

Area Plan – Braunstone District



Braunstone Housing Management Area (HMA) Ward Councillors (Braunstone & Rowley Fields ward)



Councillor
Stephen Corrall
(Labour)



Councillor
Elaine Halford
(Labour)



Councillor
Kulwinder
Singh Johal
(Labour)

Braunstone HMA is the only HMA made up of a
single ward.

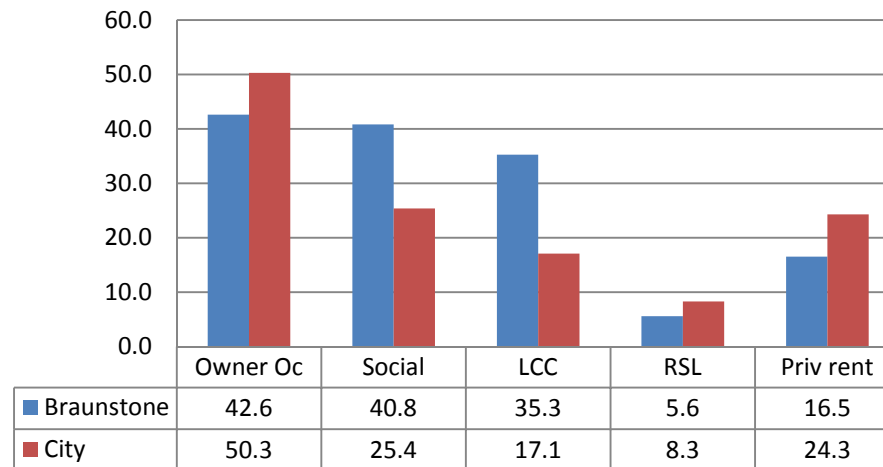
Braunstone HMA – about the area

- Braunstone is a relatively small HMA with 7,763 households ; 6.3% of all households in the City. There are 20,063 residents.
- The HMA is dominated by two large council estates, Braunstone North and Braunstone South, separated by Braunstone Park.
- Braunstone HMA covers an area of 475 hectares (6.6% of the City), and has just below City average population density of 42.2 persons per hectare

There are 2,558 LCC homes including 18 HomeCome and the area also contains Meynells Gorse Gypsy and traveller site (managed by new Parks)

Braunstone HMA - tenure

Tenure - % of all households



- Most of the social housing is LCC
- More than double the proportion of LCC stock to others - 35.3% (City 17.1%)
- A much smaller proportion of private rented housing - 16.5% (City 24.3)
- Fewer owner Occupiers – 42.6% (City 50.3%)

Braunstone HMA – LCC stock profile

- Braunstone HMA LCC stock is mainly 3 bedroom houses (55.6%); much higher than average (37.8% of all stock)
- We also have a well below average proportion of 2 bed homes (8.8%) against 24.1% for the City; however between Jan 14 and Sept 15 we have increased the number of 2 bed houses from 118 to 182 ; an extra 64
- We have a higher number of bungalows (18.6%) than average (12.9%)
- We have a small number of flats, just 5.15% compared with 24.6% for the City
- There are relatively few large homes (5 bed+)

Braunstone HMA – the residents profile

- Braunstone HMA has a high proportion of white residents, compared to the City - 76.5% compared to 50.5% for the City
- Braunstone HMA has a relatively small proportion of Asian residents compared to the City – 11.7% compared to 37.1% for the City

Braunstone HMA: LCC **Tenants' ethnicity** (LCC housing records, 2015)

- A relatively high proportion of LCC tenants (as a % of those who provided data) are White – 86.3 compared with 69% for the City.

Proficiency in English (all residents)

A relatively small proportion of Braunstone HMA residents cannot speak English well/at all – 3% compared with 7.5% for the City

Braunstone – household type

- A higher than average number of lone parent households 14.5 % (City 9.8%)
- Few students households - 0.7% (City 2.7%)
- 50% of City average younger tenants; mainly due to low number of flats in the area

AGE	% Braun tenants	% City tenants
16 to 25	2.2	4.4
26 to 45	35.3	37.1
46 to 64	37.3	34.1
65 to 74	12.2	12.1
75+	13.0	12.4

Braunstone HMA – LCC excess beds/under occupation (May 2015)

Number of excess bedrooms	Braunstone HMA	%	City	%
1	193	67.2	1,458	78.1
2+	94	32.8	408	21.9
Grand Total	287		1,866	
Braunstone % of City	15.4			

- 15.4% of LCC homes classified as having 'excess bedrooms' are in the Braunstone HMA
- A relatively large proportion of Braunstone's LCC under occupying households are under occupying by 2+ bedrooms.

