

Appendix 2: Template for ward based Community Lettings Policies

Within the Lettings Policy, individual ward based community lettings policies will be drawn up based on performance information. The evidence base will be used to inform lettings targets for the following year and be subject to annual review.

Ward Profile							
Ward							
Housing Market Info							
Tenure types	Owned outright: Owned (mortgage/loan): Social rented: Private rented: Shared ownership: Living rent free:						
Affordability	Average house prices (2015) : £ Leeds average (2015): £						
Ward Demographics							
Population (2015 est.) Leeds average 22,779							
Ward Demographics	Age: 0-9: % 10-19: % 20-29: % 30-39: % 40-49: % 50-59: % 65-69: % 70-79: % 80+: %			Ethnicity:			
Ward Geography							
Transport links							
Remoteness	Distance from main Leeds conurbation						
Population density (people per hectare) (Leeds average 27.16)							
Analysis							
Stock Profile							
No. of properties, % of stock							
Property types							
LCC average	Beds	1	2	3	4+	Total	%
56%	Houses						45%
2%	Bungalow (gn)						5%
22%	Low Rise						11%
12%	High Rise						0%
7%	Sheltered						39%
Main Estates							

High Rise Blocks (Ward)	None	
High Rise average tenancy duration (years) (LCC MSF average: 6.1)		
High Rise main issues raised (Manager's perception survey):		
Enhanced Management		
Family friendly		
Retirement blocks		
Tenant satisfaction (2014) (LCC average 71%)		
LLPs (Ward)	List of LLPs and number of properties	
Tenant Demographics	Age: 20<: % 20-29: % 30-39: % 40-49: % 50-59: % 60-69: % 70-79: % 80+: %	Ethnicity:
Properties under Shared Accommodation Rate (£62.48 p/w) – 4038 in Leeds overall (one bed general needs accom)	Number of properties under SAR	
New high rise management model		
Analysis		
Lettings		
Properties let in 2016/17*	Properties let: 1 bed: 2 bed: 3 bed: 4+ bed: Sheltered:	
Internal transfers LCC Average 23.6%	%	
% let to customers in housing need LCC Average 79%	%	
Average waiting times LCC average Band A: 45 weeks Band B: 42 weeks Band C: 101 weeks	Band A: Band B: Band C:	
LLP lettings (av bids)		

LCC average: 89	
Analysis	
Demand	
Areas of choice	Total number of customers with ward as first choice:
By bedrooms LCC average: 1: 54% 2: 27% 3: 14% 4+: 5%	1 bed: (%) 2 bed: (%) 3 bed: (%) 4+bed: (%)
By age LCC: 43 <20: 3% 20-29: 23% 30-39: 25% 40-49: 19% 50-59: 13% 60-69: 8% 70-79: 6% 80+: 4%	Average: 20<: 20-29: 30-39: 40-49: 50-59: 60-69: 70-79: 80+:

Current stock & customer analysis:	Stock: Ward: Demand:
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SWOT of current LLPs	
Strengths	

Weaknesses	
Opportunities	
Threats	

Proposed changes to LLPs	
Houses LLP local connection Age preferences Employment Homes visits / Pre tenancy training Under occupation Employment New build criteria Good tenant Armed Forces Good Neighbour Other	