

Consultation on Local Lettings Policy for New Build in Holbeck, Leeds 11.

Report of findings – March 2019

1 Introduction

Over the next five years, the Council House Growth Programme aims to deliver over 1500 new properties. 28 properties on the Meynell site in Holbeck 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 252 applicants on the Leeds Homes Register who had specified Beeston & Holbeck as their area of first choice. The questionnaire was also made available at the local area housing office during the period 8th Feb - 28th Feb 2019; a consultation day was held in the local community on the 27th Feb 2019.

2 Survey Sample

93 tenants and residents completed the consultation questionnaire (81 responded to the posted questionnaire, 12 of the responses originated from the consultation day event). 72 respondents live in the LS11 area. The full breakdown of responses is detailed below.

3 Report Findings

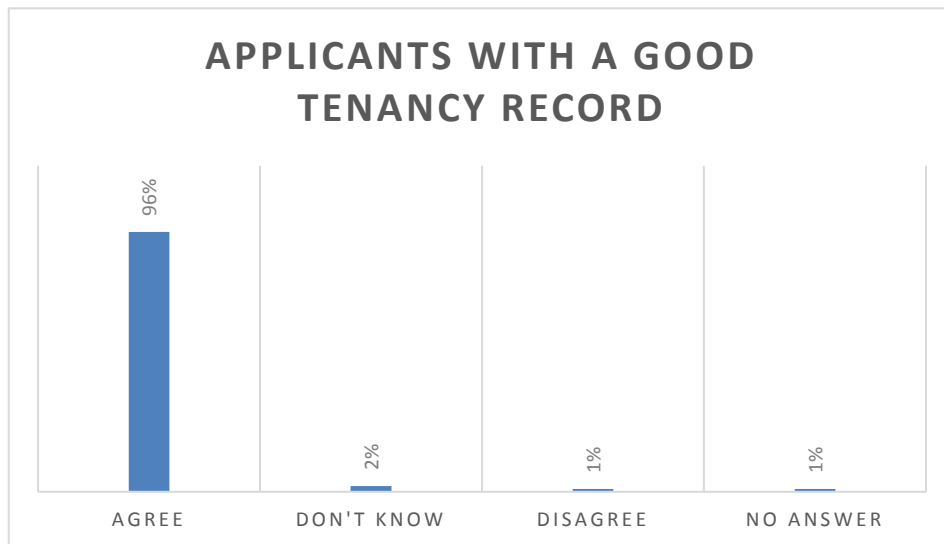
The results found that respondents would give preference for housing offers to: Leeds City Council tenants living in the Beeston & Holbeck ward (67%), applicants with a local connection to the Beeston & Holbeck ward area (93%), and applicants who have a good tenancy record (96%).

Respondents also felt that preference for offers of housing should be given to applicants living in a home too big for their needs (63%), followed by applicants in priority need (74%) and applicants in employment (68%).

