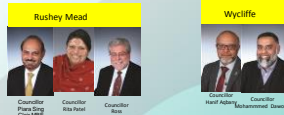
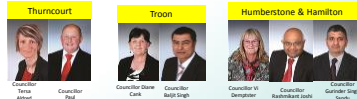


## East District Neighbourhood Area

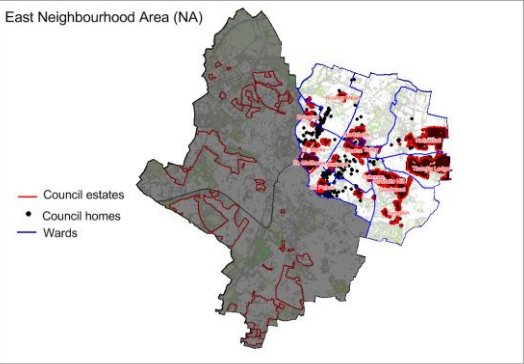
2016/2017  
 Nick Griffiths  
 District Manager



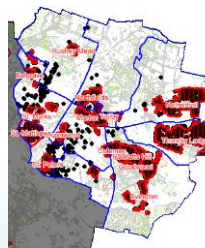
## East Neighbourhood Area



East Neighbourhood Area (NA)



## East Area - Housing



- c46,000 households
- 7600 council homes
- Estates:
  - St Matthews / St Marks
  - St Peters / Highfields
  - Thurnby Lodge
  - Netherhall
  - Northfields
  - Tailby and Morton
  - Rushey Mead
  - Rowlatts Hill
  - Belgrave
  - Evington



## East NA - demographics

### East Neighbourhood Area

- Religion
  - 27.9% Hindu
  - 29.7% Muslim
- 50.9% describe themselves as Indian
- 40.7% report English not first language
- 12.6% state cannot speak English well or at all

### South & West

- 6.3%
- 10.9%
- 2.4%
- 18.3%
- 3.8%



## East – Deprivation

- Most deprived – St Matthews
  - 14<sup>th</sup> most deprived in Leicester
- Next most deprived – Tailby Estate (18<sup>th</sup> in City)
  - Claydon Road, Martival and Portwey area
- Both neighbourhoods in most deprived 5% nationally
  - Fewer than for South or West
  - Average of ranks is lower than South
- Least deprived – Maidenwell Road (Hamilton)
- Ranked 185 out of 192 (2015 Indices of Multiple Deprivation)



## East Area – Council Housing

- Inner city high density
- High rise
- Outer estates – “traditional” 1930/1950/1960
- 20 % maisonettes (0.3% West & South)
- 38.7% households with dependent children
  - 29% for East and South
- Only 33.9% houses, 57% in West and South



## East – Vacant Properties

- 444 adverts in past year
- 17 of the 20 highest “bidded” properties were 2 bed
- Remaining 3 were 3 bed
- Bedsits- fewest bids
- Citywide data:
  - Bedsit 7.7 bids per advert
  - One beds 55.4 bids per advert



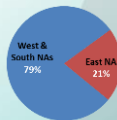
## East NA – Data (36% housing stock)

### Rent Arrears



- 30 % of City arrears
- 31% of East NA arrears are in Wycliffe Ward
- 2015/16 – 18 evictions
  - 3 family, 15 single
- To Dec2016 - 17 evictions
  - 5 family, 12 single

### ASB



- 2015 year
  - 192 cases
  - 917 citywide (c 20%)
- 34% nuisance
- 32 % conflict with neighbour
- No ASB evictions between April 2015 – Dec 2016



## East NA - Summary

- High density
  - Emerging communities
    - 35% Asian households
    - 5.1 % West & South
  - Language barriers
  - Lack of houses
  - Overall deprivation
- But
- Low ASB
  - Average Rent arrears
  - Main problem seems to be parking !



## East NA – Capital investment

	Boilers	Electrical Improvements	Kitchens/Baths	Upvc Windows/Doors	Re-roofing	Upvc Fascias/Soffits	Total Spend/properties
Humberstone	£381,660	£306,900	£130,000	£0	£10,000	£0	£828,560
Properties	198	26	0	2	0		226
Rowells Hill	£442,954	£263,500	£205,000	£4,000	£5,000	£285,600	£1,206,054
Properties	170	41	1	1	84		297
Central East	£166,560	£12,450	£300,000	£4,000	£5,000	£34,000	£521,060
Properties	8	60	1	1	10		80
Total spend	£991,174	£582,800	£635,000	£8,000	£20,000	£319,600	£2,556,674
Total properties		376	127	2	4	94	603



## St Peters Refurbishment

- 4 x blocks
- £10 m capital, est 6 years
- Framland & Clipstone – complete
- Gordon due June 2017
- Maxfield – commencing Sept 17
  - Internal alterations
  - Renew heating
  - New kitchen and bathroom
  - Asbestos removal
- Carrying out fire safety works at same time
- Decision pending on Goscote.



## Environmental Projects completed

### Included

- Parking spaces
- Bulb planting
- Multi-use area
- Fencing
- Bins and bin stores
- Communal painting
- Flooring



## From this....



Ontario Close, St Matthews

## To this



## Spring has sprung



Charnwood Walk



## Now you see it



## Now you don't



Beatty Avenue



## Rona Gardens



**Bowhill Grove**

- Open grass area
- Unightly
- Mud
- Not inviting



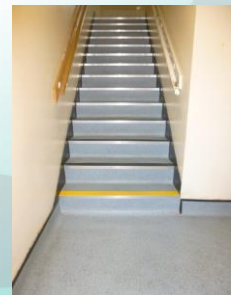
Improved



Redwood Walk



**Internal Improvements**



**Old and tired**



**Refreshed**



## 2017/ 2018 Proposed Projects (examples)

- Parking on Chester Close.
- New gates Everest Court / Bellholme Close.
- Repainting bin room doors.
- Rendering to maisonettes.
- Parking in Charnwood.
- Additional lighting.
- Resurfacing paths in Netherhall.
- Bulb planting in Morton.
- Internal painting.
- Fencing to green areas.
- Lighting to bungalows.
- Landscaping.



## Estimated spend – 2017/18 Environmental Improvement Budget

- |                        |            |
|------------------------|------------|
| • Wycliffe             | • £120,000 |
| • North Evington       | • £61,000  |
| • Humberstone/Hamilton | • £10,000  |
| • Troon                | • £20,000  |
| • Thurncourt           | • £55,000  |
| • Evington             | • £12,500  |



## Questions

