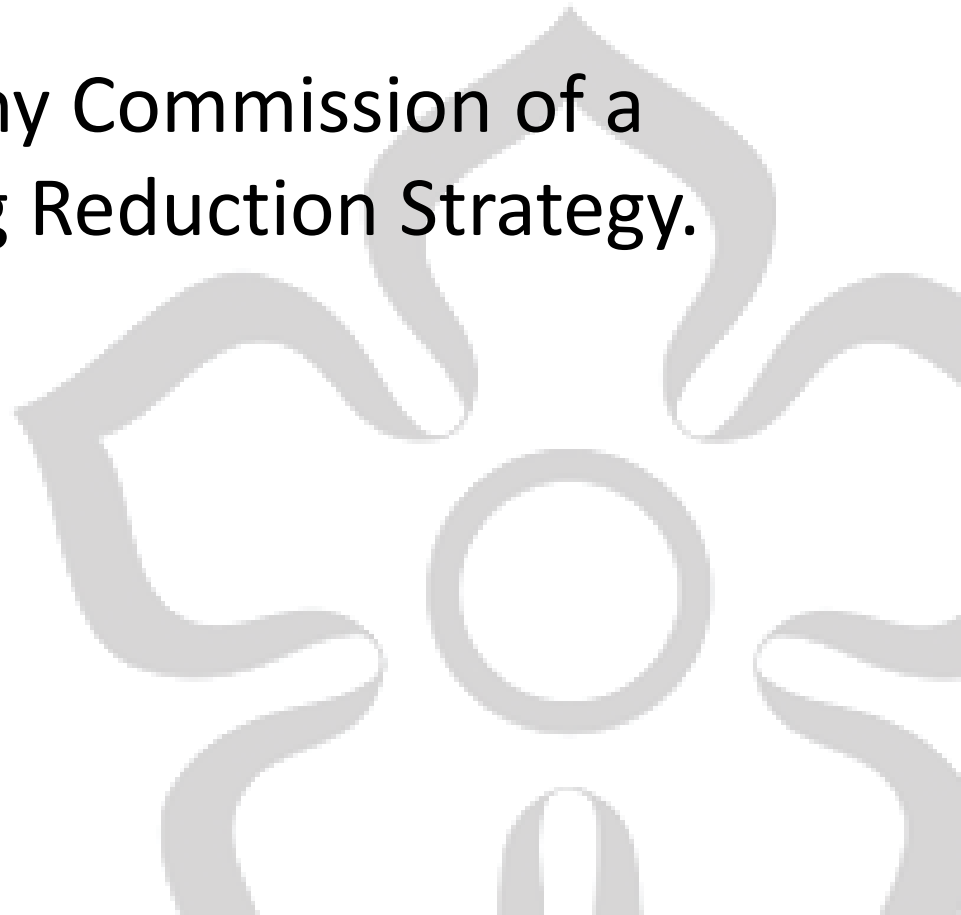
Lead Head of Service: Caroline Carpendale

Presented by: Justin Haywood (Service Manager – Housing Solutions)

Overcrowding Reduction Strategy

Purpose of presentation:

To inform Members of the Housing Scrutiny Commission of a new initiative to develop an Overcrowding Reduction Strategy.



Why is this needed?

- Council continues to face challenges in meeting the huge demand for affordable housing
- Overcrowding remains the single biggest reason why households apply to the Housing Register.
- Overcrowding is a known driver of homelessness via family exclusions.



Background - Overcrowding

- Approx. 600 LCC tenants are currently on the Housing Register wanting to move to a larger property. Of these;
 - Approx. 350 are in family accomm but require one extra bedroom.
 - Approx. 90 are currently living in 1-bedroom flats, wanting to move to a 2-bedroom property.
 - Approx. 160 (around a quarter) are severely/critically (including statutorily) overcrowded, (requiring two or more extra bedrooms).

Background - Overcrowding

- 2001 Census - 10.6% of Leicester's households were overcrowded compared with 7.1% nationally.
- 2011 Census – 9.8% of Leicester's households were overcrowded compared with 4.6% nationally.
- Wards with the highest level of overcrowding were Castle and Wycliffe. North Evington, Westcotes, Stoneygate and Belgrave wards also recorded high levels of overcrowding.

