

Area Plan

CENTRE AREA



21/9/15

Centre HMA – wards and ward councillors

Stoneygate ward



**Councillor
Aminur
Thalukdar**



**Councillor
Kirk Master**



**Councillor
Lucy
Chaplin**

Castle ward



**Councillor
Patrick
Kitterick**



**Councillor
Deborah
Sangster**



**Councillor
Lynn
Senior**

Spinney Hills ward



**Councillor
Dr Shofiqul
Chowdhury**



**Councillor
Mustafa
Malik**

Belgrave ward



**Councillor
Mansukhlal
Chohan**



**Councillor
Majula
Sood, MBE**



**Councillor
John
Thomas**

Wycliffe ward



**Councillor
Hanif
Aqbany**



**Councillor
Mohammed
Dawood**

Rushey Mead ward



**Councillor
Piara Sing
Clair MBE**



**Councillor
Rita Patel**



**Councillor
Ross
Wilmott**

Centre – about the area

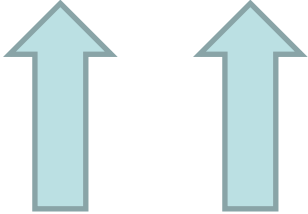
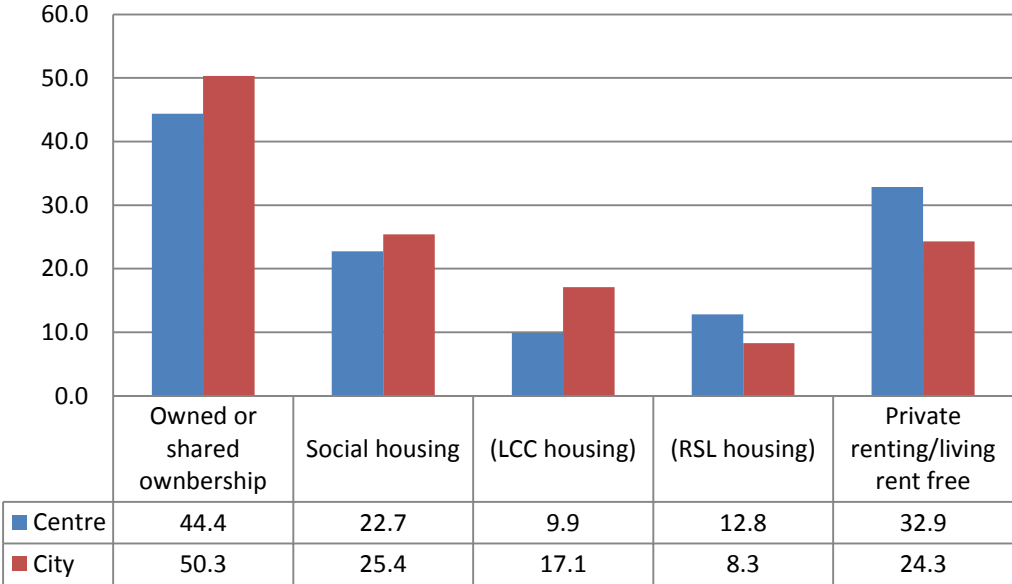
- Of the 6 areas Centre has the largest population with 100,027 residents.
- There are 33,667 households, that is $\frac{1}{4}$ of the city
- Centre is the most densely populated
 - there are 71.15 persons per hectare, compared with 44.99 for the City. (2011 census)
- There are 3,373 LCC homes (42 HomeCome)
(2015 LCC Housing records).

Centre HMA – about the area part 2

- Centre contains the council estates of
 - St Matthews
 - St Peters
 - St Marks
 - Belgrave
 - Rushey Mead
- The area starts with Clarendon Park and Highfields in the South, through the “Saint” estates, up through Belgrave ending in Rushey Mead in the North .

