# Ricky Lee sentenced to 25 years for abusing vulnerable women in temporary housing



Ricky Lee, who was employed as a handyman at Eastfield guesthouse in Peterborough, has been sentenced to 25 years in prison following convictions for raping and sexually assaulting women staying at the property. The guesthouse was being used to house homeless individuals when the offences occurred over a seven-month period from June 2022. Lee had initially been placed there as a homeless person himself and lived rent-free in a caravan on the grounds in exchange for carrying out maintenance work.

Detective Chief Inspector Amerjit Singh of Cambridgeshire constabulary explained: “Lee exploited vulnerable women believing he could get away with it because they had dependency issues. Most were too scared to report what had happened.” One victim was raped twice within hours of being placed at the property by her local authority.

The judge who sentenced Lee commented on the case, stating it was “inconceivable management gave you the responsibility they did”. This incident has prompted scrutiny over the oversight of companies providing temporary accommodation for some of the more than 100,000 households living in such housing across England.

Analysis conducted by Shelter reveals that over 200,000 children are expected to be living in temporary stopgap housing by the end of this parliamentary term, representing a 26% increase over five years. Meanwhile, taxpayer costs are anticipated to rise by 71% to nearly £3.9 billion annually. The burgeoning temporary accommodation sector includes hotel chains, travel agencies, and caravan parks profiting from the shortage of affordable housing amid soaring waiting lists and rising private rents.

Eastfield guesthouse received £4.5 million in public funds from various local authorities between 2021 and 2024 to house homeless individuals. Peterborough City Council spent over £2.5 million on the accommodation during this period, citing the guesthouse as emergency temporary accommodation when other options were full. The council stated it was not informed of the allegations against Lee until 7 February 2025, after his conviction. Matt Oliver, the council’s head of housing needs, said, “As soon as we found out, we set up weekly meetings with Eastfield guesthouse to find out what had happened and to ensure that residents were safe. A range of new security and safeguarding measures have been introduced to ensure this can never happen again.”

South Cambridgeshire District Council also reported becoming aware of the allegations in June 2022. Following “rigorous checks”, the guesthouse continues to be used to accommodate individuals, although it is not used for families or children. The council added that all staff employed there hold Disclosure and Barring Service (DBS) checks and casual staff are prohibited from entering guest rooms without another staff member present. Eastfield guesthouse did not respond to requests for comment.

In a separate but related situation, Newham Council has paid more than £2.4 million to a company called HungerBurger, a fast-food restaurant that ceased operations and has been progressively converted into a hotel to house homeless families. The Guardian visited the off-site extension of the hotel, branded as Barking Hotel, noting ongoing work to expand room capacity. Resident Rebecca Adebayo, aged 44, moved in January with her two toddlers and described the accommodation as being in poor condition. She said, “The room has started cracking. They just rushed to build it,” and noted that the central heating was not connected when she moved in, being provided with a portable heater instead. The room also featured exposed walls and wiring, some of which was later plastered over.

More than a dozen families within the extension share a single kitchen and are charged £9.24 per week for breakfast, often consisting of cold items such as bread and cheese. Clothes washing facilities are absent, with residents relying on costly launderettes or washing clothes in bathroom sinks. A pregnant woman who previously lived at the hotel reported being forced to share a bed with her teenage son.

Paul Kitson, Newham Council’s corporate director of inclusive economy and housing, acknowledged the challenges in sourcing suitable temporary housing. He stated, “An overheating property market, persistent low levels of housing supply and insufficient levels of government funding across many years have led us to this point. We simply do not have enough suitable accommodation to house everybody within the borough.” Kitson highlighted that the council is building homes at the fourth-highest rate nationally and maintains inspections of temporary accommodation properties, asking residents to report any concerns.

Requests for comment from HungerBurger went unanswered.

This series of incidents reflects ongoing pressures in the provision of temporary accommodation for homeless and vulnerable populations within England, amid challenges of rising demand, regulatory oversight, and maintaining appropriate standards in facilities.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.cambs.police.uk/news/cambridgeshire/news/2025/january/rapist-sentenced-to-25-years-in-prison/> - This URL supports the claim about Ricky Lee being sentenced to 25 years in prison for raping and sexually assaulting women at the Eastfield guesthouse in Peterborough.
2. <https://hellorayo.co.uk/greatest-hits/rutland/news/man-attacked-women-peterborough-guesthouse-jailed/> - This article corroborates the details of Ricky Lee's crimes and his role as a maintenance man at the Eastfield guesthouse.
3. <https://england.shelter.org.uk/> - Although not directly linked, Shelter's website provides context on the broader issue of temporary housing and homeless crisis in England, aligning with the analysis mentioned in the article.
4. <https://www.peterborough.gov.uk/council-tax-and-benefits/housing-needs-and-homelessness> - This URL provides background information on Peterborough City Council's housing needs and policies, which relate to the article's discussion of temporary accommodation.
5. <https://www.newham.gov.uk/news/press-releases/> - Newham Council's press releases can offer information on their housing policies and challenges in providing temporary accommodation, as described in the article.
6. <https://www.theguardian.com/society/homelessness> - The Guardian often covers issues related to homelessness and temporary accommodation in the UK, providing context for the challenges faced by councils like Newham.
7. <https://www.theguardian.com/news/2025/apr/29/the-room-has-started-cracking-concern-condition-stopgap-housing-england> - Please view link - unable to able to access data