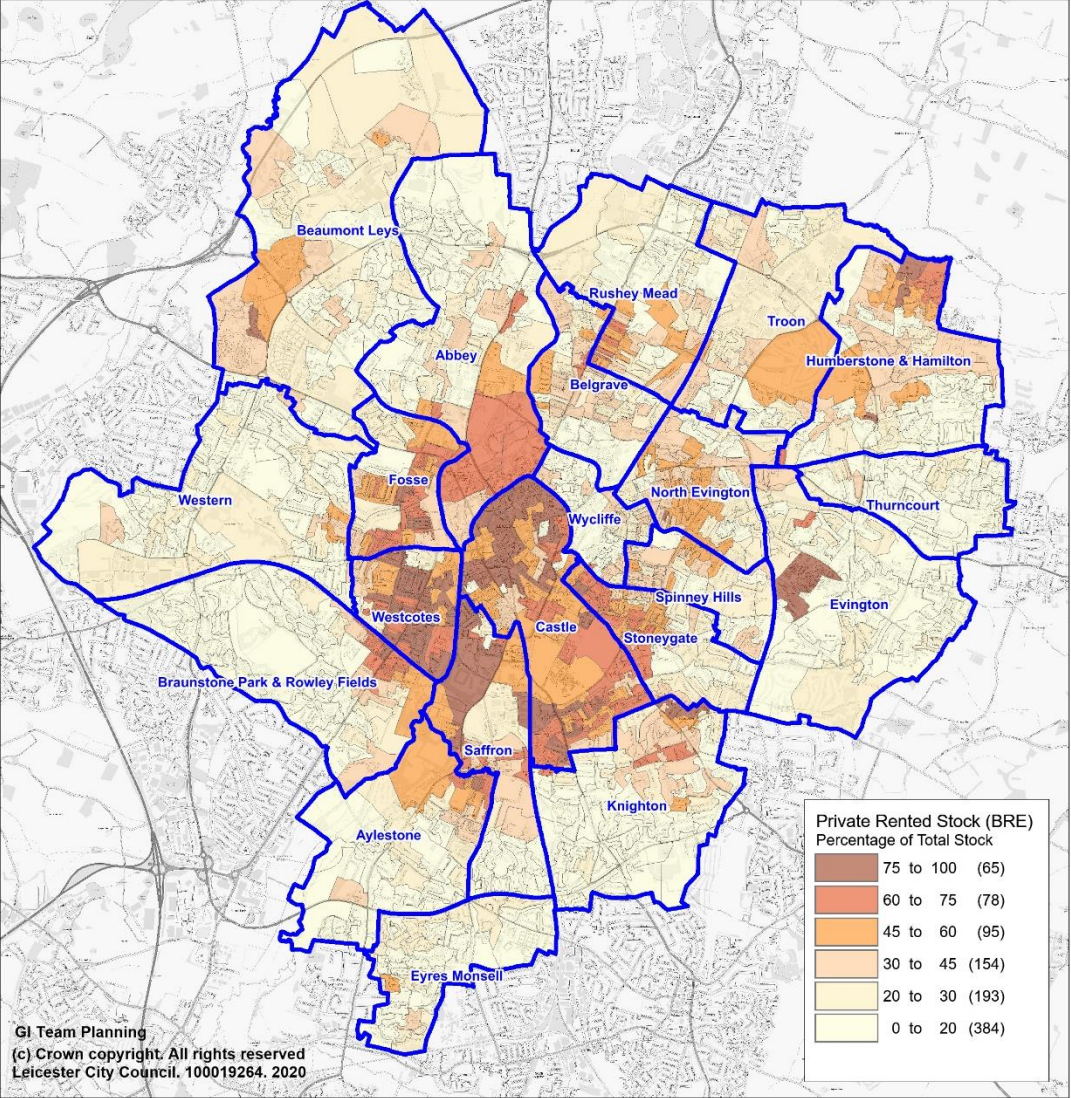


Discretionary Licensing (Selective and Additional) Schemes – Data Analysis

Private Rented - Percentage of All Stock by Census Output Area



This map shows large parts of the City where the percentage of Private Rented properties (BRE modelled data) is above the national average (19%). There are particularly high concentrations (areas with concentrations over 75%) in Westcotes, Castle, Fosse, Saffron, Stoneygate and pockets of high concentrations on the edge of Braunstone Park and Rowley Fields and Hamilton.

