



Consultation on Local Lettings Policy for New Build in Gipton, Leeds 9.

Report of findings – February 2019

1 Introduction

Over the next five years, the Council House Growth Programme aims to deliver over 1500 new properties. 27 properties on the Beeches site in Gipton are due to be handed over in early 2020. The consultation to collect the views and opinions from current and prospective tenants about the local lettings policy for these properties was completed in February 2019 using a survey questionnaire.

Housing Leeds sent the survey out to 245 applicants on the Leeds Homes Register who had specified Gipton as their area of first choice. The questionnaire was also made available at the local area housing office during the period 23rd Jan-13th Feb 2019; a consultation day was held in the local community on the 6th Feb 2019.

2 Survey Sample

104 tenants and residents completed the consultation questionnaire (82 responded to the posted questionnaire, 22 of the responses originated from the consultation day event). 85 respondents live in the LS8 or LS9 areas. The full breakdown of responses is detailed below.

3 Report Findings

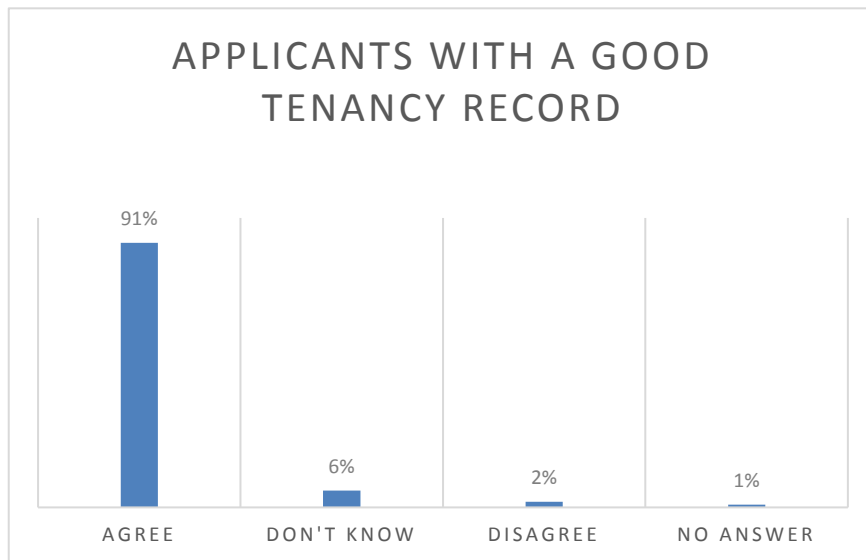
The results found that respondents would give preference for housing offers to: Leeds City Council tenants living in the Gipton & Harehills ward (65%), applicants with a local connection to the Gipton & Harehills ward area (85%), and applicants who have a good tenancy record (91%).

Respondents also felt that preference for offers of housing should be given to disabled people who need adapted properties to meet their needs (84%), followed by applicants in priority need (79%).

4 Consultation Questions

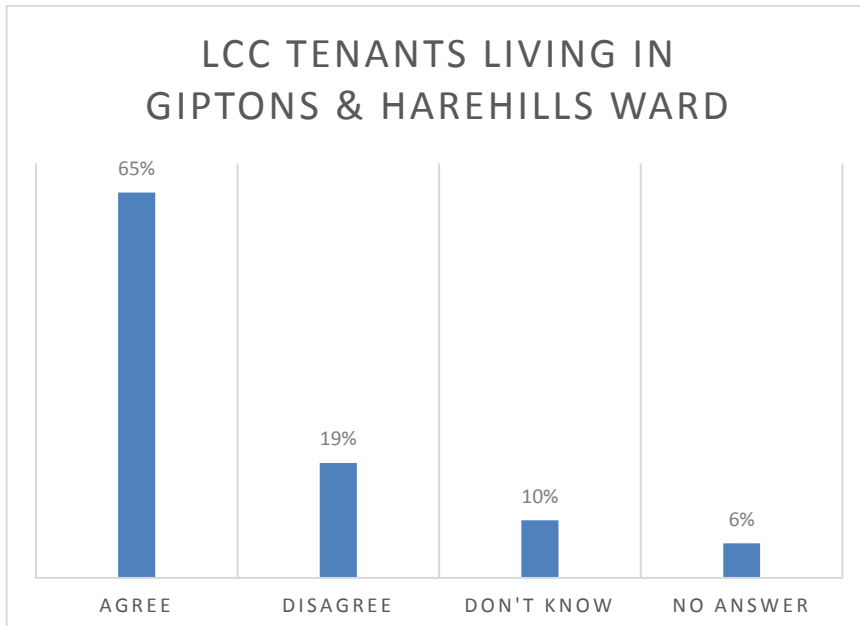
The first question ***“Do you agree that the following groups should be given preference for offers of the new homes (tick all that apply)”*** was broken down into 5 sections (labelled Q1a – 1e). Participants were also asked to provide any additional comments (Q1f).

