

HOUSING ADVISORY PANEL: OUTER WEST (JULY 2014)



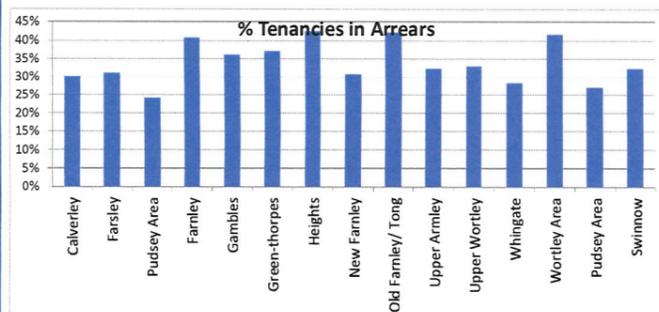
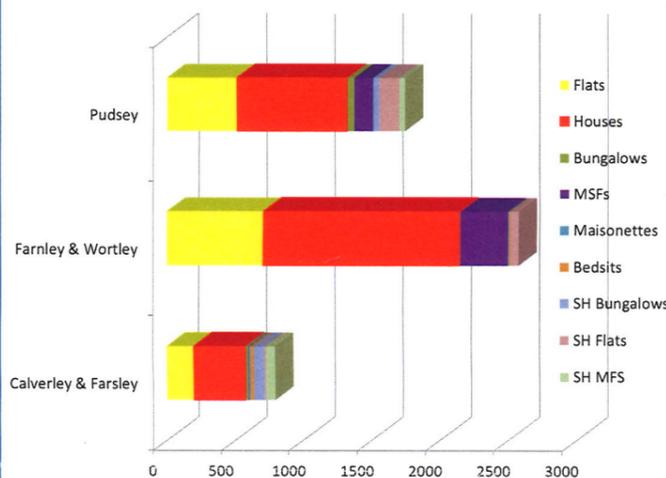
City priorities

Housing priorities

- Best city ...for children**
 - Help children to live in safe and supportive families
 - Increase the levels of young people in employment, education or training
- Best city... for business**
 - Improve skills
 - Support the sustainable growth of the Leeds' economy
- Best city... for communities**
 - Effectively tackle and reduce anti-social behaviour in our communities
 - Increase a sense of belonging that builds cohesive and harmonious communities
- Best city... for health and wellbeing**
 - Support more people to live safely in their own homes
 - Make sure that the people who are the poorest, improve their health the fastest
- Best city... to live**
 - Maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods
 - Improve housing conditions and energy efficiency

Housing Growth	Improving Housing Conditions	Enabling Independent Living	Housing and Health	Creating Sustainable Communities
Sufficient housing to meet needs and aspirations of existing and potential residents	Achieving and maintaining standards focussing on energy efficiency, fuel poverty and empty homes.	Promote independence for all tenants and stages of their tenancy.	Reduce inequalities across the city where poor housing contributes to poor health.	Every area is a place where people want to live, now and in the future.

Knowing the Outer West: people, places and community:



- Average age of residents is 39.4 years compared to 37.6 in Leeds.
- 10.8% BME, compared to 18.9% for Leeds. The largest BME group is Asian or Asian British.
- Average life expectancy for males and females in the wards varies between 80 and 81, compared to across the city, where this ranges from 74 to 84.
- 25.2% of all households have a member with some form of limiting long term illness compared to 24.8% for Leeds as a whole.
- 19% of all council tenants in Outer West have some form of long term health condition compared to 20% of council tenants across the city.
- The most common reason for working age residents being unable to work are health issues related to mental health.
- A lower than average proportion of residents are actively seeking work and on Job Seekers Allowance in Calverley and Farsley and Pudsey wards, but is above average in the Farnley and Wortley ward.
- In the Farnley school cluster the number of 16 to 18 year-olds not in education, employment or training is above the Leeds average of 7.2% however in the Pudsey cluster is lower than average.
- Slightly more households have dependent children, 28.6%, compared to 27.6% in Leeds as a whole.
- Owner-occupation is the most common tenure, 68.4%, compared to 58.6% in the city. 15.5% of all homes are Council owned, lower than the average of 16.9%. 11.4% are private rented compared to 16.7% and 1.9% are housing association, compared to 5.1% overall.
- Safer Leeds priorities include reducing domestic abuse, burglary, ASB and child sexual exploitation. Within Outer West specifically, to reduce the number of shed/garage burglaries in the Lawns Lane, Castle Ings and Maple area of New Farnley.

Tenant Satisfaction: (STAR, May 13)	Outer West	City-wide
Overall Satisfaction	73%	74%
Quality of home	70%	68%
Repairs and maintenance	65%	66%
Neighbourhood as a place to live	76%	75%
Dealing with Anti-social behaviour	53%	58%
Views listened to and taken into account	56%	58%

Performance, 13/14 year end:	Outer West	City-wide
% empty homes	0.53%	0.73%
% rent collection	97.81 %	97.82%
Repairs timescales met	95.05%	94.29%
Average bids per home	11.5	9.6
Average tenancy length (years)	7.9	10.0
Access to the internet	48%	50%

Summary: Includes Calverley and Farsley, Farnley and Wortley, and Pudsey wards. It is a less ethnically diverse area with a lower prevalence of BME residents than the city average, though the average age of residents is slightly higher. Of working age residents, the health barrier to engaging in work is likely to be mental health, a trend mirrored across the city. The proportion of 16-18 year olds not in education, employment or training varies across the different communities within the Outer West.

Tenant satisfaction is similar to the city as a whole, with the exception for satisfaction for how we deal with anti-social behaviour, and to a lesser degree, the extent to which tenants feel their views are listened to and taken into account. The stock profile is relatively diverse with all the property types represented. There are 7 active tenants and residents groups and a range of other voluntary and community groups and organisations working in the area.

Panel priorities

Contributing to best city and housing priorities AND taking into account local difference our Panel	
Service and performance priorities are:	Funding priorities are:
To understand the reasons for lower than average rent collection and to explore, support and challenge how the service manages this.	To support applications that increase tenants online access to services.
To understand the reasons for lower satisfaction with how the service manages anti-social behaviour. To learn more about the types and local issues involved.	To support applications that enhance the environmental appearance of neighbourhoods, including those that address community safety and security.
To explore why average demand is lower, and the reasons, property, people or place related, behind this.	To support applications that promote and support tenants into the world of work.
To influence local community and tenant engagement activity so that tenants feel their views are better listened to.	To support applications which will give tenants an overall better quality of life in terms of their general health and well-being.