APPENDIX A

Overview in Relation to Information on Housing Conditions in the Private Rented Sector in Leicester

Leicester City Council have procured a Housing Condition Report to provide baseline data about our Housing stock so that we can evaluate if and/or where a Licensing scheme is required. This report has provided very detailed modelled data down to dwelling level.

Data has also been obtained from Council recording systems. A series of exercises have been carried out cross referencing the data in relation to both Additional and Selective Licensing which is detailed below.

Additional Licensing

The Council must consider that a significant proportion of HMOs in the areas are being managed sufficiently in-effectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.

Selective Licensing

The Council must consider that an area is experiencing one or more of the following conditions for a Selective Licensing Designation to be made (Section 80 (7)): -
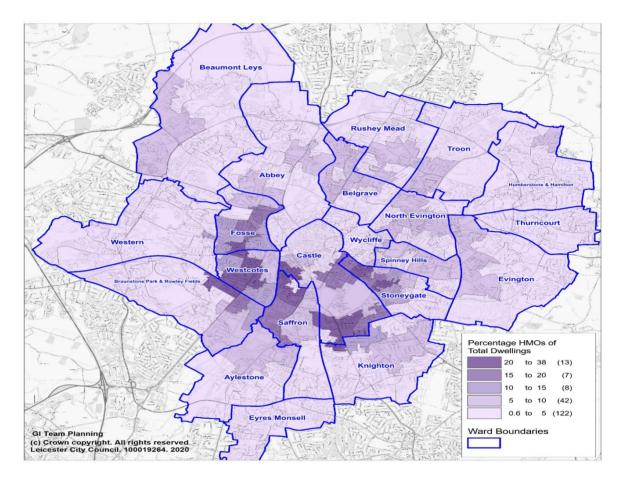
- Low housing demand (or is likely to become such an area)
- A significant and persistent problem caused by anti-social behaviour
- Poor property conditions
- High levels of migration
- High levels of deprivation
- High levels of crime
- A significant and persistent problem caused by anti-social behaviour

Performance of private rented sector in comparison with others

The housing condition report indicates that the private rented sector tends to perform less well than other sectors with the exception of fuel poverty and low income.

HMO density

The locations of the HMOs within the City is illustrated on the next page using the data from the Housing Condition Report:

You will note that this map illustrates that there are high proportions of HMOs within the City, but that they are particularly concentrated in 6 Wards (where HMOs form over 20% of total housing stick). These Wards are, Westcotes, Fosse, Saffron, Castle, Stoneygate and Braunstone Park & Rowley Fields.

HMO & Private rented sector housing condition and ASB

Using data from the Council Uniform system looking at issues linked to Housing Condition and ASB both private rented sector and HMOs have notably larger number of complaints recorded against their tenure:

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

Please note that the headers are general, and the issues included in this data include: Housing defects, overcrowding, fire safety, defective gas appliances, excess cold, damp, defective drains, pests, noise nuisance, rubbish accumulation and fly-tipping. The complaints have been plotted geographically across the City so that we have been able to identify the areas with the largest number of complaints. Please see the map below which illustrates the Wards with the highest level of issues are Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate.

Areas over 20% PR stock, with high levels of
complaint on condition and antisocial behaviour.
(Over 15% of all PR and over 50 case in area)

This includes complaints on
Condition,
Fly Tipping, Noise, Pests etc

Housing Condition and Antisocial Behaviour
Complaints By Property - Perc of total PR stock

20 to 27.9	(10)	
15 to 20	(15)	
10 to 15	(30)	
5 to 10	(58)	
2.9 to 5	(11)	

Leicester Wards

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