Centre HMA – tenure (2011 census/2015 LCC housing records)

Tenure - % of all households



Centre – LCC stock profile (2015 LCC Housing records)

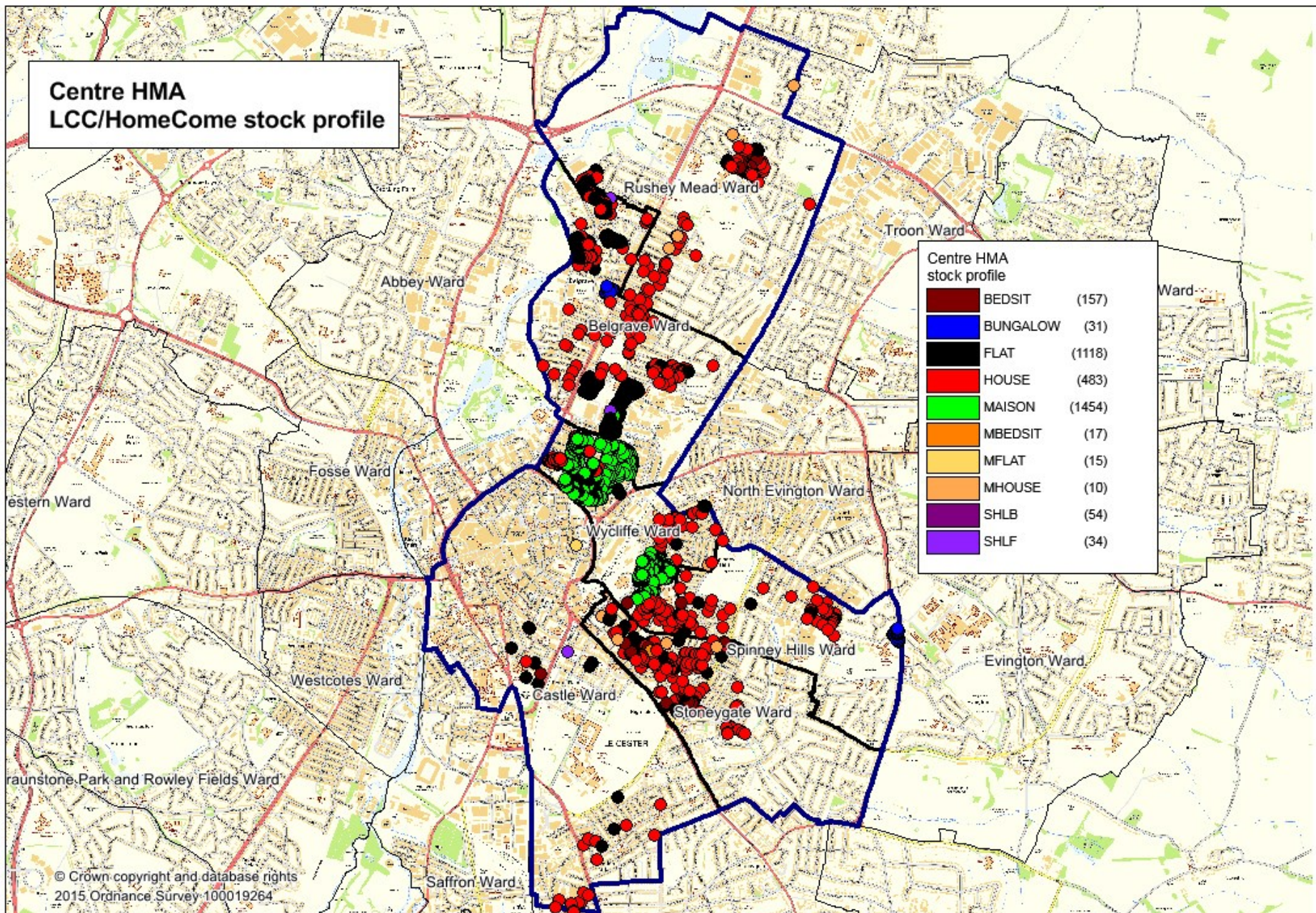
Bedrooms:

- Centre has a much larger proportion of 2 bed properties 41% of its stock compared with 24% for the City.
- Only 19.1% of homes with 3+ bedrooms, compared with 40.9% for City.

