



# Consultation on Local Lettings Policy for New Build in Beeston & Holbeck

## Report of Findings May 2014

### 1. Introduction

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Over the next two years, the Little London, Beeston Hill and Holbeck Housing Regeneration Project will deliver 388 new council homes for rent. These new homes are part of a wider programme that will see Leeds City Council providing more than 1,000 new properties by 2016. The first flats and houses will be developed at Folly Lane, Coupland Place, Coupland Road, Malvern Road and St Luke's Green. In May 2014 Housing Leeds carried out a consultation event together with a mailshot within the PFI area collecting views and opinions from current and prospective tenants about the local lettings policy for these properties.

### 2.1 Survey Methodology

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The survey for recording people's views about the programme was devised by the Housing Management Team within Housing Leeds. The survey was given to attendees to the consultation event which was held in the PFI area on May 6<sup>th</sup> 2014. Additionally a mailshot was sent to prospective applicants who expressed an interest in living in the PFI area.

### 2.2 Survey Sample

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93 tenants and residents completed the consultation questionnaire. The breakdown of response by method is detailed below:

| Method                 | No. of responses |
|------------------------|------------------|
| PFI Consultation Event | 23               |
| Mailshot to applicants | 70               |

### 3 KEY FINDINGS:

#### 3.1 Report Findings

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The consultation has found that people who live in Beeston and Holbeck feel that preference for housing offers should be given to people with a local connection, and to people with a good tenancy record. Around two-thirds of responses felt that people with employment and those on training should also be given preference.

Around 73% felt that overcrowding meant that people should be given preference. 63% of respondents felt that families with dependent children living in high rise buildings should be given preference for housing in the area. Around 81% of responses said they agreed that disabled people who need adapted properties should get preference for housing in the area. 58% of responses felt that preference should be given to former or members of the armed forces for places in the area.

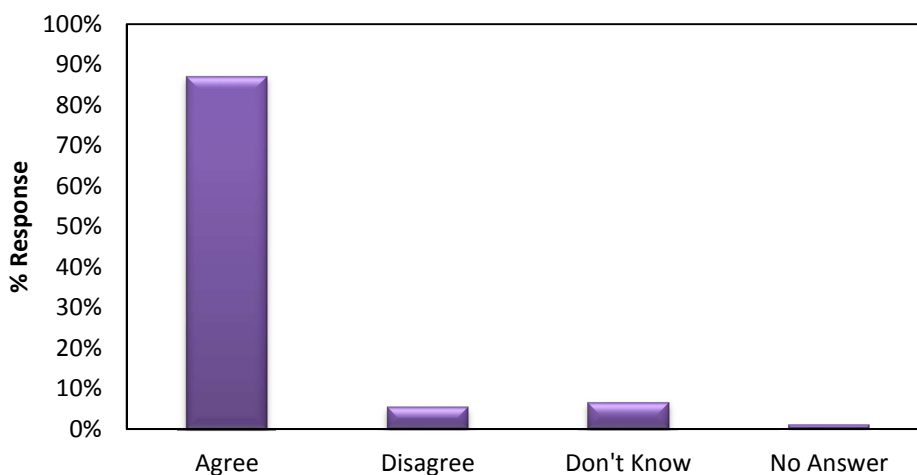
#### 3.2 Consultation Questions

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The first question ***“Do you agree that the following groups should be given preference for offers of new flats and houses (tick all that apply)”*** was broken down into 9 sections (labelled 1.a – 1.i) and participants were asked if they agreed that preference for housing should be given to certain types of applicants.

1.a People with a local connection to the area – this would include living or working in the area, or having close family living in the area.