Q1.a – Applicants with a good tenancy record



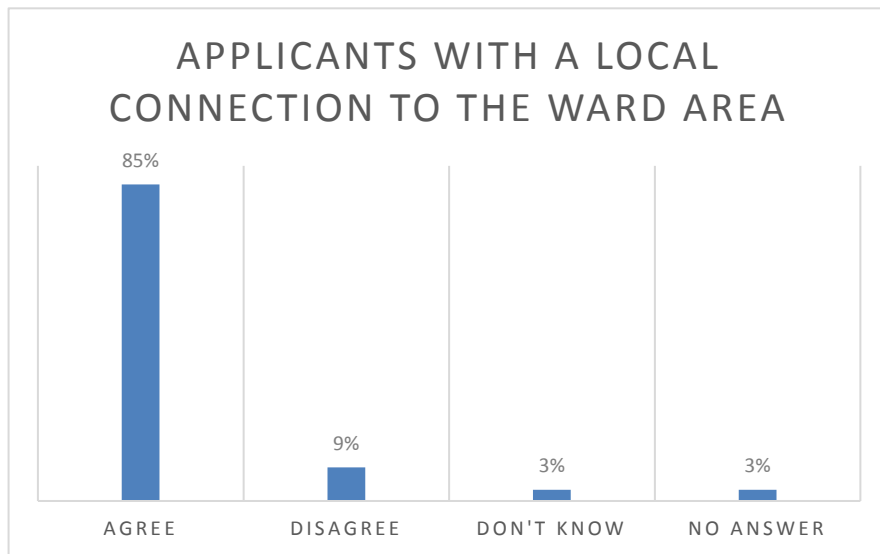
	Agree	Disagree	Don't Know	No Answer
Response	95	2	6	1
% Response	91%	2%	6%	1%

Q1.b – Leeds City Council tenants living in the Gipton & Harehills ward



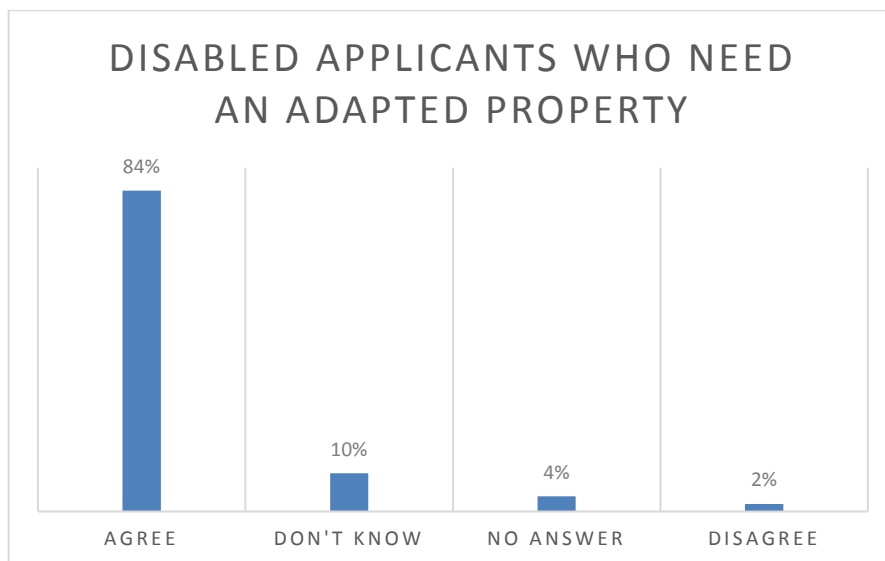
	Agree	Disagree	Don't Know	No Answer
Response	68	20	10	6
% Response	65%	19%	10%	6%

Q1.c – Applicants with a local connection to the Gipton & Harehills ward area - including living, working or having close family in the area



