



Manifesto Delivery Update – Housing

Housing Scrutiny Commission: 22nd February 2021

Assistant Mayor for Housing: Cllr Cutkelvin

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Useful information

- Ward(s) affected: All
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1. Summary

1.1 This report provides a progress update to the Housing Scrutiny Commission setting out progress on delivery of the Labour manifesto commitments made in 2019, and is an update on progress since 7th July 2020 when the last report was provided on the matter to the Housing Scrutiny commission.

1.2 Overall, good progress has been made with the delivery of the manifesto commitments. Some challenges exist in 20/21 to the speed at which delivery on these manifesto commitments can be achieved but overall good progress is being made.

2 Supporting information:

2.1 Labour's Manifesto commitments 'For the Many not the few' has eight specific sections covered within the document and the Housing Division will continue to contribute towards many of the broader themes and elements within them.

2.2 The document contains 12 main Manifesto commitments that the Housing Division has primary responsibility for delivering. Most of these commitments sit under the Manifesto section 'Homes for All'.

2.3 Maintain our Adaptations service for all home owners & Council tenants

2.3.1 Strong progress and work has been delivered in 2019 on this manifesto commitment with 529 people assisted to stay in their homes through adaptations completed in private homes and council tenant homes with a total of over £3m invested in achieving this.

2.3.2 This year due to significant access issues to properties work has had to be focussed upon external works such as ramps and overall this has seriously impacted what has been completed in this area but overall £2.15m has been spent overall on both private and Council owned properties.

2.4 Undertake an ongoing £80m council home improvement programme

2.4.1 The council housing improvement programme in 19/20 totalled £31m . A programme of investment for 20/21 including installing Kitchens & bathrooms, Boilers, Rewiring properties, Re-roofing, Windows & Doors & Door Entries has continued to improve stock and invested a further £17m. Any areas that have slipped because of

COVID will be caught up during 21/22.

2.4.2 The proposed HRA budget for 21/22 includes ongoing investment in these areas totalling £17m again in the coming year. It is proposed to continue to invest in our housing stock in future years which will meet this manifesto commitment.

2.5 Provide 1,500 more council, social and extra care / tackle housing shortages

2.5.1 The Executive have now approved a total of £70m to the delivery of this manifesto commitment with a further £30m proposed in the 21/22 HRA budget making a total of £100m investment.

2.5.2 Delivery of Housing Leicester Phase 1 of new Council Housing has delivering 29 units across 6 small sites including bungalows which are wheelchair accessible with ongoing completions of phase one through to March 21.

2.5.3 Two extra care units are identified (Tilling and Hamelin) but delayed due to technical issues and so alternative sites are being sought.

2.5.4 Full planning has been secured on Saffron Velodrome for 38 properties and procurement is ongoing to secure a builder for this site which is aiming to start build as planned in Spring 2021. Additional Phase 2 sites are also being worked on to deliver a further 10 new units. Planning permission was submitted for Lanesborough Road on 4th May to build an additional 58 units. Planning permission is pending.

2.5.5 Work is now starting on Phase 3 & 4 of the new build programme across a further 10 sites with potential delivery of 200 homes. A pipeline of delivery of 1500 units on multiple sites has been identified and agreed by the Executive for the 4 year term.

2.5.6 The Council has now acquired 262 open market homes and has offers accepted on another 60 properties to improve their condition and deliver new affordable Council housing. The purchase of 175 more homes is close to completion and acquisition of market homes continuing and other large opportunities are also being taken forward.

2.6 Reduce the number of families and individuals placed in temporary accommodation / Ensure that no one has to sleep rough

2.6.1 Leicester has sustained the Everyone in Homelessness offer since March (unlike other Authorities) and we will continue to provide this throughout the winter through to at least March 21. To date since March we have helped over 600 people and secured over 180 additional self contained accommodation units. .