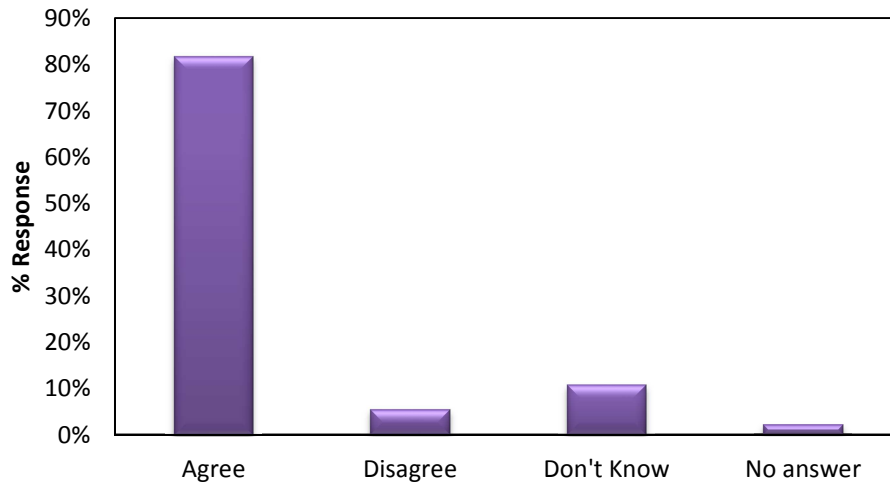
**1.a People with a local connection in the area**



|            | Agree | Disagree | Don't Know | No Answer |
|------------|-------|----------|------------|-----------|
| Responses  | 81    | 5        | 6          | 1         |
| % Response | 87%   | 5%       | 6%         | 1%        |

1.b Tenants and residents who have a good tenancy record i.e. no rent arrears, untidy garden or caused ASB?

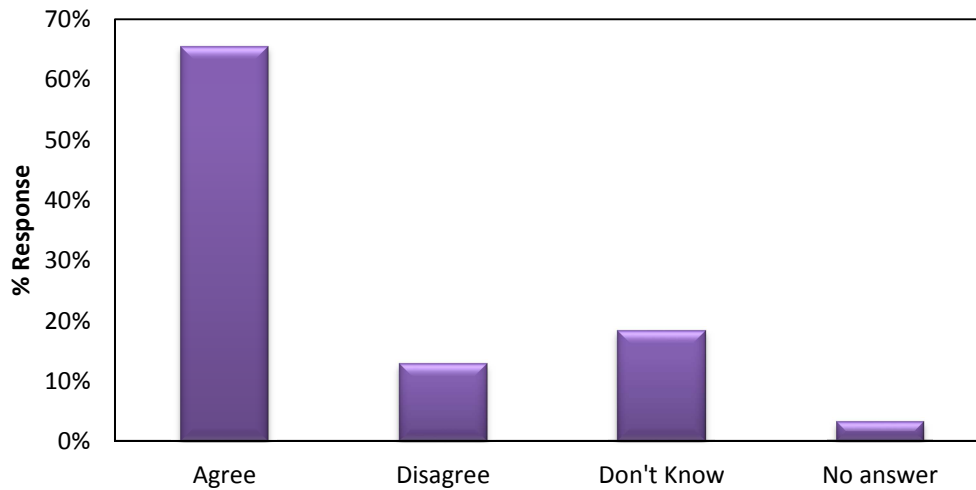
**1.b People with a good tenancy record**



|            | Agree | Disagree | Don't Know | No answer |
|------------|-------|----------|------------|-----------|
| Responses  | 76    | 5        | 10         | 2         |
| % Response | 82%   | 5%       | 11%        | 2%        |