There are also a couple of outliers near in Beaumont Leys and Evington near the Glenfield and General Hospitals with staff accommodation.

NB: The data source used for the mapping of private rented dwellings and Houses in Multiple Occupation (HMOs) across the city is the BRE Integrated Dwelling Level Housing Stock Modelling Report and Database for Leicester City Council (Sept 2020). The BRE Housing Stock Model data and the BRE report and database provides a modelled data set to estimate the location and concentration of HMOs and private rented dwellings by area for Leicester city.

Housing Condition and Anti-social Behaviour Across the City and By Tenure Type

Using data from the Council’s case management system (Uniform) it is clear that issues with condition and antisocial behaviour vary between different tenure types, Private Rented and HMOs (BRE Modelled Data) and across different areas of the city.

Table 1: Cases against Dwellings by Tenure type across the City

Tenure	Total Dwellings	All Housing Issues /Complaints		Noise		Housing Condition		Public Health		Fly Tipping	
		%	*Number	%	Number	%	Number	%	Number	%	Number
All Stock	142261	7.3%	10641	2.9%	4095	1.4%	2046	1.5%	2197	2.2%	3065
All Priv Rented	49501	10.8%	5356	3.8%	1870	3.1%	1524	1.7%	837	3.6%	1771
HMOs – (BRE modelled data)	9649	17.0%	1640	6.6%	639	4.3%	419	2.6%	247	6.3%	607
Priv Rented – Non HMOs	39852	9.3%	3716	3.1%	1231	2.8%	1105	1.5%	590	2.9%	1164

* Number and percentages relate to the number of dwellings that have cases in these categories against them

Case data was analysed for complaints and issues relating to dwellings in the period 2017 to 2020 for the following categories:

- Noise nuisance
- Housing condition - including housing defects, overcrowding, fire safety concerns, defective gas appliances, excess cold, damp),
- Public health – including defective drains, pests, filthy and verminous premises, rubbish accumulation, other public health nuisance.
- fly-tipping

Cases – Housing Condition, Public Health and Antisocial Behaviour (fly tipping and noise)

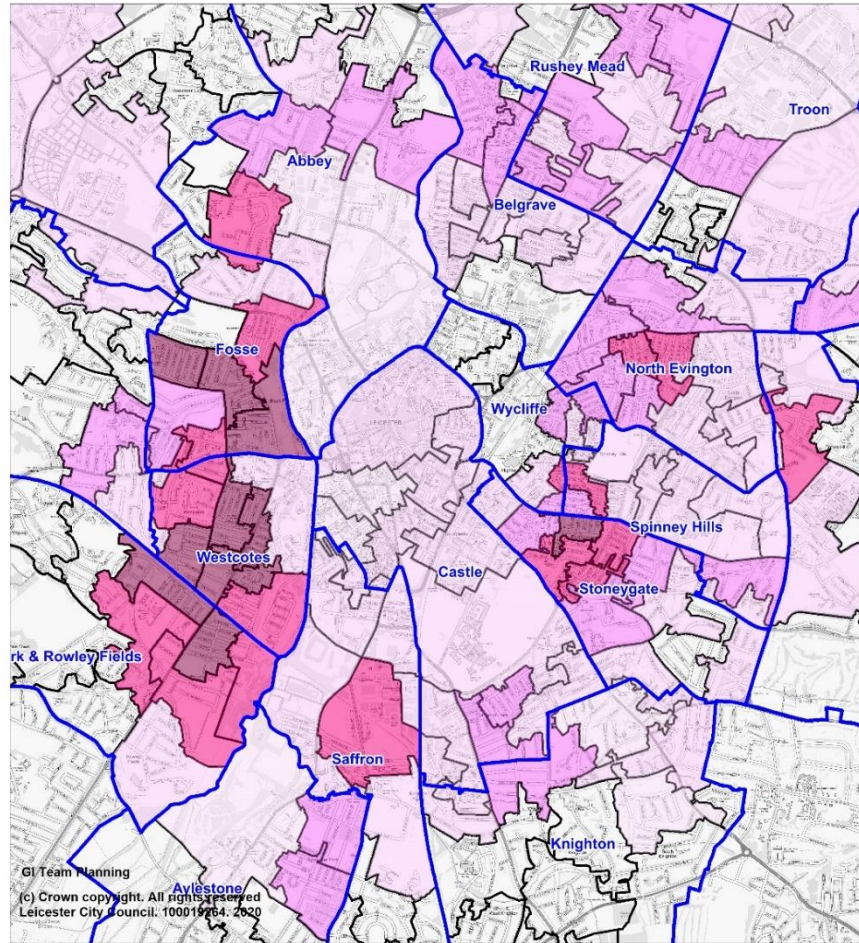
The wards where complaints are highest for both Private Rented in general and HMOs (BRE Modelled Data) in particular are Fosse, Westcotes, Stoneygate and Braunstone Park & Rowley Fields. Whilst Castle has a very high proportion of Private Rented dwellings, issues are much lower as a percentage (for example at 6.9% compared to 20.5% for Fosse) in this area. Castle in general has a large amount of modern purpose built flats in the city centre although it does have some older stock further out of the centre. This is based on data for the whole ward and does not go into as much detail as the smaller LSOAs

