

New Parks Housing Office Presentation for the District



2nd November 2015

Marie Murray – Area Manager

New Parks Wards and Members within the District

Westcotes ward



Councillor
Andy
Connelly



Councillor
Sarah
Russell

Fosse ward



Councillor
Ted
Cassidy,
MBE



Councillor
Dawn
Alfonso

Western ward



Councillor
George
Cole

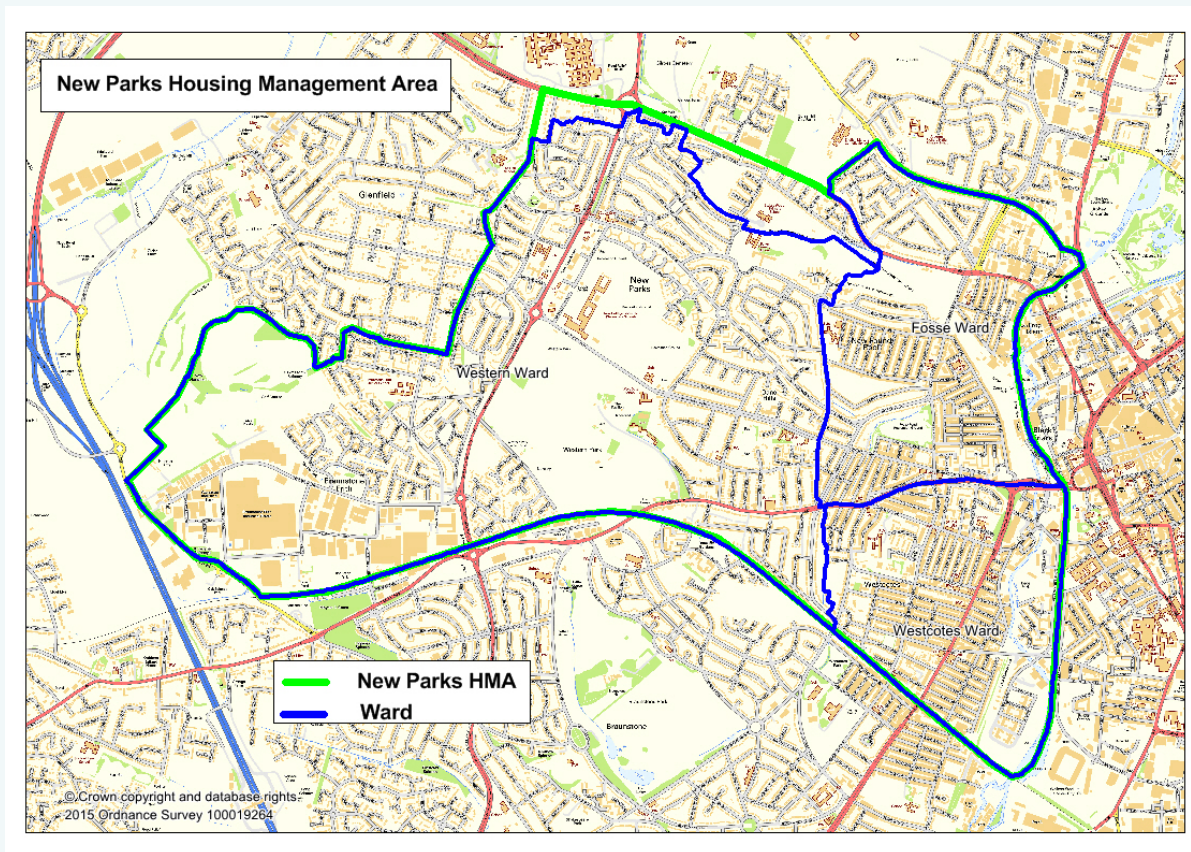


Councillor
Dr Susan
Barton



Councillor
Malcom
Unsworth

Wards Covered by the New Parks Office



New Parks District - about the area

- There are 3,541 LCC homes in the within the 3 wards which make up the New Parks District, of which 54 are HomeCome homes.
- New Parks council housing estate spans from Liberty Road and New Parks Boulevard, up through Aikman Avenue. The Braunstone Frith estate sits next to the western edge of New Parks estate, while there are two other much smaller estates in the district West End North and West End South.
- Beyond Braunstone Frith council estate there is an area of private sector housing, and just to the west of Braunstone Frith is Western Park.
- The west of the District contains some of the City's more affluent owner occupied housing, and further west, Newfoundpool, Tudor Road and Westcotes ward where owner occupied homes and a significant number of the City's private rented homes can be found.

