

**CABINET**

**6 November 2000**

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**FUTURE OF 107 FLATS WITHIN BEAUMONT LEYS SRB AREA**

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**Report of the Director of Housing**

**Purpose and Summary**

The Council owns 107 one bedrooomed flats, which front on to Strasbourg Drive, Beaumont Leys, as shown on the enclosed map, of which 48 are vacant with no demand. The flats are in the Single Regeneration Budget core area which has been identified as priority for the physical regeneration of Beaumont Leys.

It is estimated that these flats need improvements costing £700K, which could not be justified in an area of low demand. Housing Associations with properties in this area also experience low demand and are reluctant to take on more properties, which would be the normal way of introducing investment into such properties, as at Caversham Road.

One of the options is to demolish and landscape the area pending redevelopment at a later stage. It is necessary for the Council to consult with tenants over demolition. No commitment to demolish will be given until the outcome of consultation and costings are known.

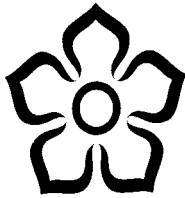
**Recommendations**

It is recommended that:

- (i) the residents of the flats on Strasbourg Drive and the Beaumont Leys Partnership are consulted on the possibility of demolition, with the future use of the site being deferred until the overall SRB improvements to Beaumont Leys have taken effect.
- (ii) in the event of demolition being agreed, the Allocations Policy for the residents of the flats that wish to remain on Beaumont Leys is amended as shown in the report.

**Financial Implications**

The cost of demolition (to be determined) and decanting (approximately £95K) the remaining tenants will have to be found from the Housing Capital Programme for 2001/02. The possibility of financial support from the Single Regeneration Budget will be explored.



Leicester  
City Council

**WARDS AFFECTED:  
Beaumont Leys**

**CABINET**

**4 November 2000**

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**FUTURE OF 107 FLATS WITHIN BEAUMONT LEYS SRB AREA**

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**Report of the Director of Housing**

**SUPPORTING INFORMATION/APPENDICES**

**1. Report**

- 1.1 Parts of Beaumont Leys are becoming increasingly difficult to let because of the general unpopularity of accommodation in the area; this is one of the reasons why Beaumont Leys was chosen to receive Single Regeneration Budget funding from the Government in 1999 as part of a seven year programme to improve the area.
- 1.2 One of the themes for the area is the improvement of the physical environment, and work is under way through the SRB programme to look at ways of improving security in the area and making Beaumont Leys a more popular place to live.
- 1.3 The flats along Strasbourg Drive have suffered more than other accommodation in the area with regard to demand, as there is an over supply of single person accommodation in the City, and the flats are in need of improved security.
- 1.4 Currently, of the 107 flats there are 48 vacant and, with little or no demand on the Housing Register for the accommodation, a vacancy level of 45% cannot be sustained.
- 1.5 Whilst attempts are being made to improve the area with some success, parts of Beaumont Leys are still unpopular for all types of stock in all tenures. As an example, a three bedroomed privately owned house in the area, which was advertised in March for £24,000 was being offered for £13,000 in June.

- 1.6 The Housing Associations active in the area are reluctant to see the level of social housing increase and have shown no interest in taking on more rented accommodation. This is why a similar approach to other recent redevelopments involving transfer to a Housing Association is not appropriate in this case. It is hoped that in the future Beaumont Leys will have improved sufficiently to encourage a greater faith in investment in the area.
- 1.7 The cost of bringing the flats up to a lettable standard with the necessary security and environmental works has been estimated at £700,000, with no guarantee that the flats will become more popular in the short term. Meanwhile, tenants continue to leave. Whilst the cost of demolition is still to be assessed, it is anticipated to be substantially less than the cost of refurbishment.
- 1.8 It is proposed that detailed consultation takes place with the current tenants and the Beaumont Leys Partnership on the possibility of demolition. An early indication from the Tenants Association is that they would like to see the blocks demolished.
- 1.9 The tenants would have the option of moving elsewhere in the City as well as receiving the Council's disturbance package and Home Loss Payment of £1,500. In the event the tenants decide to be rehoused on Beaumont Leys, it is proposed to offer a more favourable Allocations Policy, for example, it may be possible to offer a childless couple a three bedrooomed house on Beaumont Leys which they would not be eligible for elsewhere in the City.
- 1.10 If approved, discussions will take place with the Partnership to see what contribution SRB could make to the overall scheme, for example, if the flats were demolished the area would require landscaping if no immediate development plans were viable. Consideration will be given to protecting the site after the demolition and the environmental impact the demolition has on the area.
- 1.11 Subject to approval, it would be the intention to bring a more detailed report to Cabinet once the consultation had been completed along with timescales and costings. It is hoped that the consultation would be completed by the middle of December and a further report brought back early in the New Year.

## **2. Equal Opportunity Implications**

- 2.1 There are no specific Equal Opportunity implications in this report.

## **3. Policy Implications**

- 3.1 Any proposed relaxation of the Allocations Policy will refer to this particular scheme only.

## **4. Sustainable and Environmental Implications**

- 4.1 The demolition of the flats and redevelopment of the site will take into account any environmental implications.

## **5. Consultation**

- 5.1 Ward Councillors have been consulted on the proposals.

# AREA 1: STRASBOURG DRIVE/BISHOPDALE

