

Leicester  
City Council

WARDS AFFECTED : BEAUMONT LEYS

**CABINET**

**5 MARCH 2001**

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**CONSULTATION OUTCOME TO DEMOLISH  
STRASBOURG DRIVE FLATS**

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**Report of the Director of Housing**

**SUMMARY AND RECOMMENDATIONS**

Cabinet agreed that residents on Strasbourg Drive, Beaumont Leys should be consulted on the future of their flats, many of which were empty and hard to let. The dilapidation and sitex security covers for windows and doors detract from the appearance of the area and demolition was the proposal upon which consultation has taken place.

The results of the consultation are that 29 out of 38 residents and the Beaumont Leys Partnership are in favour of demolition. Only 3 residents wished the flats to remain.

As a result of discussions with residents by consultants working for SRB a proposal has come forward to demolish six flats on Fowler Close. At present 3 of the flats are vacant and consultation will need to take place with the remaining tenants. Should these flats be demolished the vacant site would allow for a more safe and attractive access to the Home Farm Centre.

**RECOMMENDATIONS**

It is recommended that :

- (i) the flats identified in the report are demolished and that this includes 4 empty properties at the bottom of Bishopdale Road;
- (ii) two flats which have been purchased under Right to Buy be acquired by the Council and that the Director of Housing negotiates the purchase under delegated powers.
- (iii) subject to consultation with the three remaining tenants the blocks of flats on Fowler Close be included in the demolition programme.

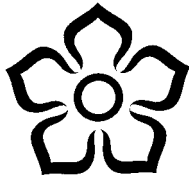
**FINANCIAL IMPLICATIONS**

The demolition of the flats site restoration and relocation costs have been estimated at £460k and provision has been made in the Housing Capital

Programme for 2001/02. This cost will be offset by a net housing subsidy benefit of £54k per annum which comes into effect two years after demolition. Therefore the costs will be covered in eight years as SRB have agreed to contribute £50k for site restoration.

The rent lost from the tenanted properties will be matched by rehousing those tenants to properties that would otherwise be vacant.

The cost of demolition of the Fowler Close flats has not yet been assessed, however based on similar demolition programmes is not expected to be more than £40k.



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5 MARCH 2001

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**RESULT OF TENANT CONSULTATION ON FLATS  
ON STRASBOURG DRIVE**

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**Report of the Director of Housing**

**SUPPORTING INFORMATION**

**1. BACKGROUND**

- 1.1 Cabinet considered a report on the 6 November 2000 which outlined the issues surrounding the future of the 107 flats on Strasbourg Drive which are part of the Single Regeneration Budget Core area. A map showing the properties is shown at Appendix 1.
- 1.2 The cost of works required to the flats is estimated at £700k and there are 69 vacant out of 107 dwellings.
- 1.3 A detailed consultation exercise has taken place with the tenants to obtain their views on the future of the flats which has showed that of the 35 tenants consulted 29 are in favour of demolition and only three wished the flats to remain.
- 1.4 Of those wishing to move 24 requested to stay in Beaumont Leys. Subject to approval by Cabinet work will commence in moving all the residents to alternative accommodation in an area of their choice. Once this has been completed arrangements will be made for the demolition of the flats and the temporary landscaping of the area until further consideration can be given to its future use.
- 1.5 As previously reported house prices in the area have dropped and it is unlikely that a developer would be interested in this site at the present time.

The intention is to work with the SRB5 residents group to consider possible uses of the site when other SRB initiatives have taken effect.

- 1.6 Tenants will be entitled to a homeloss payment of £1500 which will be paid through their rent account and deducted from any debt owed to the Council.

A disturbance package will be available which has recently been reviewed and updated in the light of a recent ombudsman case, and tenants will be advised of what they can claim for as a result of the need to move.

- 1.8 Members are also requested to approve the demolition of four houses at the bottom of Bishopdale Road. These dwellings have been vacant for some time and have been subject to vandalism and as a result have proved impossible to let. The local community are in favour of the proposal to demolish these properties. The land will be made secure and considered along with the flats site for future development.

## 2. **EQUAL OPPORTUNITY IMPLICATIONS**

- 2.1 There are specific equal opportunity implications in this report.

## 3. **POLICY IMPLICATIONS**

- 3.1 There are no proposed policy changes proposed in this report.

## 4. **SUSTAINABLE AND ENVIRONMENTAL IMPLICATIONS**

- 4.1 The demolition of these flats will improve the area and any possible redevelopment will take into account any environmental implications.

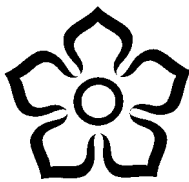
## 5. **CONSULTATION**

- 5.1 Consultation has taken place with the residents of the flats and ward councillors.

## 6. **AIMS AND OBJECTIVES OF THE DEPARTMENT**

- 6.1 The aim of the Housing Department is : “A decent home within the reach of every citizen of Leicester” the objective being “to reduce the number of empty and hard to let properties in the City”.

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Leicester  
City Council

**WARDS AFFECTED:  
Beaumont Leys**

**CABINET**

**6 November 2000**

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

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### **Report of the Director of Housing**

#### **Purpose and Summary**

The Council owns 107 one bedroomed 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.

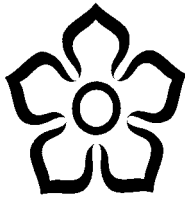
#### **Recommendations**

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 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 bedroomed 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.



**Proposed Demolition Of Strasbourg Road Flats  
And Other Properties At Beaumont Leys**