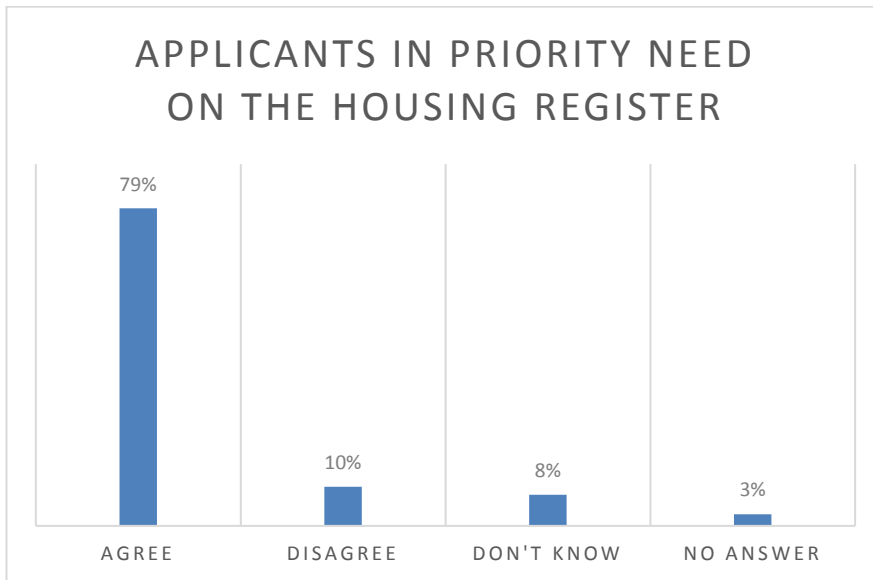
	Agree	Disagree	Don't Know	No answer
Responses	89	9	3	3
% Response	85%	9%	3%	3%

Q1.d – Disabled applicants needing an adapted property



	Agree	Disagree	Don't Know	No answer
Response	88	10	4	2
% Response	84%	10%	4%	2%

Q1.e – Applicants in priority need on the housing register



	Agree	Disagree	Don't Know	No Answer
Response	83	10	8	3
% Response	79%	10%	8%	3%

Q1.f asked for any other comments – 26 comments were made; these have been grouped as follows: (21) expressed an interest in the properties (for reasons including, overcrowding, affordability issues in current accommodation, working in the area; (2) felt these properties should be allocated to applicants who have been tenants for the longest time; (2) supported preference to disabled applicants; (1) disagreed with good tenancy record criteria.

