



# **Consultation on Local Lettings Policy for New Build in Holbeck**

## **Report of Findings March 2015**

### **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 houses on the Holbeck Moor Road site are due to be handed over in the 2015 late summer. In February 2015 Housing Leeds sent out 750 survey questionnaires 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 sent to a number of local residents and to a proportion of housing applicants who indicated they would like rehousing in the area.

### **2.2 Survey Sample**

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169 tenants and residents completed the consultation questionnaire.

## **3 KEY FINDINGS:**

### **3.1 Report Findings**

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The consultation has found that respondents feel that preference for housing offers should be given to Leeds City Council tenants (84%) and other applicants (83%) with a local connection to the Beeston And Holbeck and the city and Hunslet Wards, who have a good tenancy record (95%). Preference should also be given to people with disability who need adapted properties to meet their need (84%) followed by people living in

overcrowded conditions or in a home too big for their needs (77%). Two third of respondents felt that families living in high rises (68%) and people in employment, those on training (65%) should be given preference.  
 48% of respondents felt that preference should be given to members or former members of the armed forces for homes in the area.

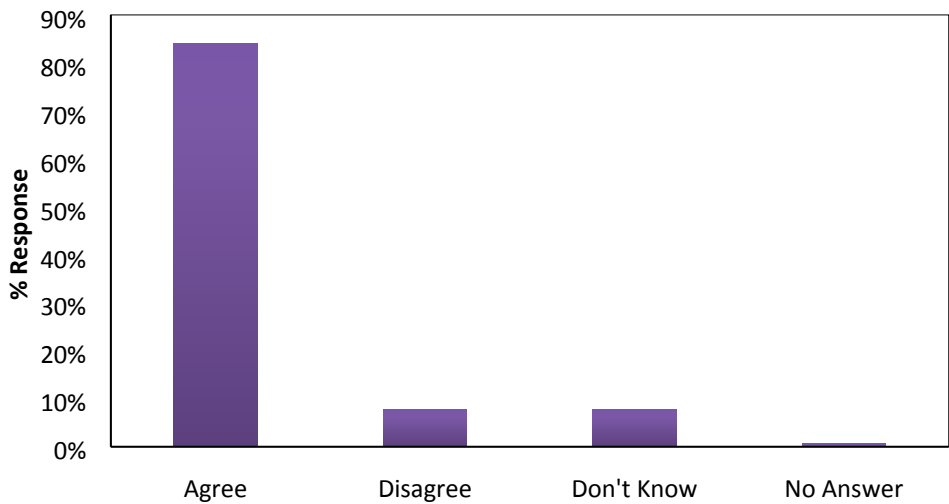
### 3.2 Consultation Questions

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 8 sections (labelled 1.a – 1.h) and participants were asked if they agreed that preference for housing should be given to certain types of applicants.

Percentage may not add up to 100% due to the effect of rounding up.

1.a Leeds City Council tenants living in Beeston, Holbeck, City and Hunslet Wards with an excellent tenancy record

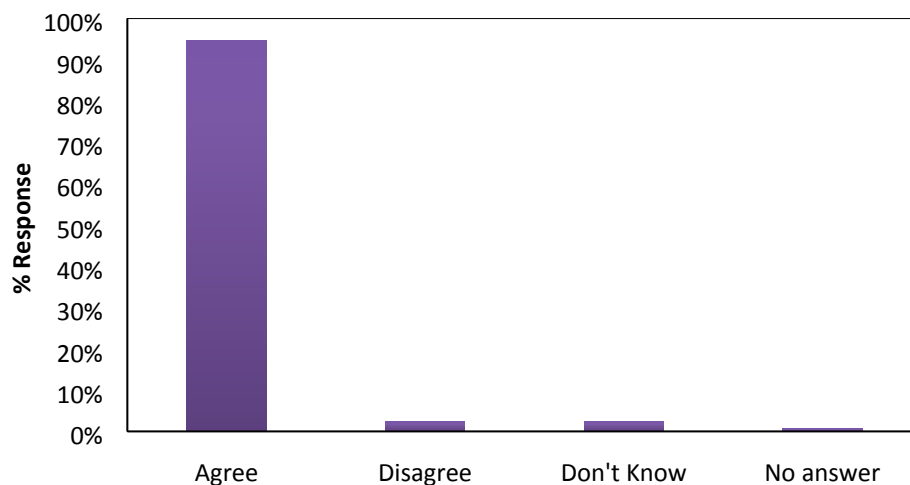
1.a LCC tenants (Beeston, Holbeck, City and Hunslet wards) good tenancy record



