



Consultation on Local Lettings Policy for New Build in Little London

Report of Findings November 2014

1. Introduction

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 houses in Little London are due to be handed over in the 2015 spring. In November 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

The survey for recording people's views about the programme was devised by the Housing Management Team within Housing Leeds. The survey was distributed to a number of venues and events such as the local school, Children Centre, Community Centre, 2 SC4L event and a tenant and resident meeting. It was also distributed to the attendees of the consultation event which was held in the Little London PFI area on May 8th 2014. Additionally a mailshot was sent to prospective applicants who expressed an interest in living in the PFI area.

2.2 Survey Sample

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

Method	No. of responses
PFI Consultation Event	13
Mailshot to applicants	138

3 KEY FINDINGS:

3.1 Report Findings

The consultation has found that people who live in Little London feel that preference for housing offers should be given to people with a local connection, and to people with a good tenancy record. Almost half of respondents felt that people with employment and those on training should also be given preference.

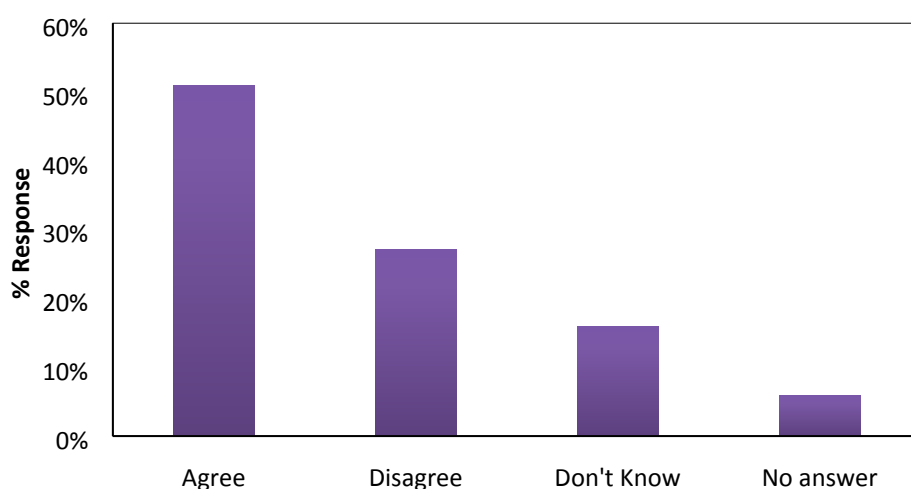
Around 45% felt that overcrowding meant that people should be given preference. 78% of respondents felt that families with dependent children living in high rise buildings should be given preference for housing in the area. Around 71% of respondents agreed that disabled people who need adapted properties should get preference for housing in the area. 37% of respondents felt that preference should be given to members or former members of the armed forces for places in the area.

3.2 Consultation Questions

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.j) and participants were asked if they agreed that preference for housing should be given to certain types of applicants.

1.a Tenants and residents living in Hyde Park and Woodhouse Ward who have a good tenancy record

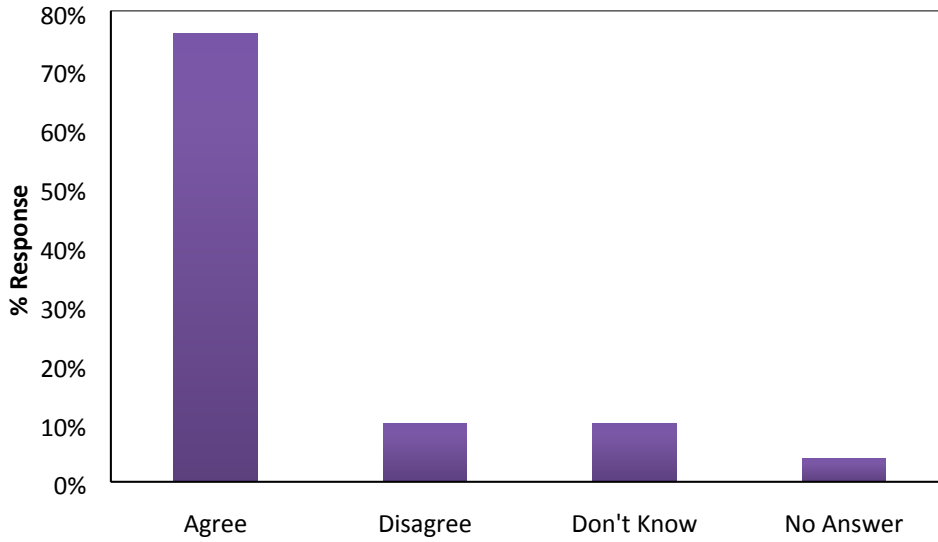
1.a Tenant and residents with a good tenancy record



