

Leicester  
City Council

## **SPECIAL MEETING OF THE OVERVIEW SELECT COMMITTEE**

**DATE: TUESDAY, 27 SEPTEMBER 2022**

**TIME: 5:30 pm**

**PLACE: Meeting Rooms G.01 and G.02, Ground Floor, City Hall, 115  
Charles Street, Leicester, LE1 1FZ**

### **Members of the Committee**

Councillor Cassidy (Chair)

Councillor Gee (Vice-Chair)

Councillors Batool, Halford, Joel, Joshi, Pantling, Porter, Thalukdar and Westley

### **Youth Council Representatives**

To be advised

Members of the Committee are invited to attend the above meeting to consider the items of business listed overleaf.

For Monitoring Officer

#### **Officer contacts:**

**Francis Connolly (Scrutiny Policy Officer)**

**Angie Smith (Democratic Support Officer),**

Tel: 0116 454 6354, e-mail: [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk)

Leicester City Council, 115 Charles Street, Leicester, LE1 1FZ

## Information for members of the public

### Attending meetings and access to information

You have the right to attend formal meetings such as Full Council, committee meetings, and Scrutiny Commissions and see copies of agendas and minutes.

However, on occasion, meetings may, for reasons set out in law, need to consider some items in private.

Due to Covid we recognise that some members of the public may not feel comfortable viewing a meeting in person because of the infection risk.

Members of the public can follow a live stream of the meeting on the Council's website at this link: <http://www.leicester.public-i.tv/core/portal/webcasts>

Anyone attending in person is very welcome to wear a face covering and we encourage people to follow good hand hygiene and hand sanitiser is provided for that purpose.

If you are displaying any symptoms of Coronavirus: a high temperature; a new, continuous cough; or a loss or change to your sense of smell or taste, and/or have taken a recent test which has been positive we would ask that you do NOT attend the meeting in person please.

A guide to attending public meetings can be found on the Decisions, Meetings and Minutes page of the Council website at this link: [Decisions, meetings and minutes \(leicester.gov.uk\)](#).

Dates of meetings and copies of public agendas and minutes are also available on the Council's website at [www.cabinet.leicester.gov.uk](http://www.cabinet.leicester.gov.uk), or by contacting us using the details below.

### Making meetings accessible to all

Wheelchair access – Public meeting rooms at the City Hall are accessible to wheelchair users. Wheelchair access to City Hall is from the middle entrance door on Charles Street - press the plate on the right hand side of the door to open the door automatically.

Braille/audio tape/translation - If you require this please contact the Democratic Support Officer (production times will depend upon equipment/facility availability).

Induction loops - There are induction loop facilities in City Hall meeting rooms. Please speak to the Democratic Support Officer using the details below.

Filming and Recording the Meeting - The Council is committed to transparency and supports efforts to record and share reports of proceedings of public meetings through a variety of means, including social media. In accordance with government regulations and the Council's policy, persons and press attending any meeting of the Council open to the public (except Licensing Sub Committees and where the public have been formally excluded) are allowed to record and/or report all or part of that meeting. Details of the Council's policy are available at [www.leicester.gov.uk](http://www.leicester.gov.uk) or from Democratic Support.

If you intend to film or make an audio recording of a meeting you are asked to notify the relevant Democratic Support Officer in advance of the meeting to ensure that participants can be notified in advance and consideration given to practicalities such as allocating appropriate space in the public gallery etc.

The aim of the Regulations and of the Council's policy is to encourage public interest and engagement so in recording or reporting on proceedings members of the public are asked:

- ✓ to respect the right of others to view and hear debates without interruption;
- ✓ to ensure that the sound on any device is fully muted and intrusive lighting avoided;

- ✓ where filming, to only focus on those people actively participating in the meeting;
- ✓ where filming, to (via the Chair of the meeting) ensure that those present are aware that they may be filmed and respect any requests to not be filmed.

### **Further information**

If you have any queries about any of the above or the business to be discussed, please contact:

**Angie Smith, Democratic Support Officer on 0116 454 6354.**

Alternatively, email [angie.smith@leicester.gov.uk](mailto:angie.smith@leicester.gov.uk), or call in at City Hall.

For Press Enquiries - please phone the **Communications Unit on 0116 454 4151.**

## **PUBLIC SESSION**

### **AGENDA**

This meeting will be webcast live at the following link:-

<http://www.leicester.public-i.tv>

An archive copy of the webcast will normally be available on the Council's website within 48 hours of the meeting taking place at the following link:-

<http://www.leicester.public-i.tv/core/portal/webcasts>

### **FIRE / EMERGENCY EVACUATION**

If the emergency alarm sounds, you must evacuate the building immediately by the nearest available fire exit and proceed to the area outside the Ramada Encore Hotel on Charles Street as directed by Democratic Services staff. Further instructions will then be given.

#### **1. APOLOGIES FOR ABSENCE**

#### **2. DECLARATIONS OF INTEREST**

Members will be asked to declare any pecuniary or other interests they may have in the business to be discussed.

#### **3. CHAIR'S ANNOUNCEMENTS**

#### **4. LEICESTER LOCAL PLAN (2020 - 2036) - PUBLIC CONSULTATION ON SUBMISSION PLAN (REGULATION 19)**

**Appendix A  
Page 1**

The Director of Planning, Development and Transportation submits a report which outlines the main strategies and proposals of the submission for the City of Leicester Local Plan for public consultation in November 2022.

A presentation will also be made at the meeting covering the report and related details.

Members will be invited to consider the report and make any recommendations for Full Council.

#### **5. FINANCIAL REPORTS**



**(i) REVENUE MONITORING APRIL - JUNE 2022** **Appendix B**  
**Page 133**

The Deputy Director of Finance submits a report to the Overview Select Committee which is the first in the monitoring cycle for 2022/23, providing early indications of the financial pressures the Council is facing this year.

The Committee will be recommended to consider the overall position presented within this report and make any observations it sees fit.

**(ii) CAPITAL MONITORING APRIL - JUNE 2022** **Appendix C**  
**Page 149**

The Deputy Director of Finance submits a report to the Overview Select Committee showing the position of the Capital Programme as at the end of June 2022 (Period 3).

The Committee will be recommended to consider the overall position presented within this report and make any observations it sees fit.

**6. SCRUTINY ANNUAL REPORT 2022/23** **Appendix D**  
**Page 181**

The Director of Delivery, Communications and Political Governance submits a report providing a summary of the Scrutiny Annual Report 2021-22.

The Committee will be invited to review the report and provide any comments or recommendations before the report is taken for consideration at Full Council.

**7. FINAL HOUSING SCRUTINY TASK GROUP REPORT - HOUSING CRISIS** **Appendix E**  
**Page 201**

The Chair of the Housing Scrutiny Task Group will submit and present the Scrutiny Review "Housing Crisis in Leicester" report.

**8. ANY OTHER URGENT BUSINESS**

**9. DATE OF NEXT MEETING**

The next ordinary meeting of the Overview Select Committee is scheduled to take place 3<sup>rd</sup> November 2022 at 5.30pm at City Hall.





## Overview Select Committee

Date of meeting: 27<sup>th</sup> September 2022

---

### **Leicester Local Plan (2020 – 2036) - Public Consultation on Submission Plan (Regulation 19)**

Report of the Director of Planning, Development and  
Transportation

## Useful information

- Ward(s) affected: all
- Report author: Fabian D'Costa
- Author contact details: 0116 454 2974
- Report version number: 1

### 1. Summary

The report outlines the main strategies and policies of the submission City of Leicester Local Plan for public consultation in November 2022.

A presentation will be made at the Scrutiny Commission meeting covering this report and related details.

The Local Plan will also be subject to Scrutiny Commission considerations prior to Overview Select Committee.

### 2. Recommendations

That the key local plan strategies, policies, site allocations, and provisions for consultation be noted with any associated comments.

### 3. Draft Local Plan

#### 3.1 Background

The National Planning Policy Framework (NPPF) requires all local planning authorities to produce a local plan. In view of this officers have been working on a new plan which will replace the current core strategy (2014) and saved policies from the previous local plan of 2006. The key consultation stages are shown in section 4 below.

The draft plan will cover the period 2020 – 2036 and seeks to:

- Meet the needs for homes, jobs, shopping, and leisure
- Allocate sites for development including strategic development sites
- Protect important sites such as those with heritage value
- Set clear policies that guide decisions on planning applications
- The plan is required to be viable and deliverable

This will be the final consultation before the plan is submitted to the independent Planning Inspectorate for an Examination in Public (EIP) early next year.

### **3.2 Previous 'Reg 18' Local Plan Consultation**

- Previous consultation on the Draft Leicester Local Plan (Reg 18) was delayed due to the COVID-19 Pandemic until September - December 2020
- All policies and proposed site allocations have been reviewed in the context of the consultation responses received and comments from Scrutiny Commissions made at the Regulation 18 Consultation stage. Revisions to the list of proposed development sites have also had to be made following consultation and as a result of the withdrawal of some proposed allocations by site promoters.
- Comments from previous Scrutiny Commission meetings held at the last local plan consultation stage have been considered and responses provided as set out in the appendices.

### **3. 3 Key Strategies and Policies in the draft Local Plan**

- Housing need for the city over the plan period is 39,424 dwellings (2,464 dwellings per annum).
- This is an increase of 12,512 dwellings from the Reg 18 previous plan due to Central Government publishing a new standard method for calculating housing need. This resulted in our housing need increasing by 35%, adding a further 9,712 homes to our need between 2020 and 2036. In March 2022 the Government published new data (affordability ratios) which increased housing need in the city by a further 2,800 homes to 2036.
- However, there will be an insufficient supply of land available in the city, which means there will be a shortfall of approximately 18,700 dwellings and 23 ha of employment land.
- A Statement of Common Ground (SoCG) on the redistribution of 18,700 unmet housing need and 23ha of employment within Leicester and Leicestershire was approved in April and would support our Local Plan progressing to an examination subject to approval by the individual councils.
- Housing Supply (See appendices for full list of allocated sites) will be provided as follows:
  - Four Strategic Sites
    - Former Western Park Golf Course (LCC) – Including housing, employment

- and open space, and permanent Gypsy and Traveller provision
- East of Ashton Green (LCC) – Including housing, employment and open space
- Land North of A46 bypass (LCC/Private) – Including housing and open space
- Land at Billesdon Close and the Paddock (Private)
- 48 other sites will be allocated for housing
- There has been a net reduction of 23 sites from the local plan since the last Regulation 18 plan version
- The Central Development Area (CDA) will provide around 6286 dwellings largely on brownfield sites to contribute towards housing supply but also focus on retailing, culture, leisure and entertainment. This is an increase on the previous Regulation 18 plan version of 1386 dwellings.
- Employment – To meet 42ha of employment need, new sites remain proposed to be allocated at the former Western Park Golf course; East of Ashton Green and Beaumont Park as well as two smaller sites at Thurcaston Road/Hadrian Road and Mountain Road. The city centre remains the focus for office proposals. Note, one or both of Beaumont Park and Thurcaston/Hadrian Road sites could provide Gypsy and Traveller transit sites.
- Open Space – The plan provides for a balance between housing, employment and open space. Development site proposals include some green wedge loss and public open space reductions. However, there are opportunities to secure new open space on strategic sites and enhance the quality of existing public open space through developer contributions.
- Transport – The plan will support the emerging Leicester Local Transport Plan, in particular improving key transport hubs; providing a fast and efficient bus network; and promoting and cycling.

### **3.4 Key planning policies that planning applications will be judged against**

The following key policies included in the Reg 19 Local Plan are highlighted:

- Climate Change – Includes air quality, transport, energy and flooding
- Health and Wellbeing – Good design, open spaces, employment, cycling and walking
- Internal Space Standards – City wide

- Affordable Housing 30% on greenfield sites
- Policies in relation to Houses in Multiple Occupation, Student Housing and retention of family housing
- Delivering Quality Places – includes tall buildings where suitable, landscaping, shopfronts, protecting residential amenity
- Policies to preserve our heritage assets and to support tourism in the city
- Maintaining and enhancing the quality of open space
- Protecting designated bio-diversity sites and support for Bio-diversity net gain
- Policies to protect existing sports pitches and support for new one
- Support the city's retail hierarchy and leisure and cultural facilities

### **3.5 Local Plan Timetable**

The following provides a summary of key dates and an estimated forward timetable to plan adoption.

- Housing and EDTCE Scrutiny meeting – 22<sup>nd</sup> Sept
- HCLT and Neighbourhoods Scrutiny meeting – 20th Sept
- ASC, CYPE and Health – 21st Sept
- Special Meeting of OSC – 27th Sept
- Special Full Council – 11th October
- 6 Week Regulation 19 Consultation – from mid-November
- Submit Plan to Government – Spring 2023
- Examination in Public – mid 2023
- Local Plan formally adopted – end 2023

## **4. Public Consultation**

The emerging local plan has been subject to extensive consultation as follows:

- Public Consultation on Key Issues and Options
- Public Consultation on Emerging Options and Development Management Policies
- Public Consultation on Draft Local Plan (Regulation 18)

The final plan (Regulation 19) and supporting evidence will be available for consideration at Full Council on the 11<sup>th</sup> October.

Officers plan to commence consultation in November in line with the approved Statement of Community Involvement (SCI) document. This sets out how we will involve the public, developers, businesses and other agencies in the preparation of the council's planning policy documents.

## **5. Financial, legal and other implications**

### **5.1 Financial implications**

Whilst a great deal of officer time and effort goes into the development of the Local Plan, these costs are largely funded through existing staff budgets and reserves set aside for this purpose.

Stuart McAvoy – Acting Head of Finance

### **5.2 Legal implications**

The draft local plan will be subject to a further period of public consultation; a public hearing before an independently appointed Inspector prior to adoption by the Council.

Legal

### **5.3 Climate Change and Carbon Reduction implications**

Buildings and land are responsible for the majority of Leicester's Scope 1 & 2 carbon emissions, with new development leading to both operational and embodied emissions. Considering the council's declaration of a climate emergency and ambition to reach carbon neutrality, it is therefore vital that these emissions are considered and



addressed, including through the new Local Plan.

The council's current Climate Emergency Action Plan includes an action to ensure that the new Local Plan addresses the climate emergency. As set out within this report, the new Local Plan will include a policy on climate change, which will implement this action. The Climate Emergency Action Plan also contains an action on carrying out a study on sustainable construction to inform the Local Plan, which has been carried out. In addition, the council's Sustainability Service has been consulted on development of the new policy as part of the development of the Plan.

Aidan Davis, Sustainability Officer, Ext 37 2284

#### 5.4 Equalities Implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

This on-going duty. Where a disproportionate negative impact on a particular protected characteristic/s is identified, steps should be taken to mitigate (reduce or remove) that impact.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

One of the three overarching objectives in achieving sustainable development is a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The purpose of the Statement of Community Involvement is to ensure that all members of the public, stakeholders and industry professionals can become involved in the plan making process, and comment on planning applications. It aims to ensure that the views of a wide range of stakeholders from across a range of protected characteristics, backgrounds and communities are considered, supporting the aims of the Public Sector Equality Duty. Meaningful consultation on the local plan is an important method of collating evidence around any potential equalities implications and should aid the authority in paying due regard to the aims of the PSED.

An equality impact assessment has been produced for the plan; the assessment is an iterative document and should be revisited and updated throughout the process and

should take into account the consultation findings. It is important that the consultation is accessible.

Equalities Officer, Surinder Singh, Ext 37 4148

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

Not applicable

## **6. Background information and other papers:**

- Appendix 1 - Overview Select Committee
- Appendix 2 - Adult Social Care, Children, Young People and Education, and Health and Wellbeing Committees
- Appendix 3 - Economic Development, Transport, Tourism and Housing Committees
- Appendix 4 – Heritage, Culture, Leisure, Tourism and Neighbourhood Services Committees
- Appendix 5 - Strategic Site Allocations
- Appendix 6 – Non Strategic Site Allocations

## Appendix 1

### Record of minutes of Scrutiny Meetings - Reg 18 Consultation Sept to Dec 2020

3 Dec 2020	Overview Select
------------	-----------------

#### 1. Overview Select - 3 Dec 2020

##### Responses in blue

##### Summary of main points

1. Councillor Kitterick - concerns about General Hospital & fact that only included details of provision to 2024, in terms of the need to protect all or some of the site for hospital use.

The Leicester General Hospital site is no longer formally allocated for housing in the Local Plan as the UHL Trust is not in a position to confirm the site availability at this time. This does not mean the site won't be coming forward for development at some point in the future, once UHL's plans are firmed up and the council will work closely with the Trust on their plans in the future.

2. Councillor Porter against any development of greenfield sites. The importance of good quality and easily accessible green space for physical and mental wellbeing was emphasised.

The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Unfortunately, given the constraints of the city and the level of need for new housing it is not possible to avoid development on greenfield sites altogether. Thorough assessments have been undertaken to select appropriate sites for development. The provision of new, good quality homes will secure health benefits, including mental health for future residents.

3. Councillor Waddington noted that Economic Development, Transport and Tourism Scrutiny Commission, raised the need for an examination of brownfield sites to properly assess their suitability for redevelopment, particularly for affordable housing.

All sites have been assessed against availability as well as a wide range of criteria to determine their suitability for development before being put forward for allocation in the Local Plan. The CDA capacity has considered the potential from brownfield sites. Local Plan policy Ho05 encourages higher density development in the CDA (minimum of 75 dwellings per hectare).

The provision of affordable housing on development sites will be informed by policy Ho04 when the council receives a planning application. The affordable housing policy has also been informed by the Viability Assessment that supports the Local Plan.

4. Councillor Cassidy referred to recent debates concerning the need to encourage and support a return to traditional family housing in the city and to reduce the numbers of conversions to houses in multiple occupation.

Policy Ho10 prevents concentrations of HMOs from developing and existing HMO concentrations from intensifying. Policy Ho09 prevents family houses within HMO Article 4 Direction areas from being converted to flats

## Appendix 2

### Record of minutes of Scrutiny Meetings - Reg 18 Consultation Sept to Dec 2020

26th Oct 2020	Adult Social Care & Health and Wellbeing (Joint)
30 Nov 2020	Children, young people and education

#### 1. Adult Social Care & Health and Wellbeing – 26th Oct 2020

##### Responses in blue

The Chair, in noting all that was discussed in the meeting, summarised the points raised as follows:

1. The Local Plan did not have a lot of specificity in that it was quite broad in that it could give a general direction for a land use but could not address things such as whether some things should be socially rented to cater for older people, and that it was quite hard beyond general residential use to find specificity.

Although, the policies in the plan can seem quite broad they are flexible enough to consider the local area and also specific issues when assessing planning applications.

The Local Plan is also supported by detailed evidence such as on housing mix that has been taken into account when drafting policies. The evidence base will also be used when assessing applications. Policies in the Reg 19 draft of the Local Plan are more detailed than the last Reg 18 consultation version.

2. In terms of the General Hospital site, further specific information about the provision of health facilities under the Community Facilities heading was needed. There was real concern over the disposal of such a large site at General Hospital, and possible site around Glenfield Hospital (though could not be confirmed at the meeting) that disposal of land based on a plan to 2023 would not be seen through to 2035, and once disposed of it might be able to be bought back but at great cost to the taxpayer.

On top of looking at the feasibility of the site as residential accommodation, evidence that where the county caters for some of the city's needs in terms of housing, that the city will need to cater for the county's needs in terms of health services and particularly acute health services. The Chair pressed the need to see more evidence and ask those who were promoting the disposal of the General Hospital and potentially other University Hospital Leicester sites to other uses to have an answer for where it would stand in 2035.

The Leicester General Hospital site is no longer formally allocated for housing in the Local Plan as the UHL Trust is not in a position to confirm the site availability at this time. This does not mean the site won't be coming forward for development at some point in the future, once UHL's plans are firmed up and the council will work closely with the Trust on their plans in the future.

3. In terms of open space standards, it was considered the St Mary's allotment site provided a blueprint of something that could be achieved with the disposal of a site, with a good mix in terms of the use of the space to provide much needed housing, and high-quality provision of green open space and facilities for both the houses and surrounding community and was a good way to bring back in sites. However, it was noted that it was relatively easy to achieve the development as it was within the Council's ownership and would need to look for ways to embed that into the Local Plan and compel the City Council and private developers to achieve developments across the same standard.

The local plan policies when read together will support high quality development across the city. The council has selected the sites for development based on availability and robust assessment.

4. In terms of internal space standards, the Members noted the encouraging signs from government, in terms of offices being changed to residential without any need for a planning application, that they would achieve minimum space standards, and that those minimum space standards should be adopted.

We have a city wide Nationally Described Space Standards (NDSS) policy in the new local plan.

5. The open space standards and the private space standards clearly had a mental and physical health remit.

#### Open space Standards

The Local Plan sets open space standards for the city. The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

#### Private Space standards

The Local Plan contains a new policy on Nationally Described Space Standards (NDSS), which proposals for new dwellings must meet as a minimum.

6. It was noted under use class orders the ability to change one property use into another but was also noted that takeaways would still require permission. The Health and Wellbeing Scrutiny Commission would specifically within its physical health remit be interested in what controls the Local Plan would seek to put particularly over takeaway food outlets.

The Local Plan does include a policy on hot food takeaways. It seeks to locate these uses within shopping centres in the first instance and take account of the number, distribution and proximity of other hot food takeaway and drink uses within the centre. This is to maintain a balance of uses in the centre and reduce the impact on the vitality and viability of the centre.

In preparing this Plan, Planning and Public Health have thoroughly explored and debated the possibility of widening the policy to address health issues related to hot food takeaways and the consumption of high calorific food. Through the Local Plan the policy would only apply to applications for new HFTs. Therefore, we could not address any impact from existing hot food takeaways.

In, addition, food delivery is radically changing the way people can access takeaways (e.g. uber, Deliveroo). The physical location of the business is less of a factor in accessing high calorific food than in the past. No longer have to leave home to get a takeaway. A restrictive policy around secondary schools would only have a negligible impact on health & wellbeing.

7. It was noted with interest there would be a 10-year plan in terms of the provision of social care that would be shared with the Adult Social Care Scrutiny Commission at a future meeting. It was asked that as far as practical to ensure that future care home demand is taken into account in the Local Plan, which would interact with the strategy. This was seconded by Councillor Joshi.

The infrastructure assessment under pinning the Local Plan has been revised for this consultation. It takes into account future requirements for extra care accommodation as per the council's adopted strategy on this matter.

**AGREED:**

1. the points summarised above to be provided to officers as consultation feedback from the Joint Adult Social Care / Health and Wellbeing Scrutiny Commission.
2. The 10-year plan in terms of the provision of social care be taken to a future meeting of the Adult Social Care Scrutiny Commission.
3. The Health and Wellbeing Scrutiny Commission to look at what controls the Local Plan would seek to put over takeaway food outlets.

**2. Children, young people and education – 30<sup>th</sup> Nov 2020**

**Responses in blue**

The Commission scrutinised the Draft Local Plan, commenting as follows

1. There was some concern amongst a few Members of the Commission in relation to play spaces/ areas for children which had been identified for housing site developments. It was further expressed that the loss of these play sites impacted the health and wellbeing of children. The Assistant City Mayor for Education and Housing noted that the commission could have a broader umbrella that also looked at places which impact children such as play spaces/ areas rather than just school sites.

The importance of green spaces and access to green spaces for physical and mental well-being is recognised in several chapters of the plan including Health & Wellbeing (Chapter 7), Open Space, Sport & Recreation (Chapter 14) and the Natural Environment (Chapter 15).

Unfortunately, given the constraints of the city and the level of need for new housing it is not possible to avoid development on greenfield sites and play spaces altogether. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces.

As part of new development and particularly the strategic sites in the Local Plan provision will be made for appropriate green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate

2. Due to several factors and fluctuation of patterns over time, it would be difficult to know the demand for the number of children going to schools in 20-30 years' time. The Assistant City Mayor for Education and Housing agreed to bring back to the commission details about Pupil Place Planning, which was carried out every 5-10 years and allowed for an estimation of these numbers to be achieved as well as a whole range of factors that would also need to be monitored going forward.

The Infrastructure Assessment considers likely pupil provision. However, it is entirely dependent on the quantum and location of development that comes forward. We will continue to monitor this over time.

3. In regard to the Metropolitan Academy, dialogue with Education colleagues would need to take place to see if there was a justification to safeguard/ retain that site or if it could be allocated residential redevelopment. Feedback was being awaited and the site would be kept under review.

There is ongoing dialogue in respect of this site and our education colleagues are aware of this issue.

4. Concerns of replacement oversupply and undersupply of open sites would more be included in the next consultation.

We have considered the oversupply and under supply of open space sites when undertaking thorough assessments of sites for development. For instance, sites that have been allocated for development have been assessed against the provision of open space within each ward and area and opportunities for access to alternative spaces have been considered.

As part of new development and particularly the strategic sites in the Local Plan provision will be made for appropriate green spaces and play areas. Policies in the Local Plan also allow sites to benefit from planning contributions where appropriate

5. It was confirmed that all schools with potential site allocation had received correspondence.

Noted

**AGREED:**

1. That the presentation be noted.
2. To be updated on the schools playing sites selection process and in addition be informed of the measures that the Council put in place to address the loss of playing fields, playing spaces as well as the monitoring of developer contributions.
3. To return at the next point of public consultation with the local plan in full.



## Appendix 3

### Record of minutes of Scrutiny Meetings - Reg 18 Consultation Sept to Dec 2020

12 <sup>th</sup> October 2020	Economic Development, Transport and Tourism
4 <sup>th</sup> Nov 2020	Housing

#### 1. Economic Development, Transport and Tourism - 20<sup>th</sup> October 2020

##### Responses in blue

- a) The need for more and better public transport particularly in areas of population growth and an infrastructure that enables and encourages more environmentally friendly transportation.

Due to the fact that the local plan is land use plan rather than a transport plan it has limited control over the provision of public transport. However, the local plan will be supported by a infrastructure assessment which will help set out priorities for infrastructure funding linked to growth. The council is also in the process of preparing a replacement local transport plan which will have shape the council's approach to transport priorities in the future.

- b) The enhancement of green public spaces particularly in areas of dense housing.

The local plan can safeguard sites and facilities, and contributions towards site enhancements can be secured. The requirement for development to provide Biodiversity Net Gain will help enhance existing green spaces as well as create new ones as part of new developments.

- c) The wisdom of designating scarce NHS land at the General Hospital site for new housing in view of the growing need for health services and beds, resulting from population increase and ageing. Land owned and being promoted by the NHS Trust. Planning does not have control over the scope of release of the land for development. Ongoing discussions with the NHS about this site.

Removed from housing allocations, but dialogue to continue on future use.

- d) The development of brown field sites including derelict and disused factory buildings for new employment and business opportunities and for other designated purposes.

Independent capacity work has been carried out to look at how we can maximise the use of brownfield within the CDA but at the same time respecting the important historical assets of the city and ensuring that the homes provided are reflective of the city's need.

- e) Enabling development measures designated to create more local jobs, green jobs and business start-ups.

Policies in the draft plan to facilitate new jobs through provision of new employment land and start-up businesses as well as protecting existing employment in residential areas to support local employment. Policies in the plan, particularly climate change and transport ( in

addition to objectives set out in the councils climate change action plan) will aim to ensure that jobs are as green.

- f) Ensuring that accessibility is a thread running through all parts of the Local Plan.

Accessibility is a key theme within the plan. The plan in particular promotes the principle of the '15 minute neighbourhood' which will aim to ensure that all major services are available within a 15 minute walk of where you live. The transportation chapter also has policies which promotes accessibility for all.

- g) Protecting family houses in areas where Houses in Multiple Occupation conversions are adversely impacting upon neighbourhood communities and heritage assets.

Policy Ho10 prevents concentrations of HMOs from developing and existing HMO concentrations from intensifying. Policy Ho09 prevents family houses within HMO Article 4 Direction areas from being converted to flats.

- h) Controlling the numbers of betting shops, massage parlours and food take- away establishments in neighbourhoods with vulnerable populations and/or levels of saturation.

**Betting shops:** Since 2014/ 2015 we have only received one application for a new betting shop. This was in 2021 and was on Granby Street. It involved the relocation of an existing betting shop to a new premises further down the street.

Numbers of physical betting shops are reducing in the City. The issue is going online. Planning policy is about preventing the proliferation of betting shops. If numbers are reducing in the city it will be difficult to demonstrate that there is a proliferation of betting shops. We would not have the evidence to support a more restrictive policy.

**Massage parlours:** Policy TCR05 seeks to direct Massage parlours to shopping centres (town district and local shopping centres where they would cause less disturbance to residential areas.

**Hot Food Takeaways:** Planning and Public Health have thoroughly explored and debated this issue in preparing the Local Plan. A policy would only apply to applications for new HFTs. Food delivery is radically changing the way people can access takeaways (e.g. uber, deliveroo). The physical location of the business is less of a factor in accessing high calorific food than in the past. No longer have to leave home to get a takeaway.

A restrictive policy around secondary schools – would only have a negligible impact on health & wellbeing

- i) That the Director of Planning, Development and Transportation be asked to forward the suggestion of establishing start-up and business development premises to relevant officers for consideration.

Policies within employment chapter address this issue – see e) above

- a) What percentage of the plan would be social housing as opposed to affordable housing or home ownership?

This Social housing will be met through the affordable housing contribution based on the housing mix evidence. Housing provided on council owned sites may be managed by social housing landlords. Affordable housing includes social rent and intermediate rent.

- b) Environmental groups had requested higher housing density in order to create more open space with 100 dwellings per hectare in the Central Development Area and 70 per hectare elsewhere. Additionally, would brownfield sites be developed before greenfield sites and was there any direction on creating housing in such a way as to discourage car use

Local plan suggests minimum densities of 75 dph in CDA and 35 dph elsewhere. This does not preclude schemes coming forward with higher densities subject to adhering to other policies in the plan.

The plan suggests both brownfield and greenfield sites to accommodate growth. However, the aim is that brownfield sites should be developed first subject to viability.

The Transport section in the plan encourages sustainable modes of transport.

- c) Was Student Accommodation built to the same standards as residential accommodation? It was desirable to avoid having to retrofit such accommodation with features such as insulation if they then required to have their use changed, as it had been suggested that such accommodation could be useful to single people within the city.

All new homes will be expected to meet the Nationally Described Space standards. Studios will be exempt from this.

- d) Are there any standards by which we can expect houses to generate some of their own energy.

Policy CCFR01 promotes all development to maximise opportunities to produce and use renewable energy on site, utilising storage technologies.

- e) The Council was constrained by the local plan and what the Government was insisting on. Constituents had expressed the desire for social housing rather than affordable housing as it was not seen as affordable despite its name. As the population grows more people would be unable to afford their own home and would rely on local authorities to provide housing. It was important to take health into the equation and the need for green spaces was seen as important. It was good that Brownfield sites were being considered before Greenfield sites, but further to this an area needs facilities for health and to help the environment

Please see response to (a).

f) How much land in the plan was owned by Leicester City Council? It has not yet been determined how much of the land would be private housing and how much would be social housing. Would the Council Housing Scrutiny and the Housing Lead have a role in determining this.

g) It was important not to lose green areas to housing particularly in Beaumont Leys Ward

All sites have been assessed against the provision of open space within each ward and area, this has been taken into account when allocating sites for development.

Open space is expected to be taken into account within any new development

h) Highways had caused problems on new developments as road layouts had not been consulted on properly. Local Ward Councillors knew their areas best, however, if a site was objected to, then an alternative should be put forward.

Whilst the local plan will set some priorities around transportation requirements, road layouts will ultimately be decided via negotiations with the local highways authority and the site developer. The local plan will require masterplanning for all major developments which will help create suitable highways layouts at an early stage and comments will be allowed on this once an allocation gets to planning application stage.

i) What was the expectation of replacing old housing with new housing

The plan policies do not preclude this.

j) There was a contentious space in Eyres Monsell Ward, and it had been difficult to steer the public towards answering the consultation rather than resorting to petitions and involving the media

Featherstone Drive Open Space – This has been removed from site allocations.

k) It was important for Councillors to engage with constituents as the plan would last for years once adopted.

Noted.

## Appendix 4

### Record of minutes of Scrutiny Meetings - Reg 18 Consultation Sept to Dec 2020

1st Dec 2020	Heritage, Culture, Leisure & Tourism
26 Nov 2020	Neighbourhood Services

#### 1. Heritage, Culture, Leisure & Tourism - 1st Dec 2020

##### Responses in blue

##### AGREED:

1. That the Local Plan specify essential green and open spaces which are well used by residents for recreation, exercise and sports should be protected and improved, not be considered for new developments.

Policy OSSR02 sets out criteria that will protect, maintain, and enhance open spaces in relation to proposals for new development. Sites that have been allocated for development have been assessed against the provision of open space within each ward and area. The requirement for development to provide Biodiversity Net Gain (Policy NE02) will contribute towards enhancing existing green spaces.

2. That the Local Plan should consider building upwards for new homes and offices etc, rather than outwards, as open spaces are precious and valued.

As part of the evidence base for the new local plan the council commissioned independent consultants to assess the potential capacity within the city centre which would be the most sustainable location for new homes. The capacity study has led to a significant increase in potential development on brownfield sites compared with the last plan.

In response to the representations received during the last consultation the council has increased the required densities on new sites to make more efficient use of land.

3. The local plan should create more 'green-walls' to offset and identify where open space has been lost and consider the heatsink effect created by higher densities.

Biodiversity Net Gain requirements (Policy NE02) means that all development must result in a 10% net gain in biodiversity onsite, with offsite provision only to be considered if BNG cannot be achieved onsite. Various methods of achieving BNG, including green walls, will be considered on their merits in the context of the site in question.

4. That Planning officers should consider Members comments in progressing work on the Local Plan.

All comments have been considered in preparation of the final version of the plan

5. Existing heritage sites to be protected, and heritage forums in the city to be consulted on the local plan.

Heritage sites will be protected where possible through the policy HE01. Demolition of heritage assets will only be permitted if there is a strong justification.

We undertake a wide range of consultation as part of preparing the local plan including heritage forums in the city.

6. The Local Plan should reflect the culture, history, and contribution of the diversity of Leicester City.

The plan should be read as a whole, policies in the culture & heritage chapters support this.

7. That there should be a report back to HCLS Scrutiny on sports and leisure facilities being included in the Plan – when finalised.

The infrastructure assessment that underpins the Local Plan looked at costings for new sports and leisure. However, as the council is about to start a review of sports and leisure facilities this has been removed from the final version. The council will be producing a developer contributions guidance document (SPD) which will set out the priorities for infrastructure provision linked to growth.

## 2. Neighbourhood Services – 26th Nov 2020

### Responses in blue

#### AGREED:

Members of the Commission recommended that that Head of Planning and Development be requested to:

1) Note the Comments made by Commission Members

Noted

2) That new development accommodates public amenities to meet the needs of a growing population through engagement with local Councillors

The local plan aims to do this, particularly for the strategic sites, where large new communities are being introduced into an area. Detailed master planning is undertaken for each of the sites that considers the needs of the new communities.

The Local Plan is also supported by an Infrastructure Assessment that gives this further consideration.

3) That policies protect local areas across the city

Although, the majority of the policies in the plan apply across the whole city they are flexible enough to consider the local area when assessing planning applications. For example:

The Employment Chapter – Although, employment policies address the large employment areas that have a strategic role they also address employment in the smallest employment land designations (textile areas and Neighbourhood employment areas). Although, these areas do not have particularly good or strategic access they are very important for the local community around them and the city's economy.

The Central Development Area – A lot of analysis has gone into identifying areas with distinctive characteristics and developing different development objectives for each of these areas. This will help to manage and guide future development without losing what makes the area distinct and special.

Housing policies include policies to address specific issues in certain areas such as the retention of family housing, houses in multiple occupation and hostels.

Design and Heritage policies are flexible enough to consider local circumstances when assessing applications.

4) That green and open spaces are protected to promote well-being and protect wildlife

The Local Plan includes policies aimed at protecting and enhancing good quality green spaces and wildlife species and habitats.

5) Include guides on food hubs and their impacts on local areas

This is beyond the scope of what we can do through the Local Plan

6) And that, all future developments are energy efficient with green energy and green transport.

There are specific policies in the Climate Change chapter on ensuring that all development becomes more energy efficient and also developing a sustainable transport network in the Transport chapter.

To be most effective, climate change policies must be applied alongside policies in other chapters such as housing, transportation, the natural environment, open space, sports and recreation, and health and wellbeing which also seek to mitigate and adapt to climate change.

It is anticipated that policies will be assessed and strengthened at the next plan review, to consider progressively increased levels of greenhouse gas reduction, culminating in a net zero emissions requirement as soon as possible and in alignment with national regulation.





## APPENDIX 5

### STRATEGIC SITES PROPOSED FOR ALLOCATION IN THE DRAFT LEICESTER LOCAL PLAN (2022)

**THIS DOCUMENT IS STILL BEING UPDATED**

#### Introduction

Paragraph 23 of the NPPF states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map.

A growth diagram was published with the draft Local Plan consultation in 2020. The growth diagram portrayed the extent of the proposed new Central Development Area (CDA) and showed indicatively the locations of strategic components of the draft Local Plan. A policies map will be published with the Local Plan for the next round of consultation, which will form part of the Local Plan when adopted.

As part of the draft Local Plan, the Council showed proposed land use designation changes to the adopted Local Plan proposals map in the document entitled *Atlas of proposed changes to the Policies Map*. This document sets out the proposed non-strategic site allocations; an accompanying document sets out the proposed strategic site allocations. Both of these documents will be updated prior to the next consultation and will be supported by the Policies Map.

The proposed CDA has the potential to accommodate around 6,200 new homes and 3.92 hectares of land for office development. This is a key component of the draft Local Plan's spatial strategy for the City's growth over the plan period. The 5 strategic allocations (4 housing sites and 1 employment site) proposed in the draft Local Plan and set out in this document collectively make provision for 1,838 new homes over the plan period. They also make provision for 20.42 hectares of land for employment uses and for one new school.

#### Site Selection and Information

The proposed strategic allocations set out in this document were selected by Council officers having regard to:

- Leicester's Sites Methodology document;
- Sustainability Appraisal; and
- 'Level 2' Strategic Flood Risk Assessment (and 2022 update)

A fuller explanation of the site selection process is provided in the Sites Methodology document referred-to above.

For each strategic allocation in this document there is a map extract, on an Ordnance Survey base, identifying the subject strategic allocation in the centre of the map with the relevant individual site number(s), and showing the extent of the proposed allocation in pink (denoting that the whole of the site is proposed for development<sup>1</sup>).

Below each map there is a table of explanatory information, as follows:

<b>Site No:</b>	the site's unique reference number
<b>Site Address:</b>	the name/address by which the site is known
<b>Ward/Area:</b>	the Council ward name (and OSSR <sup>2</sup> area)
<b>Site Area (ha):</b>	the site area, in hectares
<b>Category:</b>	either brownfield or greenfield <sup>3</sup>
<b>Proposed Uses:</b>	the development uses proposed by the allocation
<b>Capacity (Residential):</b>	the number of dwellings proposed by the allocation
<b>Capacity (Employment):</b>	the area in hectares and floorspace in square metres for employment uses
<b>Capacity (Other):</b>	the area in hectares or floorspace in square metres for any other uses
<b>Suitability Summary:</b>	a summary of Council officers' findings of the site's suitability and the site specific issues likely to need particular attention when the site is brought forward for development
<b>Notes:</b>	whether the site is wholly or only partially suitable for development

<sup>1</sup> Except for site 464, where a development area has been defined and the remainder proposed as enhances open space.

<sup>2</sup> The Open Spaces, Sports and Recreation (OSSR) Study 2017. The OSSR identifies open space planning areas within the City as: North-East, South-East, South, West, North-West, and Inner.

<sup>3</sup> Brownfield means land which is previously developed, greenfield means land which is not previously developed.

<b>Ownership:</b>	either City Council or privately owned
<b>Delivery Timeframe:</b>	when the site is likely to be developed (years from 2020)
<b>Sustainability Typology:</b>	the site's score from the Sustainability Appraisal (Red, Amber or Clear)
<b>Initial RAG Score:</b>	the number of <u>R</u> eds, <u>A</u> mbers and <u>G</u> reens (RAG) scored as a result of initial assessment, following the Sites Methodology, by Council officers

### Next Steps and Timeframes

The sites contained within this document are within the final version of the Local Plan. To view the draft Local Plan and to make your views known about any of the proposed site allocations please click here:

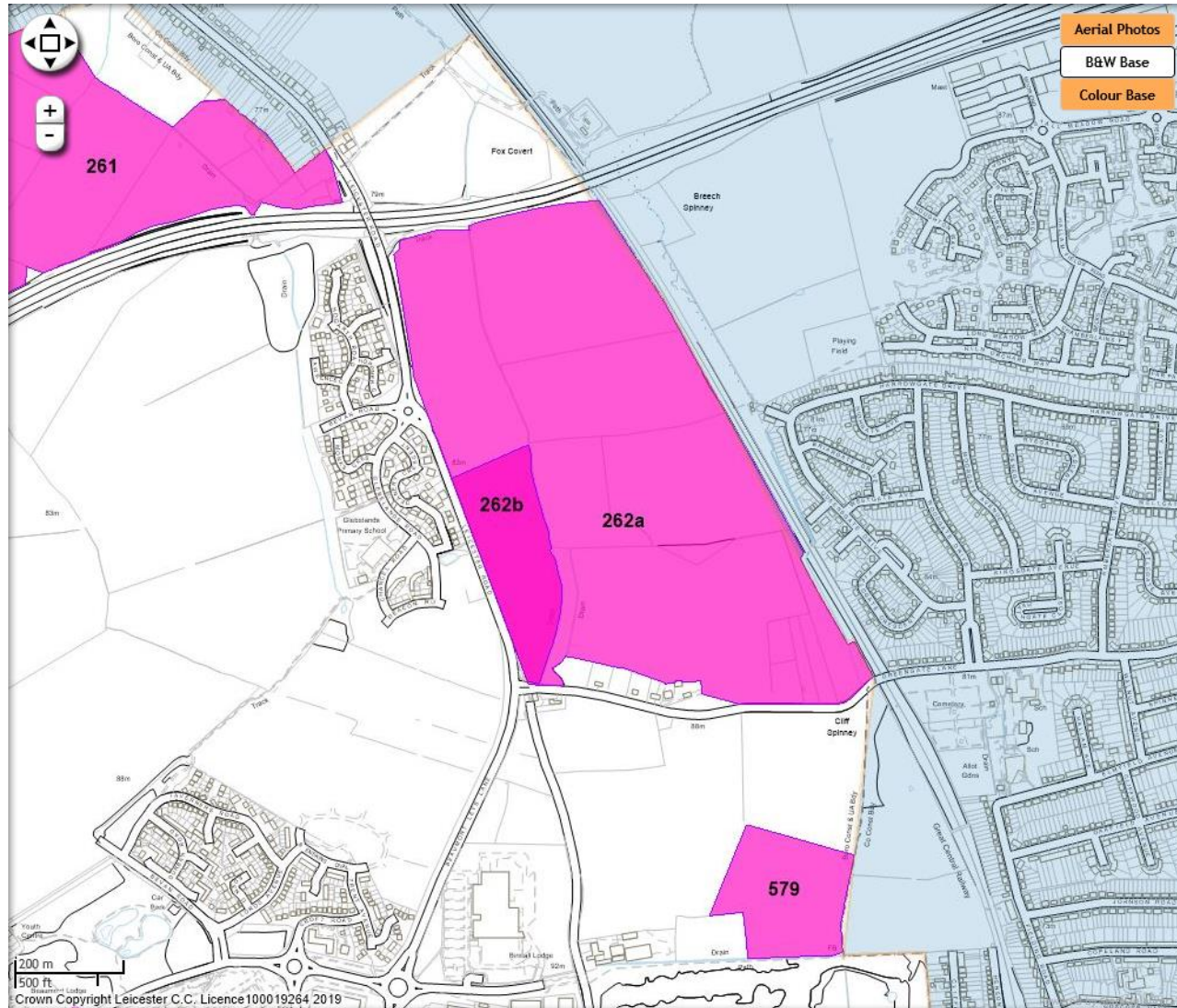
[consultations.leicester.gov.uk](https://consultations.leicester.gov.uk)

The Council has reviewed all comments received as part of the 2020 consultation and have taken these into consideration when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The upcoming consultation will give the opportunity to review the soundness of the Local Plan and provide any final comments. The Council have engaged with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. New sites submitted during the previous consultation have been considered for inclusion in the final list for the Local Plan.

## Summary List of Strategic Sites

Strategic Site	Site Address	Pages
<b>Ashton Green East</b>	Land to East of Leicester Road Adj Ashton Green ( <b>Site 262</b> ) Land north of Birstall Golf Course ( <b>Site 579</b> )	5-8
<b>Land West of Anstey Lane</b>	Land North of Billesdon Close ( <b>Site 309</b> ) The Paddock, Glenfield Hospital, Hallgate Drive ( <b>Site 718</b> ) Land West of Anstey Lane/South of Gorse Hill Hospital ( <b>Site 1054</b> )	9-11
<b>Land North of A46</b>	Land to North of A46 Western Bypass Adj Thurcaston ( <b>Site 261</b> ) Land north of Castle Hill Country Park ( <b>Site 580</b> )	12-14
<b>Western Golf Course</b>	Western Golf Course ( <b>Site 702</b> )	15-17
<b>General Hospital</b>	Land at Leicester General Hospital ( <b>Site 1044</b> )	18-20
<b>Beaumont Park</b>	Beaumont Park ( <b>Site 464</b> )	21-23

# Strategic Site: ASHTON GREEN EAST



## Summary

This strategic opportunity comprises two sites: one north of Greengate Lane (Site 262) and one south of Greengate Lane (Site 579). Both are within a moderately-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the two sites, as a natural extension of the already approved and partially delivered main Ashton Green development, to help meet the City's housing and employment needs over the Plan period. Site 262 is considered suitable primarily for housing development (including the provision of some plots for custom & self-build dwellings) but with provision made also for new public open space and a new secondary school. The part of the site considered suitable for housing and new public open space is shown as 262a. The part of the site considered suitable for a new secondary school is shown as 262b. Site 579 is considered suitable for employment in view of its relationship with adjacent land upon which employment uses are also to be delivered as part of the approved main Ashton Green development.

In terms of sustainability, the SA finds that Site 262 and Site 579 both perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; and retention of existing boundary hedges and ditches where feasible.

<b>Site No:</b>	262 a + b	<b>Site No:</b>	579
<b>Site Address:</b>	Land to East of Leicester Road Adj Ashton Green	<b>Site Address:</b>	Land north of Birstall Golf Course
<b>Ward/Area:</b>	Beaumont Leys (North-West)	<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	48.10	<b>Site Area (ha):</b>	4.86
<b>Category:</b>	Greenfield	<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Public Open Space (262a) and Education (262b)	<b>Proposed Uses:</b>	Employment (B1, B2 & B8 Uses)
<b>Capacity (Residential):</b>	660 (including some provision for custom & self-build plots)	<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A	<b>Capacity (Employment):</b>	4.86 hectares / 19,440 sq. m

<b>Capacity (Other):</b>	Secondary School (1,200 students) Public Open Space (4.94 hectares)	<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 2.75). Scope for comprehensive release with land to south and Ashton Green development to west to form eastward extension of the urban extent beyond Ashton Green Road/Leicester Road up to the former Great Central Railway. Suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; and sport provision.	<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 2.75). Scope for development in conjunction with (and access through) consented Ashton Green development to south of Greengate Lane and to east of Thurcaston Road. Suitable for employment. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; and highways access.
<b>Notes:</b>	Whole site suitable for development (but land to be made available within the site for a secondary school and 4.94 hectares of public open space).	<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council	<b>Ownership:</b>	Leicester City Council

<b>Delivery Timeframe:</b>	6-10 yrs and 11-15 yrs Secondary School: 2023	<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED	<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	5 Red; 7 Amber; 10 Green	<b>Initial RAG Score:</b>	5 Red; 4 Amber; 12 Green



## 31



## Summary

This strategic opportunity comprises three sites: one north of Billesdon Close (Site 309), one east of Hallgate Drive (Site 718) and a third to the west of Anstey Lane/South of Gorse Hill Hospital (Site 1054). All three are within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the sites, as a natural extension of the existing residential estate served by Hallgate Drive and Lady Hay Road, to help meet the City's housing needs during the Local Plan period. The strategic opportunity extends to the north and west on land (in separate ownership) within the administrative areas of both Charnwood Borough Council and Blaby District Council. Sites 309, 718 and 1054 are considered suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 336 dwellings (not including the potential capacity of land beyond the City boundary).

In terms of sustainability, the SA finds that Site 309 performs poorly (red) whilst Site 718 and site 1054 are found to be neutral (amber). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation and heritage protection; retention of broadleaf woodland; ecological protection and enhancement; retention of existing drainage/flood relief basins; and retention of existing boundary hedges where feasible.