Gypsy & Traveller Sites

- ❖ Meynells Gorse – 21 plots
- ❖ Redhill Nook – 10 plots
- ❖ Greengate Nook – 6 plots

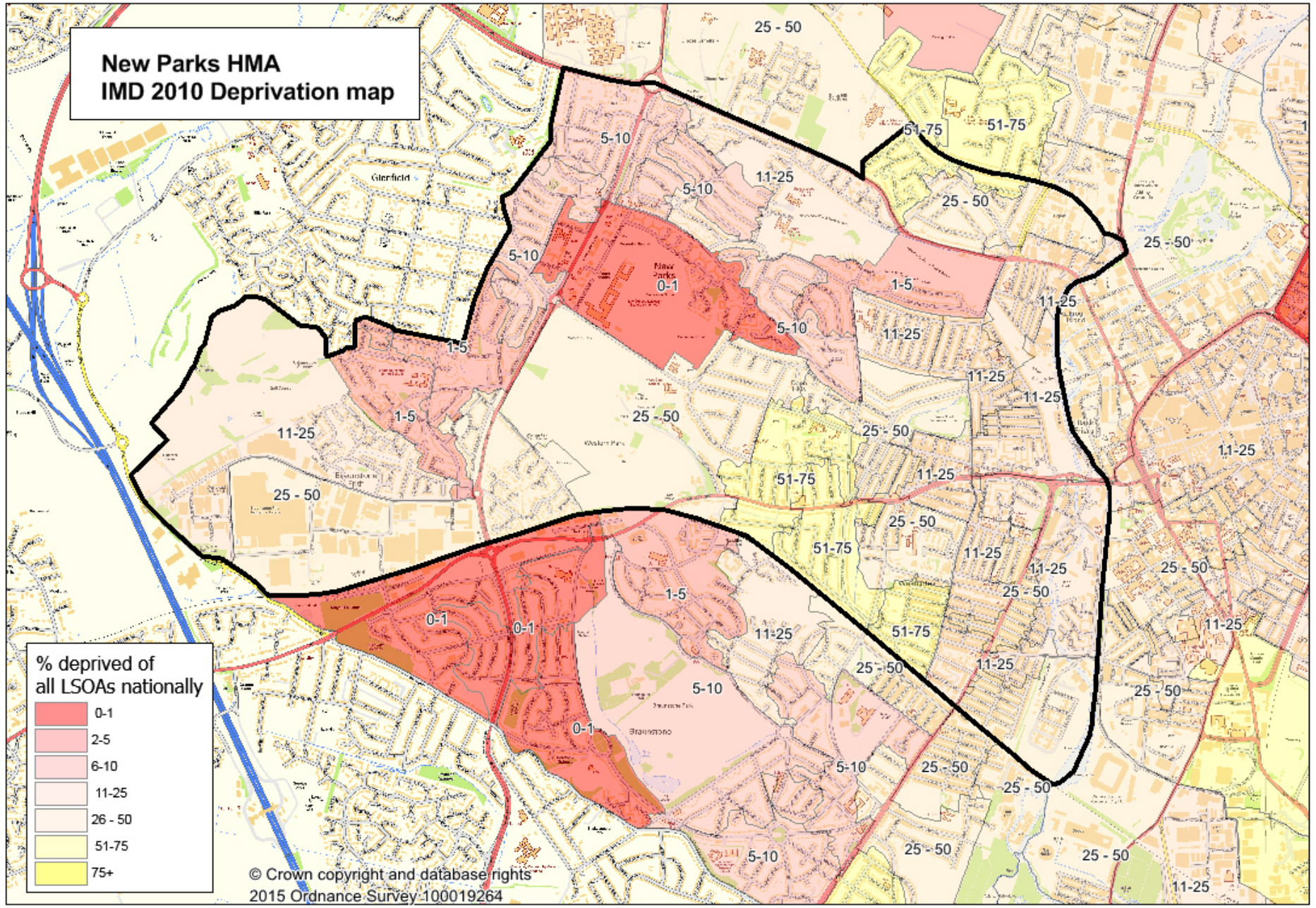


New Parks District

CLG 2010 Indices of Multiple Deprivation

- New Parks District has the second biggest spread of deprivation scores – even within Western ward (some of which is the former New Parks ward), there are significant differences in the experience of deprivation, with relatively little in the Dorchester Road area of the ward and high deprivation in many other areas.
- Sykefield Avenue in Westcotes ward is another example of an area within the HMA which experiences lower deprivation.
- New Parks district contains the most deprived lower super output area in the City - Glengarry Way/St Oswalds Road area – (around New College secondary school, Aikman Ave Flats, Mossgate etc). It's among the 100 most deprived areas in the country (out of 32,500).

