



Leicester
City Council

WARDS AFFECTED: ALL WARDS

Cabinet

19th November 2001

**PROPOSAL TO EXTEND THE SCHEME FOR
AGE DESIGNATED ACCOMMODATION**

Report of the Director of Housing

1. SUMMARY OF REPORT

- 1.1 It was agreed at Housing Committee on the 2nd November 1999, to introduce age-designated accommodation (for people over 45 years, for single person accommodation) in the allocation of Council housing in four pilot areas to address concerns over 'lifestyle clashes'. It was also agreed that if there were no demand from applicants aged over 45 years, then the age would be reduced by ten-year bandings until an allocation was found.
- 1.2 A review of the pilot areas was undertaken in May 2001, which indicated that the level of estate management problems in the designated areas had declined, since the introduction of the scheme. However, it is accepted that it is difficult to attribute this solely to the introduction of age restricted accommodation.
- 1.3 The Lead Cabinet Member for Housing and Neighbourhood renewal gave an undertaking to continue the arrangements in the 4 pilot areas and to consider extending the scheme to other areas, following consultation with members and tenants representatives and other agencies.

2. RECOMMENDATIONS

- 2.1 Following extensive consultation and an in-depth analysis of the Housing Register. Members are asked to consider extending the scheme to include the one bed flats in the following areas:

Dupont Gardens and Mulberry Avenue, Braunstone Frith
Kerrial Gardens, New Parks
Ambassador Road and Rowlatts Hill Road, Rowlatts Hill
Goldhill, Saffron South
Colsterdale Close, Mowmacre Hill
Fowler Close, Beaumont Leys
Manor House Gardens, Monks Rest and St Mary's Court, Humberstone Village
100 Welford Road, St Andrews

- 2.2 The aim of this proposal is to reduce the life style clashes between the older and younger members of the community and this policy will be enhanced further by the use of Introductory Tenancies, which allows for faster action to be taken against the perpetrators of anti-social behaviour and other breaches of the Conditions of Tenancy.
- 2.3 If there is no demand from applicants aged over 45 years, then the age limit will be reduced in ten year bandings, until an allocation is found.
- 2.4 It is also recommended that the same criteria used in this report be adopted for future requests, for delegated decision by the Director of Housing.
- 2.5 This report also details those areas that have not been recommended for inclusion in the scheme at this time. However, it is recommended that that further consideration be given to these properties, when a further review of the scheme is completed in 12 months.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications associated with this report.

4. LEGAL IMPLICATIONS

- 4.1 There are no direct legal implications associated with this report.

5. AUTHOR OF REPORT

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SUPPORTING INFORMATION/APPENDICES

1. BACKGROUND

- 1.1 Following detailed consultation in 1998, a decision was made by Housing Committee on 2 November 1999 to pilot age restricted accommodation in the following four areas of the city:
- a) Blackmore Drive – Braunstone South
 - b) Beatty Ave flats (over houses) - Humberstone
 - c) Kate Street – West End
 - d) Hillsborough Close Flats – Eyres Monsell
- 1.2 As previously explained a review of the pilot areas' was undertaken in May 2001, which indicated that the scheme had been successful in reducing management problems in the specified areas.
- 1.3 It was also necessary to include St Leonards Court, into the scheme in May 2001, to resolve issues of severe anti-social behaviour and to protect the elderly residents from the risk of arson or other harm.
- 1.4 At Housing Scrutiny Committee on 23rd May 2001, it was recommended that consideration should be given to including other areas of the city in the Age Designated Scheme.
- 1.5 Following further consultation with Elected Members, Tenants representatives, Neighbourhood Housing Managers and the Police, an extensive list of requests were made for inclusion within the scheme, as detailed in Appendix A.
- 1.6 Before consideration was given to these requests, it was necessary to develop a methodology that could be applied to each proposal to determine the feasibility of introducing the scheme. This is detailed in paragraph 2.1 to 2.8 of the report.