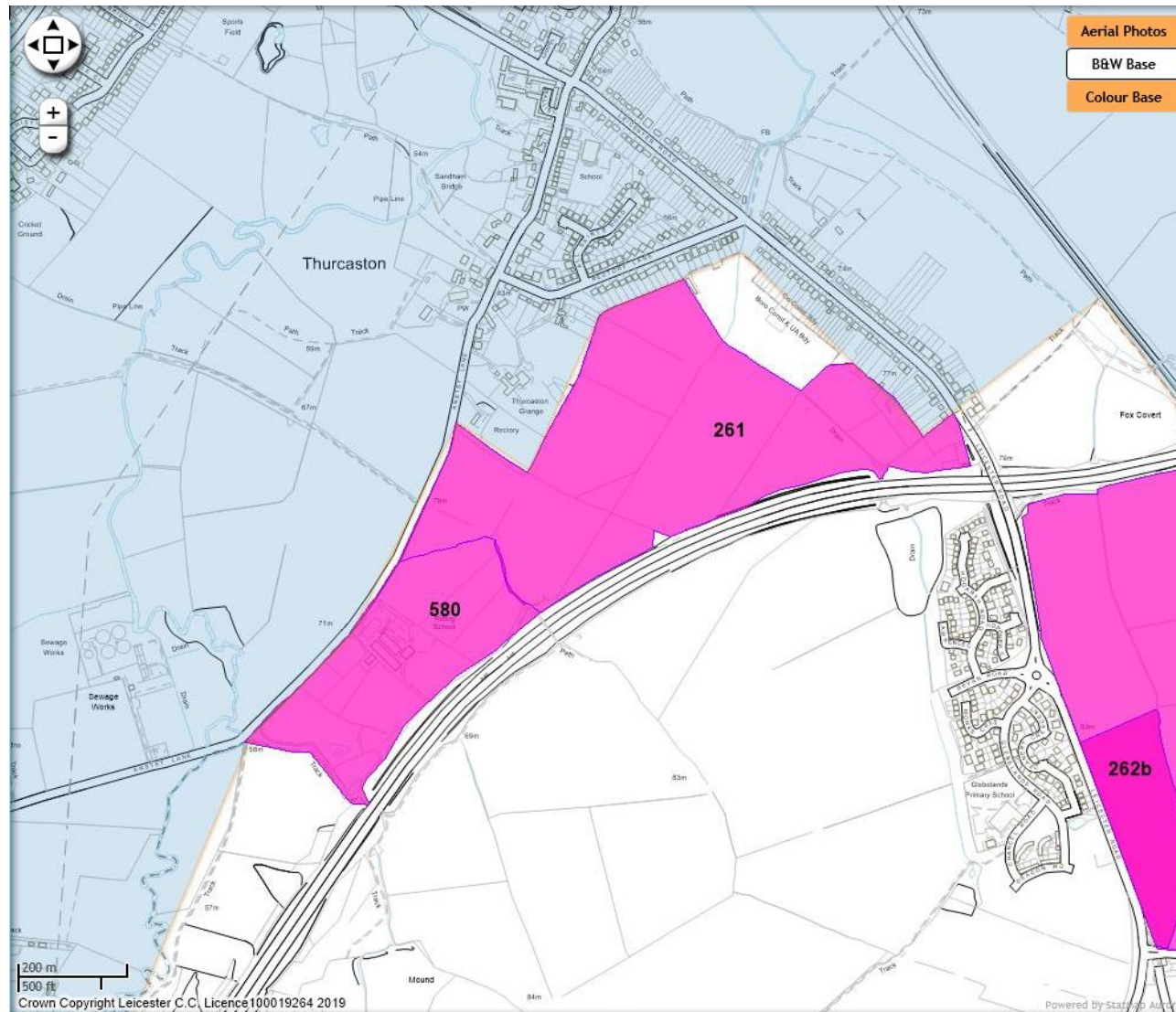
<b>Site No:</b>	309	<b>Site No:</b>	718	<b>Site No:</b>	1054
<b>Site Address:</b>	Land North of Billesdon Close	<b>Site Address:</b>	The Paddock, Glenfield Hospital, Hallgate Drive	<b>Site Address:</b>	Land West of Anstey Lane/South of Gorse Hill Hospital
<b>Ward/Area:</b>	Beaumont Leys (North-West)	<b>Ward/Area:</b>	Beaumont Leys (North-West)	<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	12.8	<b>Site Area (ha):</b>	4.5	<b>Site Area (ha):</b>	0.5
<b>Category:</b>	Greenfield	<b>Category:</b>	Greenfield	<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Public Open Space	<b>Proposed Uses:</b>	Residential and Public Open Space	<b>Proposed Uses:</b>	Residential and Public Open Space
<b>Capacity (Residential):</b>	240	<b>Capacity (Residential):</b>	85	<b>Capacity (Residential):</b>	12

<b>Capacity (Employment):</b>	N/A	<b>Capacity (Employment):</b>	N/A	<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Public Open Space (2.43 hectares across sites 309 & 718)	<b>Capacity (Other):</b>	Public Open Space (2.43 hectares across sites 309 & 718)	<b>Capacity (Other):</b>	Public Open Space (2.43 hectares across sites 309 & 718)
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 718 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address:	<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.25). Scope for comprehensive release with Site 309 and adjacent Green Wedge land in Charnwood/Blaby to form north-western extension of the urban extent beyond Glenfrith Way/Anstey Lane to A46 and Gynsill Lane. Subject to comprehensive access solution, site is suitable for housing. In addition to usual planning requirements development will need to address:	<b>Suitability Summary:</b>	TBC

	easement of ordinary watercourse and retention of attenuation features; ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		ecology; trees and hedgerows; archaeology; heritage; air quality; and highways access.		
<b>Notes:</b>	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	<b>Notes:</b>	Whole site suitable for development (but land to be made available across sites 309 & 718 for 2.43 hectares of public open space).	<b>Notes:</b>	TBC
<b>Ownership:</b>	Private	<b>Ownership:</b>	Private	<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	11-15 yrs and 16-17 yrs	<b>Delivery Timeframe:</b>	11-15 yrs and 16-17 yrs	<b>Delivery Timeframe:</b>	TBC
<b>Sustainability Typology:</b>	RED	<b>Sustainability Typology:</b>	CLEAR	<b>Sustainability Typology:</b>	Amber
<b>Initial RAG Score:</b>	4 Red; 9 Amber; 8 Green	<b>Initial RAG Score:</b>	4 Red; 4 Amber; 13 Green	<b>Initial RAG Score:</b>	5 Red; 5 Amber; 15 Green



# Strategic Site: LAND NORTH OF A46



## Summary

This strategic opportunity comprises of one site to the south of Thurcaston village (Site 261), site 580 has been dropped from this site allocation. Site 261 is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a northward extension of the (in conjunction with the consented Ashton Green development) urban extent of the City beyond the A46, to help meet the City's housing needs during the Local Plan period. There are existing uses on part of this strategic opportunity which will need to be retained or for which a relocation will need to be facilitated, to the satisfaction of the existing user, by the site promotor. Subject to this, the site has been considered as suitable primarily for housing development, but with provision made also for new public open space, giving a combined potential capacity of 420 dwellings.

In terms of sustainability, the SA finds that site 261 perform poorly (red). This is partly attributable to the sites' existing Green Wedge designation and relative remoteness in public transport terms. Mitigations for identified sustainability issues should include: measures to ensure good public transport accessibility; archaeological investigation; ecological protection and enhancement; flood risk management and retention of an on-site pond.

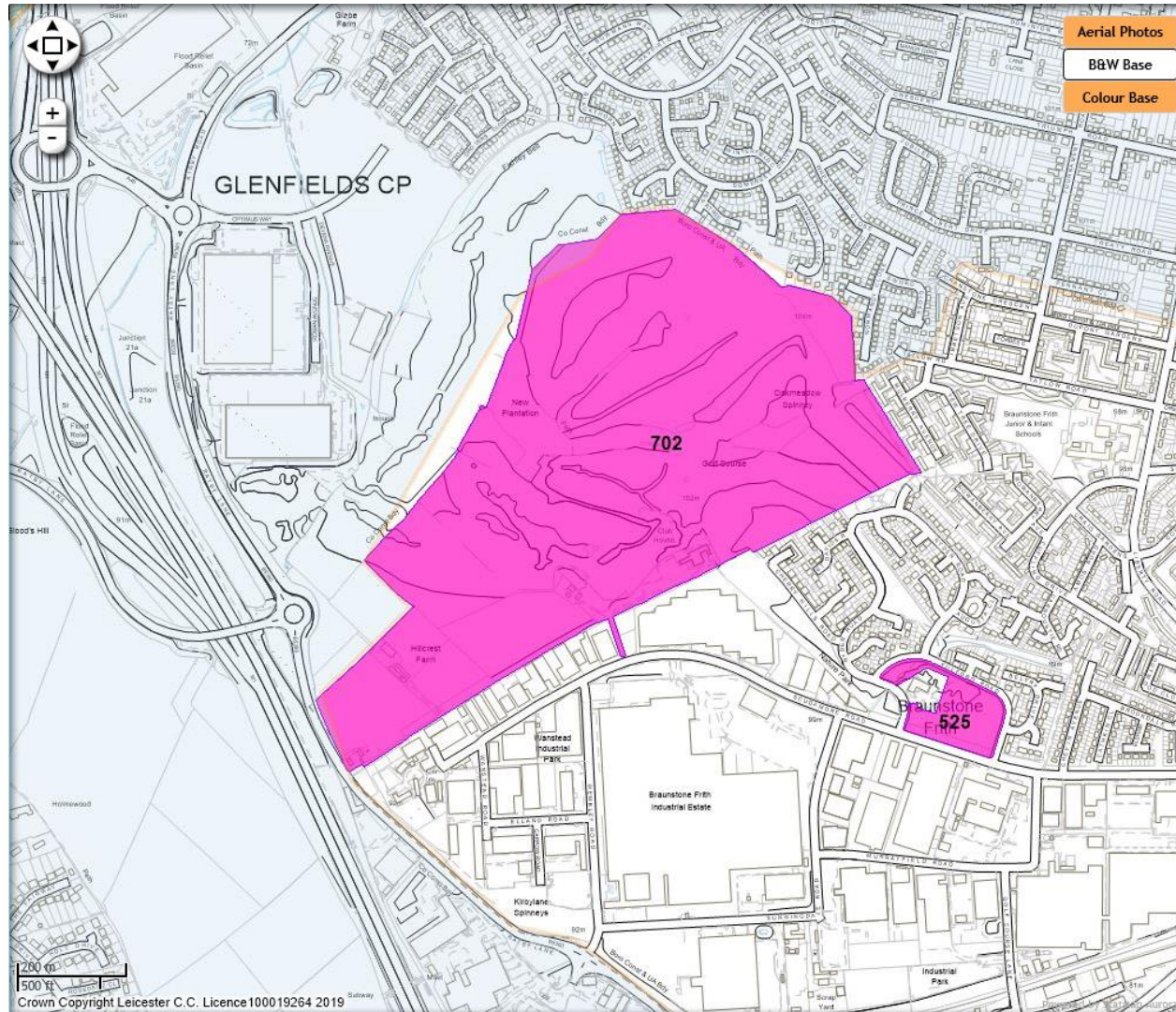
<b>Site No:</b>	261	<b>Site No:</b>	580
<b>Site Address:</b>	Land to North of A46 Western Bypass Adj Thurcaston	<b>Site Address:</b>	Land north of Castle Hill Country Park
<b>Ward/Area:</b>	Beaumont Leys (North-West)	<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	21.95	<b>Site Area (ha):</b>	10.6
<b>Category:</b>	Greenfield	<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential	<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	412	<b>Capacity (Residential):</b>	199
<b>Capacity (Employment):</b>	N/A	<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Public Open Space (4.57 hectares across sites 261 & 580)	<b>Capacity (Other):</b>	Public Open Space (4.57 hectares across sites 261 & 580)
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3). Scope	<b>Suitability Summary:</b>	Greenfield site within Green Wedge (score 3). Scope for

	for comprehensive release with Site 580 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane, but leave gap along Leicester Road site frontage to retain visual separation along Leicester Rd between City and Thurgaston village. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.		<del>comprehensive release with Site 261 and Ashton Green development to south to form northward extension of the urban extent beyond the A46 to Anstey Lane. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees and hedgerows; archaeology; air quality; traffic noise; and highways access.</del>
<b>Notes:</b>	Whole site suitable for development (but land to be made available across sites 261 & 580 for 4.57 hectares of public open space).	<b>Notes:</b>	<del>Whole site suitable for development (but land to be made available across sites 261 &amp; 580 for 4.57 hectares of public open space).</del>
<b>Ownership:</b>	Private	<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	5 yrs and 6-10 yrs	<b>Delivery Timeframe:</b>	6-10 yrs and 11-15 yrs
<b>Viability Typology:</b>	Green 400 (20)	<b>Viability Typology:</b>	<del>Green 400 (20)</del>
<b>Sustainability Typology:</b>	RED	<b>Sustainability Typology:</b>	RED

<b>Initial RAG Score:</b>	8 Red; 7 Amber; 5 Green	<b><del>Initial RAG Score:</del></b>	<del>5 Red; 5 Amber; 12 Green</del>
---------------------------	-------------------------	--------------------------------------	-------------------------------------



# Strategic Site: WESTERN GOLF COURSE



## Summary

This strategic opportunity comprises the majority land area of a former golf course (Site 702). The site is within a high-scoring portion of Green Wedge land. The draft allocation leads to the loss of the Green Wedge but is outweighed by the strategic opportunity of the site, as a natural extension of the existing residential estate served by Ryder Road and the industrial estate served by Scudamore Road, to help meet the City's housing and employment needs over the Plan period. The strategic opportunity of the former golf course extends beyond the City boundary to the north-west on land (also within Leicester City Council's ownership) within the administrative area of Blaby District Council. Whilst the site is considered suitable primarily for housing (including the provision of some plots for custom & self-build dwellings) and employment development, with provision made also for new public open space, the site is also suitable to accommodate the City's need for 7 permanent pitches for Gypsies & Travellers. The wider strategic opportunity, beyond the City boundary, may also make provision for supporting/ancillary retail and/or food and drink uses.

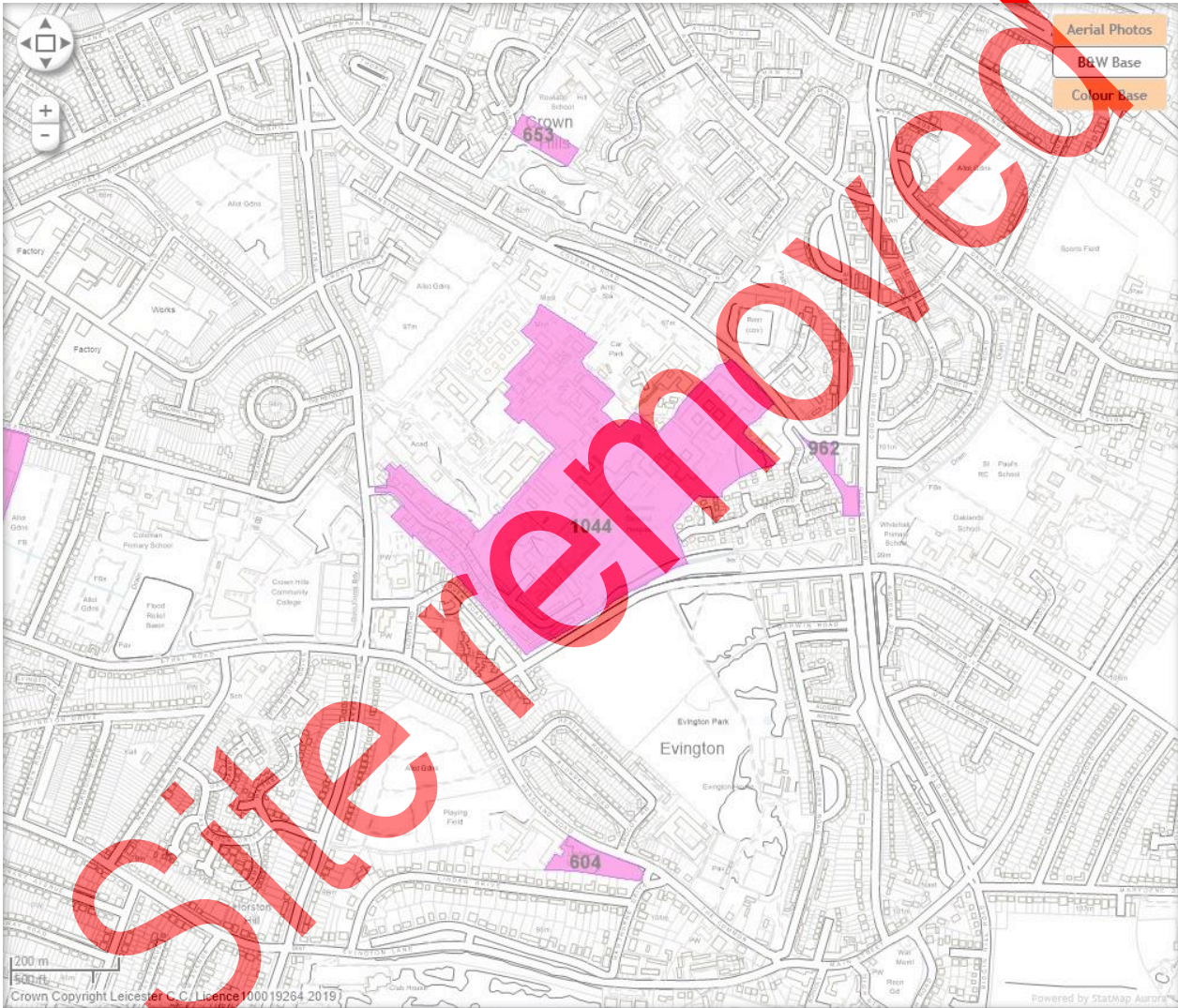
In terms of sustainability, the SA finds that the site (Site 702) performs poorly (red). This is partly attributable to the site's existing Green Wedge designation. Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and retention of on-site ponds.

<b>Site No:</b>	702
<b>Site Address:</b>	Western Golf Course
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	52.1
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential, Employment (B1, B2 & B8 Uses), Gypsy & Traveller Permanent Pitches and Public Open Space
<b>Capacity (Residential):</b>	466 (including some provision for custom & self-build plots)
<b>Capacity (Employment):</b>	20.5 hectares / 70,000 sq. m
<b>Capacity (Other):</b>	Gypsy and Traveller Pitches (7 Permanent Pitches) Public Open Space (3.48 hectares)
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 4). Scope for comprehensive release with adjoining land in Blaby to form westward extension of the urban extent beyond up to Ratby

	Lane/Optimus Point. Subject to protection of LWS and comprehensive highways access for this and adjoining land in Blaby, site is suitable for mixed use development including Gypsy & Traveller pitches. In addition to usual planning requirements development will need to address: ecology; trees and hedgerows; archaeology; heritage; air quality; traffic noise; highways access; and sport provision.
<b>Notes:</b>	Whole site suitable for development (but land to be made available within the site for 7 Gypsy & Traveller permanent pitches and 3.48 hectares of public open space).
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs and 11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	4 Red; 8 Amber; 9 Green



Strategic Site: GENERAL HOSPITAL



## Summary

This strategic opportunity arises primarily from the planned transfer of many (but not all) clinical functions from the General Hospital to the Royal Infirmary and Glenfield Hospitals, and is subject to the Central Government funding needed to enable that transfer. A secondary part of the opportunity arises from the planned disposal of land and buildings at Hospital Close. This secondary part would form phase one of development, with the larger part forming a second phase at a later date. Most of the opportunity comprises previously developed land but a part of the site (in phase two) is designated Green Space and could be preserved or re-provided. The proposal represents a strategic redevelopment opportunity within the existing urban area of the City, to help meet the City's housing needs during the Local Plan period. Both phases of the site are considered suitable primarily for housing development, but with provision made also for new public open space and the retention (and reuse) of locally listed buildings.

In terms of sustainability, the SA finds the site's (Site 1044) performance to be neutral (clear). Mitigations for identified sustainability issues should include: archaeological investigation; ecological protection and enhancement; and flood risk management.

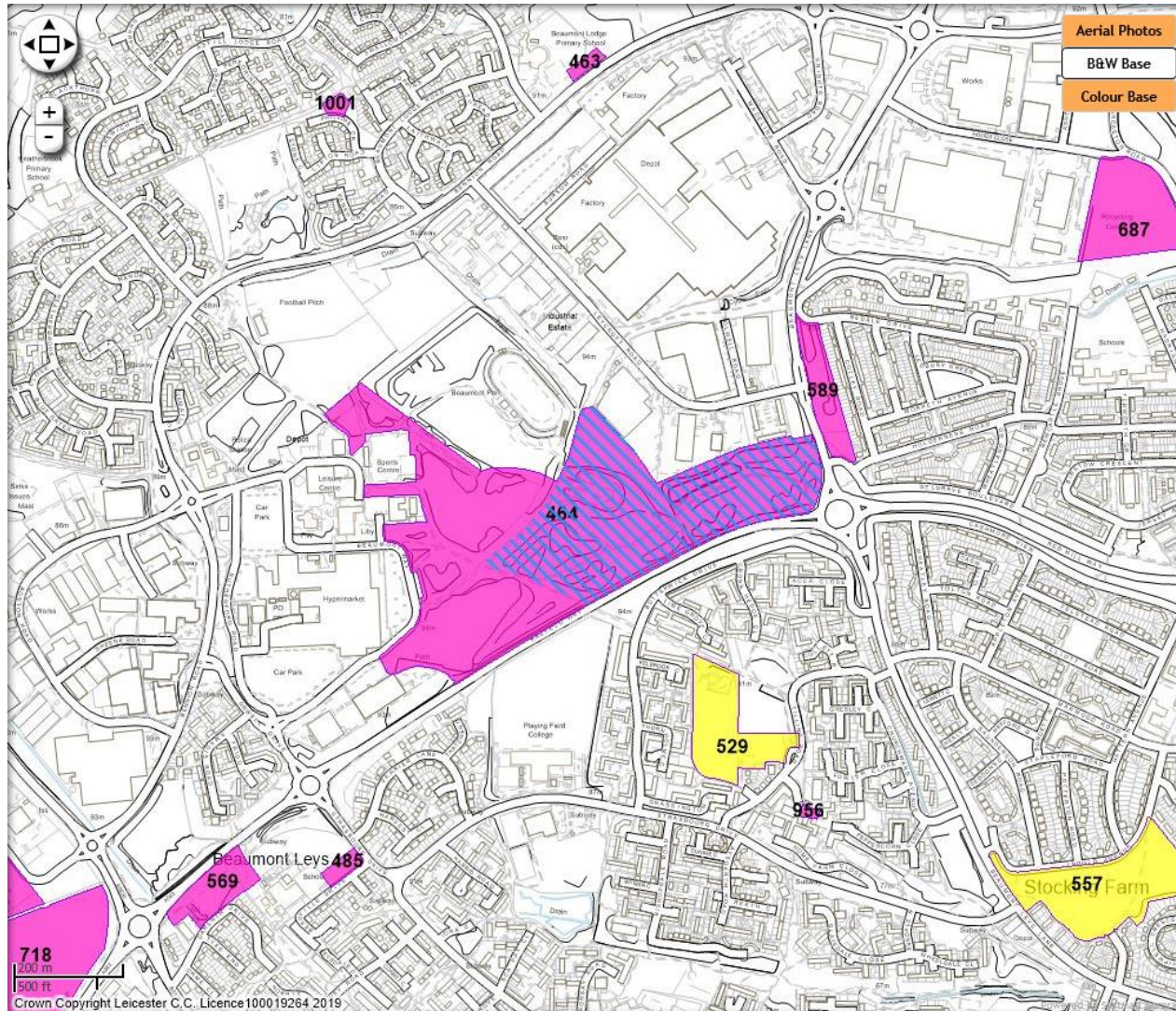
<b>Site No:</b>	1044
<b>Site Address:</b>	Land at Leicester General Hospital
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	28.35
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	532
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Public Open Space (3.98 hectares) and retention/re-provision of existing open space
<b>Suitability Summary:</b>	Predominantly a previously developed site with active non-residential uses. Development could involve some loss of existing open space in ward with sufficiency but OSSR area with deficiency, but this could be mitigated through re-provision (in addition to any new open space requirement). Subject to protection of LWS, open space re-provision and retention of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to

	address: surface water flood risk; ecology; heritage; archaeology; trees; air quality; and highways mitigation.
<b>Notes:</b>	Whole site suitable for development (but land to be made available across both phases for 3.98 hectares of new public open space, and retention/re-provision of existing open space)
<b>Ownership:</b>	NHS
<b>Delivery Timeframe:</b>	5yrs, 6-10 yrs and 11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 8 Amber; 13 Green

Site removed



# Strategic Site: BEAUMONT PARK



## Summary

This strategic opportunity comprises part of the land area of Beaumont Park (Site 464). The site is designated Green Space. The proposed loss of Green Space is regrettable but would be outweighed by the strategic opportunity of the site, located between Beaumont Leys Town Centre and the industrial estate served by Leycroft Road, to help meet the City's employment needs during the Local Plan period.

In terms of sustainability, the SA finds that the site (Site 464) performs moderately (Amber). This is partly attributable to the loss of public open space. Mitigations for identified sustainability issues should include: sports provision; ecological protection and enhancement; and retention or relocation of an on-site pond. As the land is known to be contaminated, remediation to a standard appropriate for employment use will be required.

\*NB: Other parts of Beaumont Park are included in the OSSR as children & young people's playspace and as outdoor sports space.

<b>Site No:</b>	464
<b>Site Address:</b>	Beaumont Park
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	20.74 (development on 8.8ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Employment (B1, B2 & B8 Uses)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	7.53 hectares / 25,000 sq. m
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Astill Lodge Park (Site 452) and Heard Walk Open Space (Site 544) provide alternative nearby provision. Site is suitable for employment use. In addition to usual planning requirements development will need to address: ecology; trees; land contamination; air quality; and sports provision.



<b>Notes:</b>	Approx. 40% of site (7.53Ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 9 Amber; 11 Green

## Glossary

CDA	Central Development Area
EDDR	Eastern District Distributor Road
LNR	Local Nature Reserve
LWS/pLWS	Local Wildlife Site/Proposed Local Wildlife Site
NPPF	National Planning Policy Framework (2019)
NPPG	National Planning Practice Guidance
Plan Period	The time period covered by the draft Local Plan (2019-2036)
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment

## APPENDIX 6

### NON-STRATEGIC SITES PROPOSED FOR ALLOCATION IN THE DRAFT LEICESTER LOCAL PLAN (2022)

**THIS DOCUMENT IS STILL BEING UPDATED, TAKING INTO ACCOUNT  
REVISED DENSITIES ETC.**

#### Introduction

Paragraph 23 of the NPPF states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map.

A growth diagram was published with the draft Local Plan consultation in 2020. The growth diagram portrayed the extent of the proposed new Central Development Area (CDA) and showed indicatively the locations of strategic components of the draft Local Plan. A policies map will be published with the Local Plan for the next round of consultation, which will form part of the Local Plan when adopted.

As part of the draft Local Plan, the Council showed proposed land use designation changes to the adopted Local Plan proposals map in the document entitled *Atlas of proposed changes to the Policies Map*. This document sets out the proposed non-strategic site allocations; an accompanying document sets out the proposed strategic site allocations. Both of these documents will be updated prior to the next consultation and will be supported by the Policies Map.

The proposed CDA has the potential to accommodate around 6,200 new homes and 3.92 hectares of land for office development. This is a key component of the draft Local Plan's spatial strategy for the City's growth over the plan period. The 53 non-strategic site allocations (48 proposed for housing, 2 - employment, 1 - leisure and tourism, 2 – schools) proposed in the Local Plan and set out in this document collectively make provision for 1,232 new homes over the plan period and around 4.8 hectares of land for employment uses.

#### Site Selection and Information

The proposed non-strategic site allocations set out in this document were selected by Council officers having regard to:

- Leicester's Sites Methodology document;
- Sustainability Appraisal; and
- 'Level 2' Strategic Flood Risk Assessment (2022 update).

A fuller explanation of the site selection process is provided in the Sites Methodology document referred-to above.

For each site in this document there is a map extract, on an Ordnance Survey base, identifying the subject site in the centre of the map, and showing the extent of the proposed Local Plan allocation either in pink (denoting that the whole of the site is proposed for development<sup>1</sup>) or in yellow (denoting that only part of the site is proposed

---

<sup>1</sup> Except for sites: 335 and 961 where a development area has been defined and the remainder is proposed as enhanced playing fields; and 559 where a development area has been defined and the

for development)<sup>2</sup>. For those sites shown in yellow as partial development sites, the part of the site that would be developed has not been determined<sup>3</sup> and the Council would welcome views on this as part of the consultation.

Below each map there is a table of explanatory information, as follows:

<b>Site No:</b>	the site's unique reference number
<b>Site Address:</b>	the name/address by which the site is known
<b>Ward/Area:</b>	the Council ward name (and OSSR <sup>4</sup> area)
<b>Site Area (ha):</b>	the site area, in hectares
<b>Category:</b>	either brownfield or greenfield <sup>5</sup>
<b>Proposed Uses:</b>	the development uses proposed by the allocation
<b>Capacity (Residential):</b>	the number of dwellings proposed by the allocation
<b>Capacity (Employment):</b>	the area in hectares and floorspace in square metres for employment uses
<b>Capacity (Other):</b>	the area in hectares or floorspace in square metres for any other uses
<b>Suitability Summary:</b>	a summary of Council officers findings of the site's suitability and the site specific issues likely to need particular attention when the site is brought forward for development
<b>Notes:</b>	whether the site is wholly or only partially suitable for development
<b>Ownership:</b>	either City Council or privately owned
<b>Delivery Timeframe:</b>	when the site is likely to be developed
<b>Sustainability Typology:</b>	the site's score from the Sustainability Appraisal (Red, Amber or Clear)
<b>Initial RAG Score:</b>	the number of <u>R</u> eds, <u>A</u> mbers and <u>G</u> reens (RAG) scored as a result of initial assessment, following the Sites Methodology, by Council officers

## Next Steps and Timeframes

---

remainder is safeguarded for the route of the Eastern District Distributor Road (EDDR) (the route of the EDDR is shown on the 2006 Local Plan proposals map).

<sup>2</sup> In this context, 'development' includes the provision (where relevant) of roads, car parking, amenity areas, landscaping etc., not just buildings.

<sup>3</sup> Except for site 960, parts of which is subject to environmental/planning constraints.

<sup>4</sup> The Open Spaces, Sports and Recreation (OSSR) Study 2017. The OSSR identifies open space planning areas within the City as: North-East, South-East, South, West, North-West, and Inner.

<sup>5</sup> Brownfield means land which is previously developed, greenfield means land which is not previously developed.

The sites contained within this document are within the final version of the Local Plan. To view the draft Local Plan and to make your views known about any of the proposed site allocations please click here:

[consultations.leicester.gov.uk](https://consultations.leicester.gov.uk)

The Council has reviewed all comments received as part of the 2020 consultation and have taken these into consideration when deciding the final list of sites that it wishes to be included in the Local Plan for submission for Examination in Public. The upcoming consultation will give the opportunity to review the soundness of the Local Plan and provide any final comments. The Council have engaged with other interested parties including site owners/promoters, neighbouring local authorities and the County Council, utilities providers and others. New sites submitted during the previous consultation have been considered for inclusion in the final list for the Local Plan.

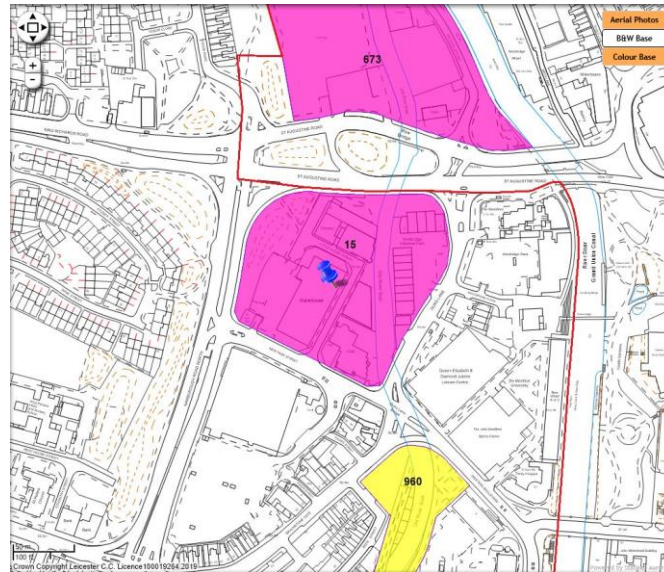
## Summary List of Non-Strategic Sites

Site No.	Site Address	Page
15	St. Augustine Road	7
19	Velodrome Saffron Lane	8
190	Lanesborough Road – former allotments	9
219	Rosedale Avenue – Land rear of, and Harrison Road allotments	10
222	Evington Valley Road (former Dunlop Works)	11
240	114-116 Western Road	12
297	Sturdee Road - The Exchange	13
307	Mary Gee Houses - 101-107 Ratcliffe Road	14
335	Manor House Playing Fields - Narborough Road	15
449	Allexton Gardens Open Space	16
463	Beaumont Lodge Primary School Playing Fields	17
473	<del>Birstall Golf Course (adjacent to Astill Drive)</del>	18
474	<del>Birstall Golf Course (south of Park Drive)</del>	19
481	Brent Knowle Gardens	20
485	<del>Buswells Lodge Primary School Playing Fields</del>	21
488	Carter Street/Weymouth Street/Bardolph Street East	22
501	Croyland Green	23
505	Dorothy Road/Linden Street/Constance Road	24
515	<del>Featherstone Drive Open Space</del>	25
516	<del>Former bus depot, Abbey Park Road</del>	26
525	Fulford Road Open Space	27
527	<del>Gilmorton Avenue Playground</del>	28
529	Glovers Walk Open Space	29
546	<del>Herrick Primary School Playing Fields</del>	30
549	Hockley Farm Road Open Space	31
557	Ingold Avenue Open Space	32
559	Judgemeadow Community College Playing Fields	33
566	<del>Kirminton Gardens</del>	34
569	Krefeld Way/Darenth Drive Open Space	35
575	Land adjacent Great Central Railway	36
577	Land adjacent Keyham Lane/Preston Rise	37
589	Land to east of Beaumont Leys Lane	38

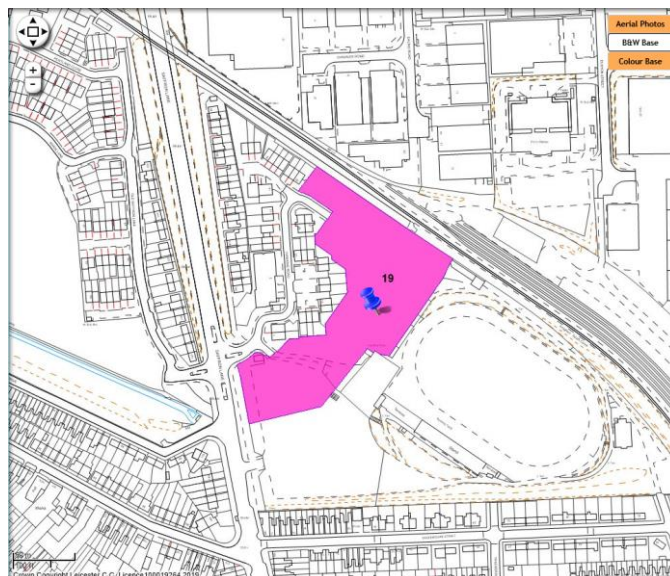
604	<del>Linden School Playing Fields</del>	39
605	<del>Longleat Close Open Space (Waddesdon Walk)</del>	40
620	Morton Walk Open Space	41
626	Neston Gardens Open Space/Mud Dumps	42
627	<del>Neston Gardens Playing Fields</del>	43
629	Netherhall Road Open Space	44
631	Newlyn Parade/Crayford Way	45
646	Rancliffe Gardens	46
647	Ranworth Open Space	47
648	Rayleigh Green	48
653	Rowlatts Hill School Playing Fields	49
663	<del>Sedgebrook Road Open Space</del>	50
665	Sharmon Crescent Open Space	51
669	Spendlow Gardens	52
673	<del>St. Augustine's</del>	53
675	<del>St. Helen's Close Open Space</del>	54
684	Land adjacent to Evington Leisure Centre	55
687	Thurcaston Road/Hadrian Road Open Space	56
715	Land North of Gartree Road	57
956	<del>Site of 11 Old Barn Walk</del>	58
960	Land west of Bede Island Road (Braunstone Gate)	59
961	Welford Road Playing Fields	60
962	Amenity land between Coleman Road and Goodwood Road	62
963	Southfields Infant School and Newry Specialist Learning Centre	63
992	Woodstock Road	64
1001	Phillips Crescent	65
1006	<del>Kingscliffe Crescent Open Space</del>	66
1007	Glazebrook Square	67
1021	<del>Sunbury Green</del>	68
1030	Dysart Way	69
1034	Forest Lodge Education Centre, Charnor Road	70
1035	VRRE/Gipsy Lane	71
1037	Spence Street	72
1039	Bisley Street/Western Road	73

1040	Mountain Road	74
1041	Land off Hazeldene Road adj. Kestrel's Field Primary School	75
1042	Land off Heacham Drive (former playing fields)	76
1047	Land at Groby Road/Fosse Road North	77
1049	Land at Manor Farm/Collis Crescent	79
1051	Gilmorton Community Rooms/Hopyard Close shops	80
1052	Railway station, former sorting office and station car park	81
1053	Land at Midland St, Southampton St, Nicholas St & Queen St	82

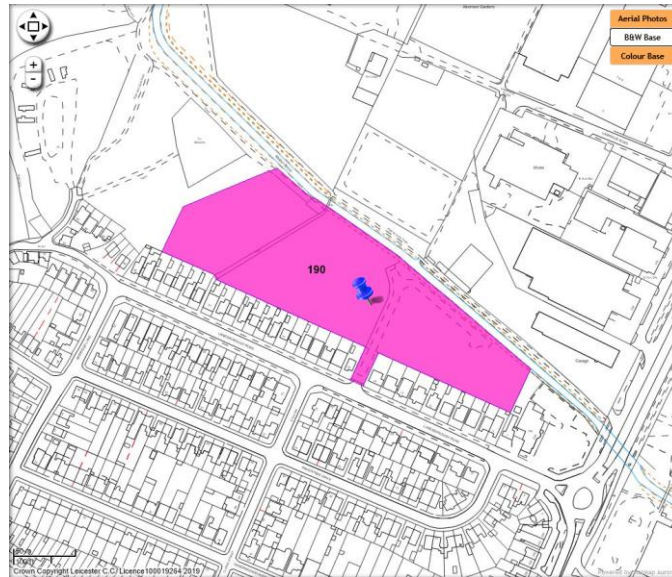




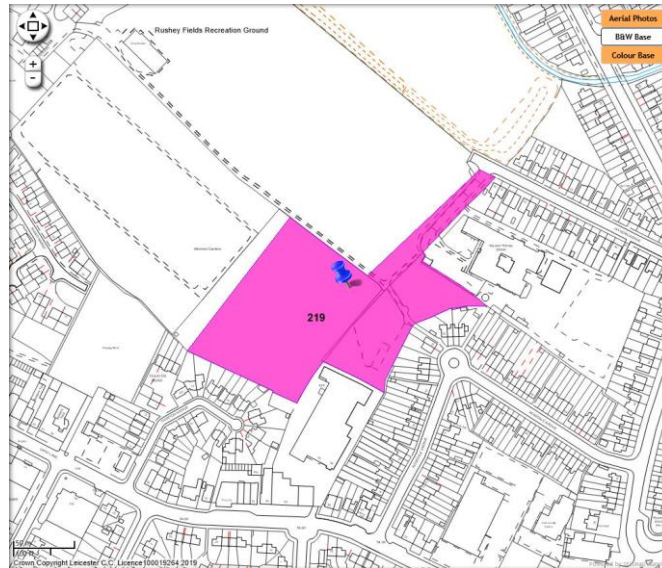
<b>Site No:</b>	15
<b>Site Address:</b>	St. Augustine Road
<b>Ward/Area:</b>	Westcotes (Inner)
<b>Site Area (ha):</b>	2.02
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Mixed Residential and Employment Uses
<b>Capacity (Residential):</b>	36
<b>Capacity (Employment):</b>	To be determined by scheme feasibility
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA) and protection of River Soar LWS, site is suitable for mixed-use redevelopment and conversion of existing buildings. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; trees; air quality; and highways access.
<b>Notes:</b>	Other than River Soar, whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	1 Red; 7 Amber; 10 Green



<b>Site No:</b>	19
<b>Site Address:</b>	Velodrome Saffron Lane
<b>Ward/Area:</b>	Saffron (Inner)
<b>Site Area (ha):</b>	1.28
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	32
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed vacant site with previous outline planning permission (now expired). Site is suitable for housing development. In addition to usual planning requirements development will need to address: Saffron Brook culvert; ecology; air quality; transport impacts; relationship with stadium and railway.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	5yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 3 Amber; 17 Green

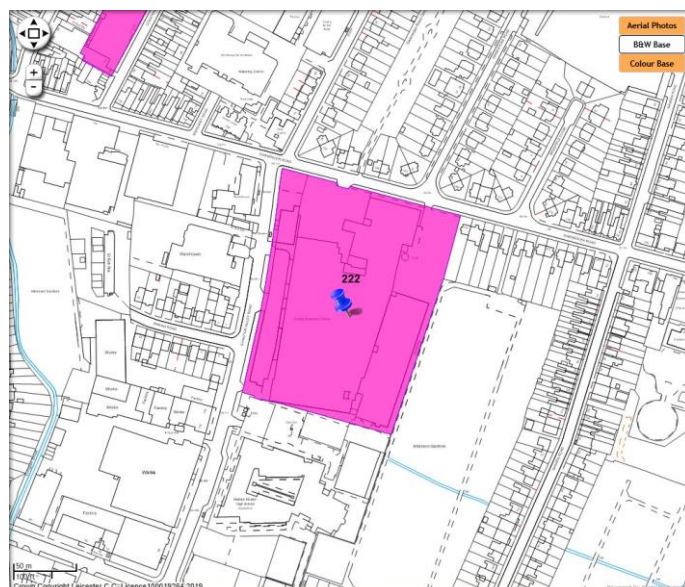


<b>Site No:</b>	190
<b>Site Address:</b>	Lanesborough Road – former allotments
<b>Ward/Area:</b>	Rushey Mead (North-West)
<b>Site Area (ha):</b>	2.3
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	44
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield former (declassified) allotment site / existing allocated vacant site with previous planning permission (now expired). Subject to the exception test (see SFRA) and protection of LWS, site is suitable for housing development. In addition to usual planning requirements development will need to address: flood risk; Melton Brook; ecology; trees; archaeology; PROW; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	5yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	2 Red; 5 Amber; 14 Green

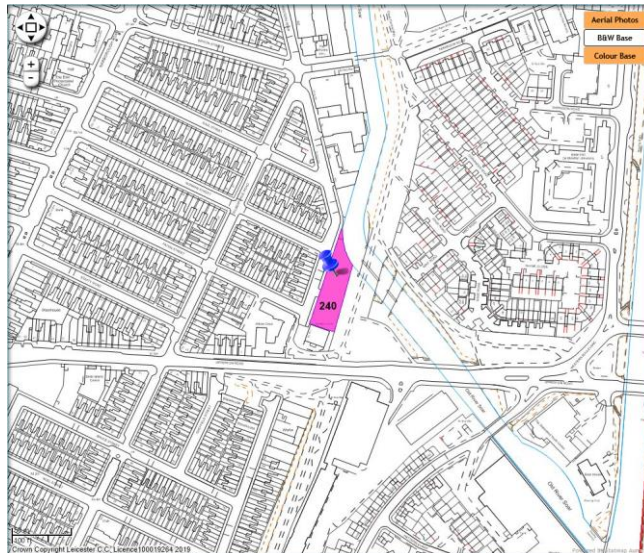


<b>Site No:</b>	219
<b>Site Address:</b>	Rosedale Avenue – Land at rear of, and Harrison Road allotments
<b>Ward/Area:</b>	Rushey Mead (North-East)
<b>Site Area (ha):</b>	1.83
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	46
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield former (declassified) allotment site. Site is suitable for housing development. In addition to the usual planning requirements development will need to address: ecology; trees; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 2 Amber; 11 Green

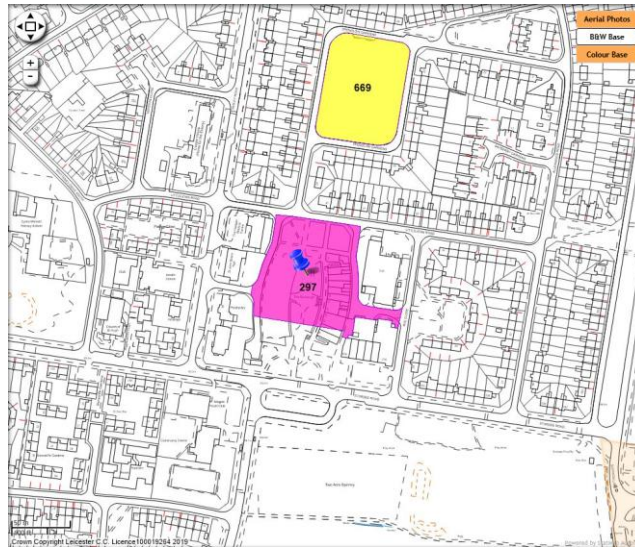




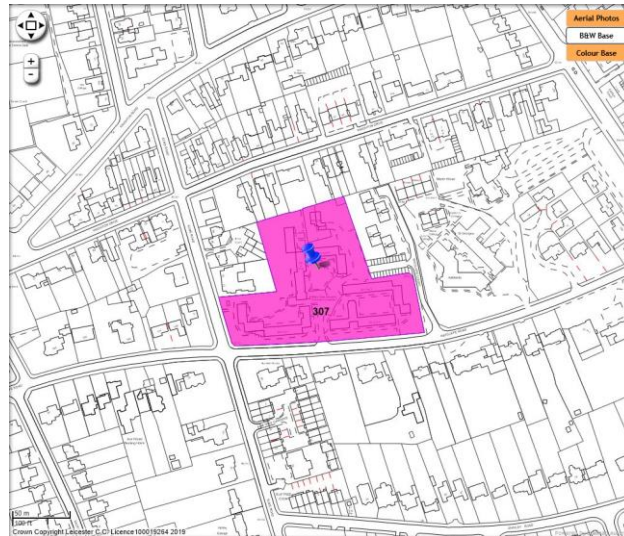
<b>Site No:</b>	222
<b>Site Address:</b>	Evington Valley Road (former Dunlop Works)
<b>Ward/Area:</b>	Spinney Hills (Inner)
<b>Site Area (ha):</b>	2.37
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Mixed Residential and Employment Uses
<b>Capacity (Residential):</b>	45
<b>Capacity (Employment):</b>	To be determined by scheme feasibility
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed / existing allocated site with active non-residential uses. Subject to the exception test (see SFRA) site is suitable for mixed-use conversion of this locally listed building. In addition to usual planning requirements development will need to address: flood risk; ecology; heritage; archaeology; and trees.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 2 Amber; 14 Green



<b>Site No:</b>	240
<b>Site Address:</b>	114-116 Western Road
<b>Ward/Area:</b>	Westcotes (Inner)
<b>Site Area (ha):</b>	0.14
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	7
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Withdrawn application (20150498) for 85 flats. Subject to the exception test (see SFRA) site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; ecology; and heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	5 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	1 Red; 2 Amber; 18 Green

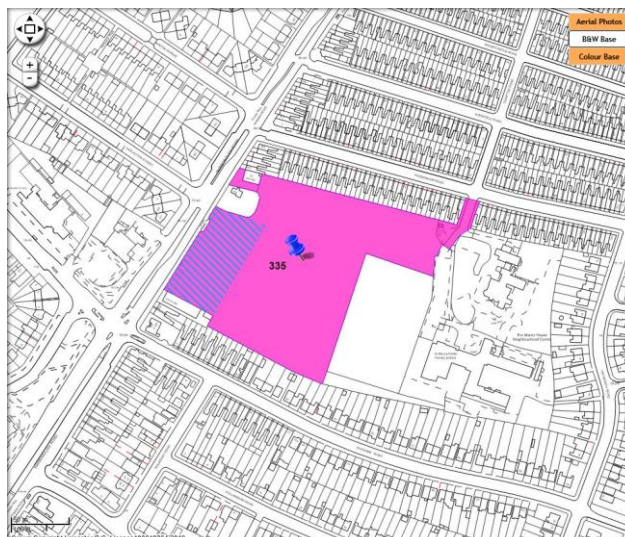


<b>Site No:</b>	297
<b>Site Address:</b>	Sturdee Road - The Exchange
<b>Ward/Area:</b>	Eyres Monsell (South)
<b>Site Area (ha):</b>	0.7
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	18
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site with previous outline planning permission (now expired). Extent of Local Centre proposed for revision to reflect recent consented and built retail and other development. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	5 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 2 Amber; 18 Green

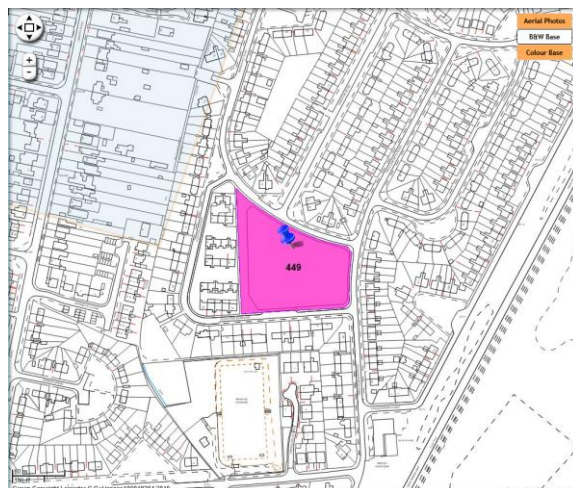


<b>Site No:</b>	307
<b>Site Address:</b>	Mary Gee Houses - 101-107 Ratcliffe Road
<b>Ward/Area:</b>	Knighton (South-East)
<b>Site Area (ha):</b>	1.37
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	100
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Current application (20190433) for 100 flats with care for the elderly. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	5 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 2 Amber; 14 Green

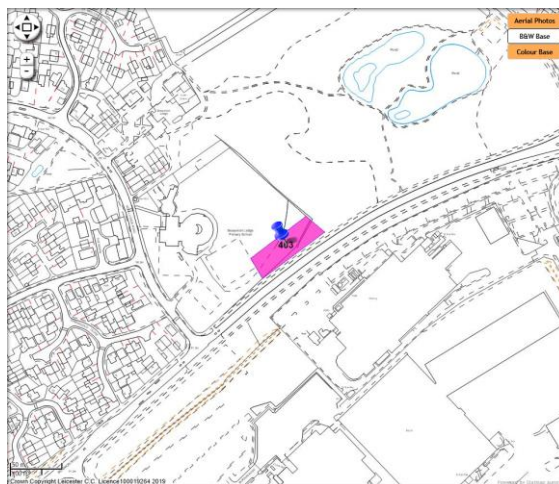




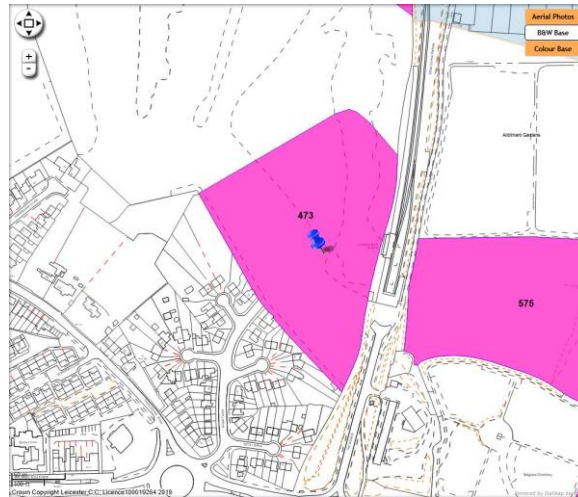
<b>Site No:</b>	335
<b>Site Address:</b>	Manor House Playing Fields - Narborough Road
<b>Ward/Area:</b>	Braunstone and Rowley Fields (Inner)
<b>Site Area (ha):</b>	2.24 (development on 0.4ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Playing Fields
<b>Capacity (Residential):</b>	19
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Scope for partial development to open-up/enhance public access to playing fields. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; heritage; air quality; highways access; and sport provision.
<b>Notes:</b>	One fifth of site (0.4ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 1 Amber; 17 Green



<b>Site No:</b>	449
<b>Site Address:</b>	Allextion Gardens Open Space
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	0.86
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	22
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. However Western Park provides nearby alternative provision for local open space needs. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology; heritage; and sport provision.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 15 Green



<b>Site No:</b>	463
<b>Site Address:</b>	Beaumont Lodge Primary School Playing Fields
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	0.25
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	7
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds). Scope for release of part fronting Bennion Road without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage; ecology; and trees.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 6 Amber; 12 Green

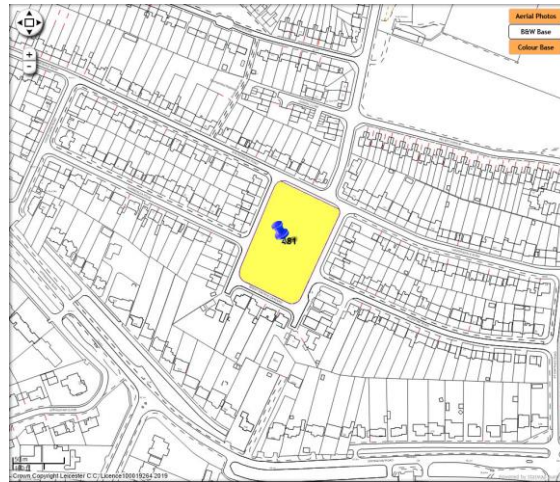


<b>Site No:</b>	473
<b>Site Address:</b>	Birstall Golf Course (adjacent to Astill Drive)
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	2.75
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	52
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Astill Drive estate up to boundary with Great Central Railway without significant harm to the remainder of this Green Wedge parcel. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 7 Amber; 13 Green

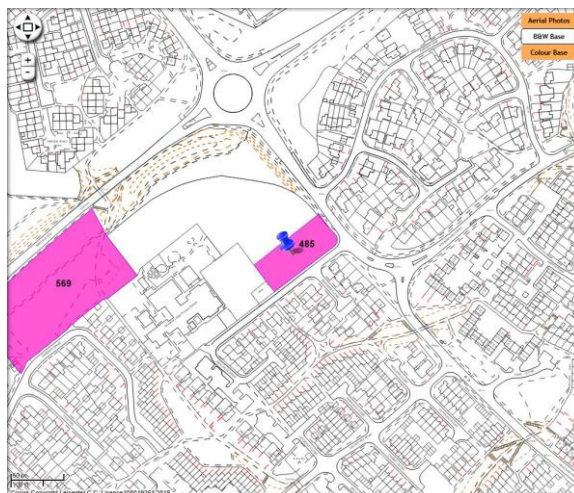


<b>Site No:</b>	474
<b>Site Address:</b>	Birstall Golf Course (south of Park Drive)
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	2.78
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	53
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Birstall without significant harm to the remainder of this Green Wedge parcel. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	4 Red; 4 Amber; 15 Green