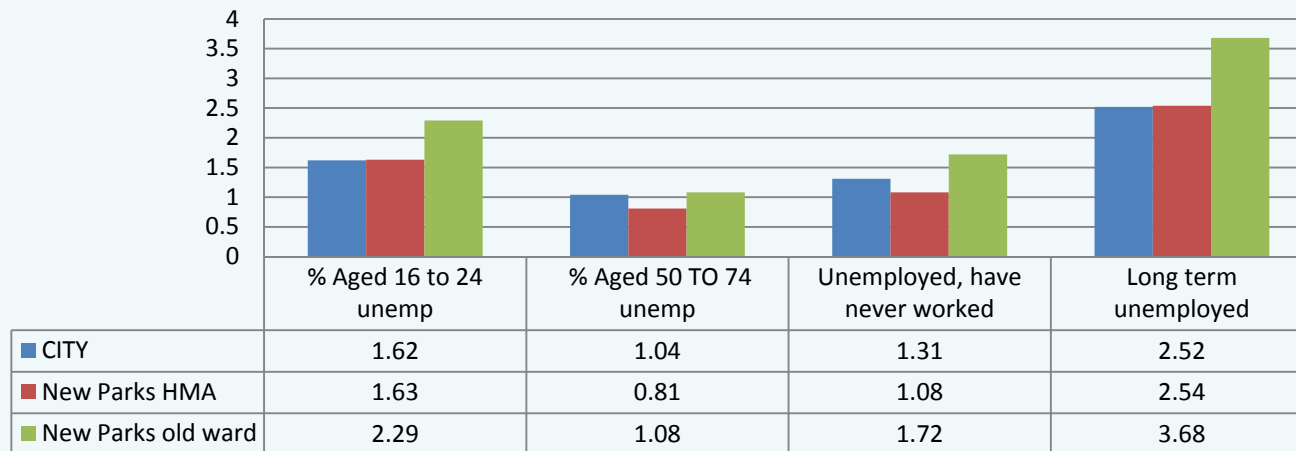
New Parks HMA IMD 2010 Deprivation map



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2015 Ordnance Survey 100019264

New Parks HMA – unemployment (2011 census)

% of persons aged 16-74 unemployed



- With regards to unemployment, the New Parks district has a similar profile to the City.
- However, within the HMA, the former New Parks ward area experiences higher unemployment in all categories, particularly the long-term unemployed.
- **In the former New Parks ward area, 33% of households with children have no adult in employment.**

New Parks District– life expectancy

(Office of National Statistics, 2013)

Ward Name	Male life expectancy	Female life expectancy
Fosse	79.8	83.4
New Parks	75.4	80.4
Westcotes	77.6	77.9
Western Park	77.3	81.7
Leicester City	77.2	81.9
Leicestershire County	80.2	84.1
East Midlands	79.3	83.0
England	79.4	83.1

- There is some variation in life expectancy within the 3 Wards.
- In the former New Parks ward, life expectancy for males and females is lower than all other comparators, but particularly lower for males.
- However, in (old) Fosse ward, both males and female life expectancy is higher than for the City.
- Female life expectancy is particularly low in (the former) Westcotes ward, where it is almost the same as male life expectancy.

New Parks District – ethnicity/English proficiency

New Parks District: Residents ethnicity (2011 census)

- New Parks district has one of the largest populations of White ethnic origin of all the districts – more than three quarters of the residents are classified as White.
- This district also has a significantly large ‘Other White population’ (particularly Fosse and Westcotes wards).

New parks District: LCC tenants ethnicity (LCC Housing records, 2015)

- New Parks has a relatively high proportion of White tenants (81.4% compared with 69% for the City).

Proficiency in English (all residents)



In spite of having a large ‘other white’ population, New parks has a smaller proportion of its residents who cannot speak English well/at all (4% compared to 7.5% for the City)

