



**WARDS AFFECTED**

*All Wards*

**CABINET**

**18<sup>th</sup> November 2002**

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**PROVISION OF MORE AGE DESIGNATED ONE BEDROOM ACCOMMODATION**

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**Report of the Corporate Director of Housing**

**1. Purpose of Report and Summary**

- 1.1 This report seeks to extend the scheme for Age Designated one bedroom accommodation following the success of the current pilot schemes across the city.
- 1.2 The aim of the scheme is to reduce lifestyle clashes between the older and younger sections of the community. This policy enhances the use of Introductory Tenancies, which allows the authority to take faster action against the perpetrators of Anti-Social Behaviour and other breaches of their conditions of tenancy.
- 1.3 Members will be aware that under the Supporting People programme greater emphasis will be placed on tenancy sustainment, which will mean early intervention to prevent tenancy failure. Therefore it is anticipated that the new Tenancy Support Service will compliment the Age Designated Scheme to ensure that differing lifestyles are not a barrier to seeking or maintaining Council housing.

**2. Recommendations**

- 2.1 That Age Designated one bedroom accommodation be extended to the locations shown in Appendix A.
- 2.2 Cabinet to agree that if no demand from applicants aged over 45 years then the age limit will be reduced in ten-year bandings, until an application is found.

**3. Headline Financial and Legal Implications**

There are no financial or legal implications associated with this report.

**4. Report Author/Officer to contact:**

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**DECISION STATUS**

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<b>Key Decision</b>	<b>Yes</b>
<b>Reason Given</b>	<b>Policy Decision</b>
<b>Appeared in Forward Plan</b>	<b>Yes</b>
<b>Executive or Council Decision</b>	<b>Executive (Cabinet)</b>



**WARDS AFFECTED**

*All Wards*

**LEADERS BRIEFING  
CABINET**

**28<sup>th</sup> October 2002  
18<sup>th</sup> November 2002**

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**SUPPORTING INFORMATION**

**1. Introduction**

- 1.1 Following detailed consultation in 1999 a decision was made by Housing Committee to pilot age designation in 4 areas of the city. The scheme was introduced following concerns raised by some members about the inappropriate mixing of differing age groups with very different lifestyles in some areas.
- 1.2 Due to the success of the scheme Cabinet agreed to extend the scheme in November 2001 to include a further 8 areas. It was also agreed by Cabinet that a further review of the scheme should take place in 12 months.
- 1.3 Details of the findings of the review are detailed in Appendix A
- 1.4 A methodology was developed when considering extending the scheme in November 2001 and this same methodology has been applied in considering new schemes. This methodology is detailed in section 2.

**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 2 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 in each area over an eleven-month period were considered by age and whether the let was within an existing or proposed age designated scheme.
- 2.5 Where existing schemes were being evaluated lettings in the eleven months prior to implementation or the previous review were compared to the lettings since.
- 2.6 The current demand from the housing register was analysed by age group.
- 2.7 Comparison of information from 2.3-2.6 allows the overall impact of the scheme to be assessed.
- 2.8 Neighbourhood Housing Managers in discussions with their local TA's and local beat officers, were asked to consider whether the number of reported ASB and other associated management problems had reduced and whether they could let the properties with the age restriction in place.

### **3. Equal Opportunities**

- 3.1 This report continues to respect the needs of older applicants without excluding the younger members of our society from securing Council housing.

### **4. Policy Implications**

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

### **5. Sustainable and Environmental Implications**

- 5.1 This initiative will continue to have an impact on Neighbourhood sustainability as identified in the Housing Strategy.

### **6. Crime and Disorder Implications**

- 6.1 Combined with the use of Introductory Tenancies this initiative appears to have resulted in a reduction of crime and disorder problems in the areas included within the scheme.

### **7. Consultation**

- 7.1 Detailed consultation has been undertaken with the elected members, tenant representatives, LFTA and the Neighbourhood Housing Managers who are in support of retaining the scheme in the specified areas at this time.