	Agree	Disagree	Don't Know	No Answer
Responses	142	13	13	1
% Response	84%	8%	8%	1%

## 1.b Tenants and residents who have a good tenancy record

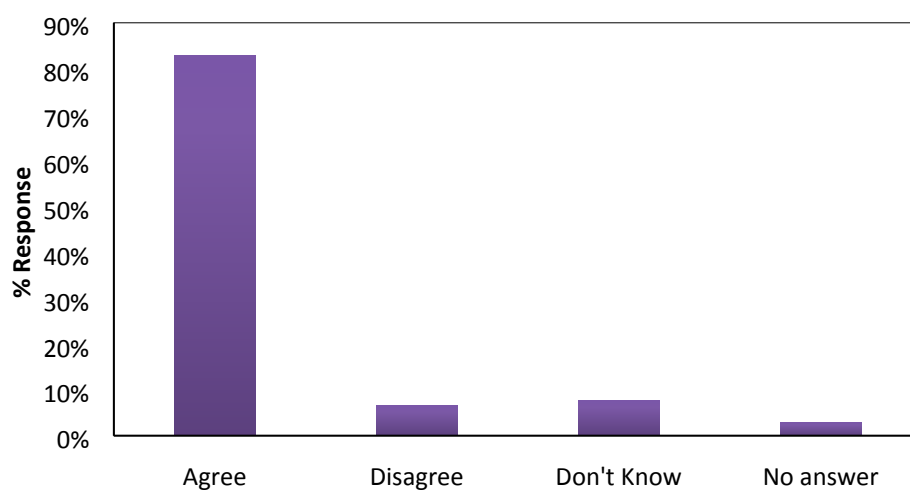
### 1.b People with a good tenancy record



	Agree	Disagree	Don't Know	No answer
Responses	160	4	4	1
% Response	95%	2%	2%	1%

## 1.c People with a local connection to the Ward area - including living, working or having close family in the area.

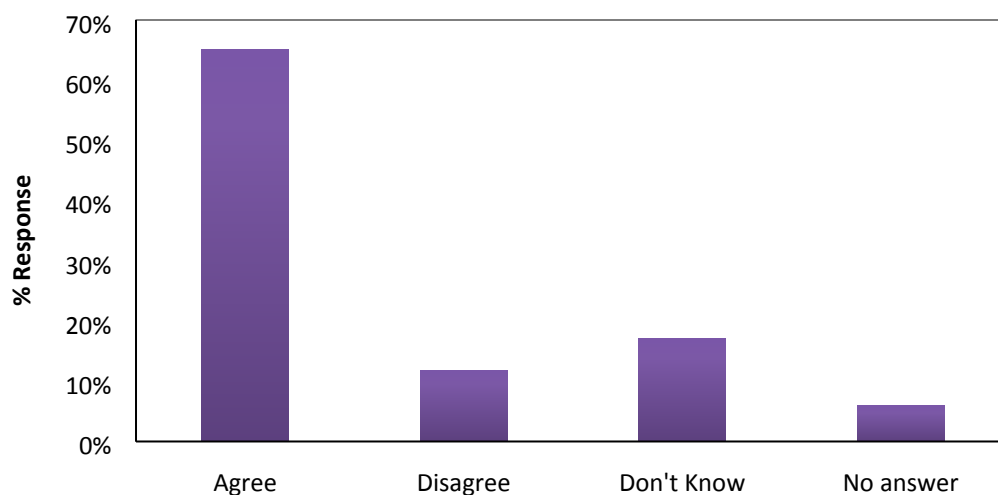
### 1.c People with a local connection to the Ward area