4 Consultation Questions

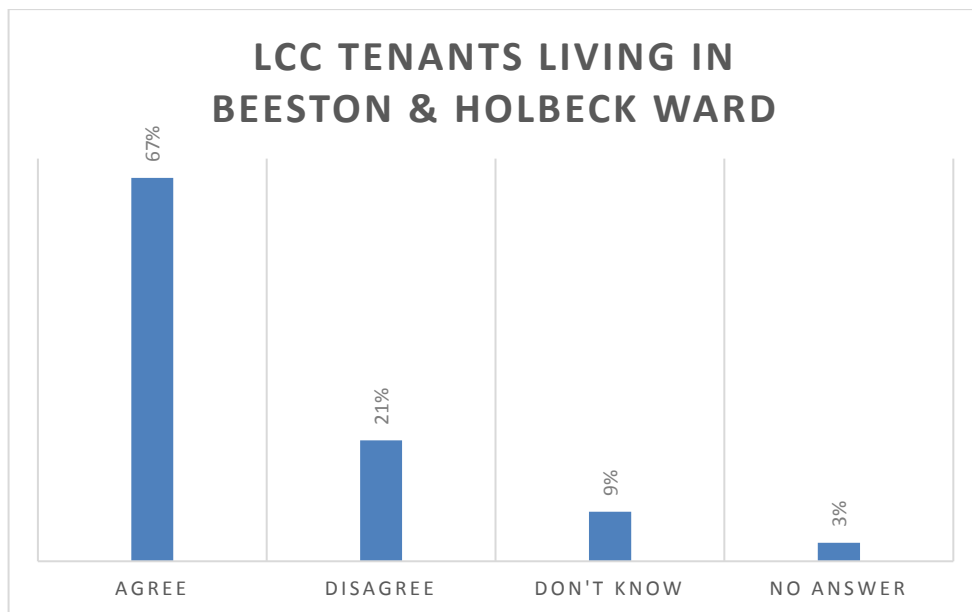
The first question ***“Do you agree that the following groups should be given preference for offers of the new homes (tick all that apply)”*** was broken down into 6 sections (labelled Q1 – 6). Participants were also asked to provide any additional comments (Q7).

Q1. – Applicants with a good tenancy record



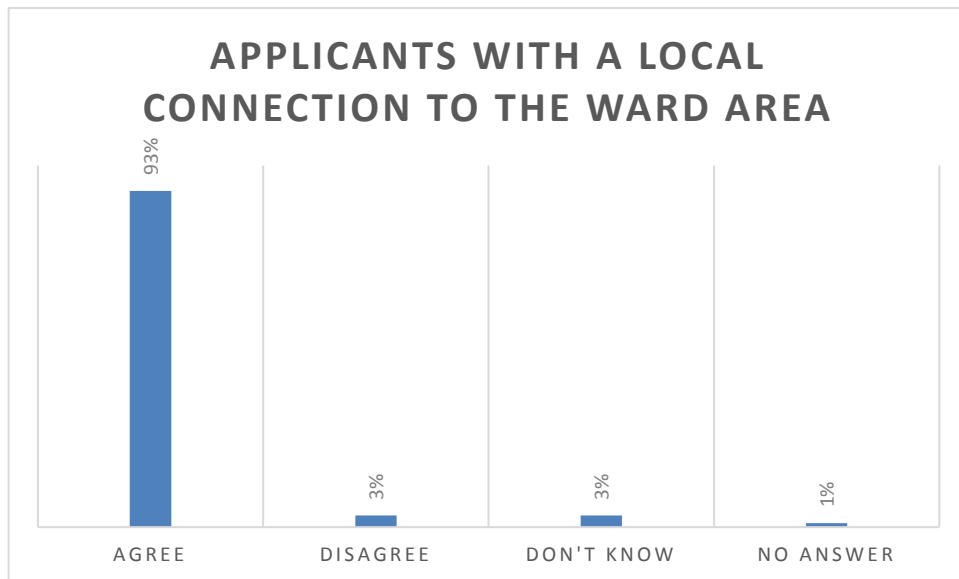
	Agree	Don't Know	Disagree	No answer
Responses	89	2	1	1
% Response	96%	2%	1%	1%