**8. Human Rights Act 1998**

8.1 There are no direct Human Rights implications associated with this report.

**9. Local Government (Access to Information Act) 1985**

9.1 Report to Housing Committee – 2<sup>nd</sup> November 1999  
Report to Housing Scrutiny Committee – 23<sup>rd</sup> May 2001  
Report to Cabinet – 19<sup>th</sup> November 2001  
Various LCC statistics

**10. Race Relations Amendment Act 2000**

10.1 There are no direct implications associated with this report.

OTHER IMPLICATIONS	YES/NO	Paragraph Within Supporting information	References
Equal Opportunities	YES	3.1	
Policy	YES	4.1	
Sustainable and Environmental	YES	5.1	
Crime and Disorder	YES	6.1	
Human Rights Act	NO		
RRAA	NO		
Elderly People / People on Low Income	NO		

## **Appendix A**

**Section 1** details the schemes that were previously age designated and are recommended to be retained at this time.

**Section 2** details a scheme included in the Cabinet Report in November 2001, which is recommended to be withdrawn, due to the overall lack of impact.

**Section 3** details the only additional scheme that is recommended to be included at this time.

**Section 4** details those properties that have been requested for inclusion in the scheme, but have been recommended for rejection.

### **Section 1. The following schemes are recommended to be retained:**

#### **1.1 Blackmore Drive Flats, Braunstone South East**

Galsworthy Court  
Blackmore Drive  
Buchan Walk  
Dickens Court  
Walpole Court  
Bennett Walk

These flats account for 138 one-bedroom flats out of a total of 324 in the area as a whole.

76.5% of applicants (waiting for accommodation on the Housing Register) are aged 44 years or younger and 23.5% of applicants are aged 45 years or older.

In the whole of Braunstone South East there has been a decrease in the proportion of lettings to older applicants. However within the age designated scheme there has been an increase to 60% of lettings made to older applicants.

The Neighbourhood Housing Manager has confirmed that the incidences of ASB and abandoned properties have reduced significantly since the scheme was introduced. They have expressed a desire to retain the designation, due to the stability of the environment, which appears to have been a consequence of the scheme.

#### **1.2 Hillsborough Close Flats, Eyres Monsell South**

This scheme comprises 26 flats out of a total of 52 flats on the Eyres Monsell Estate.

74.1% of applicants (waiting for accommodation on the Housing Register) are aged 44 years or younger and 25.9% of applicants are aged 45 years or older.

For all one-bedroom flats in Eyres Monsell lettings to older applicants have remained constant at 50%. For vacancies within the age-designated scheme, all lettings have continued to be made to older applicants.

The Neighbourhood Housing Manager & local TA, has confirmed that the number of ASB reports has significantly reduced, which supports the continuation of this scheme.

### **1.3 Kate Street Flats, West End**

There are 67 flats within this scheme of a total of 120 in the area as a whole.

79.5% of applicants (waiting for accommodation on the Housing Register) are aged 44 years or younger and 20.5% of applicants are aged 45 years or older.

Lettings to older applicants for all one bed flats the West End area have decreased to 64%. However, the one vacancy in the age-designated scheme was let to an older applicant.

The reduction of nuisance reports confirms that there appears be more stability within the community. The Neighbourhood Housing Manager & T/A are very keen to see this scheme retained at this time.

### **1.4 Beatty Avenue Flats, Humberstone**

There are 48 flats in this scheme.

83.6% of applicants (waiting for accommodation on the Housing Register) are aged 44 years or younger and 16.4% of applicants are aged 45 years or older.

Lettings to older people within the age-designated scheme have decreased to 60%.

The reduced level of reported nuisance confirms that the scheme appears to have contributed to the stability to the area. However, it is recommended to allow this scheme to continue to enable further data to be gathered to prove the reduction in ASB in the area.

### **1.5 Welford Road Flats, St Andrews**

74.8% of applicants (waiting for accommodation on the Housing Register) are aged 44 years or younger and 25.2% of applicants are aged 45 years or older.

Prior to the introduction of the scheme in November 2001 no vacancies in this area were let to older applicants. Since the introduction of the scheme 38% of vacancies have been let to older applicants in the area. 50% of vacancies in the age-designated scheme were let to older applicants.

The Neighbourhood Housing Manager strongly supports the continuation of the scheme, which has seen a turnaround in the level of abandoned properties and incidences of ASB and other nuisance.

#### **1.6 Manor House Gardens, Humberstone Village**

67% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 33% of applicants are aged 45 years or older.