	Agree	Disagree	Don't Know	No answer
Responses	77	41	24	9
% Response	51%	27%	16%	6%

1.b People with a local connection to the area

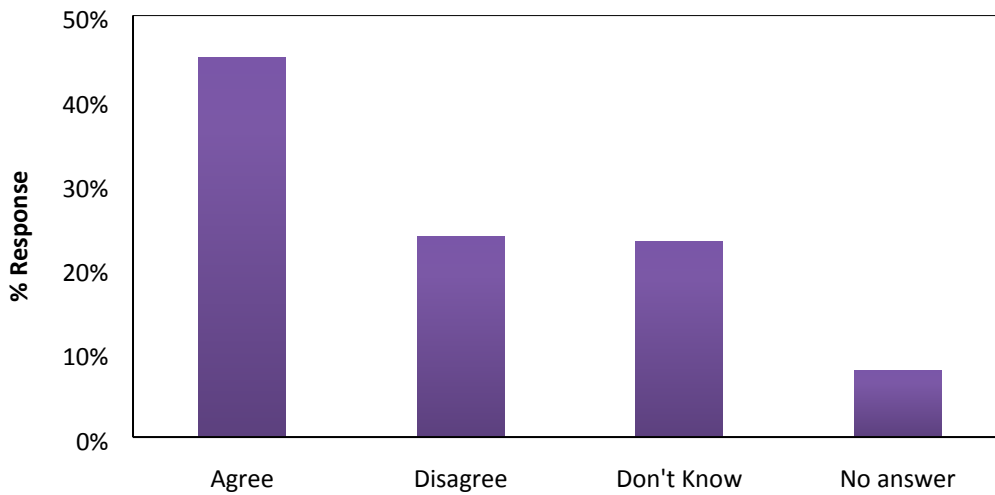
1.b People with a local connection to the area



	Agree	Disagree	Don't Know	No Answer
Responses	115	15	15	6
% Response	76%	10%	10%	4%

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

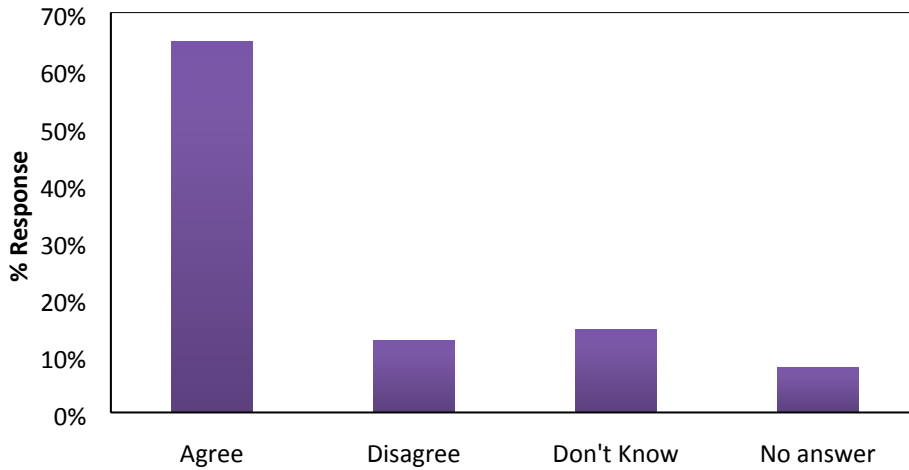
1.c People in employment, key workers or training in the area



	Agree	Disagree	Don't Know	No answer
Responses	68	36	35	12
% Response	45.03%	23.84%	23.18%	7.95%