- 1.7 Using this methodology an analysis was undertaken of all the requests, which is detailed in Appendix B. This study ensures that younger members of our society are not totally excluded from certain areas of the city. Otherwise this could lead to a high concentration of younger people in one location and could isolate them from family support and potentially create management problems.

2. METHODOLOGY

- 2.1 This study examined 1 bedroom flats within the general area of each of the proposed schemes. Larger accommodation is considered as family sized accommodation and is therefore not currently deemed suitable for age designation.
- 2.2 Applicants were divided into two groups, 18-44 year olds and 45+ year olds.
- 2.3 For each area the impact of the proposed scheme was examined in relation to the proportion of 1 bedroom flats, which would become age designated.
- 2.4 The lettings for each area over the past 12 months were considered by age and whether the let was within an existing or proposed age designated scheme.
- 2.5 The current demand from the housing register was analysed by age group.
- 2.6 It was assumed the level of vacancies in future years would reflect the previous 12 months.
- 2.7 Information relating to Anti-Social Behaviour has been considered for each proposed scheme, including an examination of the ages of the perpetrators.
- 2.8 The comparison of information from paragraph 2.3, 2.4 and 2.5 for each area allows the overall impact of the scheme to be assessed.

For example, the Welford Road scheme would affect 8% of the available stock in the area. St Andrews already has 22% of 1 bed flats age designated and this proposed scheme increases the proportion to 30%. Over the past 12 months 11% of the lets were to the older age group who constitute 21% of the total demand shown on the housing register. If the vacancies are consistent with the previous 12 months an extra 5 applicants within the older age group may expect to be rehoused, meaning 5 fewer 18-44 year olds would be rehoused. This would hopefully increase the proportion of lets to the older age group to make it reflect the demand more closely and to address the problems of anti-social behaviour from younger members of our society, in this block of flats.

3. EQUAL OPPORTUNITIES IMPLICATIONS

- 3.1 This report continues to respect established communities of more mature residents. It will also reduce tensions in lifestyles between the younger and older members of society.

4. SUSTAINABLE AND ENVIRONMENTAL IMPLICATIONS

- 4.1 This initiative will continue to have an impact on Neighbourhood sustainability as

identified in the Housing Strategy.

5. CRIME AND DISORDER IMPLICATIONS

5.1 To date, this initiative appears to have resulted in a reduction of crime and disorder problems in the areas already piloted in the scheme.

6. DETAILS OF CONSULTATION

6.1 Detailed consultation has been undertaken with the elected members, tenants representatives, Neighbourhood Managers and the Police, who are in support of extending the age-designated scheme.

7. AIMS AND OBJECTIVES OF THE HOUSING DEPARTMENT

7.1 This report meets the aim 'a decent home within the reach of every citizen' by sustaining existing communities.

8. POLICY IMPLICATIONS

8.1 This report will have implications on the Allocations Policy in terms of how properties will be allocated by age in the designated areas.

Policy Implications	Yes/No	Paragraphs with Supporting Papers	References
Equal Opportunities	Yes	3.1	
Sustainable & Environmental	Yes	4.1	
Crime & Disorder	Yes	5.1	
Human Rights	No		
Policy	Yes	8.1	

9. LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT 1985)

9.1 Report to Housing Committee – 2nd November 1999
Report to Housing Scrutiny Committee – 23rd May 2001
Various statistical data – LCC

10. HUMAN RIGHTS ACT 1998

10.1 There are no direct Human Rights Implications associated with this report.

APPENDIX A

Schemes Proposed for the Age Designated Scheme

The following areas were proposed to be included in the scheme, following consultation with the Tenants Representatives, Elected Members, Police and Neighbourhood Housing Managers.

