

Consultation on Local Lettings Policy for New Build in Garnet Place & Garnet Terrace, Leeds 11.

Report of findings – October 2017

1 Introduction

Leeds City Council is building 25 new houses in LS11. There will be 18 x 2 bed houses and 7 x 3 bed houses in City & Hunslet ward, these new homes are due to be handed over in early 2018. The consultation to collect the views and opinions from current and prospective tenants about the local lettings policy for these properties was completed in September 2017 using a survey questionnaire. Housing Leeds sent out the survey to 197 applicants on the Leeds Homes Register who had specified City & Hunslet ward as their area of first choice. The questionnaire was also made available at Dewsbury Road One Stop Centre.

2 Survey Sample

61 tenants and residents completed the consultation questionnaire (49 responded to the posted questionnaire, 12 of the responses originated from Dewsbury Road OSC). 68% of respondents live in the LS10 & LS11 area. The full breakdown of responses is detailed below.

3 Report Findings

The consultation has found that respondents feel that preference for housing offers should be given to Leeds City Council tenants living in the City and Hunslet ward (70%) and other applicants with a local connection to the City and Hunslet ward (84%), who have a good tenancy record (85%).

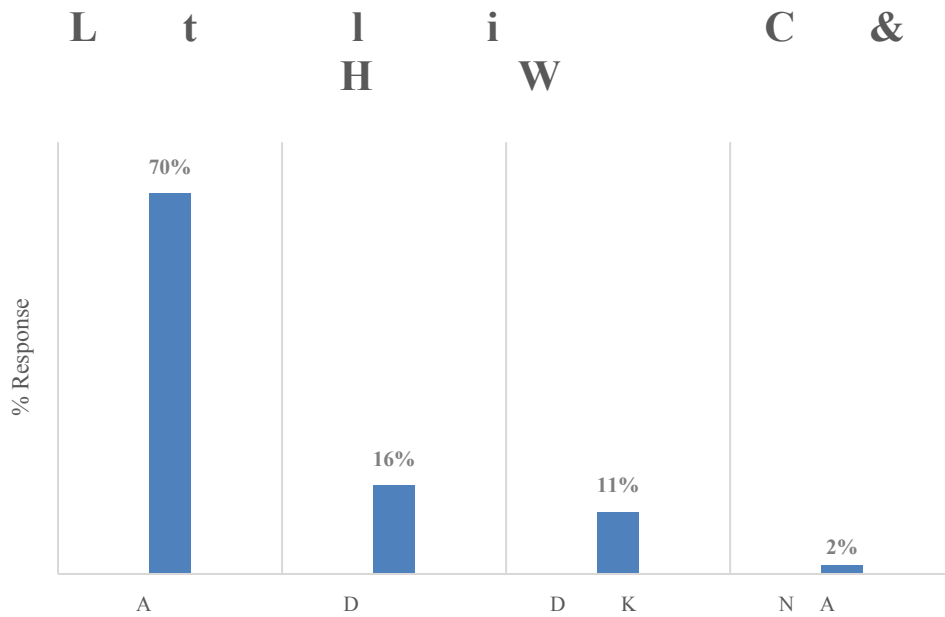
Preference should also be given to people living in overcrowded conditions (80%) followed by members or former members of HM Armed Forces (62%). Just above half of the respondents felt that people living in a home too big for their need should also be given preference (54%).

4 Consultation Questions

The first question ***“Do you agree that the following groups should be given preference for offers of the new homes (tick all that apply)”*** was broken down into 6

