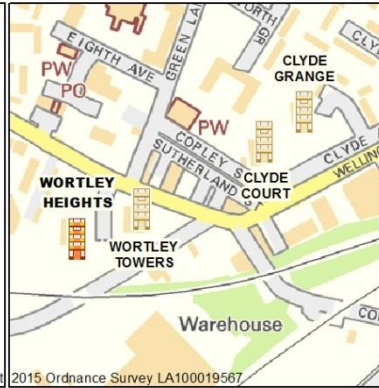
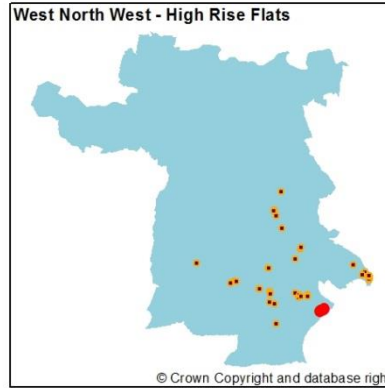


### Block Profile (2015)

|               |                    |
|---------------|--------------------|
| Name of Block | Wortley Heights    |
| Typology      | Mixed              |
| Location      | City Centre fringe |
| Area          | West               |
| Ward          | Armley             |
| NHO           | Armley             |
| Sheltered     | N                  |
| PFI           | N                  |
| LLP           | Age 35 or Over     |
| Date of build | 1965-1974          |
| Type of block | Wimpey H Block     |

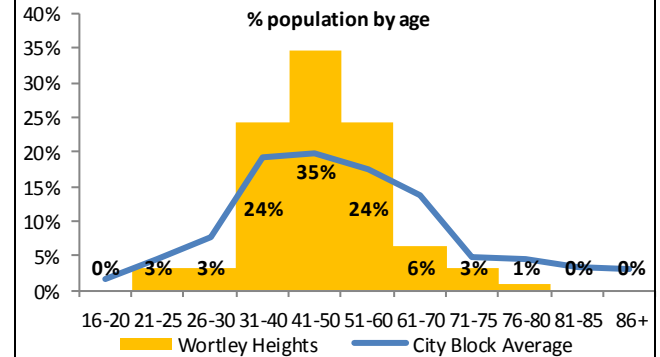


|                      |    |                 |    |                |    |         |    |
|----------------------|----|-----------------|----|----------------|----|---------|----|
| Council tenant flats | 99 | Leasehold flats | 0  | Total flats    | 99 | Storeys | 17 |
| One bedroom          | 32 | Two bedrooms    | 66 | Three bedrooms | 1  | Bedsit  | 0  |

### Tenant Profile (2015)

| Gender | Wortley Heights | City Block Average |
|--------|-----------------|--------------------|
| Female | 30%             | 37%                |
| Male   | 70%             | 63%                |

Above average male population



Small young population, mainly middle aged population, small older population.

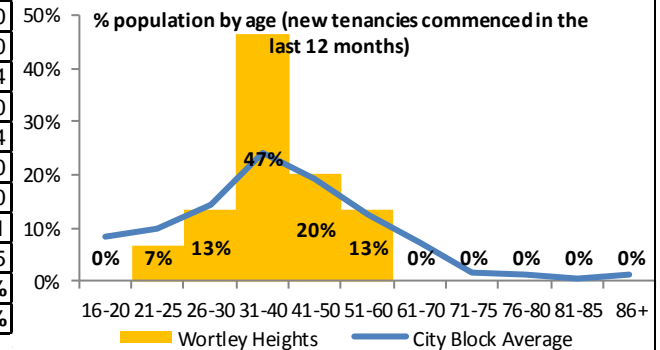
| Ethnicity         | Wortley Heights | City Block Average |
|-------------------|-----------------|--------------------|
| Arab              | 0.0%            | 0.1%               |
| Asian             | 7.9%            | 5.3%               |
| African Caribbean | 22.5%           | 17.5%              |
| Gypsy Travellers  | 0.0%            | 0.0%               |
| Mixed Race        | 0.0%            | 2.7%               |
| Other             | 1.1%            | 2.5%               |
| White             | 68.5%           | 71.8%              |