Both vacancies in the period prior to the introduction of the scheme were let to older applicants. However since the scheme has been in operation only one of the 2 vacancies were let to an older applicant. It is very difficult to draw conclusions from this scheme given the very low numbers of vacancies involved.

It is recommended to retain this scheme to allow further data to be collected.

#### **1.7 St Mary's Court, Netherhall**

73% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 27% of applicants are aged 45 years or older.

There were no vacancies in the scheme in the period prior to age designation, since the introduction of the scheme there has been one vacancy, which was let to an older applicant.

It is recommended to retain this scheme to allow further data to be collected.

#### **1.8 Fowler Close, Beaumont Leys**

85% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 15% of applicants are aged 45 years or older.

Prior to the introduction of the scheme 10% of vacancies in the whole Beaumont Leys area were let to older applicants and none in the age designated scheme. Since the scheme was introduced 60% of vacancies in the age-designated scheme have been let to older applicants.

The continuation of this scheme is strongly recommended by the Neighbourhood Housing Manager and T/A, as it compliments the improvements made under the SRB5 programme, which appears to have contributed to the greater stability to the immediate location.

#### **1.9 Colsterdale Close Flats, Mowmacre**

83% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 17% of applicants are aged 45 years or older.



Prior to the introduction of the scheme 5% of vacancies in Mowmacre were let to older applicants and none in the age designated scheme. Since the scheme was introduced 88% of vacancies in the age-designated scheme have been let to older applicants.

The Neighbourhood Manager and T/A support the retention of this scheme due to the reduced level of reported ASB and increased demand for the area, which suggests that it is now an area where people want to live.

#### **1.10 Goldhill Flats, Saffron South**

64% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 36% of applicants are aged 45 years or older.

Prior to the introduction of the scheme 11% of vacancies in Saffron South were let to older applicants and none in the age designated scheme. Since the scheme was introduced 67% of vacancies in the age-designated scheme have been let to older applicants.

In the past there were fairly high incidences of ASB, but since the scheme has been aged designated the Neighbourhood Housing Manager has confirmed that the number of nuisance reports has decreased and the area is now becoming more popular for people wanting accommodation in this location.

#### **1.11 Ambassador and Rowlatts Hill Road Flats, Rowlatts Hill**

81% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 19% of applicants are aged 45 years or older.

Prior to the introduction of the scheme 10% of vacancies in Rowlatts Hill were let to older applicants and 25% in the age designated scheme. Since the scheme was introduced 29% of vacancies in the age-designated scheme have been let to older applicants.

This scheme requires a further period to allow more data to be collected; therefore it is recommended this scheme be allowed to continue.

#### **1.12 St Leonard's Court, Clarendon Park**

It is recommended that this scheme is retained, as the issues outlined in the original report of November 2001 are ongoing.

#### **1.13 Dupont Gardens, Braunstone Frith**

74% of applicants (waiting for accommodation on the Housing Register) are aged below 45 years of age and 26% of applicants are aged 45 years or older.

Prior to the introduction of the scheme there were 14 vacancies in the age-designated scheme of which only 1 went to an older applicant. After the scheme was introduced there were a total of 13 vacancies in the age designated scheme and again only 1 went to an older applicant.

The Neighbourhood Housing Manager supports the continuation of the scheme in this area, as another means of controlling the on going problems of ASB.

It is recommended that this scheme continues, to allow further data to be gathered to prove the reduction of ASB in the area.

#### **1.14 Kerrial Gardens, New Parks West**

80% of applicants are aged under 45 years and 20% of applicants are aged 45 years or older.

Prior to the introduction of the scheme there were 10 vacancies in the age-designated scheme of which only 1 went to an older applicant. After the scheme was introduced there were a total of 5 vacancies in the age designated scheme and again only 1 went to an older applicant.

This may in part be due to the large number of bungalows in the area and a probable preference for a bungalow over a flat for applicants aged 40 years or older.

There is currently one incident of ASB outstanding, which is an Introductory Tenancy and possession action is being considered at this time.

As there is still some concerns over the problems associated with lifestyle clashes and ASB. It is recommended that this scheme be allowed to continue, to allow further data to be gathered to prove the reduction in ASB and validity of retaining the age designation.