Q2. – Leeds City Council tenants living in the Beeston & Holbeck ward



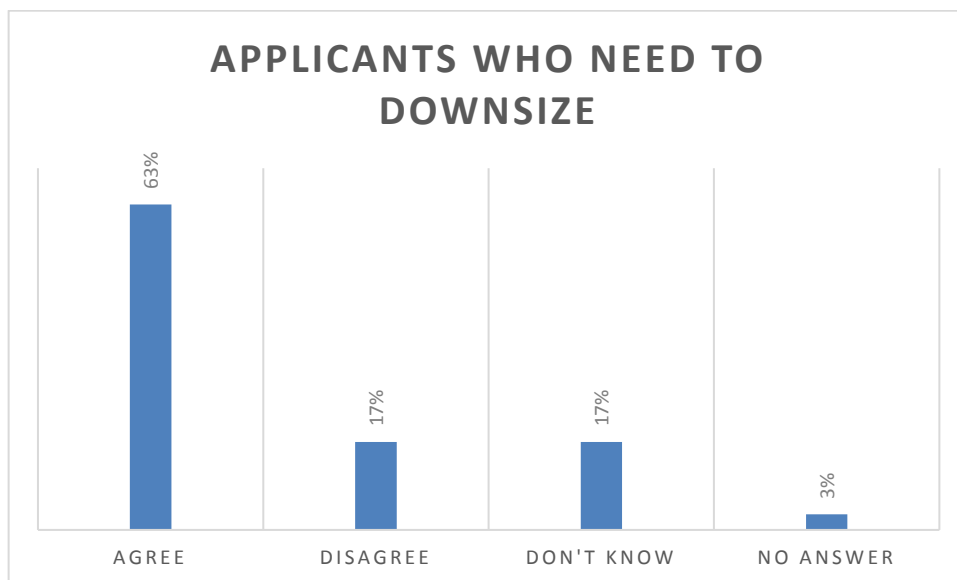
	Agree	Disagree	Don't Know	No Answer
Responses	62	20	8	3
% Response	67%	21%	9%	3%

Q3. – Applicants with a local connection to the Beeson & Holbeck ward area - including living, working or having close family in the area



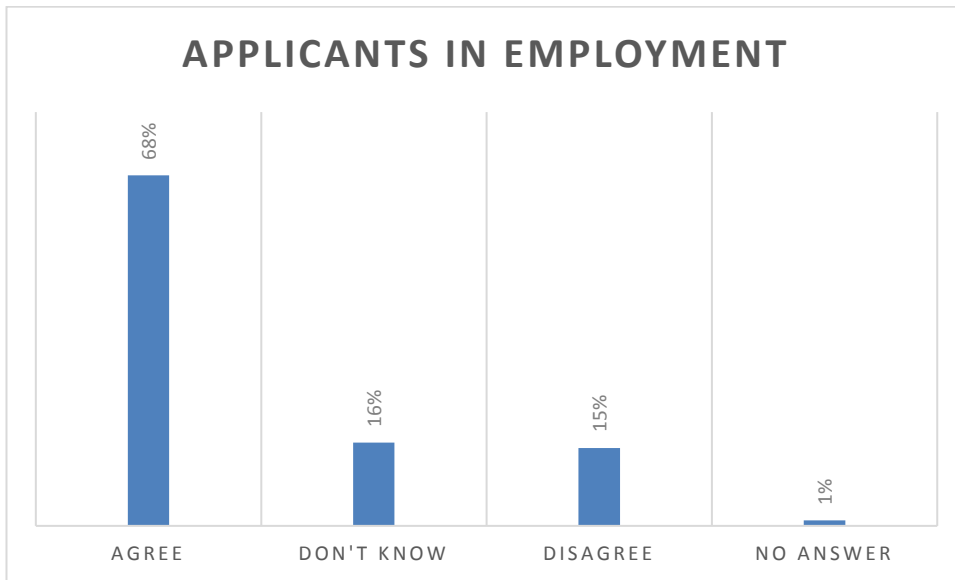
	Agree	Disagree	Don't Know	No answer
Responses	86	3	3	1
% Response	93%	3%	3%	1%