2.6.2 The overall approach has meant a big reduction of people on the street with our Annual rough sleeper count reducing by almost 50% year on year and nearly in to single figures with only those continuing to refuse accommodation left on the streets

2.6.3 We have been successful so far in obtaining £1m of additional funding to strengthen Homelessness services linked mainly to the Short term Next Steps revenue funding (securing an additional 60 units for 6 months)

2.6.4 Our much extended Homelessness offer and expanded accommodation offer has continued through winter and working with our partners Action homeless, one Roof and

Help the Homeless we have added more units to this during winter.

2.6.5 We have had verbal confirmation about a longer term funding bid we made for over £2.5m to provide a further 64 units of long term accommodation for the single client group to add to the 269 core unit and 26 winter self contained units we have already.

2.6.6 We currently have over 90 single people in B&B. The reason for this is that we continue to see demand for people losing their accommodation, primarily being unable to stay with friends and relatives

2.6.7 From a families perspective we currently have no one in B&B's and have also now completed the exercise to empty the existing temporary accommodation Border House. This is a step towards achieving the commitment and drive towards homes not hostels.

2.7 Establish a residential facility for people experiencing multiple and complex needs, many of whom are rough sleeping

In conjunction with Action Homeless we have recently mobilised a further 12 units of accommodation linked to the successful bid to the Protect pathway for those extremely complex Rough Sleeping cases. In conjunction with this there are enhanced, physical, mental health and substance recovery support packages provided through our partners at Turning Point and Leicestershire Homeless Mental Health Team & Inclusion Healthcare.

There is an intention to deliver a specific PIE accommodation environment working with public health however this work has been delayed this year due to other priorities.

2.8 Establish a home extension fund for council tenants

2.7.1 This commitment has been met and a home extension fund for Leicester City Council tenants has been set up and funding of £500k has been set with the HRA budget for 2020/21. The focus of the scheme is those in overcrowded homes that can be extended.

2.7.2 While this work has been challenging this year, four extensions have been completed and planning permission is pending for a fifth property spending a total of £70,000 of the funding. Other properties have been identified to be a part of this ongoing work.

2.9 Continue our environmental investment programme on council land and estates

2.9.1 To date there has been the completion of annual programme for 2019/20 of parking/laybys and the programme for 20/21 will be fully completed shortly with full spend of the £750k anticipated, totalling spend at £1.5m. The HRA Budget 21/22 proposes a further budget of £750k to invest on Council Housing estates.

2.9.2 The Neighbourhood Improvement service continues to operate offering work

opportunities for 12 month with the continued focus upon estate based improvement projects and work. An Estate Warden Service continues to be funded that proactively targets estate based areas to maintain and enhance their appearance.

2.9.3 Good progress has been made on Public realm works in St Peters & St Matthews in year 1 of the programme with the focus being around setting up a Green team, consulting on the future garage offer on the estates and a large multi phased scheme on Ottawa Road. A landscape architect is to be engaged to develop wider proposals. The approved budget for the full project over the 3 years is £5m

2.9.4 Capital investment of £100k in neighbourhood pathways in 19/20 and 20/21 is again proposed in the coming year budget of 21/22.

2.9.5 Investment & improvement to the Saffron Velodrome car parking is to be undertaken in conjunction with the new LCC house building on the adjacent site

2.10 Support further work to meet complex needs experienced by women and BAME communities who may not be sleeping on our streets but are homeless.

2.10.1 Work has commenced to shape this piece of work by meeting with partners to engage over the required remit and focus of this manifesto commitment. A resource has also now been set in place to work on reviewing the existing service offer in Housing linked to Domestic Violence. This work will extend to include specifically women and those from the BAME community fleeing their home and domestic violence.

2.10.2 A wider piece of engagement work will be starting post lockdown with key stakeholders and organisation to identify priority areas that meet the wider manifesto commitment to enable the development of a formal plan.

Summary of appendices:

Appendix 1 – Phase 1 Housing Delivery