Table 2: Dwellings with Complaints/issues by Tenure type (BRE Modelled Data) and Ward across the City

Ward_Name	Total Dwellings	Total Private Rented	% PR of all Stock	Private Rented with complaints	% of PR with complaints	Total HMOs	HMOs with complaints	% of HMOs with complaints
Abbey	9501	2616	27.5%	197	7.5%	423	59	13.9%
Aylestone	5326	1526	28.7%	129	8.5%	187	12	6.4%
Beaumont Leys	7318	1694	23.1%	110	6.5%	261	19	7.3%
Belgrave	6321	1916	30.3%	172	9.0%	329	35	10.6%
Braunstone Park & Rowley Fields	8092	1924	23.8%	342	17.8%	567	135	23.8%
Castle	13975	9004	64.4%	623	6.9%	1481	162	10.9%
Evington	6450	1381	21.4%	108	7.8%	225	25	11.1%
Eyres Monsell	4895	959	19.6%	76	7.9%	108	8	7.4%
Fosse	6551	3350	51.1%	688	20.5%	845	218	25.8%
Humberstone & Hamilton	7344	2396	32.6%	161	6.7%	204	15	7.4%
Knighton	6986	1679	24.0%	101	6.0%	327	30	9.2%
North Evington	6574	2257	34.3%	264	11.7%	327	41	12.5%
Rushey Mead	5737	1881	32.8%	168	8.9%	258	27	10.5%
Saffron	6007	2821	47.0%	284	10.1%	749	119	15.9%
Spinney Hills	3781	1280	33.9%	130	10.2%	154	16	10.4%
Stoneygate	7303	3183	43.6%	486	15.3%	1020	215	21.1%
Thurncourt	4419	703	15.9%	54	7.7%	89	8	9.0%
Troon	5176	1370	26.5%	126	9.2%	190	19	10.0%
Westcotes	7719	5308	68.8%	913	17.2%	1526	440	28.8%
Western	8179	1378	16.8%	130	9.4%	236	17	7.2%
Wycliffe	4598	875	19.0%	94	10.7%	143	20	14.0%
Total	142252	49501		5356	10.8%	9649	1640	17.0%

Selective Licensing Evidence Base (Private Rented Dwellings)

Map Showing High Percentage of Private Rented Properties
High levels of poor housing condition and antisocial behaviour



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Avistone
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Areas over 20% PR stock, with high levels of complaint on condition and antisocial behaviour. (Over 15% of all PR and over 50 case in area)

Housing Condition and Antisocial Behaviour Complaints By Property - Perc of total PR stock

20 to 27.9	(10)
15 to 20	(15)
10 to 15	(30)
5 to 10	(58)
2.9 to 5	(11)

This includes complaints on Condition, Fly Tipping, Noise, Pests etc

Leicester Wards

Analysis of issues relating to housing condition and anti-social behaviour – mapped across the city focusing on Private Rented Dwellings.