Property types:

- Centre has a much larger proportion of maisonette homes (43.1%)
- Correspondingly, it has less houses only 14.3% compared with 48.7% for the City
- Also a much smaller proportion of bungalows 0.9, compared to 12.9

**Centre HMA
LCC/HomeCome stock profile**



Centre– Ethnicity/English proficiency

Centre : Residents ethnicity (2011 census)

- 2/3 of the residents in the Centre are of Asian/Asian British origin (64%vs 37%).
- There is also a higher proportion of residents of Pakistani origin (3.9% vs 2.4%).
- There is a high population of Chinese people (2.6% of all residents vs 1.3%)

Centre : LCC tenants' ethnicity (LCC Housing Records, 2015)

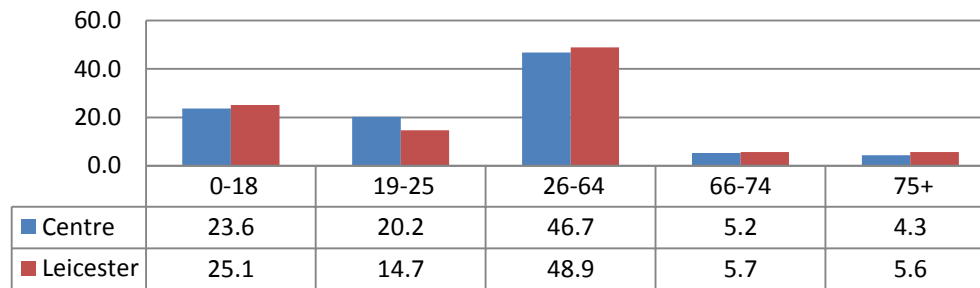
- Centre HMA is notable for its high proportion of Asian tenants (53% compared with 15% for the City).

Proficiency in English (all residents – 2011 census)

A relatively high proportion of residents in this HMA cannot speak English well/at all – 13.3% compared with 7.5% for the City.

Centre HMA – residents/tenants age profile

**Age breakdown of all residents (%)
2011 census**



Age profile – LCC tenants, main contact

CENTRE	% Centre tenants	% City tenants
16 to 25	3.4	4.4
26 to 45	37.9	37.1
46 to 64	33.6	34.1
65 to 74	13.3	12.1
75+	11.8	12.4

(2015, LCC Housing records) X

Centre – household profile (2011 census)

- Centre has a larger proportion of ‘all student households’ than is the case for the City – 4.8% compared to 2.3% for the City.
- Centre has a smaller proportion of lone parent households with dependent children – 6.3% compared to 9.8% for the City.
- Couples with dependent children are much more likely to be married in Centre HMA, than in the City – cohabiting couples with dependent children make up only 7% of couples with dependent children in centre, compared with 17% for the City.