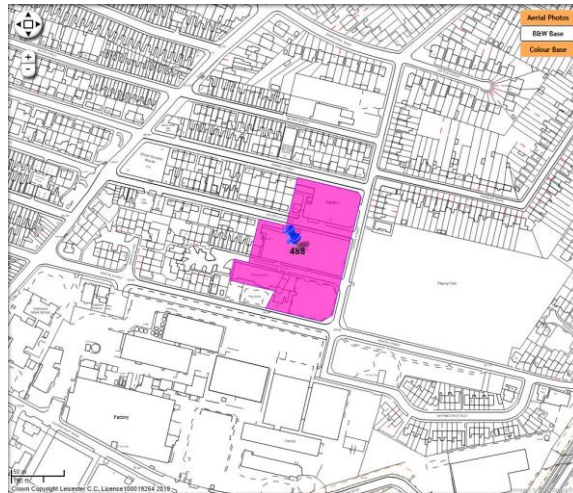




<b>Site No:</b>	481
<b>Site Address:</b>	Brent Knowle Gardens
<b>Ward/Area:</b>	Thurncourt (North-East)
<b>Site Area (ha):</b>	0.68 (development on 0.34ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	11
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing.
<b>Notes:</b>	Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	5 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	4 Red; 1 Amber; 16 Green



<b>Site No:</b>	485
<b>Site Address:</b>	Buswells Lodge Primary School Playing Fields
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	0.25
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds). Scope for release of part fronting Beauville Drive subject to extension of school site into adjacent amenity land (towards Krefeld Way) to ensure no prejudice to school playing field. Site suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 4 Amber; 16 Green

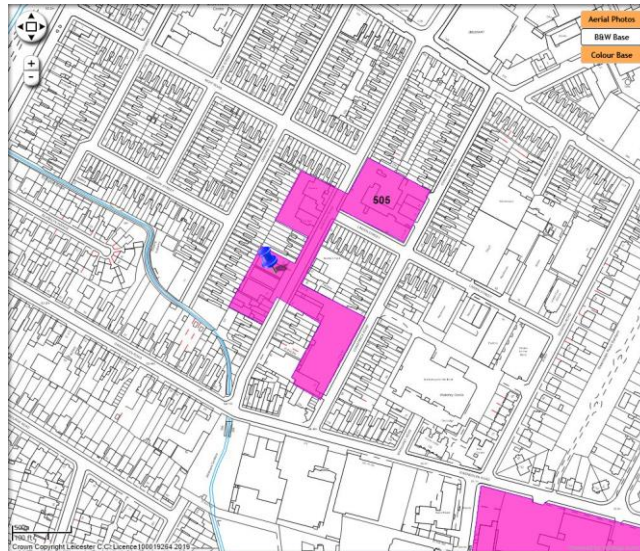


<b>Site No:</b>	488
<b>Site Address:</b>	Carter Street/Weymouth Street/Bardolph Street East
<b>Ward/Area:</b>	Belgrave (North-East)
<b>Site Area (ha):</b>	1.05 (development on 0.64ha only)
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	16
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site with active non-residential uses. Subject to the exception test (see SFRA) and no development on FZ3B parts, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; heritage; and air quality.
<b>Notes:</b>	Other than FZ3B part, whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	16-17 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 6 Amber; 16 Green

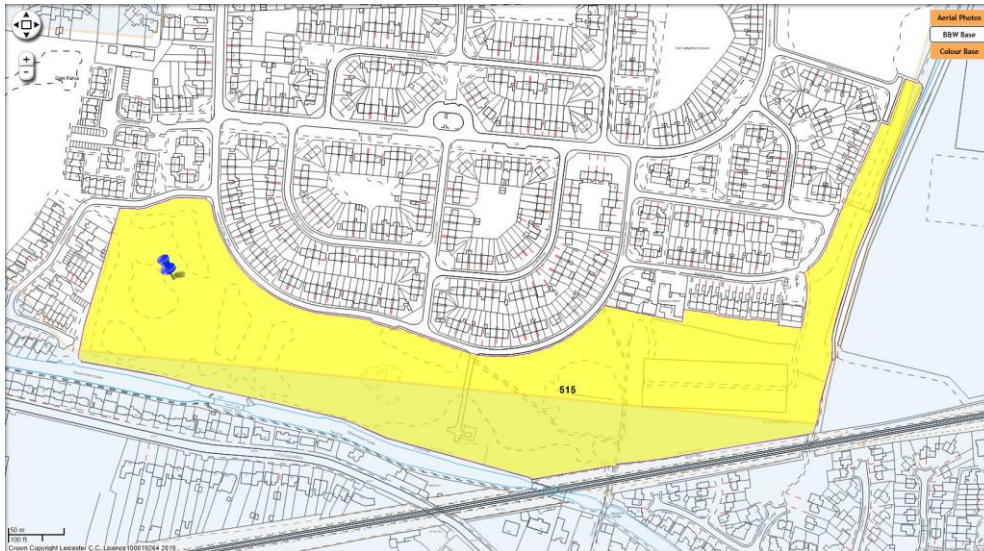




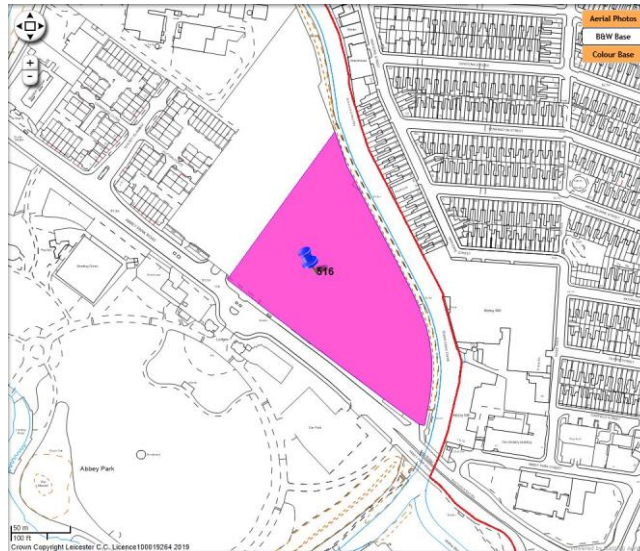
<b>Site No:</b>	501
<b>Site Address:</b>	Croyland Green
<b>Ward/Area:</b>	Thurncourt (North-East)
<b>Site Area (ha):</b>	0.51 (development on 0.25ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: heritage.
<b>Notes:</b>	Half of site (0.25ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 3 Amber; 17 Green



<b>Site No:</b>	505
<b>Site Address:</b>	Dorothy Road/Linden Street/Constance Road
<b>Ward/Area:</b>	Spinney Hills (Inner)
<b>Site Area (ha):</b>	1.07 (development on 1.02ha only)
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	26
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site with active non-residential uses. Subject to the exception test (see SFRA), no development on FZ3B parts and retention/re-use of locally listed buildings, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; heritage; air quality; and highways access.
<b>Notes:</b>	Other than FZ3B part, whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	16-17 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 1 Amber; 20 Green

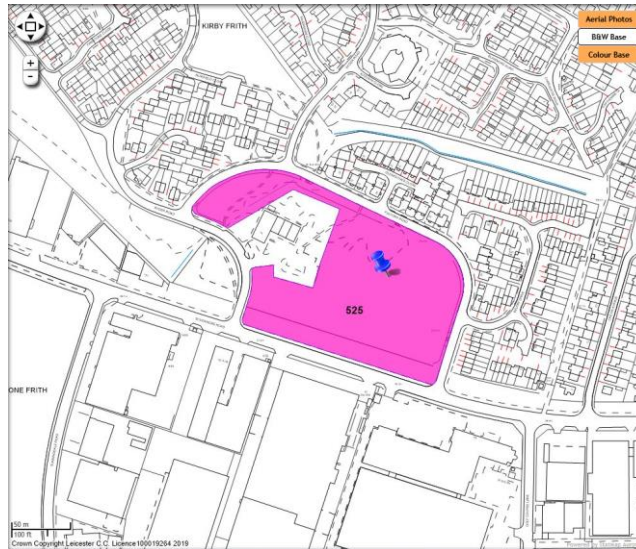


<b>Site No:</b>	515
<b>Site Address:</b>	Featherstone Drive Open Space
<b>Ward/Area:</b>	Eyres Monsell (South)
<b>Site Area (ha):</b>	8.28 (development on 4.14ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	78
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Sonning Way Open Space and Her Ladyship's Covert (Site 545) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; air quality; allotment provision; and highways access.
<b>Notes:</b>	Half of site (4.14ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	4 Red; 6 Amber; 13 Green

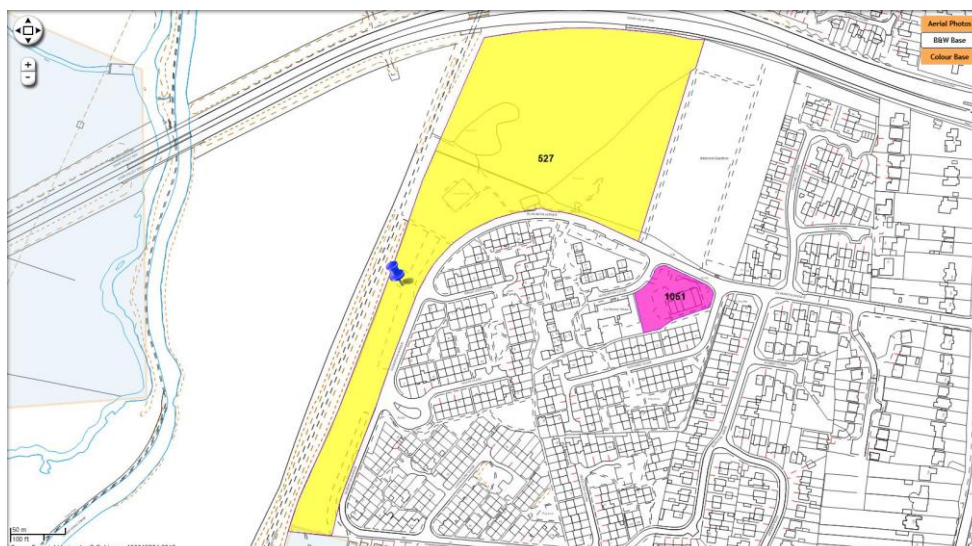


<b>Site No:</b>	516
<b>Site Address:</b>	Former bus depot, Abbey Park Road
<b>Ward/Area:</b>	Abbey
<b>Site Area (ha):</b>	3.43
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Education
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Secondary School (1,200 students)
<b>Suitability Summary:</b>	Previously developed site. Current planning application a two and three storey school building and sports hall (20191730). Subject to outcome of application 20191730 and the exception test (see SFRA), site is suitable for education use. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; heritage; and air quality.
<b>Notes:</b>	Whole site suitable for development.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	2021
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 5 Amber; 15 Green

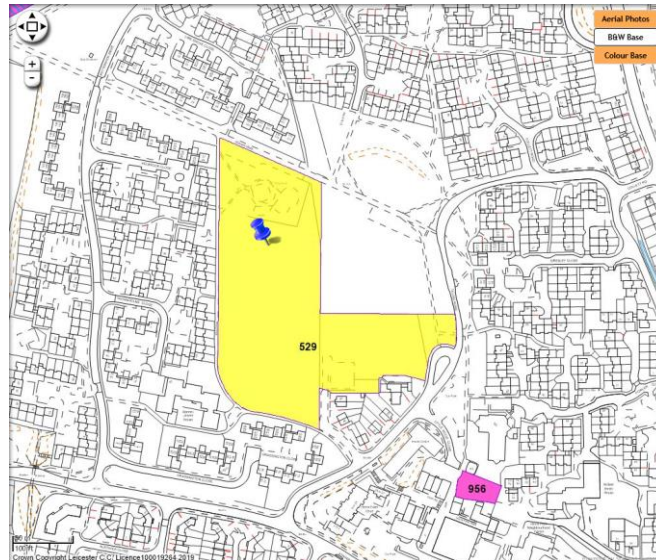




<b>Site No:</b>	525
<b>Site Address:</b>	Fulford Road Open Space
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	2
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	50
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Kirby Frith LNR, Ryder Road Open Space and Ryder Road Spinney (Sites 565, 656 and 658) provide alternative nearby provision. Subject to protection of LWS site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; air quality; highways access; and sport provision.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 16 Green



<b>Site No:</b>	527
<b>Site Address:</b>	Gilmorton Avenue Playground
<b>Ward/Area:</b>	Aylestone (South)
<b>Site Area (ha):</b>	4.58 (development on 1.5ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	38
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.75). Scope for development as an extension of urban extent of Gilmorton Avenue estate up to boundary with Great Central Way without significant harm to other parcels forming the remainder of this Green Wedge. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; highways access; and sports provision.
<b>Notes:</b>	One third of site (1.5ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 & 11-15 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	5 Red; 5 Amber; 13 Green

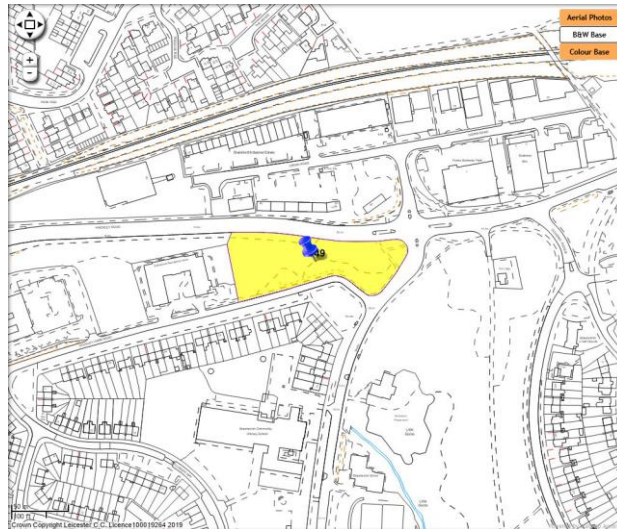


<b>Site No:</b>	529
<b>Site Address:</b>	Glovers Walk Open Space
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	2.36 (development on 1.18ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	30
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space (Sites 543, 544 and 640) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees and hedgerows; heritage; highways access; and sports provision.
<b>Notes:</b>	Half of site (1.18ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 2 Amber; 19 Green

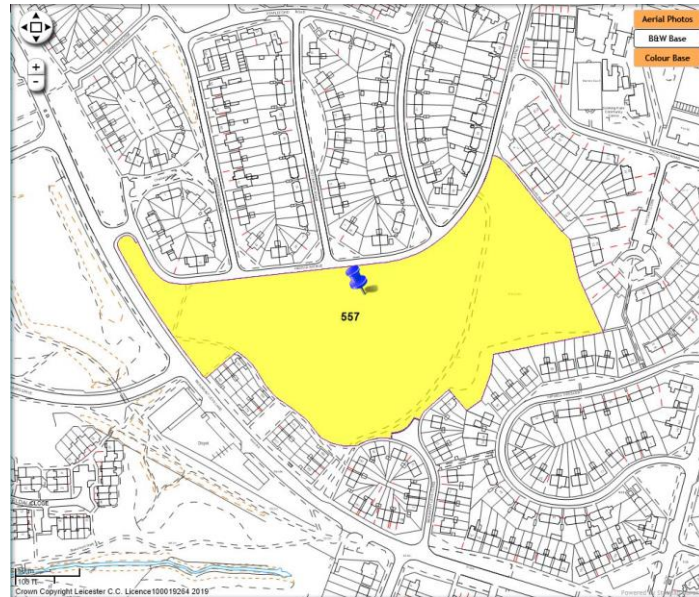


<b>Site No:</b>	546
<b>Site Address:</b>	Herrick Primary School Playing Fields
<b>Ward/Area:</b>	Rushey Mead (North-East)
<b>Site Area (ha):</b>	0.25
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds). Scope for release of part fronting Gleneagles Avenue without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 0 Amber; 18 Green

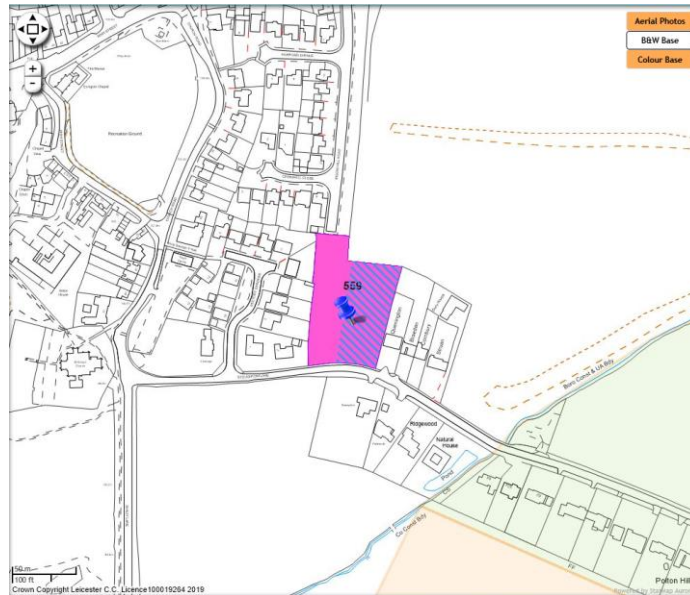




<b>Site No:</b>	549
<b>Site Address:</b>	Hockley Farm Road Open Space
<b>Ward/Area:</b>	Braunstone Park and Rowley Fields (West)
<b>Site Area (ha):</b>	0.66 (development on 0.22ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	7
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; heritage; and air quality.
<b>Notes:</b>	One third of site (0.22ha) suitable for development. Remainder to be retained for trees.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 2 Amber; 20 Green



<b>Site No:</b>	557
<b>Site Address:</b>	Ingold Avenue Open Space
<b>Ward/Area:</b>	Abbey Ward (North-West)
<b>Site Area (ha):</b>	3.69 (development on 2.46ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	47
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space and Peppercorn Walk Open Space (Sites 543, 544 and 640) provide nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; topography; highways access; and sports provision.
<b>Notes:</b>	Two thirds of site (2.46ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 & 11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 3 Amber; 17 Green

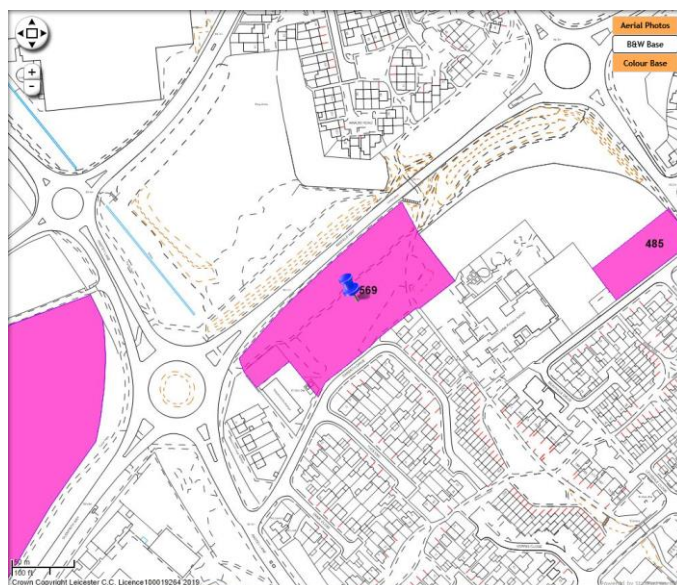


<b>Site No:</b>	559
<b>Site Address:</b>	Judgemeadow Community College Playing Fields
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.54
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	9
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds) within Green Wedge (GW score 3). Scope for release of part between Biggin Hill Road and Stoughton Lane without prejudice to school playing field and without significant harm to the remainder of this Green Wedge. Subject to safeguarding of the EDDR route this site is suitable for housing. In addition to usual planning requirements development will need to address: heritage; and highways access.
<b>Notes:</b>	To safeguard route of EDDR the developable area is 0.28ha.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	5 Red; 4 Amber; 13 Green

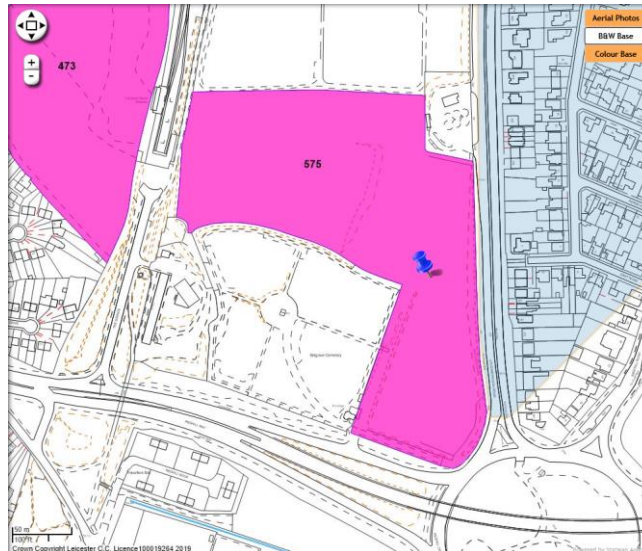


<b>Site No:</b>	566
<b>Site Address:</b>	Kirminton Gardens
<b>Ward/Area:</b>	Thurncourt (North-East)
<b>Site Area (ha):</b>	0.68 (development on 0.34ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	11
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park (Sites 634 and 707) provide alternative nearby provision.
<b>Notes:</b>	Half of site (0.34ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	4 Red; 2 Amber; 15 Green

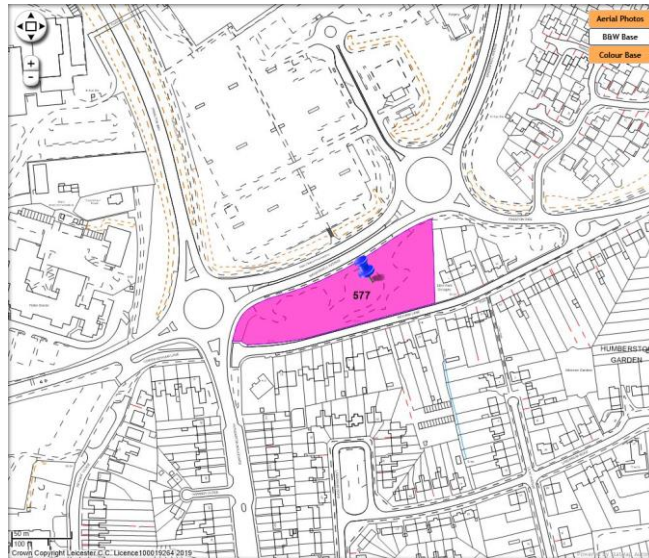




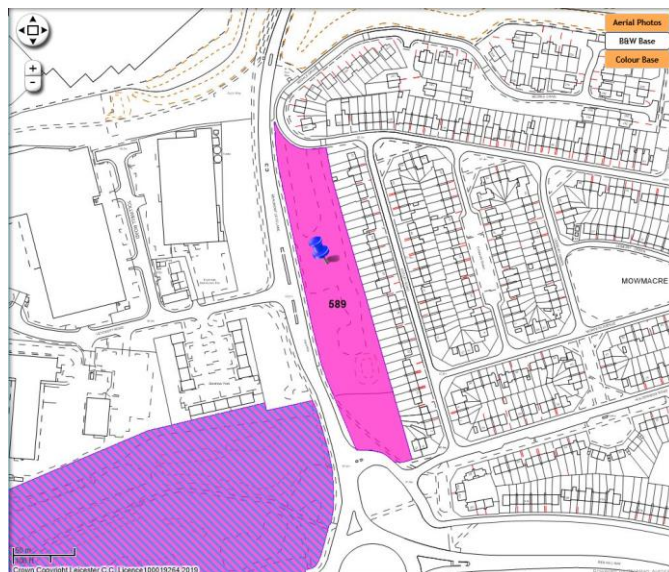
<b>Site No:</b>	569
<b>Site Address:</b>	Krefeld Way/Darenth Drive Open Space
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	1.13
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	28
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Keepers Lodge Park (Site 562) provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; air quality; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 6 Amber; 15 Green



<b>Site No:</b>	575
<b>Site Address:</b>	Land adjacent Great Central Railway
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	4.38
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Leisure/Tourism
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Potential for dual use of any car parking provision with Birstall park and ride service.
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (score 3.75). Scope for leisure/tourism uses associated with/supporting the Great Central Railway, subject protection of LWS and preserving the integrity of this Green Wedge parcel. In addition to usual planning requirements development will need to address: ecology; trees; archaeology; heritage; topography; and highways access.
<b>Notes:</b>	Whole site suitable for leisure/tourism uses associated with/supporting the Great Central Heritage Railway
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	5 Red; 5 Amber; 8 Green

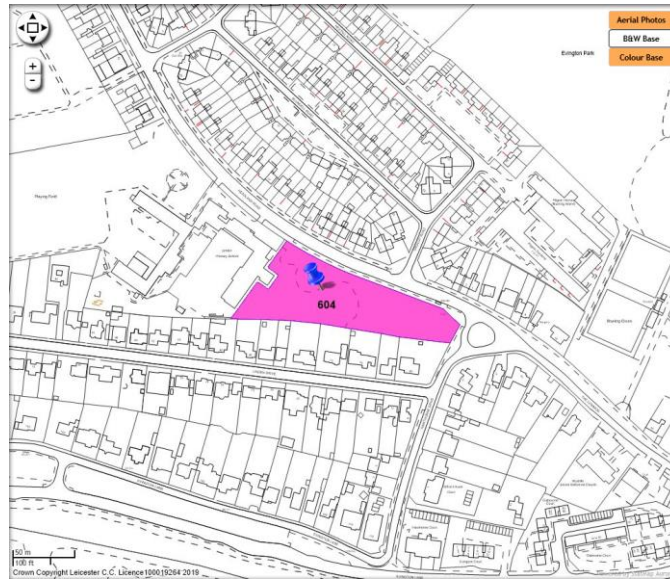


<b>Site No:</b>	577
<b>Site Address:</b>	Land adjacent Keyham Lane/Preston Rise
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	0.8
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	20
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Monks Rest Gardens and Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; archaeology; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 2 Amber; 18 Green

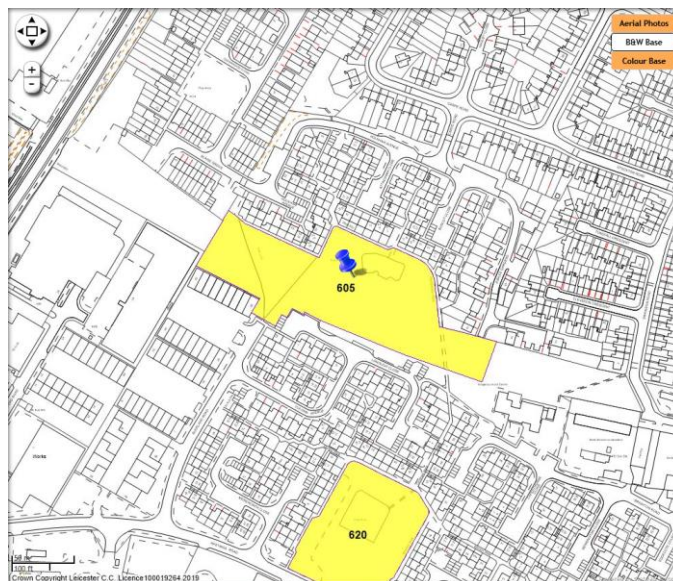


<b>Site No:</b>	589
<b>Site Address:</b>	Land to east of Beaumont Leys Lane
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	1.18
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	30
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Peppercorn Walk Open Space and Ledbury Green (Sites 640 and 977) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and trees.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 6 Amber; 12 Green

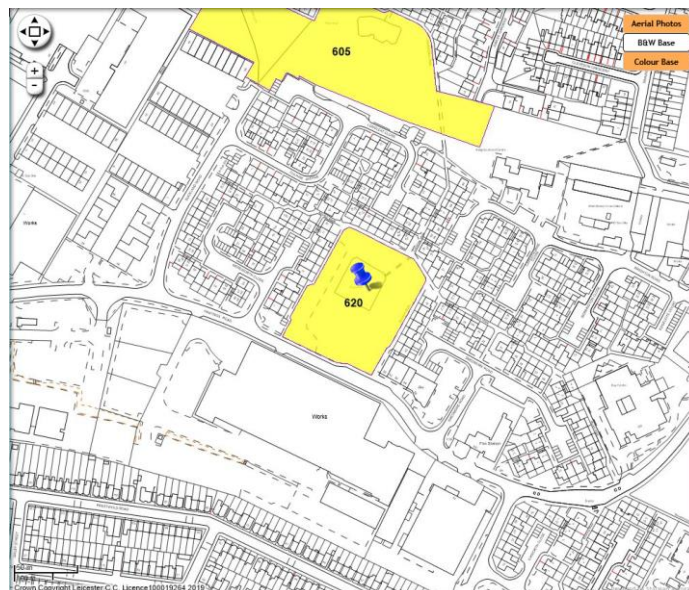




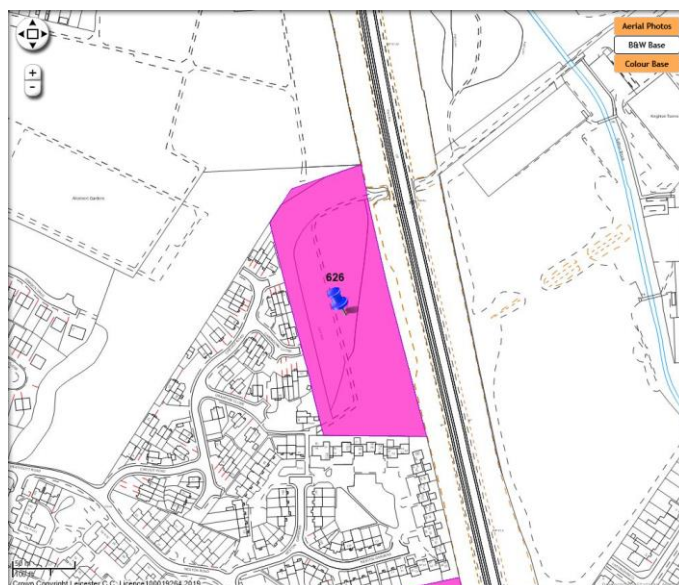
<b>Site No:</b>	604
<b>Site Address:</b>	Linden School Playing Fields
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.69
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	17
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds). Scope for release of part fronting Headland Road without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 2 Amber; 17 Green



<b>Site No:</b>	605
<b>Site Address:</b>	Longleat Close Open Space (Waddesdon Walk)
<b>Ward/Area:</b>	North Evington (North-East)
<b>Site Area (ha):</b>	1.76 (development on 0.6ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	15
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Craven Recreation Ground (Site 498) provides alternative nearby provision. Subject to safeguarding the route of the Catherine Street-Tailby Avenue road scheme this site is suitable for housing. In addition to usual planning requirements development will need to address: ecology and highways access.
<b>Notes:</b>	Third of site (0.6ha) suitable for development. Part to be safeguarded for Catherine Street-Tailby Avenue road scheme and remainder to be retained for enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	4 Red; 2 Amber; 16 Green

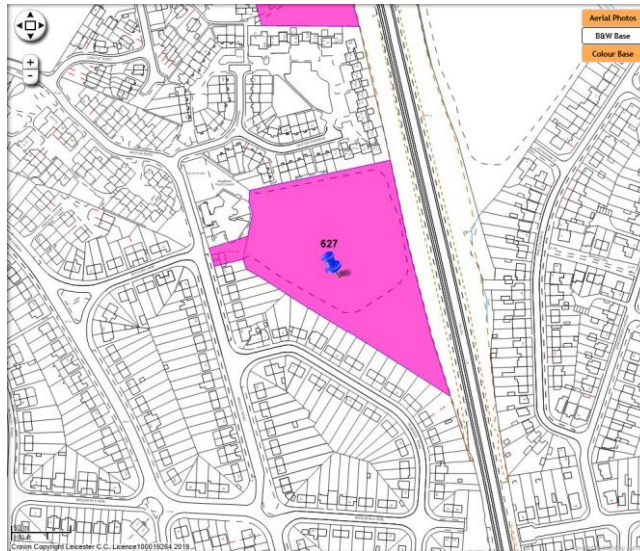


<b>Site No:</b>	620
<b>Site Address:</b>	Morton Walk Open Space
<b>Ward/Area:</b>	North Evington (North-East)
<b>Site Area (ha):</b>	0.76 (development on 0.25ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Craven Recreation Ground (Site 498) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology.
<b>Notes:</b>	Frontage development only alongside Hastings Road (0.25ha). Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 3 Amber; 15 Green



<b>Site No:</b>	626
<b>Site Address:</b>	Neston Gardens Open Space/Mud Dumps
<b>Ward/Area:</b>	Saffron (South)
<b>Site Area (ha):</b>	1.63
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	41
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Elston Fields Recreation Ground and Meadow Gardens (Sites 614 & 615) provide alternative nearby provision. Subject to securing satisfactory access, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; highways access and preserve footpath link underneath railway.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 8 Amber; 14 Green

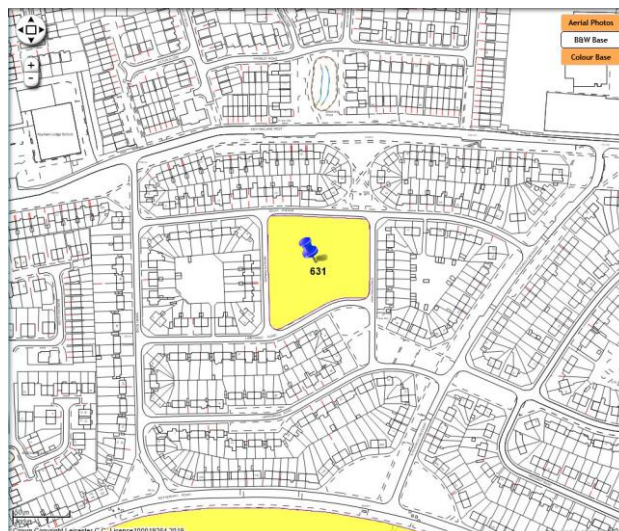




<b>Site No:</b>	627
<b>Site Address:</b>	Neston Gardens Playing Fields
<b>Ward/Area:</b>	Saffron (South)
<b>Site Area (ha):</b>	1.83
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	46
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Elston Fields Recreation Ground and Meadow Gardens (Sites 614 & 615) provide alternative nearby provision. Subject to securing satisfactory access (including relocation of electricity substation) and mitigation for loss of playing fields, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; highways access; and sports provision.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council and Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 6 Amber; 14 Green



<b>Site No:</b>	629
<b>Site Address:</b>	Netherhall Road Open Space
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	7.06 (development on 3.53ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	67
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Partial development only to leave remainder of Nether Hall Recreation Ground to meet local open space needs. Subject to the exception test (see SFRA) site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; and archaeology.
<b>Notes:</b>	Half of site (3.53ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	2 Red; 7 Amber; 14 Green



<b>Site No:</b>	631
<b>Site Address:</b>	Newlyn Parade/Crayford Way
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	0.72 (development on 0.36ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	11
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
<b>Notes:</b>	Half of site (0.36ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 17 Green



<b>Site No:</b>	646
<b>Site Address:</b>	Rancliffe Gardens
<b>Ward/Area:</b>	Braunstone Park and Rowley Fields (West)
<b>Site Area (ha):</b>	1.8
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	45
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Braunstone Park and Bronte Close Open Space (Site 965) provides nearby alternative provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: easement of main river; ecology; archaeology; and highways access
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 1 Amber; 19 Green

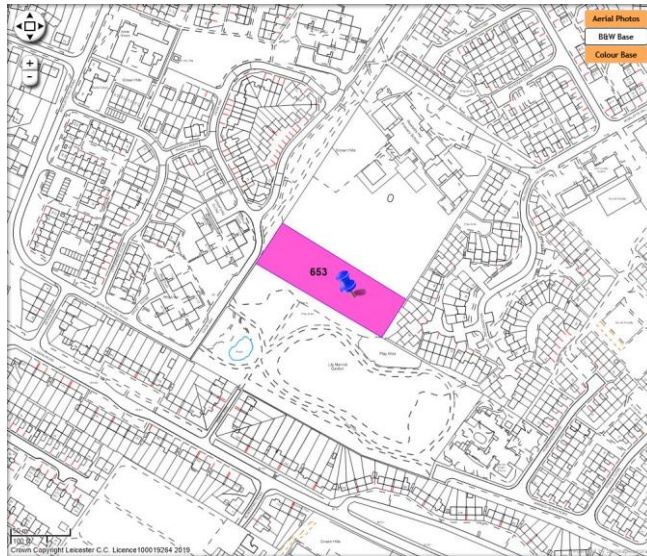




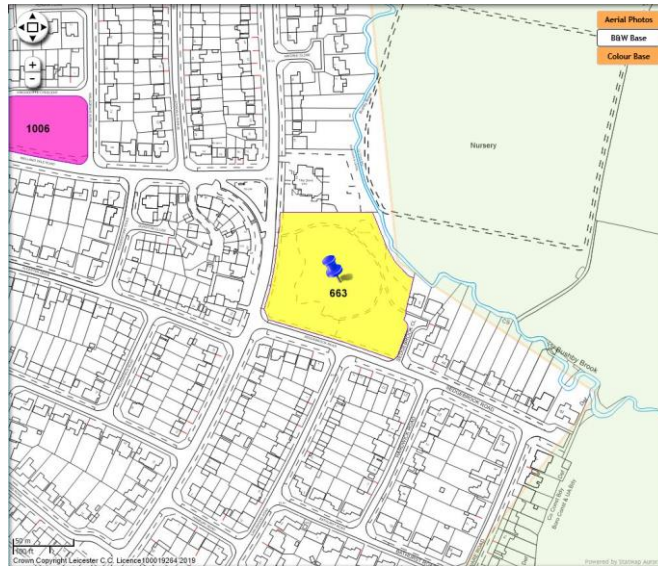
<b>Site No:</b>	647
<b>Site Address:</b>	Ranworth Open Space
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	1.23
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	31
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Heacham Drive Open Space, Heard Walk Open Space, Peppercorn Walk Open Space and Hefford Gardens (Sites 543, 544, 640 and 983) provide alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 1 Amber; 21 Green



<b>Site No:</b>	648
<b>Site Address:</b>	Rayleigh Green
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	0.64
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	16
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Netherhall Recreation Ground (Site 629) (recommended for partial retention) provides alternative nearby provision. Site is suitable for housing. In addition to usual planning requirements development will need to address: archaeology.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 17 Green

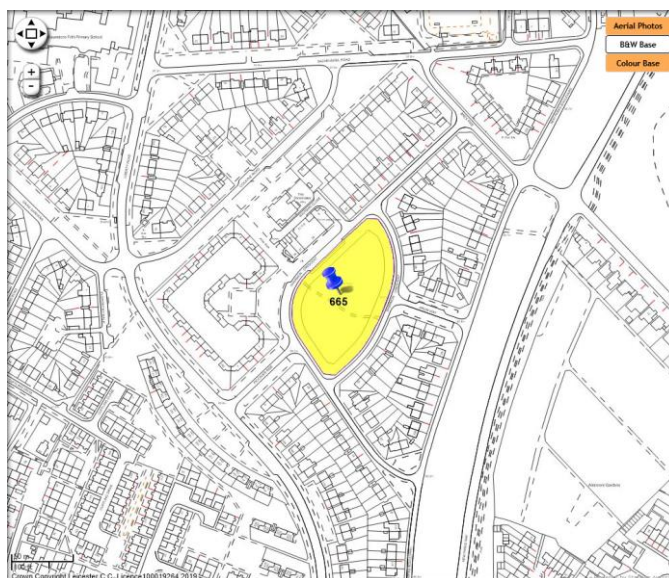


<b>Site No:</b>	653
<b>Site Address:</b>	Rowlands Hill School Playing Fields
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.48
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	12
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site (part of school grounds). Scope for release of strip adjacent to Lily Marriot Garden without prejudice to school playing field. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; archaeology; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 5 Amber; 15 Green



<b>Site No:</b>	663
<b>Site Address:</b>	Sedgebrook Road Open Space
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	1.08 (development on 0.54ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	14
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Retain half to help meet local open space needs. Subject to retention of the play area and the exception test (see SFRA), site is suitable for housing. In addition to usual planning requirements development will need to address: trees; and archaeology.
<b>Notes:</b>	Half of site (0.54ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	2 Red; 2 Amber; 17 Green

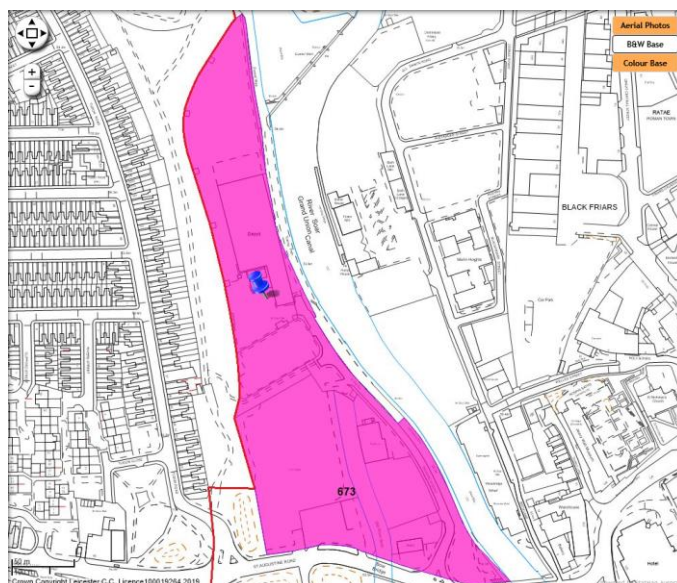




<b>Site No:</b>	665
<b>Site Address:</b>	Sharmon Crescent Open Space
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	0.66 (development on 0.33ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	10
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Western Park (Site 703) provides alternative nearby provision. Subject to retention of the play area, site suitable for housing.
<b>Notes:</b>	Half of site (0.33ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 5 Amber; 16 Green

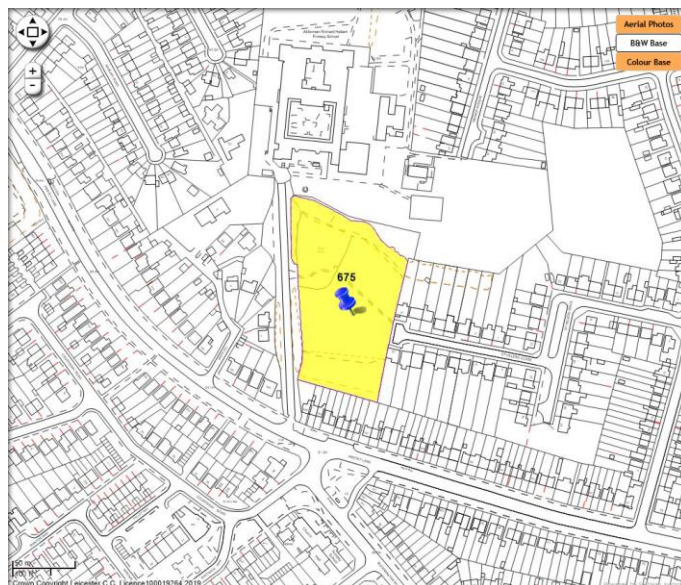


<b>Site No:</b>	669
<b>Site Address:</b>	Spendlow Gardens
<b>Ward/Area:</b>	Eyres Monsell (South)
<b>Site Area (ha):</b>	0.61 (development on 0.3ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	9
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Sturdy Well Recreation Park provides alternative nearby provision. Site suitable for housing. In addition to usual planning requirements development will need to address: trees.
<b>Notes:</b>	Half of site (0.3ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 3 Amber; 19 Green



<b>Site No:</b>	673
<b>Site Address:</b>	St. Augustine's
<b>Ward/Area:</b>	Fosse (Inner)
<b>Site Area (ha):</b>	4.98
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Education
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Secondary School (1,200 students)
<b>Suitability Summary:</b>	Previously developed site within SRA. Subject to the exception test (see SFRA) site is suitable for new secondary school.
<b>Notes:</b>	Other than FZ3B parts, whole site suitable for development
<b>Ownership:</b>	Leicester City Council and Private
<b>Delivery Timeframe:</b>	2021
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	0 Red; 7 Amber; 13 Green

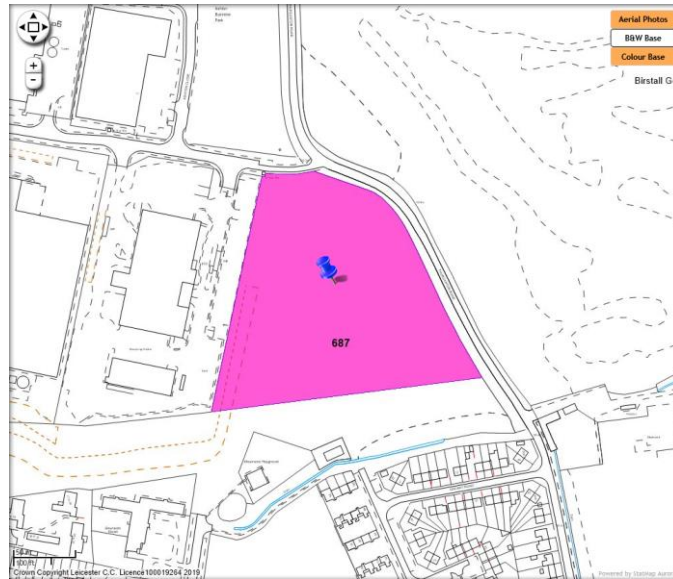




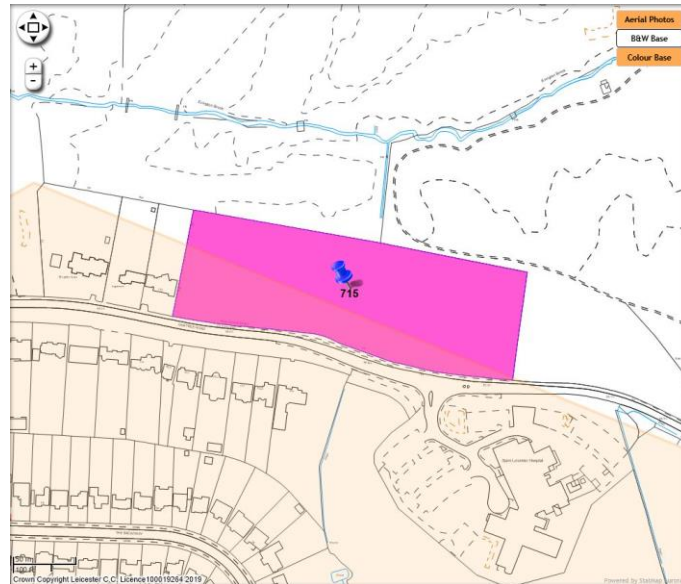
<b>Site:</b>	675
<b>Site Address:</b>	St. Helen's Close Open Space
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	1.07 (development on 0.53ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Open Space
<b>Capacity (Residential):</b>	14
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Jean Drive Open Space (Site 558) provides alternative nearby provision. Subject to retention of the play area, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; topography; and highways access.
<b>Notes:</b>	Half of site (0.53ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 3 Amber; 17 Green



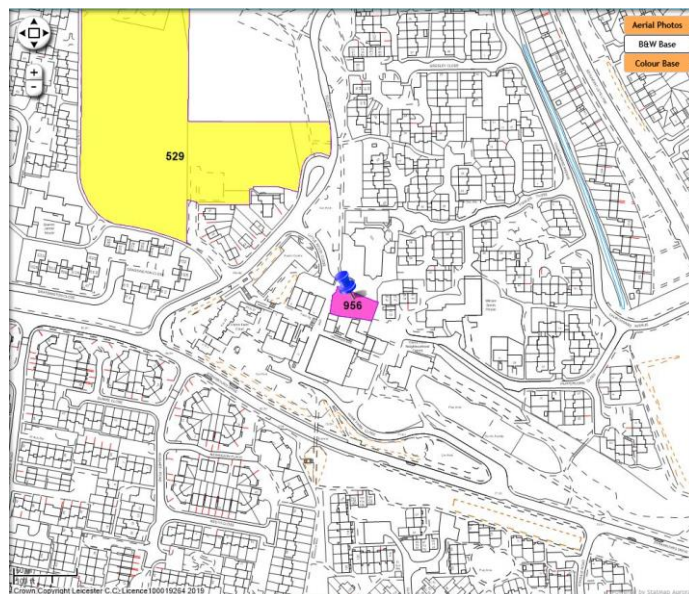
<b>Site No:</b>	684
<b>Site Address:</b>	Land adjacent to Evington Leisure Centre
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.5
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	13
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Scope for release of part fronting Downing Drive, retaining open space at rear to help meet local needs. Site is suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 1 Amber; 18 Green



<b>Site No:</b>	687
<b>Site Address:</b>	Thurcaston Road/Hadrian Road Open Space
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	2.7
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Employment (B1, B2 & B8 Uses)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	2.7 hectares / 19,800 sq. m
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Mowmacre Sports Ground and Ledbury Green (Sites 621 and 977) and partial retention of this site provide alternative nearby provision. Subject to mitigation for loss of playing fields, site is suitable for employment. In addition to usual planning requirements development will need to address: ecology; archaeology; and sports provision.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	2 Red; 2 Amber; 17 Green

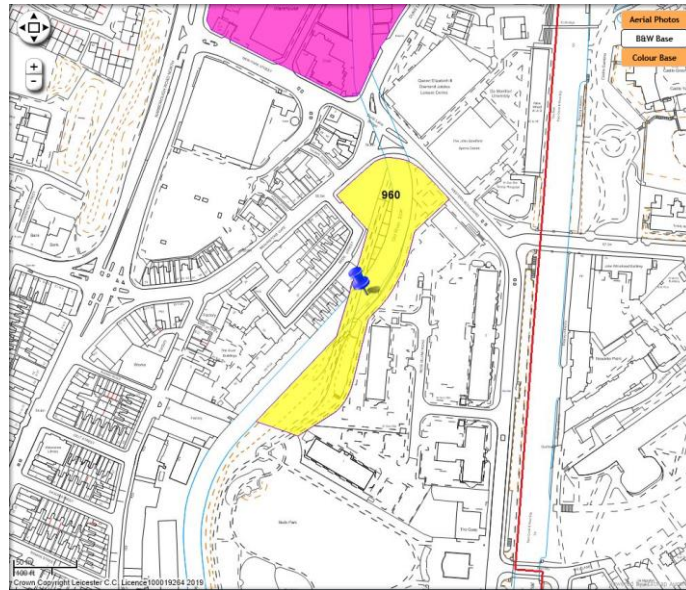


<b>Site No:</b>	715
<b>Site Address:</b>	Land north of Gartree Road
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	2.36 (development on 1.2ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	30
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 4). Scope for development as an extension of urban extent of existing adjacent housing (to west) fronting Gartree Road and of approved development to south (Oadby & Wigston). Subject to protection of LWS, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; heritage; gas pipeline easement; and highways access.
<b>Notes:</b>	Whole site suitable for development (however site promotor advises that restrictive covenants reduce the developable area to 1.2ha)
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	5 Red; 9 Amber; 8 Green