1.c People in employment, key workers or people in training

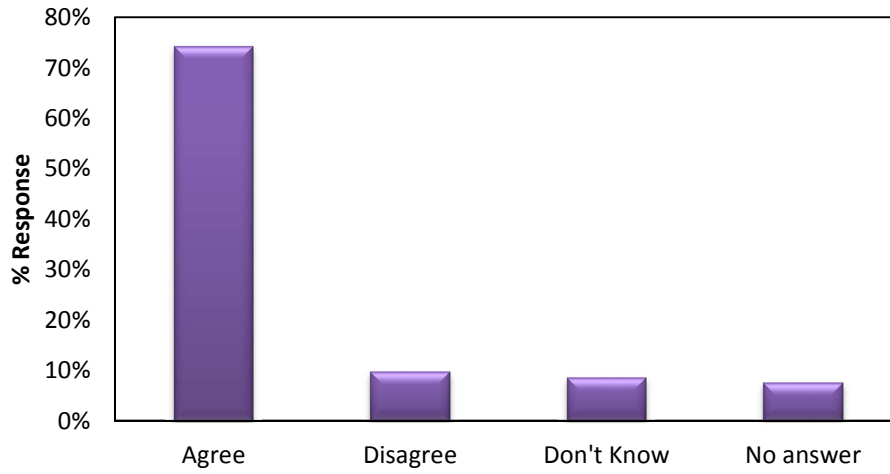
**1.c People in employment, key workers or training in the area**



|            | Agree  | Disagree | Don't Know | No answer |
|------------|--------|----------|------------|-----------|
| Responses  | 61     | 12       | 17         | 3         |
| % Response | 65.59% | 12.90%   | 18.28%     | 3.23%     |

1.d People who are living in overcrowded conditions

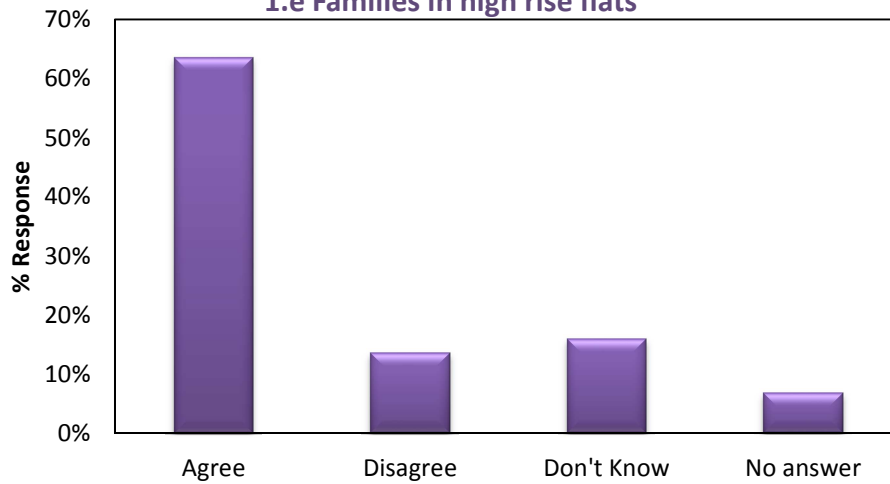
1.d People who are living in overcrowded conditions



|            | Agree  | Disagree | Don't Know | No answer |
|------------|--------|----------|------------|-----------|
| Responses  | 69     | 9        | 8          | 7         |
| % Response | 74.19% | 9.68%    | 8.60%      | 7.53%     |

1.e Families with dependent children who are living in high rise / multi storey flats