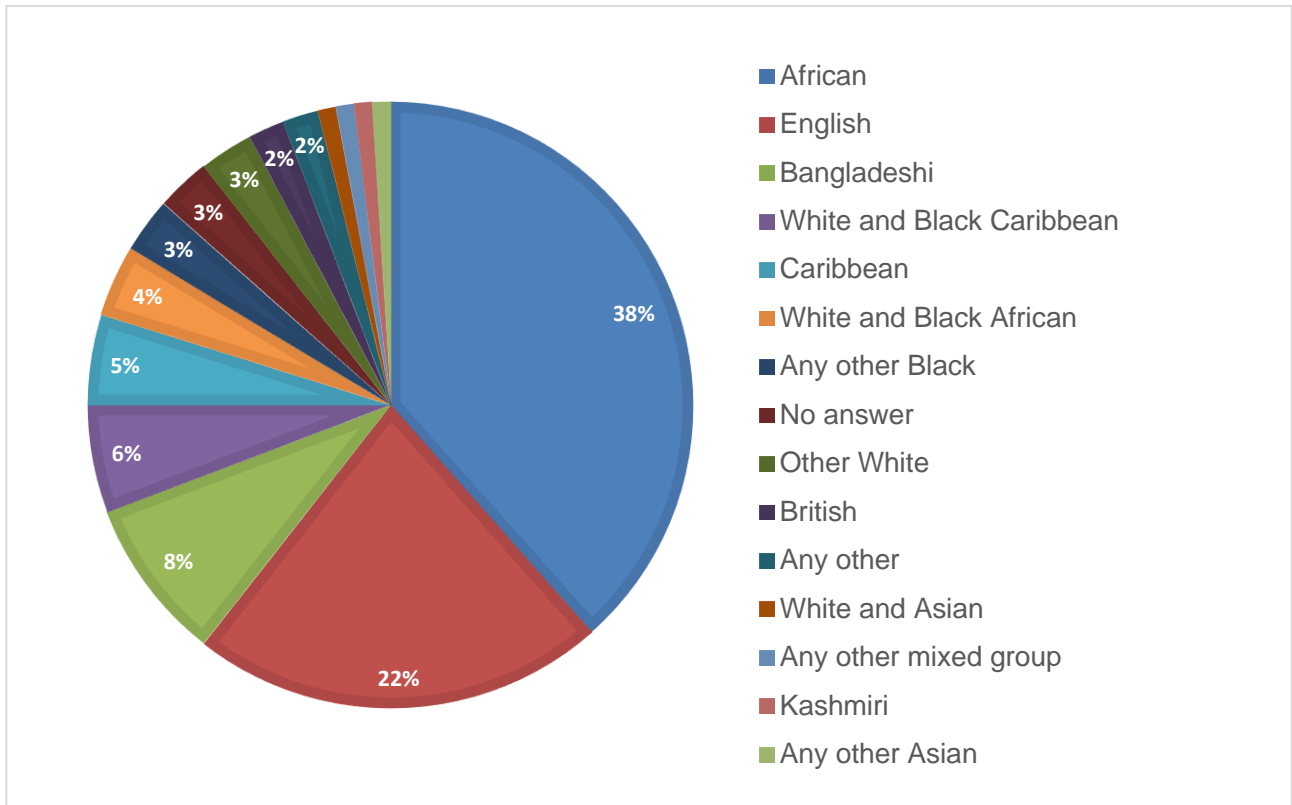
5 Equality Monitoring Questions

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:

Ethnicity of survey respondents

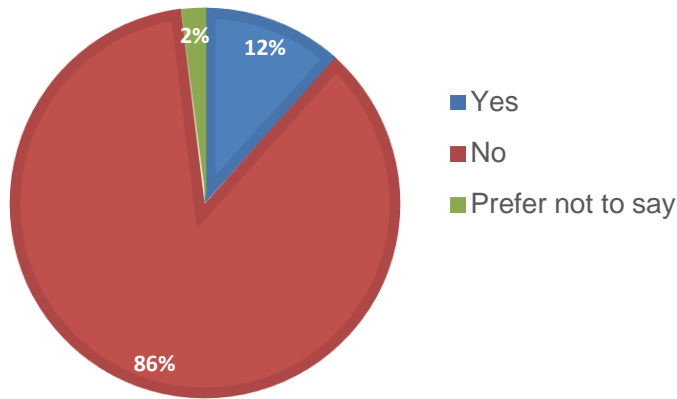
The ethnicity of those responding to the survey is shown in the chart below:



	African	English	Bangladeshi	White & Black Caribbean	Caribbean	White and Black African	Any other black	No answer
Number	40	23	9	6	5	4	3	3
%	38%	22%	8%	6%	5%	4%	3%	3%
	Other White	Kashmiri	Any other Asian	British	Any other	White and Asian	Any other mixed group	
Number	3	2	2	1	1	1	1	
%	3%	2%	2%	1%	1%	1%	1%	

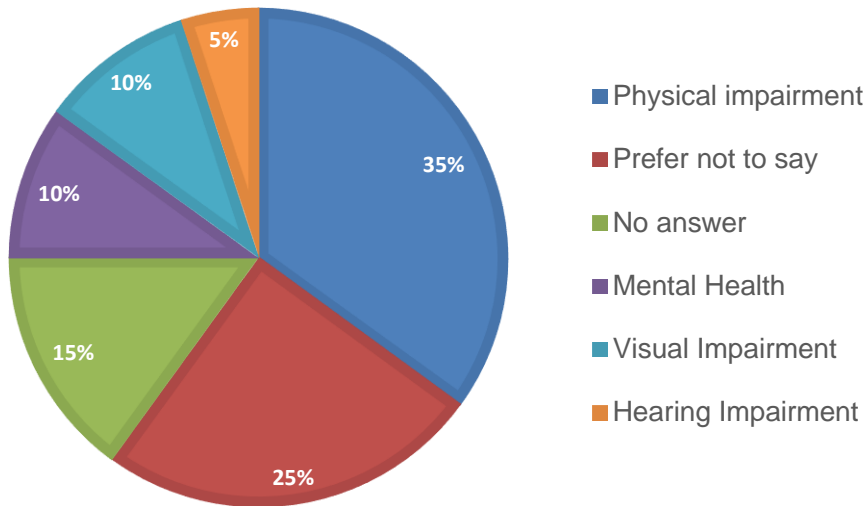
Disability

The pie charts below show the proportion of people who identify themselves as disabled and the nature of their disability (applicants could tick more than one box).