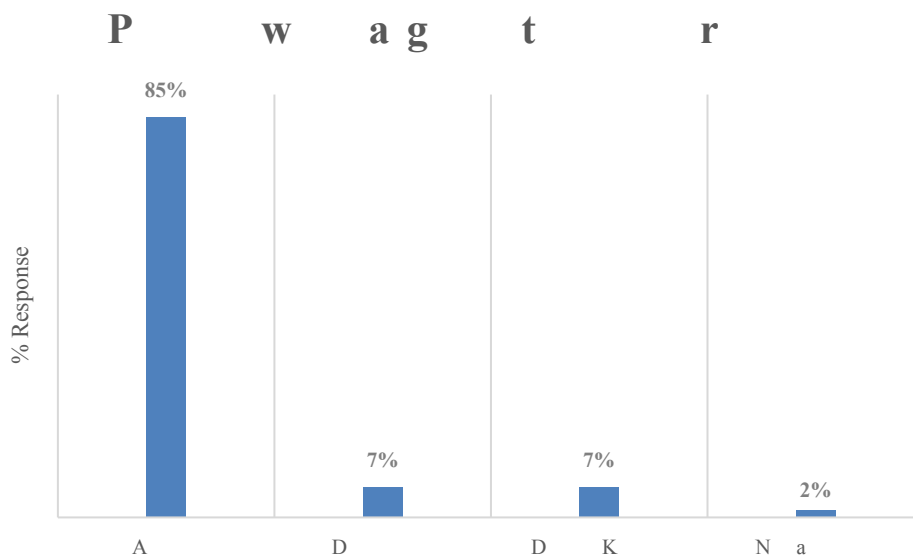
sections (labelled Q1A – 1F). Participants were asked to list any other groups they felt should be given preference for housing and to provide additional comments (Q1G).

Q1A – Leeds Council tenants living in City & Hunslet ward



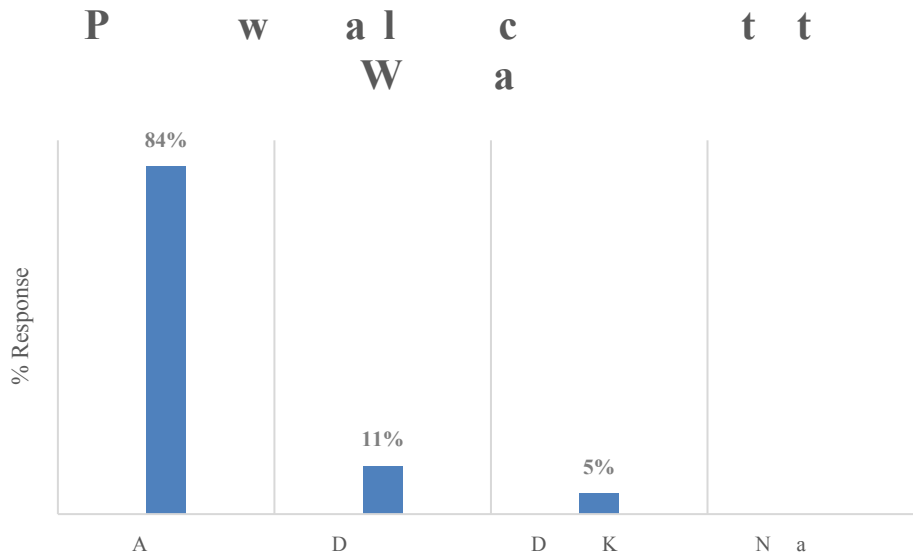
	Agree	Disagree	Don't Know	No Answer
Responses	43	10	7	1
% Response	70%	16%	11%	2%

Q1B - Applicants who have a good tenancy record



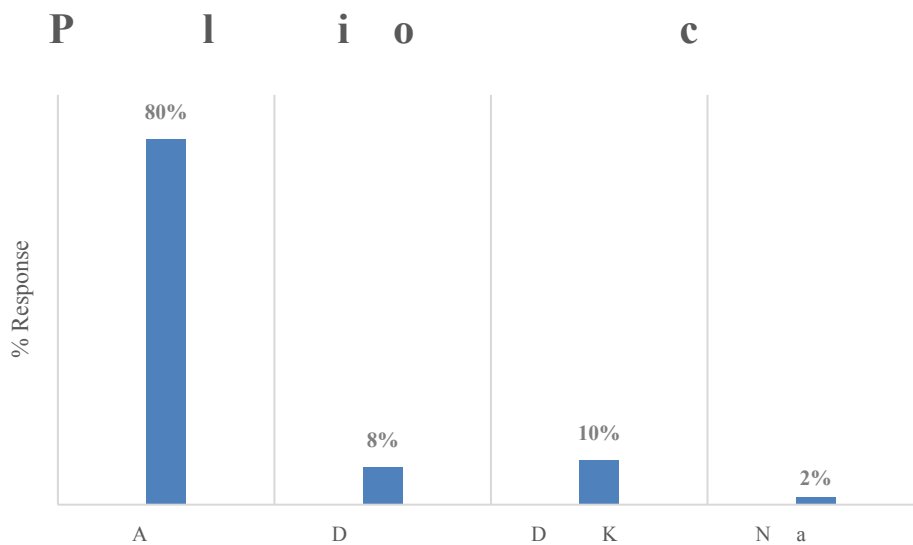
	Agree	Disagree	Don't Know	No answer
Responses	52	4	4	1
% Response	85%	7%	7%	2%