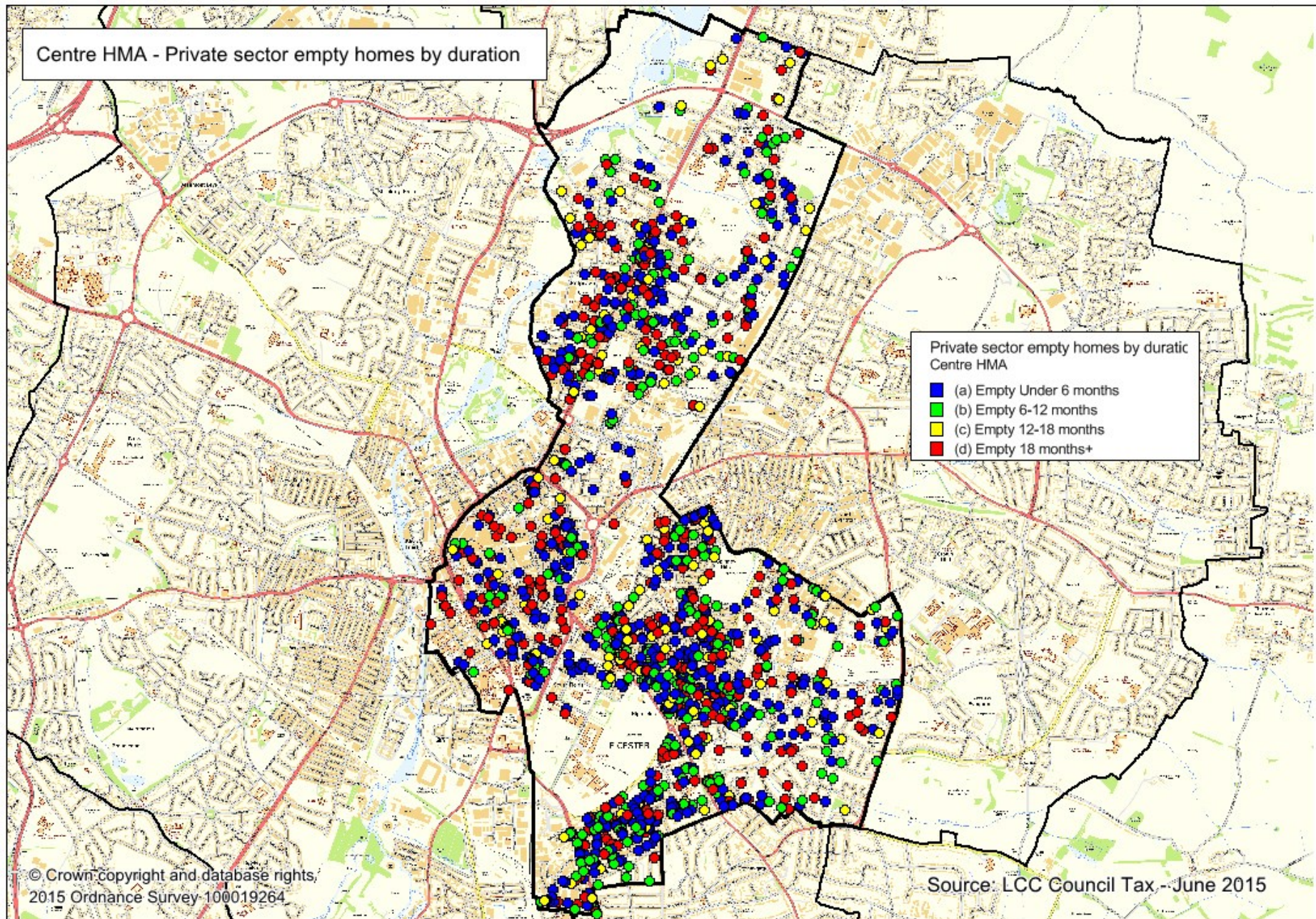
Centre HMA – private sector empty homes

(Council Tax, 2015)

Empty duration	No. of empty properties
18 months +	435
6 to 18 months	527
Under 6 months	691
Grand Total	1,653
% of all private sector empty homes	34.1

- More than a third of all private sector empty homes in the City are in the Centre, significantly more than for any other HMA.
- 36% of the homes that are eligible to be addressed by the Private Sector Empty Homes Team (empty for 18 months plus) in the City are in the Centre HMA.

Centre HMA - Private sector empty homes by duration



Centre HMA – LCC excess beds/under occupation (LCC Housing records, May, 2015)

Number of excess bedrooms	Centre HMA	City
1	165	
2+	30	
Grand Total	195	1,866
Centre HMA % of the City	10.5	

- A relatively small proportion of the LCC homes classified as having 'excess bedrooms' are in the Centre HMA – just 10.5%.
- Of those households that are under occupying, only 30 in the Centre HMA are under occupying by 2+ bedrooms.

Centre – new developments: LCC schemes, completed or due to complete after April 2014. (LCC Housing Development)








- **Upper Tichbourne Street** – three 4 bed homes, five 2 bed homes and six bedsits – completed September 2014
- **Loughborough Road Hostel** – seven 2 bed flats and two 1 bed flats - completion date, June 2016
- **Lower Hastings Street** – six 2 bed flats, four bedsits, completion date, June 2016
- **Myrtle Road** – two 4 bedroom houses