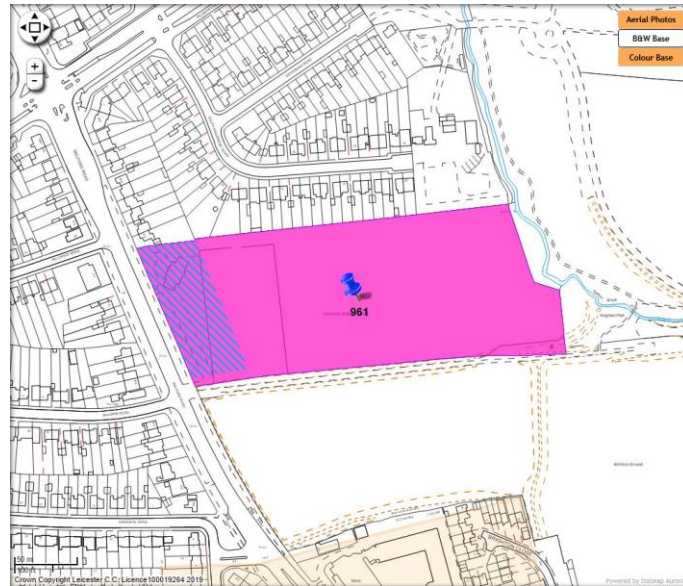


<b>Site No:</b>	956
<b>Site Address:</b>	Site of 11 Old Barn Walk
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	0.05
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Mixed Use
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Retail or community (500 sq. m)
<b>Suitability Summary:</b>	Previously developed vacant site. Local Centre. Site is suitable for retail, community and mixed-use development. In addition to usual planning requirements development will need to address: heritage; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-11 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 5 Amber; 15 Green





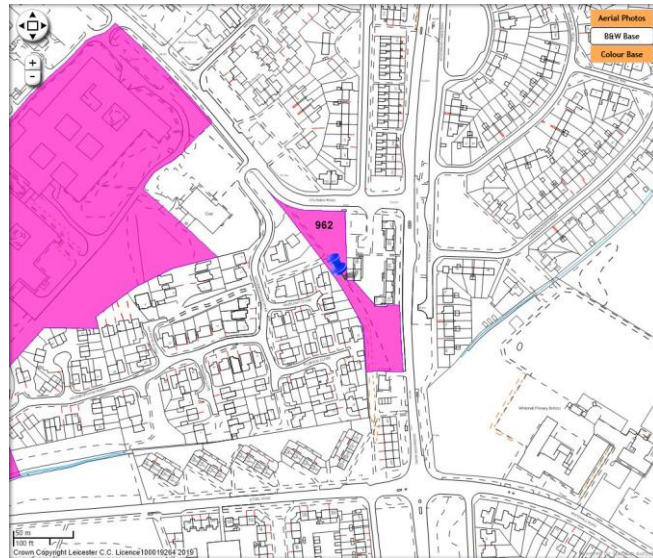
<b>Site No:</b>	960
<b>Site Address:</b>	Land west of Bede Island Road (Braunstone Gate)
<b>Ward/Area:</b>	Westcotes (Inner)
<b>Site Area (ha):</b>	0.85 (development on 0.15ha only)
<b>Category:</b>	Brownfield/Greenfield
<b>Proposed Uses:</b>	Mixed Use and Open Space
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Retained/enhanced public open space (0.7 hectares)
<b>Suitability Summary:</b>	Part previously developed vacant site, part greenfield site. River Soar (FZ3B) flows through. Development of part south/east of River Soar would involve loss of open space in ward and OSSR deficient. Subject to consideration of retention of former railway viaduct and the exception test (see SFRA), part not forming open space and FZ3B suitable for mixed-use. In addition to usual planning requirements development will need to address: flood risk, easement of main river; ecology; archaeology; heritage; and air quality.
<b>Notes:</b>	Part of site (0.15ha) suitable for development. Remainder to be retained and enhanced as green space.
<b>Ownership:</b>	Leicester City Council and Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	1 Red; 10 Amber; 12 Green



<b>Site No:</b>	961
<b>Site Address:</b>	Welford Road Playing Fields
<b>Ward/Area:</b>	Knighton (South)
<b>Site Area (ha):</b>	3.8 (development on 0.5ha only)
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential and Playing Fields
<b>Capacity (Residential):</b>	13
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Retained/re-provided playing fields (3.3 hectares)
<b>Suitability Summary:</b>	Greenfield site within Green Wedge (GW score 3.25). Scope for development replacing existing pavilion and as an extension of urban extent of existing adjacent housing (to north) fronting Welford Road to secure re-provision of sports pitches on the remainder. Subject to the exception test (see SFRA) and retention of TPO trees along Welford Road frontage, site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; trees; archaeology; heritage; highways access; and sports provision.
<b>Notes:</b>	Frontage development only alongside Welford Road (0.5ha). Remainder to be retained and enhanced as playing fields within the Green Wedge.
<b>Ownership:</b>	Private



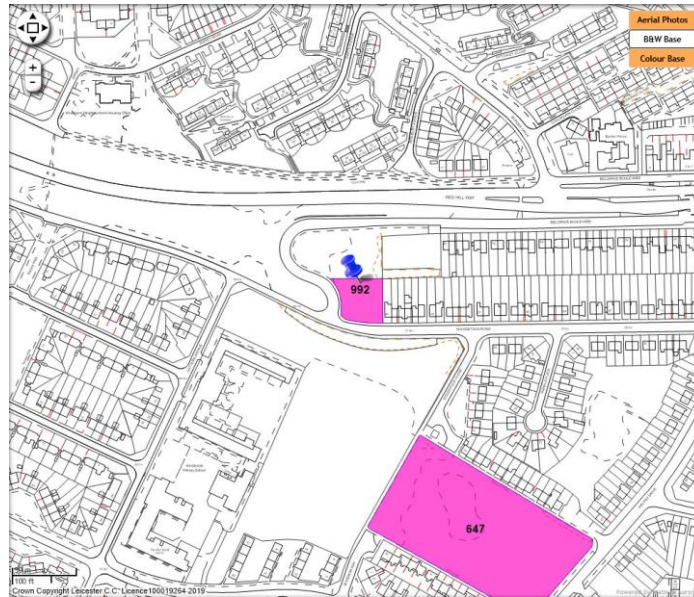
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	4 Red; 6 Amber; 11 Green



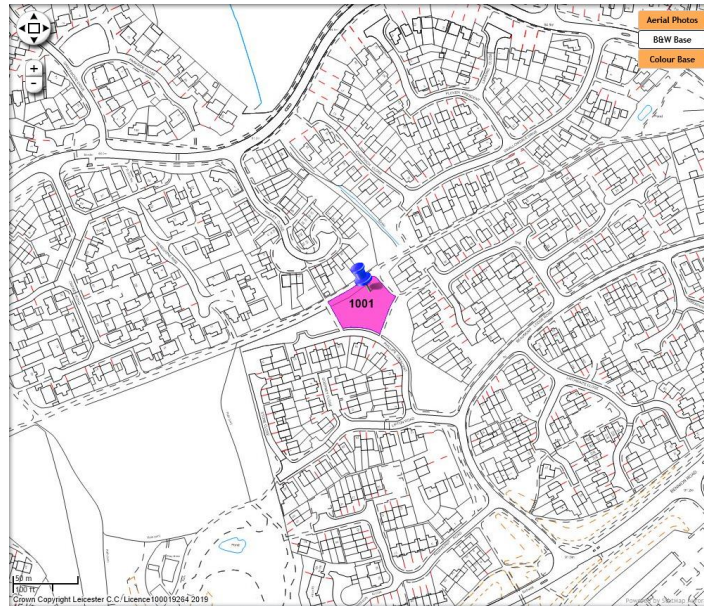
<b>Site No:</b>	962
<b>Site Address:</b>	Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.257
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Evington Park provides alternative nearby provision. Subject to safeguarding of Eastern District Distributor Road proposal, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; heritage; air quality; and highways access.
<b>Notes:</b>	Whole site suitable for development, but development fronting Goodwood Road must be set-back to safeguard route of Eastern District Distributor Road.
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 16 Green



<b>Site No:</b>	963
<b>Site Address:</b>	Southfields Infant School and Newry Specialist Learning Centre
<b>Ward/Area:</b>	Eyres Monsell (South)
<b>Site Area (ha):</b>	1.2
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	30
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Site is suitable for community use and housing. In addition to usual planning requirements development will need to address: heritage; and air quality.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 4 Amber; 17 Green

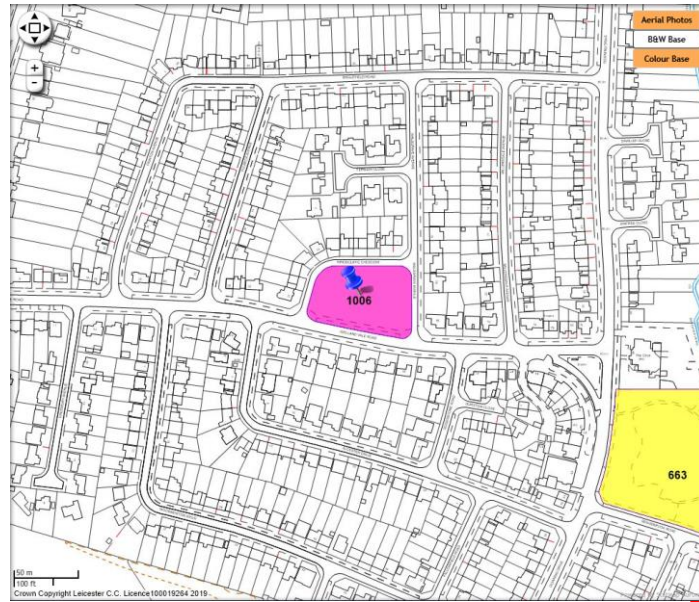


<b>Site No:</b>	992
<b>Site Address:</b>	Woodstock Road
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	0.15
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	5
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; topography; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 1 Amber; 20 Green



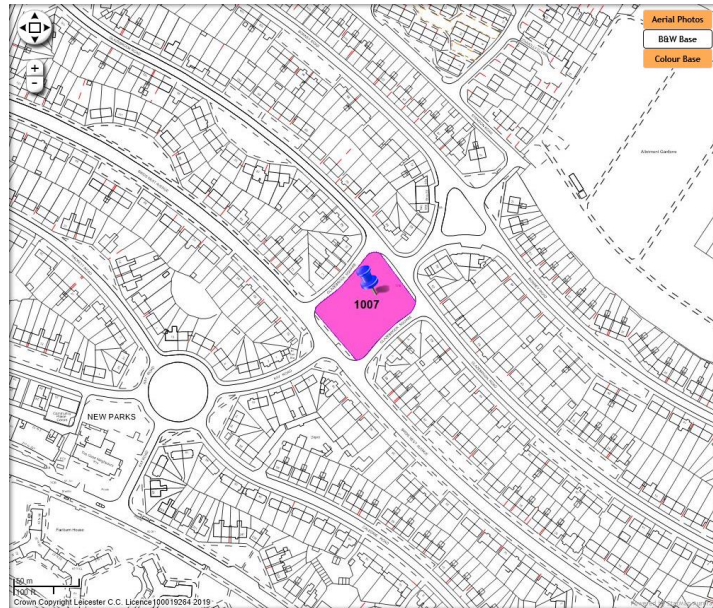
<b>Site No:</b>	1001
<b>Site Address:</b>	Phillips Crescent
<b>Ward/Area:</b>	Beaumont Leys (North-West)
<b>Site Area (ha):</b>	0.14
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	5
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Subject to TPO tree protection, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; trees; and footway provision.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 5 Amber; 16 Green



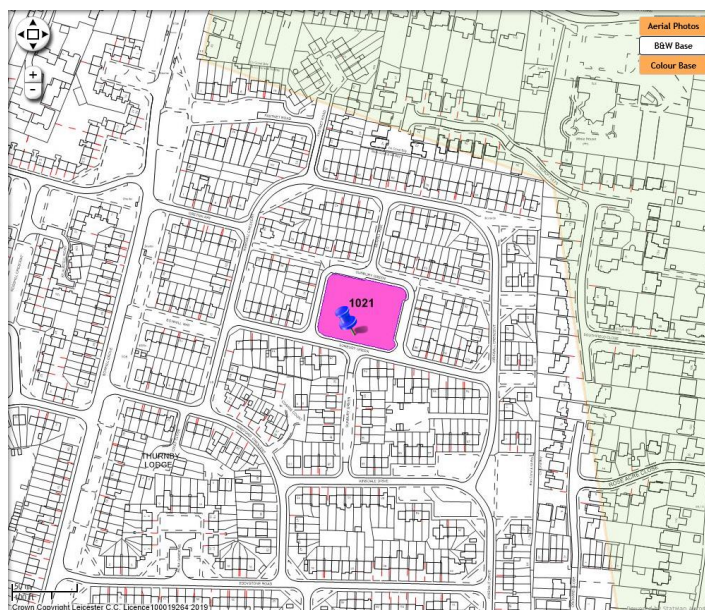


<b>Site No:</b>	1006
<b>Site Address:</b>	Kingscliffe Crescent Open Space
<b>Ward/Area:</b>	Evington (South-East)
<b>Site Area (ha):</b>	0.34
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	11
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Nearby Sedgebrook Road Open Space (Site 663) proposed for partial retention to help meet local open space needs. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 4 Amber; 16 Green

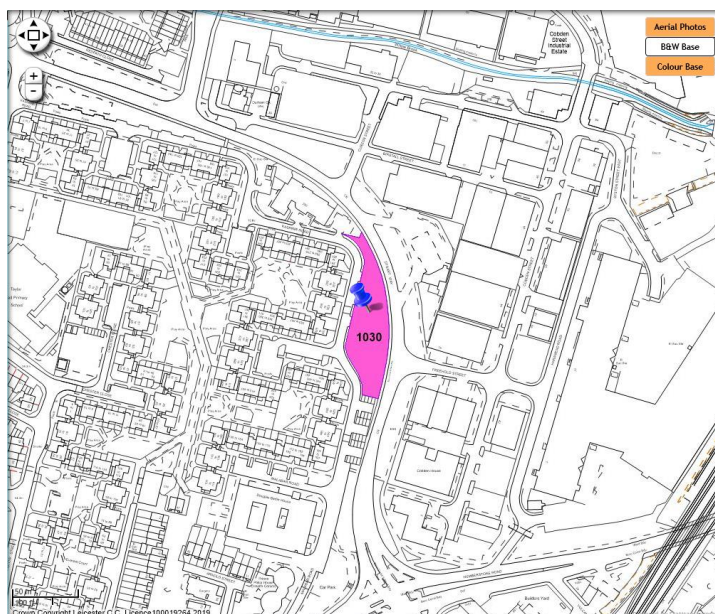




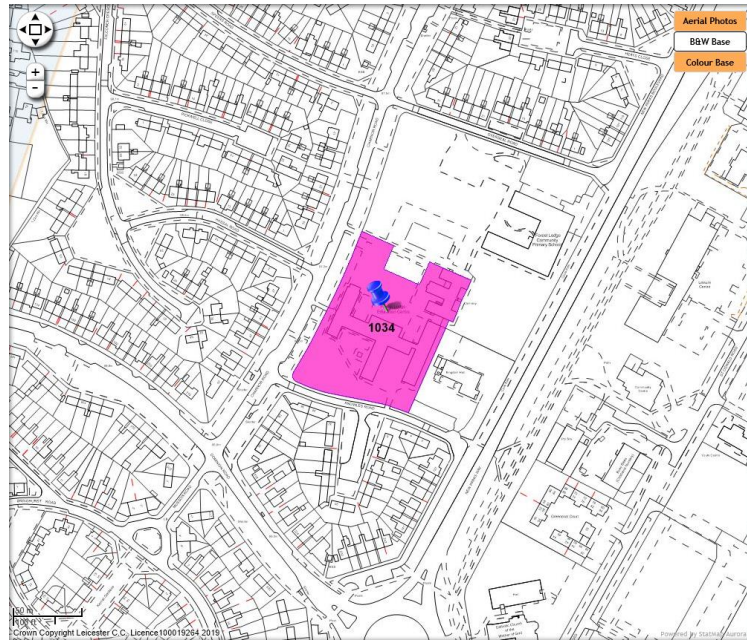
<b>Site No:</b>	1007
<b>Site Address:</b>	Glazebrook Square
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	0.33
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	10
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with sufficiency. Stokes Wood Park (Site 681) provides alternative nearby provision. Site is suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 4 Amber; 15 Green



<b>Site No:</b>	1021
<b>Site Address:</b>	Sunbury Green
<b>Ward/Area:</b>	Thurncourt (North-East)
<b>Site Area (ha):</b>	0.29
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	9
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward with deficiency. However the wider OSSR area has sufficiency. Ocean Road Open Space and Willowbrook Park provide alternative nearby provision. Site is suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 1 Amber; 17 Green

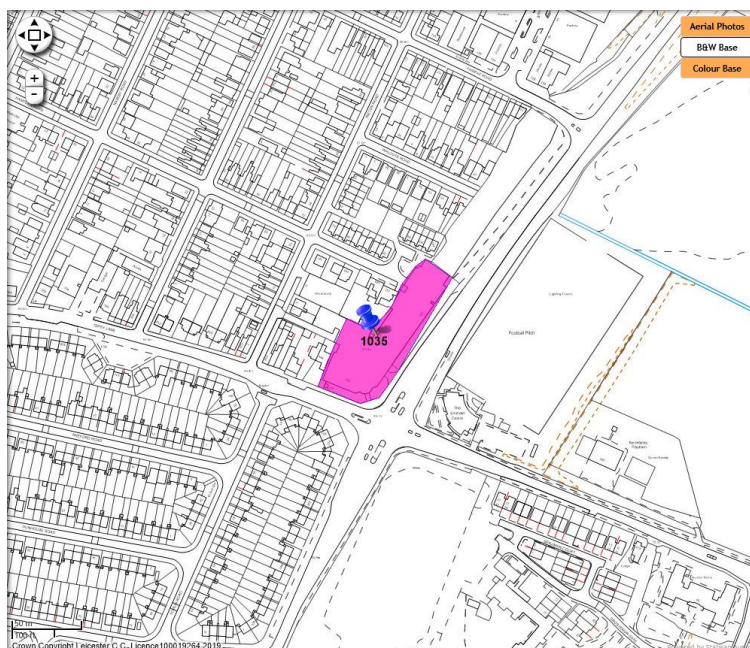


<b>Site No:</b>	1030
<b>Site Address:</b>	Dysart Way
<b>Ward/Area:</b>	Wycliffe (Inner)
<b>Site Area (ha):</b>	0.25
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Development would involve loss of open space in ward and OSSR area with deficiency. However this is not a good quality site (configuration/location) and other play areas are integrated into the layout of this estate. Site is suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 4 Amber; 16 Green

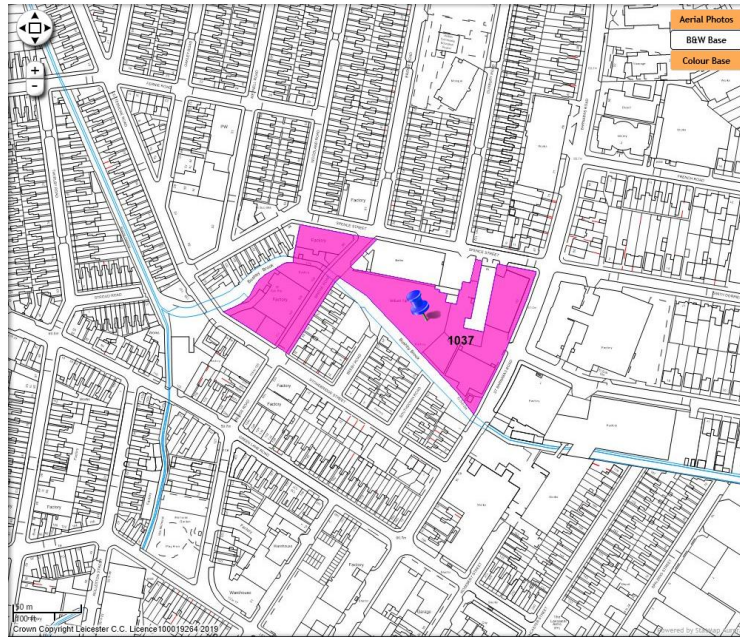


<b>Site No:</b>	1034
<b>Site Address:</b>	Forest Lodge Education Centre, Charnor Road
<b>Ward/Area:</b>	Western (West)
<b>Site Area (ha):</b>	0.91
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	23
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: trees; ecology; heritage; and air quality.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	1 Red; 3 Amber; 19 Green



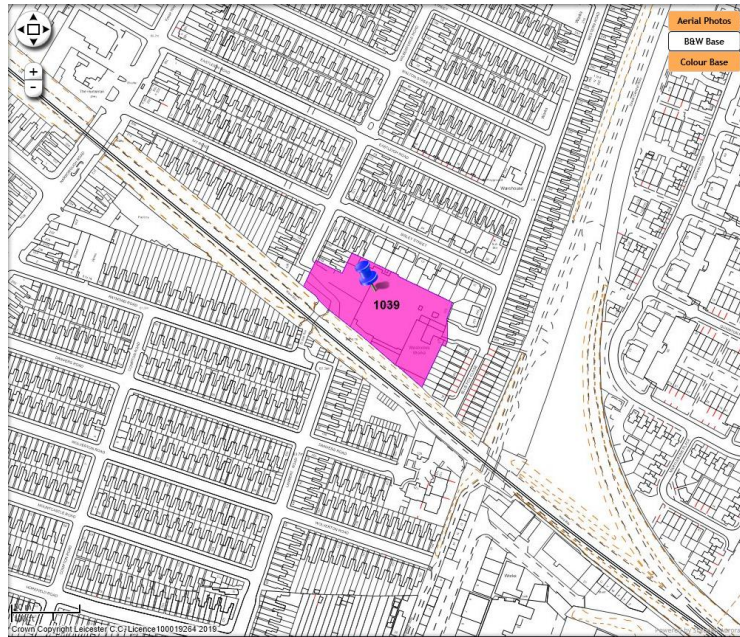


<b>Site No:</b>	1035
<b>Site Address:</b>	VRRE/Gipsy Lane
<b>Ward/Area:</b>	Troon (North-East)
<b>Site Area (ha):</b>	0.41
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	11
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 3 Amber; 20 Green

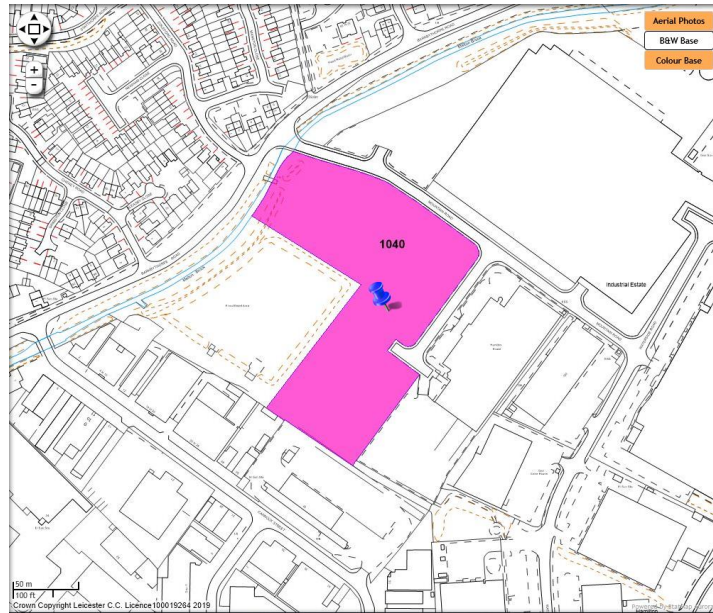


<b>Site No:</b>	1037
<b>Site Address:</b>	Spence Street
<b>Ward/Area:</b>	North Evington (South-East)
<b>Site Area (ha):</b>	0.99 (development on 0.77ha only)
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	19
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Subject to the exception test (see SFRA) site is suitable for housing. In addition to usual planning requirements development will need to address: flood risk; easement of main river; ecology; heritage; air quality; and sports provision.
<b>Notes:</b>	Other than FZ3B part, whole site suitable for development
<b>Ownership:</b>	Leicester City Council and Private
<b>Delivery Timeframe:</b>	11-15 and 16 & 17 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 5 Amber; 18 Green

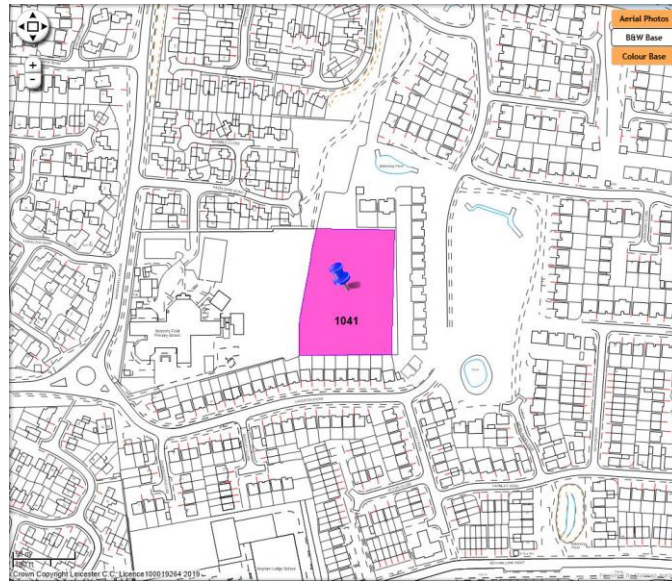




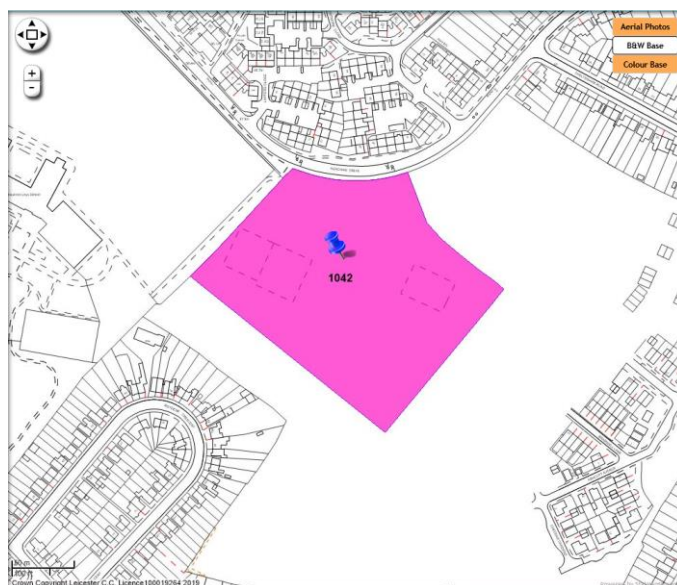
<b>Site No:</b>	1039
<b>Site Address:</b>	Bisley Street/Western Road
<b>Ward/Area:</b>	Westcotes (Inner)
<b>Site Area (ha):</b>	0.6
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	15
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; air quality; and noise/vibration from railway.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 3 Amber; 19 Green



<b>Site No:</b>	1040
<b>Site Address:</b>	Mountain Road
<b>Ward/Area:</b>	Troon (North-East)
<b>Site Area (ha):</b>	2.1
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Employment (B1, B2 & B8 Uses)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	2.1 hectares / 8,400 sq. m
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield land allocated in existing Local Plan as an employment opportunity site. Development would involve loss of open space in ward and OSSR area with sufficiency. Hamilton District Park (Site 542) provides alternative nearby provision. Subject to protection of the LWS, site is suitable for employment. In addition to usual planning requirements development will need to address: flood risk; easement of main river; and ecology.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	RED
<b>Initial RAG Score:</b>	4 Red; 4 Amber; 15 Green



<b>Site No:</b>	1041
<b>Site Address:</b>	Land off Hazeldene Road adjacent to Kestrel's Field Primary School
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	0.74
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	19
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site allocated in existing Local Plan as part of a wider housing development site (Site H01e). Subject to resolving access issue, site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; archaeology; air quality; and highways access.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	11-15 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	2 Red; 6 Amber; 15 Green



<b>Site No:</b>	1042
<b>Site Address:</b>	Land off Heacham Drive (former playing fields)
<b>Ward/Area:</b>	Abbey (North-West)
<b>Site Area (ha):</b>	2.4
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	45
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site allocated in existing Local Plan as green space part of a wider housing development site (Site H01k). S.106 funding was secured to compensate for the loss of sports pitches on the wider development site and provision of 5.9ha open space was made elsewhere on-site. Site is suitable for housing. In addition to usual planning requirements development will need to address: ecology; and air quality.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	3 Red; 3 Amber; 17 Green

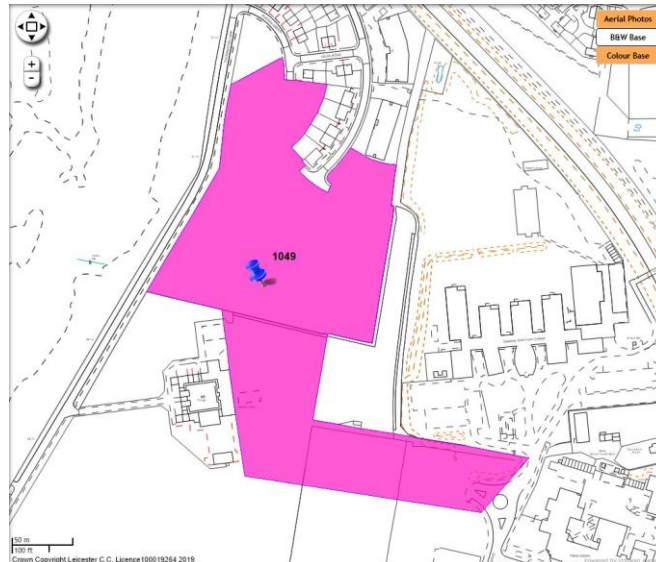




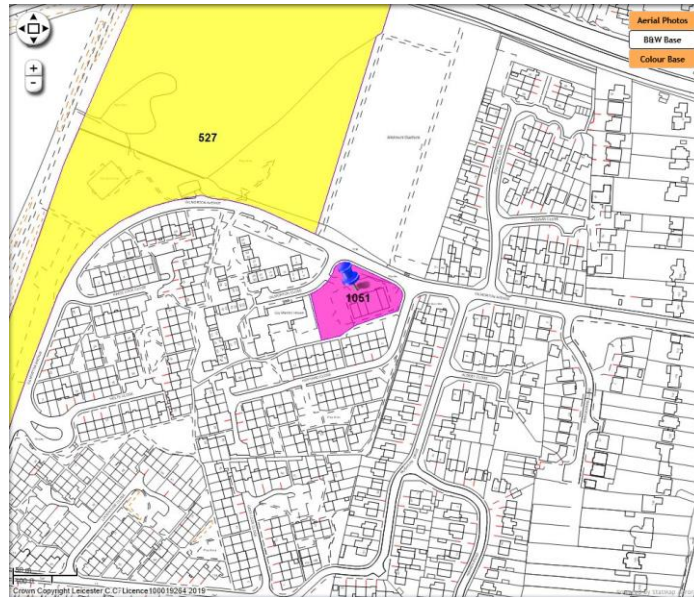
<b>Site No:</b>	1047
<b>Site Address:</b>	Land at Groby Road/Fosse Road North
<b>Ward/Area:</b>	Majority Fosse ward, part Beaumont Leys ward (majority Inner, part West)
<b>Site Area (ha):</b>	5
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Education
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	Early Years, Primary & Secondary School (52 early years, 420 primary pupils and 900 secondary students)
<b>Suitability Summary:</b>	Greenfield site. Planning permission already granted on part of site for a two storey primary school and sports facilities (20171236). Development on remainder would involve loss of open space in (majority) ward and OSSR area with deficiency, and in (part) ward and OSSR area with sufficiency. However, loss of open space outweighed by public benefit of school place provision; Stokes Wood Park to west of Forest Way would be retained. Subject to protection of LWS, wider site is suitable for expansion to include a secondary school. In addition to usual planning requirements development will need to address: flood management infrastructure; easement of main river; ecology; archaeology; heritage; air quality; retention of adjacent cycle route; and satisfactory access/highway mitigation.
<b>Notes:</b>	Other than LWS part, whole site suitable for development.

<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	2023
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	1 Red; 5 Amber; 16 Green





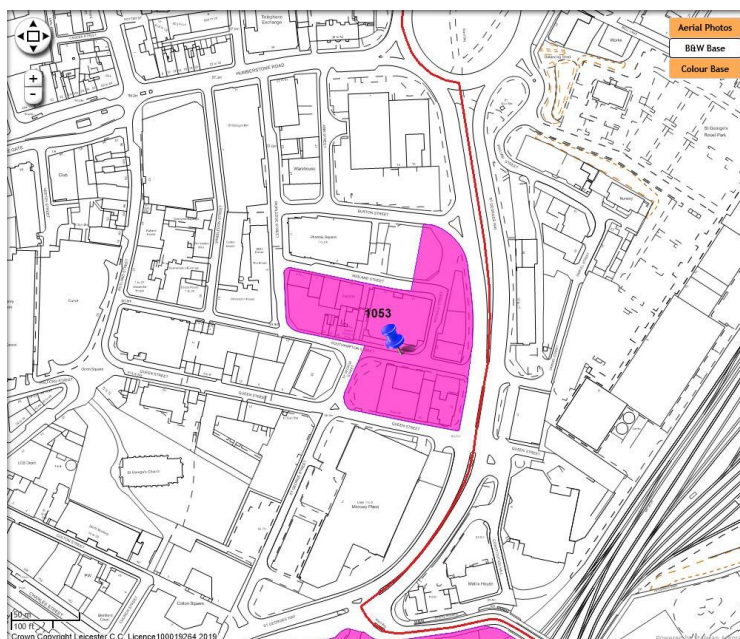
<b>Site No:</b>	1049
<b>Site Address:</b>	Land at Manor Farm/Collis Crescent
<b>Ward/Area:</b>	Humberstone and Hamilton (North-East)
<b>Site Area (ha):</b>	3.88
<b>Category:</b>	Greenfield
<b>Proposed Uses:</b>	Early Years & Secondary School (472 early years and 900 secondary students)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Greenfield site. Current planning application for a two and three storey school building and sports hall (20191832). Subject to outcome of application 20191832, site is suitable for education use. In addition to usual planning requirements development will need to address: easement of ordinary watercourse; ecology; trees; archaeology; and heritage.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	2021
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	3 Red; 8 Amber; 10 Green



<b>Site No:</b>	1051
<b>Site Address:</b>	Gilmorton Community Rooms/Hopyard Close shops
<b>Ward/Area:</b>	Aylestone (South)
<b>Site Area (ha):</b>	0.26
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Residential
<b>Capacity (Residential):</b>	8
<b>Capacity (Employment):</b>	N/A
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Site is suitable for housing.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	AMBER
<b>Initial RAG Score:</b>	4 Red; 1 Amber; 17 Green



<b>Site No:</b>	1052
<b>Site Address:</b>	Railway station, former sorting office and station car park, Campbell Street
<b>Ward/Area:</b>	Castle (Inner)
<b>Site Area (ha):</b>	2.74
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Offices (B1a Use)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	2.74 hectares / 20,000 sq. m
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Subject to retention of grade II listed railway station building, site is suitable for offices. In addition to usual planning requirements development will need to address: archaeology; heritage; and air quality.
<b>Notes:</b>	Other than grade II listed railway station building, whole site suitable for development
<b>Ownership:</b>	Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 5 Amber; 16 Green



<b>Site No:</b>	1053
<b>Site Address:</b>	Land at Midland Street, Southampton Street, Nicholas Street and Queen Street
<b>Ward/Area:</b>	Castle (Inner)
<b>Site Area (ha):</b>	1.18
<b>Category:</b>	Brownfield
<b>Proposed Uses:</b>	Offices (B1a Use)
<b>Capacity (Residential):</b>	N/A
<b>Capacity (Employment):</b>	1.18 hectares / 20,000 sq. m
<b>Capacity (Other):</b>	N/A
<b>Suitability Summary:</b>	Previously developed site. Subject to retention of TPO trees, site is suitable for offices. In addition to usual planning requirements development will need to address: trees; archaeology; heritage; and air quality.
<b>Notes:</b>	Whole site suitable for development
<b>Ownership:</b>	Leicester City Council and Private
<b>Delivery Timeframe:</b>	6-10 yrs
<b>Sustainability Typology:</b>	CLEAR
<b>Initial RAG Score:</b>	0 Red; 7 Amber; 14 Green

## Glossary

CDA	Central Development Area
EDDR	Eastern District Distributor Road
LNR	Local Nature Reserve
LWS/pLWS	Local Wildlife Site/Proposed Local Wildlife Site
NPPF	National Planning Policy Framework (2019)
NPPG	National Planning Practice Guidance
Plan Period	The time period covered by the draft Local Plan (2019-2036)
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment





---

# **Revenue Budget Monitoring April-June 2022/23**

To be taken to Overview Select Committee on:  
27<sup>th</sup> September 2022

Lead director/ officer: Colin Sharpe, Deputy Director of  
Finance

---

### **Useful information**

- Ward(s) affected: All
- Report author: Amy Oliver
- Author contact details: amy.oliver@leicester.gov.uk
- Report version number: 1

## **1. Summary**

This report is the first in the monitoring cycle for 2022/23 and provides early indications of the financial pressures the Council is facing this year.

The report shows an overall overspend of £12.7m, after the reduction in the Adult Social Care budget detailed below. This overspend is after the use of the funds set aside for the pay award and the £2m contingency within corporate budgets. The forecast overspend is mainly due to pandemic related income shortfalls and the much higher levels of cost and pay inflation being experienced since the budget was prepared. The cost pressures detailed in this report were not known at the time of setting the budget and is consistent with other councils.

The income shortfalls due to the pandemic will be funded from one-off funding set aside in the 2022/23 budget. The remaining overspend of £11m will need to be funded from the managed reserves strategy reducing the one-off funding available to support future years' budgets.

As previously reported, the annual growth in spending on adult social care packages costs are proving to be lower than pre-pandemic levels. Our budget planning was based on the expectation that this trend would reverse after the pandemic. This does not seem to have happened, and it is therefore believed that the growth in the budget for the service can be reduced by £9.4m. This approach is further discussed in section 13 and does carry with it some risk of overspending, but this will be monitored closely. The table at appendix A assumes this decision has been taken.

Children's continue to experience pressure in the Looked After Children's budget as the number of children receiving care and the level of support required has increased.

City Development and Neighbourhoods and Sports Services are reporting a significant overspend mainly relating to additional energy and waste costs and the continued income shortfalls as a direct consequence of the pandemic. The cost increases have arisen primarily because of recent higher inflation, but also due to increasing levels of household waste to be disposed of.

## **2. Recommended actions/decision**

2.1 The Executive is recommended to:

- Note the emerging picture detailed in the report.
- Approve the decrease in the Adult Social Care budget ceiling for 2022/23 of £9.4m and for the in-year underspend to be transferred to the Managed Reserve Strategy. Further detail can be found at paragraphs 13.5, 13.6 and 13.7 of this report.
- Approve the reductions to budgets described at paragraph 18 and for the in-year underspend is transferred to the Managed Reserve Strategy, and delegate authority to the Director of Finance to determine the specific budget ceilings affected.

2.2 The OSC is recommended to:

Consider the overall position presented within this report and make any observations it sees fit

## **3. Scrutiny / stakeholder engagement**

N/A

## **4. Background and options with supporting evidence**

The General Fund budget set for the financial year 2022/23 was £307.8m.

Appendix A summarises the budget for 2022/23.

Appendix B provides more detailed commentary on the forecast position for each area of the Council's operations and budget savings.

## **5. Detailed report**

See appendices

## **6. Financial, legal, equalities, climate emergency and other implications**

### **6.1 Financial implications**

This report is solely concerned with financial issues.

### **6.2 Legal implications**

This report is solely concerned with financial issues.

### **6.3 Equalities implications**

No Equality Impact Assessment (EIA) has been carried out as this is not applicable to a budget monitoring report.

#### 6.4 Climate Emergency implications

This report is solely concerned with financial issues

#### 6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

No other implications are noted as this is a budget monitoring report, and therefore no policy changes are proposed.

#### **7. Background information and other papers:**

Report to Council on the 23rd February 2022 on the General Fund Revenue budget 2022/2023.

#### **8. Summary of appendices:**

Appendix A – Period 3 (April-June) Budget Monitoring Summary;

Appendix B – Divisional Narrative – Explanation of Variances

#### **9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?**

No

#### **10. Is this a “key decision”? If so, why?**

Yes – recurrent savings in excess of £0.5m

## Revenue Budget at Period 3 (April – June), 2022-23

<b>2022-23</b>	<b>Current Budget</b>	<b>Forecast</b>	<b>Variance</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
Financial Services	11,564.8	11,564.8	0.0
Information Services	10,389.3	10,389.3	0.0
Human Resources & Delivery, Communications & Political Governance	9,545.4	9,153.5	(391.9)
Legal Services	3,470.7	3,584.2	113.5
<b>Corporate Resources &amp; Support</b>	<b>34,970.2</b>	<b>34,691.8</b>	<b>(278.4)</b>
Planning, Development & Transportation	13,753.4	15,912.8	2,159.4
Tourism Culture & Inward Investment	4,538.8	4,976.9	438.1
Neighbourhood & Environmental Services	31,900.2	34,931.5	3,031.3
Estates & Building Services	5,826.9	7,147.8	1,320.9
Departmental Overheads	829.0	829.5	0.5
Housing Services	3,359.3	4,356.2	996.9
<b>City Development &amp; Neighbourhoods</b>	<b>60,207.6</b>	<b>68,154.6</b>	<b>7,947.0</b>
Adult Social Care & Safeguarding	145,768.5	145,649.7	(118.8)
Adult Social Care & Commissioning	(16,939.3)	(17,122.3)	(183.0)
<b>Sub-Total Adult Social Care</b>	<b>128,829.2</b>	<b>128,527.4</b>	<b>(301.8)</b>
Strategic Commissioning & Business Support	1,944.7	1,641.6	(303.1)
Learning Services	17,562.1	18,010.3	448.2
Children, Young People & Families	67,576.9	68,411.2	834.3
Departmental Resources	1,558.0	1,521.8	(36.2)
<b>Sub-Total Education &amp; Children's Services</b>	<b>88,641.7</b>	<b>89,584.9</b>	<b>943.2</b>
<b>Total Social Care &amp; Education</b>	<b>217,470.9</b>	<b>218,112.3</b>	<b>641.4</b>
<b>Public Health &amp; Sports Services</b>	<b>23,529.9</b>	<b>24,814.8</b>	<b>1,284.9</b>
<b>Total Operational</b>	<b>336,178.6</b>	<b>345,773.5</b>	<b>9,594.9</b>
Corporate Budgets	17,319.9	21,999.3	4,679.4
Capital Financing	6,450.0	5,242.0	(1,208.0)
<b>Total Corporate &amp; Capital Financing</b>	<b>23,769.9</b>	<b>27,241.3</b>	<b>3,471.4</b>
Public Health Grant	(27,884.2)	(28,248.1)	(363.9)
Managed Reserves Strategy	(24,214.5)	(24,214.5)	0.0
<b>TOTAL GENERAL FUND</b>	<b>307,849.8</b>	<b>320,552.2</b>	<b>12,702.4</b>

**Divisional Narrative – Explanation of Variances**

**Corporate Resources and Support**

Corporate Resources Department is forecasting to spend £34.7m, £0.3m less than the budget.

**1. Finance**

- 1.1. The Financial Services Division is forecasting to spend £11.6m as per the budget. Both the Business Service Centre and Revenues and Customer Services continue to experience a number of staffing vacancies as they did in the previous year. The cost savings from this are offset by the additional operating costs of external processing of some local taxation work.

**2. Information Services**

- 2.1. Information Services are forecasting to spend £10.4m as per the budget. The service continues to use an earmarked reserve to fund new equipment particularly to support agile ways of working, and other development costs over and above “business-as-usual” including costs relating to cyber security and network resilience.

**3. Human Resources, Delivery Communications & Political Governance (DCPG)**

- 3.1. Human Resources is forecasting to spend £3.6m, £0.3m less than the budget as a result of carrying staffing vacancies and generating additional traded income. DCPG overall is forecasting to spend £5.5m, £67k less than the budget.

**4. Legal, Registration & Coronial Services**

- 4.1. Legal Services are forecasting to spend £3.6m, £0.1m more than the budget. The service has a number of additional staff to deal with current work demands.
- 4.2. Coronial Services are forecasting to spend £0.9m which means, as in previous years, support from corporate budgets of £0.4m will be required and this is assumed in the forecast.



## **5. City Catering**

- 5.1. City Catering is budgeted to trade at break-even (i.e. without a subsidy) but is facing significant headwinds this year with increasing food costs and pay inflation, together with lower levels of uptake. Meal price increases have previously been kept to a minimum but pay and food inflation now mean that the cost of production is on average more than the prices charged to schools. This issue is being reviewed, but this year the service will need to draw on an earmarked reserve in order to break-even.

### **City Development and Neighbourhoods**

The department is forecasting an overspend of £7.9m on a net budget of £60.2m. The position for each division is as follows:

## **6. Planning, Development & Transportation**

- 6.1. The division is forecasting an overspend of £2.1m. Income from on-street car parking continues to be lower than budget, and under-recovery of £1.2m is anticipated. Infringements into bus lanes are significantly lower than before the pandemic, resulting in a £0.3m shortfall in income on enforcement. To an extent, these are both partial legacies of the pandemic. Partially offsetting this income shortfall, reduced passenger numbers on buses is predicted to lead to an underspend of £0.9m. However, the Government has recently written to councils about maintaining bus services and additional national support for the sector is planned. This predicted underspend will therefore be kept under review. These income shortfalls will be funded by the one-off COVID monies set aside as part of the 2022/23 budget report.
- 6.2. An increase in energy costs across street lighting, traffic signals and signs add £0.9m of budget pressures. In addition, in light of the current market conditions, we are seeing early indications of a reduction in the number of major planning applications being submitted, which could lead to a projected budget shortfall of £0.4m, however, we are continuing to review planning fee income from our own strong pipeline of major schemes, fee structures/charges and key developments in the city.

## **7. Tourism, Culture & Inward Investment**

- 7.1. The number of market traders operating at both markets is still much lower than before the pandemic, with the division forecasting an under-recovery on income of £0.4m as a result.

## **8. Neighbourhood & Environmental Services**

- 8.1. The division is forecast to overspend by £3m. Domestic waste disposal operates through a PFI contract under which the unitary charge paid by the Council increases each year in line with inflation. The rate of inflation in April 2022 was 11.2%, which exceeded the inflation allowance in the budget, resulting in an overspend of £1.8m. The volume of domestic waste going to landfill rose during 2021/22 and it is anticipated to continue through the current year, with an increase in landfill tax of £2m predicted as a result. Partially offsetting these is the anticipated impact of the annual financial adjustment based on actual activity in the preceding year.

## **9. Estates & Building Services**

- 9.1. The division is forecasting an overspend of £1.3m as a result of a shortfall in the income, work is currently being undertaken identify the reasons behind this and to identify efficiencies to offset the budget pressure.

## **10. Departmental Overheads**

- 10.1. Departmental budgets held for added years' pension costs, postage and departmental salaries are forecast to break even.

## **11. Housing General Fund**

- 11.1. The number of homelessness presentations continues to be high for families and also remains an ongoing challenge in singles. This is due to the support and assistance to those complex individuals that continue to utilise Homelessness services following the pandemic and the move to more permanent independent accommodation being slower, which is expected to lead to an overspend of £0.8m, after the use of reserves and a one-off grant. A further overspend of £0.2m is expected to arise from the impact of fuel prices on the council-wide vehicle fleet.

## **12. Housing Revenue Account**

- 12.1. The Housing Revenue Account (HRA) is a ring-fenced income and expenditure account relating to the management and maintenance of the Council's housing stock. The HRA is forecast to overspend by £5.5m, in the absence of any action excluding revenue used for capital spending (which is reported in the capital monitoring report).
- 12.2. Rental income is forecast to fall short of the budget by £0.3m, largely due to the loss of rent on void properties being higher than budgeted.
- 12.3. The Repairs and Maintenance service is forecast to overspend by £1.4m. Whilst there will be savings on vacant posts of £1.2m this will be partially offset by spend

on contractors of £0.8m to deal with the staffing shortage and address the backlog of void properties. As a result of staffing vacancies and the focus on turning around void properties, less capital work is being undertaken; this will result in an income shortfall of £0.5m. Compensation claims and associated costs arising from an increase in disrepair claims driven by law firms before the introduction of fixed recoverable costs, along with the cost of repairing properties damaged by fires will add a further £0.4m. The fleet of vehicles used by the HRA will cost £0.3m more than the budget.

12.4. Management and Landlord Services are expected to overspend by £2.7m. The cost of supplying tenants and leaseholders with heat and hot water through the district heating network is forecast to exceed the budget by £2.4m; recent information suggests that gas costs will be 86% higher this year than last, as supply contracts expire and new ones are entered into. These increases vastly exceed the 7.29% rise in charges from April 2022 being paid by tenants and leaseholders on the network, which were proposed before the scale of energy price increases now being seen were envisaged. Further costs of £0.1m will be incurred to deal with pest control, and £0.2m on utility costs across communal areas as gas and electricity prices increase.

12.5. The HRA makes contributions towards general fund activities as well as being charged for a fair proportion of the Council's overheads. These are expected to be £0.3m more than the budget.

12.6. Whilst the local government pay award is yet to be confirmed, the current offer of £1,925 for all staff would result in additional costs of £0.8m.

12.7. The forecast overspend of £5.5m is clearly significant and as noted above was to a large extent not foreseeable at the time the budget was set. It exceeds the budgeted forecast HRA unallocated reserves at 31 March 2023. Options for managing and financing the overspend during the second half of the year are being considered.

### **Adult Social Care**

#### **13. Adult Social Care**

13.1. The council budget report for 2022/23 made reference to the fact that due to the uncertainty the pandemic created in estimating future care package costs, an early review of the cost projections built into the budget would take place.

13.2. Prior to the pandemic in the years 2016-2020 adult social care package costs have been within +/- 1% of the budget. However, during 2020/21 growth in need (and hence growth in package cost) of existing clients dropped below the budgeted trend rate seen pre-pandemic and this continued into 2021/22. The impact of this and the loss of a significant number of older people in

expensive residential care during 2020 meant that the actual gross package cost in 2021/22 was £6.7m less than had been assumed in the budget which was set in September of 2020.

- 13.3. The budget for 2022/23 was similarly set in September 2021, prior to knowing the full impact of the pandemic on 2021/22. Moreover, it assumed that growth in need would return to pre-pandemic levels both in the second half of 2021/22 and into 2022/23 albeit with some offsetting reduction in 2022/23 due to the continued application of strength-based reviews and the application of more care related technology.
- 13.4. In year growth in need in 2021/22 was 4.6% rather than the budgeted level of 6% (the rate incurred in 2019/20). A review of the current year's first quarter performance indicates that the rate of growth in need is currently similar to 2021/22 and not returning to pre-pandemic levels. The impact of the backlog in client reviews on this rate is uncertain.
- 13.5. A full review of all of the budget assumptions has been carried out in light of the financial out-turn for 2021/22 and the performance to date in 2022/23. As a result, it is recommended that the growth of £16m in gross package costs originally included in the 2022/23 budget be reduced by £7.4m to take account of the realised lower than expected growth in need in 2021/22 and the currently expected lower growth in need in 2022/23.
- 13.6. Levels of income from clients and from the ICB (formerly CCG) appear to have stabilised post pandemic and it is recommended that a £2m increase to the budgeted income is made in 2022/23 to take account of this.
- 13.7. The total recommended reduction to the 2022/23 ASC budget for these two items is therefore £9.4m, the table at appendix A assumes this budget reduction. The net remaining growth would be £6.6m. It can be noted that this exceeds by five times over the £1.3m raised from the 1% adult social care precept.
- 13.8. In addition, a forecast underspend of £0.3m is attributable to the ongoing difficulties in recruitment to posts, with many posts being on the national 'shortlist' for hard to fill roles. This includes qualified social workers, occupational therapists, best interest assessors and approved mental health professionals. As a consequence, many of these posts continue to remain unfilled despite attempts to recruit, resulting in underspends on staffing budgets. As all of these roles are critical to the delivery of social care, recruitment remains a priority and underspends are therefore not intended to be ongoing into future years. A budget reduction is therefore not proposed.