1.d People who are living in overcrowded conditions

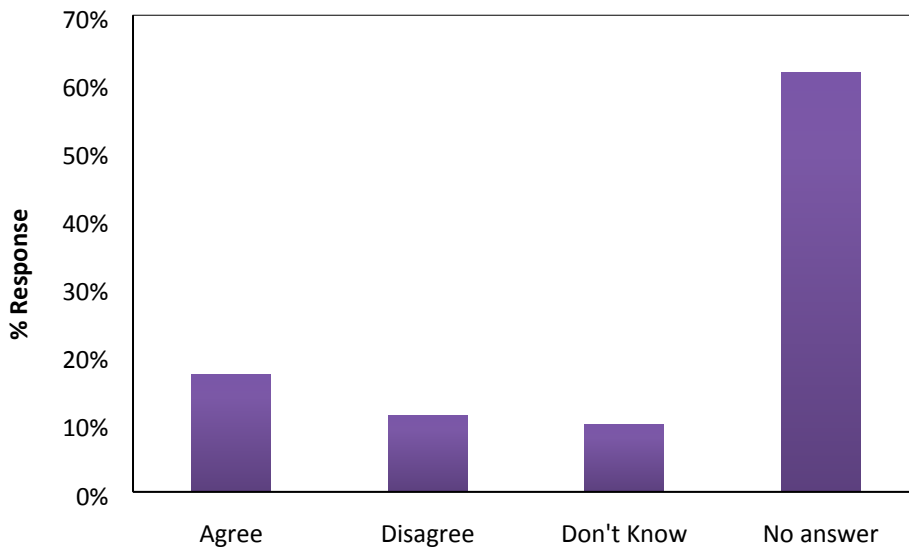
1.d People who are living in overcrowded conditions



	Agree	Disagree	Don't Know	No answer
Responses	98	19	22	12
% Response	64.90%	12.58%	14.57%	7.95%

1.e People who are living in a property that is too large ?

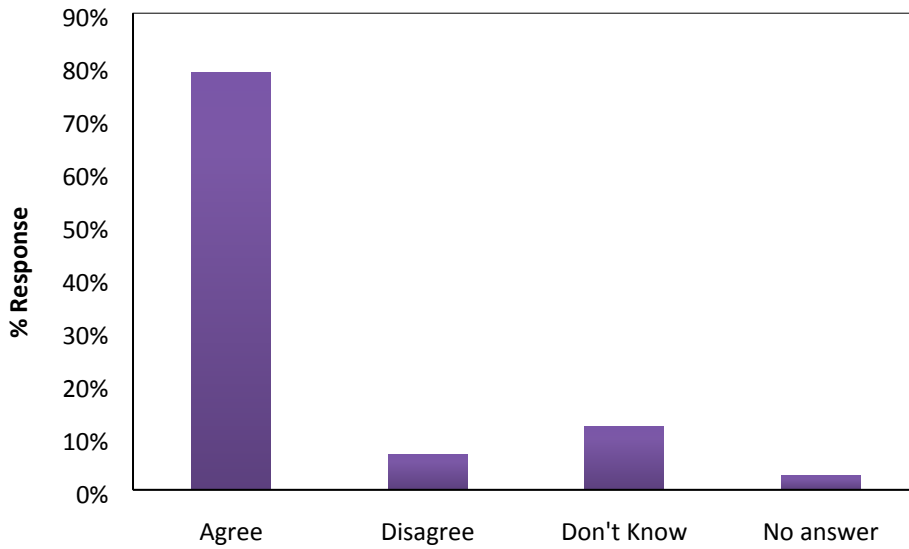
1.e People that are living in a property that is too large



	Agree	Disagree	Don't Know	No answer
Responses	26	17	15	93
% Response	17.22%	11.26%	9.93%	61.59%

1.f Families with dependent children who are living in high rise /multistorey flats