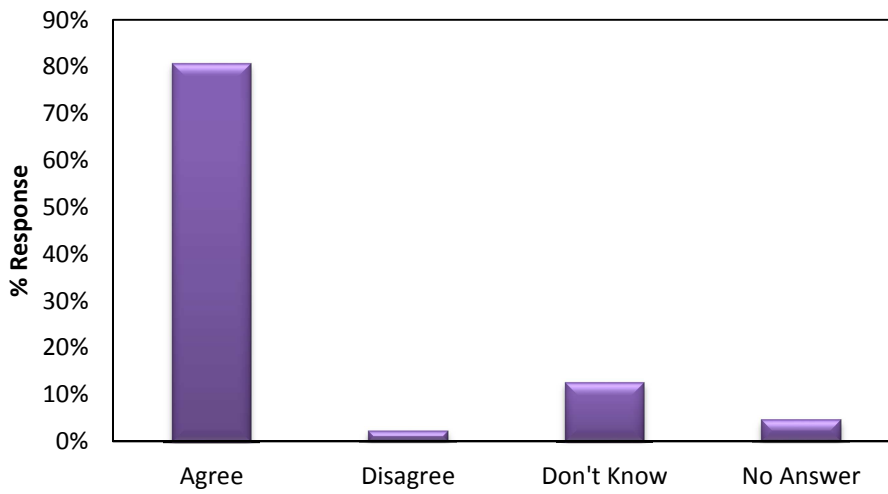
1.e Families in high rise flats



|            | Agree  | Disagree | Don't Know | No answer |
|------------|--------|----------|------------|-----------|
| Responses  | 59     | 14       | 14         | 6         |
| % Response | 63.44% | 15.05%   | 15.05%     | 6.45%     |

1.f Disabled people who need adapted properties to meet their needs

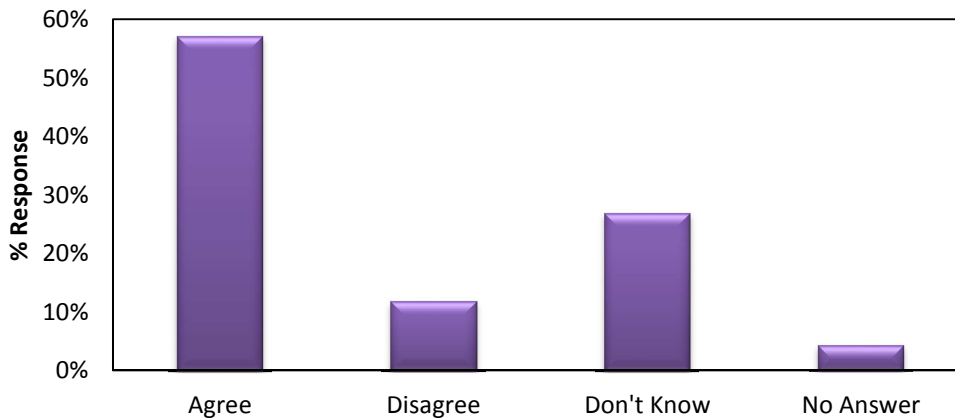
**1.f Disabled people who need adapted properties**



|            | Agree  | Disagree | Don't Know | No Answer |
|------------|--------|----------|------------|-----------|
| Responses  | 75     | 2        | 12         | 4         |
| % Response | 80.65% | 2.15%    | 12.90%     | 4.30%     |

1.g Members and former members of HM Armed Forces

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|            | Agree  | Disagree | Don't Know | No Answer |
|------------|--------|----------|------------|-----------|
| Responses  | 53     | 11       | 25         | 4         |
| % Response | 56.99% | 11.83%   | 26.88%     | 4.30%     |

The next 2 parts (1.h and 1.i) asked for further comments to the same question.

1.h Other groups: Please give details – 24 respondents made a written response to this question.

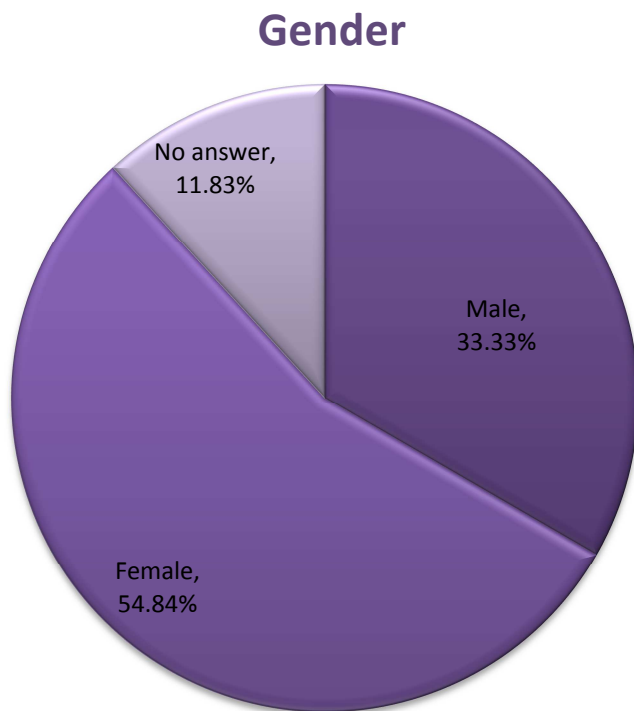
Responses included reference to the groups listed above (eg people with close family living in the area), and people who were rehoused as part of the regeneration undertaken in the area, other housing needs groups including homeless people, and older people in high rise accommodation who could move to a property where they could have pets, people living in private rented accommodation, age groups.