Below average White population, near average Black African population, above average White Other population,

| Language | Wortley Heights | City Block Average |
|----------|-----------------|--------------------|
| Arabic   | 0.0%            | 0.7%               |
| English  | 54.6%           | 74.6%              |
| French   | 2.1%            | 0.3%               |
| Kurdish  | 0.0%            | 1.4%               |
| Polish   | 1.0%            | 0.9%               |
| Somali   | 0.0%            | 0.4%               |
| Tigrinya | 2.1%            | 2.3%               |
| Unknown  | 40.2%           | 19.4%              |

Below average English speaking population, 40% of population language is unknown,

| Disability                              | Count      |
|---|------------|
| Long term health condition              | 0          |
| Dementia                                | 0          |
| Physical impairment                     | 4          |
| Visual impairment                       | 0          |
| Speech impairment                       | 4          |
| Hearing impairment                      | 0          |
| Learning impairment                     | 0          |
| Mental health problems                  | 1          |
| Consider themselves disabled            | 5          |
| <b>% block pop. with disability</b>     | <b>14%</b> |
| <b>% city block pop with disability</b> | <b>21%</b> |



Small young population, Large middle aged population, no older population.

| Children and Families (2014)  | Wortley Heights | City Block Average |
|-------------------------------|-----------------|--------------------|
| Number of school age children | 4               | 5                  |
| Number of families            |                 |                    |

### Tenure, Rent and Other Block Information (January 2015)

| Tenancy Duration   | Block | City Block |
|--------------------|-------|------------|
| Under 6 months     | 11%   | 4%         |
| 6 months - 2 years | 18%   | 18%        |
| 2 years - 5 years  | 21%   | 22%        |
| 5 years - 10 years | 27%   | 22%        |
| 10 years or more   | 24%   | 35%        |

| Tenancy Turnover Apr 14-Dec 14 | Tenancy Turnover | 5%                              |
|--------------------------------|------------------|---------------------------------|
| Abandoned                      | 0                | Welfare reform-transfer 0       |
| Admitted to hospital/hostel    | 0                | ASB 0                           |
| Death of tenant                | 2                | Misc 0                          |
| To live with relatives/friends | 1                | Rent arrears 0                  |
| Rehoused in housing assoc      | 0                | Notice given before moving in 0 |
| Moved to private landlord      | 1                | Committee tenancy terminated 0  |
| Private house purchase         | 0                | Sent to prison 1                |
| Clearance-transfer             | 0                | Emigrated 0                     |

| Benefit Contribution | Block | City Block |
|----------------------|-------|------------|
| No contribution      | 40%   | 40%        |
| Less than 50%        | 5%    | 3%         |
| 50-99%               | 17%   | 16%        |
| 100%                 | 38%   | 40%        |

|                 |       |       |
|-----------------|-------|-------|
| Underocc charge | ↓ 24% | ↑ 12% |
| Rent arrears    | ↑ 33% | ↓ 37% |

| Flats advertised and bids (Mar 15) | 1B | 2B  |
|------------------------------------|----|-----|
| Flats advertised                   | 1  | 2   |
| Average bids per prop              | 33 | 9.5 |
| City Block Average                 | 54 | 17  |

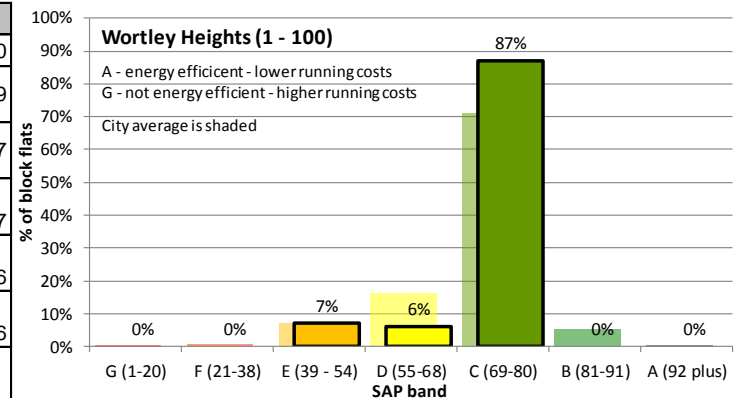
|                     |  |
|---------------------|--|
| Garages in vicinity |  |
| Void garages        |  |