Q1C – People with a local connection to the City & Hunslet ward



	Agree	Disagree	Don't Know	No answer
Responses	51	7	3	0
% Response	84%	11%	5%	0%

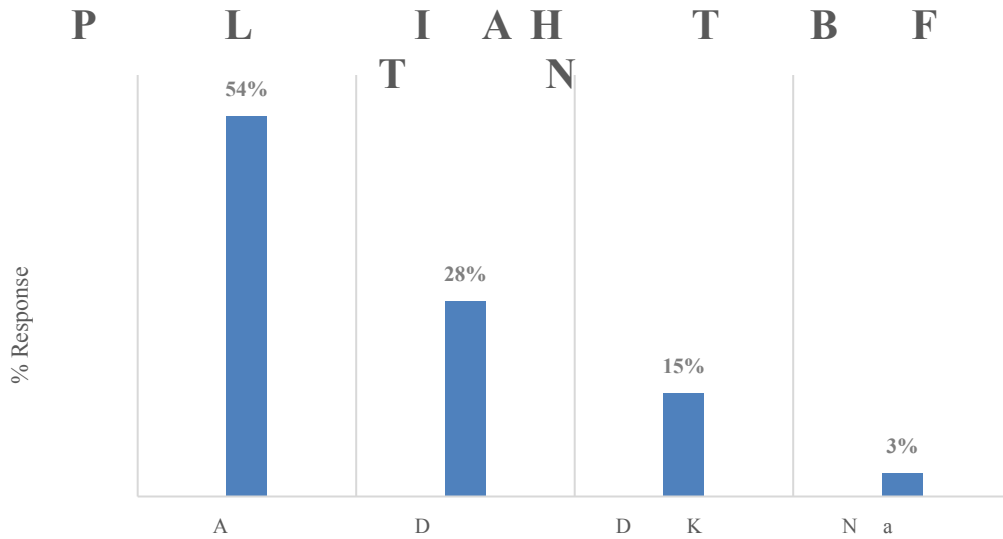
Q1D - People living in overcrowded conditions



	Agree	Disagree	Don't Know	No answer
Responses	49	5	6	1

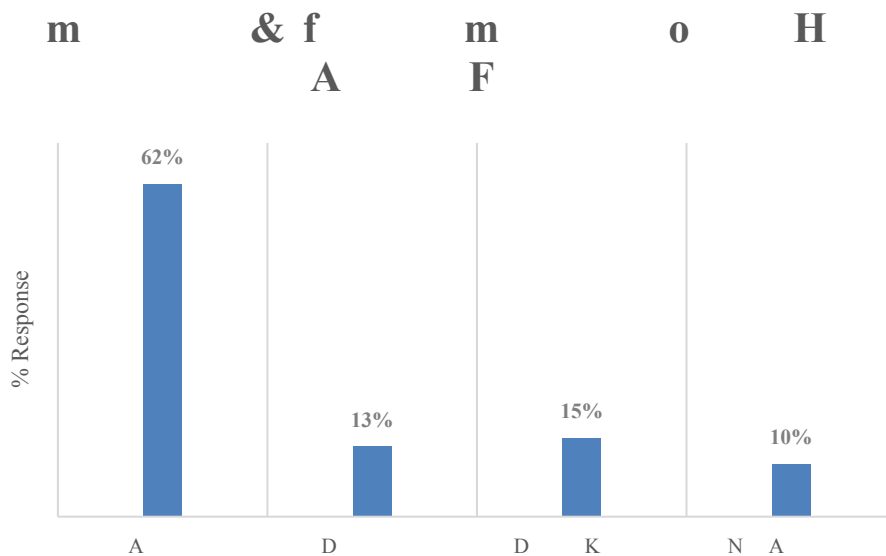
% Response	80%	8%	10%	2%
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Q1E - People living in a home too big for their needs