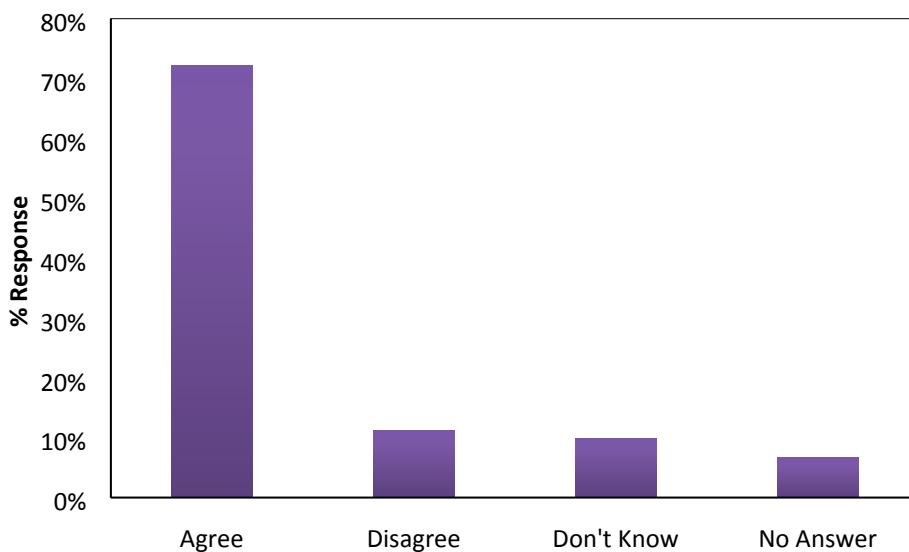
1.f Families in high rise/ multistorey flats



	Agree	Disagree	Don't Know	No answer
Responses	119	10	18	4
% Response	78.81%	6.62%	11.92%	2.65%

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

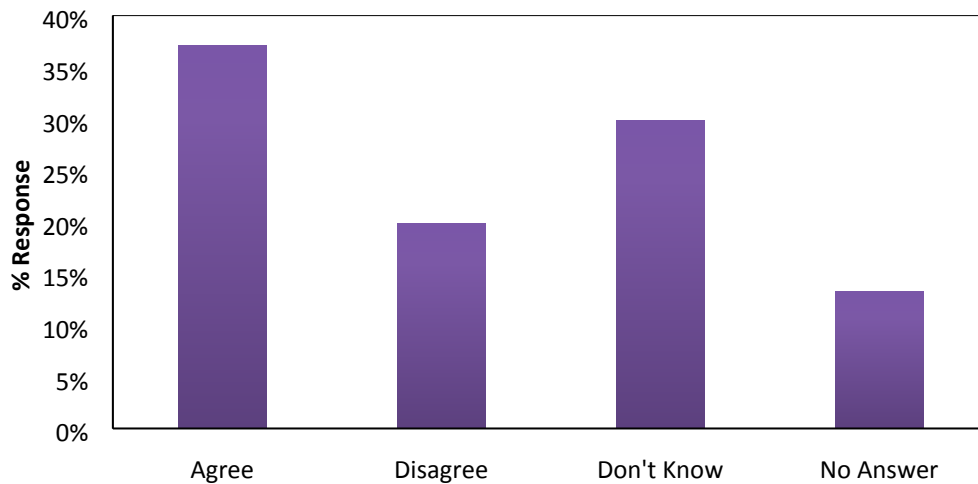
1.g Disabled people who need adapted properties



	Agree	Disagree	Don't Know	No Answer
Responses	109	17	15	10
% Response	72.19%	11.26%	9.93%	6.62%

1.h Members and former members of HM Armed Forces

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	Agree	Disagree	Don't Know	No Answer
Responses	56	30	45	20
% Response	37.09%	19.87%	29.80%	13.25%

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

1.i Other groups: Please give details – 33 respondents made a written response to this question.

Responses included reference to the groups listed above (eg people living in overcrowded conditions), and people who were rehoused as part of the regeneration undertaken in the area, other housing needs groups including homeless people, and people in high rise accommodation who don't have access to a garden, people living in unhealthy conditions (e.g. damp), families including age groups not well suited to high rise living conditions.

1.j Do you have any other comments? – 34 people wrote a comment in this section, including reference to the groups listed above.