The map shows concentrations of complaints and issues relating to properties in the private rented sector for property condition and antisocial behaviour (fly tipping, noise). Analysed for areas with over 20% private rented dwellings.)

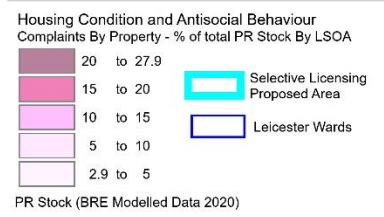
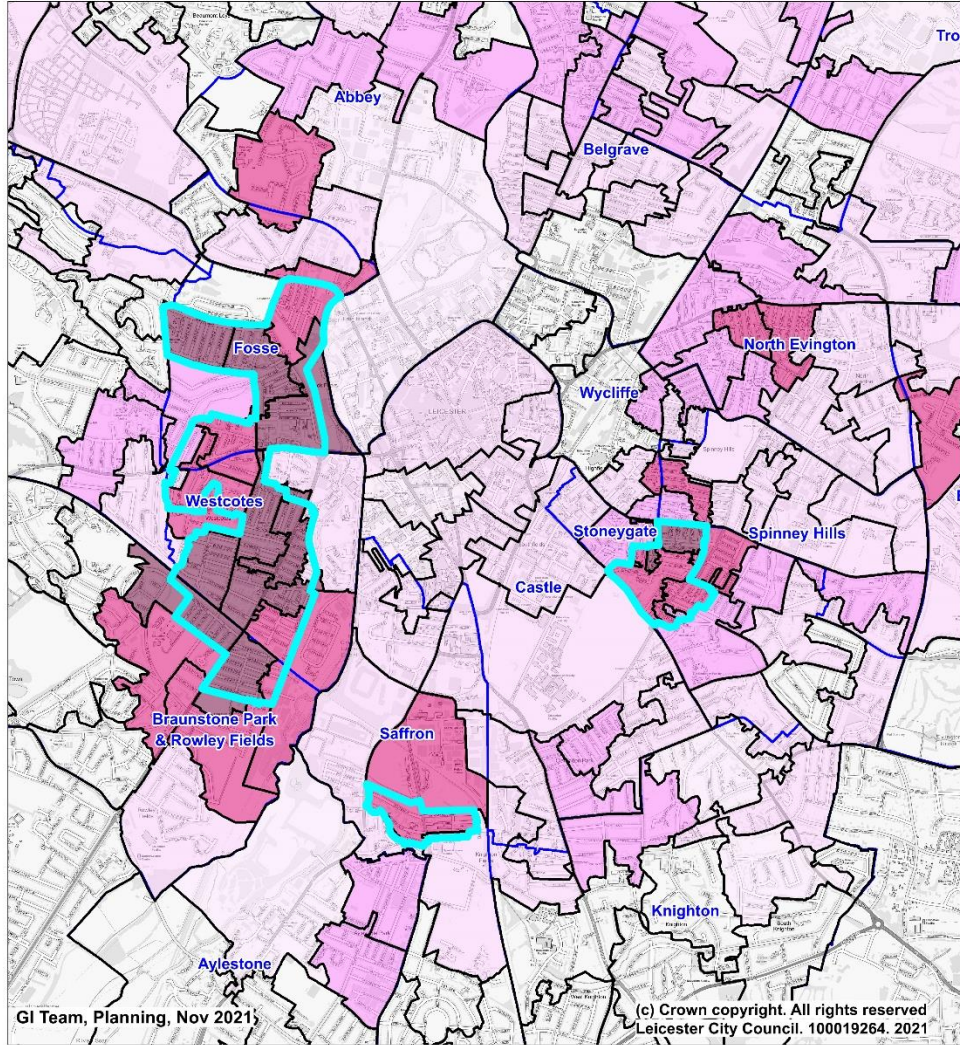
The highest concentrations of issues (see Table 2) are shown in areas of

- Westcotes,
- Fosse,
- Braunstone Park & Rowley Fields
- Stoneygate.