## Repairs (2012-15)

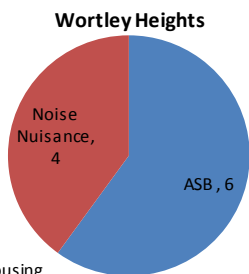
| Number of Repairs Completed          |            |            |            |             |
|--------------------------------------|------------|------------|------------|-------------|
| Wortley Heights                      | 2012-13    | 2013-14    | 2014-15    | Total       |
| <b>Total Repair Works</b>            | <b>506</b> | <b>506</b> | <b>456</b> | <b>1468</b> |
| Major Repair Works                   |            |            |            |             |
| Flat Repairs                         | 10         | 8          | 12         | 30          |
| Block Repairs                        | 1          | 0          | 0          | 1           |
| <b>Total Major Repair Works</b>      | <b>11</b>  | <b>8</b>   | <b>12</b>  | <b>31</b>   |
| Responsive Repair Works              |            |            |            |             |
| Flat Repairs                         | 310        | 330        | 370        | 1010        |
| Block Repairs                        | 185        | 168        | 74         | 427         |
| <b>Total Responsive Repair Works</b> | <b>495</b> | <b>498</b> | <b>444</b> | <b>1437</b> |

## Energy

|                                       | Block                    | City |
|---------------------------------------|--------------------------|------|
| Average SAP rating                    | 72                       | 70   |
| Block CO2 usage (kg/yr)               | 401                      | 219  |
| Average CO2 usage by flat (tonnes/yr) | 4052                     | 3307 |
| Average lighting costs                | £85                      | £57  |
| Average space heating costs           | £283                     | £256 |
| Average water heating costs           | £137                     | £126 |
| Main heating source                   | Electric Storage Heaters |      |



## ASB/Noise Nuisance (2014-15)



LASBT and Housing  
 Leeds ASB Siebel Enquiries

## Tenant Perceptions (August 2014)

| Tenant Satisfaction                        | Wortley Heights | City    | Residents' view on the main priorities for the Block | % respondents |
|--|-----------------|---------|--|---------------|
| Satisfaction with block as a place to live | ↓ 45.5%         | ↑ 71.0% | Communal doors, entry systems, intercom              | 61%           |
| Satisfaction with neighbourhood            | ↓ 50.0%         | ↑ 75.0% | Lifts  | 59%           |
| Satisfaction with internal cleaning        | ↑ 81.8%         | ↓ 77.0% | Cost of their heating                                | 56%           |
| Satisfaction with external cleaning        | ↑ 74.2%         | ↓ 69.0% | Drunk or rowdy behaviour                             | 55%           |
| Tenants who feel safe in the block         | ↓ 65.5%         | ↑ 78.0% | Car parking  | 54%           |
| Tenants reported ASB in last 6 months      | ↑ 20.0%         | ↓ 28.0% |  |               |

Overall satisfaction with the block is below average, satisfaction with neighbourhood is low,

## Housing Management Perceptions (2015)

|                     | Condition | Comments   |
|---------------------|-----------|--|
| Entrance foyer      | poor      | condition of the entry system and intercom is good. Entrance panels need to be reinforced as the keep getting smashed. Flooring is mismatched. Regular damage caused to entry system and intercom. |
| Stairwells          | poor      | paintwork is good and flooring is poor. Blood stains from drug use and markings on the wall.   |
| Chute rooms         | good      | operation of hopper heads is excellent.  |
| Communal areas      | good      | paintwork is good and flooring is good.  |
| Communal facilities | n/a       |  |
| Lifts               | very poor | Floor is lifting, stains and bad smells.   |
| CCTV                | poor      | No CCTV in lift.   |
| External Conditions | excellent | paintwork is excellent, landscaping around the block is excellent, lighting is excellent, railings are excellent, parking areas are very poor. More parking needed                                 |

|                       |  |
|-----------------------|--|
| Tenancy Turnover      | High   |
| Investment issues     | More CCTV. Additional parking has been approved.   |
| Local perception      | Not an area people are proud to live in due to issues with drugs and rough sleeping.   |
| Heating               | Storage heaters are old and not very functional  |
| Key Management issues | Security   |
| Top three priorities  | Tackling drug use and rough sleeping<br>Parking<br>Drunken and rowdy behaviour   |
| Action Planning       | Change chute doors to stop people using room to take drugs. Drug lighting in stairwells. Renew CCTV in lifts. Improve parking area and place restricted parking signs. |