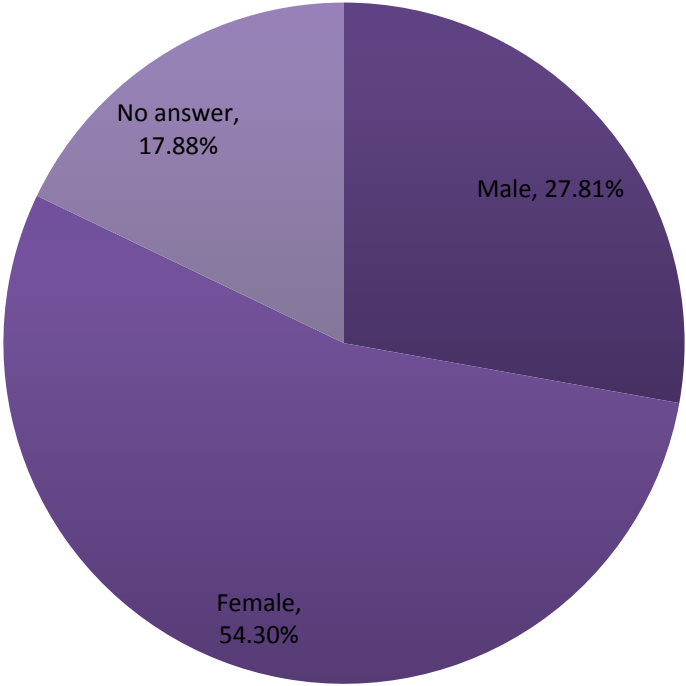
3.3 Equality Monitoring Questions

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:

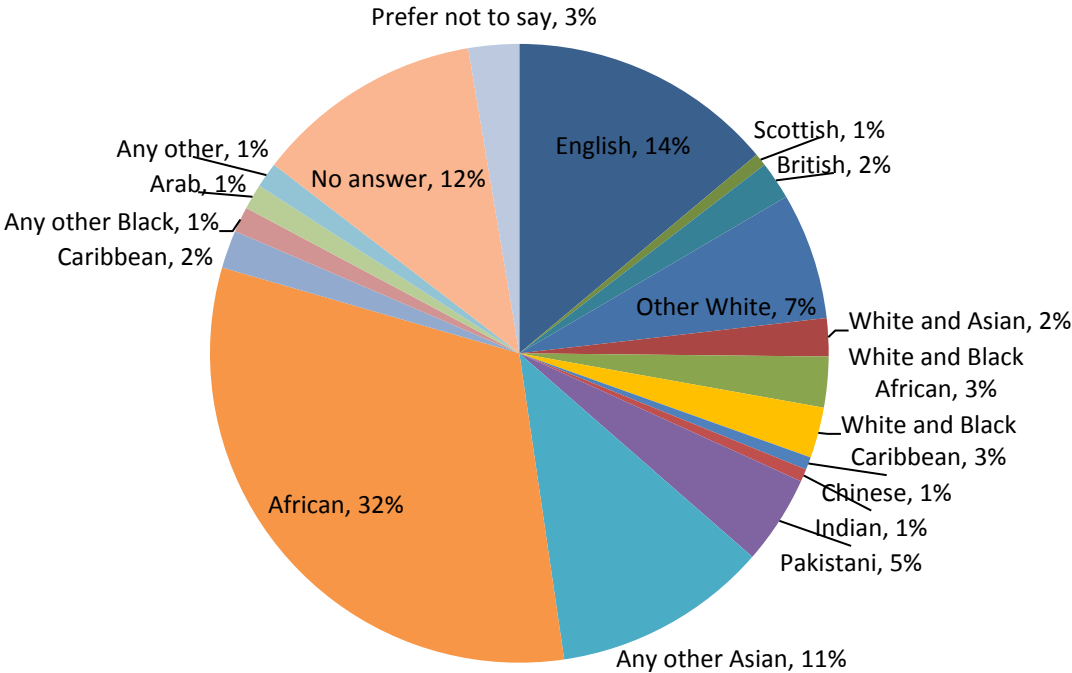
	Male	Female	No answer
Responses	42	82	27
% Response	27.81%	54.30%	17.88%

