
HOUSING LEICESTER

Housing Scrutiny Commission



Leicester
City Council

Housing Leicester



Where are we going to be building in Phase 1

- Brocklesby Way
- Maplin Road
- Selby Ave
- Ambassador Road
- Felstead Road
- Rosshill Crescent

What's the timetable

Action	Date
Site clearance	complete
Appointment of contractor	July 2019
Start on site/set up	September 2019
Completion of houses – phased handover	From July 2020
Occupation	August/September 2020

How are we funding them ?

	19/20
Retained RTB receipts (£m)	1.1
HRA Reserves (£m)	1.4
HRA Borrowing (£m)	1.3
Total	3.8

- approximately £130k build cost per property
- No land costs (built on HRA land)
- 30% funding from retained RTB receipts
- Residual funding split between borrowing and HRA reserves(actual split to be agreed)

Ambassador Road

Ambassador Road site is a former garage site that is bordered by existing housing stock.

We will be building 3 x two bedroomed houses with their own gardens and allocated car parking spaces. Each of the three houses will accommodate 4 people.



Selby Avenue

Selby Avenue is a former garage site that is bordered by existing housing stock.

We will be building 5 two bed roomed houses, each with their own garden and allocated car parking spaces.

Each house will be able to accommodate 4 people.



Maplin Road

Maplin Road is a former garage site that is bordered by existing housing stock.

We will be building 1 one bedroom bungalow and 1 two bedroomed bungalow



Brocklesby Way

Brocklesby Way is a former garage site located at the end of an existing residential street.

We will be building 1 two bedroom house suitable for four people and 1 three bedroomed wheelchair accessible bungalow.



Felstead Road

Felstead Road is a former green space located in an established residential area.

We intend to build 12 two bedroom houses. Each house will accommodate 4 people

We have also included car parking spaces for the existing houses, which have not had the benefit of vehicular access before.



Roshill Crescent

Roshill Crescent is a former green space situated in an existing housing estate.

We will be building 5 one bed roomed bungalows, 1 will be fully wheelchair accessible.

We will be retaining some of the open space for the benefit of the residents and the new bungalows will have their own parking spaces.



What will they look like?



What's happening now ?

- All sites have been through the planning process and we have approval for 5 sites
- We have procured a contractor called Robert Woodhead to deliver the new homes who will start in September 2019. The total cost is £3.8m
- We have identified the next phase of sites and are working with our Architect and Planning.



Social Value

- As part of the contract Robert Woodhead will be providing works experience days for our own apprentices and operatives. We will also be working with Leicester College.

Phase 2

- We have identified more sites, The Velodrome, Lanesborough Road, Tatlow Road and Austin Rise.
- We are working with planning to agree the property types and mix.
- and with procurement to agree the best way to appoint a contractor.

Phase 3

- We are currently reviewing the list of sites that will be consulted on as part of the adoption of the Local Plan.

What else is happening to increase affordable housing in Leicester ?

- ASC have 2 extra care schemes in development. (155 units)
- We continue to work with registered providers to help deliver more affordable housing
- Support community groups and coops
- Looking at long term lease options

Aquisitions

- We have an active acquisition programme of buying back former council houses.(committed to 120 so far)
- In 18/19 we purchased 33 houses
- So far in 19/20 we have purchased 23 houses
- And we have 64 more where we have had offers accepted and are proceeded towards completion
- The total cost of these purchases is approx. £16m