	Agree	Disagree	Don't Know	No answer
Responses	140	11	13	5
% Response	83%	7%	8%	3.0%

### 1.d People in employment, key workers or people in training in the area?

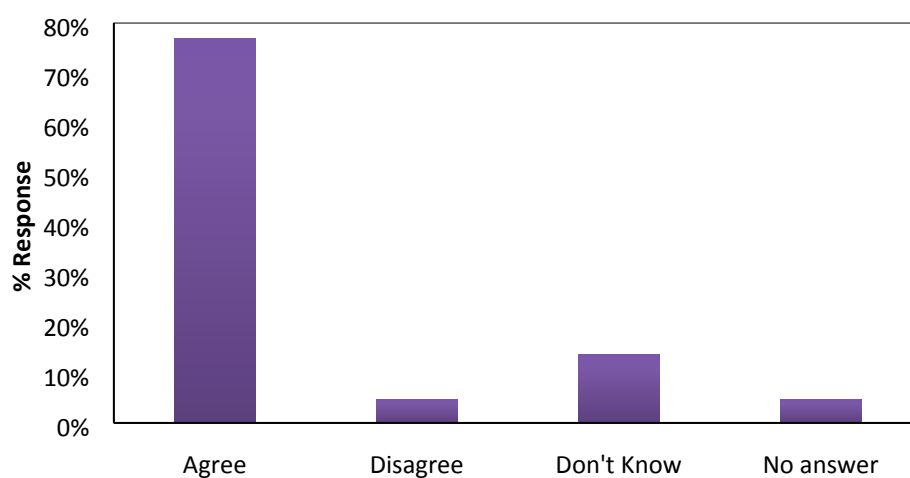
**1.d People in employment, key workers or training in the area**



	Agree	Disagree	Don't Know	No answer
Responses	110	20	29	10
% Response	65%	12%	17%	6%

### 1.e People who are living in overcrowded conditions or in a home too big for their needs?

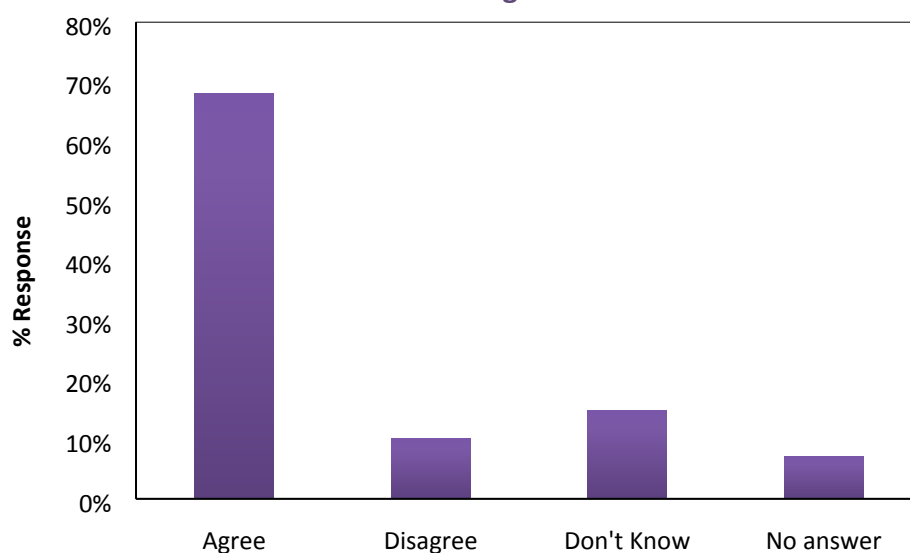
**1.e People who are living in overcrowded conditions**



	Agree	Disagree	Don't Know	No answer
Responses	130	8	23	8
% Response	77%	5%	14%	5%