Gender

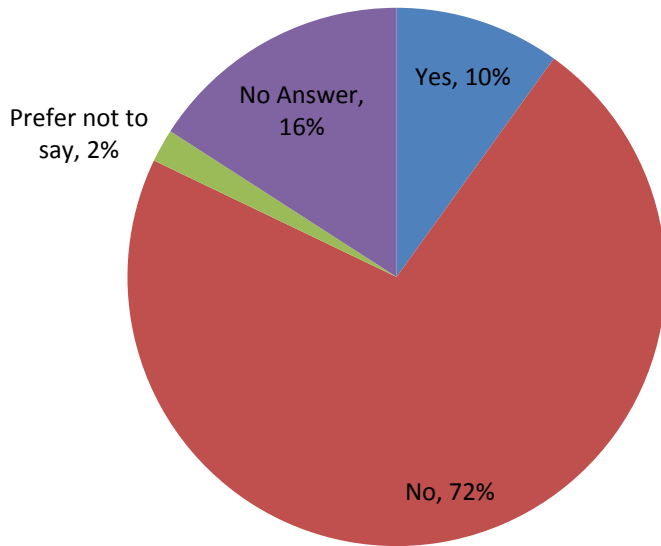


The ethnicity of those responding to the survey is shown in the table below:

Ethnicity of Survey Respondents

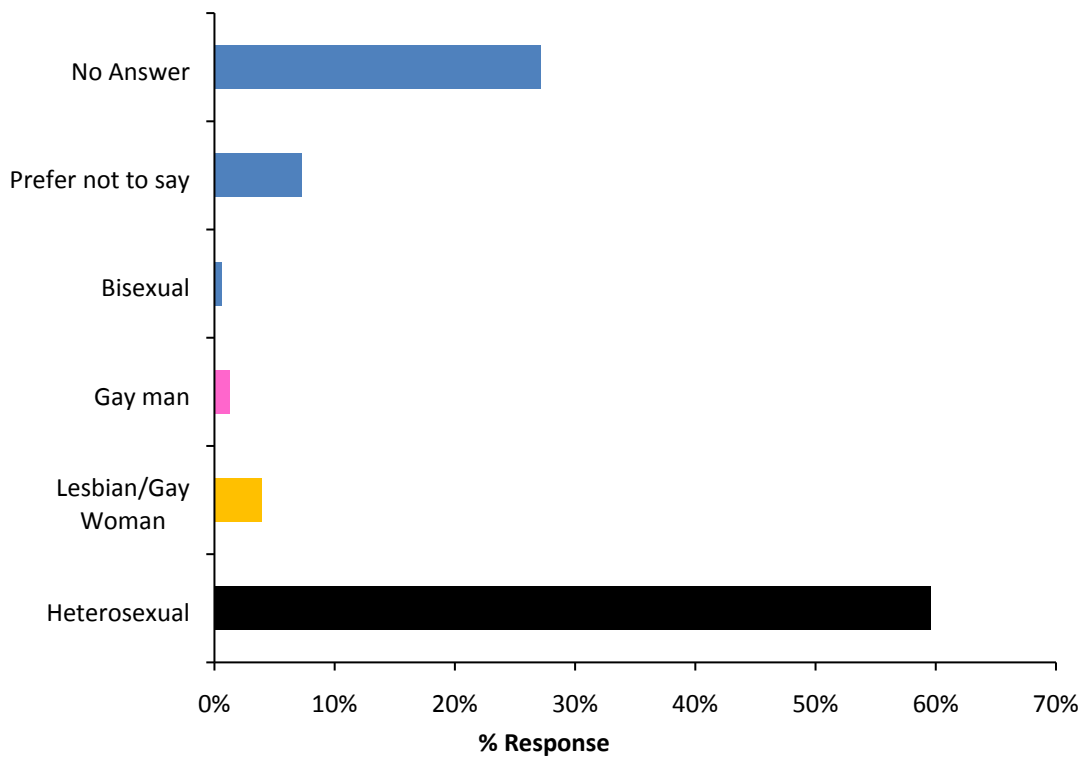


Disability



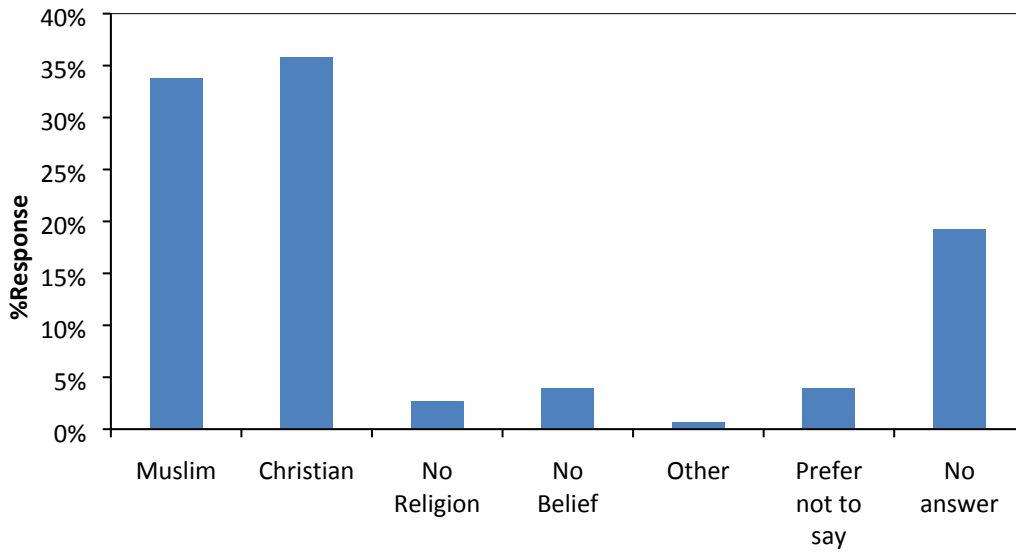
With reference to disability, 10% of those surveyed stated they had a disability, some of whom have multiple disabilities, with the highest number being for longstanding illnesses/ health