Braunstone HMA – new developments (schemes, completed after April 2014)

- Hamelin Road - seven 2 bed homes, two 4 bed homes, one 5 bed home – completion date January 2015
- Meynells Gorse – 21 Gypsy and Traveller pitches – completion date June 2015
- Butterfield Close -Former Bendbow Rise school site – 17 units already delivered and a further 23 underway/planned by Nottingham Community Housing Association
- Former Housing Office at Raven Rd brought back into use as 2 x 4 bed houses

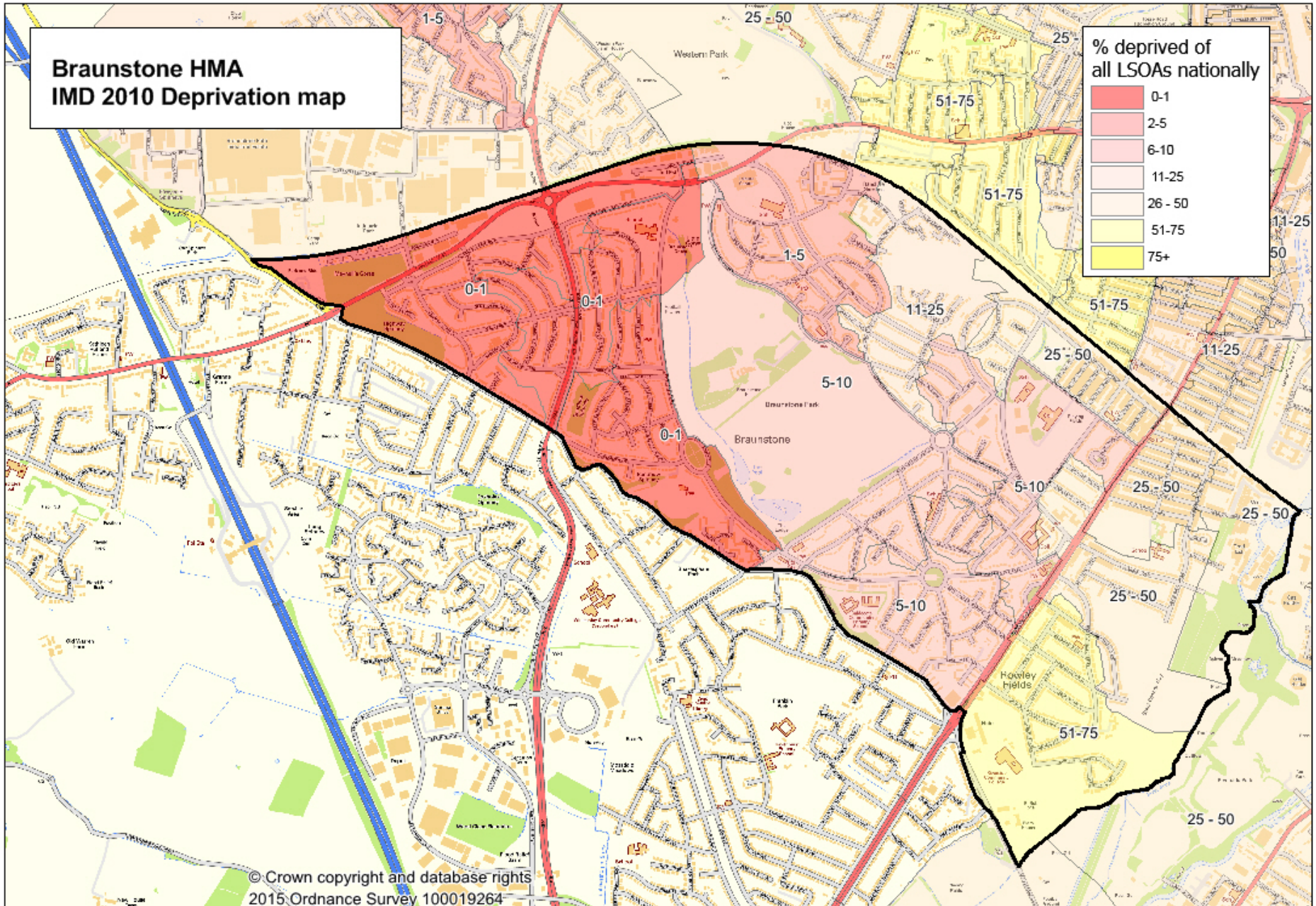
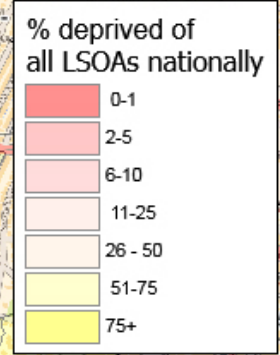
Queensmead Court – ex garage site



Deprivation in Braunstone

- With an average deprivation score of 42.9%, Braunstone is the most deprived HMA in Leicester (2010 Indices of Multiple Deprivation)
- Out of 13 lower super output areas in Braunstone HMA, 3 are in the 1% most deprived in the country. (North Braunstone)
- National Indices of Deprivation **Local Health.org.uk** show Braunstone income deprivation is significantly worse at 33.2% when compared with 14.7% for the rest of England.
- Overall deprivation and poverty for children is significantly higher both locally ; 50.6% compared to Leicester; 36.7% and nationally; 21.8%
- Overall deprivation and poverty for older people is 41.4% locally, 35.5% City and nationally 18.1%.