West End

67-97 Norfolk Street
1-8 Andrews Walk
1-7 Musgrove Close

Rowley Fields

Mortimer Way
Mortimer Place

Aylestone

Lansdown Road

Saffron North

Hughendon Drive

Knighton

Avenue Road
Newmarket Street

Saffron South

Goldhill

St Peters

Lower floors of:
Clipstone House
Framland House
Gordon House
Maxfield House

Eyres Monsell South

76-128 Hillsborough Road
Henry Avenue
Thurcroft Close

New Parks West

Kerrial Gardens

Braunstone Frith

Dupont Gardens
Mulberry Avenue

Rowlatts Hill

Ambassador Road
Rowlatts Hill Road

Mowmacre

Colsterdale Close

St Andrews

100 Welford Road

Humberstone Village

Manor House Gardens
St Mary's Court
Monks Rest

Beaumont Leys

Fowler Close

APPENDIX B

Analysis of Findings – Schemes Recommended for Age Designation

(18-44 years olds = younger age group, 45+ year olds = older age group)

Dupont Gardens and Mulberry Avenue, Braunstone Frith

By age designating 23% of the stock of 1 bedroom flats this will be move towards matching the 20% of demand, which is made up of the older age group. This should see the current 10% of lets to the older age group increase, by increasing the access to rehousing for the 45+ year old age group.

In addition there have been reports of management problems and anti-social behaviour in the area, which may be further addressed by this age designation.

Kerrial Gardens, New Parks

By age designating 9% of the stock of 1 bedroom flats the resulting expected increase in lettings to the older age group should increase the current level of 21% of lets to this age group, which is a move towards matching the demand which stands at 26%.

In addition there have been reports of management problems and anti-social behaviour in the area, which may be further addressed by this age designation.

Ambassador Road and Rowlatts Hill Road, Rowlatts Hill

The proposal would involve age designating 26% of the 1 bedroom flats in the area to boost the current level of lets to the older age group from 8% to closer match the 19% demand from the 45+ years age group. This is demonstrated, as in the past 12 months only 4 applicants over the age of 45 years were rehoused compared to 49 applicants aged 18-44 years. If the pattern of vacancies for the next 12 months continues as in the previous period and another 12 vacancies on Ambassador Road and Rowlatts Hill Road occur, then this proposal would see all the vacancies being considered for older applicants in the first instance.

Goldhill, Saffron South

By age designating 13% of the stock of 1 bedroom flats the resulting expected increase in lettings to the older age group should increase the current level of 8% of lets to this age group, which will a move towards matching the demand that currently stands at 37%. It is not envisaged that further properties would require age designation because of the relatively small waiting list for this area as a whole.

In addition there have been reports of management problems and anti-social behaviour in the area, which may be further addressed by this age designation.

Colsterdale Close, Mowmacre Hill

By age designating 11% of the stock of 1 bedroom flats this will be a move towards matching the 17% of demand, which is made up of the older age group. This should see

the current 2% of lets to the older age group increase, by increasing the access to rehousing for the 45+ year old age group.

In addition there have been reports of management problems and anti-social behaviour in the area, which may be further addressed by this age designation.

Fowler Close, Beaumont Leys

The demand from the older age group is already closely aligned to the proportion of lets made to this age group. However the age designation of 12 flats on Fowler Close is recommended to resolve issues of anti-social behaviour and to assist the sustainability and stability of the local community and will enhance the physical changes that have been completed under the SRB5 programme. This is further highlighted, by the fact that all 8 vacancies were let to younger applicants during the past 12 months.

Manor House Gardens, Monks Rest and St Mary's Court, Humberstone Village

This proposal would age designate 100% of the 1 bedroom flats in the immediate area of Humberstone Village, however there are large numbers of 1 bedroom flats in the surrounding areas (Thurnby Lodge, Netherhall and Morton). This is recommended to tackle clashes in lifestyle given the nature of schemes, in terms of being small well established communities, where the majority of tenants are 60 years plus old.