Q4. Applicants who are in a house too big for their needs



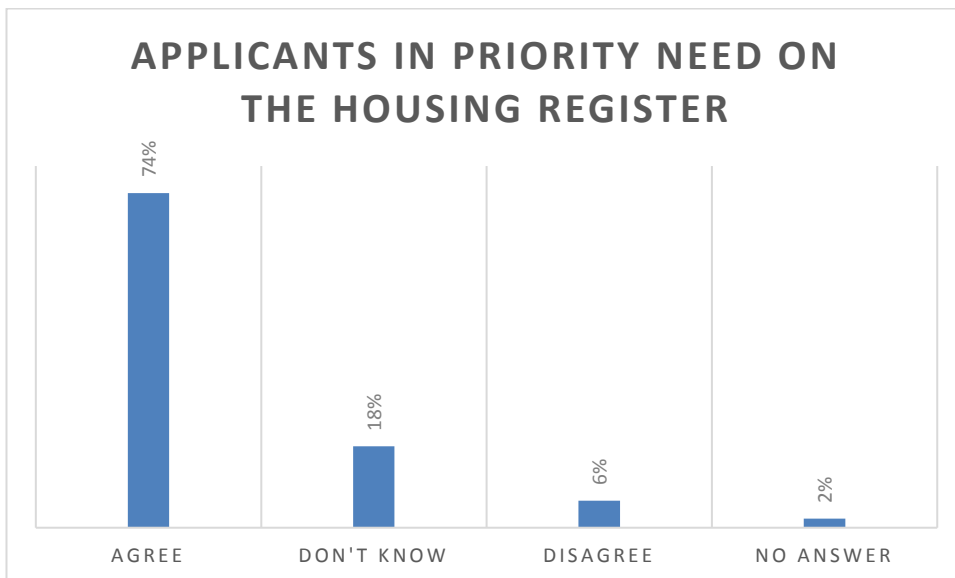
	Agree	Disagree	Don't Know	No answer
Responses	58	16	16	3
% Response	63%	17%	17%	3%

Q5. – Applicants who are in employment



	Agree	Don't Know	Disagree	No answer
Responses	63	15	14	1
% Response	68%	16%	15%	1%

Q6. – Applicants who are in priority need on the housing register



	Agree	Don't Know	Disagree	No Answer
Responses	68	17	6	2
% Response	74%	18%	6%	2%

Q7 asked for any other comments – 23 comments were made; these have been grouped as follows: (7) expressed an interest in the properties (for reasons including, overcrowding, suffering from ASB, children living at height; (1) felt these properties should be allocated to applicants who have been tenants for the longest time; (3) supported the local connection criteria and (3) supported giving preference to applicants with a good tenancy record, (2) felt that an age restriction for applicants should be applied. Other preference group suggestions included (1) homeless, (1) single Dads, (1) disabled applicants and (1) overcrowded applicants. (3) Supported giving preference to employed, local connection and giving preference to applicants in priority need.