## 1.f Families with dependent children who are living in high rise/ multi-storey flats?

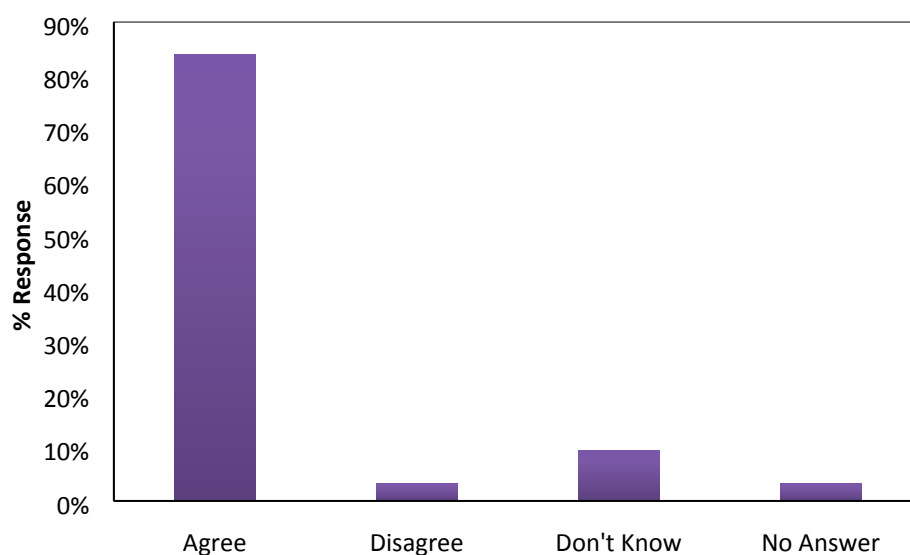
**1.f Families in high rise flats**



	Agree	Disagree	Don't Know	No answer
Responses	115	17	25	12
% Response	68%	10%	15%	7%

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

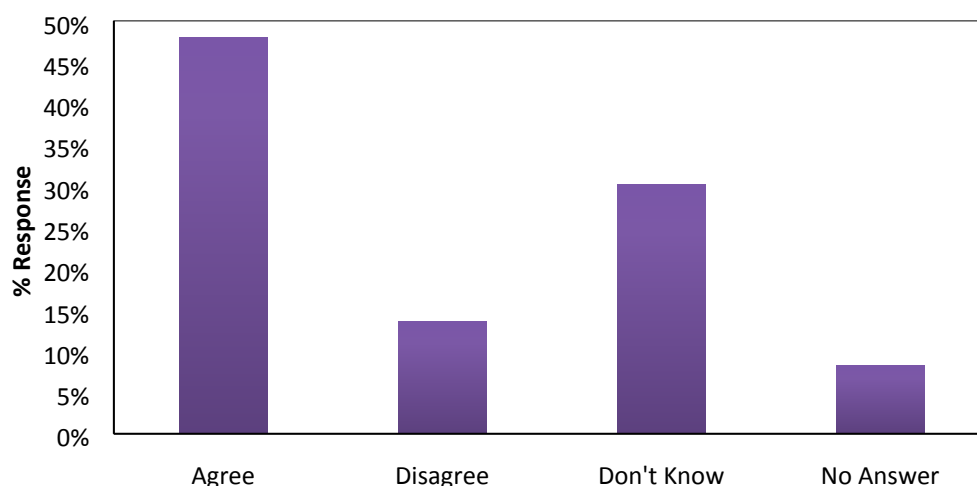
**1.g Disabled people who need adapted properties**



	Agree	Disagree	Don't Know	No Answer
Responses	144	5	15	5
% Response	85%	3%	9%	3%

## 1.h Members and former members of HM Armed Forces

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	Agree	Disagree	Don't Know	No Answer
Responses	81	23	51	14
% Response	48%	14%	30%	8%

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

1.i Other groups: Please give details – 26 respondents made a written response to this question.

Responses included reference to the groups listed above (eg people living in overcrowded conditions, disabled, former member of the armed forces) other group included homeless people, people living in unhealthy conditions ( e.g. damp) and people desperate to move out of poor rented housing

1.j Do you have any other comments? – 47 people wrote a comment in this section, including reference to the groups listed above.