**Braunstone HMA
IMD 2010 Deprivation map**



Braunstone HMA – unemployment (2011 census)

- In the Braunstone HMA, 28% of households with dependent children have no adult in employment (compared with 20.8% for the City - 2011 census)
- A relatively high proportion of people aged 16 to 24 in Braunstone are unemployed (2.16% compared with 1.62 % for the City - 2011 census)
- Employment rates and trends over 12months April 2012 - March 2013 shows that unemployment in Braunstone is 3.3% higher than Leicester and 7.9% higher than the UK average.

Poverty in Braunstone – the impact on life expectancy (ONS)

Ward Name	Male life expectancy	Female life expectancy
Braunstone Park and Rowley Fields	74.4	79.1
Leicester City	77.2	81.9
Leicestershire County	80.2	84.1
East Midlands	79.3	83.0
England	79.4	83.1

The life expectancy for men and women in Braunstone HMA is significantly lower than all other comparators ; 4 years below the England average for women and 5 years for men

Food Poverty – a big concern

- Reasons include;
- benefit cuts/sanctions
- economic climate – part time/ temporary work
- No low cost supermarkets on the area or close by – transport needed
- Higher prices in local shops
- Large number of local takeaways
- Poor local knowledge of growing/cooking fresh food
- Little access to fresh vegetables or fruit

Food poverty – local initiatives with Partners - Be Connected.

- **Braunstone Foodshare** began in 2012, part of Fare share
- 2 sessions per fortnight at 3 venues
- 90 + bags of food given out each time by volunteers
- 400+ users on the list
- Local 'Grow your own' scheme using local spaces
- The 'Farm' (community allotment)
- Housing have donated funds to procure gardening equipment for the community
- Further assistance given via the tenants incentive budget to part fund a poly- tunnel at the farm

The 'Farm'



Food grown at the farm and local sites



Braunstone HMA – 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.**

17.2% of households in Braunstone HMA are experiencing fuel poverty, a higher proportion than is the case for the City (16.6%) and considerably higher than for the country as a whole (10.4%).

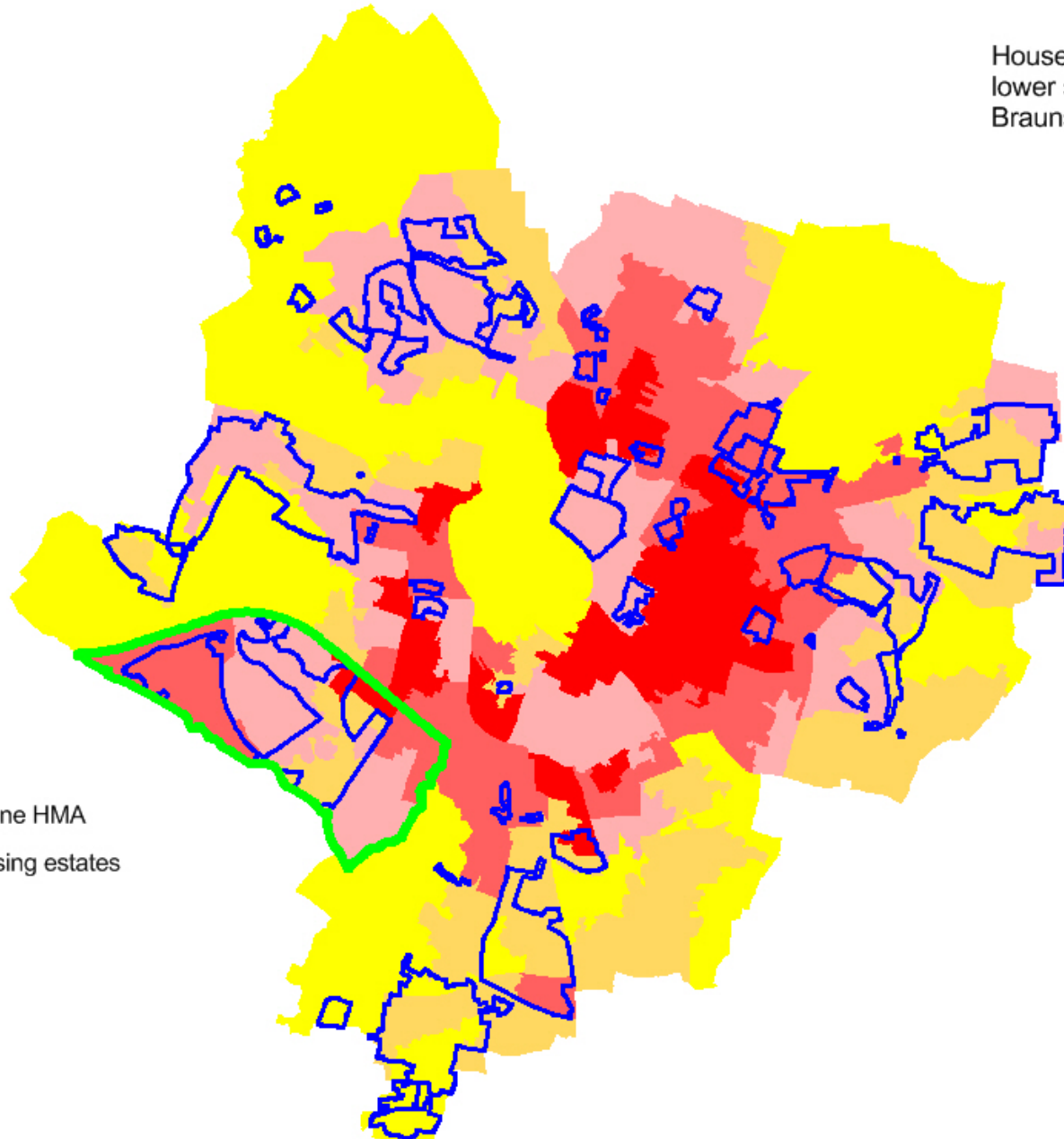
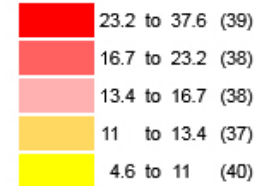
Braunstone has some of the oldest LCC properties, which have little inbuilt insulation and cost more to heat. Their build type does not allow for cavity wall insulation and so external wall insulation is required. (EWI)