### **Section 2. The following scheme is recommended for withdrawal:**

#### **2.1 Mulberry Avenue, Braunstone Frith**

80% of applicants are aged under 45 years and 20% of applicants are aged 45 years or older.

There were 4 vacancies in the age-designated scheme immediately prior to its introduction of which none were let to older applicants. After the scheme was introduced there have been a further 4 vacancies for the same period of which 1 was allocated to an applicant over the age of 45 years.

Given the lack of impact it is proposed to cease the scheme. The Neighbourhood Housing Manager supports this decision due to the lack of older applicants willing

to accept these properties, as well as confirming that the level of ASB has reduced and currently there are no major incidences outstanding in the Mulberry Avenue area.

**Members & tenants representatives have via the consultation process requested that a number of new areas are included in the Age designated scheme.**

**Section 3. The following scheme is recommended for inclusion:**

**3.1 376-398 Thurcaston Road, Abbey Rise**

The proposed scheme accounts for 16 of 156 one-bed flats in the area.

77% of applicants are aged under 45 years and 23% of applicants are aged 45 years or older.

In the proposed scheme older applicants accounted for 3 of the 4 vacancies over the past 2 years without any age designation. However, this request is supported by the Neighbourhood Manager & TA, who are keen to ensure that the stability of the current population, which has suffered in the past due to incidences of ASB, is retained through the use of the age designated scheme.

**Section 4. The following schemes are recommended for rejection:**

**4.1 Avenue Road, Newmarket Street and Knighton Road, Knighton**

76% of applicants are aged under 45 years and 24% of applicants are 45 years or older.

This proposed scheme would include 75% of all one-bed flats in the area. The figures for the 11 months to July 2002 show only one vacancy in the whole area. Whilst vacancies remain this low it is not recommended that this scheme be considered.

The inclusion of the scheme is not supported by the Neighbourhood Manager, due to the limited number of properties and low incidences of ASB.

**4.2 Grace Gardens and Lansdowne Road, Aylestone**

71% of applicants are under the age of 45 years and 29% are aged 45 years or older.

Of the three vacancies over the past 11 months two went to older applicants without age designation being in operation. Whilst vacancies remain this low and whilst lettings are favourable to older applicants it is not recommended that this scheme is considered.

The inclusion of the scheme is not supported by the Neighbourhood Manager, due to the limited number of properties and low incidences of ASB.

#### **4.3 Hebden Close, Eyres Monsell North**

There are 52 one-bedroom flats in Eyres Monsell as a whole (North and South) of which half are already age designated under the Hillsborough Close scheme. This proposal would increase the proportion of flats, which are age designated to 81% for the whole of Eyres Monsell.

In the Eyres Monsell North area approximately two thirds of applicants are aged 18-44 years. This proposal 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.

Given the above it is not recommended this scheme is considered.

#### **4.4 Lombardy Rise and Oak Street, Charnwood**

The Charnwood allocation area includes the Charnwood Estate where all one-bed flats are already age designated for applicants aged 60 years or older.

From the lettings perspective it is not recommended to proceed with this proposal, as it will further exclude younger single people from the area.

#### **4.5 Aikman Avenue Flats, New Parks East**

The large blocks of flats on Aikman Avenue consist of a mixture of 1,2 and 3 bedroom flats.

It is not possible to define a distinct scheme within these blocks which would address the issue of lifestyle clashes between older and younger tenants when potentially young families may be offered the 2 and 3 bed flats.

#### **4.6 Andrews Close, Andrews Walk, Norfolk Street, Musgrove Close**

The current proposal would increase age-designated accommodation from 56% to 74% of all one-bedroom flats in the West End area. This would greatly impact upon the ability of the 18-44 age group to access housing in this area.

#### **4.7 Fosse Road South, Narborough Road, Gaddesby Avenue, Imperial Avenue**

Due to the level of 1-bed flats already age designated in the Braunstone South area compared to the high demand (76.5%) of applicants aged 18-44, the inclusion of further properties would greatly impact and disadvantage the younger members of our society who wish to seek accommodation in this area.

#### **4.8 Sandford Court**

These are all two-bedroom flats, so could not be included in the scheme, because these are classed as family type accommodation.