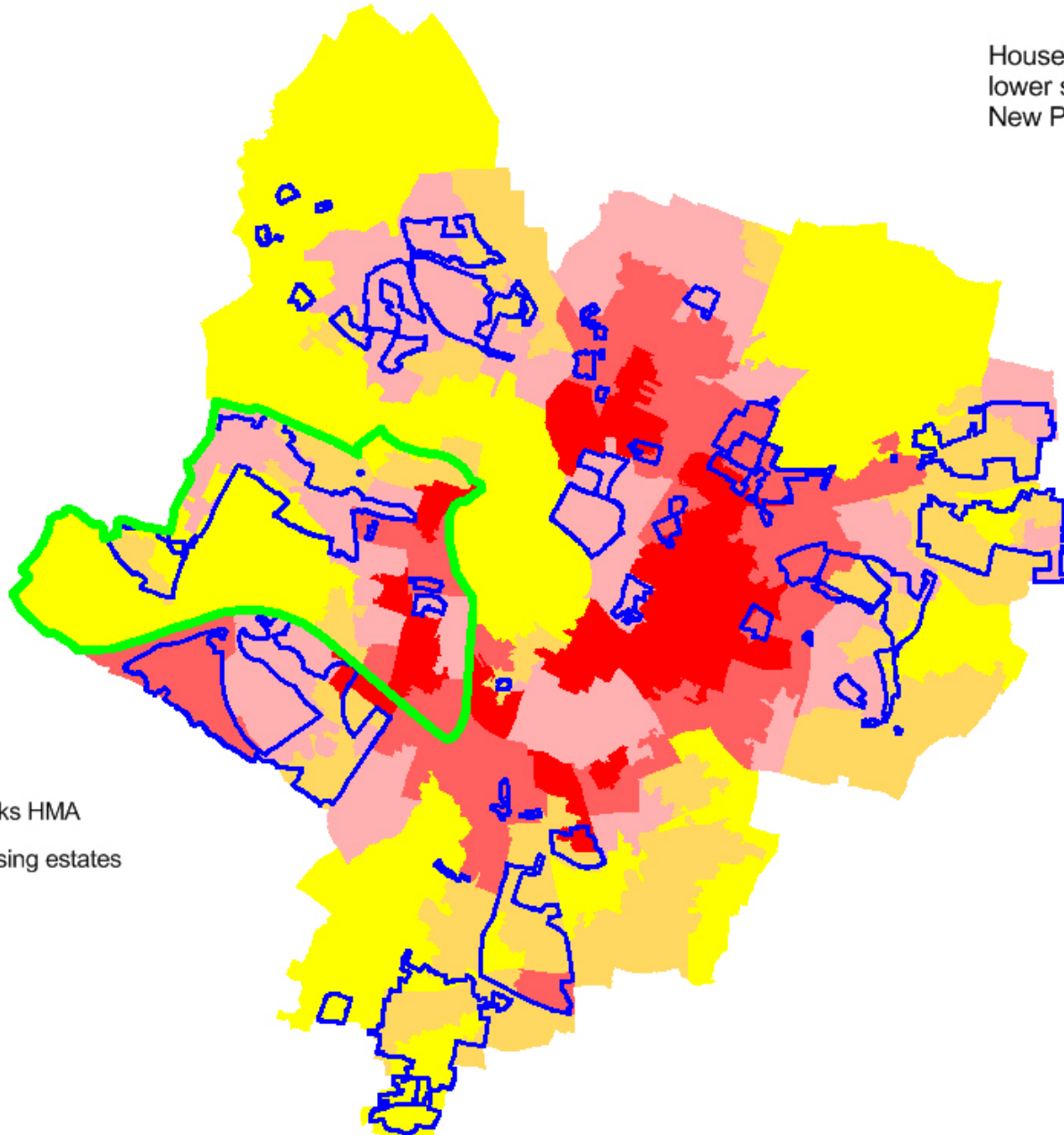


New Parks District - Fuel poverty (DECC, 2013)

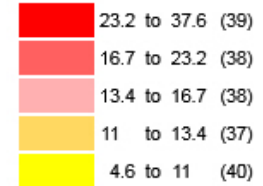
- **The latest (2014) DECC fuel poverty report found that Leicester has the highest proportion of households experiencing fuel poverty of any authority in the country.**
- 17.6% of households in New Parks District are experiencing fuel poverty, the same proportion as for the City, but considerably higher than the national percentage - 10.4%.
- The proportion of households experiencing fuel poverty in this district is particularly high in the corridor of private rented housing running down through Fosse and Westcotes wards, just to the west of the City centre.
- Fuel poverty is particularly high around the roads off Shaftesbury Avenue (Tyndale St/Latimer St, etc), and the roads on the other side of Narborough Rd (Saxon St, Roman St, etc), where around 30% of households are in fuel poverty.