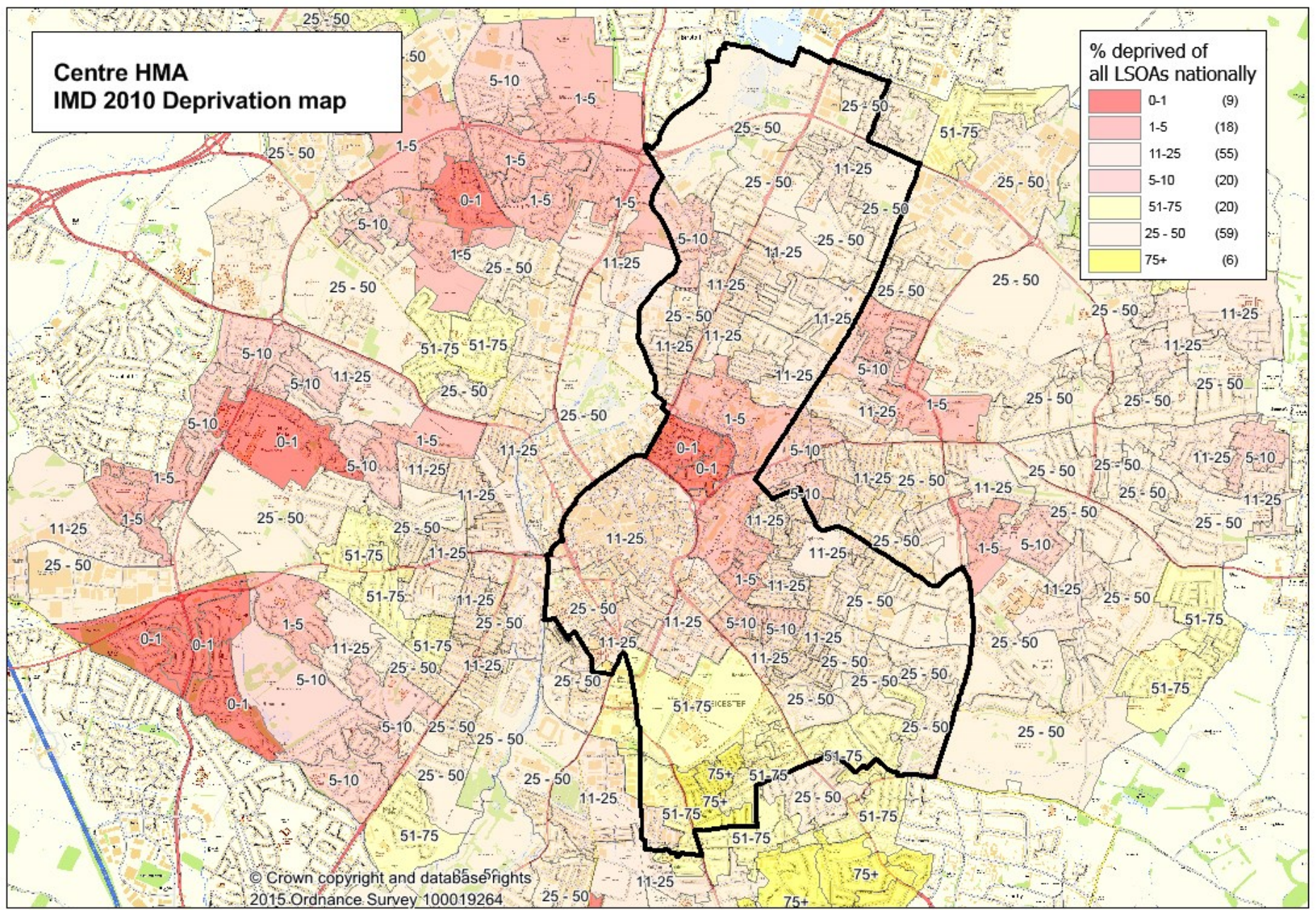
Centre – CLG 2010 Indices of Multiple Deprivation

- 4 of the 5 most deprived lower super output areas in Centre are in Wycliffe ward.
- The two most deprived lower super output areas (which are both in the 1% most deprived nationally) cover the St Matthews estate area.
- 5 of the least deprived lower super output areas in this HMA are in Castle ward (particularly the Clarendon Park Area).