However analysis at this finer level of detail (Lower Super Output Area) shows that the spread is not even across the whole of the wards.

The map shows a few areas with slightly lower levels of issues in other parts of the city such North Evington and Abbey but not to the same extent as the wards listed above.

Map Showing LSOA areas with a High Percentage of Private Rented Properties
Levels of housing condition and antisocial behaviour By LSOA



Selective Licensing – Suggested Scheme area bounded by light blue line

Estimated number of Private Rented Dwellings in the area – 8784 (BRE modelled data)

LSOAs selected include those with the highest proportion of cases per total number of PR properties PLUS with an overall high level of cases (more than 50 in the area)

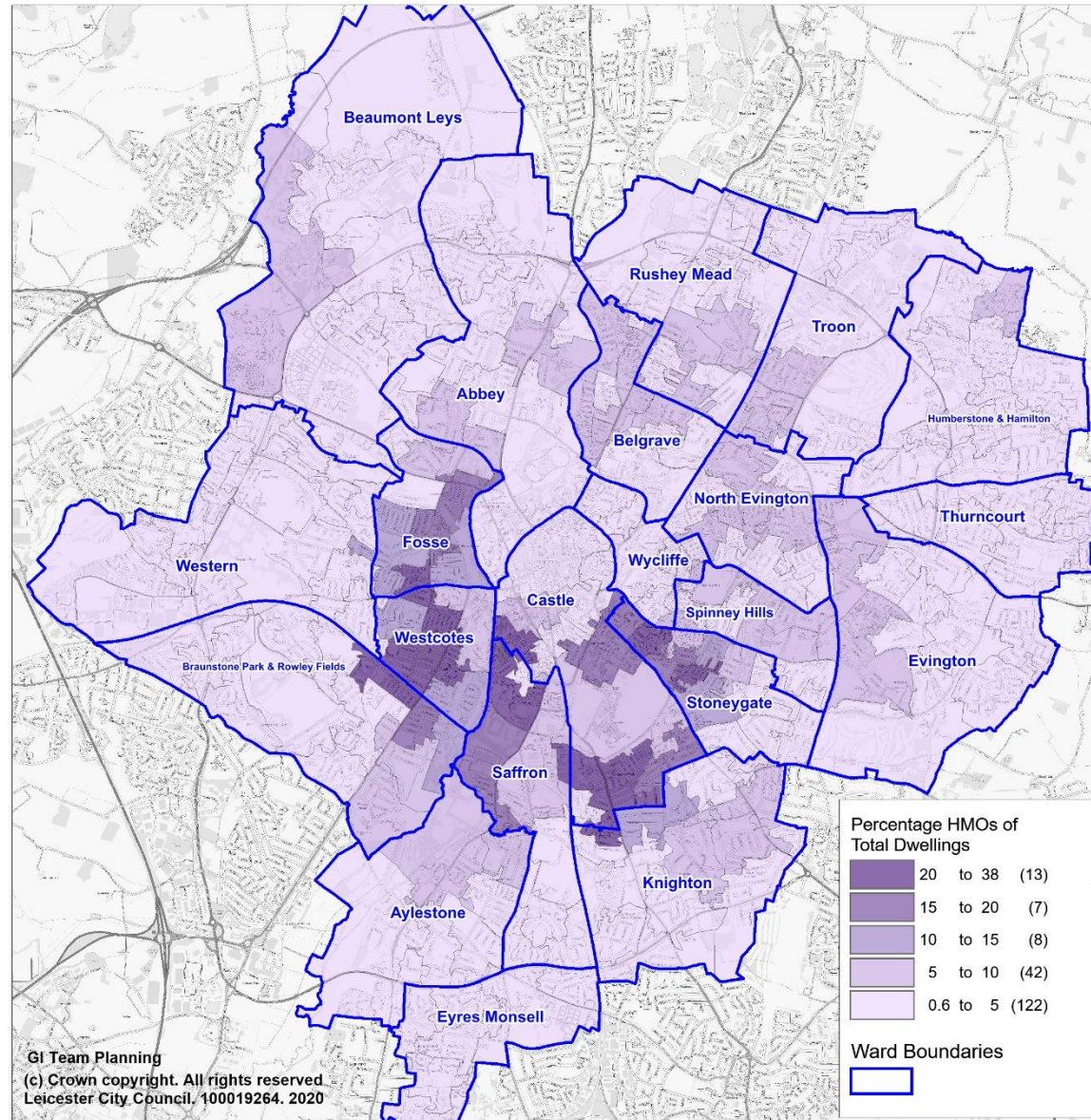
Table 3: LSOAs in Selective Licensing Scheme Area - Complaints/issues by Tenure type and LSOA
 *Housing stock data from BRE Housing Stock Model