1.i Do you have any other comments? – 12 people wrote a comment in this section, including reference to the groups listed above.

### 3.3 Equality Monitoring Questions

The next part of the survey focussed on equality monitoring questions including gender, ethnicity, religion, disabilities and caring responsibilities

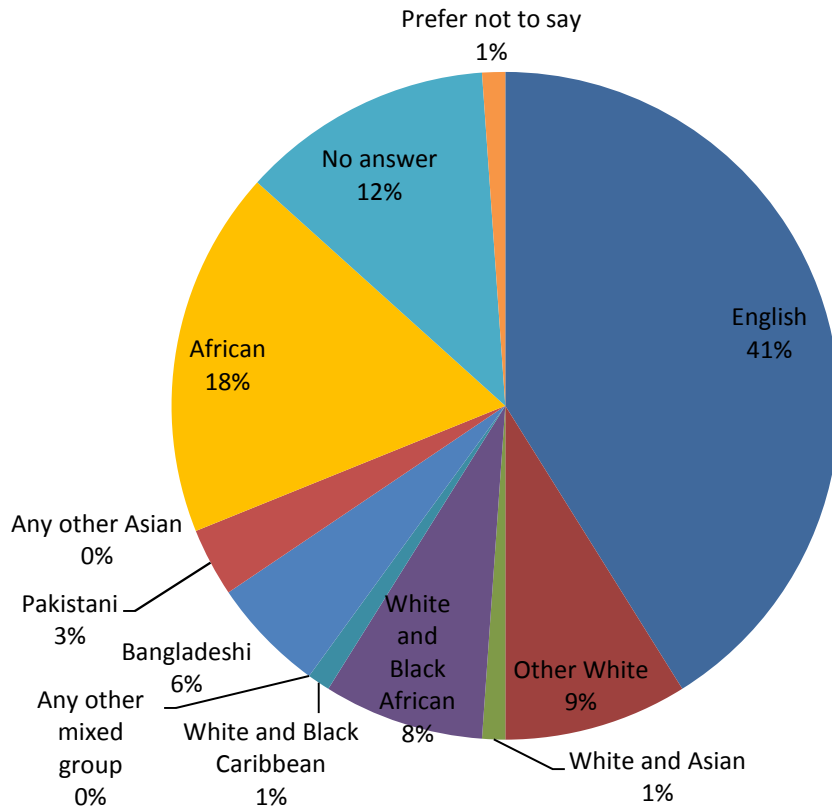
The breakdown of the respondents into these categories is shown below:



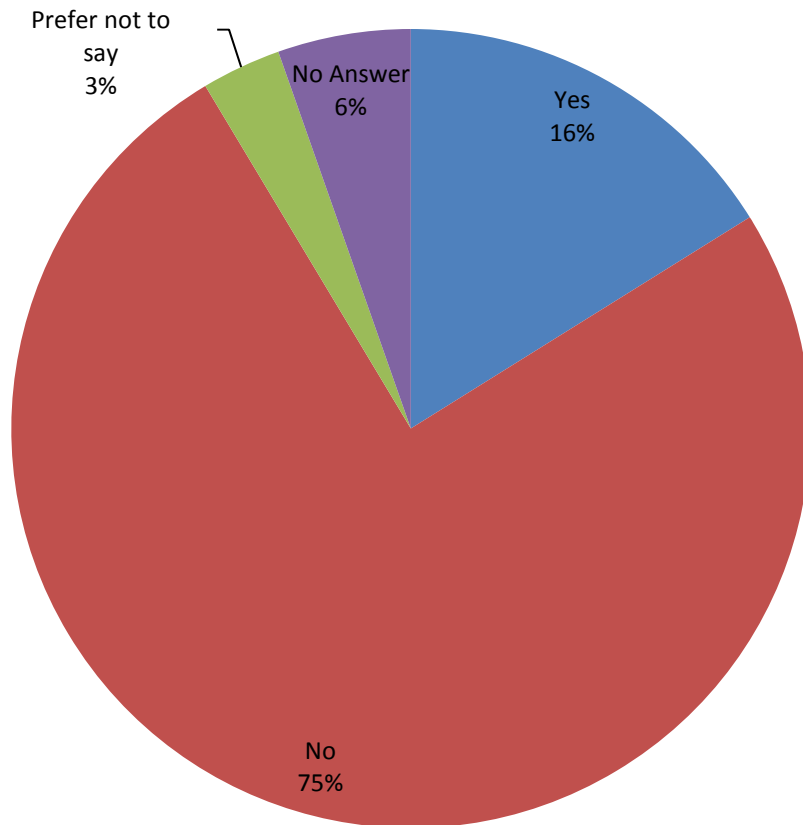
The average age of those responding to the survey is shown in the table below:

|                               | Age (years) |
|-------------------------------|-------------|
| Average age of men            | 49          |
| Average age of women          | 44          |
| Average age of all responders | 46          |

# Ethnicity of Survey Responders



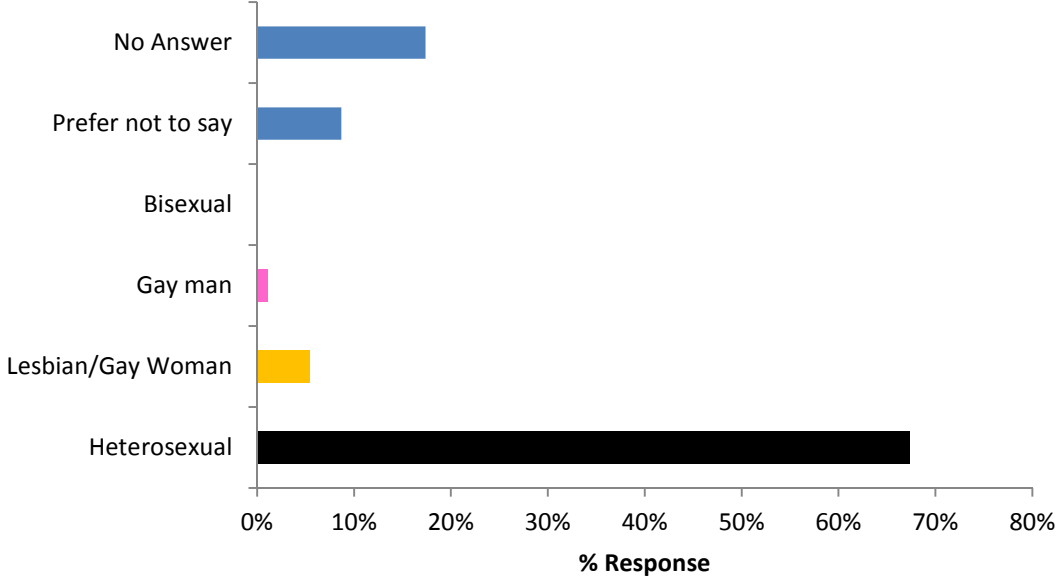
## Disability



In terms of those with disability, 16% of those that have been surveyed stated they had a disability, some of which showed multiple disabilities, with the highest number being for long standing illness/ health condition. The numbers of responses were low overall to draw a general conclusion for this category.