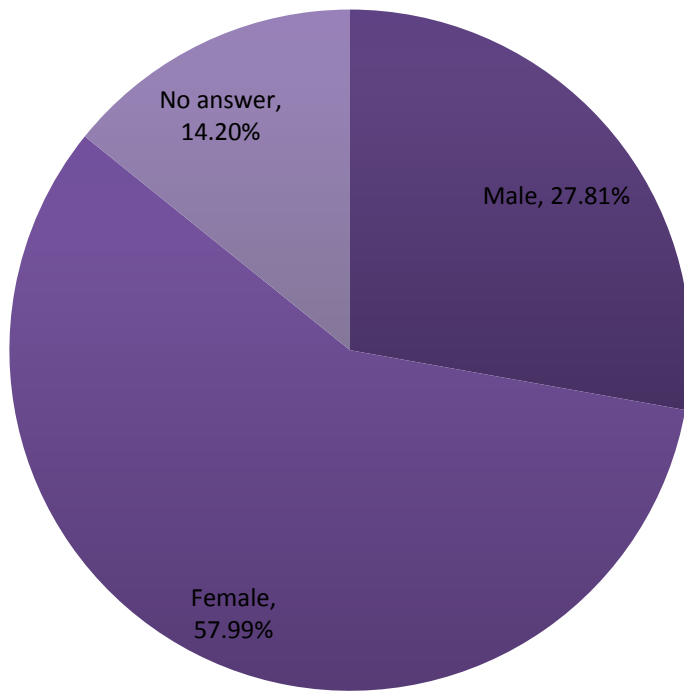
### 3.3 Equality Monitoring Questions

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:

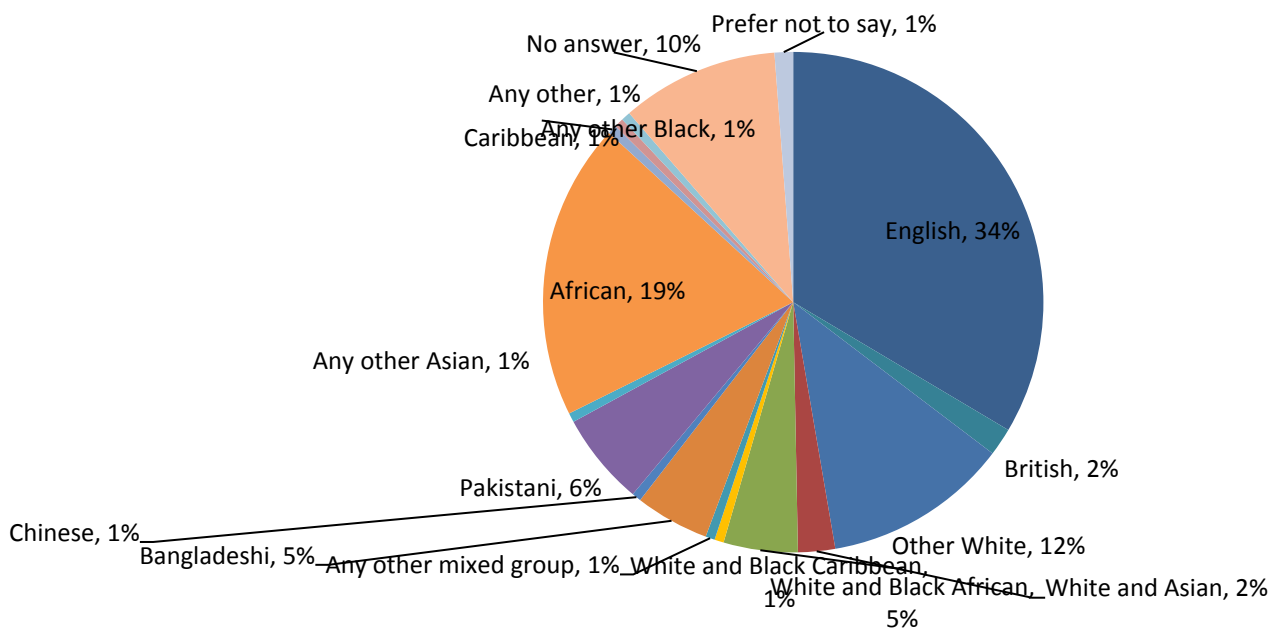
	Male	Female	No answer
Responses	47	98	24
% Response	28%	58%	14%