	Agree	Disagree	Don't Know	No answer
Responses	33	17	9	2
% Response	54%	28%	15%	3%

Q1F - Members and former members of HM Armed Forces



	Agree	Disagree	Don't Know	No Answer
Responses	38	8	9	6
%	62%	13%	15%	10%

Response				
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The next question (Q1G) asked which other groups should be given priority. 13 respondents made a written response to this question.

The responses were: homeless people (3); disabled tenants (2); people who rent privately (2); reiterated overcrowding (2); people who have been waiting the longest irrespective of priority band (1); single parents who rent privately (1); people in employment (1); older people (1); good tenants who lived in the area before the original properties were demolished (1).

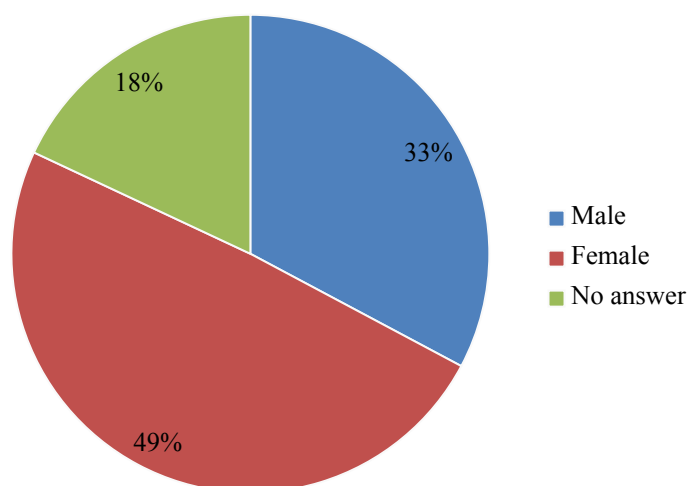
There were further comments made: people expressed an interest in the properties; people felt good tenants should be rewarded for good behaviour and one expressed a desire to have a multicultural lettings policy to create a multi-ethnic, all-inclusive estate.

5 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:

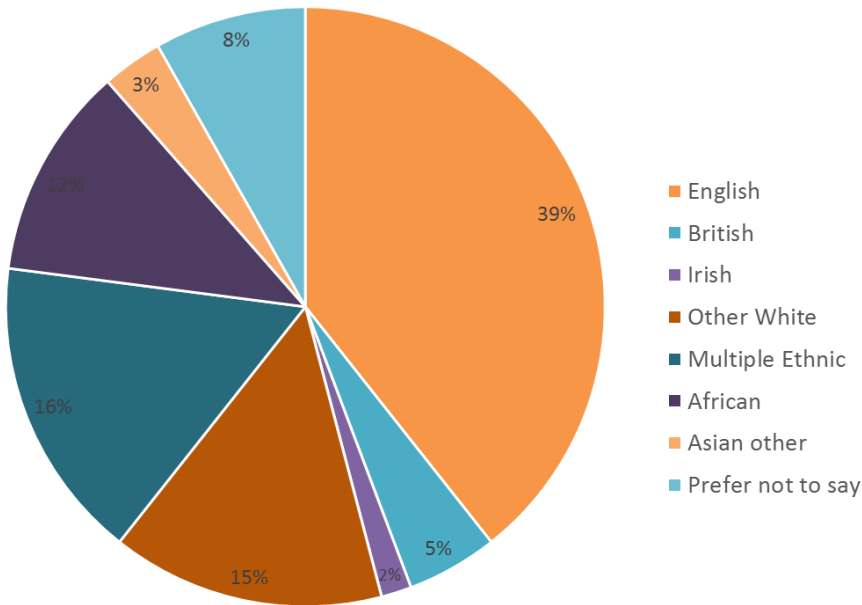
Gender of survey respondents



	Male	Female	No answer
Responses	20	30	11
% Response	33%	49%	18%

Ethnicity of survey respondents

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

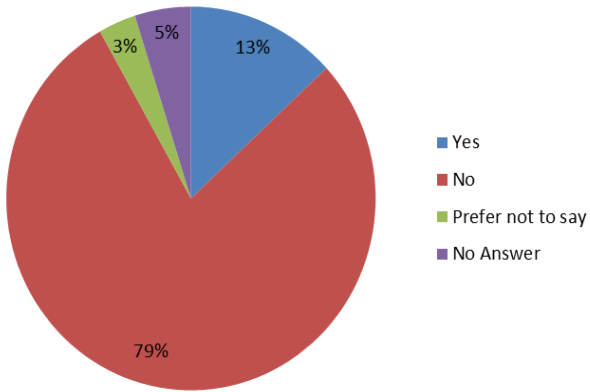


	English	British	Irish	Other White	Multi Ethnic	African	Asian other	Prefer not to say
Number	24	3	1	9	10	7	2	5
%	39%	5%	2%	15%	16%	11%	3%	8%

Disability

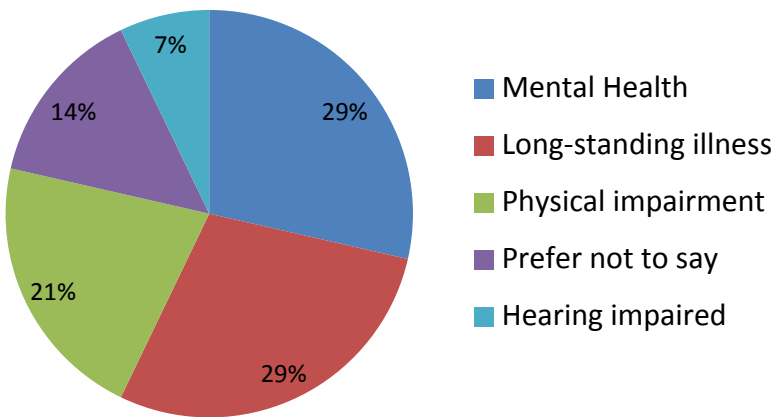
The pie charts below show the proportion of people who identify themselves as disabled and the nature of their disability.

Yes	No	Prefer not to	No answer
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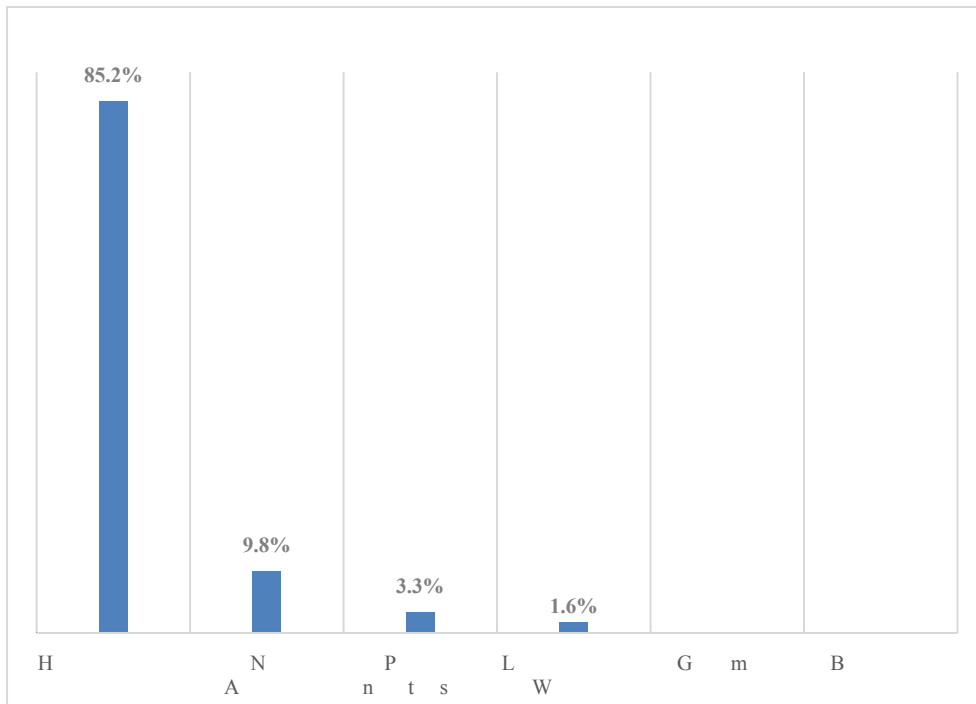
	say			
Responses	8	48	2	3
% Response	13%	79%	3%	5%