Background – Under-occupation

- By contrast we have a total of Approx. 210 LCC and RP tenants who are currently on the Housing Register wanting to move to a smaller property.
- Approx. 170 of those ($\approx 80\%$) want to move from family accommodation into 1 bed accommodation.
- 2011 Census found that Leicester has relatively low levels of under occupation (55%) compared to England as a whole (69%).

Strategy Priorities

- a) Further develop a detailed profile of overcrowding and under-occupation within LCC stock**



Strategy Priorities

b) Provide a range of enhanced housing options to overcrowded and under-occupied households. This includes use of Planning to promote and deliver an increased and targeted Housing offer.



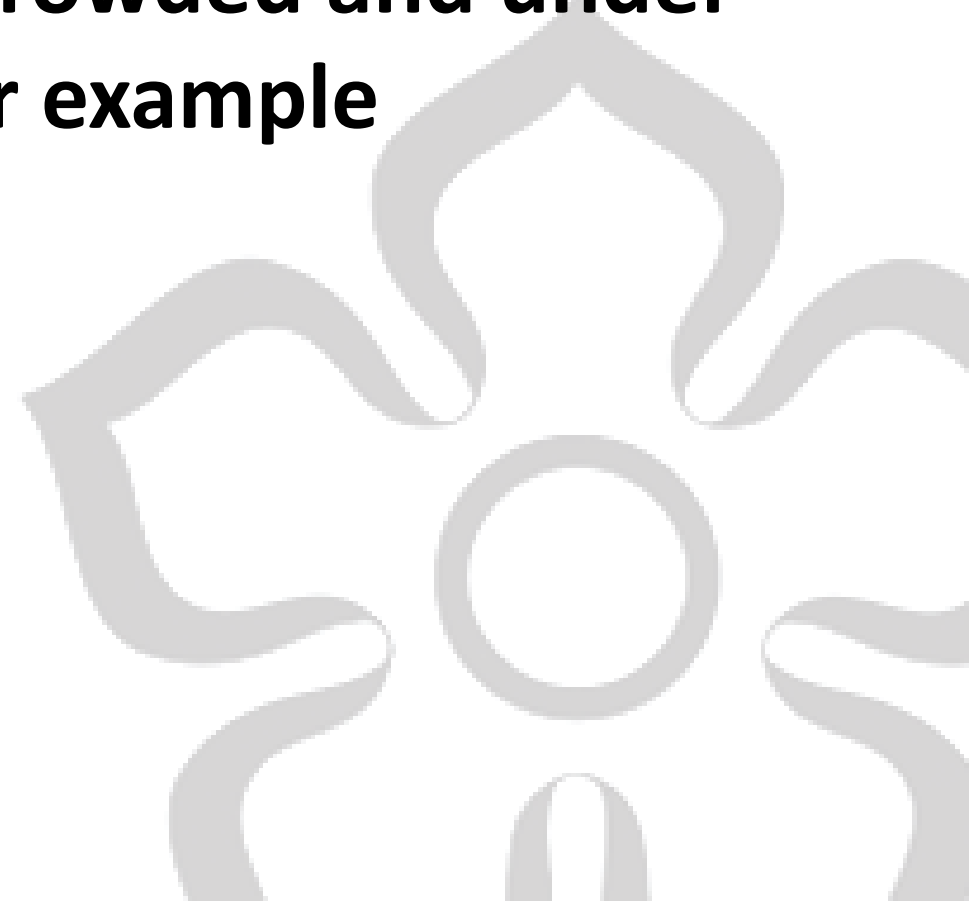
Strategy Priorities

c) Ensure that we are making best use of current LCC housing stock



Strategy Priorities

d) Maximise opportunities to develop new social housing to meet the needs of overcrowded and under-occupying households, for example



Strategy Priorities

e) Ensure that solutions, whether through the Housing Register or other options, have longevity and sustainability at the core



Next Steps

- Programme Board - to take the aims and objective of the strategy forward with identified project managers.
- Provide regular updates to HSC as the strategy develops. This will include a series of more defined aims and targets as each individual project within the strategy is started.
- Full communication plan for tenants and stakeholders - commitment to publish an overcrowding reduction strategy document.