Households in fuel poverty by lower super output area
New Parks HMA

 New Parks HMA
 LCC housing estates



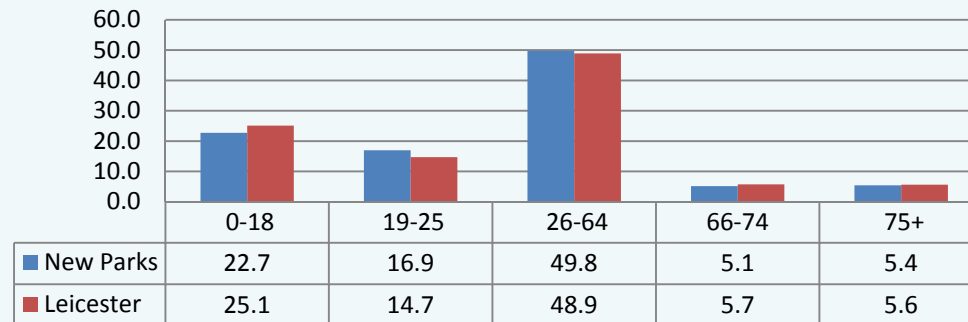
% of households in fuel poverty
by LSOA



New Parks District – age profile of tenants & residents

Age breakdown of all residents (%)

2011 census



- A larger proportion of the New Parks HMA is in the young adult age group (19-25) than is the case for the City (16.9% compared to 14.7% for the City). A contributing factor to this is likely to be the large number of young adults in Fosse and Westcotes wards who are students or recent economic migrants.

LCC tenants age profile – age of main contact

AGE	% New Parks tenants	% of City tenants
16 to 25	6.1	4.4
26 to 45	37.9	37.1
46 to 64	32.9	34.1
65 to 74	11.8	12.1
75+	11.3	12.4

(LCC Housing records)



New Parks District – household type (2011 census)

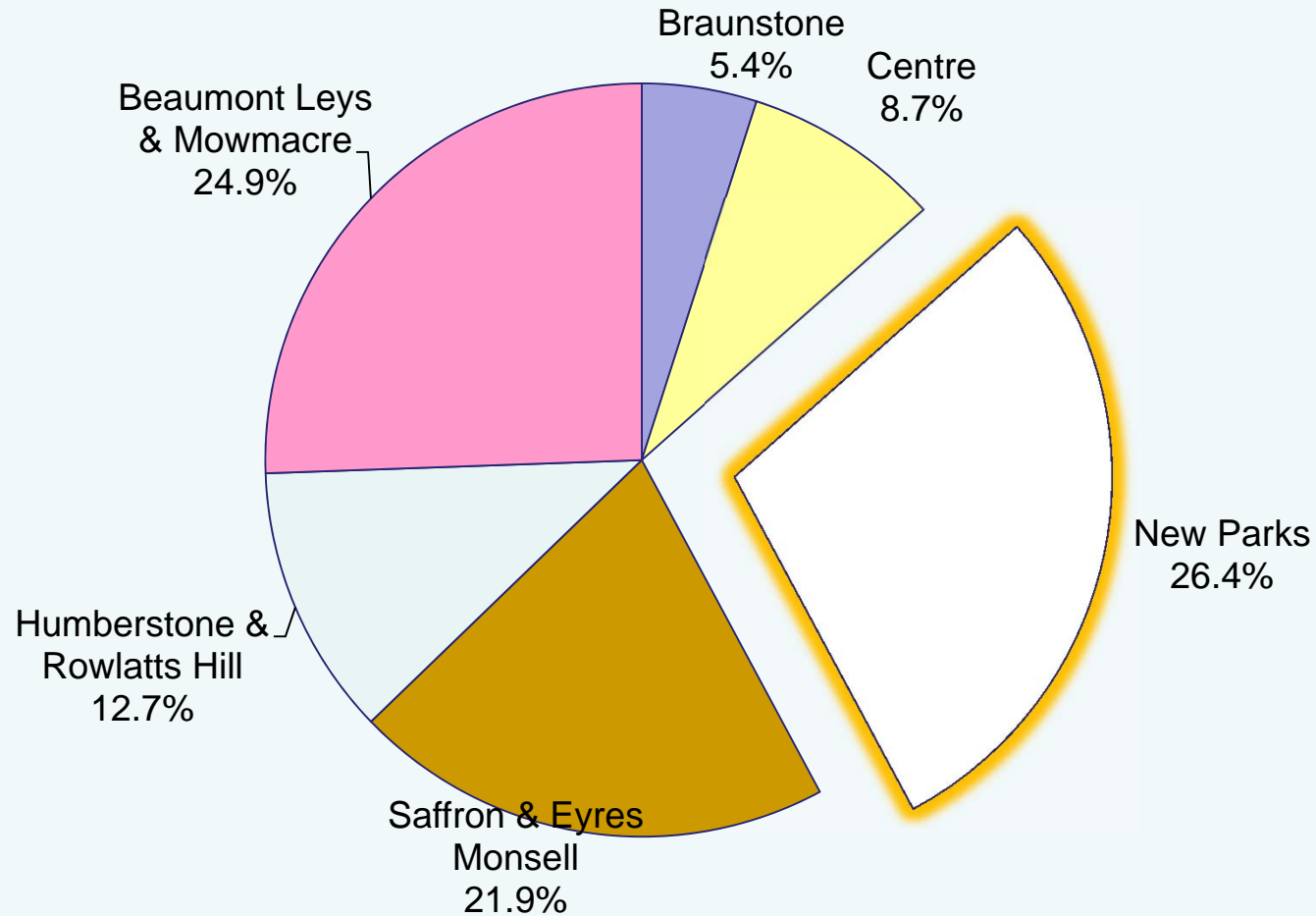
- New Parks District has a smaller proportion of households with dependent children, than is the case for the City - 28.2% compared 32.6%.
- The wards within this district have quite a varied household type make up.
- The former New Parks ward contains almost 15% of lone parent households with dependent children (9.8% for the City).
- Westcotes ward contains almost 37% single person households (30% for the City).