## Gender

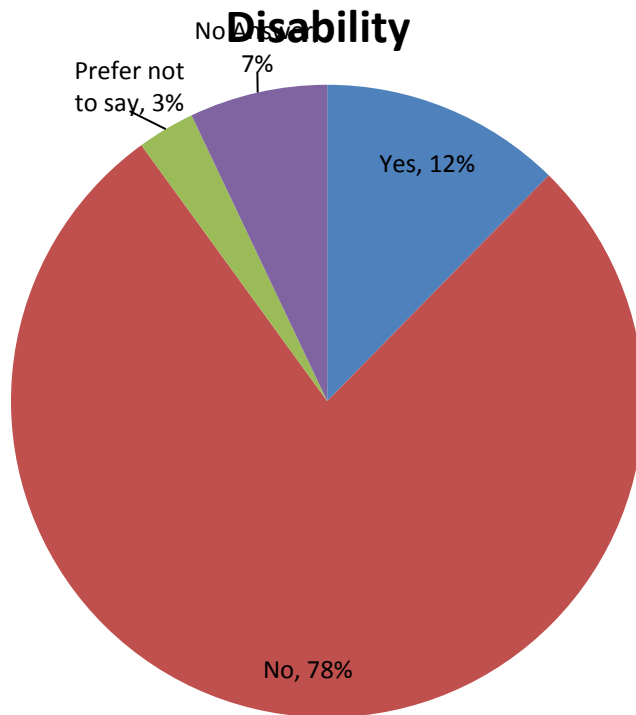


The ethnicity of those responding to the survey is shown in the chart below:

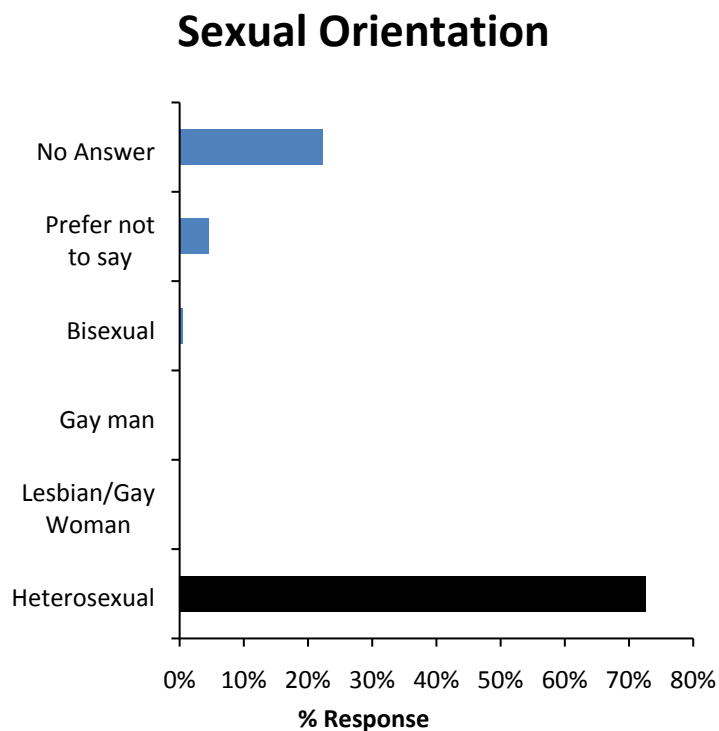
## Ethnicity of Survey Responders



With reference to disability, 12% 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