Ward	LSOA	Total Dwellings	Private Rented*	% PR	HMOs*	% HMO of All	Num Cases PR	% Cases PR	Num Cases HMO	% Cases HMO
Fosse	Leicester 016A	851	528	62.0	157	18.4	92	17.4	37	23.6
Fosse	Leicester 016B	828	461	55.7	102	12.3	95	20.6	24	23.5
Fosse	Leicester 016C	1057	700	66.2	164	15.5	149	21.3	50	30.5
Fosse	Leicester 016D	1215	658	54.2	163	13.4	183	27.8	49	30.1
Stoneygate	Leicester 022E	622	226	36.3	32	5.1	52	23.0	5	15.6
Westcotes	Leicester 023A	798	656	82.2	273	34.2	170	25.9	93	34.1
Westcotes	Leicester 023B	760	631	83.0	281	37.0	128	20.3	72	25.6
Westcotes	Leicester 023D	966	761	78.8	245	25.4	165	21.7	82	33.5
Westcotes	Leicester 023E	744	532	71.5	282	37.9	102	19.2	63	22.3
Westcotes	Leicester 023F	716	365	51.0	77	10.8	63	17.3	16	20.8
Westcotes	Leicester 023G	550	318	57.8	197	35.8	73	23.0	51	25.9
Stoneygate	Leicester 027D	1023	565	55.2	191	18.7	96	17.0	54	28.3
Stoneygate	Leicester 027F	593	355	59.9	201	33.9	67	18.9	38	18.9
BP & RF	Leicester 028E	636	342	53.8	185	29.1	78	22.8	48	25.9
Westcotes	Leicester 029C	1803	1297	71.9	260	14.4	204	15.7	84	32.3
BP & RF	Leicester 029D	810	515	63.6	159	19.6	123	23.9	50	31.4
Saffron	Leicester 031D	943	420	44.5	66	7.0	75	17.9	17	25.8

The boundary largely follows LSOA boundaries but altered in a few areas to follow more logical boundaries according to local knowledge. Eg large modern development excluded in Western as unlikely to have property condition issues. Boundaries of 31D and 29C modified to exclude large very modern developments.

Additional Licensing – Concentrations of HMOs over the City

Percentage of HMOs of Total Stock By LSOA



This map shows that there are high proportions of HMOs (BRE Modelled data) in the city. In particular these are highly concentrated (with areas where HMOs form over 20% of total stock) in areas of Westcotes, Fosse, Saffron, Castle, Stoneygate and the edge of Braunstone Park & Rowley fields.

The HMO data is taken from the BRE Housing Stock Modelling Report and Database for Leicester City Council

Additional Licensing – (Focus on Houses in Multiple Occupation)