New Parks District – LCC evictions, 2014/15

(LCC Income Management Team)

- There were 103 LCC evictions between 2014/15.
- There were 17 evictions in the New Parks HMA, 16.5% of all evictions.
- 8 of the evictions were families, and 9 were single person households.
- 3 of the evictions in New Parks district were for anti-social behaviour.
- (2 single persons and 1 family)

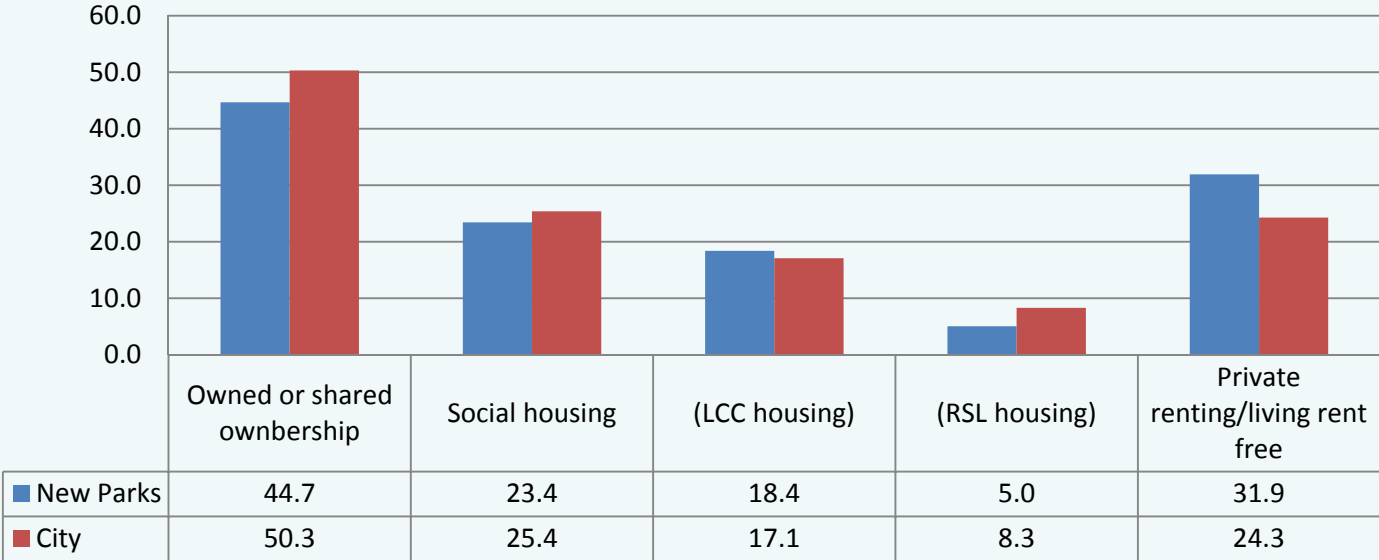
Anti-Social Behaviour YTD – June 2015



Figures KPI Report August 2015

New Parks District – tenure (census/LCC records)

Tenure - % of all households



- Within the New Parks district there is a higher proportion of households living in private rented housing than is the case for City. Almost a third of households within this district live in private rented housing. A significant part of the private rented stock is in the Fosse and Westcotes wards.