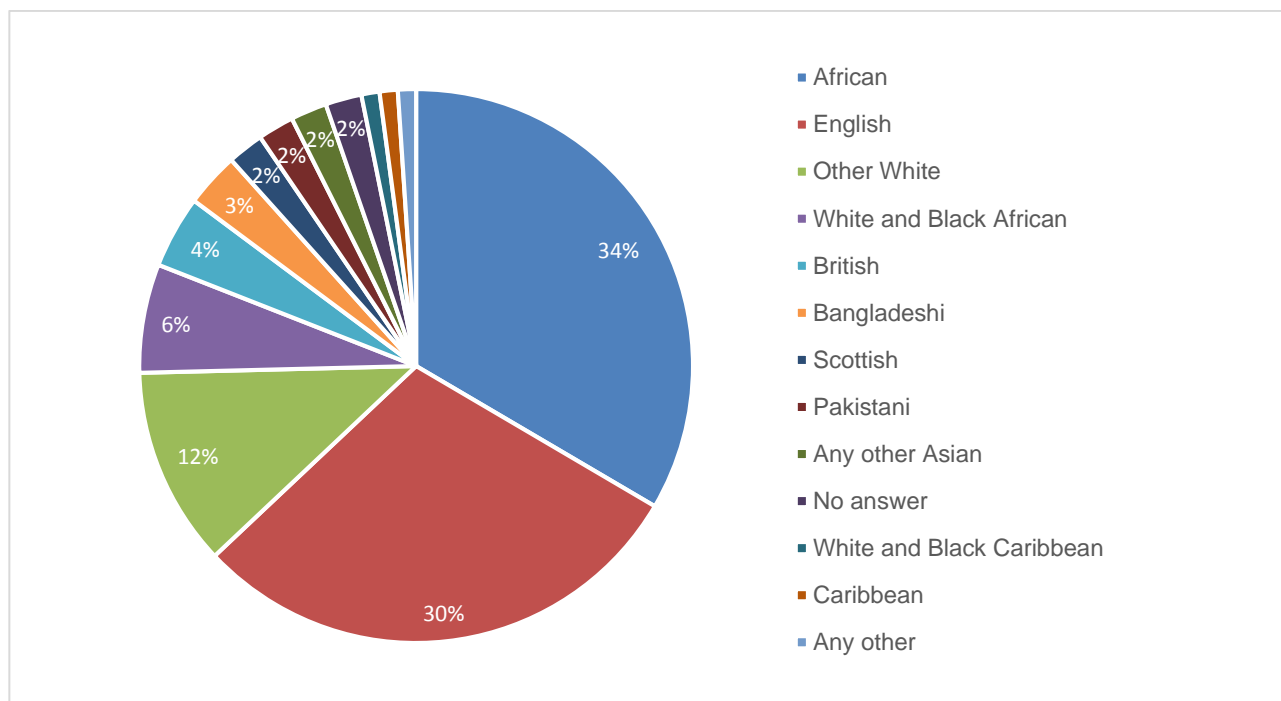
5 Equality Monitoring Questions

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	Other White	White and Black African	British	Bangladeshi	Scottish
31	27	11	6	4	3	2
34%	30%	12%	6%	4%	3%	2%
Pakistani	Any other Asian	No answer	White and Black Caribbean	Caribbean	Any other	
2	2	2	1	1	1	

2%

2%

2%

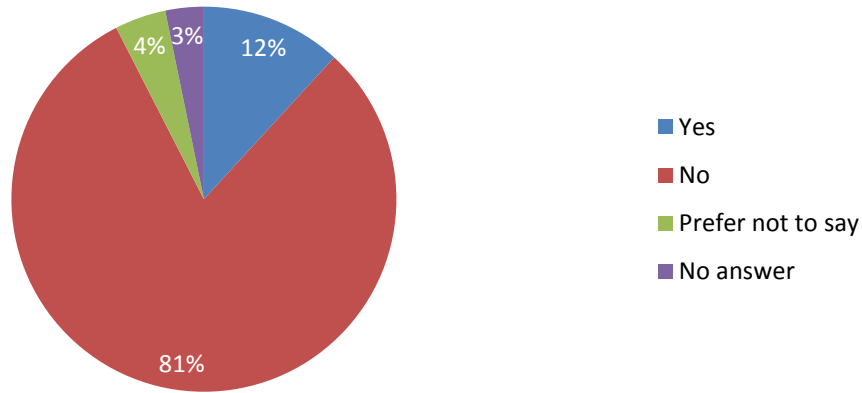
1%

1%

1%

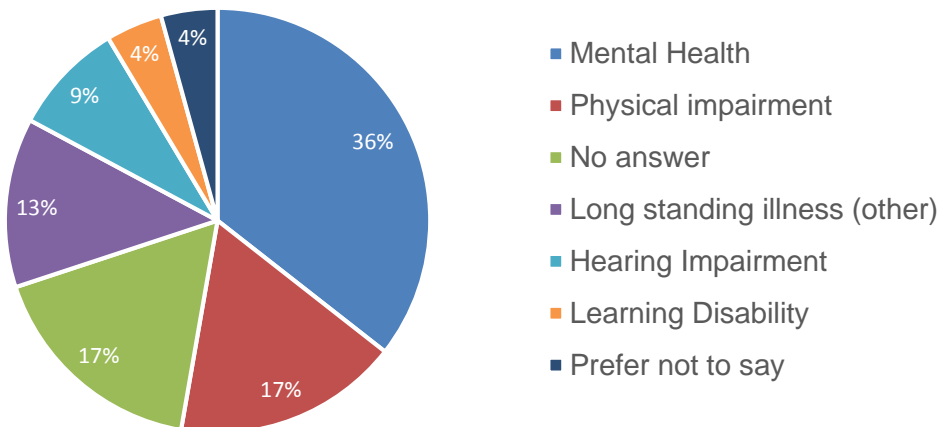
Disability

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).