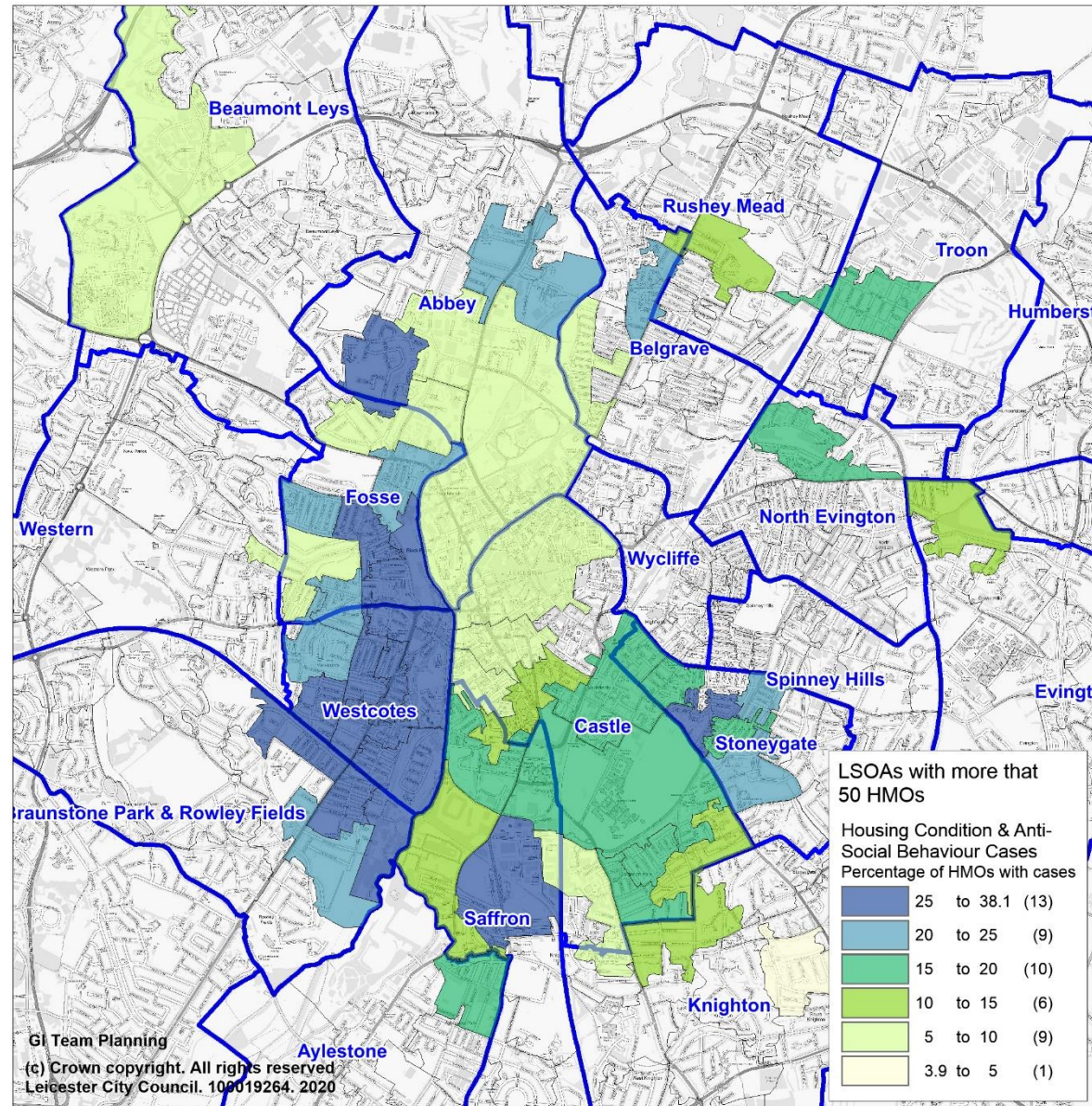
Table 4: Cases against Dwellings by Tenure type (BRE modelled data) across the

City	Tenure	Total Dwellings	All Housing Complaints		Noise		Housing Condition		Public Health		Fly Tipping	
			%	Number	%	Number	%	Number	%	Number	%	Number
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The case data shows a particular problem with HMOs in the city

The data shows 17% of HMOs city wide with issues compared with 7.3% of all housing stock (cases period 2017 to 2020), similarly this is the case for all the categories of issues (Noise, Housing Condition, Public Health & Fly Tipping) which are all significantly higher in the HMO category. For example Fly Tipping 6.3% of HMO properties with fly tipping cases as opposed to 2.2% of all stock.