New Parks District – private sector empty homes

(Council Tax, 2015)

Empty duration	No. of empty properties	New Parks HMA %	City %
18 months +	184	21.2	25.2
6 to 18 months	269	31.1	30.2
Under 6 months	413	47.7	44.6
Grand Total	866		
% of all private sector empty homes	17.8		

- There 866 empty private sector homes in the New Parks district.
- A smaller proportion of these PS empty homes have been empty for 18+ months than is the case for the City.

New Parks District – LCC stock profile

Bedrooms (inc HomeCome):

- 2 bed properties, 19% compared to 24.1% for the City
- 3 bed properties - 41.9% compared to 37.8% for the City.
- 4 bed properties - 1/3 of LCC stock within the district = 157 homes

PropertyTypes

- Maisonette homes - 07.% compared to 7.3% for the City
- Flats - 30% compared to 24.6% for the City (31.3% and 27.2% inc flat cottages)

New Parks District - Empty LCC Council Homes

2015		Apr	May	Jun	July	Aug	Total YTD All voids	Av. Relet Time - Days - Routine Voids
New Parks District Routine and Non Routine Voids each month by Ward	Fosse			2	1	3	3	37.8
	Westcotes	2	3	4	6	9	15	22
	Western	36	38	25	30	26	129	45.8
	Total	38	41	31	37		147	42.8
								Figure improving 2014 Av. = 73 day s

Figures - Monthly Voids Report Aug 2015



New Parks HomeChoice bids – Sept 2014 to August 2015 (LCC HomeChoice records)

BEDROOMS	Groby Road Adverts	Groby Road average bids	New Parks East Adverts	New Parks East bids	New Parks West adverts	New Parks West average bids	West End Adverts	West End average bids	Total adverts
1 bed	0	0	46	37	13	41	47	27	106
2 bed	2	151	37	67	5	70	19	139	63
3 bed	0	0	45	30	18	39	7	33	70
4+ bed	0	0	9	47	3	80	0	0	12

- 251 adverts for properties in the New Parks district over the last 12 months.
- The largest number of adverts were for 1 bedroom homes.
- There were only 12 adverts for 4 bedroom homes
- There were over 30 bids for every 3 bedroom vacancy
- 2 bedroom vacancies had the highest average numbers of bidders

The number of adverts for properties in the New Parks district: 2014/15

- ❖ 1 bed – 102
- ❖ 2 bed – 110
- ❖ 3 bed - 120
- ❖ 4 bed – 9

Total = 341



New Parks District – LCC spare beds/under occupation

(LCC Housing records, May 2015)

Number of spare bedrooms	New Parks District	City
1	252	
2+	79	
Grand Total	331	1,866
New Parks District % of City	17.7	

- 17.7% of LCC homes classified as having ‘spares bedrooms’ are in the New Parks District.

New Parks HMA – New Developments

(LCC Housing Development Team)

It has been 4 years since the New Parks District has had any new homes built

- 2011 Birkenshaw Road had 21 new build properties.
 - 11 x 1 beds, 8 x 2 beds, 1 x 4 bed & 1 x 5 bed .

- And Connolly Close had 9 new build properties.
 - 4 x 1beds, 4 X 2 beds & 1 x 4 bed.

- 5 Disused Garage sites - possibly potential development for New Homes

Key achievements for 2014 /15

Environmental & Communal Areas

Estate Improvements:

- we have successfully identified and progressed to completion numerous large and small projects, in the New Parks district.
- These projects have made a significant positive impact on the lives of our tenants and residents, with the cost of project work totalling

£412,000

Key Achievements 2014/15

Leicestertowork

Brief Summary

- Contracts available for those out of work, referrals made by the Job Centre.
- Individuals attend college for 8 weeks
- They are then interviewed for the post of Neighbourhood Improvement Operative.
- If successful they gain a 6 month contract – operatives taken on in groups of ten.
- 4 groups taken on each year
- Aim is to get them into permanent work by the time their 6 month contract has finished.
- We in the Districts sent requests for work on our estates

Cleaning of UPVC cladding
Glazebrook Rd



Drying Area – Dupont Gardens
Before After



Key Achievements 2014/15

Environmental & Communal Area Improvements

	Project	Cost
New Parks	Resurface 4 car parks + 3 new parking bays	£39,000
	Replace bin store doors with shutters x 3 blocks	£15,000
	Bollards	£1,500
	Remove concrete sills & replace with upvc – x7 blocks flats + painting communal entrances x4	£42,000
	Parking and Layby Improvements	£80,000
Fosse	Security doors	£44,500
Westcotes & Fosse	Major landscaping project, removal shrubs, trees and laying turf.	£190,000
Total		412,000