## **Education and Children's Services**

### **14. Education and Children's Services**

- 14.1. The department is forecasting to spend £89.6m, some £0.9m more than the budget. This is mainly a result of increased placement costs for children looked after, partially offset by vacancy savings.
- 14.2. The number of children looked after and other placements of 648 at the start of the year was 22 higher than the budget due to an overestimate of the numbers leaving care in 2021/22. Also taking into account the changes detailed below, the additional placements add £0.5m to the budgeted cost. During the first quarter there have also been some increases to existing placement costs to reflect increasing need, which have added a further £0.3m to the budgeted cost.
- 14.3. Overall, there has been a net reduction of 5 in the number of placements in the first quarter. Of the 49 new entrants who remain in care at the end of the quarter, 50% were under 5 years and were predominantly placed in foster homes which are a relatively low cost provision. As a result, the average annual cost of new entrants in the first quarter was low at £26k. Similarly of the 54 leaving care in the first quarter, two thirds were in low or zero cost placements (placed for adoption or placed with parents).
- 14.4. The budget and forecast assumes a more varied mix of children and young people coming into and out of care across the year compared with the first quarter with a consequent impact on the average placement costs.
- 14.5. At the time the budget was set there was a degree of uncertainty regarding the longer-term impact of the pandemic on placement numbers. As a result it was decided to maintain the budget at 2021/22 levels in order to have longer to assess this impact and to use the ear marked social care placement reserve to address short term spends in excess of this budget. It was estimated that £1m would be required from the reserve in 2022/23 to remain within that existing budget.
- 14.6. The current 2022/23 forecast for total placement costs is £36.5m. The current forecast placement costs will require £2m from the earmarked reserve to remain in budget, £1m more than estimated. This forecast spend of £36.5m is however, essentially the same as the £36.4m incurred in 2021/22 and if the forecast is realised this will buck the recent trend of significant year on year increases in placement costs (£2.8m in 2019/20, £1.9m in 2020/21 and £4.2m in 2021/22). Clearly, we are only at the first quarter and events could change the forecast significantly.

- 14.7. The placement cost budget will be subject to review as part of the budget setting process for 2023/24 which will take place later this year. Key to this will be an assessment of the trends in the foreseeable mix (in terms of age and complexity of need) of children and young people being placed into care in the medium term, which in turn drives average annual entrant placement costs.
- 14.8. There continue to be difficulties in recruiting qualified social workers, and there is a continued reliance on agency staff as well as our own trainee staff. This has resulted in staffing underspends in social care. Similarly, the administration staffing across the department is running with a 14% vacancy level as a result of staffing churn and recruitment difficulties, providing further savings.
- 14.9. The numbers of SEN children being assisted with transport is currently 1,490. There has been further progress in the use of personal transport budgets (with much lower cost than taxi provision) with 181 now using this method of support. Taxi prices were increased by 10% from April due to fuel cost increases which was not foreseen in the budget. There has also been an increase in in-house transport costs and this together with the taxi price increases means that there is no scope left in the budget for a net growth in numbers needing assistance from the new academic year. All journeys by taxi from the new academic year are currently being procured under the new dynamic purchasing system (DPS) arrangements and we will have to wait to evaluate what impact this has on average unit costs. The intention was that the DPS could help to exert downward pressure on prices through increased competition. The new transport policy is also now in place and it is hoped that this will help to mitigate against further net growth in numbers albeit against a backdrop, as explained below, of sustained high numbers of new referrals for education, health and care plans.
- 14.10. There was a significant increase in the number of requests for education, health and care plans in 2021 (23% above pre pandemic levels) and to date in this calendar year numbers are on a par with 2021. Additional staff have been budgeted for in 2022/23 to deal with this additional caseload and most of these have now been recruited. The number of plans completed to date in this calendar year (January to June) is double the figure completed in the same period last year.
- 14.11. In summary the social care placement cost overspend of £2m highlighted above is offset by net staffing vacancies in social care specifically and across the department as a whole particularly in administration, reducing the overall forecast overspend, prior to any use of the social care placement reserve, to £0.9m.



- 14.12. At this stage of the year there is no change to the forecast overspend in the High Needs Block for 2022/23 outlined in the previous out-turn report. The dedicated schools grant reserve balance is in deficit by £3.6m at 1 April 2022 and is expected to rise further this year to £9.3m at 31 March 2023. Whilst an allowance for pay increases has been made within the current forecasts, the extent to which the final agreed teacher and support staff pay rises need to be fully accommodated from the grant will of course have an impact on the projected deficit. The DfE have made initial contact to discuss our cumulative deficit. We will be providing the DfE later in the year with a 'management recovery plan' which includes, in a standardised DfE format, a detailed projection of our future demand and costs together with the mitigating actions we are deploying. The DfE requests this from all councils with DSG deficits.

### **Public Health and Sports Services**

#### **15. Public Health**

- 15.1. Public Health is forecasting to spend £22.0m, £0.4m more than the budget of £21.6m.
- 15.2. The overspend is mainly due to spend on the Community Wellbeing Champions and additional pay pressures due to the impact of the NHS pay settlements. The funding for this is provided by the additional public health grant of £0.4m.
- 15.3. Demand for sexual health services is returning to pre-pandemic levels following the ending of lockdowns. Nevertheless, the legacy of the pandemic continues to have an impact on how the service is delivered following the success of an online testing service provided during lockdown. Moreover, the demand for contraceptive services has increased post pandemic. As in 2021/22 the provider is being paid at a fixed amount to date this year rather than on activity levels until such time as activity returns to normal and changes to delivery models are made permanent in order to ensure the financial viability of the provider.
- 15.4. A backlog of GP provided NHS health checks has built up over the preceding two years. There is no indication at this stage that additional funding will be required to make good on the back log.
- 15.5. The substance misuse service has successfully bid for additional grant funding from the Office for Health Improvement and Disparities (OHID) totalling just over £1m for 2022/23, to assist in delivering community drug and alcohol treatments.

## **16. Sports Services**

- 16.1. The forecast subsidy for sports services is £2.9m, £920k more than the budget.
- 16.2. £420k of this increase relates to utility cost increases with gas rising by 86% compared to last year and electricity rising by 52%. The sports and leisure sector are significantly impacted by energy prices.
- 16.3. The balance of the increase is substantially a result of the slow recovery of income levels following the pandemic. The service is forecasting to achieve 95% of budgeted income leaving a shortfall of nearly £400k. Given that we are only at the first quarter, there remains a degree of uncertainty with this forecast. This compares favourably with the 63% of income achieved in 2021/22 as the service gradually reopened.
- 16.4. Membership numbers are recovering strongly and increasing, and numbers should be boosted later in the year when the refurbishments at Braunstone, Spence Street and Aylestone centres are completed. Non-membership casual patronage has not recovered to pre-pandemic levels. There have also been issues in recruiting swim teachers and gymnastic coaches with a consequent impact on income. New prices for a range of membership types apply from August and the impact is reflected in the forecast.
- 16.5. Income levels may however be susceptible to wider cost of living pressures as the year progresses.

## **Corporate Items & Reserves**

### **17. Corporate Items**

- 17.1. The corporate budgets cover the Council's capital financing costs, items such as audit fees, bank charges, contingencies and levies. This budget is currently forecasting to be £4.7m overspent.
- 17.2. On the 25th of July an initial pay offer was made from employers of a flat rate of £1,925 on all pay points, backdated to April 2022, along with an additional 1 day of annual leave for all employees from 2023. The initial modelling estimates that this will cost the Council approximately £11.6m, £7.3m more than is budgeted for in 2022/23. The budget for pay awards is held centrally until they are agreed therefore the overspend for the Council is currently being shown here. Members will be aware that the pay offer is significantly higher than could have been reasonably foreseen when the budget was prepared being driven by the significant recent cost of living increases.

- 17.3. This overspend has partially been offset by the use of the £2m contingency and additional income from investments due to the recent higher interest rates.

## 18. Budget Savings

- 18.1. In the 2022/23 budget report it was noted the Council need to continue to find savings in future budgets, to manage the impact of government funding settlements which are expected to be inadequate.
- 18.2. Where savings are made as part of a service review, decisions will be taken in the normal manner through a decision report. Where savings are incidental or can be made through management action, it is proposed to continue our previous practice of seeking approval to budget adjustments through routine budget monitoring reports. This is the second report in which we have included such adjustments.
- 18.3. Approval is sought to make the following budget adjustments:

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Reduction in the budget for place marketing	13	13	13
Increased income from De Montfort Hall.	100	100	100
Efficiency through increased use of technology within the Housing Division.	30	30	30
Increased income and reduction of 0.5FTE in Estates and Building Services.	82	82	82
Reduction in budget for the City Festival, Museums and City Centre Tourism.	20	40	40
Change in contracting and deletion of a post within Neighbourhoods and Environmental Services.	30	30	30
Reduced number of hanging baskets provided.	0	19	19
Reduction in budget through targeted crossing patrols.	32	66	66
Additional income from the completed review of fees and charges at Leisure Centres	0	0	114
<b>TOTAL</b>	<b>307</b>	<b>380</b>	<b>494</b>



---

# **Capital Budget Monitoring April-June 2022/23**

To be taken to Overview Select Committee on:  
27<sup>th</sup> September 2022

Lead director/officer: Colin Sharpe, Deputy Director of  
Finance

---

## Useful information

- Ward(s) affected: All
- Report author: Ben Matthews, Chief Accountant
- Author contact details: ben.matthews@leicester.gov.uk

### 1. Summary

- 1.1 The purpose of this report is to show the position of the capital programme at the end of June 2022 (Period 3).
- 1.2 This is the first capital monitoring report of the financial year. Two further quarterly reports and an outturn report will be presented as the year progresses.
- 1.3 As previously reported many projects have delayed completion dates and face additional costs as a consequence of the pandemic, due to volatility in the construction industry and inflationary pressures. Some work programmes will manage this through their current budget by deferring projects. When this is not possible it is reported in the monitoring and decisions are taken as necessary. Although none are identified as part of this report it is anticipated this will be a continued issue for the foreseeable future.

### 2. Recommended actions/decision

#### 2.1 The Executive is recommended to:

- Note total spend of £25.4m for the year to date.
- Note the budget reduction of £240k for the Changing Places – Disabled facilities toilets project, see Appendix A, Estates and Building Services, Para 2.5
- Note the saving of £103k on Digital District Feasibility Studies, See Appendix B, Para 3.8
- Approve the following additions:
  - £1,262k to Highways Maintenance to expand the current programme of works, to be funded from government grant, see Appendix B, Para 3.2
  - £766k to Leicester Museum and Art Gallery Phase 1, funded by Arts Council England grant, see Appendix A, Tourism, Culture and Inward Investment, Para 2.2



- £420k for the delivery of a new public open space at Franklyn Fields, funded by S106 contributions, see Appendix B, Para 3.5

The OSC is recommended to:

- Consider the overall position presented within this report and make any observations it sees fit.

### 3. Scrutiny / stakeholder engagement

N/a

### 4. Background and options with supporting evidence

4.1 The 2022/23 Capital programme was initially approved by Council on 23<sup>rd</sup> February 2022. It has subsequently been amended (including the 2021/22 outturn).

The capital programme is split in the following way:

- (a) Schemes classified as '**immediate starts**', which require no further approval to commence; and
- (b) A number of separate '**policy provisions**' which are not released until specific proposals have been approved by the Executive.

4.2 Immediate Starts are further split into:

- (a) **Projects**, which are discrete, individual schemes such as a road scheme or a new building. Monitoring of projects focusses on delivery of projects on time and the achievement of milestones. Consequently, there is no attention given to in-year financial slippage;
- (b) **Work Programmes**, which consist of minor works or similar on-going schemes where there is an allocation of money to be spent during a particular year. Monitoring of work programmes focusses on whether the money is spent in a timely fashion;
- (c) **Provisions**, which are sums of money set aside in case they are needed, where low spend is a favourable outcome rather than indicative of a problem;
- (d) **Schemes which are substantially complete**. These schemes are the tail end of schemes in previous years' capital programmes, usually consisting of small amounts of money brought forward from earlier years.

4.3 A summary of the total approved 2022/23 capital programme as at Period 3 is shown below:

	£000
Projects	220,137
Work Programmes	211,930
Provisions	191
Schemes Substantially Complete	912
<b>Total Immediate Starts</b>	<b>433,170</b>
Policy Provisions	42,283
<b>Total Capital Programme</b>	<b>475,453</b>

4.4 The following changes have occurred to the capital programme since period 1:

	£000
Abbey Park Precinct Wall	28
<b>Net Movements</b>	<b>28</b>

These movements are included in the table at 4.3 above.

4.5 The following appendices to this report show progress on each type of scheme:

- Appendix A – Projects
- Appendix B – Work Programmes
- Appendix C – Provisions
- Appendix D – Projects Substantially Complete
- Appendix E – Policy Provisions

4.6 This report only monitors policy provisions to the extent that spending approval has been given, at which point they will be classified as projects, work programmes or provisions.

#### 4.7 Capital Receipts

4.7.1 At Period 3, the Council has realised £5.8m of General Fund capital receipts, all of which relates to ringfenced receipts required for repayment of borrowing.

4.7.2 “Right to Buy” receipts from sales of council housing have amounted to £4.6m received in year.

## 5. Detailed report

N/A

## **6. Financial, legal, equalities, climate emergency and other implications**

### **6.1 Financial implications**

This report is solely concerned with financial issues.

Colin Sharpe, Deputy Director of Finance, 37 4001

### **6.2 Legal implications**

There are no direct legal implications arising from the recommendations of this report.

Kamal Adatia, City Barrister & Head of Standards

### **6.3 Equalities implications**

No Equality Impact Assessment (EIA) has been carried out as this is not applicable to a budget monitoring report.

### **6.4 Climate Emergency implications**

This report is solely concerned with financial issues.

### **6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)**

No other implications are noted as this is a budget monitoring report, and therefore no policy changes are proposed.

**7. Background information and other papers:**

Capital Programme 2022/23 approved by Council on 23<sup>rd</sup> February 2022.

Housing Revenue Account Budget (including Capital Programme) 2022/23 approved by Council on 23<sup>rd</sup> February 2022.

**8. Summary of appendices:**

- Appendix A – Projects
- Appendix B – Work Programmes
- Appendix C – Provisions
- Appendix D – Projects Substantially Complete
- Appendix E – Policy Provisions

**9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?**

No.

**10. Is this a “key decision”? If so, why?**

Yes. Expenditure exceeding £1m is proposed which has not been specifically approved by Council.

## PROJECTS

### 1. Summary

- 1.1 As stated in the cover report, the focus of monitoring projects is physical delivery, i.e. whether they are being delivered on time, on budget and to the original specification. This appendix summarises progress on projects. Project summaries provided by departments/divisions are shown on pages 10-23 within this Appendix.

Department / Division	Remaining Budget £000	2022/23 Spend £000
Corporate Resources	205	4
Planning, Development & Transportation	125,861	9,175
Tourism, Culture & Inward Investment	33,094	2,227
Neighbourhood & Environmental Services	1,619	219
Estates & Building Services	15,052	3,703
Housing	2,087	0
Adult Social Care	2,510	0
Children's Services	24,505	688
Public Health	2,082	135
Housing Revenue Account	13,122	772
<b>Total</b>	<b>220,137</b>	<b>16,923</b>

- 1.2 A list of the individual projects is shown in the table on pages 8-9 of this report. This also summarises the progress of each project. Attention is drawn to expected completion dates and any project issues that have arisen.
- 1.3 A colour-coded rating of progress of each project has been determined, based on whether the project is progressing as expected, and whether it is still expected to complete within budget.
- 1.4 The ratings used are:
- (a) **Green** Successful delivery of the project on time, within budget, to specification and in line with original objectives seems very likely. There are no major issues that appear to threaten delivery significantly.

- (b) **Amber** Successful delivery of the project on time, within budget, to specification and in line with original objectives appears probable. However, some risks exist and close attention will be required to ensure these risks do not materialise into major issues threatening delivery. Alternatively, a project is classed as amber if some insubstantial slippage or minor overspend is probable.
- (c) **Red** Successful delivery of the project on time, within budget, to specification and in line with original objectives appears to be unachievable. The project is expected to require redefining, significant additional time or additional budget.
- (d) **Blue** The project is substantially complete.
- (e) **Purple** The project is on hold, for reasons which have nothing to do with management of the capital programme. Examples include reconsideration of whether the project is still needed as originally proposed, or withdrawal of a funder.



## 2. Summary of Individual Projects

Dept/ Division	Project	Remaining Budget (£000)	2022/23 Spend (£000)	Forecast O/(U)spend (£000)	Original Completion Date	Forecast Completion Date	Previous Reported RAG Rating	Project RAG Rating @ P3
CRS	Corporate LAN/WAN Network Cisco Infrastructure Replacement	205	4	0	Dec-21	Winter 22	Green	Amber
CDN (PDT)	Connecting Leicester	43,555	5,007	0	Nov-20	Mar-24	Amber	Green
CDN (PDT)	Waterside Strategic Regeneration Area	4,994	419	0	Mar-23	Jun-26	Green	Green
CDN (PDT)	St George's Churchyard	749	24	0	Aug-18	Dec-22	Green	Green
CDN (PDT)	City-wide Parkmap TRO review, signs and lines upgrades	151	0	0	Mar-21	Sep-22	Amber	Green
CDN (PDT)	North West Leicester Regeneration Area	711	180	0	Mar-22	Mar-23	Green	Green
CDN (PDT)	St Margaret's Gateway	4,330	3,244	0	Sep-22	Jun-22	Green	Blue
CDN (PDT)	High Streets Heritage Action Zones	1,341	42	0	Apr-24	Apr-24	Green	Green
CDN (PDT)	Saffron Brook	832	3	0	Mar-23	Mar-23	Green	Green
CDN (PDT)	Stocking Farm Community Shop	150	109	0	Mar-22	Mar-22	Green	Blue
CDN (PDT)	Leicester Railway Station - Levelling up	22,550	98	0	Mar-24	Mar-24	Green	Green
CDN (PDT)	Electric Bus Investment	20,331	0	0	Dec-23	Dec-23	Green	Green
CDN (PDT)	Pioneer Park - Levelling Up	24,567	49	0	Dec-24	Dec-24	Green	Green
CDN (PDT)	Land South of Midland Street	1,600	0	0	Sep-22	Sep-22	N/A	Green
CDN (TCI)	Jewry Wall Museum Improvements	13,366	945	0	Mar-23	Aug-24	Red	Amber
CDN (TCI)	Leicester Market Redevelopment	2,357	21	0	Dec-21	Mar-23	Green	Green
CDN (TCI)	Abbey Pumping Station	239	142	0	Mar-19	Jun-22	Green	Blue
CDN (TCI)	Onsite Construction Skills Hub	708	29	0	Dec-22	Jun-23	Green	Green
CDN (TCI)	Leicester Museum and Art Gallery Phase 1	1,873	156	0	Mar-22	Mar-24	Green	Green
CDN (TCI)	Visit Leicester Relocation	164	0	0	Nov-21	Mar-23	Green	Amber
CDN (TCI)	Growth Hub	714	59	0	Jun-23	Jun-23	Green	Green
CDN (TCI)	Phoenix 2020	689	689	0	Mar-23	Apr-22	Green	Blue
CDN (TCI)	Fashion Technology Academy	159	8	0	Aug-23	Aug-23	Green	Green
CDN (TCI)	De Montfort Hall	1,014	48	0	Mar-22	Nov-22	Green	Green
CDN (TCI)	Pilot House	11,511	130	0	Mar-24	Mar-24	Green	Green
CDN (TCI)	Ugandan Asians – 50 Year Anniversary Commemoration	300	0	0	Jun-23	Jun-23	N/A	Green
<b>Total</b>		<b>159,160</b>	<b>11,406</b>	<b>0</b>				

Dept/ Division	Project	Remaining Budget (£000)	2022/23 Spend (£000)	Forecast O/(U)spend (£000)	Original Completion Date	Forecast Completion Date	Previous Reported RAG Rating	Project RAG Rating @ P3
CDN (NES)	Abbey Park Precinct Wall	151	35	0	Mar-22	Jul-22	Amber	Blue
CDN (NES)	Reuse Shop Expansion	205	182	0	Jul-20	Apr-22	Green	Blue
CDN (NES)	Western Park Sanitisation Tree Works	241	0	0	Mar-23	Mar-23	Green	Green
CDN (NES)	Digital & Performance Suite	65	0	0	Mar-23	Mar-23	Green	Green
CDN (NES)	Library Self Access Rollout	592	0	0	Sep-24	Sep-24	N/A	Green
CDN (NES)	St Margaret's Pastures Skate Park	365	2	0	Jan-23	Oct-23	Green	Amber
CDN (EBS)	Estate Shops	733	95	0	Mar-22	Jan-23	Green	Amber
CDN (EBS)	Haymarket Theatre - Internal Completion Works	357	2	0	Mar-21	TBC	Green	Purple
CDN (EBS)	Energy Efficiency Technology	10,139	3,596	0	Mar-20	TBC	Green	Red
CDN (EBS)	Aylestone Leisure Centre PV Panels	1,639	0	0	Aug-22	Feb-23	Amber	Green
CDN (EBS)	Leycroft Road Energy Reduction Works	252	0	0	May-22	TBC	Green	Amber
CDN (EBS)	African Caribbean Centre	252	0	0	Mar-23	Mar-23	N/A	Green
CDN (EBS)	Changing Places - Disabled Facilities Toilets	680	0	(240)	Mar-24	Mar-24	N/A	Green
CDN (EBS)	Malcolm Arcade Refurbishment	1,000	10	0	Nov-23	Nov-23	N/A	Green
CDN (HGF)	Greener Homes	2,087	0	0	Mar-23	Mar-23	N/A	Amber
SCE (ASC)	Extra Care Schemes	2,510	0	0	Aug-20	Mar-25	Amber	Green
SCE (ECS)	Additional SEND Places (including Pupil Referral Units)	11,403	637	0	Dec-19	Sep-23	Amber	Amber
SCE (ECS)	Overdale Infant and Juniors School Expansion	3,283	7	0	Nov-21	Sep-23	Amber	Amber
SCE (ECS)	Expansion of Oaklands Special School	4,374	32	0	Mar-22	Apr-23	Amber	Amber
SCE (ECS)	Pindar Nursery	792	3	0	Mar-23	Sep-24	Amber	Amber
SCE (ECS)	Glebelands Primary School Modular Building	246	1	0	Aug-22	Aug-22	Green	Green
SCE (ECS)	S106 Additional School Places	857	0	0	Sep-23	Sep-23	Green	Green
SCE (ECS)	Children's Homes Refurbishments	850	0	0	Sep-23	Sep-23	N/A	Green
SCE (ECS)	Expansion of Children's Homes	2,700	8	0	May-23	Jan-24	Green	Amber
PH	Leisure Centres Phase 2	2,082	135	0	Nov-22	Mar-23	Green	Amber
<b>Total (excluding HRA)</b>		<b>207,015</b>	<b>16,151</b>	<b>(240)</b>				
CDN (HRA)	Goscote House Demolition	2,576	444	0	Jan-20	Mar-23	Amber	Green
CDN (HRA)	New House Build Council Housing	2,667	328	0	Apr-23	Mar-24	Green	Green
CDN (HRA)	Tower Block Sprinkler Systems	1,277	0	0	Apr-22	Mar-23	Green	Green
CDN (HRA)	Property Conversions	399	0	0	Mar-22	Mar-24	Green	Green
CDN (HRA)	Bridlespur Way Refurbishment	300	0	0	Mar-23	Mar-23	Purple	Green
CDN (HRA)	Greener Homes	4,353	0	0	Mar-22	Mar-23	Green	Green
CDN (HRA)	Dawn Centre Reconfiguration	450	0	0	May-23	May-23	N/A	Green
CDN (HRA)	St Matthews Concrete Works	1,100	0	0	Mar-24	Mar-24	N/A	Green
<b>Total HRA</b>		<b>13,122</b>	<b>772</b>	<b>0</b>				
<b>Total (including HRA)</b>		<b>220,137</b>	<b>16,923</b>	<b>(240)</b>				

### **Commentary on Specific Projects**

- 3.1 Explanatory commentary for projects that are not currently progressing as planned, or for which issues have been identified, is provided in the next pages. This has been defined as any scheme that has a RAG Rating other than “green” or “blue”.

## **Capital Programme Project Monitoring 2022/23 P3**

### **Corporate Resources**

#### **1. Projects Summary**

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Corporate LAN/WAN Network Cisco Infrastructure Replacement	205	0	Dec 2021	Winter 2022	A
<b>Total</b>	<b>205</b>	<b>0</b>			

#### **2. Projects Commentary** (for all projects rated Amber, Red or Purple).

**2.1 Corporate LAN/WAN Network Cisco Infrastructure Replacement** – The network replacement has continued to be delayed due to the global issues affecting the supply of silicon and microchips, which are required to manufacture the equipment. Expected delivery is now Winter 2022.

## Capital Programme Project Monitoring 2022/23 P3

### Planning, Development & Transportation

#### 1. Projects Summary

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Connecting Leicester	43,555	0	Nov 2020	March 2024	G
Waterside Strategic Regeneration Area	4,994	0	March 2023	June 2026	G
St George's Churchyard	749	0	Aug 2018	Dec 2022	G
City-wide Parkmap TRO review, signs and lines upgrades	151	0	March 2021	Sep 2022	G
North West Leicester Regeneration Area	711	0	March 2022	March 2023	G
St Margaret's Gateway	4,330	0	Sep 2022	June 2022	B
High Streets Heritage Action Zones	1,341	0	April 2024	April 2024	G
Saffron Brook	832	0	March 2023	March 2023	G
Stocking Farm Community Shop	150	0	March 2022	March 2022	B
Leicester Station Improvements	22,550	0	March 2024	March 2024	G
Electric Bus Investment	20,331	0	Dec 2023	Dec 2023	G
Pioneer Park – Levelling Up	24,567	0	Dec 2024	Dec 2024	G
Land South of Midland Street	1,600	0	Sep 2022	Sep 2022	G
<b>Total</b>	<b>125,861</b>	<b>0</b>			

## Capital Programme Project Monitoring 2022/23 P3

### Tourism, Culture and Inward Investment

#### 1. Projects Summary

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Jewry Wall Museum Improvements	13,366	0	March 2023	Aug 2024	A
Leicester Market Redevelopment	2,357	0	Dec 2021	March 2023	G
Abbey Pumping Station	239	0	March 2019	June 2022	B
Onsite Construction Skills Hub	708	0	Dec 2022	June 2023	G
Leicester Museum and Art Gallery Phase 1	1,873	0	March 2022	March 2024	G
Visit Leicester Relocation	164	0	Nov 2021	Mar 2023	A
Growth Hub	714	0	June 2023	June 2023	G
Phoenix 2020	689	0	March 2023	April 2022	B
Fashion Technology Academy	159	0	Aug 2023	Aug 2023	G
De Montfort Hall	1,014	0	March 2022	Nov 2022	G
Pilot House	11,511	0	March 2024	March 2024	G
Ugandan Asians – 50 Year Anniversary Commemoration	300	0	June 2023	June 2023	G
<b>Total</b>	<b>33,094</b>	<b>0</b>			



## **2. Projects Commentary** (for **all** projects rated Amber, Red or Purple).

- 2.1 Jewry Wall Museum Improvements** – As previously reported, the original phase 1 contractor went into administration. Roof works have now resumed and a procurement exercise is underway for the appointment of a contractor to complete the remaining works. The timescales for each phase of works have been revisited, resulting in a forecast completion date of August 2024 and the RAG rating being revised down to amber.
- 2.2 Leicester Museum and Art Gallery Phase 1** – Grant funding of £766k has been awarded from Arts Council England's MEND fund to support urgent maintenance work, including roof repairs and the building's air handling system. These additional works will be completed prior to the original project works to avoid any damage caused by retro fitting elements and this has pushed the forecast completion date back.
- 2.3 Visit Leicester Relocation** – A suitable supplier has now been identified for the proposed augmented reality visitor experience. However, the complexity of the technical requirements mean a different solution is now required which will delay the forecast completion date for the scheme.

## Capital Programme Project Monitoring 2022/23 P3

### Neighbourhood and Environmental Services

#### 1. Projects Summary

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Abbey Park Precinct Wall	151	0	March 2022	Jul 2022	<b>B</b>
Reuse Shop Expansion	205	0	July 2020	April 2022	<b>B</b>
Western Park Sanitation Tree Works	241	0	March 2023	March 2023	<b>G</b>
Digital & Performance Suite	65	0	March 2023	March 2023	<b>G</b>
Library Self Access Rollout	592	0	Sep 2024	Sep 2024	<b>G</b>
St Margaret's Pastures Skate Park	365	0	Jan 2023	Oct 2023	<b>A</b>
<b>Total</b>	<b>1,619</b>	<b>0</b>			

#### 2. Projects Commentary (for all projects rated Amber, Red or Purple).

- 2.1 St Margaret's Pastures Skate Park** – The forecast completion is delayed due to ongoing lease negotiations.

## Capital Programme Project Monitoring 2022/23 P3

### Estates and Building Services

#### 1. Projects Summary

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Estate Shops	733	0	March 2022	Jan 2023	A
Haymarket Theatre - Internal Completion Works	357	0	March 2021	TBC	P
Energy Efficiency Technology	10,139	0	March 2022	TBC	R
Aylestone Leisure Centre PV Panels	1,639	0	Aug 2022	Feb 2023	G
Leycroft Road Energy Reduction Works	252	0	May 2022	TBC	A
African Caribbean Centre	252	0	March 2023	March 2023	G
Changing Places - Disabled Facilities Toilets	680	(240)	March 2024	March 2024	G
Malcolm Arcade Refurbishment	1,000	0	Nov 2023	Nov 2023	G
<b>Total</b>	<b>15,052</b>	<b>(240)</b>			

#### 2. Projects Commentary (for **all** projects rated Amber, Red or Purple).

- 2.1 Estate Shops** – There has been a delay to this scheme as a result of additional survey works being required.
- 2.2 Haymarket Theatre – Internal Completion Works** – This scheme is on hold whilst a review of the requirements for the scheme is undertaken.
- 2.3 Energy Efficiency Technology** - As previously reported there is a strong likelihood the Council will need to increase its contribution towards the scheme. Final costs are still

being reviewed and will be reported once they are fully validated. Nonetheless this scheme represents a significant investment of £25m from the government's Salix programme into decarbonisation measures across the city as part of the Council's Climate Emergency Action Plan.

**2.4 Leycroft Road Energy Reduction Works** – There have been delays to the scheme as an initial procurement was unsuccessful. An alternative procurement route is currently being identified to allow the scheme to proceed.

**2.5 Changing Places – Disabled facilities toilets** – There is a budget reduction of £240k for the Changing Places programme, due to external funding being less than originally forecast.

## **Capital Programme Project Monitoring 2022/23 P3**

### **Housing (GF)**

#### **1. Projects Summary**

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Greener Homes	2,087	0	March 2023	March 2023	A
<b>Total</b>	<b>2,087</b>	<b>0</b>			

#### **2. Projects Commentary** (for **all** projects rated Amber, Red or Purple).

- 2.1 Greener Homes** – The funding in this scheme is to be passported to registered housing providers to use on their own housing stock. One of the providers has recently withdrawn from the scheme, which results in approximately £700k of the above budget being unallocated. Work is underway to determine an alternative use for this funding.

## **Capital Programme Project Monitoring 2022/23 P3**

### **Adults**

#### **1. Projects Summary**

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Extra Care – Two Schemes	2,510	0	Aug 2020	March 2025	<b>G</b>
<b>Total</b>	<b>2,510</b>	<b>0</b>			

#### **2. Projects Commentary** (for **all** projects rated Amber, Red or Purple).



## Capital Programme Project Monitoring 2022/23 P3

### Children's Services

#### 1. Projects Summary

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Additional SEND Places (including Primary Pupil Referral Unit)	11,403	0	Dec 2019	Sept 2023	A
Overdale Infant and Juniors School Expansion	3,283	0	Nov 2021	Sept 2023	A
Expansion of Oaklands Special School	4,374	0	March 2022	April 2023	A
Pindar Nursery	792	0	March 2023	Sept 2024	A
Glebelands Primary School Modular Building	246	0	Aug 2022	Aug 2022	G
S106 Additional School Places	857	0	Sept 2023	Sept 2023	G
Children's Homes Refurbishments	850	0	Sept 2023	Sept 2023	G
Expansion of Children's Homes	2,700	0	May 2023	Jan 2024	A
<b>Total</b>	<b>24,505</b>	<b>0</b>			

#### 2. Projects Commentary (for all projects rated Amber, Red or Purple).

- 2.1 Additional SEND Places (including Primary Pupil Referral Unit)** – There has been a delay at Rowans (Ellesmere), Knighton Lane (Leicester Partnership School) and the Armadale Centre (Netherhall School) whilst the requirements for this scheme have been reviewed. Following this review, plans are now being revisited to ensure they achieve the correct design and pupil places required. This includes considering alternative methods of construction, following feedback from the contractor and taking into account current market conditions. These options are currently being evaluated to ensure best value for

money and to de-risk the schemes. However, it should be noted that these options are likely to require additional funds.

- 2.2 Overdale Infant and Juniors School Expansion** – Following a review of the requirements for the scheme, it can now progress and a suitable contractor has been procured.
- 2.3 Expansion of Oaklands Special School** - As previously reported, additional time was required to agree acceptable contract terms with the contractor. These have been concluded and the contractor is now on site; the forecast completion date has been updated to April 2023.
- 2.4 Pindar Nursery** –The forecast completion date is delayed, as pupils are still located at Pindar Nursery whilst waiting for the SEND scheme to be completed.
- 2.5 Expansion of Children's Homes** – There has been a delay to the home being delivered at the Braunstone site, with a completion date of January 2024 now forecast. This is due to a change in how the scheme will be delivered, necessitated by the availability of space at the site. The other home being delivered in Aylestone is forecast to complete in Spring 2023.

## **Capital Programme Project Monitoring 2022/23 P3**

### **Public Health**

#### **1. Projects Summary**

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Leisure Centres Phase 2	2,082	0	Nov 2022	March 2023	A
<b>Total</b>	<b>2,082</b>	<b>0</b>			

#### **2. Projects Commentary** (for **all** projects rated Amber, Red or Purple).

- 2.1 Leisure Centres Phase 2** – There was a delay in negotiations for the Braunstone and Aylestone Leisure Centre schemes which has now been resolved. Furthermore, the works for Aylestone Leisure Centre have been split into three phases, to allow parts of the centre to remain open during works on site.

## **Capital Programme Project Monitoring 2022/23 P3**

### **Housing (HRA)**

#### **1. Projects Summary**

Project Name	Remaining Budget (£000)	Over / (Under) Spend (£000)	Original Completion Date	Forecast Completion Date	RAG Rating
Goscote House Demolition	2,576	0	Jan 2020	March 2023	<b>G</b>
New Build Council Housing	2,667	0	April 2023	March 2024	<b>G</b>
Tower Block Sprinklers	1,277	0	April 2022	March 2023	<b>G</b>
Property Conversions	399	0	March 2022	March 2024	<b>G</b>
Bridlespur Way Refurbishment	300	0	March 2023	March 2023	<b>G</b>
Greener Homes	4,353	0	March 2022	March 2023	<b>G</b>
Dawn Centre Reconfiguration	450	0	May 2023	May 2023	<b>G</b>
St Matthews Concrete Works	1,100	0	March 2024	March 2024	<b>G</b>
<b>Total</b>	<b>13,122</b>	<b>0</b>			

#### **2. Projects Commentary (for all projects rated Amber, Red or Purple).**

**WORK PROGRAMMES****1. Summary**

- 1.1 As stated in the cover report, work programmes are minor works or similar on-going schemes where there is an allocation of money to be spent during a particular year. Monitoring of work programmes focusses on whether the money is spent in a timely fashion.

Department / Division	Approved to spend in 22/23 £000	2022/23 Spend £000	Slippage £000	Over/(under) Spend £000
City Development & Neighbourhoods	463	0	0	0
Planning, Development & Transportation	14,042	1,750	223	0
Tourism, Culture & Inward Investment	1,272	129	400	0
Neighbourhood & Environmental Services	611	54	40	0
Estates & Building Services	8,717	126	998	(151)
Housing General Fund	10,585	1,170	0	0
Adult Social Care	0	0	0	0
Children's Services	7,769	276	0	0
<b>Total (excluding HRA)</b>	<b>43,459</b>	<b>3,505</b>	<b>1,661</b>	<b>(151)</b>
Housing Revenue Account	28,817	4,801	950	0
<b>Total (including HRA)</b>	<b>72,276</b>	<b>8,306</b>	<b>2,611</b>	<b>(151)</b>

## 2. Summary of Individual Work Programmes

Work Programme	Dept/ Division	Approved £000	2022/23 Spend £000	Slippage £000	Over/(under) Spend £000
Feasibility Studies	CDN	463	0	0	0
Transport Improvement Works	CDN (PDT)	6,453	1,312	0	0
Bus Engine Retrofitting	CDN (PDT)	474	62	0	0
Air Quality Action Plan	CDN (PDT)	415	15	0	0
Highways Maintenance	CDN (PDT)	2,863	44	0	0
Flood Strategy	CDN (PDT)	300	43	0	0
Festive Decorations	CDN (PDT)	225	0	0	0
Local Environmental Works	CDN (PDT)	401	97	0	0
Legible Leicester	CDN (PDT)	71	1	0	0
Leicester Strategic Flood Risk Management Strategy	CDN (PDT)	19	2	0	0
Potential Strategic Development Sites Assessment	CDN (PDT)	1,424	89	0	0
Architectural & Feature Lighting (Grant)	CDN (PDT)	200	0	130	0
Front Wall Enveloping	CDN (PDT)	279	0	0	0
Replacement Doors & Windows St Saviours Rd (Grant)	CDN (PDT)	34	0	26	0
Transforming Cities Work Programmes	CDN (PDT)	461	66	0	0
Campbell Street Feasibility Study	CDN (PDT)	186	0	0	0
Conservation Building Grants	CDN (PDT)	29	18	0	0
Street Nameplates City Branding Programme	CDN (PDT)	111	0	0	0
Environment Agency Feasibility Studies	CDN (PDT)	97	1	67	0
Heritage Interpretation Panels	CDN (TCI)	355	23	0	0
Retail Gateways (Grant)	CDN (TCI)	74	0	0	0
Leicester Museum and Art Gallery	CDN (TCI)	70	69	0	0
Cank St Feasibility	CDN (TCI)	30	0	0	0
Local Shopping Centres Reopening & Improvement Programme Grants	CDN (TCI)	743	37	400	0
Parks Plant and Equipment	CDN (NES)	246	54	0	0
Parks and Open Spaces	CDN (NES)	365	0	40	0
Property & Operational Estate Capital Maintenance Programme	CDN (EBS)	4,754	126	998	0
Replacement cladding Phoenix Square	CDN (EBS)	189	0	0	0
Green Homes	CDN (EBS)	3,043	0	0	0
Phoenix & Sovereign House	CDN (EBS)	248	0	0	0
CCTV Newarke Houses/Guildhall	CDN (EBS)	26	0	0	0
Depots Refurbishment	CDN (EBS)	289	0	0	0
Affordable Warmth	CDN (EBS)	65	0	0	(48)
Digital District Feasibility Study	CDN (EBS)	103	0	0	(103)
Private Sector Disabled Facilities Grant	CDN (HGF)	2,039	251	0	0
Repayable Home Repair Loans	CDN (HGF)	250	0	0	0
Vehicle Fleet Replacement Programme	CDN (HGF)	8,296	919	0	0
School Capital Maintenance	SCE (ECS)	7,457	276	0	0
Foster Care Capital Contribution Scheme	SCE (ECS)	312	0	0	0
<b>Total (excluding HRA)</b>		<b>43,459</b>	<b>3,505</b>	<b>1,661</b>	<b>(151)</b>



Work Programme	Dept/ Division	Approved £000	2022/23 Spend £000	Slippage £000	Over/(under) Spend £000
Council Housing - New Kitchens and Bathrooms	CDN (HRA)	3,000	232	0	0
Council Housing - Boiler Replacements	CDN (HRA)	2,800	302	0	0
Council Housing - Rewiring	CDN (HRA)	1,760	288	0	0
Council Housing - Disabled Adaptations & Improvements	CDN (HRA)	1,300	93	0	0
Council Housing - Insulation Works	CDN (HRA)	100	0	0	0
Council Housing - External Property Works	CDN (HRA)	1,300	0	950	0
Council Housing - Fire and Safety Works	CDN (HRA)	1,184	149	0	0
Community & Environmental Works	CDN (HRA)	1,410	351	0	0
Affordable Housing - Acquisitions	CDN (HRA)	14,248	3,012	0	0
Affordable Housing - RPs & Others	CDN (HRA)	315	230	0	0
Public Realm Works	CDN (HRA)	1,400	144	0	0
<b>Total HRA</b>		<b>28,817</b>	<b>4,801</b>	<b>950</b>	<b>0</b>
<b>Total (including HRA)</b>		<b>72,276</b>	<b>8,306</b>	<b>2,611</b>	<b>(151)</b>

### 3. **Commentary on Specific Work Programmes**

- 3.1 Explanatory commentary for work programmes not currently progressing as planned, or for which issues have been identified is provided below. For monitoring purposes this has been defined as any scheme where budgets have significantly changed, where spend is low or where material slippage is forecast.
- 3.2 **Highways Maintenance** – Additional highways maintenance grant of £1,262k is to be received from the Department for Transport this year. A decision is sought to add this funding to the capital programme, to extend the programme of works.
- 3.3 **Environment Agency Feasibility Studies** – The £67k slippage on this scheme is due to the key stakeholders involved prioritising other work.
- 3.4 **Local Shopping Centres Reopening & Improvement Programme Grants** – This delay has been mainly due to resourcing issues, therefore grants will continue to be awarded into 2023/24.
- 3.5 **Franklyn Fields Open Space** – Developer contributions have been received for the purpose of creating a new public open space at Franklyn Fields. A decision is sought to add this funding to the capital programme to allow these works to commence.
- 3.6 **Property & Operational Estate Capital Maintenance Programme** – The majority of the slippage forecast on this scheme is due to an ongoing assessment of the maintenance works required, which will then enable an appropriate programme of works to be determined.
- 3.7 **Replacement Cladding Phoenix Square** - This funding is for initial pre-tender support whilst the Council awaits the full funding from Government. This has been agreed in principle and the actual works will be progressed once the full funding is confirmed.
- 3.8 **Digital District Feasibility Study** – This feasibility is no longer required. The £103k budget can be taken as a saving and used for future capital programmes.
- 3.9 **External Property Works (Council Housing)** - The re-procurement of roofing, soffit/facias, and cladding have been combined in an attempt to deliver efficiencies. This procurement is unlikely to be completed this year, so £950k will

be reprofiled into 2023/24. This will not interfere with any urgent roofing work that is required.

**PROVISIONS****1. Summary**

- 1.1 As stated in the cover report, provisions are sums of money set aside in case they are needed, where low spend is a favourable outcome rather than indicative of a problem.
- 1.2 As at the end of Period 3, none of the budgets for capital provisions had been spent.
- 1.3 Normally provisions are there if needed. The sums below are for the 2022/23 financial year.

Provision	Dept/ Division	Approved £000	2022/23 Spend £000	2022/23 Total £000	Remaining Budget £000
Empty Homes Purchase	CDN (HGF)	50	0	0	50
Early Years - Two Year Olds	SCE (ECS)	141	0	0	141
<b>Total</b>		<b>191</b>	<b>0</b>	<b>0</b>	<b>191</b>

**PROJECTS SUBSTANTIALLY COMPLETE****1. Summary**

- 1.1 As at the end of Period 3, the following schemes were nearing completion. The budgets are the unspent amounts from previous years' capital programmes, mainly as a result of slippage.

<b>Project</b>	<b>Dept/ Division</b>	<b>Approved £000</b>	<b>2022/23 Spend £000</b>	<b>Over/(Under) Spend £000</b>
Leicester North West Major Transport Scheme	CDN (PDT)	89	0	0
Pioneer Park	CDN (PDT)	27	0	0
Pioneer Park Commercial Workspace (formerly Dock 2)	CDN (PDT)	109	13	0
Gresham Business Workspace	CDN (TCI)	64	8	0
St Mary's Allotments	CDN (NES)	11	0	0
Library RFID Self-Service System	CDN (NES)	25	0	0
Library Improved Self-Access Pilot	CDN (NES)	55	20	0
11-15 Horsefair Street	CDN (EBS)	55	19	0
Haymarket House, Car Parks & Lifts	CDN (EBS)	180	0	0
Haymarket Bus Station - Toilet Expansion and Refurbishments	CDN (EBS)	129	70	0
St Leonard's Tower Block - Lift	CDN (HRA)	44	19	0
Additional Primary School Places	SCE (ECS)	66	3	0
Children's Residential Homes	SCE (ECS)	58	47	0
<b>Total</b>		<b>912</b>	<b>199</b>	<b>0</b>

**POLICY PROVISIONS****1. Summary**

- 1.1. As at Period 3, the following policy provisions were still awaiting formal approval for allocation to specific schemes.

<b>Department/ Division</b>	<b>Policy Provision</b>	<b>Amount £000</b>
CRS	New Ways of Working	3,000
CDN (PDT)	Ashton Green Infrastructure	400
CDN (PDT)	Strategic Acquisitions	4,240
CDN (TCII)	Tourism & Culture	550
CDN (TCII)	Highways, Transport & Infrastructure	3,364
CDN (TCII)	Leicester Museum and Art Gallery (LMAG)	3,738
CDN (TCII)	Outdoor Market Phase 3	7,300
CDN (NES)	Investment in Multi-Use Game Areas (MUGAs)	600
CDN (Various)	People & Neighbourhoods	392
SCE (ECS)	New School Places	5,773
SCE (ECS)	Education System Re-tender	2,200
SCE (ASC)	Extra Care Schemes	4,500
Other	Black Lives Matter	500
All	Programme Contingency	4,726
<b>Total (excluding HRA)</b>		<b>41,283</b>
CDN (HRA)	Other HRA Schemes	1,000
<b>Total HRA</b>		<b>1,000</b>
<b>Total (including HRA)</b>		<b>42,283</b>

- 1.2. Releases from policy provisions since the 2021/22 Outturn (reflected in the tables above) are listed below:

- £1,600k for Land South of Midland Street

---

# Scrutiny Annual Report 2021-22

Decision to be taken by:  
Full Council

Decision to be taken on/Date of meeting:  
Full Council – 29 September 2022  
Overview Select Committee – 27 September 2022

Lead director/officer:  
Miranda Cannon  
Director – Delivery, Communications and Political  
Governance

---



**Useful information**

- Ward(s) affected: All
- Report author: Francis Connolly, Scrutiny Support Manager
- Author contact details: Francis.Connolly@leicester.gov.uk
- Report version number: 1

**1. Summary**

- 1.1. This report provides a summary of the Scrutiny Annual Report 2021-22.
- 1.2. The Chair of the Overview Select Committee has developed a report that details the activity performed by the City Council's nine scrutiny bodies during 2021/22. The report does not primarily cover scrutiny work that has been undertaken since May 2022, though there are references to ongoing and proposed scrutiny activity.

**2. Recommended actions/decision**

- 2.1 Full Council is asked to note the report and endorse the work of scrutiny during 20121-22.
- 2.2 The Overview Select Committee is asked to review the report and provide any comments/recommendations ahead of consideration by Full Council.

**3. Scrutiny / stakeholder engagement**

- 3.1 The report details a summary of work and outcomes from scrutiny across OSC and the range of commissions during 2021-22.
- 3.2 Although it is a decision of Full Council to approve the scrutiny annual report, as it covers the work and operation of scrutiny, it is appropriate for it to be subject to consideration by the Overview Select Commission, and therefore each of the scrutiny commission chairs, ahead of its submission to Full Council.

#### **4. Background and options with supporting evidence**

- 4.1 The main report begins with an introduction by Councillor Ted Cassidy, Chair of the Overview and Select Committee.
- 4.2 It then provides general detail of the scrutiny structure, format and operation during the previous year.
- 4.3 The report includes a separate section for each of the nine scrutiny bodies, setting out the key achievements and highlights for each committee/commission and also refers to some of the ongoing and proposed work.
- 4.4 The report is designed to serve as a summary of activity. Full detail of the activity of each scrutiny body can be found via <https://bit.ly/3P7AOEh>

#### **5. Detailed report**

The full 'Scrutiny Annual Report 2021-22' is included on the subsequent pages.

### **6. Financial, legal, equalities, climate emergency and other implications**

#### **6.1 Financial implications**

There are no financial implications associated with the preparation of the Annual Scrutiny Report, beyond the use of existing resources.

*(Colin Sharpe, Deputy Director of Finance)*

#### **6.2 Legal implications**

There are no direct legal implications arising from this report

*(Kamal Adatia, City Barrister & Head of Standards)*

#### **6.3 Equalities implications**

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

There are no direct equalities implications arising from this report and equalities implications would have been considered for each of the areas mentioned when reports

have been presented to the scrutiny commissions throughout the timeframe referred to in the report.

*Kalvaran Sandhu, Equalities Manager*

#### 6.4 Climate Emergency implications

There are no significant climate emergency implications directly associated with this report.

Aidan Davis, Sustainability Officer, Ext 37 2284

#### 6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

N/A

#### **7. Background information and other papers:**

None

#### **8. Summary of appendices:**

Scrutiny Annual Report 2021/22

#### **9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?**

No

#### **10. Is this a “key decision”? If so, why?**

No

---

# **Leicester City Council Scrutiny Report 2021-22**

---

## **Message from the Chair of the Overview Select Committee, 2021-22**

I am delighted to have again served as Chair of the Overview Select Committee during 2021-22 and am very pleased to present a report that sets out an extensive range of work by scrutiny committees and commissions.

Throughout 2021 and entering 2022, the impact of the coronavirus pandemic still dominated the operation of the council and the city, and crucially, it remained at the heart of our scrutiny. It has been helpful for scrutiny to understand the implications on services and communities and my colleagues and I will continue to have a key role in examining the long lasting impacts of the pandemic.

We have however been able to spend more time this year focussing on services, strategic priorities and other emerging issues and I have been impressed with the volume and quality of scrutiny and the number of recommendations by scrutiny to the Council's Executive and to our key partners. I am once again thankful for the involvement and contributions of the City Mayor and his team, along with officers from across the organisation in supporting and equipping our scrutiny function. I am also particularly thankful for the level of engagement from our health sector partners, and I remain committed to engaging with decision-makers beyond the local authority.

At Leicester, we take great pride in our scrutiny, and we aim to examine those issues that are central to the lives of the people in our city. We have this year continued to scrutinise the key strategic priorities of the City Council, and have investigated many matters in detail, setting up task and finish work to allow a broader range of evidence to be gained by commissions. Examples of this include some focussed work on our corporate equality responsibilities, a review of a proposal to establish a new anti-social behaviour service and ongoing work in relation to the University Hospitals of Leicester reconfiguration and the emergence of the Integrated Care System (ICS).

I'm also pleased that further in-depth scrutiny work is progressing well, and I look forward to a number of reviews producing recommendations that will influence decision-making and improve service delivery for our citizens.

I look forward to developing scrutiny throughout 2022/23. It goes without saying that all local authorities face a mounting degree of pressure and challenge, and in a city such as ours, it is essential that my colleagues and I are ready to examine the implications of the circumstances that we face and to help to influence decision-making to support and enhance Leicester and its people.