**Centre HMA
IMD 2010 Deprivation map**

**% deprived of
all LSOAs nationally**

	0-1	(9)
	1-5	(18)
	11-25	(55)
	5-10	(20)
	51-75	(20)
	25-50	(59)
	75+	(6)



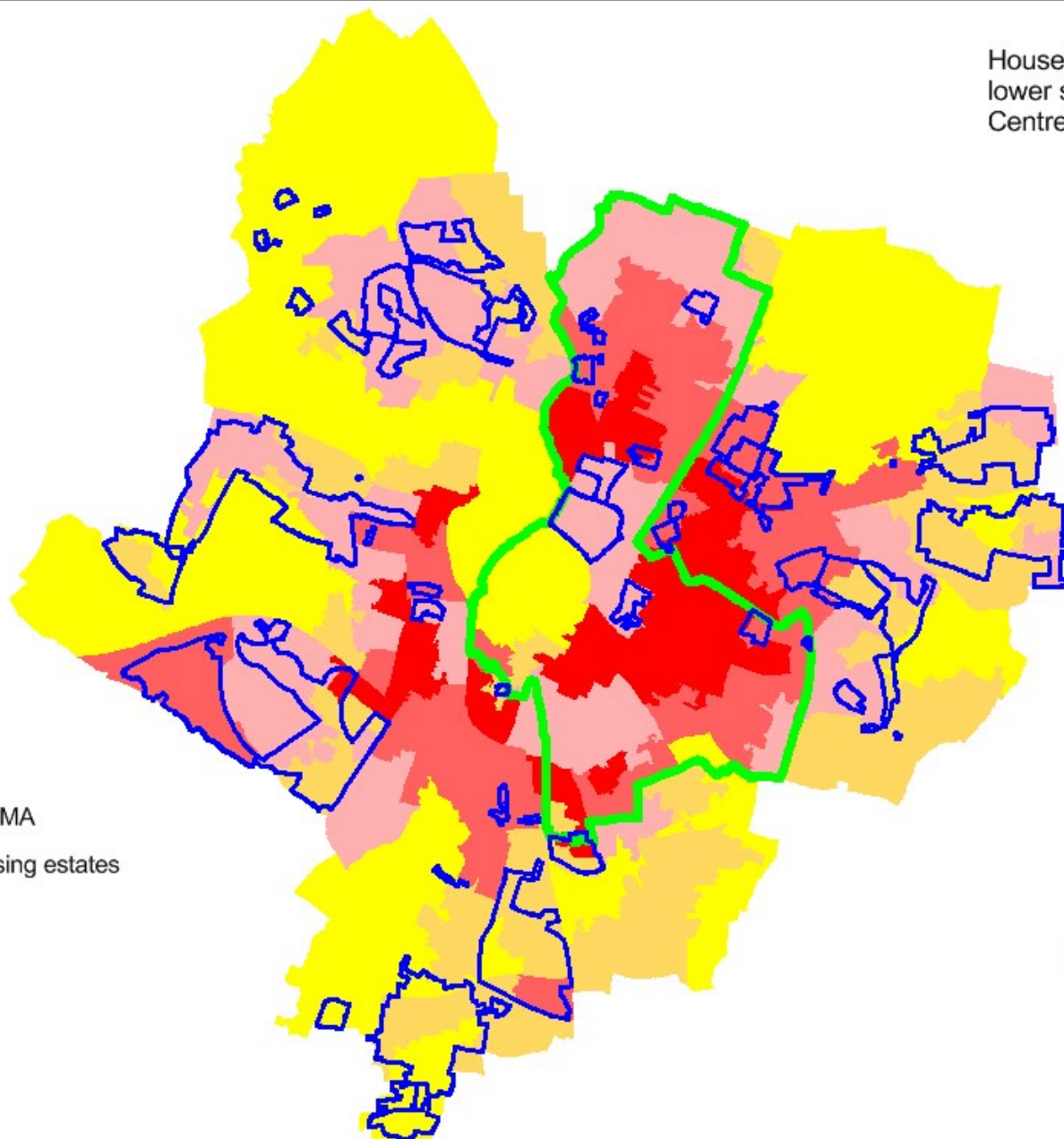
Centre HMA – Fuel Poverty (DEC, 2013)

- **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.**
- Centre has the highest proportion of households in fuel poverty.
- 21.5% of Households are experiencing fuel poverty (compared with 16.6% for the City).
- The % of households experiencing fuel poverty in Centre HMA is more than double the national percentage of 10.4%.
- The percentage of households experiencing fuel poverty is particularly high in parts of Spinney Hills, Stoneygate and Belgrave, where there are large proportions of private sector housing.