Key Achievements 2014/15

Lamen Road, Layby installation



Key Achievements 2014/15

Keightley Road, Hardstanding Installation Before / After



Key Achievements 2014/15

West End - Major Landscaping Improvements

Before



After



Norfolk Walk

Before



After



Norfolk Walk

Before



After



Norfolk Walk

Before



After



Key Achievements

Capital works 2014 -15

Project	Cost	Description
Boiler Replacements 244	£585,237	Replacing central heating boilers which are coming to the end of their effective life, as identified by the Gas servicing contract
Electrical Improvements 296	£985,298	A programme of testing electrical circuits and fittings to current regulations identifying and carrying out necessary repairs or rewires to properties
Kitchen and Bathroom improvements 75	£1,015,279	The upgrading of kitchens and bathrooms (and plastering of kitchens where necessary) to improve facilities to modern standards
Window / Door Replacements 4	£10,000	The replacement of poor condition window frames with double-glazed uPVC units
UPVC Door Replacement only 4	£5,200	The replacement of poor condition doors with double-glazed uPVC units
Re-Roofing 12	£91,000	The Replacement of defective roofs
UPVC Fascias and Soffits 95	£204,839	The replacement of old poor condition wooden fascias and soffits with UPVC.
Programme Total New Parks District -	£2,896,853	
Total Properties = 730		

Key Achievements 2014/15

Sometimes when it seems all hope is gone



24/10/2014

Our Officers' support can make all difference to individuals' lives



Just in time for Christmas



Spectacularly Improved Responsive Repairs



- New Parks is the **only** District to have achieved **0** Outstanding Out of Category for Responsive Repairs



Priorities

Environmental & Communal Area Improvements

What we are doing 2015/16

Western	Introduce one way system, increase size of junction and provide parking bays – 7 Blocks of flats. Aikman Ave	£53,000
Western	Installation layby and hardstanding	£40,000
Western	1 st Phase repair and improvements 28 flats Aikman Close	£50,000
Western	2 nd Phase - complete major improvements 7 blocks of flats – including landscaping	83,000
Western	Install parking bays –Towle Rd	£50,000
Fosse	Landscaping – Kate Street	£50,000
All Wards	Various projects under £5,000	£35,000
Total		£361,000

Priorities for 2015 /16

Liberty Rd 7 Blocks 2 yr Programme of Improvements



Priorities for 2015 /16

Towle Road ParkingBay Installation



Priorities

HRA Capital works

What we are doing 2015/16

Project	Cost	Description
Boiler Replacements 232	£694,369	Replacing central heating boilers which are coming to the end of their effective life, as identified by the Gas servicing contract
Electrical Improvements 60	£192,408	A programme of testing electrical circuits and fittings to current regulations identifying and carrying out necessary repairs or rewires to properties
Kitchen and Bathroom improvements - 71	£817,885	The upgrading of kitchens and bathrooms (and plastering of kitchens where necessary) to improve facilities to modern standards
Window / Door Replacements - 3	£12,000	The replacement of poor condition window frames with double-glazed uPVC units
UPVC Door Replacement only - 2	£2,800	The replacement of poor condition doors with double-glazed uPVC units
Re-Roofing - 2	£18,228	The Replacement of defective roofs
UPVC Fascias and Soffits 26	£85,429	The replacement of old poor condition wooden fascias and soffits with UPVC.
Balcony Improvements -	£290,000	A programme of improving balconies to flats – Aikman Avenue
Programme Total New Parks District -	£2,113,120	
Total Properties =	396	

Future Potential Projects for Consideration Environmental & Communal Areas 2016/17

- **Western Ward**
- Aikman Close –
 - 2nd phase Major refurbishment 28 Flats £50,000
- Kerrial/Dominion Road –
 - Flexi pave £21,000
- Bateman Road -
 - Parking Bays £25,000
- Blissett Road –
 - Parking Bays £75,000
- Drayton Road –
 - install laybys, awaiting costs
- Aikman Avenue 7 blocks of flats
 - Programme to provide recycling bays - £27,000
- Elgin Avenue & Whitman Close –
 - Improve security and appearance, awaiting costs

Challenges



- Housing Transformation Review
- Change management
- Learning & Development & Staff Motivation
- Maintaining high levels of service delivery
- Continued improvements in Responsive Repairs delivery
- Transforming Neighbourhood Services
- Use of new Technologies – Northgates on the horizon
- Gypsy & Traveller Sites
- Fire Inspections
- Localised ASB
- Social Media
- Business as usual

Anything you'd like to ask ?