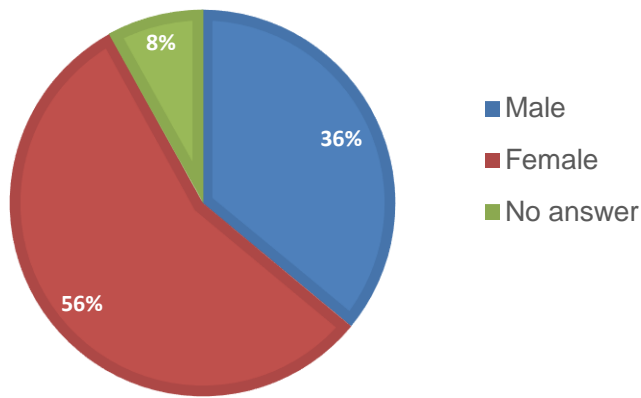
	Yes	No	Prefer not to say
Responses	12	90	2
% Response	12%	86%	2%

NATURE OF DISABILITY



	Physical impairment	Prefer not to say	No answer	Mental Health	Visual Impairment	Hearing Impairment
Responses	7	5	3	2	2	1
% Responses	35%	25%	15%	10%	10%	5%

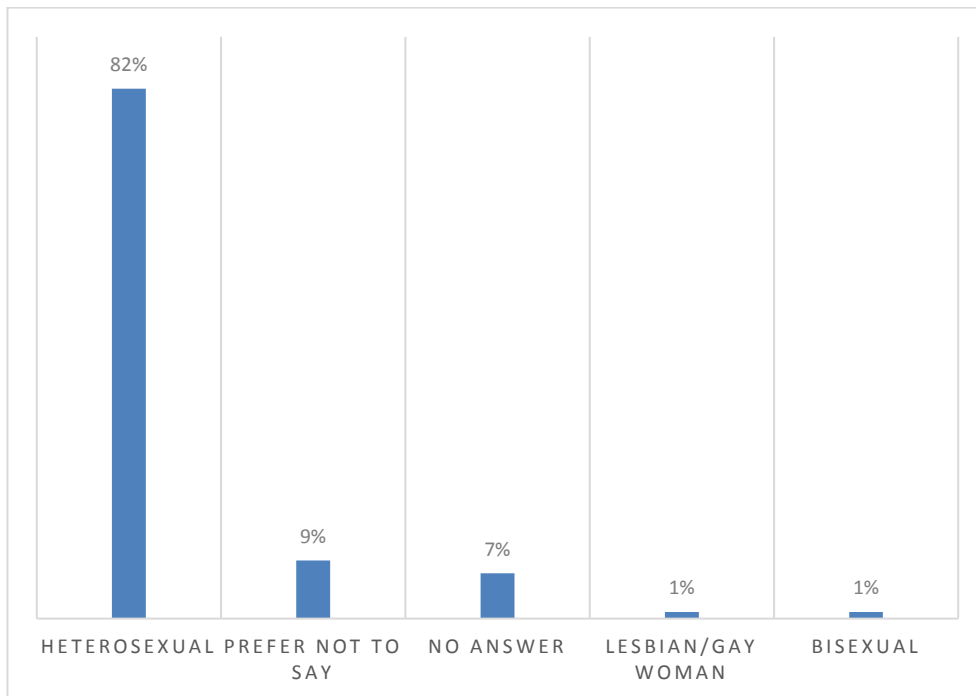
Gender of survey respondents



	Male	Female	No answer
Responses	38	58	8
% Response	36%	56%	8%

Sexual orientation

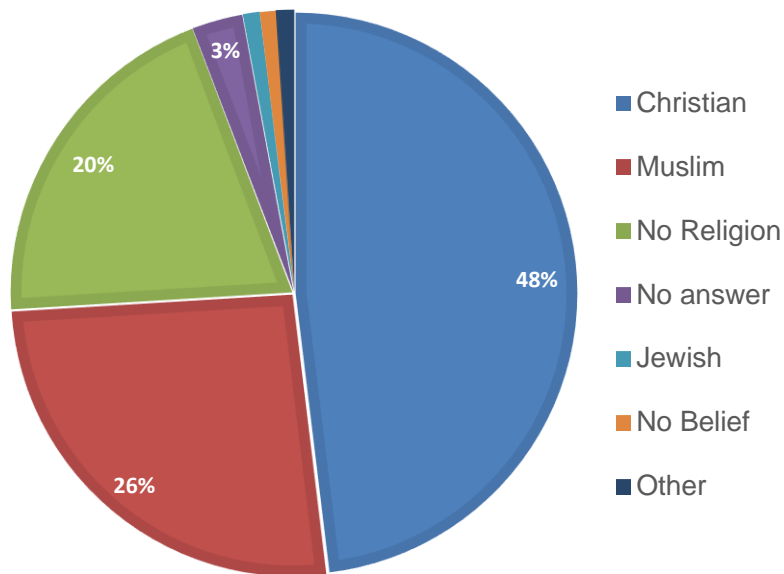
The sexual orientation of those responding to the survey is shown in the chart below



	Heterosexual	Prefer not to say	No answer	Lesbian/gay woman	Bisexual
Responses	86	9	7	1	1
% Responses	82%	9%	7%	1%	1%