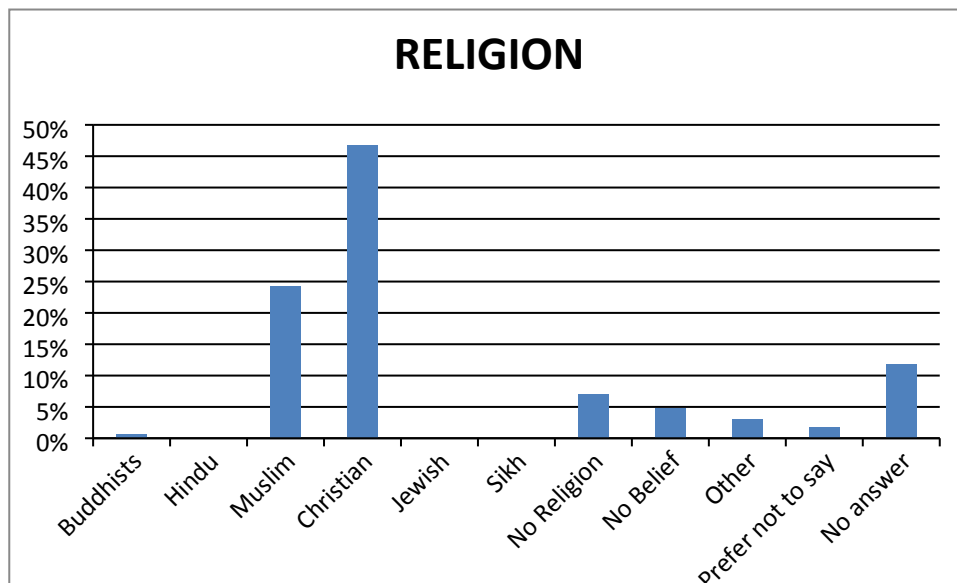


With reference to sexual orientation the responses show that by far the highest number of respondents (72.5%) declared themselves as heterosexuals



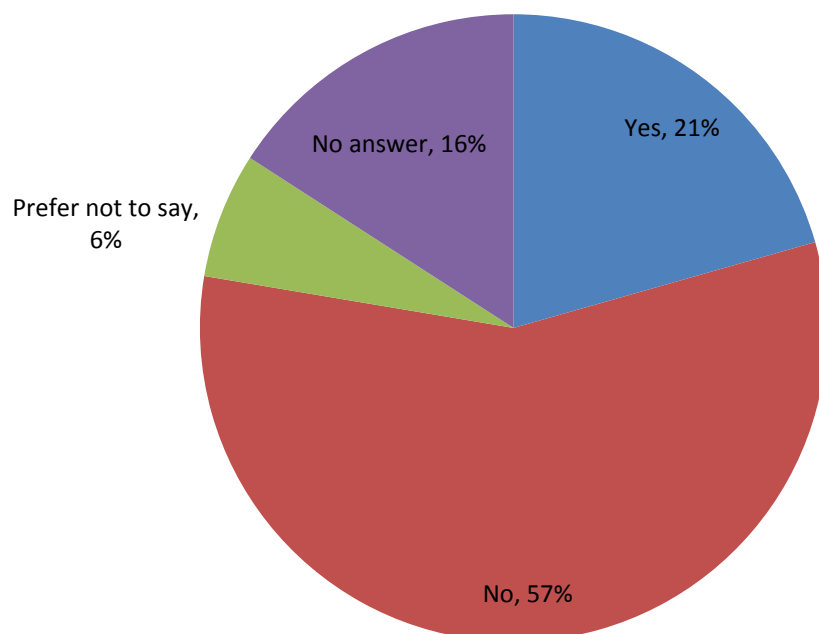


The religion of those responding to the survey is shown in the chart below:



21% of respondent considered themselves a carer

### Do you consider yourself a carer?



Council tenant only represent 27% of respondents

	Leeds City Council	Private rented	Homeless	Housing Association	Home Owner	Other	No answer
Responses	46	67	7	17	5	5	21
% Responses	27%	40%	4%	10%	3%	3%	12%