Over the last 4 years , **564** of our properties in Braunstone HMA have benefitted from EWI, therefore reducing fuel poverty and food poverty.

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

 Braunstone HMA
 LCC housing estates

% of households in fuel poverty
by LSOA



To help to tackle fuel poverty, we have installed external wall insulation to 564 properties in Braunstone over the last 4 years.

During



After



Key achievements for 2014 / 15

- Responsive repairs - outstanding, out of category jobs reduced from 374 in June 14 to 90 at 31.3.15
- Bathroom improvement/relocation carried out in 43 tenanted properties and 10 void properties
- 160 more properties improved by external wall insulation being fitted
- 10 new LCC properties built on former garage site at Hamelin Rd – now Queensmead Court
- .

Environmental improvements 2014 /15

The upstairs toilet is removed and the smallest bedroom becomes the bathroom



Conversions cont'd

The downstairs bathroom becomes a utility room



HRA Capital programme work 2015/16

• Kitchens and bathroom improvements (69)	£ 807,850
• Boiler replacements **	£ 578,753
• UPVC Fascias and soffits (96)	£ 315,428
• Electrical improvements (22)	£ 70,550
• Window/door replacement (1)	£ 4000

• * External wall insulation £ 500,000*

• Programme Total for Braunstone **£ 2,276,580**

• * Policy provision that is subject to further approval.

• **as Identified through gas servicing programme

What we have done in 2015/16

- Continued the bathroom improvement programme on void properties – 8 completed
- Growth bid painting programme completed to maintain and improve the external rendering to properties on North Braunstone (3 yr. plan) £93,000 in year 1
- Remodelled the drying rooms and bin stores and redecorated communal areas at Herle Ave and Odam Close flats to comply with fire regulations
- Landscape works to improve the appearance of the area around Heyford Rd and the top of the two underpasses

External rendering painting



Challenges -

- Two more years of funding are required to complete phases 2 and 3 of the rendering painting programme.
- There are still a high number of properties with the downstairs bath and upstairs toilet with no washing facilities. If funding became available we could continue remodelling tenanted properties, either to retain 3 bedrooms or convert to 2 bedrooms
- The metal fencing on the properties in North Braunstone is not ideal and we would like to be able to replace it with something more sustainable such as eco wood fencing
- There are still properties on the estate that would benefit from External wall insulation . A bid has been placed for European match funding to complete the remaining properties that qualify on South Braunstone and for 176 properties that qualify on North Braunstone. We are awaiting the result of the bid.

Challenges – parking and grass verges



- Parking on grass verges is an issue on some of the roads in South Braunstone; creating an eyesore and trip hazard. E.g. Overpark Ave which drivers use as an alternative to Winstanley Drive which has speed bumps.
- We could do verge hardening if funding were available to help with this.