**Councillor Ted Cassidy – Chair of the Overview Select Comm**

## CONTENTS

SECTION	PAGE NUMBER
Introduction	4
Overview Select Committee	7
Adult Social Care	8
Children, Young People and Education	9
Economic Development, Transport and Climate Emergency	10
Heritage, Culture, Leisure and Tourism	11
Health and Wellbeing	12
Joint Health Scrutiny Committee	13
Housing	14
Neighbourhood Services	15
Contacting scrutiny	16

## Glossary

The following abbreviations are used to describe each scrutiny body:

**ASC:** Adult Social Care Scrutiny Commission

**CYPE:** Children, Young People and Education Scrutiny Commission

**EDTCE:** Economic Development, Transport and Climate Emergency Scrutiny Commission

**HCLT:** Heritage, Culture, Leisure and Tourism Scrutiny Commission

**HSC:** Housing Scrutiny Commission

**HWB:** Health and Wellbeing Scrutiny Commission

**JHSC:** Joint Health Scrutiny Committee

**NS:** Neighbourhood Services Scrutiny Commission

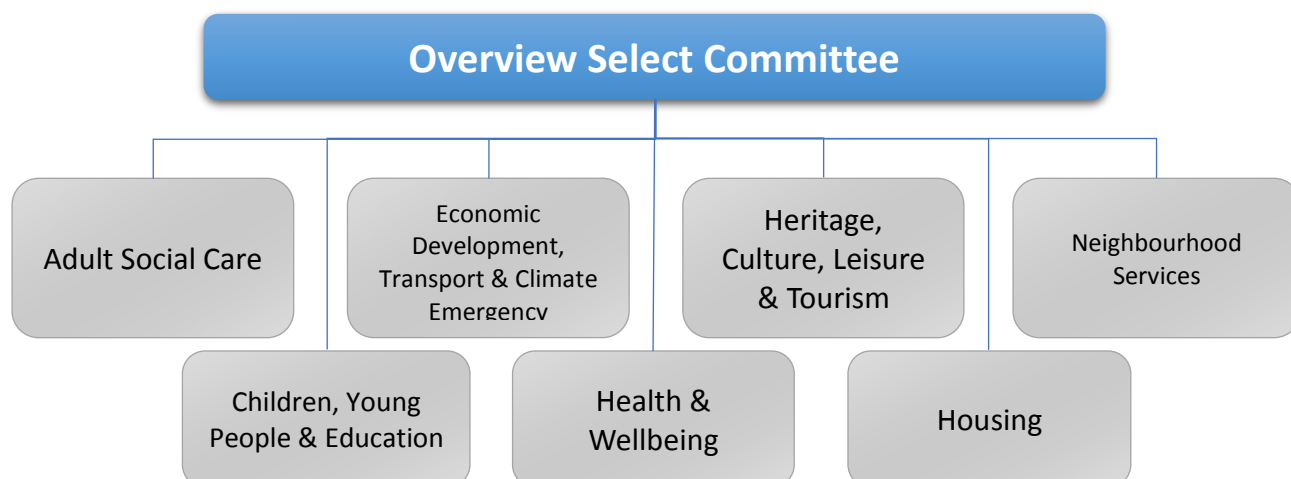
**OSC:** Overview Select Committee

# Introduction

## What is Scrutiny?

The Centre for Public Scrutiny defines scrutiny as “the activity by one elected or appointed organisation or office examining and monitoring all or part of the activity of a public sector body with the aim of improving the quality of public services. A public sector body is one that carries out public functions or spends public money. Scrutiny ensures that executives are held accountable for their decisions, that their decision-making process is clear and accessible to the public and that there are opportunities for the public and their representatives to influence and improve public policy.” As such, it is important that scrutiny is an essential part of ensuring that the council and its partners remain effective and accountable.

## Leicester City Council’s Scrutiny Structure



As highlighted here, the council continued with the model of an Overview Select Committee supported by seven scrutiny commissions covering all facets of the council's business. Since May 2021, the City Council has also acquired responsibility for leading the support to the Leicester, Leicestershire and Rutland Joint Health Scrutiny Committee; an arrangement that rotates on a bi-annual basis between Leicester City Council and Leicestershire County Council.



## Report Structure

This annual report covers the period between May 2021-May 2022, reverting back to the standard format following the production of two-year report that covered the 2019-2021 municipal years.

The report provides detail of the work of the Overview Select Commission, and each of the seven City Council scrutiny commissions along with the Leicester, Leicestershire and Rutland Joint Health Scrutiny Committee. The annual report does not intend to draw out a large quantity of detail or highlight each recommendation, and instead sets out some of the key achievements by the scrutiny bodies, examining areas of influence and work undertaken as part of focussed reviews or task and finish work. Full detail of each scrutiny meeting can be found by accessing relevant agendas, and minutes via <https://bit.ly/3P7AOEh>

The report does not also intend to provide full detail of what is covered by each of the scrutiny bodies. Detail of the configuration of scrutiny at Leicester City Council can be accessed via <https://www.leicester.gov.uk/your-council/decisions-meetings-and-minutes/overview-and-scrutiny/our-scrutiny-system/>

Scrutiny by its very nature examines some work over a more considerable period of time, and this report also points to those strands of work that will continue throughout 2022/23. This is reflected as part of the commission summary pages throughout the report.

## Overview of Scrutiny 2021/22

During 2021/22, meetings developed a greater sense of normality with all public meetings being held in person at Leicester's City Hall. In light of continued implications as a result of the pandemic, scrutiny maintained a degree of caution in its operation, with a hybrid meeting function enabling non-voting elected members, presenting officers and other contributors to attend remotely.

In total, there were 56 public meetings across the nine scrutiny bodies. This was supplemented by a vast amount of further work performed by members in the form of separate scrutiny task group meetings or additional briefing sessions on topics of significance.

At Leicester, the majority of meetings are comprised of approximately seven elected members, with some commissions being supplemented by co-opted members or standing invitees. The Chairs of the scrutiny bodies throughout 2021/22 were as follows:

Overview Select Committee – Councillor Ted Cassidy  
Adult Social Care – Councillor Rashmikanth Joshi  
Children, Young People and Education – Councillor Stephan Gee  
Economic Development, Transport and Climate Emergency – Cllr Ashiedu Joel  
Heritage Culture Leisure and Tourism – Councillor Elaine Halford  
Health and Wellbeing – Councillor Patrick Kitterick  
Joint Health Scrutiny Committee – Councillor Patrick Kitterick  
Housing – Councillor Paul Westley  
Neighbourhood Services – Councillor Aminur Thalukdar

The commissions and committees continued to examine several strands of work that featured previously, particularly in relation to the pandemic, but also in respect of other key strategic priorities and emerging priorities. As in previous years, a significant proportion of scrutiny related to the consideration of executive decisions prior to them being taken. This equips scrutiny to challenge, support and influence the City Council's decision-making processes and remains a prime role of the scrutiny function. Scrutiny also strives to examine issues that emerge throughout the year that have significant implications for the people of Leicester. The work overseen by OSC in relation to women's safety is one of many examples where scrutiny has responded quickly in considering the implications and potential solutions for a key emerging issue.

Many of the scrutiny bodies have also performed an extensive level of work in addition to that taking place as part of ordinary scrutiny meetings. A number of focussed task group reviews continued throughout 2021/22 and several were also initiated during the year. It is commonplace for the concept of this work to originate at a formal meeting, often when it is apparent that the level of scrutiny required is extensive and requires a more detailed process of evidence gathering. One recent example is the Housing Scrutiny Commission's work to review the Council's proposal to introduce a new, in-house team for dealing with cases of anti-social behaviour. The proposal was initially presented at a commission meeting, and it was felt that a significant amount of further detail was required to allow the commission to assess whether or not they wished to support the proposal. A number of task group meetings then took place to gather the information that was required, and as a result, the commission provided support towards the proposal along with the compilation of a series of recommendations. Upon the completion of all task group work, the executive submit a report back to a commission meeting that details a response to the scrutiny recommendations.

Scrutiny continues to gather the majority of its evidence from City Council service departments, though it has always been necessary for this to be supplemented with input from other organisations and stakeholders. During 2021/22, scrutiny sought evidence from a range of partners including the Police and Crime Commissioner, Healthwatch and Serendipity. The Health and Wellbeing Scrutiny Commission continued to examine the work of health partner organisations and also empowered a number of youth representatives to contribute to the scrutiny process; a concept that is set to be developed during 2022/23. More generally, scrutiny once again provided a platform for the public to directly examine decision makers. This was particularly apparent in the Health and Wellbeing commission's work in inspecting the process for the establishment of the Integrated Care System board, with a significant number of questions being put to health partners by members of the public.

The following pages document some of the key achievements and highlights of each of Leicester's nine scrutiny bodies, drawing on areas of significance during the past year and referring to some of the priorities for taking scrutiny forward during 2022/23.

# Overview Select Committee

*This Overview Select Committee is the City Council's overarching scrutiny body. The committee primarily scrutinises the work overseen by the City Mayor, the council's strategic priorities and cross-cutting issues including equalities, property and the Council's finances. The Committee also engages with leaders and decision makers from key partner organisations across the city.*

The major Overview Select Committee scrutiny developments during 2021/22 included:

**Pandemic recovery** – throughout the year, the committee sought detail of the latest position in respect of council service recovery following the pandemic and examined a range of data sets, including those relating to infection rates, vaccinations and geographical trends, making recommendations to NHS partners, particularly in light of vaccination take up amongst certain cohorts. The committee also inspected the council's post-pandemic working practices and will continue to monitor these throughout 2022/23.

**Corporate Equalities** – the committee undertook some additional scrutiny work to examine the proposed Equalities and Workforce Action Plans in detail and made a number of recommendations for future service delivery. The commission also examined work in relation to tackling racism, inequality and disadvantage.

**Enhancing Women's Safety** – In light of prominent national cases, the committee reviewed existing safety measures and recommended the formulation of a multi-partner action plan to enhance the overall level of safety for women across the city. The committee will continue to examine progress with this work during 2022/23.

**Scrutiny of the Budget** – the committee examined the proposals for the City Council's revenue budget, capital programme and Housing Revenue Account. In doing so, the commission considered the comments of all scrutiny commissions, and endorsed these in advance of Full Council approval of the budget. As part of its ongoing work, OSC also considers the Council's revenue and capital budget monitoring reports throughout the year.

**Strategic Priorities** – the commission continued to review progress made with the City Mayor's key strategic commitments and ensured that OSC and the relevant commissions were able to examine these as appropriate.

## Scrutiny plans for 2022/23 include:

- To examine the final proposals for Leicester's local plan, which sets out the vision and objectives for growth in the city for the next fifteen years.
- Following an extensive scrutiny session with the Police and Crime Commissioner in March 2022, the commission aims to engage with other key leaders and decision-makers, including local universities.
- To understand more about the Council's corporate parenting responsibilities and strategy.
- To understand more about the findings and outcomes regarding the recently completed survey of Leicester, with a view to delegating commissions to examine areas of particular interest.

Further detail in relation to the work of OSC during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3A0nOuw>

# Adult Social Care Scrutiny Commission

*This commission focuses on matters relating to the delivery of statutory adult social care functions, such as care services to allow independence in own homes, care services for those that require care away from home and policies for a broad range of health needs.*

The key Adult Social Care scrutiny developments during 2021/22 included:

- **Cost of Care Packages** – In light of the overall outlook for the ASC budget, a scrutiny task group was set up to understand more about trends in care costs and changes in demand – and the impact on budgets. This work concluded during the year though the final set of recommendations will be presented in early 2022/23. Moreover, the commission examined generally the budget pressures and workforce issues impacting on care services at a local and national level.
- **Healthwatch Leicester** – scrutiny has forged closer relationships with Healthwatch, the body responsible for championing the views of users of health and social care services. Healthwatch representatives have presented a number of reports to the commission and attend each meeting to compliment and add value to the scrutiny process.
- **Technology Care Aids** – This service has grown rapidly in recent years and was scrutinised in detail by the commission. Members examined the aids themselves to better understand how they support those in need and will continue to monitor developments during 2022/23.
- **Procurement of social care services** – the commission looked at the overall plan for service procurement over the next two years. There was particular interest in the monitoring of a number of individual contracts and further scrutiny was agreed to take place in relation to these.
- **Extra Care Provision** – in scrutinising the latest programme, members sought assurances around the opportunity to make progress over the coming year and enquired whether elements of the service could be delivered in-house.
- **Other key Adult Social Care strategies and policies** – the commission scrutinised various plans, strategies and annual reports, which included the Adult Social Care Operational Strategy, the Learning Disabilities Plan, the Mental Health Strategy and the Leicester Partnership Adult Safeguarding report. There was a commitment to undertake further scrutiny on many of these and several recommendations and actions were sought.

## Scrutiny plans for 2022/23 include:

- Understanding the outcome of the recommendations in respect of the cost of care packages task group review
- To continue to understand the future ASC budget implications on services
- To examine the upcoming Winter Care Plans
- To understand the implications of the health and social care reforms
- To undertake a greater amount of joint scrutiny with the Health and Wellbeing Scrutiny Commission in relation to areas of shared significance

Further detail in relation to the work of ASC during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3A1rJYf>

# Children, Young People and Education Scrutiny Commission

*The Children, Young People and Education Scrutiny Commission is responsible for considering children's social care, education & attainment and support provision for children and young people and families. Diocesan, trade union and school governor representatives work with elected members on this Commission.*

Key scrutiny developments during 2021/22 included:

**Scrutinising the continued impact of the pandemic** – Throughout the year the commission carefully monitored the impact of the pandemic on school children, teachers and support staff. Reports were continually provided that accurately reflected the position across the city and identified those individuals and services most in need of support. The difficulties behind obtaining completed parental consent forms for vaccination was made clear to the commission, who supported the Council's stance in presenting concerns to the NHS.

**Special Educational Needs and Disabilities (SEND)** – The commission considered several reports relating to the delivery of SEND services. This included a report that detailed significant progress in relation to a number of areas that had previously required improvement. Subsequent reports through the year demonstrated further progress being made, with the wider SEND framework coming under review from the Government.

**Dyslexia Support in Schools** – the commission sought to examine the level of support available and as a result, gained an understanding of the diagnostic process, the role undertaken by schools and the range of services provided.

**Ofsted Inspection Outcome** - the outcome reported to the commission indicated an across-the-board improvement in performance across a wide range of services for children and young people within the city. The Commission praised the department's performance under very challenging conditions and asked to be kept informed of future Ofsted involvement with the City Council and any further outcomes.

**Response to the task group report on the under-achievement of black Caribbean and white British working-class pupils** – the commission had previously presented a range of recommendations following an extensive scrutiny task group review. A response report was presented that set out a series of measures and upcoming work designed to improve outcomes for these particular cohorts of pupils.

#### Scrutiny plans for 2022/23 include:

- Examining non-clinical mental health services available for children and young people.
- Understanding more about the impact of the pandemic upon children's learning outcomes.
- Exploring further the SEND transport contact; responsible for taking children from their homes to places of education.
- Further scrutiny of the work in response to the task group recommendations on the underachievement of black Caribbean and white British working-class pupils.

Further detail in relation to the work of CYPE during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3SMiMKO>

# Economic Development, Transport and Climate Emergency Scrutiny Commission

*This commission reviews a range of matters which include regeneration, public transport and cycling provision, adult learning and job provision and tourism. It also now holds responsibility for examining climate emergency policy.*

The key Economic Development, Transport and Climate Emergency scrutiny developments during 2021/22 included:

**Traffic Regulation Orders** – the scrutiny of these became standard practice for the commission and served as a method of increasing public engagement and providing comments and suggestions towards schemes.

**Transforming Cities Fund** - the Commission sought multiple transport updates on schemes that related to the Connecting Leicester programme. Members suggested that officers considered several alternative areas for schemes.

**Local Level Review** – the commission had previously completed a review that examined how the disadvantaged and economically excluded neighbourhoods in the city could be levelled-up. A response to this work was presented and it was noted that the recommendations from the scrutiny review had helped plan the strategic direction of the Council's Economic Recovery plan.

**Local Transport Plan and Workplace Parking Levy** – a special meeting of the commission took place to examine the draft Local Transport Plan in advance of public consultation. The commission has also examined the process to date in respect of the Workplace Parking Levy consultation exercise. In response of the latter, a series of points were raised, and the commission will continue to scrutinise developments.

**Leicester Biodiversity Action Plan 2021-31** – In inspecting this ten-year strategy, the commission sought a range of further information that related to pesticide use, a map of priority sites, methane emissions and the number of trees planted to offset emissions. On a broader level with regard to public engagement, several public questions were received in respect of the Council's carbon reduction plans.

**Adult Education Services** – the commission received an update on how the service was operating following the pandemic. Amongst other things, it was recommended that digital skills be integrated into courses from the outset of learning.

## Scrutiny plans for 2022/23 include:

- To consider the findings of the Workplace Parking Levy public consultation exercise.
- To review in greater detail issues around the economic recovery of Leicester, including an overview of graduate retention.
- To examine key policy in relation to the Climate Emergency, including the City Council's Carbon Neutral Road Map.
- To understand the latest position in respect of inward investment opportunities and the work of the Leicester and Leicestershire Economic Partnership (LLEP)

Further detail in relation to the work of the commission during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3QQHLuQ>



# Heritage, Culture, Leisure and Tourism Scrutiny Commission

*This commission is responsible for scrutinising a range of service areas which include parks and play areas, museums, festivals & events, burial space and sports services. It also holds responsibility for examining Leicester's overall tourism offer and strategy.*

The key Heritage, Culture, Leisure and Tourism scrutiny developments during 2021/22 included:

**Post-pandemic recovery of major services** – a prime focus throughout the year was reviewing the recovery, re-opening, and promotion of culture and leisure services and venues in the city. Commission comments related to better use of digital technology and the need for an intensified marketing and publicity campaign.

**Women's Participation in Sport** – a task group review was initiated to gather evidence behind barriers to participation and to explore ways of increasing involvement. A range of local organisations and national bodies contributed to this work, which will conclude in the early part of 2022/23.

**Leicester Museums**– In light of the major programme of refurbishment, the commission carried out a site visit at the Jewry Wall redevelopment site, which assisted in understanding the vision behind the programme and has supported the ongoing scrutiny process. Members also scrutinised the changes to New Walk Museum Development project and posed several recommendations, primarily in relation to improved engagement with schools.

**Tourism Action Plan** – in scrutinising a proposed new plan, the commission lodged a number of recommendations, mainly relating to the performance and monitoring of the action plan goals.

**Black History Month** – in the build-up to Black History Month, the commission invited the organisers (Serendipity) to talk about the planning and programming of this annual event. Members were particularly interested in the involvement of schools and engagement with communities as well as examining ways to build on the successes of events in previous years.

## **Scrutiny plans for 2022/23 include:**

- To conclude the work of the Women in Sport Task Group review and to present a series of recommendations to the Executive.
- To understand more about the future of the hotel industry in Leicester and the links between this and the tourism action plan.
- To review the major proposals for improvement and refurbishment within sports and leisure services.
- To have the opportunity to examine and influence proposals for major seasonal festivals throughout the city.

Further detail in relation to the work of HCLT during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3QH11e8>



# Health and Wellbeing Scrutiny Commission

*This commission is responsible for examining the health services received by all Leicester residents, which includes the services provided by the local authority's public health team along with those delivered by the NHS and health sector partners.*

The key Health and Wellbeing scrutiny developments during 2021/22 included:

**Pandemic Recovery and Vaccination Programme** – the commission sought regular updates on the impact on health services as a result of the pandemic and closely inspected the patterns of vaccination uptake across the city. In light of concerns raised in respect of an overall lower rate coupled with higher infection rates amongst school-aged children, the commission requested weekly updates on the latest data. The commission also made a number of recommendations in relation to the geographical spread of vaccination hubs and the associated communication strategy.

**Health Inequalities Action Plan** – the commission examined carefully the action plan concerning health inequalities and the associated links with the pandemic. The work of the City Council and health partners was commended, though the commission recommended further scrutiny in light of a reported fall in life expectancy and widening inequalities as a result of the pandemic.

**Review into the Experience of Black People Working in Health Services in Leicester and Leicestershire** – the commission continued a piece of work to map and highlight experiences and to explore practices and outcomes for black staff managers and directors. The evidence gathering stage of the work was completed and a final set of recommendations will be published later in 2022.

**Community Pharmacy Scheme** – the commission examined the implementation of this scheme and supported the increased use of pharmacies as an alternative access route for patients, provided that the referral system retained an element of face-to-face contact and that there was an option for patients to be referred out of the service for further treatment.

**Services Commissioned by Public Health** – the commission continued to monitor and recommend improvements to a range of key strategies in relation to services such as alcohol support, tobacco control, oral health and mental health. The key focus for the commission was to understand the extent to which these services had returned following the pandemic and to ascertain whether there was a subsequent increase in service demand and budgetary pressure.

**Major regional developments in the wider health sector** – alongside the work of Joint Health Committee, the commission also scrutinised major health sector led schemes which included the hospital reconfiguration programme and consultation as well as updates on the Integrated Care System proposals and associated Place Led Plans that were in development.

## Scrutiny plans for 2022/23 include:

- Continuing to monitor major programmes of reconfiguration in the health sector, including the Integrated Care System (ISC) place led plan.
- To understand more about the current level of provision and demand for mental health support services.
- To build on previous scrutiny work in terms of the access to GP services in the city.
- To examine the programme of autumn/winter flu vaccinations as well as developments in relation to the covid-19 vaccination programme.

Further detail in relation to the work of HWB during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3c3dpGB>

# Leicester, Leicestershire and Rutland Joint Health Scrutiny Committee

*In addition to Leicester City Council's Health Scrutiny Commission, scrutiny of health services is also undertaken on a regional basis along with elected members from Leicestershire County Council and Rutland County Council. This committee requires the presentation of evidence from local authorities across the region and from lead health sector partners.*

The major Joint Health scrutiny developments during 2021/22 included:

**Mental Health Service Provision** - the Committee held a special meeting to examine the provision of mental health services across the region. In doing so, both the Step Up to Great Mental consultation and the outcome of the Leicester Partnership Trust CQC inspection were considered. This resulted in various recommendations and requests for further strands of information, including closer inspection of the key performance indicators (KPIs) and the need for a future dedicated meeting on mental health provision in 2022/23.

**UHL Acute and Maternity Reconfiguration/Building Better Hospitals**— A series of proposals were closely examined throughout the year. In scrutinising the outcome of the consultation process, a session took place which looked at the analysis on a thematic basis. The committee also inspected in detail the move of children's services from Glenfield Hospital to the Kensington Building at the LRI. The proposals were generally supported, and members were also kept informed of progress via several separate briefing sessions.

**The Pandemic Recovery and Vaccination Programme** – Further to the work of the Health and Wellbeing Commission, this was also carefully considered by the joint Committee throughout the year. Members identified barriers to accessing vaccinations from different areas and asked the Clinical Commissioning Groups (CCGs) to undertake a GP data exercise regarding vaccination uptake.

**Integrated Care System (ICS)** - the Committee considered multiple updates over the year regarding the development of the ICS Board and Partnership, including a delay to the process due to the legislative process taking longer than usual. The Committee reiterated the need for Health Partners to be as transparent as possible with the public on this development, which included sharing information more readily. The concerns of having private companies on the Board was also raised by the Committee, with partners providing reassurance that this would not be the case

**Continued partnership working** - Health Partners such as NHS Improvement (Dentistry) and East Midlands Ambulance Service (EMAS) engaged with the Committee, with the former presenting two reports on access to dentistry across the region. Members expressed issues with access to dentistry following the pandemic and requested a further update in the next municipal year.

## Scrutiny plans for 2022/23 include:

- To develop a greater understanding of the financial position of University Hospitals Leicester (UHL) including the position for the UHL reconfiguration programme.
- To continue to examine Mental Health Service Provision and the outcomes of the Step Up to Mental Health consultation as well as the previous CQC inspection.
- To seek further updates on the progress with the ICS arrangements and its implications
- To understand more about the transformative care plans for learning disabilities services.

Further detail in relation to the work of JHSC during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3ACrILL>

# Housing Scrutiny Commission

*The Housing Scrutiny Commission examines a wide range of issues relating to Housing and Homelessness. This covers council services as well as issues affecting private sector housing and housing associations. The commission actively engages with tenants and residents when conducting its business and it is common for reports to reflect the views of tenant participation groups.*

Key housing scrutiny developments during 2021/22 included:

**A task group review of a proposal to introduce a establish a central housing anti-social behaviour team** – a small group of councillors initiated this review as a result of queries raised about the service at commission meetings. The group sought further evidence relating to a new service proposal and concluded that a dedicated in-house team was required. A range of further proposals were recommended which included ensuring that robust links were in place with other key agencies, establishing a comprehensive programme of training for the new team and undertaking an extensive communication strategy in terms of promoting the changes. An Executive response report was presented to the commission which confirmed that the scrutiny proposals had been accepted and documented progress to date.

**Initiating a review of the Housing Crisis in Leicester** – In light of an increasing shortage of affordable homes in the city, a Housing task group was formed to understand more about the reasons and implications of the current crisis and looked to make proposals aimed at both the City Council and national government. This work will continue throughout the summer of 2022.

**Providing advice in relation to the departmental budget and the annual rent-setting process** – the commission endorsed the proposed rent increases which were proposed, though it was noted that tenant representatives did not support the full increase. The commission developed an interest in the role of tenant representation more generally and is playing a key role in developing the Tenancy Support Strategy.

**Reviewing the continued impact of the pandemic on key services** – this featured heavily throughout the year and focussed on a range of services including the level of outstanding rent arrears and the impact of the programme on repairing and maintaining homes. The commission was broadly very supportive of the effective and flexible approaches in managing debt taken by the City Council under the most challenging of circumstances.

**Work in relation to Private Sector landlords/discretionary licensing** –along with OSC, the commission reviewed strategic plans for undertaking work within the private rented sector, as well as the proposal to introduce a discretionary licensing scheme throughout the city. A series of recommendations were raised which related to suggestions for priority locations and the need to engage with partners including local student unions.

## Scrutiny plans for 2022/23 include:

- A continuation of the task group review into the Housing Crisis in Leicester
- Understanding more about plans to deliver more homes in Leicester
- Monitoring progress with settling refugees and new communities into the city
- Further input into key policy including the Private Rented Sector (PRS) strategy, Tenancy Support Strategy and the Homelessness Strategy

Further detail in relation to the work of HSC during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3BXAJQx>

# Neighbourhood Services Scrutiny Commission

*The Neighbourhood Services Scrutiny Commission is responsible for examining many of the everyday services that people access within their own communities, including the provision of libraries, community centres, environmental and enforcement services. This commission also holds responsibility for looking at voluntary and community sector support and issues relating to community safety and community cohesion.*

Key Neighbourhood Services scrutiny developments during 2021/22 included:

**Draft Gambling Policy** – the commission examined the policy prior to a Full Council decision. Members recommended greater consideration in terms of how a ‘No Casino’ Policy would be implemented and requested additional information to be added to the gambling policy in light of concerns raised about TV advertising impacts to gambling. The evidence and findings of the previous scrutiny task group review into ‘Gambling Policy’ influenced and helped to shape this new policy.

**Community Lottery Review** – the commission had previously launched a review into whether a community lottery should be initiated in Leicester. Upon receiving a considerable amount of evidence, it was recommended to not pursue the concept of a local lottery. The Executive presented a response to the work and supported the recommendation of the commission.

**Litter and Fly tipping strategy** – when examining a new strategy proposal, the commission recommended the inclusion of clearance costs to the strategy. An increase in the number of bins outside shops with a higher prevalence of litter was also suggested, along with an enhanced marketing campaign to deter fly-tipping and littering.

**Hate Crime/Knife Crime Strategy** – both strategies were carefully considered by the commission and included information provided by Leicestershire Police. It was recommended that greater publicity of them was required, along with further outreach work with schools and younger people.

**Draft Domestic Abuse Strategy** – prior to its implementation, this strategy was reviewed by the commission. Members identified a specific area of community engagement work with women in the Belgrave area of the city and cited this as best practice

**Tree Strategy** – members monitored and commended the progress made since the adoption of the strategy in 2018.

**Pandemic Recovery work** – the commission received regular updates and endorsed the Council’s approach in supporting people and communities and by continuing to provide a broad range of services throughout the pandemic.

## Scrutiny plans for 2022/23 include:

- To further review the City Council’s Voluntary and Community Sector engagement and strategy work
- To inspect progress following the implementation of the Litter and Fly Tipping Strategy
- To scrutinise the work and operation of the Community Safety Partnership
- To explore potential income generation avenues for Neighbourhood and environmental services

Further detail in relation to the work of the commission during 2021/22 and detail of the meetings for 2022/23 can be accessed via <https://bit.ly/3JNgibb>

## Contacting Scrutiny

For more information please contact the Scrutiny Team via  
**[scrutiny@leicester.gov.uk](mailto:scrutiny@leicester.gov.uk)**.

Leicester City Council  
City Hall  
115 Charles Street  
Leicester  
LE1 1FZ

<https://www.leicester.gov.uk/your-council/decisions-meetings-and-minutes/overview-and-scrutiny/>

# **Leicester City Council**

## **Scrutiny Review**

---

### **Housing Crisis in Leicester**

---

## **A Review Report of the Housing Scrutiny Commission**

**Housing Scrutiny Commission  
22 September 2022**

**Overview Select Committee  
27 September 2022**

## **Contents**

	<b>Page</b>
<b>Chair's Foreword</b>	<b>2</b>
<b>1     Executive Summary</b>	<b>3</b>
1.1    Background to the Review and Key Findings	<b>3</b>
1.2    Recommendations	<b>4</b>
<b>2     Report</b>	<b>10</b>
2.1    Background	<b>10</b>
2.2    Conclusions	<b>13</b>
<b>3     Financial, Legal and Other Implications</b>	<b>14</b>
3.1    Financial implications	<b>14</b>
3.2    Legal implications	<b>15</b>
3.3    Equality Impact Assessment	<b>15</b>
<b>4     Summary of Appendices</b>	<b>16</b>
<b>5     Officers to Contact</b>	<b>16</b>



# Housing Scrutiny Commission

## Task Group Members:

Councillor Stephan Gee (Chair of the review)  
Councillor Hanif Aqbany  
Councillor Padmini Chamund  
Councillor Luis Fonseca  
Councillor Patrick Kitterick  
Councillor Gary O'Donnell  
Councillor Vandeviji Pandya  
Councillor Elaine Pantling  
Councillor Sharmen Rahman  
Councillor Sue Waddington  
Councillor Paul Westley (Chair of the Commission)  
Councillor Geoff Whittle

## Chair's Foreword

I would firstly like to thank the many members from across the authority who took the time and trouble to take part in this review. Membership came from not just the Housing Scrutiny Commission but all members who were not executive members were invited to attend, and the expertise and observations they provided were deeply appreciated.

On behalf of the Task Group, I would also like to thank the many officers, from inside the housing department and across other departments, for the contributions they have made to the work.

The review was prompted by a range of factors, but most keenly felt was the erosion of affordable social housing through the right to buy mechanism which has put a choke on housing for those who most directly need it.

One of the upshots of the review was to look to capture and use the very detailed knowledge that members have within their own communities and reflected the many comments and observations that came from members and their knowledge of local issues.

While a shortage of new social rented housing was a contributing feature of the housing crisis, a full range was highlighted, including problems facing those who own their own homes or living in the private rented sector (PRS).

Members recognise the value of the PRS, while also pointing to adverse issues within the sector, particularly high rents, poor housing, antisocial behaviour by tenants and landlords who fail to maintain fully the homes occupied by their tenants.

Frustration with the planning system, which appears to freeze potential housing sites out of the reach of housing providers, and by extension was beyond the reach of those in greatest need, was also a feature of the review.

The related developing crisis of rocketing inflation and energy costs only highlights and underscores the issues which have contributed to the housing disaster facing so many people.

And so does the failure of government policy to even begin to recognise, let alone solve, the problems tens of thousands of people across our communities' face.



**Councillor Stefan Gee;** Task Group chair

# **1 Executive Summary**

## **1.1 Background to the Review and Key Findings**

- 1.1.1. A national picture of growing pressure on housing and other services is described in this review. Within the city of Leicester one figure stands out which maybe above any other reflects the crisis and pressures facing the city council and its residents.
- 1.1.2. Since the early 1980s the council has lost around 14,000 homes through the right to buy (RTB). Council tenants within the city have been targeted by agencies encouraging them to take up RTB. They have been helped in this by the standards of housing maintained by the city council.
- 1.1.3. The reduction in available social rented housing to 19,673 by the end of the last financial year would have been even lower without the acquisition or building of 1,150 new council homes. How the council can use RTB receipts has changed and the rules governing them have become more restrictive.
- 1.1.4. Leicester is a generally low-wage city, and this is reflected in the difficulties people have faced in getting housing and staying in the housing they have. Housing conditions mean that one of the major reasons for being accepted as homeless stems from overcrowding.
- 1.1.5. Overcrowding featured as the main reason for households being put on the housing register more than three times the number being homeless or facing the threat of homelessness. 2,927, or 46% of those being put on the register, cited overcrowding, against 867 (14%) who were homeless or threatened with homelessness.
- 1.1.6. Rising population numbers, now and in the future, underscored the need for further housing. Population trends include rising numbers of older people and/or households including disabled people.
- 1.1.7. The task group highlighted the need for housing which could be adapted to cater for those needs without requiring people to move out of their own home.
- 1.1.8. A theme from members through the inquiry was the inability to get land which had been zoned for other uses, for example industrial development, but which had remained undeveloped, to be re-allocated for housing, and specifically for social rented housing.
- 1.1.9. A further planning issue for members was the time taken to produce and approve a new Local Plan for the city, although they also recognised national government had not helped the process by making changes to the rules around local plans.

- 1.1.10. The most recent changes, in May 2022, saw the Department for Levelling Up, Housing and Communities (DLUHC) introduce planning reforms via the Queen's Speech in and alongside a new [Levelling Up and Regeneration Bill](#). The reforms outlined in [DLUHC's policy paper](#) "seek to improve the planning system and further empower local leaders to regenerate their local area and will be introduced through primary and secondary legislation, and through non-legislative measures."

## 1.2 RECOMMENDATIONS

The Assistant Mayor for Housing and the Executive consider the following recommendations:

### **Call for action by Central Government**

This Commission calls on the Government to act now to end the housing crisis by:

#### **1.2.1 Funding for 150,000 New Social Homes a year**

Fully funding councils to deliver the building of 150,000 social rent homes each year, including 100,000 council homes. Invest £12.8 billion a year over the next ten years to deliver the social rented homes needed to break the back of the national housing crisis.

- 1.2.2 Announce the next 10 years of the Affordable Homes Programme (AHP) now, rather than waiting until 2025/6 to announce the next tranche of funding. This will provide long-term certainty to local authorities and housing associations, allowing them to deliver far more homes at a faster pace.

The government must also significantly increase the proportion of the AHP which is spent on genuinely affordable social rented housing

#### **1.2.3 Long term, no-strings fully funded Climate Retro Fitting for Council Housing**

Fund the retrofitting of council housing to cut greenhouse gases, provide jobs and promote a shift from outsourcing to Direct Labour Organisations. & Pilot a programme of Net Zero social housing to help deploy and reduce the cost of technology needed to meet the Future Home Standard and deliver on our commitment to Net Zero.

This should be funded in addition to the AHP and co-owned by BEIS and MHCLG to reduce to cost of the Net Zero transition in a socially equitable way

#### **1.2.4 Cancel Housing Revenue Account Council house debt**

Removing council housing debt to address underfunding of Housing Revenue Accounts.

#### **1.2.5 End the Right to Buy Scheme for Council Housing**

End the Right to Buy Scheme to stop the loss of truly affordable housing for those people that cannot afford to access other Housing

#### **1.2.6 Longer Term and increased levels of Viability Land Funding**

Govt funding support to help with the release of new housing sites including on brownfield land to increase viability and delivery.

### **PRIVATE SECTOR HOUSING**

#### **1.2.7 Large, sustained Increase in Local Housing Allowance rates to address affordability**

Government to increase Local Housing Allowance levels in line with inflation. Local Housing Allowance must be unfrozen and kept in line with at least the 30th percentile of rents to enable people on benefits to access Private sector housing

#### **1.2.8 Legislate to End Section 21 'no fault' evictions**

Ending Section 21 (no fault) evictions to reduce the number of people going through homelessness and spending time in temporary accommodation

#### **1.2.9 Legislate to create 5-year minimum private sector tenancies**

Demand government legislate for five-year minimum tenancies as standard, with a rolling break clause of 2 months to allow tenants flexibility to increase tenancy sustainment

#### **1.2.10 Close loopholes with regulation on holiday accommodation**

Government to review policies to ensure all holiday accommodation is properly regulated, complying with local planning policies and taxes. This could include an extension of the 90-day short let legislation, a proper planning class for short lets and proper licencing for them. With the focus

of preventing people finding loopholes in the taxation system and prevent too many local homes being converted to holiday accommodation

**1.2.11 Give Local control and ownership of setting Holiday Home Council tax levels**

Local control of Government to allow local councils to be able to charge 200% Council Tax on second / holiday homes, as they do in Wales.

**1.2.12 Policy change to help those with No Recourse to Public Funds access Housing**

Lobby government to push for change in no recourse to public funds policies to support those currently unable to access benefits support to access Housing to be able to do so.

**1.2.13 Introduce a National Landlord register**

Government introduce a National Landlord register to give greater oversight of the PRS including rogue landlords

**1.2.14 Fund the retrofitting of council housing to cut greenhouse gases, provide jobs and promote a shift from outsourcing to Direct Labour Organisations. & Pilot a programme of Net Zero PRS housing to help deploy and reduce the cost of technology needed to meet the Future Home Standard and deliver on our commitment to Net Zero.**

**NEW HOUSE-BUILDING**

**1.2.15 New Council tax charges on undeveloped Housing sites**

Government to allow a Council Tax charge on housing plots with planning permission if they have not been built after a specified period. This would encourage developers to get on and build their sites without delay. Also lobby to introduce planning contracts rather than permissions with penalties for undue delays

**1.2.16 Enhanced arrangements to enable developers deliver Affordable Homes**

In the wholesale review of S106 arrangements (linked to Levelling up) taking place Government should strengthen arrangements to ensure delivery of the required affordable housing and remove the opportunity for developers to avoid Affordable housing delivery for 'viability' reasons.

- 1.1.17 The city welcomes incoming communities, but the Government's refugee settlement programmes be on a national basis rather than focussed on already crowded urban settlements.

### **1.3 City Council Asks**

#### **COUNCIL HOUSING**

##### **1.3.1 The Council to maximise its own Council Housing delivery**

The Council to develop an active Housing delivery plan for the next 10 years.

Leicester City Council continues to actively seek opportunities to invest in Council owned social housing with highly sustainable specification.

The Council to provide even more suitable and affordable temporary & stepped accommodation with a long-term sheltered accommodation offer.

The council delivery programme to have clearly identified objectives and targets over the time of the programme.

##### **1.3.2 Increase and free up existing Council Housing for those in greatest need**

Use some of the affordable housing revenue to introduce payments to those council tenants downsizing to make the move more attractable and affordable in order to free up homes for families

##### **1.3.3 The Council to deliver Exemplar Low and No carbon new build sites**

The Council establish the development of an exemplar site of low carbon modular housing, to show that developments like this can be both stylish and great to live in

##### **1.3.4 Tackle Overcrowding & the need for Adaptations in the City**

The Council utilises its Overcrowding Strategy and develop an Adaptations Strategy to help those on the Housing Register in the most serious Housing need



## **PRIVATE SECTOR HOUSING**

### **1.3.5 Tackle poor quality PRS housing in the City**

The Council to deliver its PRS Strategy including PRS consultation and implementation to drive up the standard in this sector and expand the PRS regulatory framework to drive up standards and improve the lives of tenants in the PRS.

The Council to rigorously pursue unauthorised developments and breaches of planning control to safeguard residential amenity and improve quality of stock

There should be further promotion of the Private Rented Sector offer from the Council to Private landlords to make properties available for local families in need.

### **1.3.6 Work with other providers to facilitate affordable housing in the City**

The City Council work closely with registered providers to ensure the best use of those properties, such as to encourage tenants to downsize where possible and make larger properties available for larger households

### **1.3.7 Reduce the level of empty homes in the City**

Development of an Empty Homes strategy. Owners of empty homes be helped by repurposing their empty homes or second homes back into use

### **1.3.8 Investigate the viability and effectiveness of a Housing company to meet market needs**

The Council urgently investigates the viability and justification for a Housing Delivery company vehicle for Leicester.

## **NEW HOUSE BUILDING**

### **1.3.9 Work with other providers to facilitate affordable housing in the City**

Secure more house building sites through an urgent review of existing undeveloped Local Plan sites designated for non-housing purposes e  
To review all Brownfield sites within the City and develop an urgent programme for the delivery of new Council housing on these sites  
A mechanism be set up to enable Ward Councillors to feed in any localised site (brownfield/greenfield/conversion) that should be reviewed for Housing with a mechanism for review by senior officers and the Lead member for Housing

To maximise the opportunities within the new local plan to secure sufficient Housing land plots suitable to achieve the strategic and political aims of the Local Authority over the next 10 years

- 1.3.10 The work of the recently created housing board be concentrated on identifying development or conversion opportunities to provide the urgently required social and other housing needed within the city. That the housing board report to scrutiny within six months on its aims, objectives and work done so far.
- 1.3.11 The task group is asked to engage in the formulation and oversight of a target-based action plan to deliver the Council asks, and that regular reports be submitted for consideration on progress and delivery, including an update at the first Housing Scrutiny Commission meeting in 2023.

## **2 REPORT**

### **2.1 Background**

- 2.1.1 A national picture has emerged, which is reflected perhaps even more acutely in Leicester, of growing pressure on housing and other services. The Office for National Statistics estimates there will be a population increase of 11m over the next two decades.
- 2.1.2 This task group was shown evidence of trends within this increase: “People are growing older and living longer. It is estimated that over the coming years the population of over-65s will rise by 7m.”
- 2.1.3 Meanwhile, 2.9m people aged 20-34 are living with parents, and for many, home ownership is no longer a tenure of choice or aspiration, and the private sector is often the only choice for newly formed households, which is producing “generation rent.”
- 2.1.4 The 2016/2017 English House Condition Survey concluded that “while the under-35s have always been under-represented in the private rented sector (PRS), over the last decade or so the increase in the proportion of such households in the PRS has been particularly pronounced. In 2006/2007 27% of those aged 25-34 lived in the PRS. By 2016/2017 this had increased to 46%.
- 2.1.5 Over the same period the proportion of 25-34-year-olds in owner-occupation fell sharply, from 57% to 37%, meaning households in the 25-34 age range were more likely to be renting privately than buying their own home.
- 2.1.6 Other issues, including quality of living in households, demonstrated signs of erosion of standards and quality. For example, in 2016/2017 five per cent of households in the PRS were living in overcrowded accommodation.
- 2.1.7 The supply of truly affordable homes for rent falls well short of what historically was delivered to meet the needs of people living in inadequate housing. [The Centre for Social Justice](#) reported in November 2021 that:
- tonight, over 90,000 families and more than 120,000 children will go to sleep in ‘temporary accommodation’ (including bed and breakfasts), with serious implications for health and education.
  - over two thirds (69 per cent) of private renters in the lower two income quintiles spend 30 per cent or more of their disposable income on rent, representing 1.2 million households.
  - an estimated 150,000 properties see parents sharing a bedroom with their children.
  - high housing costs have critically undermined the impact of positive government initiatives to raise incomes among lower earners (such as

increasing the minimum wage and personal tax allowance), constituting a key driver of 'in-work poverty'.

- 60 per cent of private renters have less than £100 in savings, making even low-cost home ownership affordable housing products (such as Shared Ownership or First Homes) unattainable.

2.1.8 The financial consequences of this multi-faceted housing crisis are just as stark with housing benefit spending rising dramatically to account for the systemic changes which have been made in the way our nation is housed.

2.1.9 With more reliance on the PRS to house lower-income households spending on housing benefits (HB) was forecast to be £30.5bn by 2021-22, more than double the total government grant allocation for affordable housing until 2026, in just one year.

2.1.10 While the total benefit spending is higher in the social rented sector the spending per home in the PRS is considerably higher.

2.1.11 Other social attitudes are amplified within the housing crisis. Two million adults in Britain say they have faced discrimination when looking for a home. The housing crisis is likely to have a greater impact on you if you are Black or Asian, gay or bisexual, disabled or a single mother.

2.1.12 Structural racism and discrimination means many marginalised groups are likely to be on low income and thereby forced into unsuitable housing. The Government's "no recourse to public funds" policy stops many migrants from accessing Universal Credit (UC) and homelessness assistance, disproportionately affecting people of colour.

2.1.13 Nearly 1.4m people are affected by the "no recourse to public funds" policy which disproportionately affects people of colour and is directly responsible for forcing people into homelessness.

2.1.14 "No DSS" policies and practices from private landlords and letting agents have created huge barriers to accessing PRS homes, a discriminatory practice with greatest impact on women, disabled people and Black and Bangladeshi families.

### **The changing face of housing**

2.1.15 While owner-occupancy (65% of households) remains the most common housing tenure, but recent decades have seen seismic shifts within the rented sectors of the housing system.

2.1.16 In the early 1980s just under a third of households lived in homes let by either a council or housing association. This proportion has fallen to 16.7%, with the social rented sector down from 5.4m households to 4m.

- 2.1.17 At the same time the PRS has grown sharply; after housing one in ten households in the early 1980s the PRS has increased by 2.4m since 2000 and now houses nearly one in five households.
- 2.1.18 This growth has been driven in part by the inability of tenants to become home-owners. In 2004 nine per cent of those aged 34-44 lived in the PRS. By 2020 this had tripled to 27% while the rate of owner-occupancy in the sector had fallen from 74% to 56%.
- 2.1.19 Another trend has been for those on low or modest incomes who might once have lived in council or HA social rented housing but who now struggle to access social housing due to a limited and shrinking housing stock and rising demand.
- 2.1.20 Today 1.15m households are on official social housing waiting lists and the Local Government Association (LGA) estimates this figure could almost double to two million as the economic effects of Covid-19 continue to materialise.<sup>1</sup>

### **The position in Leicester**

- 2.1.21 Leicester is the largest city in the East Midlands and has two universities and three hospitals. The combined student population was just over 43,000 in the 2017/18 academic year.
- 2.1.22 By 2021 a BRE survey showed the city had around 142,000 dwellings; 43% were owner-occupied, 35% PRS and 22% social rented homes. But Right to Buy (RTB) sales saw the stock reduce by 409 homes in 2020/21. The council has lost 1,890 homes in the last five years.
- 2.1.23 Since 1980s the city council has lost more than 14,000 homes and its share of housing in the city has fallen to 15.5% in 2017 from 36% in 1981. Around 6,000 households are waiting for council housing and are on the register. In 2020/21 2,600 households approached the authority saying they were homeless or being threatened with it.
- 2.1.24 Growth of the PRS in the city means it now stands at 50,000 homes (35% of the stock, against a national average of 19%). Nineteen out of 21 wards have a proportion of PRS housing higher than the national average.
- 2.1.25 Leicester's people suffer lower incomes than those in many cohort communities. Recent research has concluded that Leicester has seen
- A worsening of its housing affordability ratio
  - A level of unemployment (7.5%) which is almost double the regional average
  - A high proportion of residents in elementary occupations and/or low-level earnings

---

<sup>1</sup> This is without taking into account the further impacts of inflation and heating costs.

- 2.1.26 The rate of housing overcrowding in the city at 15.2% is almost three times the regional figure. Between 2001 and 2011 there was a rise of almost 60% in the level of overcrowded households -almost double the national growth.
- 2.1.27 Overcrowding is given as a major reason for appearing on the city council's housing register at almost three times the rate of those applying through homelessness or threat of homelessness.
- 2.1.28 In Leicester there are around 9,600 houses in multiple occupation (HMOs). Around 2,250 have come under the influence of a newly created mandatory licensing scheme. 48% are in the Westcotes, Castle, Stoneygate and Fosse wards.
- 2.1.29 The licensing system is aimed at driving up housing standards and housing management quality in a sector to which the council has had to look increasingly for help in easing the pressures caused by increased homelessness (4,803 in 2019/20 approached the council for help), the collapse in the supply of truly affordable housing and the continued erosion of stock through RTB.
- 2.1.30 Members during the review expressed concern about the flexibility of the planning process. Work was continuing on a new Local Plan, and Leicestershire district councils had agreed<sup>2</sup> to take the pressure off the city's development programmes by taking 18,700 new homes from the Government-imposed target for the city.
- 2.1.31 However there was support for the view that where industrial, commercial, or other non-housing sites had not been developed, perhaps for decades, those sites should be re-zoned as housing.

## **2.2. Conclusions**

- 2.2.1 The wide-ranging and deeply damaging impacts of the crisis in housing, in terms of standards, quality of buildings and the sheer lack of enough affordable housing for the communities within the city was set out in graphic detail in the data and information provided for this review.
- 2.2.2 The loss of social housing through the right to buy does not mean the housing is "lost" but it does become beyond the reach of those who through a variety of reasons cannot gain access to housing.
- 2.2.3 The task group did not take evidence on the way in which rising inflation, particularly relating to heating costs, will affect the city's communities. The sense is that the sharply rising cost of heating will act as an accelerator for all the issues which have driven so many people into housing poverty over the past two decades.

---

<sup>2</sup> [Thousands of new homes need to be built in Leicestershire](#)

### **3 Financial, Legal and Other Implications**

#### **3.1 Financial Implications**

##### **3.1.1 Overview**

The general principle for assessing the financial viability of a site is to consider (a) the total expenditure that will be incurred in building the dwellings, bringing them to a lettable standard, and managing them over their life, and (b) the total income that will be received over that same period through the rent that can be charged.

##### **3.1.2 Expenditure**

Expenditure on managing and maintaining the dwellings on an on-going basis is projected forward, including capital maintenance, day-to-day repairs, property management costs, interest, and debt. Because of the high up-front costs, new builds and acquisitions are typically financed with 50% from prudential borrowing. This borrowing is repaid on a flat line basis over a 50-year period, subject to the length of the asset life. Interest is charged on the debt, with annual interest charges reducing over the life of the asset as the borrowing is gradually repaid. Whilst interest rates are currently low, these are assumed to rise in the long-term.

##### **3.1.3 Income**

For most Council-owned new build or dwelling acquisition projects Right to Buy (RTB) receipts are used to part-finance the build; where this is the case, the Council charges 'Affordable Rent', equal to 80% of market rent for those properties. Rents are capped at the LHA rate to ensure they are genuinely affordable. Assumptions are made as to likely void levels and debt that may have to be written off. Together these give an estimate of the annual net rental income.

##### **3.1.4 Financial Affordability Assessment**

As a general rule of thumb, the desire is for the cumulative income over a 30-year period to equal or exceed the cumulative expenditure over the same period. However, since most dwellings are expected to have a life of at least 50 years, a longer period of time will also be considered. It is important to note that this is not an exact science; assumptions need to be made about what will happen over a long period of time.

The outcome of a financial assessment will provide an indication of whether proceeding with a site is likely to provide a positive financial impact to the HRA; this can then be considered alongside other factors so that a decision can be made whether to proceed with a site.



The level of funding available to the Council is limited, and for the HRA specifically this is limited to the amount of money raised through rents & service charges, plus grants from central government. The financial implications of initiatives will be considered at the time of proposals being developed. The Council will remain alert to government funding opportunities to help address the issues identified in this report.

*Stuart McAvoy – Acting Head of Finance*

### **3.2 Legal Implications**

There are no direct legal implications arising out of this review. If proposals are developed into potential policy or decisions, then detailed legal advice would need to be taken nearer the time.

*Kamal Adatia, City Barrister ext 37 1401*

### **3.3 Equality Implications**

This report highlights a number of equalities issues that may impact people from a range of protected characteristics in relation to housing in the city. As proposals are developed, there needs to be greater consideration given to the impacts with the need to give due regard to how it will affect people who share a protected characteristic.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

*Kalvaran Sandhu, Equalities Manager, Ext 37 6344*

### **3.4 Climate change Implications**

Housing is the biggest single source of carbon emissions in the city, and is responsible for a third of Leicester's carbon footprint. Following the city council's declaration of a Climate Emergency in 2019, and its aim to achieve carbon neutrality, addressing these emissions therefore vital in achieving this ambition. Tackling this challenge will require funding and support on a massive scale, to meet the challenge of retrofitting the city's housing stock.