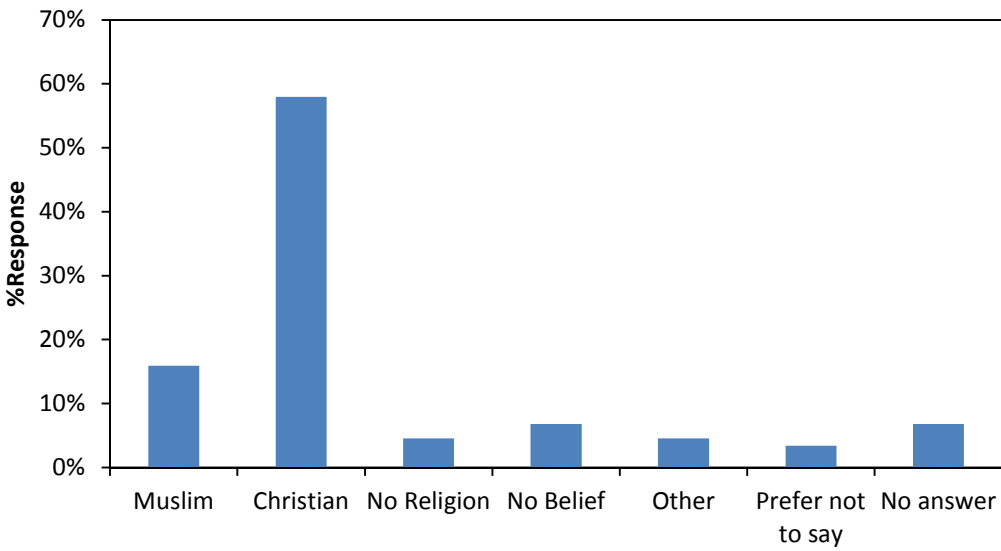


# Sexual Orientation

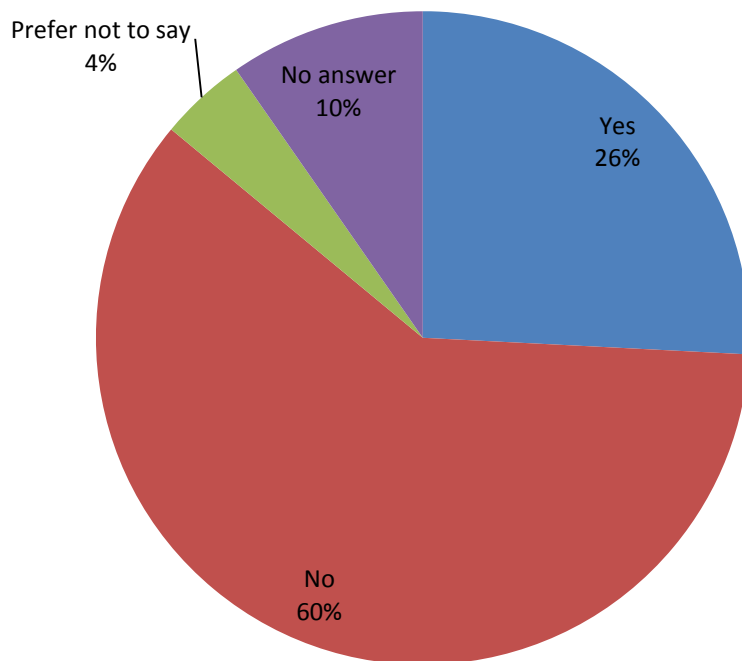


In terms of sexual orientation the responses show that by far, the highest number is for heterosexuals, with their view reflecting the overall view. The responses for every other kind were too small to draw a firm conclusion.

# Religion



## Do you consider yourself a carer?



## The property respondents currently live in