Religion

60% of respondents stated they actively practice their religion.



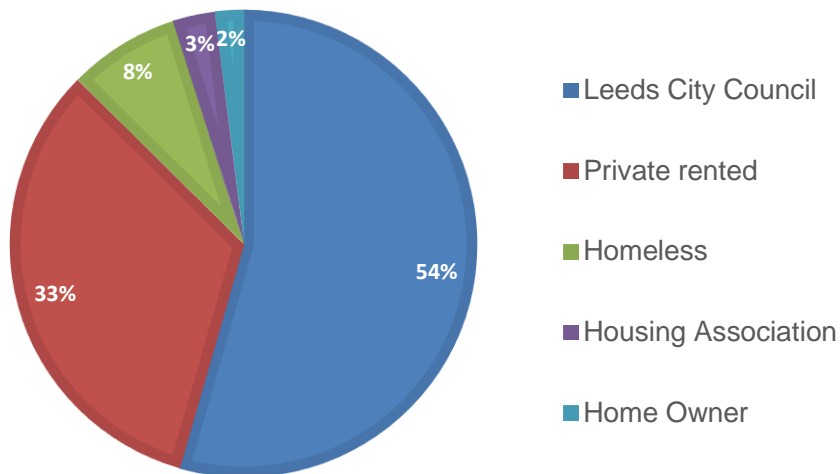
	Christian	Muslim	No religion	No answer	Jewish	No belief	Other
Responses	50	27	21	3	1	1	1
% Responses	48%	26%	20%	3%	1%	1%	1%

Carers

19% of respondents identified as being carers.

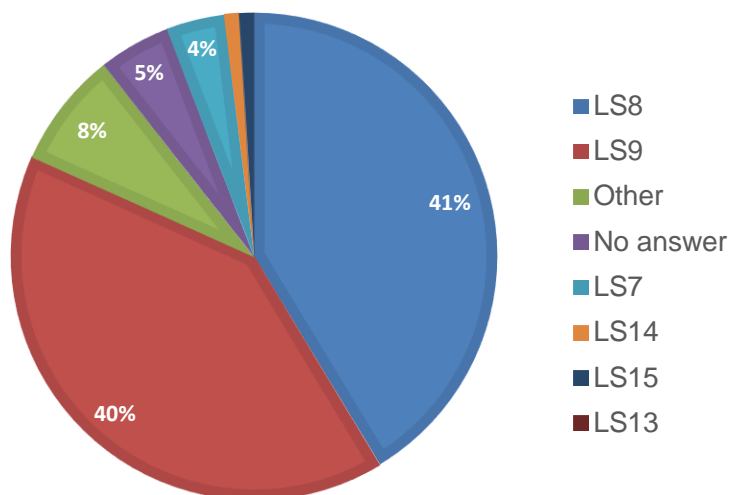
Respondents' housing type

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



	Leeds City Council	Private rented	Homeless	Housing Association	Home Owner
Responses	57	34	8	3	2
% Response	54%	33%	8%	3%	2%

81% of those live in the LS8 and LS9 post codes.



	LS8	LS9	Other	No answer	LS7	LS14	LS15
Responses	43	42	8	5	4	1	1
% Responses	41%	40%	8%	5%	4%	1%	1%