Households in fuel poverty by lower super output area:
Centre HMA

Centre HMA
LCC housing estates

% of households in fuel poverty
by LSOA



Centre HMA – life expectancy (Office for National Statistics, 2013)

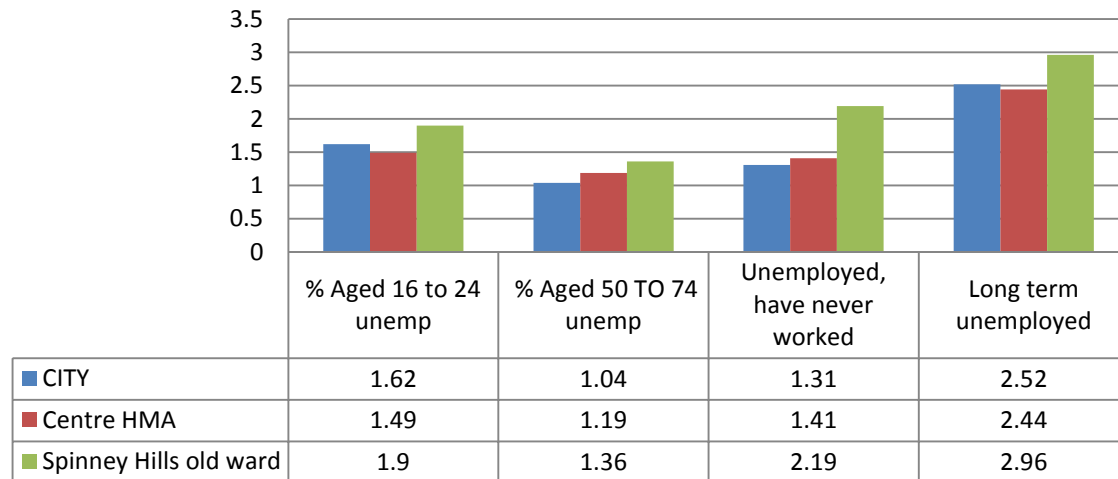
(Former) Ward	Male life expectancy	Female life expectancy
Belgrave	79.9	84.0
Castle	75.3	80.8
Latimer	78.5	83.9
Spinney Hills	78.5	83.1
Stoneygate	80.0	84.5
Leicester City	77.2	81.9
Leicestershire County	80.2	84.1
East Midlands	79.3	83.0
England	79.4	83.1

- Life expectancy is higher than the City average for all the former wards that make up the Centre HMA, apart from Castle ward.
- Castle ward has a particularly low life expectancy for males. The (former) Belgrave ward has a notably higher male and female life expectancy than the City.

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Centre HMA – unemployment (2011 Census)

% of persons aged 16-74 unemployed



- Centre HMA has a smaller proportion of its younger residents experiencing youth unemployment than is the case for the City, and also a smaller proportion of its working age residents who are long term unemployment – but a higher proportion of the older workforce experiencing unemployment.
- However, with this HMA, in the former Spinney Hills ward area, residents of working age experience relatively high levels of unemployment in all categories.