This report calls for further support from Government, to fund the measures required to achieve net zero for both the council's own housing stock and within the private rented sector. As noted within the report, home energy costs are also a major contributor to the current cost of living crisis, with Leicester facing high rates of fuel poverty due to the condition of its housing stock, which can also be mitigated through increasing the energy efficiency of housing.

The report also sets out the need to ensure that new council housing is delivered to the highest possible standards of carbon reduction. This should include the installation of high-performing insulation, energy efficient heating, low energy lighting and low carbon/renewable energy systems such as solar PV panels and heat pumps. Any development will nonetheless be required to follow policy CS2 of the Adopted Leicester Core Strategy and relevant Building Regulations. A toolkit is also being developed to support the achievement of reduced carbon emissions in council capital construction and renovation projects.

*Aidan Davis, Sustainability Officer, Ext 37 2284*

## **4 Summary of Appendices**

Appendix A – Scoping document

Appendix B – Meeting notes

Appendix C – Report to the Task Group in August 2022

Appendix D – Report to the Task Group in February 2022

## **5 Officers to Contact**

Jerry Connolly

Scrutiny Policy Officer

Tel: 0116 454 6343

E-mail [Jerry.connolly@leicester.gov.uk](mailto:Jerry.connolly@leicester.gov.uk)

## APPENDIX A: Scoping document

The scoping document below was agreed by the Overview Select Committee on 24 March 2022

To be completed by the Member proposing the review		
1.	<b>Title of the proposed scrutiny review</b>	<u>Housing Crisis in Leicester</u>
2.	<b>Proposed by</b>	Cllr Paul Westley (Housing Commission chair)
3.	<b>Rationale</b>	<p>To understand and influence the factors which have combined to create a shortage of affordable housing for the communities within Leicester.</p> <p>Influences will include regional and national policy and economic and social factors</p>
4.	<b>Purpose and aims of the review</b>	<p>To propose changes to local and national policy to mitigate the effects of housing shortages and poor-quality housing.</p> <p>To provide a platform for campaigning on a local basis for a wider pool of affordable social and other housing.</p> <p>To contribute by so doing to council (and other) policy formation and to encourage outside agencies</p>
5.	<b>Links with corporate aims / priorities</b>	<p>Housing, and good quality housing, have a direct bearing on homelessness, overcrowding, mental and physical health and employment and education performance.</p> <p>Social housing in particular helps the life chances of the most deprived members of our communities.</p>

6.	<b>Scope</b>	<p>The review will include issues relating to the</p> <ul style="list-style-type: none"> <li>• housing department, which has direct responsibility for the council's housing stock,</li> <li>• environmental health, which has oversight of private rented sector housing conditions;</li> <li>• economic development, which covers skill supply and shortage issues within the construction sector;</li> <li>• Planning and development control, and the clear definition of section 106 objectives to support the growth of social housing on a site-specific and more city-wide basis.</li> </ul>
7.	<b>Methodology</b>	<p>The review will be conducted by a task group chaired by Cllr Gee.</p> <p>Membership need not be confined to members of the housing scrutiny commission.</p> <p>A series of meetings will receive local and national evidence on the issues set out in sections 4-6.</p> <p>The meetings will look at a range of issues, including tenure, supply of housing and affordability.</p> <p>The commission will seek information from local interested organisations and individuals, and will be provided with summaries of and links to national reports and data.</p>
	<b>Witnesses</b>	<p>City council witnesses (officers, executive members and councillors)</p> <p>Local organisations dealing with homelessness and associated issues (health, poverty, private housing standards) may also be called upon.</p>
8.	<b>Timescales</b>	Up to six months
	<b>Proposed start date</b>	April 2022
	<b>Proposed completion date</b>	By September 2022

9.	<b>Resources / staffing requirements</b>	<p>Scrutiny officer time within existing workload.</p> <p>The officer time from services within Housing and possibly other divisions contributing to the review.</p> <p>It is not anticipated that any additional resources will be required.</p>
10.	<b>Review recommendations and findings</b>	Executive
11.	<b>Likely publicity arising from the review</b>	The review will from time to time attract media attention depending on the nature and quality of the material provided.
12.	<b>Publicising the review and its findings and recommendations</b>	<p>These will go to the OSC (and executive).</p> <p>Usual media resources will be used to highlight the work in progress and the outcomes</p>
13.	<b>How will this review add value to policy development or service improvement?</b>	The issues are national and regional, but the impacts are regional and local. They may help influence and frame policy development at council level.
<b>To be completed by the Executive Lead</b>		
14.	<b>Executive Lead's Comments</b>	<p>I warmly welcome the Housing scrutiny reviews focus on the housing crisis which is probably one of the biggest challenges we face as a City now and also going in to the future. Failure by Central government to lead the way and affect new build delivery because of poor policies and lack of financial investment in new build housing has led us to a crisis where people's health and wellbeing is being significantly affected because they are unable to find the home that meets their and their families' needs.</p> <p>It is essential from this piece of work that as a local authority we are able as a single voice to loudly call for much, much more to be done by Central government to rectify their failings and help the people of Leicester to get the home they deserve.</p>

Comments from the relevant Director		
15.	Observations and comments on the proposed review	The Scrutiny review working party by Housing scrutiny commission is welcomed to focus more attention on the Housing crisis that the City is facing. Highlighting the significant challenges and issues that brings for the people of Leicester and the ability for the City Council to be able to meet its statutory legal duties in relation to Homelessness and to enable people to be able to find suitable, secure and long term homes that meet their needs.
	Name	Chris Burgin
	Role	Director of Housing
	Date	14/3/2022
To be completed by the Scrutiny Support Manager		
16.	Will the proposed scrutiny review / timescales negatively impact on other work within the Scrutiny Team?	The review as anticipated can be carried out within existing team resources.
	Do you have available staffing resources to facilitate this scrutiny review	Yes
	Name	Francis Connolly
	Date	15 March 2022

## **APPENDIX B**

### **Task Group meetings – notes of proceedings**

**Wednesday 27 April 2022**

#### **In attendance**

Cllr Gee (Chair)

Cllr Fonseca

Cllr Kitterick

Cllr O Donnell

Cllr Pandya

Cllr Pickering

Cllr Rahman

Cllr Waddington

Cllr Whittle

Cllr Cutkelvin

Chris Burgin, Director of Housing

Jerry Connolly, Scrutiny Support Officer

Francis Connolly, Scrutiny Support Manager

#### **Introductions**

Cllr Gee welcomed all present to the meeting. He explained that this work would examine both the issues and challenges facing communities and individuals in Leicester as well as possible initiatives to confront such issues and challenges. It was noted that given the broad remit of the review members from across the City Council had been invited to participate.

Cllr Gee noted that this initial meeting would receive an outline presentation from Chris which set out some of the factors that have led to the current crisis, as well as the broader local and national context.

#### **Presentation on the ‘Housing Crisis’**

Cllr Cutkelvin welcomed the work of this task group. She referred to the many occasions in which she and other councillors deal with those who are facing severe problems in respect of housing, with the most fundamental issue being an overall shortage of homes.

She invited the group to inspect these problems in detail and to draw conclusions around what else can be undertaken by the City Council to support people and how the government can create better conditions to effectively deal with the problems.



Cllr Cutkelvin felt that it was vital that the extent of the current pressures was communicated publicly in a meaningful way and invited the task group to recommend appropriate action in respect of this.

Chris provided a presentation which set out some of the fundamental points that the task group could examine and was based upon a contextual paper that had been submitted to Housing Scrutiny Commission on 28 February. The following key points were made:

- The three key factors that have led to a crisis are population increase, lack of land/house building and tenure change/affordability.
- A national population increase of 11m over the next two years is anticipated.
- Due to the population increase, a further 1.5m new homes in the UK are required by 2031.
- There has been a sharp decline in access to affordable homes, and the government's target of 300,000 new homes each year has not been achieved since 1969.
- As a result, homelessness has increased, there is a lack of truly affordable housing and a lack of suitable housing to meet changing and more complex needs.
- Nationally, there has recently been a significant increase in the number of private renters as opposed to social renters.
- In Leicester, there has been a 20% reduction in the percentage of Council rented properties since 1981.
- Council stock continues to be lost via the Right to Buy scheme with 1,890 properties being lost in the past five years.
- Housing problems have led to increased health issues. 1 in 9 children now live in overcrowded properties. Poor housing standards are linked closely with chronic ill health, debt, disruptive child development and relationship breakdown.

### **Contributions from Task Group Members**

Following the presentation, members asked questions and raised suggestions in terms of the future activity of the task group. The key points raised were as follows:

- (i) The review should explore in more detail the availability of land in the city for house building ventures.
- (ii) The review should also examine problems and constraints with the planning system that pose additional difficulties in helping to address the overall shortage of homes.
- (iii) This should include interaction with those developing the Local Plan in terms of how opportunities to develop more social housing are being taken forward. In particular, it was felt that the designation of some particular sites should be questioned and that more imaginative solutions (including greater provision of social housing) for the city's more significant sites should be proposed.

- (iv) The review could to some extent consider how some services to tenants could be improved such as improvements to home maintenance. It was accepted that the review will primarily focus on the key themes that contribute to the housing crisis and the overall shortage of housing, and that issues that relate to various channels of LCC service delivery would be raised, and in many cases, it may be recommended for these to be examined as part of the Housing Scrutiny Work Programme.
- (v) In addition to improvements to home maintenance, one issue suggested for separate exploration by the Housing Scrutiny Commission concerned the process behind void property and the need to understand more about void turnaround times.
- (vi) The issue of imposing rent caps was raised, with it being noted that this may be an area to seek further exploration by national government.
- (vii) Consideration could be given in seeking the views of Housing Associations/Shelter on the issues faced by the housing crisis.
- (viii) Further information was sought in respect of the level of overcrowding that related specifically to City Council tenants.
- (ix) It was also questioned whether land owned by the city council beyond the LCC boundary could be utilised to help fulfil house building requirements. Chris sought to find out more detail.

### **Next Steps**

- A programme of further task group meetings should be arranged throughout the summer.
- That the next meeting would focus on the need to provide more homes and would examine the challenges to house building with the Head of Planning and other key internal stakeholders.
- Further sessions would then be held to cover the broader themes set out in Chris' presentation and suggested by members as above.
- Consideration was needed in respect of the involvement of external stakeholders including those suggested in point vii above.
- Further information be provided by the Director of Housing in response to the points outlined in points viii and ix above.

**Wednesday 29 June 2022**

### **In attendance**

Cllrs Whittle; Westley; Cutkelvin; Fonseca; Kitterick; Pandya  
Chris Burgin, Director of Housing  
Richard Sword: Director: City developments and neighbourhoods  
Grant Butterworth: LCC Head of Planning  
Jerry Connolly, Scrutiny Support Officer  
Francis Connolly, Scrutiny Support Manager

### **Apologies**

Cllrs Gee; Waddington: O'Donnell; Pickering

Richard Sword opened the meeting by setting the local and national context. There was a national crisis in housing... with Leicester part of that pattern.

What challenges face us? Leicester is quite small, and available sites are small and quite complex.

We needed to deliver 14,700 new homes in ten years... Planning team had been conducting development work and consultation on local plan...

During preparation the government had added 35% to development numbers from original targets in 2020.

There were 18,700 homes to deliver that we can't deliver on the sites on the city...

He said that while it was easy to focus on negatives there are lots of positives in the development picture. For example, housing associations had delivered effectively. Difficulties included cost inflation and many sites were in private ownership and this provided a barrier to development of social rented housing. Cllr Westley commented that the government wanted private developments and not social housing and suggested housing associations were a law unto themselves...

**Grant Butterworth** introduced a review of progress on the Local Plan. He said there were a number of major routes to affordable housing provision

- Via housebuilders through S106 funding
- Direct delivery by council housing or development teams (supported by HRA funds, Homes England sometimes with S106 funds)
- Direct delivery by Housing associations (who act as developers)
- Through the council acting as a master developer bringing sites to market

He said that for the next Local Plan we were looking with five strategic sites, not all owned by the council, but that some of the sites may not be allocated...

With small sites, many are owned by the council, most are designated open space but have been subject to opposition through the consultation process.

Cllr Kitterick asked: Are student numbers included?

The response was that student accommodation does count towards the target and had contributed to up to half the delivery target in some previous years.

Grant Butterworth said the government kept increasing targets... the new 35% increase for the 20 largest Cities was undeliverable for many including Leicester. Unless districts agree to take some of the city's allocations the City would not be able "we cannot meet to meet the unmet housing need target. "

The previous local plan target had been c 30k houses. The Strategic Growth Plan envisaged Districts taking around a third of city growth to 2031 and two-thirds to 2050. The 35% uplift now means around 19,000 of the new local Plan target would need to be met across the county between now and 2036.

If county district councils don't sign up the local plan could not progress, he told the task group.

Delivering affordable housing was more difficult on brownfield sites.

He was asked: Why can't we deliver social housing on all sites?

He responded that the Government Guidance required a Local Plan supply to be proven as being viable and deliverable so such an aspiration would not comply with this.

Cllr Kitterick pointed to the undeveloped Dover Street site. He said it was allocated for prime office development. This will not happen. Why can we not reclassify it? The meeting was told there were two active sites, including Dover Street, under discussion. We are still seeing strong demand for high grade office land.

Cllr Kitterick responded that the land "has been empty for decades." He felt there was a lack of imagination in the development team. He commented that the private sector would build houses on Dover Street.

The chair asked: "Are the needs of Leicester people taken into account in the local plan?"

Grant Shuttlesworth responded that we did housing demand assessments to establish an evidence-based assessment of this.

He was asked: Could we demolish bungalows?

He responded that the accessible single storey dwellings such as bungalows were in demand and needed as part of the supply but were not provided by developers so re-provision would fall to the council to deliver and such developments were land hungry.

Cllr Cutkelvin said: "We are looking to secure a policy of housing crisis to embed it in wider council policy."

Future action: Members were told about the setting up and early operations of a city council **Housing Delivery Board...**

**Tuesday 26 July 2022**

## **Present**

Cllr Geoff Whittle, Cllr Gary O'Donnell, Cllr Sue Waddington, Cllr Stephan Gee (chair), Cllr Fonseca  
Cllr Paul Westley, Cllr Patrick Kitterick  
Sean Atterbury; Chris Burgin, Simon Nichols, Justin Haywood, Alison Lea.

## **Homeless Prevention and Support**

**Justin Haywood** briefed members on issues relating to how market pressures are affecting communities within the city. He indicated that being excluded from a family home was a significant cause of evictions.

Renting itself was becoming more expensive and presented the following data:

- £85 a week for 3-bed council house
- £89 a week for ha housing
- £150 or more in the private sector

He said the freezing of the Housing Support limit was an issue which contributed to rising housing-related debt and poverty and said that 30% of tenants experienced in-work poverty, a rate which had doubled since 2000.

## **Private rented sector (PRS)**

Alison Lea, manager of the PRS licensing team, spoke about the trends and issues found in PRS housing. For tenants, issues mainly related to housing disrepair, but overcrowding was also an issue.

PRS was not a solution to housing problems but it did provide an avenue of relief, Cllr Cutkelvin said. Generation rent people may spend their whole lives in the private rented sector.

Forty-six per cent of those under 35 were renting. There was an entire generation renting rather than buying. House prices had risen, but rising rents have meant people cannot afford to save up to make a deposit.

Looking at Leicester, of the 142k homes in city 35% were in the PRS; this compared with a 19% PRS share in the national picture. 50k homes in Leicester were PRS and some wards had 70% PRS housing. 43k students might contribute to the growth and concentrations in some areas of the city of PRS.

Common issues within the sector's housing included mould, disrepair and overcrowding. Alison stressed, however, that large numbers of PRS homes were in good condition.

Within Leicester, part of the PRS team deals with houses in multiple occupation (HMOs). There were around 1k licenced HMOs Alison said: We have a push to find unlicensed HMOs. the evidence was that there were more HMOs which should be licensed.

Around 50 properties had been licensed within the last few weeks, she said. We have signposted tenants to getting rent rebates because of the unlicensed HMOs, she told the Task Group.

There were two different licensing schemes, relating to:

- Smaller HMOs
- Selective licensing for areas where all rented homes are licensed...

The selective licensing scheme went live on 7 July. There is a three months freeze before it goes live in October.

Officers think there are 9k properties whose owners will need to apply for a licence.

Members were invited to comment on issues raised during the meeting.

On control of HMOs Cllr Kitterick said Article 4 directions had resisted attacks on it.

Cllr Waddington asked Cllr Cutkelvin why the authority had been worse hit by right to buy (RTB) sales than comparable authorities. A combination of the council's housing being kept in good condition and tenants being targeted by organisations encouraging people to buy their homes had contributed to the higher RTB sales.

**Tuesday 2 August 2022**

**Present**

Cllr Gee, (Chair); Cllrs Whittle, Pandya, Chamund, Fonseca, Waddington and Kitterick

**Apologies**

Cllr Westley

**UPDATED REPORT ON HOUSING DELIVERY NUMBERS**

Simon Nicholls briefed members of the Task group on progress towards the Labour Manifesto commitment of 1500 homes during the four-year term of the administration.

His report was based on report to the Housing Scrutiny Commission on 1 August covering the same topic.<sup>3</sup> The report suggested that the department was likely to achieve at least 1100 new homes. This was 77% of the manifesto target, and a 37% increase on any previous administration's provision of affordable housing in the city.

Simon said a number of factors had combined or were combining to slow the development programme. Covid 19 issues had hit development and building programmes since 2020, and high inflation and materials and labour shortages were affecting current and future building rates.

A further factor was a growing shortage of housing development land. This was an issue relating to the delay in setting a new Local Plan. Sites available on the current Local Plan were becoming more expensive to develop in terms of both ground conditions and diminishing size of sites available for housing development.

The department had been able to use receipts from right-to-buy (RTB) sales to buy private or non-affordable homes to add to the council's stock. Changes to the rules governing how much RTB funds could be used to buy housing made this a more difficult option.

In response to questions from members of the task group Simon said the council was keen to influence space standards; many of those in need of housing were family units with several children.

Members were also keen to know if homes could be adapted for use of people with disabilities, including wheelchair access. Officers said space standards were an important factor in both development of housing and when acquiring homes from the private sector.

---

<sup>3</sup> [House Building Delivery: Housing Scrutiny Commission, 1 August 2022](#)

In a wider development context members were directed to the Stocking Farm redevelopment, which included housing and local facilities and amenities.

### **Member local knowledge**

Discussion with members indicated that local councillors might be aware of homes, sites or developments which had been empty or under-occupied, and it was suggested a mechanism be devised for members to provide potentially useful information to officers be devised. (Possible recommendation).

### **Local housing company**

Work had been done to prepare the way to set up a third-party local housing company controlled by the council but this had been deferred for a variety of reasons. With the increasing restrictions being brought in by government, particularly relating to RTB rules and rules relating to spending RTB receipts it was suggested that further work be done on establishing a local housing company.

Work could include research on the economics and finances of housebuilding.

Members also asked for information on formulae used to define what was affordable. Officers said this could be provided.

## **IMPACT OF HOMELESSNESS SERVICES**

**Justin Haywood** presented a report to members.

He said the reasons for homelessness were complex but that homelessness was likely to increase. A shortage of homes and high private sector rents made it hard for families to move into permanent accommodation

The department was finding itself increasingly using temporary accommodation, and the lengths of stay in the accommodation were also increasing. This was putting stress on the functioning of the homelessness unit.

Staff had found there was an increase in street homelessness (with for example sofa surfers being evicted by friends and family). This was a change in pattern from the entrenched street homeless cadre.

The private rented sector (PRS) played a vital role in housing people. We should not turn away from it, should embrace good landlords and taking actions to improve landlord behaviour as well as preventing evictions.

“We try to reach out to and help landlords who are prepared to rent homes to “difficult” clients. It’s increasingly difficult to find housing affordable to tenants but we are looking to provide pathway from homelessness to tenancies.



We ringfence a proportion of housing for vulnerable families and single people. Vulnerable clients were often in danger of or recovering from rough sleeping...

Also, we are seeing more new faces.

It is hard to stress too highly the danger which the housing crisis poses ... we will see the approach of the crisis - with rising evictions through rent or mortgage arrears.

Cllr Waddington commented that officers had referred to the problem of affordability and the use of discretionary housing support (DHP) for at least an interim period for households but felt that this was not a sustainable model.

Cllr Cutkelvin said vulnerable family groups being put into the PRS to remove the threat of homelessness were able to stay on the council's waiting list as priorities.

The meeting was told that around a third of council home lettings went to people who were homeless or on the verge of being homeless. While it was hard to get data from other authorities it was estimated that in a major East Midlands authority up to 80% of lettings went to homeless or near-homeless households.

Cllr Fonseca commented that rents in the private sector in the east of the city were escalating.

Cllr Pandya said that most of her casework related to housing problems.

Justin Haywood commented that there was a huge variance in rental rates across the city...N Evington rents were very high, he said.

Cllr Cutkelvin said this working party can put pressure on other parts of the council to recognise there is a wide-ranging housing crisis. The crisis spread to other services, including health and mental health issues.

But she added that some work with private landlords had been going on for some time... feedback from landlords was vital in developing useful measures to help people who were homeless or threatened with it. Members asked whether Border House might ever be viable.

Cllr Cutkelvin said it had been condemned by the Fire Service and added that the units at Border House were very institutionalised.

Current planning was not to increase temporary accommodation but to increase the supply of stepped housing, with Dawn Centre being adapted for use as an assessment centre.

## **IMPACT OF THOSE WITH NO RESOURCE TO PUBLIC FUNDS**

Officers said these client groups were among the most vulnerable. Typically they might be coming through the refugee resettlement system –

Afghan, Ukraine and other troubled nations- or be described as illegal immigrants.

Rough Sleepers Initiative funding combined with severe weather periods helped the authority to work with inkling groups or individuals within this general heading.

Cllr Waddington commented that (due to their vulnerable status) this was almost the most worrying group. "I find it worrying that people are on the streets and there is nothing we can do. Can we support charities to help these groups?" she asked.

Officers said:"We work with One Roof. We allocate RTB receipts to homes they are buying.

We are working with the homelessness charter..one thing they are considering is having a scheme (like with Ukrainians) but also looking at the safety issues

" We've been working with some quite large organisations to see if they can provide housing..

Members asked about severe hot weather, as well as cold.

The task group was told a severe weather protocol (over 25deg for two days) had been signed off by government. But we would like to be able to help more quickly.

## **COMPLEX NEEDS OF TENANTS**

Gurjit Minhas commented that housing and other service areas were affected, but the housing department has ended up dealing with a wide range of issues. These included working with refugees, more people with complex needs and often without any other support. Housing staff have been providing mental health and health support.

The STAR service helped tenants with most complex needs...

Trainer accommodation (stepped with training on life skills). We are working with ASC – that is what is needed in very many cases.

## **HOUSING REGISTER**

Members were told that the numbers on the register were consistent but that this was not a measure of housing need. This was more reflected in an increase in waiting times: band one waiting times had doubled (and band two times extended by a year. People were having to go to the PRS.

Later this year there will be a review of housing allocation policy to make sure people in most need have best access to housing. Those with lesser need will wait longer.

## APPENDIX C

### A summary of the work & Proposals by the Council to tackle the crisis

To: Housing Scrutiny Commission: 1 August 2022

Housing Crisis Working Party

From: Chris Burgin, Director of Housing

#### Purpose of Briefing Note

To inform the Working party about the ongoing work taking place to tackle the Housing Crisis by the Council and pressures and proposals to consider to further tackle it.

#### Summary

This briefing contains potential Central Government asks and actions and also Local Authority asks and actions under the following areas;

- Council Housing
- Private Sector Housing
- New Builds

The options are intended to drive national policy change and alongside this be clear about local commitments to address the Housing crisis.

Leicester City Council has been working hard to tackle the Housing challenges in the City and this has been driven by the Councils political priorities.

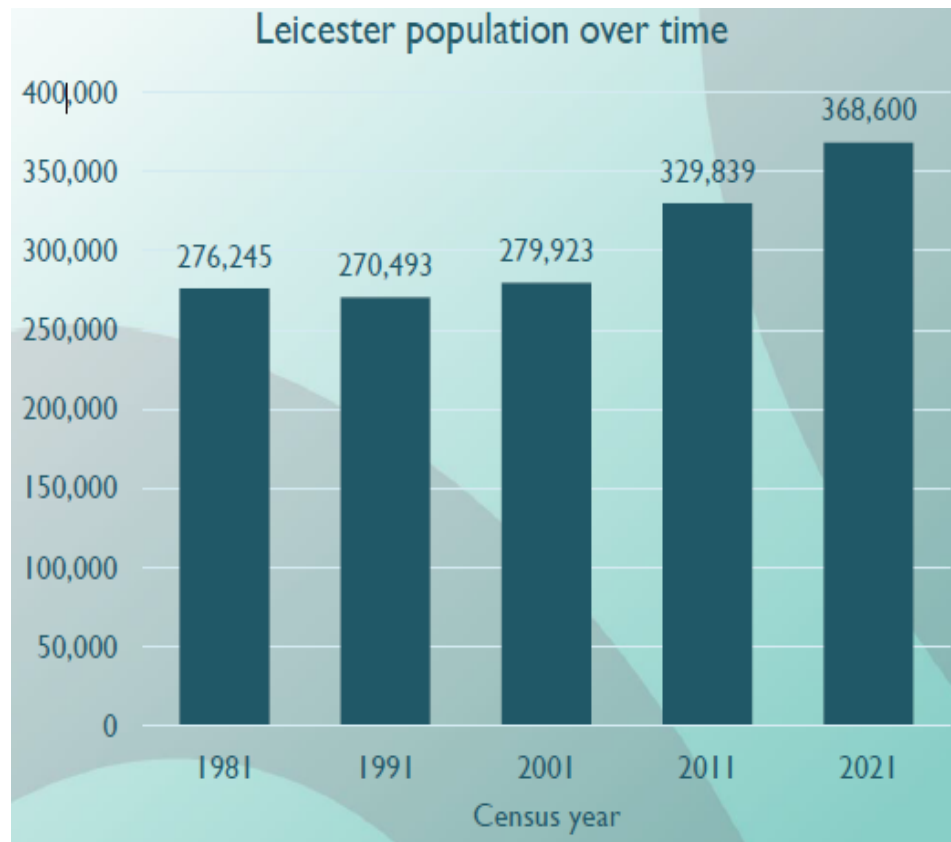
#### BACKGROUND

Leicester City is the largest City in the immediate area of the East Midlands. It is a predominantly urban areas located in the centre of the County of Leicestershire.

East Midlands City Populations				
Area	Status	Census 2001	Census 2011	Census 2021
Derby City	Unitary	221,708	248,752	261,400
Leicester City	Unitary	279,923	329,839	368,600
Nottingham City	Unitary	266,988	305,680	323,700

Leicester provides housing, employment, shopping, public administration, leisure and has three Hospitals and two Universities. The Universities had a combined student population of 43,100 students in the 2017/2018 academic year.

Leicester is one of the fastest growing Cities in England as can be seen by the changing table set out below which demonstrates a continual growth in households and homes and the changing face of Housing over the years 1991 to 2021.



### **Leicester City's Current Actions to Tackle the Housing Crisis**

Leicester City Council has been working hard to tackle the Housing challenges in the City and this has been driven by the Council's political priorities. In the context of the challenges set out Nationally and in Leicester, highlights of the efforts being made by the Council are set out below.

### **The Affordability of Housing**

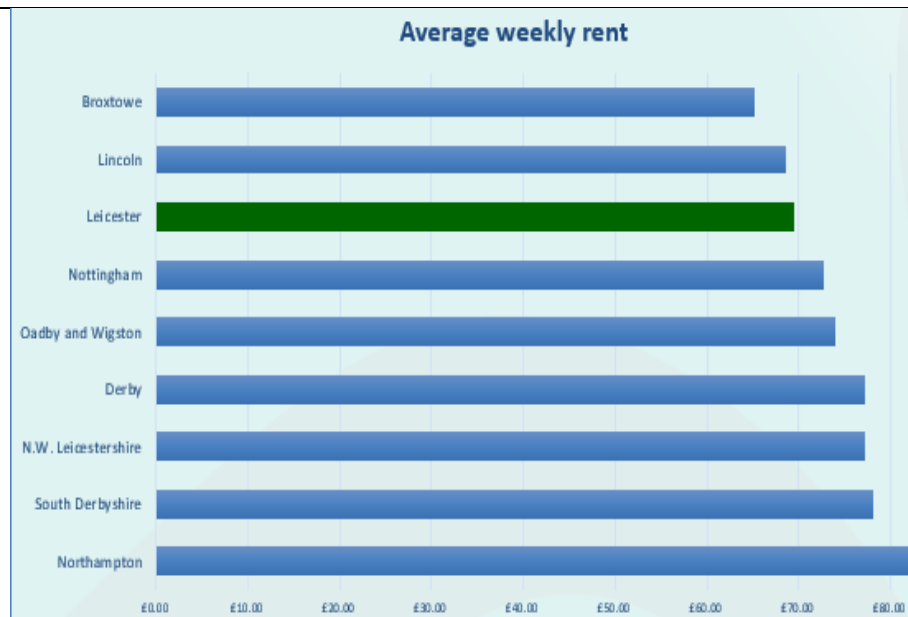
Our council rents remain the lowest in the city for any tenure type making them the most affordable. Average private rented sector rents for a 3-bedroom house are currently around £155 per week, average Housing Association rents average out at £89 per week, whilst council rents are £85, for this type of property.

Tenure Type	Average weekly rent
LCC	£85.22
Housing Association	88.59
Private Rented Sector	155.34

Comparing ourselves with other local authorities in the country and Leicester's overall average council rents are amongst the lowest in the country, 19<sup>th</sup> lowest out of 20 for comparator authorities.

Authority	Average rent	Authority	Average rent
1. Slough	£102.83	11. Wolverhampton	£77.34
2. Bradford	£100.07	12. Derby	£77.26
3. Liverpool	£85.45	13. Newcastle	£74.53
4. Milton Keynes	£84.59	14. Manchester	£74.19
5. Luton	£82.37	15. Nottingham	£72.78
6. Salford	£82.04	16. Kingston	£72.21
7. Birmingham	£79.82	17. Leeds	£72.01
8. Oldham	£79.78	18. Sheffield	£71.13
9. Bristol	£79.29	<b>19. Leicester</b>	<b>£69.57</b>
10. Sandwell	£79.06	20. Stoke	£69.04

Even when comparing ourselves with other local authorities in the East Midlands we have amongst the lowest rents. Northampton's average weekly rent is £82, North West Leicestershire's is £77 and Oadby and Wigston's is £74. We have only found Lincoln and Broxtowe to have slightly lower average rents than our £69 per week.



The Council has strong services to support and assist tenants living in Council housing, ensuring tenancies are sustained and maintained and income is maximised for both the local authority and for the tenants. In 2021/22 the Income Management collected a total of 99.86% of rent due with only 7 evictions taking place in that year for rent arrears.

A total of 95.6% of new Council tenancies have been sustained in 2021/22 by the hard work and efforts of our Tenancy Management team and STAR team, with the STAR team helping tenants to generate and maximise income totalling over one million pounds of additional income claimed over the 21/22 year.

Work is ongoing to improve the thermal efficiency of Council Housing stock with ongoing investment through the Housing capital programme to maintain Council Housing while improving the thermal efficiency and reduce running costs for those living in these properties.

During the manifesto period the Council have invested over £80m on improving our Council Housing which includes work to improve the thermal efficiency of these properties such as external wall insulation. The Council has been successful in securing £1.8m of funding from the Green Homes grant towards this work on Council Housing and has recently been successful in securing £3.4m of funding from the Social Housing Decarbonisation fund towards this work.

### **A Quality PRS Sector**

Council housing now makes up only 15.5% of Leicester's properties and while low rental levels can help those in the greatest need from an affordability perspective, wait times and very limited supply mean that

the City must have a quality private rented sector because of the growing size of this sector standing at 35% of the City's housing stock.

To this end the Council has launched a Private rented sector strategy that has the driver of improving Housing standards in the Private rented sector to ensure that housing in Leicester is the best standard it can be for those in need of housing.

Another key strand is to increase tenancy sustainment in the sector.



The overall objective of the strategy is to have a holistic approach that ensures tenants and landlords are appropriately supported, as well as retaining and improving our ability to protect tenants' safety and rights, and tackle rogue/poor landlords. Maximising this, whilst maintaining a balanced, fair, and proportionate approach, will ultimately lead to the raising of housing standards within the sector

Included within the strategy and already being consulted upon is the option to utilise licencing scheme to drive up standards. This is a key strand in targeting and addressing unfit accommodation in the City.

Another key strand is supporting and helping the sector to improve its climate credentials in accessing and drawing in funding to achieve this work. The Council successfully secured £6.37m from the Green Homes Grant funding with over 1,100 households having bid for support through the local scheme.

A further key strand is the Homelessness Call before you Serve offer & strengthened Homelessness offer to PRS landlords and managing agents to aid the increase in tenancy sustainment in this sector.

Beyond these items, work is ongoing to improve our communications online to ensure we have quality advice and information to landlords and agents linked to the PRS.

Our PRS team is working hard focussing on Multi use HMO buildings that are not correctly licenced with good success in identifying these and tackling landlords. This team is also working on wider property compliance and tackling rogue landlords.

### **Homelessness**

The City Council's current Homelessness strategy 2019 – 2023, drives ongoing strong delivery of the homeless services in the city.

LCC has been successful in securing over £6m additional revenue across 10 external funding pots to enhance and strengthen Homelessness services in the city.

Further funding has been secured through the Health Inequalities fund for 2x additional Social Workers to work with those going through Homelessness who do not meet the ASC Statutory threshold. The Changing Futures bid for £2.6m has been successful working with partners to help and support the most complex clients. A further bid to the Rough Sleeper Drug and Alcohol treatment funding for £1.2m to provide extra support to help people recover from drugs and alcohol misuse has also been successful. A bid has also been submitted linked to Offenders Accommodation & a recent bid to undertake a pilot providing additional Respite Rooms for those suffering Domestic Abuse and facing Homelessness has also strengthens the offer.

The Council has significantly reduced the number of rough sleepers on the street and is clear that 'No one needs to sleep rough on Leicester streets'. Over recent years significant investment and efforts have gone in to reducing down Rough Sleepers to single figures with anyone on the streets refusing to come into available Temporary accommodation. A Rough Sleepers Next Step Strategy has been developed and implemented and this has now been superseded by an Ending Rough Sleeping strategy.

Services continue to be strengthened through the Strategy actions including procurement of Temporary accommodation for those leaving prison completed securing 30 units increased from 20 and a Leicestershire wide new Pathway has been developed and signed off by all District and City partners in conjunction with Prison and Probation



Temporary accommodation has also been re-procured for singles and wider work to develop the singles offer at the Dawn Centre is ongoing. Alongside this officers are working on the development of increased numbers and types of stepped accommodation for singles. Through the acquisitions strategy, additional accommodation has been secured to facilitate this accommodation type.

A joint procurement exercise to procure young person temporary accommodation has just successfully concluded and being implemented.

Launch of the St Mungos Hub to facilitate work placement and work opportunities has now taken place. LCC are also piloting development of employment opportunities with BEAM for 1 year to test this opportunity.

The Family offer of Homes not hostels is in progress with the development of a network of independent homes across the city available as the Family temporary accommodation offer moving away from an institutional hostel with the staffing elements complete and the procurement just concluding.

Officers are now preparing the evidence base that will form the basis of the new Homelessness strategy for the city for the period 2023 to 2028.

### **Collapse in the supply of truly affordable homes**

The Council has now approved over £200m to the delivery of the manifesto commitment to increase the supply of affordable housing. A pipeline of delivery of 1500 units on multiple sites has been identified and agreed between 2019 and 2023. The manifesto target has resulted in long-term concerted efforts across the council to seek to deliver more affordable housing and, by 13<sup>th</sup> June 2022, 853 new affordable housing homes had been completed, and a further 298 are currently in the pipeline

Delivery of Housing Leicester Phase 1 of new Council Housing has delivering 29 units across 6 small sites including bungalows which are wheelchair accessible. Full planning has been secured on Saffron Velodrome for 38 properties and procurement has been completed and a builder secured for this site which is now in the process of building these homes. The Lanesborough Rd site is pending full planning permission and this will deliver a further 37 units. Additional Phase 2 B sites are also being worked on to deliver a further 18 new units during 22/23 and other work on Stocking Farm (50), FLEC (33 units) , Southfields Newry (30). Early preparations work is now starting on Phase 3 which should deliver 53 new homes across a further 7 sites.

A roadmap of delivery is now being created to maximise the Council's opportunities to build more new homes for the City in the coming years.

An extensive Acquisitions programme has been going on for the duration of the manifesto commitment and by the end of this financial year 21/22 a total of 664 properties will have been acquired.

During the manifesto period it is expected to invest over £9m on the provision of adaptations to ensure that this Housing is suitable for those living in it. To date since 2019 the Council has invested over £8m in to Disabled Facilities grant and Council House adaptations to facilitate the Adaptations service and help people that need adaptations to continue to be able to live in their current home. A total of 1,889 adaptation/DFGs have been completed to date providing help to over 1000 people to stay in their own homes.

The Council has also recently launched an Overcrowding Strategy to tackle the significant challenges faced in the City, which far exceed regional neighbours.

## **Appendix D**

Housing crisis assessment: Housing Scrutiny Commission: 28 February 2022

### **1. Summary**

- 1.1 This report sets out the Housing crisis that is going on in this country and in Leicester.
- 1.2 The report guides you through why the Country is facing a Housing crisis and how the changing face of Housing in this country and this City mean that for many Home ownership is not even a dream, renting in the ballooning private rented sector is unaffordable and the severe lack of truly affordable homes is placing peoples finances, health and wellbeing at serious risk.
- 1.3 This report contains and covers;
  - The Changing face of Housing in this country and Leicester (3.2 & 4.1)
  - The Affordability of Housing (3.3 & 4.2)
  - Homelessness (3.4 & 4.3)
  - Collapse in the supply of truly affordable homes (3.5 & 4.4)
  - The Council's efforts to tackle the Housing Challenges
- 1.4 The report is intended to drive national policy change and alongside this be clear about local commitments to address the Housing crisis.

### **2. Recommended action**

- 2.1 That the Housing Scrutiny Commission note the urgency of action on the Housing crisis and in response set up a task group to determine clear asks of central government and the local authority.

### **3. Background – The National Context**

- 3.1.1 The Office for National Statistics (ONS) reports that there will be a population increase of 11 million over the next 2 decades. People are growing older and living longer. It is estimated that over the coming years the population of over 65's will increase by 7 million.
- 3.1.2 2.9 million people aged 20-34 are living with parents and for many home ownership is no longer a tenure of choice or aspiration and the private rented sector is often the only choice for newly forming households which is producing "generation rent".
- 3.1.3 The English Housing survey 2016/2017 reports that "While the under 35s have always been overrepresented in the private rented sector, over the last decade or so the increase in the proportion of such households in the Private Rented Sector has been particularly pronounced. In 2006-07, 27%

of those aged 25-34 lived in the private rented sector. By 2016-17 this had increased to 46%.

- 3.1.4 Over the same period, the proportion of 25-34 year olds in owner occupation decreased from 57% to 37%. In other words, households aged 25-34 are more likely to be renting privately than buying their own home.
- 3.1.5 In 2016/2017 5% of households in the Private Rented Sector were living in over-crowded accommodation.
- 3.1.6 The supply of truly affordable homes for rent still falls well short of what was delivered historically to meet the needs of the population living in inadequate housing and for whom buying remains a distant dream. Research by the Centre for Social Justice found that;
- tonight, over 90,000 families and more than 120,000 children will go to sleep in 'temporary accommodation' (including bed and breakfasts), with serious implications for health and education;
  - over two thirds (69 per cent) of private renters in the lower two income quintiles spend 30 per cent or more of their disposable income on rent, representing 1.2 million households;
  - an estimated 150,000 properties see parents sharing a bedroom with their children;
  - high housing costs have critically undermined the impact of positive government initiatives to raise incomes among lower earners (such as increasing the minimum wage and personal tax allowance), constituting a key driver of 'in-work poverty'; and
  - 60 per cent of private renters have less than £100 in savings, making even low-cost home ownership affordable housing products (such as Shared Ownership or First Homes) unattainable.
- 3.1.7 The fiscal consequences of this hidden crisis are just as stark, as housing benefit spending has risen dramatically to account for systemic changes in the way our nation is housed. With more reliance on the ballooning private rented sector to house lower earners, expenditure on housing benefits is forecast to be £30.3 billion by 2021–22 – more than double the total government grant allocated for new affordable housing until 2026, in just one year. While the total benefit expenditure is higher overall in the social rented sector, the spending is considerably higher per home in the private rented sector.
- 3.1.8 Two million adults in Britain say they've faced discrimination when looking for a home. If you're Black or Asian, gay or bisexual, disabled, or a single mum, the housing crisis is much more likely to impact you. Structural racism and discrimination mean the odds are stacked. For example, many marginalised groups are more likely to be on a low income, so are forced into unsuitable homes. The government's 'no recourse to public funds' policy stops many migrants from accessing Universal Credit and homelessness assistance, and disproportionately affects people of colour. And 'No DSS' policies and practices from private landlords and letting

agents create huge barriers to accessing private rented homes. This discrimination is more likely to affect women, disabled people and Black and Bangladeshi families.

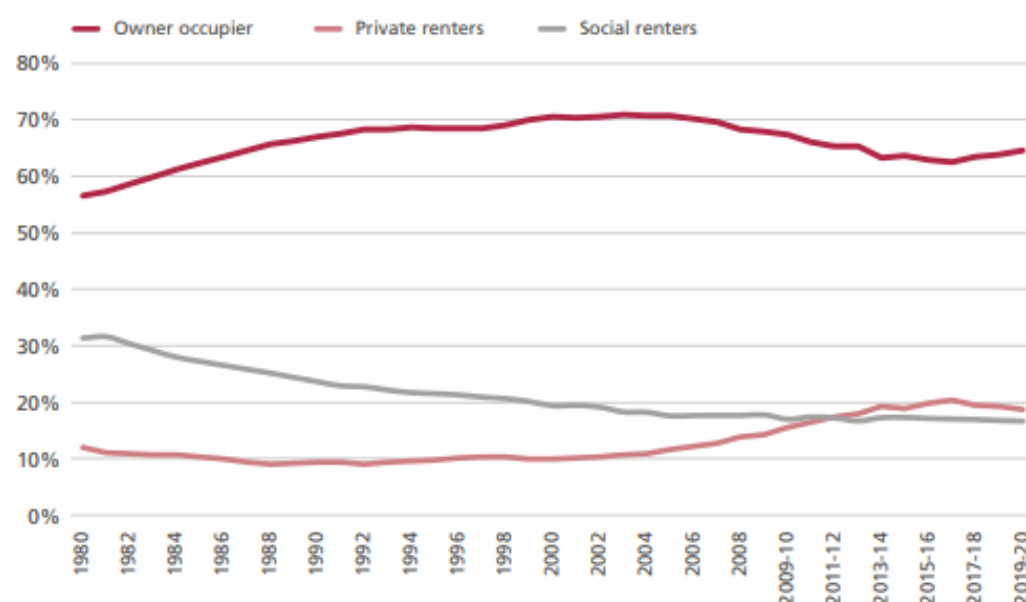
- 3.1.9 Nearly 1.4 million people are affected by the 'no recourse to public funds' policy. No recourse to public funds stops migrants with time-limited leave to remain in the UK from accessing statutory homelessness assistance or welfare benefits. The policy disproportionately hits people of colour and is directly responsible for forcing people into homelessness.

## **3.2 The Changing Face of Housing**

- 3.2.1 Housing tenure has changed significantly exposing the underbelly of the housing crisis means appreciating the extent to which housing in England has changed in recent decades.
- 3.2.2 Over the course of the twentieth century, English society transformed from one primarily composed of private renters in the Edwardian era to one of 'mass homeownership'. But while owner-occupancy remains the most common housing tenure (at 65 per cent of households), recent decades have seen seismic shifts in the rented sectors of the housing system.
- 3.2.3 In the early 1980s, 31.7% of households lived in homes let by either a council or a housing association. Today this has fallen to 16.7%, the social rented sector having contracted from 5.4m households to 4m. Over the same period we have seen explosive growth in the private rented sector (PRS). Where this accommodated just one in ten households in the early 1980s, the PRS has since doubled to house nearly one in five (19%). This represents an increase of 2.4 million households since 2000.

Figure 1. Trends in tenure (%), 1980 to 2019–20

Figure 1. Trends in tenure (%), 1980 to 2019–20



Source: English Housing Survey

- 3.2.4 A large proportion of the growth of the PRS can be explained by the increase in ‘would-be homebuyers’ spending more time renting: in 2004, 9 per cent of those aged 34–44 lived in the private rented sector; by 2020 this had tripled to 27 per cent. Meanwhile, the rate of owner occupancy in this age band fell from 74 per cent to 56 per cent.
- 3.2.5 Yet a less remarked upon driver of growth in the PRS has been the influx of those on low to modest incomes who might once have lived in a council or housing association home, but now struggle to access social housing due to the limited, shrinking stock and increased demand. Today, 1.15 million households sit on official social housing waiting lists; the Local Government Association estimate that this could double to two million as economic impact of Covid-19 continues to materialise.
- 3.2.6 As such, the PRS now accounts for a much larger proportion of people living in ‘relative low income’ – that is, below 60 per cent of the median income. The tenure shift for this group has been particularly stark: in 2000, social rented housing provided 40 per cent of homes for those of working age on relative low incomes while the PRS housed 18 per cent. By 2020, the number of working age households on relative low incomes living in social rented housing had fallen to 33 per cent while the PRS had grown to 32 per cent.
- 3.2.7 There are now 1.6 million families raising children and 371,000 older households living in the PRS. It is the case that the private rented sector is much more expensive than other tenures. As such, the tenure shift described above has had profound implications for both the costs of living for people on low incomes and the Government’s welfare expenditure as this group is supported through housing benefits.

- 3.2.8 43% of families worry about their landlord ending their contract early, and section 21 means this is a constant possibility. Moving is expensive, you might lose your deposit, you have to pay moving costs, and rents might have risen since you last moved, so you might have to move away, or into a smaller place. Living in an insecure home has an impact on mental health. Children who moved once in the past year were almost 50% more likely to have lower wellbeing than those who hadn't. Chronic instability is particularly detrimental to children, affecting cognitive skills, academic achievement, social competence and behaviour. Children living in private rents and homeless accommodation may have to move frequently (as many as 5-10 times), disrupting their education and affecting their grades. Government research found that frequent movers are significantly less likely to obtain five A\*-C GCSEs, or to be registered with a GP. Our broken private renting system is overdue serious reform.

### **3.3 Affordability of Housing**

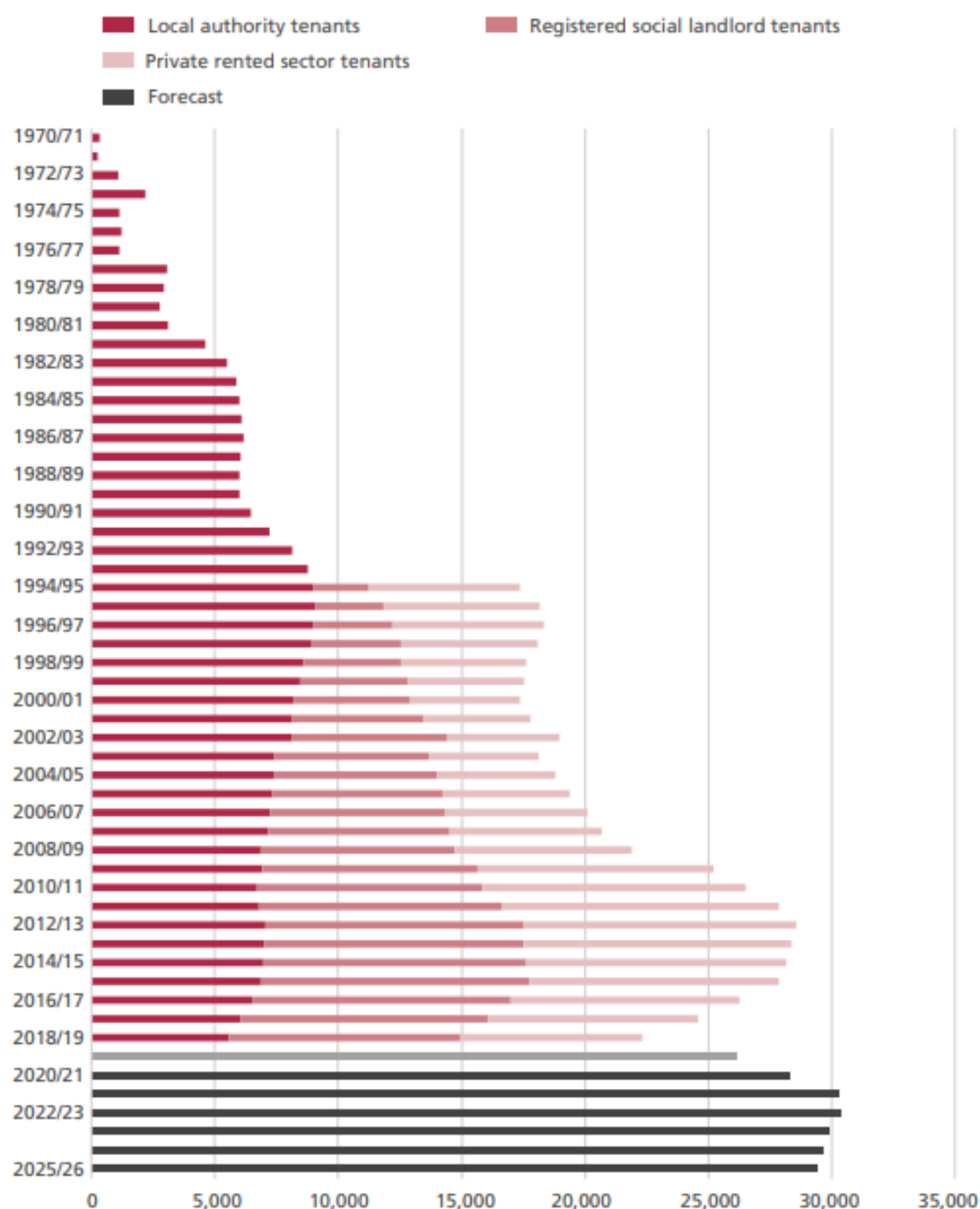
- 3.3.1 A 2019 study by the Institute for Fiscal Studies found housing costs to have undermined positive steps to increase incomes in recent years, such as rising minimum wage levels. It concluded: 'the factor that has increased in-work poverty the most has been increased housing costs for lower income households compared to higher income households.'
- 3.3.2 The latest research on housing affordability among low-income private renters has been conducted by the Joseph Rowntree Foundation (JRF). Focusing on 1.8 million low-income private renting households, they have found that 55 per cent of these – close to one million – are struggling to afford their rents. Of these households, 624,000 have rents which are 'unaffordable' where this is defined as spending more than 30 per cent of household income on costs of accommodation (a widely-accepted definition). Crucially, this is measured after housing benefit is factored in. More than a fifth (22 per cent) of the overall group (and more than half of the group whose rents are unaffordable) in fact spend 40 per cent or more of net income on housing costs, representing a major squeeze on household budgets.
- 3.3.3 In addition to those whose rents are formally 'unaffordable', many experience 'affordability pressures'. This means that although they spend less than 30% of household income on rental costs (after housing benefit), their gross rental levels are disproportionately high as compared to their incomes. The JRF point out that those in this group have incomes that are so low that 'the vast majority of this group are in [relative] poverty after housing costs'.
- 3.3.4 Looking at the issue of work and housing affordability, the JRF analysis further bolsters the evidence that housing costs are undermining the financial benefits of employment for many low-income families. They note that '748,000 families who cannot afford their rent have one or more adult in work, two-thirds of whom work full-time'. This means that 'four in five

low income, private renting households who are in work find too much of their earnings are eaten up by high rents’.