Housing Condition & ASB for HMOs By LSOA - Percentage of Cases out of Total



Additional Licensing – City Wide

Analysis of HMOs – areas with highest concentration of issues where there is also a high number of HMOs in those areas (over 50 HMOs in LSOA)

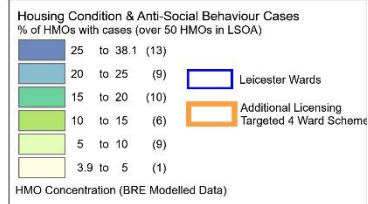
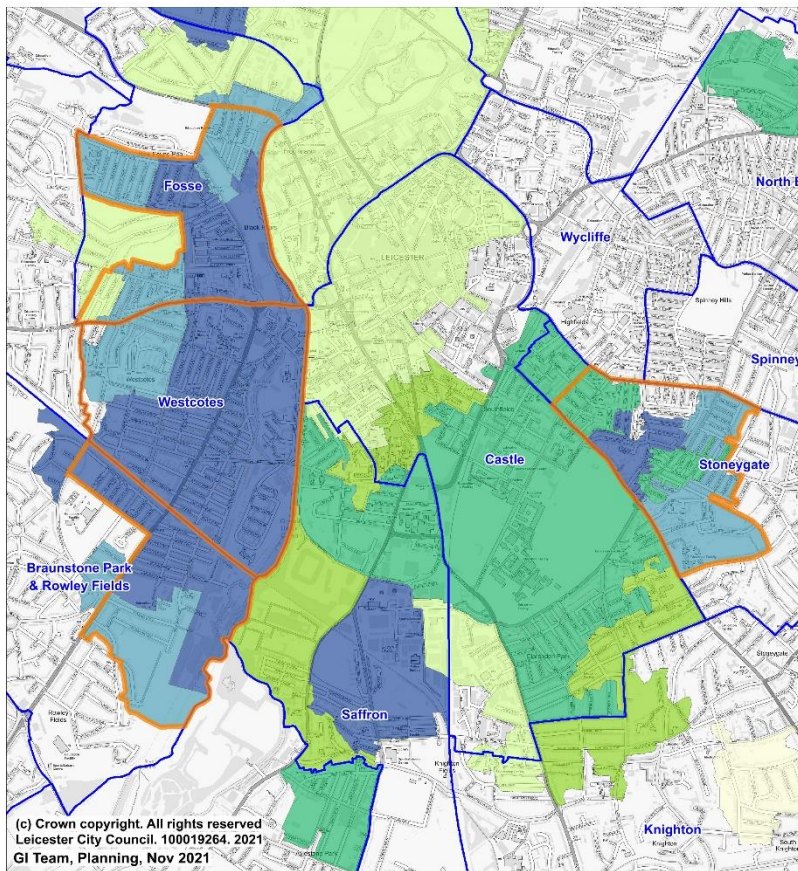
Map showing concentrations of cases against HMOs housing condition and ASB (noise and fly-tipping) as proportion of the total number of HMOs (BRE modelled data) in the Area.

Highest concentrations of issues in areas of – Westcotes, Fosse, Braunstone Park & Rowley Fields (bordering Westcotes) and Stoneygate. In addition there are smaller areas of high concentrations in Saffron and Abbey and areas with medium levels in Castle and some other areas in Belgrave, Tron, North Evington, Aylestone, Evington and Rushey Mead etc.

These show similar areas to the analysis across the whole of the PR sector (as these include the HMOs) with the exception of the smaller concentrations in Abbey and Belgrave being more noticeable. These may relate to the new developments in these areas. Not traditionally areas of housing problems but maybe the HMOs causing problems with neighbours.

Additional Licensing (HMOs) – 4 Ward Scheme

Housing Condition & ASB Cases Related to HMOs (BRE Modelled Data)
Map Showing Percentage of HMOs with Cases in LSOAs- Targeted 4 Ward Areas



Areas within the 4 Wards with highest concentrations of issues with HMOs (**areas bounded by bronze lines**) Parts of Westcotes, Fosse, Braunstone Park & Rowley Fields and Stoneygate wards with a concentration of issues.

Wards with the highest rates of issues / complaints relating to HMOs (See Page 3 Table 2)

- Westcotes – 28%
- Fosse – 25.8%
- Braunstone Park & Rowley Fields – 23.8%
- Stoneygate – 21.1%

So for example 28% of HMOs in Westcotes have had a case logged on that property in the period 2017 to 2020