100 Welford Road, St Andrews

This proposal affects 8% of the 1 bedroom flats in the St Andrews area owned by LCC, however it should be noted the large numbers of RSL 1 bedroom flats in the vicinity e.g. DeMontfort House, Jarrom Court, West St etc. Currently 11% of lets are made to people in the older age group, where as demand on the housing register amongst this group is 21%. Designating these 11 flats should assist in making the proportion of lets, more reflective of the current demand.

Problems of anti-social behaviour have been ongoing over a significant period of time despite intense management input. Therefore to introduce age designation will assist this effort further.

Analysis of Findings – Schemes Not Recommended for Age Designation

67-97 Norfolk Street, 1-8 Andrewes Walk, 1-7 Musgrove Close, West End

The current proposal would increase the proportion of age designated properties in the area from 56% to 74% of the total stock of 1 bedroom flats. When the demand is examined using the Housing Register, 77% of applicants requesting the area fall into the younger age range of 18-44 years. During the past 12 months 53% of available lettings were made to applicants over the age of 45 years, who constitute only 23% of the Housing Register for this area.

To designate any more properties would greatly impact upon the access to housing for the 18- 44 age group, for this area and reducing their choice. It would also make it more difficult for younger members of society to secure accommodation close to family support in this high density residential area. Although, this proposal was not recommended at this time, the matter will be kept under review, due issues relating to the nearby Sheltered Housing Unit.

Avenue Road and Newmarket Street, Knighton

There are 29 flats remaining in Knighton of which 22 would be age designated under this proposal. Current demand amongst the older age group is 20% of the Housing Register with this group securing 25% of the total vacancies during the past 12 months. It should be noted the number of lets in this traditionally very high demand area totalled 4 vacancies in the same period. To designate any more properties would greatly impact upon the access to housing for the 18-44 age group and reduce their choice. It would also make it more difficult for younger members of society to secure accommodation close to family support in this residential area.

76-128 Hillsborough Road, Henray Avenue and Thurcroft Close, Eyres Monsell South

There are 52 one bedroom flats in the Eyres Monsell South area, which are currently available to applicants of any age. This area also benefits from 508 one bedroom bungalows, let in the first instance to applicants over the age of 60 years, which are subject to Capital Receipts Initiative money to make them more lettable. These bungalows may also be let to applicants between the ages of 40 years to 60 years under relaxed eligibility criteria.

Demand for one bedroom flats in this area is low with 41 applicants in the younger age group and 20 applicants in the older age group awaiting accommodation. During the past 12 months 28% of vacancies were let to the older age group, which is a fairly close to the demand demonstrated above.

To designate anymore properties would greatly impact upon the access to housing for the younger people, wishing to move away from their parental homes yet wishing to remain close to family support, given that Eyres Monsell consists largely of family sized accommodation.

Lower Floor Tower Block Flats, St Peters

Demand amongst the older age group is currently 15% of the Housing Register and during the past 12 months this age range secured 12% of the available lettings in this area. This demonstrates a close correlation between demand and outcome.

Given the above there would not appear to be a demonstrated need to age designate properties in this area. The nature of Tower Block flats serviced by passenger lifts means that there are few differences between lower and upper floor flats in each tower.

The blocks are serviced by Block Officers and CCTV, which already creates an environment, which discourages anti-social behaviour and gives tenants the feeling of security. It has not been determined how age designation will improve the situation.

Lansdowne Road, Aylestone

This proposal would age designate 25% of the available 1 bedroom flats, in the area. Demand amongst the older age group is currently 21% of the Housing Register and during the past 12 months this group benefited from 40% of the vacancies.

To designate any more properties would greatly impact upon the access to housing for the 18-44 age group to this area and reducing their choice. It would also make it more difficult for younger members of society to secure accommodation close to family support in this residential area.

Hughendon Drive, Saffron North
Mortimer Way and Mortimer Place, Rowley Fields

There are no one bedroom flats in these areas. Bungalows are already age designated and properties with more than one bedroom are deemed as family type accommodation and therefore unsuitable for age designation.