- 3.3.5 One might think that affordability issues are at their most acute in London and the South East of England where rental costs tend to be highest, but the JRF analysis shows that high numbers of private renters with low incomes in the North and **Midlands** are still facing ‘substantial affordability pressures’. They point out that the differences in rental costs between north and south are also counterbalanced by the fact that, among privately renting households, a substantially larger proportion are on low incomes in the north than in the south: 55 per cent in the North and **48 per cent in the Midlands**, as compared to 35 per cent in the South and 25 per cent in London. Housing affordability must be understood as a crucial component of regional inequality in the UK today.
- 3.3.6 In recent decades government have decided to reduce the supply of low-cost rented homes on the supply-side and shift the primary source of government intervention to the demand-side, in the form of housing benefit.
- 3.3.7 As the number of low-income households living in the private rented sector has grown dramatically, this has contributed extraordinary and highly inefficient costs to the welfare system. The ‘strain’ taken by housing benefit as the supply of truly affordable homes has collapsed (see below, Figure 3) hit £26.1 billion in 2020. For context, this represents four times the Government’s budget for building homes in the same year – or twice the national police budget.
- 3.3.8 By 2021, in the fallout of the pandemic, this had risen to ‘almost’ £30 billion according to the Department for Work and Pensions. Critically, housing benefit is on average 25 per cent more expensive in the private rented sector than the social rented sector. The annual housing benefit spend on private rented housing support more than doubled to £9.3 billion in the 10 years between 2005–06 and 2015–16 as the sector grew. This has averaged approximately £8 billion every year thereafter. While data is not available for 2020–21, housing benefit spending on the PRS this year is likely to exceed £10 billion – a record high. Housing benefit spent on private rents exits the public purse in the form of an income transfer to private landlords, critically producing scant additional housing in the process, whereas spending directed at social landlords is reinvested into the construction of new homes. It has been estimated that every new social home built realises £780 in annual housing benefit savings.



Figure 3. Housing benefit expenditure (£ million real terms)



Source: DWP, Benefit Expenditure Caseload Tables, Outturn and Forecast: Spring Budget 2021

- 3.3.9 Consequently, private renters are growing as a proportion of the claimant population. In 2019, around a fifth of existing benefit claimants were renting in the private rented sector where rents are high – often surpassing housing benefit allowances and passing on high housing costs to low-income tenants. This has risen to a third after Covid-19. Given the rising number of older private renters – and families renting for longer

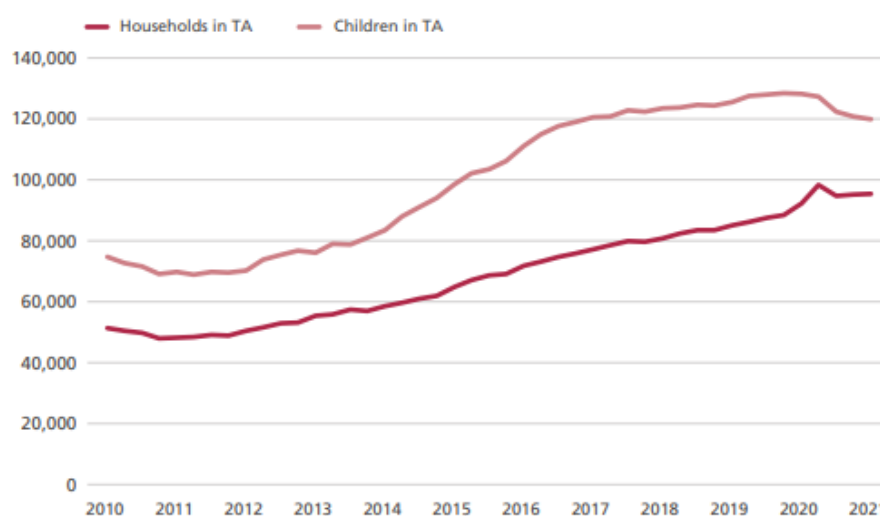
periods. The Government has been warned by internal forecasters that the total bill could reach £50 billion by 2050.

- 3.3.10 Housing benefit plays an important role in support families with the high costs of the private rental market as seen above. However, its role in taking the strain of the profound growth of the PRS fuelled by lower-income households is unsustainable and fiscally inefficient. Whilst it is true that public spending on housing costs are still larger in the social rented sector, crucially, as mentioned, the significant difference is that public funds spent in the social rented sector tend to produce additional social housing, marking a significant difference between the sectors.
- 3.3.11 The hidden housing crisis far from excluding people from home ownership alone carries with it a range of social, economic, and fiscal costs. These are holding back the gains of employment and making it harder for families to reverse the pathways to poverty. But we have also found ourselves with a deeply inefficient reliance on housing benefit.

### 3.4 **Homelessness**

- 3.4.1 At the sharpest edge of the hidden housing crisis are those without a home at all. A key consequence of England's changing tenure balance has been the rapid increase in homelessness seen in recent years. Despite the effective 'Everyone In' programme, it remains the case that rough sleeping has risen at an alarming pace in the past decade. In 2019, the total rough sleeper count was 141 per cent higher than in 2010 with 4,266 sleepers on any given night. Recent government initiatives in response to the Covid-19 pandemic have brought the numbers of people sleeping rough down to the snapshot figure of 2,688 in those sleeping rough since last year.
- 3.4.2 Yet most people who are considered homeless are not sleeping rough on the street but are living in emergency or 'temporary' accommodation. This can range from temporary self-contained flats, to hostels with shared facilities, bed and breakfasts (B&Bs) or converted office blocks.

Figure 2. Households and children in temporary accommodation



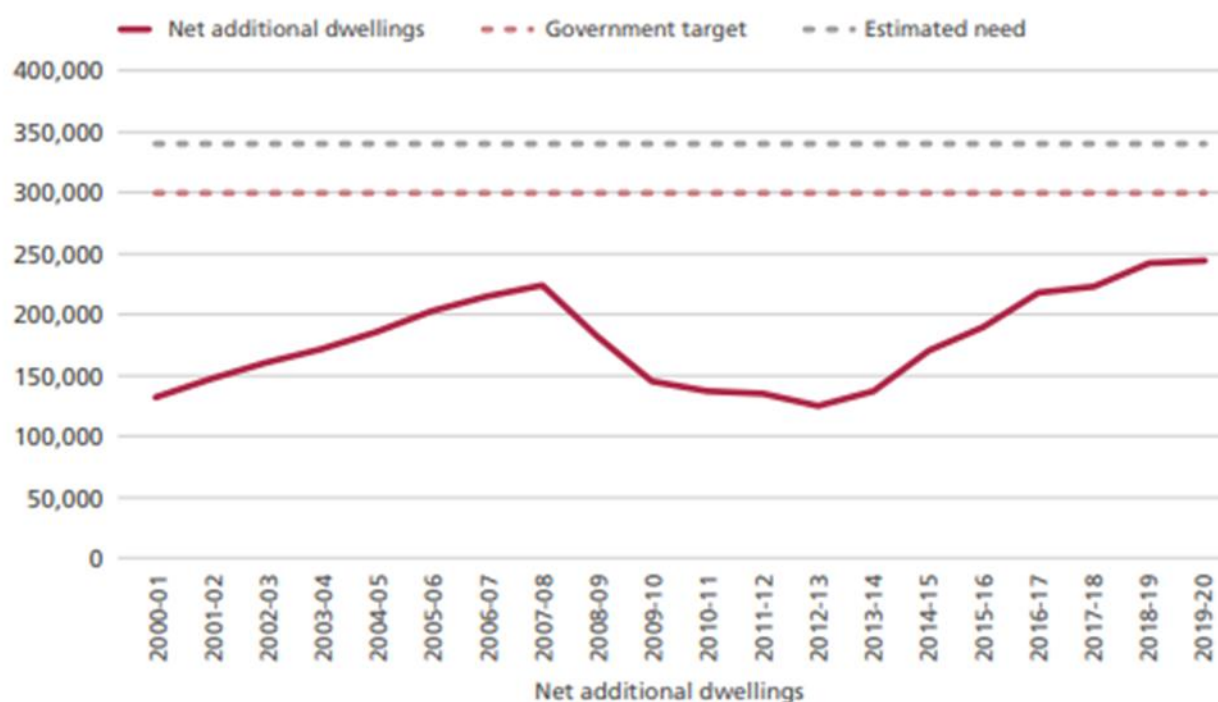
Source: MHCLG, Statutory Homelessness Live table TA1

- 3.4.3 As a larger proportion of low-income households have experienced less secure and more expensive private rentals, official data shows that the termination of a private tenancy has become the principal trigger for statutory homelessness in England. In the absence of sufficient social housing, the number of families housed in ‘temporary’ accommodation (including hotels and B&Bs) has reached 95,000, rising from 51,000 in 2010. Within these households are over 120,000 children, whose significantly worsened educational outcomes and mental health has been highlighted by the Children’s Commissioner as a consequence of the associated disturbance to their lives.

### 3.5 Collapse in the supply of truly affordable homes

- 3.5.1 The latest authoritative studies suggest there is ‘housing need’ of 1–1.5 million homes, requiring the annual delivery of new homes to reach 340,000 per year until at least 2031 to account for new household formation, concealed households and the backlog of existing need for suitable housing.
- 3.5.2 Recent governments have adopted 300,000 new homes a year as a target (with varying degrees of formality). Net additional dwellings in 2019–20 reached 243,000, a record high since the millennium. Still, the long-held 300,000 a year target has not been achieved since 1969 (see Figures 4 and 5). Meanwhile there have been prolonged periods of limited supply, for example between 2001 and 2010 where an average of 144,000 new homes were completed annually – 100,000 fewer per year than in the 1970s. In addition, recent prolonged periods of low interest rates, as well as fiscal schemes to support new homeowners, have added pressure on the demand-side of the market as well.

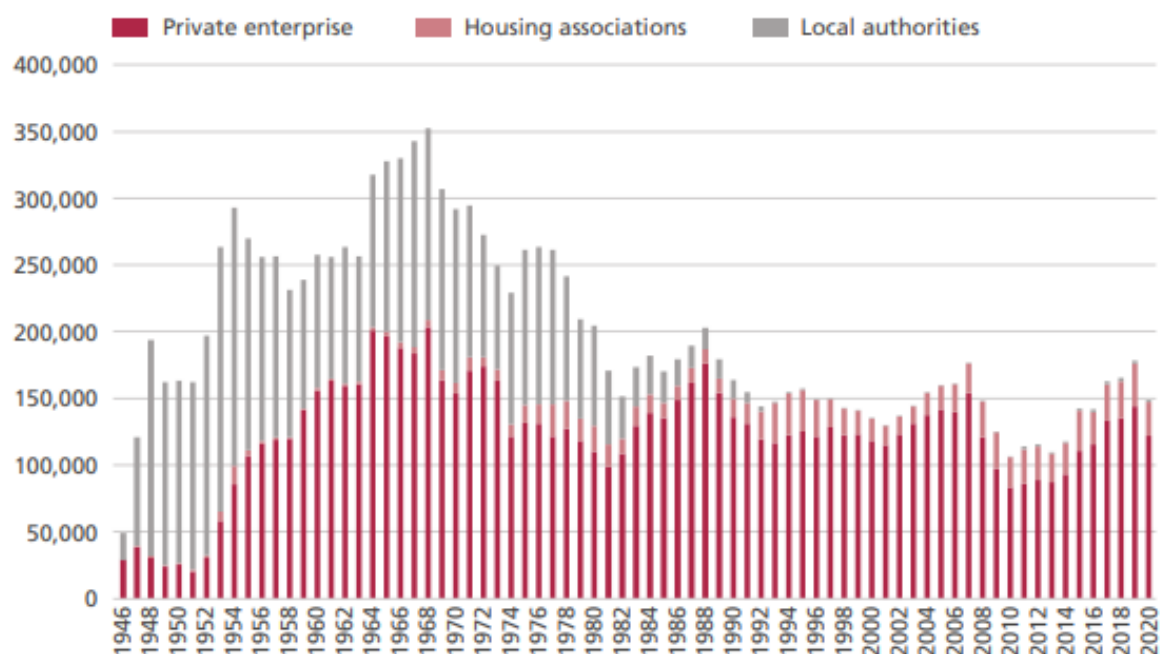
Figure 4. Net additional homes and estimated 'housing need'



Source: MHCLG Live Table 120, ONS Household projections for England<sup>51</sup>

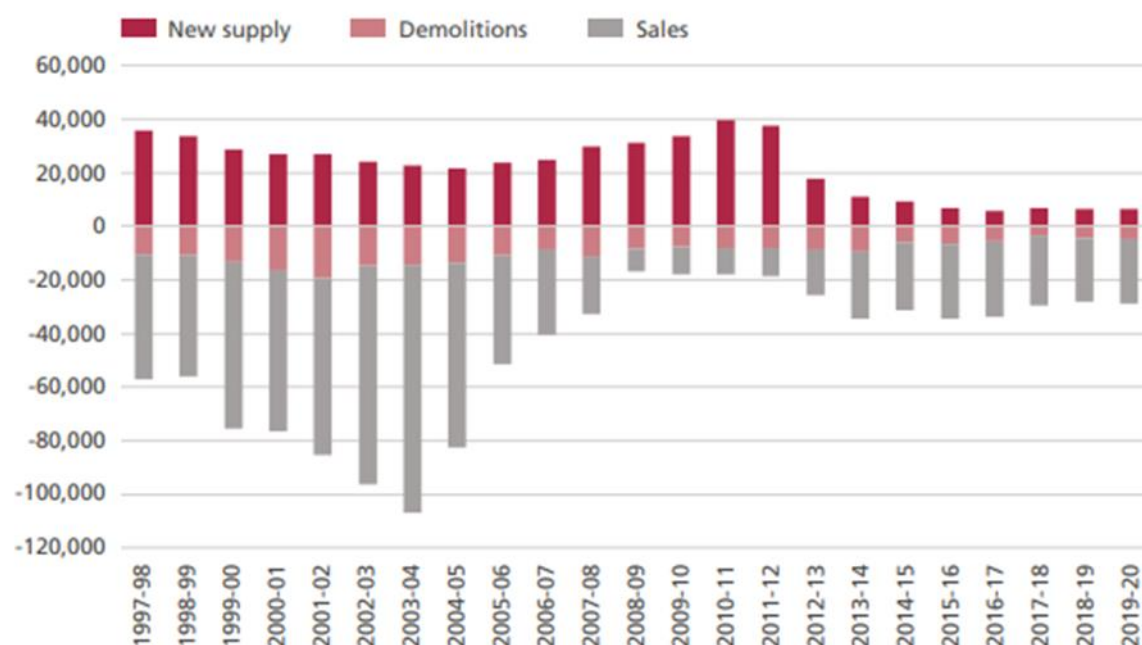
- 3.8.3 Focusing on the gross number of homes delivered does not tell us much about the types of homes being built, and for whom they best cater. For while additional housing supply at the higher end of the market can trickle down – eventually – to reduce demand at the lower end, the scale of need at the lower end of the market is so high that the Government intervenes to support the delivery ‘sub-market’ or ‘affordable homes’ at reduced rents and prices. £11.5 billion in central government grant has been committed to the Affordable Homes Programme 2021–26.
- 3.8.4 Historically, state intervention in delivering ‘affordable housing’ took the form of ‘social housing’ – provided by either local authorities or housing associations to meet the demand for affordable and secure housing at the lower end of the income distribution (see Figure 5). However, since the late 1980s there has been steep decline in the delivery of new social housebuilding. By 2019–20, social rented housing delivery was just over 6,600 while the Government has focused on the delivery of ‘affordable rented’ housing. Around 28,000 ‘affordable rented’ homes (set at 80 per cent of market rents) were delivered in 2020, in contrast to the 40,000 social rented homes completed in 2010 and 100,000s built annually in the 1960s.

Figure 5. Permanent dwellings completed in England



Source: MHCLG Live Table 244

Figure 6. New supply, sales and demolitions of social rented housing in England



Source: MHCLG Live tables 1000c, 678 (sales) and 684 (demolitions)<sup>67</sup>

- 3.8.5 Critically, while the supply of new social housing has collapsed, the existing stock is also shrinking rapidly. Sales, demolitions, and conversions from social rent to less affordable tenures, including private rent, mean that approximately 31,000 units of social housing are lost each year. Right to Buy has provided millions of social renters with a pathway to home ownership. However, the lack of a replacement for homes sold has denied thousands of others this transformative hand-up. When newly delivered social rented housing is factored in, we have still seen a net loss of around 17,000 social rented homes every year.
- 3.8.6 The impact of the lack of decent, affordable and secure housing goes far beyond reducing the amount of money households have to live on; this also has a wider social impact. The cost of housing is directly related to housing quality and standards. For many, being unable to afford decent housing means having to live in poor quality homes unfit for habitation or overcrowded conditions to reduce costs, to the detriment of physical and mental health. Analysis of the English Housing Survey shows that around one in nine children today – that is, 1.36 million – are living in overcrowded accommodation. An estimated 150,000 families with children in England share properties with just one bedroom. Nearly a quarter of private rented homes (23.3 per cent) are officially deemed ‘non-decent’ by Government (that is, falling short of required standards of health and safety, repair, and thermal adequacy), compared to 16.3 per cent of social rented homes and 12.3 per cent of owner-occupied homes.
- 3.8.7 There is increasingly strong evidence to show housing problems being linked to broader social issues such as family breakdown, low productivity, chronic ill-health, disrupted child development, poor educational outcomes, and problem debt. A study conducted by the JRF found that households on low incomes under the combined pressure of expensive rents and housing insecurity were more likely to respond poorly to ‘complex life events’ such as relationship breakdown, job insecurity, and the onset of poor health or caring responsibilities than those in stable and affordable housing. Yet the tenure shift and attendant issues with housing affordability and quality is not only marked by its social impact, but also its fiscal consequences.

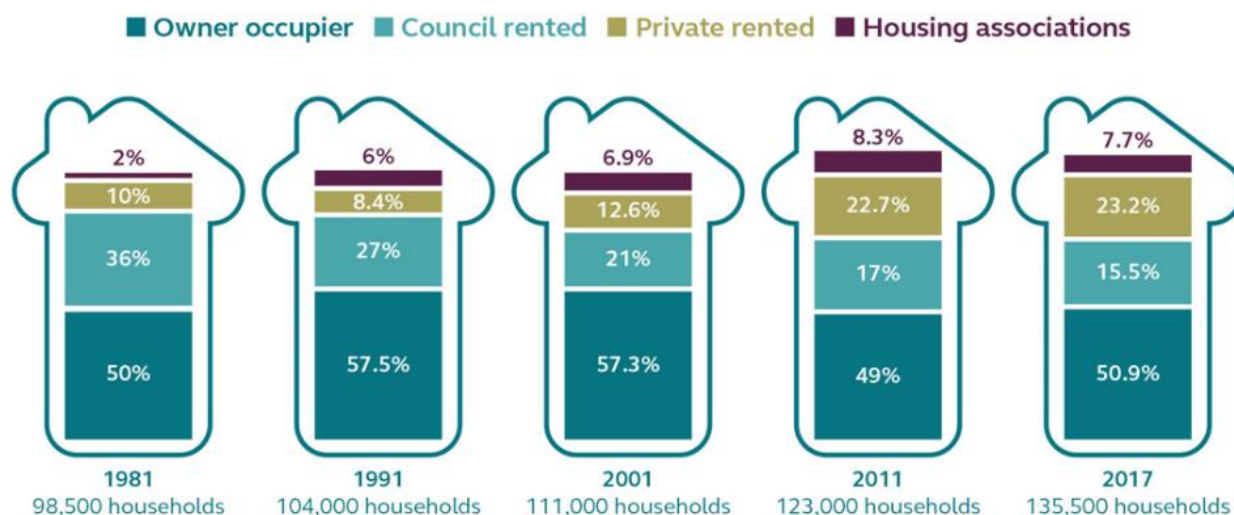
## **4. The Leicester Context**

### **4.1 The Changing Face of Housing**

- 4.1.1 Leicester City is the largest City in the immediate area of the East Midlands. It is a predominantly urban areas located in the centre of the County of Leicestershire.
- 4.1.2 Leicester provides housing, employment, shopping, public administration, leisure and has three Hospitals and two Universities. The Universities had a combined student population of 43,100 students in the 2017/2018 academic year.

- 4.1.3 Leicester is a growing City as can be seen by the changing table set out below which demonstrates a continual growth in households and homes and the changing face of Housing over the years 1981 to 2017.

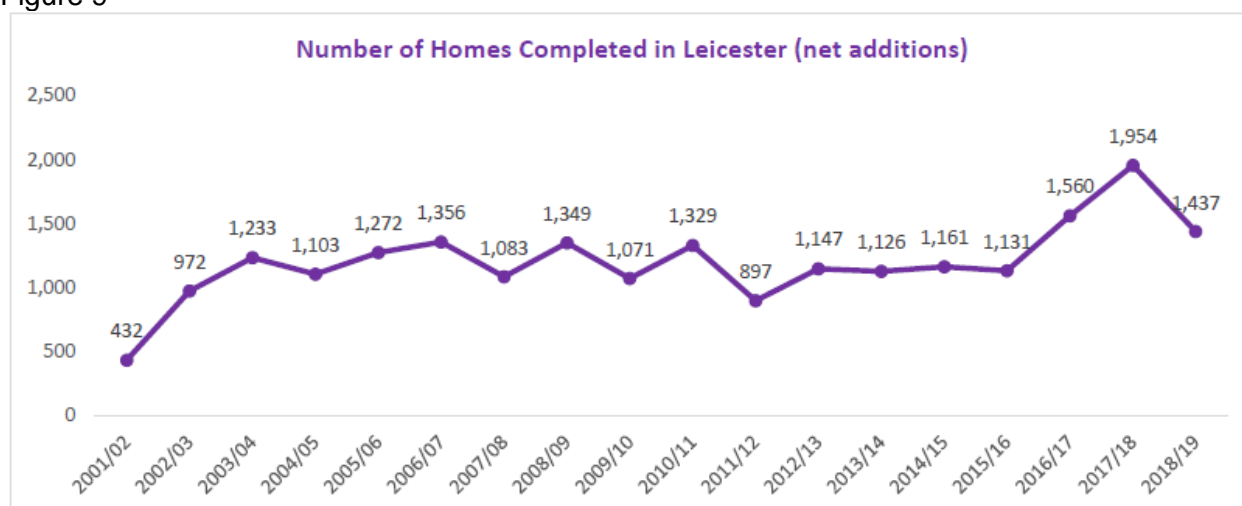
Figure 8



- 4.1.4 By 2021, a recent housing stock condition report for the City has been produced by the BRE which identified there are 142,379 dwellings in Leicester, 43% are owner occupied, 35% private rented and 22% social rented.

- 4.1.5 Delivery of new build homes in Leicester has increased since 2001 with a peak reached in 2017/18 of 1,954 new homes completed, with 1,437 delivered in 2018/19 and a 1,448 delivered in 2019/20.

Figure 9

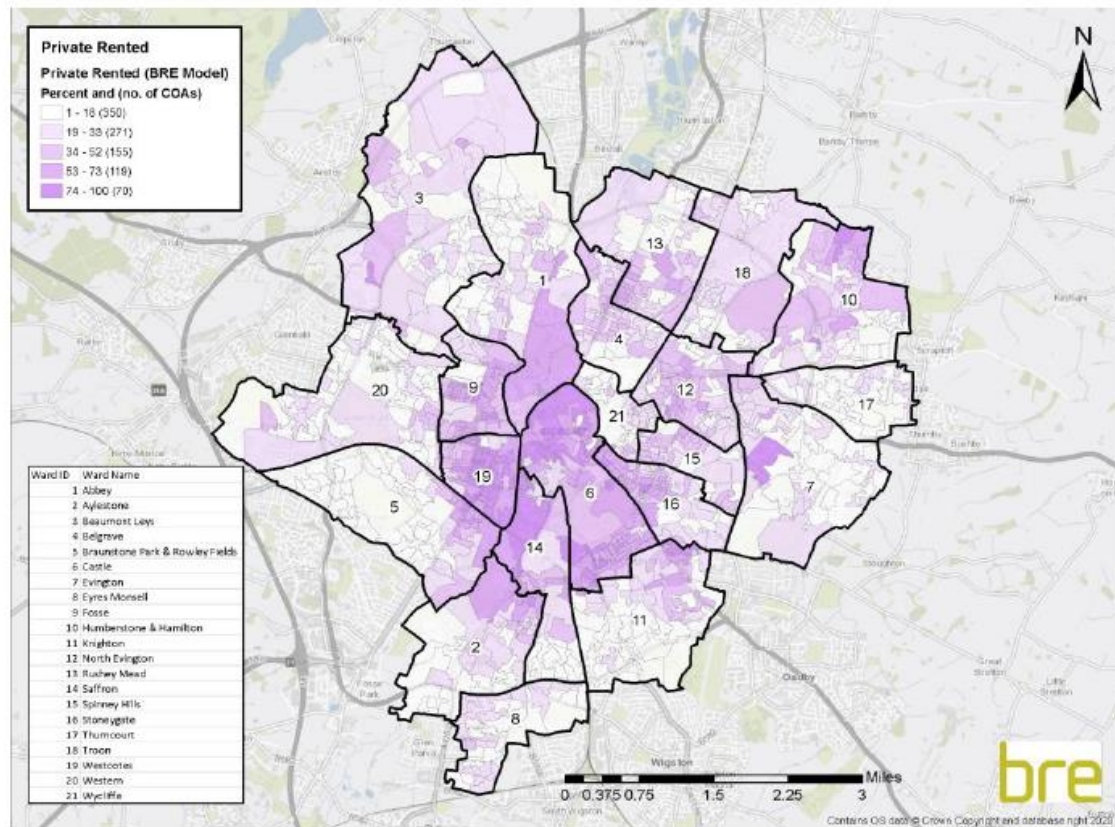


Source: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/756098/Live\\_Table\\_123.xls](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/756098/Live_Table_123.xls)

- 4.1.6 The City Council will have since the start of the manifesto period and up to the end of the current 21/22 financial period delivered over 1,250 additional Council homes spending £100m on the delivery of these additional Council properties. The Council now has a total of 20,011 council properties.

- 4.1.7 In Leicester, the latest available Housing Needs Assessment sets out a need for 33,840 new dwellings over the period 2020 to 2030 (1,734pa) for Leicestershire with 14,734 of these needed in Leicester. The Housing and Economic Development Needs Assessment (HEDNA) 2017 established that the city has a need for an additional 718 new Affordable Housing dwellings a year for the period 2020 -30.
- 4.1.8 Conversely to a growing Private Rented Sector, Leicester City Council's role as landlord is diminishing, from 36% of all dwellings in 1981, to 15.5% in 2017.
- i. Taken together, and additionally combined with market rent increases, puts huge demands on the city's social housing register.
  - ii. Currently around 6000 households are waiting for accommodation on the register, with an average of just 1,200 lets each year. Furthermore, 2,600 households approached the authority as homeless, or at risk of homelessness, in 2020/2021.
  - iii. Prioritisation by level of housing need ensures that those in greatest need have best access to limited stock, but waiting times are increasing year on year and not all households who apply to the register will be successful in realising an offer of accommodation.
- 4.1.9 We still have the challenge that we continue to lose Council Housing stock through the right to buy. Since the 1980s the Council has lost over 14,000 homes. In 20/21 it lost another 409 properties or over 2% of stock. Leicester is the worst affected area against comparators. The City Council has lost 1,890 properties in the last 5 years.





- 4.1.11 There are an estimated 9,649 Houses in Multiple Occupation in Leicester, of which approximately 2,249 potentially come under the mandatory licensing scheme; with 48% of them in the Westcotes, Castle, Stoneygate and Fosse Wards. The proactive acquisition of this commissioned research data is feeding into the work of the Council's Private Rented Sector Team and their resourcing requirements to support the identification of any unlicensed property. It is also helping to inform the consideration of other discretionary licensing schemes.
- 4.1.12 The data from our housing condition report shows that the performance of the housing stock in Leicester compared to the English Housing Survey (EHS) average is generally worse with the exception of excess cold which is slightly better in Leicester.
- 4.1.13 Levels of all hazards and fall hazards are notably higher in Leicester, and the proportion of low income households is high compared to the England average. In Leicester, 17% of Private rented sector accommodation is believed to have category 1 hazards.
- 4.1.14 Compared to the regional average the picture is similar with Leicester generally performing worse with the exception of excess cold and fuel poverty.

- 4.1.15 Market rental prices in the East Midlands increased by 2.1% in the past 12 months<sup>4</sup> and are now on average 20-30% higher than Local Housing Allowance rates, creating a market that is difficult to access for those on low incomes, or those dependent on welfare benefits.

## **4.2 Affordability of Housing**

- 4.2.1 Not all households have sufficient income to buy or rent a home in the private sector in Leicester that adequately meets their housing needs at acceptable standards.
- 4.2.2 Whilst Leicester's cheapest homes to buy or rent (those within the lower quartile of sale prices and private rents) might appear affordable compared with the city's average full-time resident earnings, they are not always affordable to those in the city with the lowest incomes.
- 4.2.3 In fact, recent research has concluded that Leicester has seen;
- An increase (ie worsening) in its housing affordability ratio;
  - Leicester's level of unemployment (7.5%) is almost double the regional level;
  - The city has a relatively high proportion of its population employed in Group 9 elementary occupations; Leicester's residents' earnings were the lowest in the Housing Market Area;
  - Leicester's overcrowding rate (15.2%) was almost three times the regional figure (5.5%); between 2001 and 2011 there was an increase of almost 60% in the level of over-crowded households in Leicester – almost double the national growth;
  - Leicester is the only authority across the HMA that has a higher rate of concealed and shared households than the regional and national average.
- 4.2.4 Affordable Housing itself includes several tenures including Intermediate Affordable Housing for sale, Intermediate Affordable Housing for rent and social/affordable rent. The table below sets even for "affordable housing options" in Leicester, those with incomes in the lower of median quartiles still cannot afford many of these so-called affordable options.

Figure 12

---

<b>AFFORDABLE HOUSING OPTIONS</b>	New households accessing at LHA rates	Lower quartile income	Median income
Starter homes	<b>N/A</b>	<b>x</b>	<b>x</b>
Intermediate (shared ownership/shared equity)	<b>N/A</b>	<b>?</b>	<b>✓</b>
Median private rented	<b>x</b>	<b>?</b>	<b>✓</b>
Affordable social rents	<b>x</b>	<b>?</b>	<b>✓</b>
Social rents	<b>✓</b>	<b>✓</b>	<b>✓</b>

**KEY:** **✓** should be able to access this housing option ; **x** = unlikely to be able to access this housing option; **?** = marginal that this housing option could be accessible; **N/A** = this housing option is not available

This table is based on resident-based earnings and does not take into account that some households will use multiple incomes as part of a household to access housing that would otherwise be unaffordable to a single income (this can also be a barrier to access where it causes a household to exceed the housing register income threshold). In addition to this the requirement for different size homes will also impact on affordability.

### **Starter homes**

The income required in Leicester to access starter homes (HEDNA) is £26,100, while £22,199 is the median gross annual residence based earnings for Leicester, 2016. It is also not considered affordable for individuals whose income is in the lower quartile.

### **Intermediate options**

The HEDNA estimates that an income of £16,800 is required to access this housing option. This is around the lower quartile income levels in Leicester (of £16,980) so may not be affordable to all households whose income is in the lower quartile.

### **Private renting**

For individuals in Leicester who receive the gross median monthly salary, median rents in the private sector would make up 32% of their income. This figure is higher than that which the HEDNA considers to be a reasonable start point (25% of income) – however, the HEDNA suggests other sources (letting agencies and housing benefit calculations) raise this figure as high as 40%+. So, in this context, this option is considered affordable for individuals whose income is at median levels however it will

become more unaffordable for those with lower incomes (estimated ratio of their earnings would be 39%). People on lower incomes may be able to access cheaper housing options in the private rented market. Private rented accommodation is not generally accessible to new households accessing at LHA rates – national survey showed that 63% of landlords would prefer not to let to HB claimants, and research undertaken by Housing Options Private Rented Housing Team found a significant difference between private market rents and LHA rents.

### **Affordable social rent**

Affordable social rent are rents set at up to 80% of market rent. Local housing allowance is 30<sup>th</sup> percentile of market rent, meaning at its higher levels this housing options is unaffordable for LHA households. An assessment % rent of incomes indicates at lower quartile incomes rent would be 32% of their total income (again higher than the 25% HEDNA level but lower than 40%). At medium incomes % rent to income level is 24% so would be affordable for the majority of households.

### **Social rent**

Social rented properties are generally available at local housing allowance rates therefore would generally be affordable to all households at different income levels. However there is an income cap to be able to be eligible for the housing register so is not currently available to any households with a single income of £25,000 or a joint income of £30,000.

- 4.2.5 The HEDNA calculated that 19% of households in Leicester who require Affordable Housing can afford Intermediate Housing; that's 149 households a year (of our total of 786). The remaining 81% (637 households a year) will need social/affordable rented housing.
- 4.2.6 Social/Affordable Rent is affordable to a range of households as long as the rent to be paid falls at or below Local Housing Allowance (LHA) limits (many of the households will need to claim housing benefit). Council housing is generally the most affordable rental option. Where households are eligible, council rents will be fully covered by benefits unless the household is under-occupying. There may be a small number of households who are affected by the introduction of the LHA shared room rate for people aged under 35. This is likely to result in a relatively small shortfall between their benefits and rent. The benefit cap has only affected households in the very largest of council properties (ie 6-bedroomed).

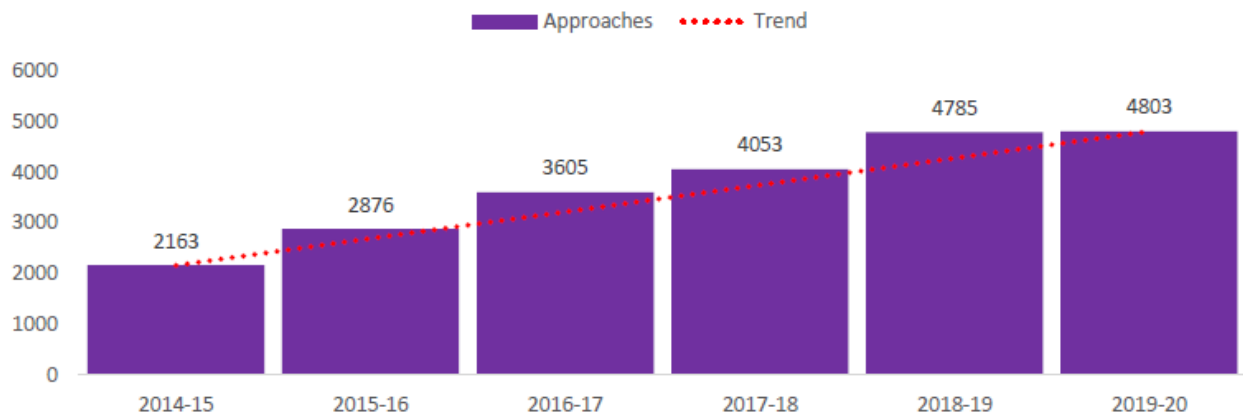
## **4.3 Homelessness**

- 4.3.1 Homelessness services in Leicester have faced year-on-year increases in people approaching the Council for help who are facing Homelessness (4,803 in 2019-20) and positively, the Council continue to provide strong

services, maintaining strong services and prevention rates at over 85% in 19/20.

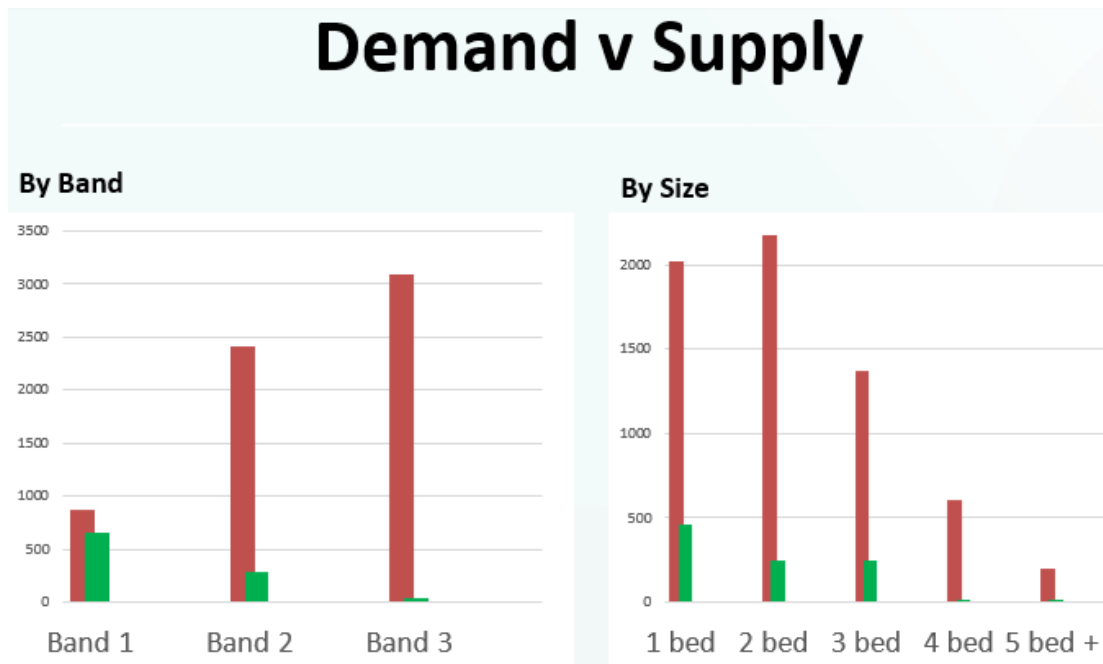
Figure 13

### Number of Households approaching Housing Options for advice and support



- 4.3.2 From the Who gets Social Housing data the Council has an increasing number of people on the Housing register, up to 6,366. Overcrowding continues to be a significant problem in the city with more than 15% of households stating they are overcrowded overall. This is supported by our Housing Register data where 46% of the applicant on the register are overcrowded.



Figure 14



- 4.3.3 Demand for Council Housing far outstrips supply. The average wait times for LCC housing shows significantly increasing wait times for all sizes of

properties with minimum wait times now at 4 months for the highest Band 1 priority cases and significantly higher wait times for those in the lowest band 3.

## Housing Register Information

Who Gets Social Housing? (Council and Housing Association Homes)					2020 - 2021	
Housing Register Build Data						
Total Applicants		Band Breakdown				
Period last year	As at 1st April 2021	Band 1	Band 2	Band 3		
6,486	6,366	869	2,404	3,093		
% Increase / Decrease		Need (size of home) breakdown				
-2%		1 bed	2 bed	3 bed	4 bed	5 bed +
		2,021	2,174	1,374	601	196
						
Top 10 reasons for appearing on Register						
Priority Reason		Number of Applicants	As a % of all Applicants			
Overcrowding (B3)		2927	46%			
Homeless or threatened with (B1&2)		867	14%			
Medium Medical (B2)		444	7%			
Severe Overcrowding (B2)		302	5%			
Temporary Accommodation (B2)		290	5%			
High Medical (B1)		283	4%			
Critical Overcrowding (B1)		158	2%			
Sheltered Housing Only (B3)		116	2%			
Priority Under-occupation (B1)		92	1%			
Harassment (B1)		54	1%			

### 4.4 Collapse in the supply of truly affordable homes

4.4.1 As can be seen in Figure 8 above and 4.1.4, the make-up of the Housing market in Leicester has changed significantly, with Council housing which is for many the only affordable housing now becoming a scarce resource with limited supply, very large demand (6000) and a growing need for it (786pa) as the City grows.

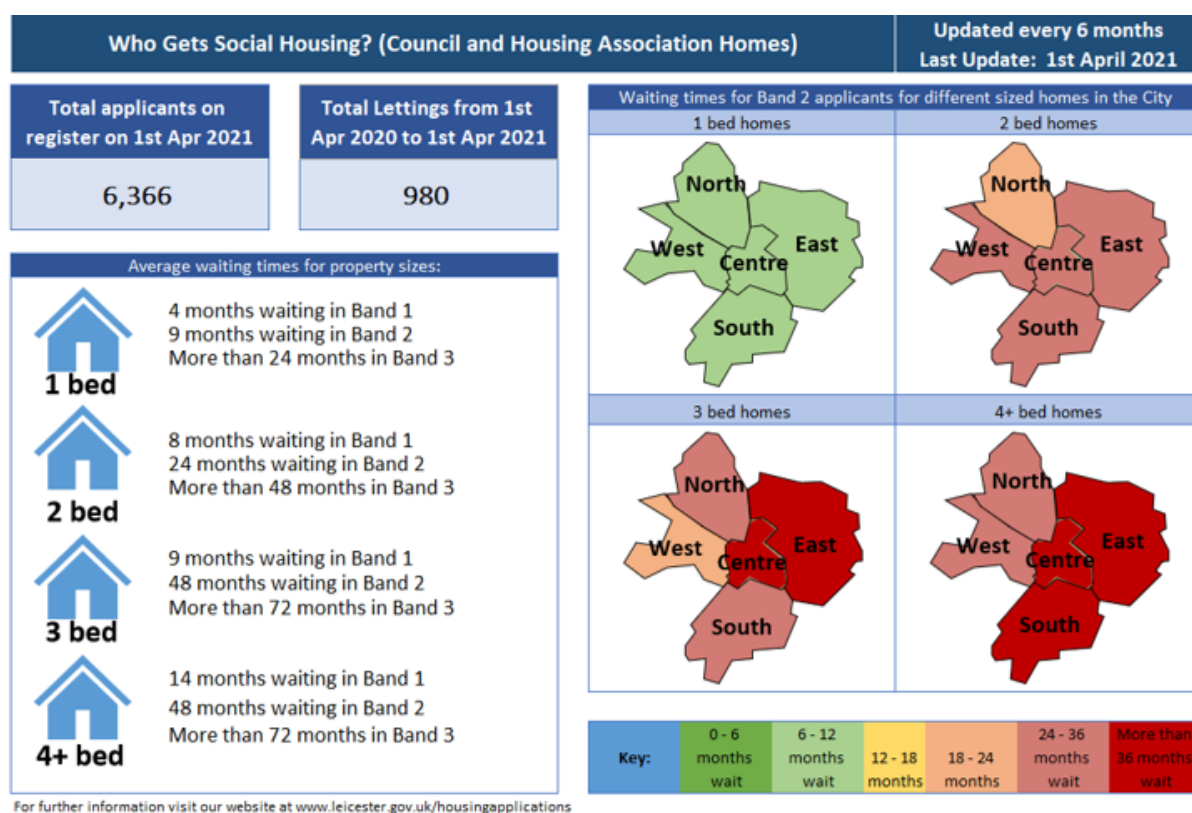
4.4.2 The loss of Council Housing through the right to buy scheme for the City has already been referenced in 4.19, this is very relevant to the collapse in the supply of truly affordable housing because, while efforts are being made in the City to increase new housing (see Figure 9) this is being undermined by the ongoing sale and reduction in Council Housing through the Right to Buy scheme of over 400 homes on average each year and 14,000 overall since the 1980's.

4.4.3 Although house building in the city is at the highest it has been for many years (1,437 in 18/19), the lack of land in the city has seriously undermined this delivery.

### 5. Leicester City Council's effort to tackle the Housing crisis

5.1 Leicester City Council has been working hard to tackle the Housing challenges in the city and this has been driven by the Council's political priorities. In the context of the challenges set out Nationally and in

Leicester in this report, highlights of the efforts being made by the Council are set out in the following section.



### 5.2.1 The Affordability of Housing

5.2.2 Our council rents remain the lowest in the city for any tenure type. Average private rented sector rents for a 3-bedroom house are currently around £155 per week, average Housing Association rents average out at £89 per week, whilst council rents are £85, for this type of property.

Figure 17

Tenure Type	Average weekly rent
LCC	£85.22
Housing Association	88.59
Private Rented Sector	155.34



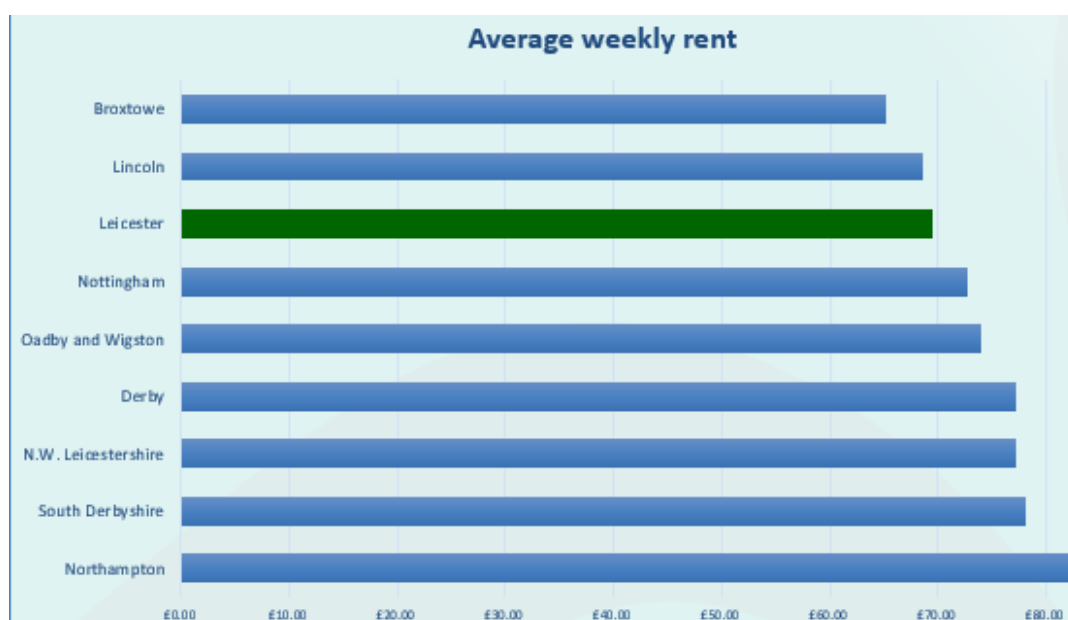
- 5.2.3 Comparing ourselves with other local authorities in the country and Leicester's overall average council rents are amongst the lowest in the country, 19<sup>th</sup> lowest out of 20 for comparator authorities.

Figure 18

Authority	Average rent	Authority	Average rent
1. Slough	£102.83	11. Wolverhampton	£77.34
2. Bradford	£100.07	12. Derby	£77.26
3. Liverpool	£85.45	13. Newcastle	£74.53
4. Milton Keynes	£84.59	14. Manchester	£74.19
5. Luton	£82.37	15. Nottingham	£72.78
6. Salford	£82.04	16. Kingston	£72.21
7. Birmingham	£79.82	17. Leeds	£72.01
8. Oldham	£79.78	18. Sheffield	£71.13
9. Bristol	£79.29	19. <b>Leicester</b>	<b>£69.57</b>
10. Sandwell	£79.06	20. Stoke	£69.04

- 5.2.4 Even when comparing ourselves with other local authorities in the East Midlands we have amongst the lowest rents. Northampton's average weekly rent is £82, North West Leicestershire is £77 and Oadby and Wigston is £74. We have only found Lincoln and Broxtowe to have slightly lower average rent than our £69 per week.

Figure 19



- 5.2.5 Council housing now makes up only 15.5% of Leicester's properties and while low rental levels can help those in the greatest need, wait times and



very limited supply mean that the City must have a quality private rented sector.

- 5.2.6 To this end the Council has written and launched a Private rented sector strategy that has the driver of improving Housing standards in the Private rented sector to ensure that housing in Leicester is the best standard it can be for those in need of housing.
- 5.2.7 The overall objective of the strategy is to have a holistic approach that ensures tenants and landlords are appropriately supported, as well as retaining and improving our ability to protect tenants' safety and rights, and tackle rogue/poor landlords. Maximising this, whilst maintaining a balanced, fair, and proportionate approach, will ultimately lead to the raising of housing standards within the sector
- 5.2.8 Included within the strategy and already being consulted upon is the option to utilise licencing scheme to drive up standards. This is a key strand in targeting and addressing unfit accommodation in the City.

### **5.3 Homelessness**

- 5.3.1 The City Council's current Homelessness strategy 2019 – 2023, drives ongoing strong delivery of the homeless services in the city.
- 5.3.2 LCC has been successful in delivering £3.5m additional revenue across 9 external funding pots to enhance Homelessness services Further funding has been secured through the Health Inequalities fund for two additional Social Workers to work with those going through Homelessness whom do not meet the ASC Statutory threshold. The Changing Futures bid for £3m has been successful working with partners and also a further bid to the Rough Sleeper Drug and Alcohol treatment funding for £1.2m to provide extra support to help people recover from drugs and alcohol misuse has also been successful. A bid has also been submitted linked to Offenders Accommodation
- 5.3.3 The Council has significantly reduced the number of rough sleepers on the street and is clear that 'No one needs to sleep rough on Leicester streets'. Over recent years significant investment and efforts have gone in to reducing down Rough Sleepers to single figures with anyone on the streets refusing to come in to available Temporary accommodation. A Rough Sleepers Next Step Strategy has been developed and implemented and this will shortly be followed by an Ending Rough Sleeping strategy.
- 5.3.4 Services continue to be strengthened through the Strategy actions including procurement of Temporary accommodation for those leaving prison completed securing 30 units increased from 20 and a Leicestershire wide new Pathway has been developed and signed off by all District and City partners in conjunction with Prison and Probation

- 5.3.5 Temporary accommodation has also been re-procured for singles and wider work to develop the singles offer at the Dawn Centre is ongoing. Alongside this officers are working on the development of increased numbers and types of stepped accommodation for singles.
- 5.3.6 A joint procurement exercise to procure young person temporary accommodation has just successfully concluded and being implemented.
- 5.3.7 Launch of the St Mungos Hub to facilitate work placement and work opportunities has now taken place. LCC are also piloting development of employment opportunities with BEAM for 1 year to test this opportunity.
- 5.3.8 The Family offer of Homes not hostels is in progress with the development of a network of independent homes across the City available as the Family temporary accommodation offer moving away from an institutional hostel with the staffing elements complete and the procurement just concluding.

#### **5.4 Collapse in the supply of truly affordable homes**

- 5.4.1 The Council has now approved over £100m to the delivery of the manifesto commitment to increase the supply of affordable housing. A pipeline of delivery of 1500 units on multiple sites has been identified and agreed between 2019 and 2023. The Council and partners will by the end of 21/22 have delivered a total of 871 social housing properties.
- 5.4.2 Delivery of Housing Leicester Phase 1 of new Council Housing has delivering 29 units across 6 small sites including bungalows which are wheelchair accessible. Full planning has been secured on Saffron Velodrome for 38 properties and procurement has been completed and a builder secured for this site which is aiming to start build in Autumn 2021. Additional Phase 2 sites are also being worked on to deliver a further 18 new units during 22/23. Early preparations work is now starting on Phase 3 has been agreed to proceed by CMB and this has started which should deliver 52 new homes.
- 5.4.3 An extensive Acquisitions programme has been going on for the duration of the manifesto commitment and by the end of this financial year 21/22 a total of 572 properties will have been acquired.
- 5.4.4 During the manifesto period it is expected to invest over £9m on the provision of adaptations to ensure that this Housing is suitable for those living in it. To date since 2019 the Council has invested over £8m in to Disabled Facilities grant and Council House adaptations to facilitate the Adaptations service and help people that need adaptations to continue to be able to live in their current home. A total of 1,889 adaptation/DFGs have been completed to date providing help to over 1000 people to stay in their own homes.

## **6. Conclusion**

- 6.1 This report clearly sets out the National and Local Housing challenges and problems that are causing a perfect storm for a housing crisis. It clearly demonstrates that holistic and national policy change is required by Central Government to deal with the crisis and this is why it is essential the Council have very clear demands and asks of government.

Executive Response to Scrutiny

The executive will respond to the next scrutiny meeting after a review report has been presented with the table below updated as part of that response.

Introduction

...

Scrutiny Recommendation	Executive Decision	Progress/Action	Timescales