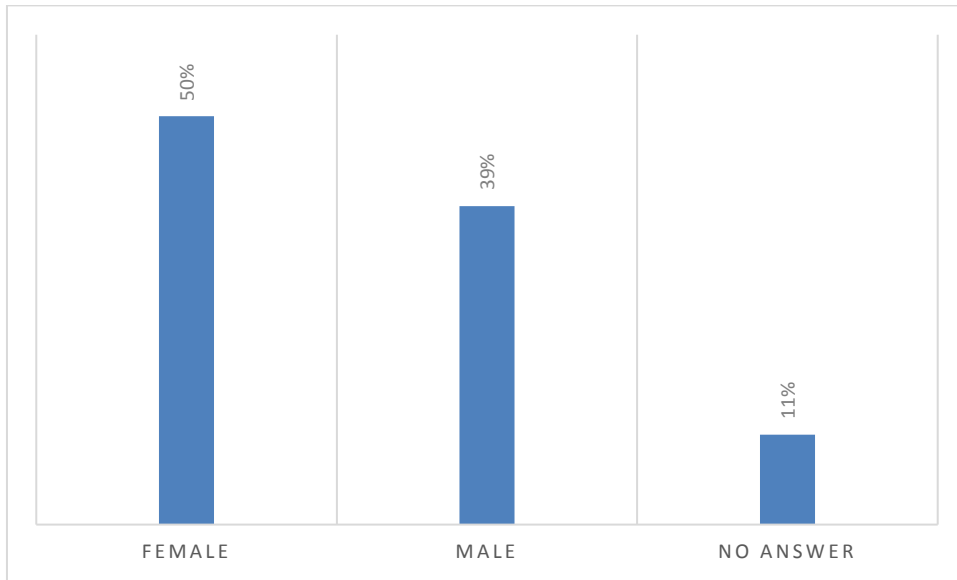
	No	Yes	Prefer not to say	No answer
Responses	75	11	4	3
% Response	81%	12%	4%	3%

Nature of disability



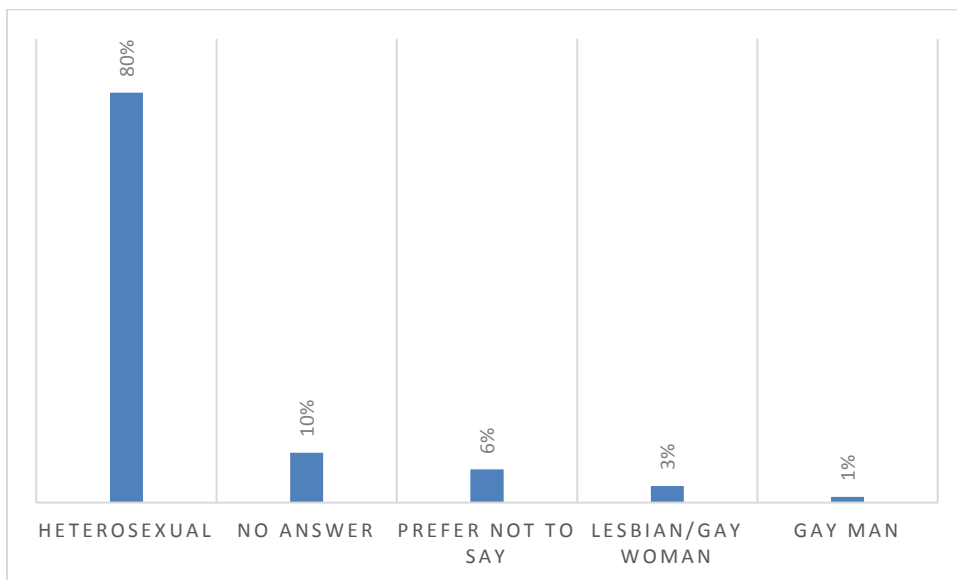
	Mental Health	Physical impairment	No answer	Long standing illness (other)	Hearing Impairment	Learning Disability	Prefer not to say
Responses	8	4	4	3	2	1	1
% Responses	36%	17%	17%	13%	9%	4%	4%