Nature of disability



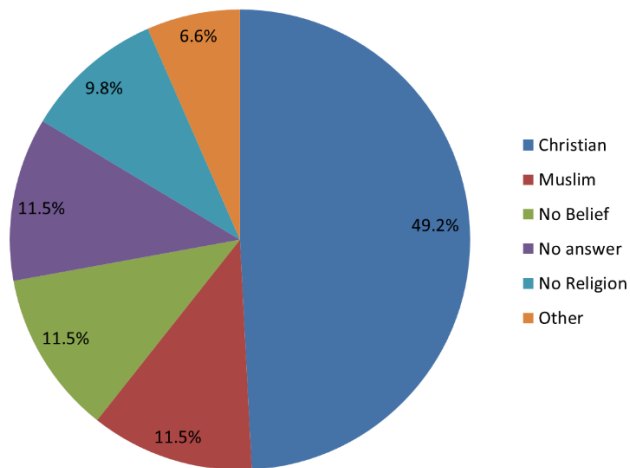
Physical impairment	Hearing impaired	Mental Health	Long-standing illness	Prefer not to say
3	1	4	4	2

Sexual orientation



Religion

48% of respondents actively practice their religion.



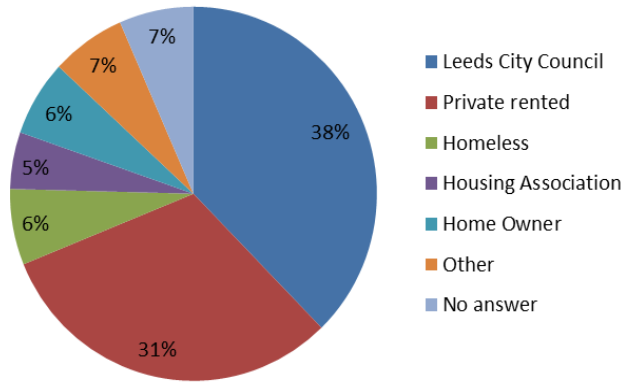
Christian	Muslim	No Belief	No answer	No Religion	Other	Buddhists	Hindu	Jewish	Sikh	Prefer not to say
30	7	7	7	6	4	0	0	0	0	0

Carers

13% of respondents consider themselves as carers.

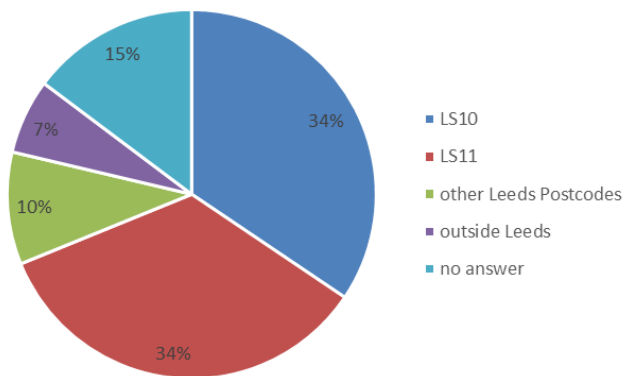
Respondents' housing type

The pie chart below shows the housing type respondents currently live in.



	Leeds City Council	Private rented	Homeless	Housing Association	Home Owner	Other	No answer
Responses	23	19	4	3	4	4	4

68% of those live in the LS10 and LS11 post code



LS10	LS11	Other Leeds Postcodes	Outside Leeds	No answer
21	21	6	4	9