conditions. The numbers of identifying responses were low overall compared to the national average of 18% within the general population.

Sexual Orientation

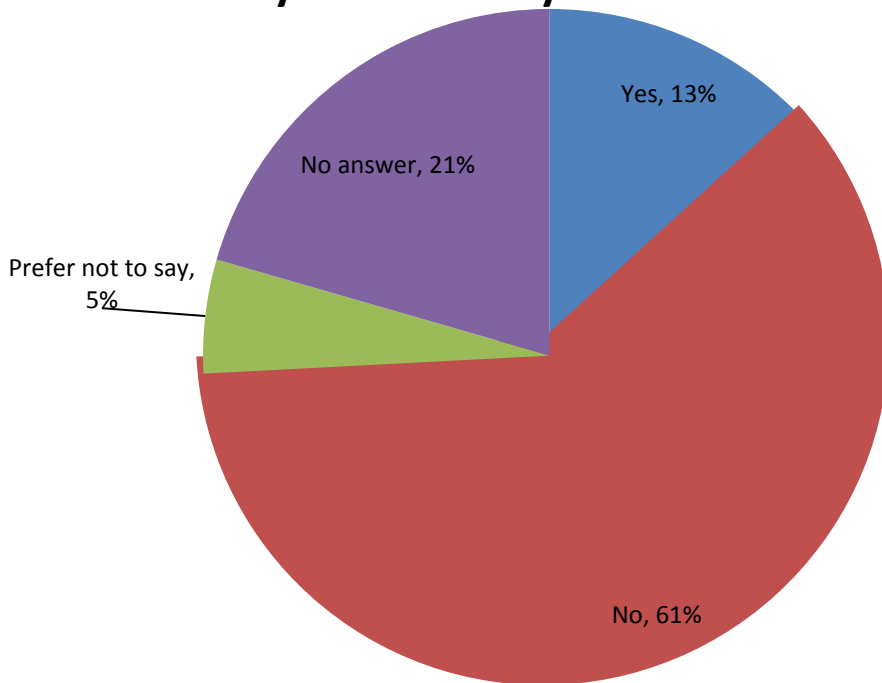


With reference to sexual orientation the responses show that by far the highest number of respondents (59.6%) declared themselves as heterosexuals.

Religion



Do you consider yourself a carer?



The property respondents currently live in