X

Capital Works

Car Park on Manitoba

Car Park on Garfield

Front door painting on St Matthews

Sheds across estates (Parents with buggies on 2nd floor)

Grubbing out shrubberies (Shirley, Newington and Gleneagles rolled forward)

Work to green spaces (Taurus, Mercury and Stoughton Street)

Communal Painting to including Goscote

Steam Clean Bin Chutes St Matthews

Door Entry Systems

Improvements around Lockerbie Ave shops

Maisonette Blocks tile/flooring renewal

The Capital Programme for Centre

2015/2016 NEW STARTS AREA PROGRAMME

PROJECT	COST	
Boiler Replacements	£273,356	Replacing central heating boilers which are coming to the end of their effective life, as identified by the gas servicing contract.
Window / Door Replacements	£108,000	The replacement of poor condition window frames and doors with double glazed uPVC units.
Upvc Door Replacement only	£1,400	The replacement of poor condition doors with double glazed uPVC units.
Electrical Improvements	£144,306	A programme of testing electrical circuits and fittings to current regulations identifying and carrying out necessary repairs to properties
Kitchen & Bathroom Improvements	£1,655,841	The upgrading of kitchens and bathrooms (and plastering of kitchens where necessary) to improve facilities to modern standards
Re-Roofing	£97,215	The replacement of defective roofs.
Tower Block Refurbishment	£1,3M.	The refurbishment of tower blocks on the St Peter's Estate.
Programme Total for Central - £3,600,118		

Key achievements for 2014 - 15

Framland is completed people are home

Clipstone is getting re-populated, Gordon emptying.

Goscote is painted. Courtyards are prettier with better lines of sight, shrubs removed. New floor coverings to Hall, Stairs and landings

Flats in converted buildings have improved courtyards

A Hostel is back as family homes and flats (ASC cases)

St Leonards has new windows, fire doors and is painted out

St Matthews has more parking, storage sheds, clean bins, shiny front doors, better re-cycling

ST MATTHEWS – LED WAYLIGHTING

- All waylights replaced with power saving LED Lamps
- St Matthews has many common parts with no/little natural light – big savings could be made
- C £150K install costs BUT £37K savings PA.
- 5 year company guarantee
- Low level of vandalism.
- Far fewer service failures and repairs needed.
- Customers satisfied!

Continued

Repairs performance, June 14 – March 2015

- Reduction of outstanding jobs from 765 to 349 (50%)
- Some jobs at start of year were 5 months old, by year end only 1 job was more than 2 months old.

Currently

- **315** outstanding
- 262 reported last week
- 286 Jobs completed

Environmental improvements 2014 /15



Improving the Gardens of the flats in converted houses .



Sheds- Vancouver Courtyard



Done up disabled access-Lockerbie shops



Reduced the height of the walls, reduced growth improved lines of sight

St Matthews Car Parks



Tenant demand for parking is relentless

Increasing levels of car ownership locally.

Outsiders visiting shops mosques and madressahs.

Commuters park here and walk to work in the City



Improved walkways and shrubbed areas at St Marks



Challenges

- Cold water tanks throughout St Matthews
- Grey and waste water pipework St Matthews
- Visual image of all maisonettes. Render and paint
- Painting for Irene Pollard and John Minto Houses, railings, external and internals
- Kashmir Road garages –Building plot
- Unlimited demand for Parking spaces
- Educating people about litter, pride, own home.

X

Functional but ugly rendering



Centre HMA – HomeChoice adverts and bids, Sept 2014/2015 (LCC Housing records)

BEDROOMS	Belgrave adverts	Belgrave average bids	City Centre adverts	City Centre average bids	Clarendon Park adverts	Clarendon Park average bids	Highfields adverts	Highfields average bids
1 bed	106	60	186	10	5	2	110	18
2 bed	30	165	22	45	0	0	29	163
3 bed	11	98	0	0	0	0	12	127
4+ bed	1	76	0	0	0	0	3	25

BEDROOMS	Rusheymead adverts	Rusheymead average bids	St Marks adverts	St Marks average bids	St Matthews adverts	St Matthews average bids	St Peters adverts	St Peters average bids	TOTAL ADVERTS
1 bed	13	44	24	42	20	61	131	21	595
2 bed	4	122	4	210	56	145	5	120	150
3 bed	4	57	1	163	1	96	4	107	33
4+ bed	1	4	0	0	0	0	1	64	6

- 72.5 of all adverts for homes in the City HMA were for 1 bedroom flats
- There were only 6 adverts for 4 bedroom homes in the HMA area.