Gender of survey respondents



	Female	Male	No answer
Responses	47	36	10
% Response	50%	39%	11%

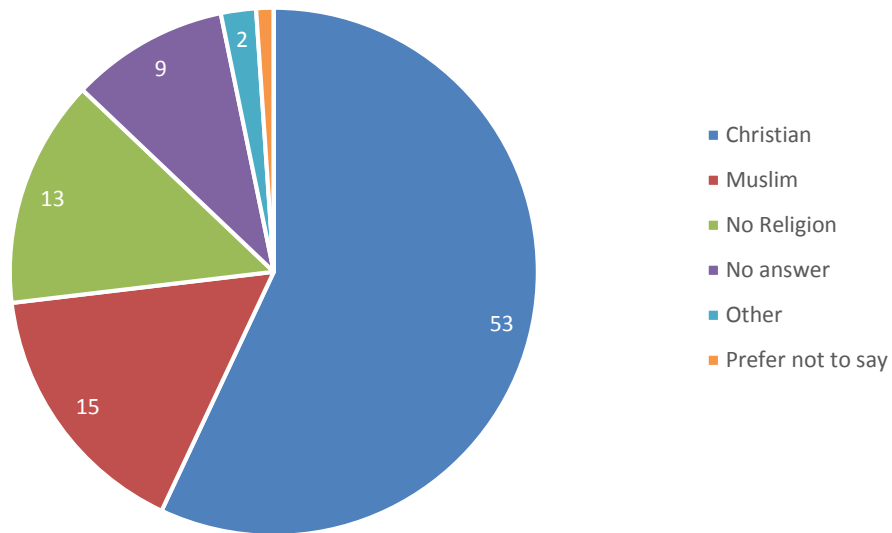
Sexual orientation



	Heterosexual	No Answer	Prefer not to say	Lesbian/Gay Woman	Gay man
Responses	74	9	6	3	1
% Responses	80%	10%	6%	3%	1%

Religion

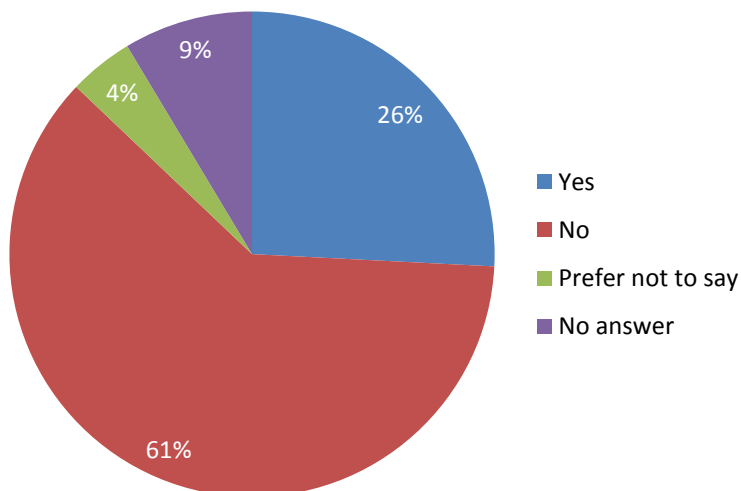
52% of respondents stated they actively practice their religion.



	Christian	Muslim	No Religion	No answer	Other	Prefer not to say
Responses	53	15	13	9	2	1
% Responses	57%	16%	14%	10%	2%	1%

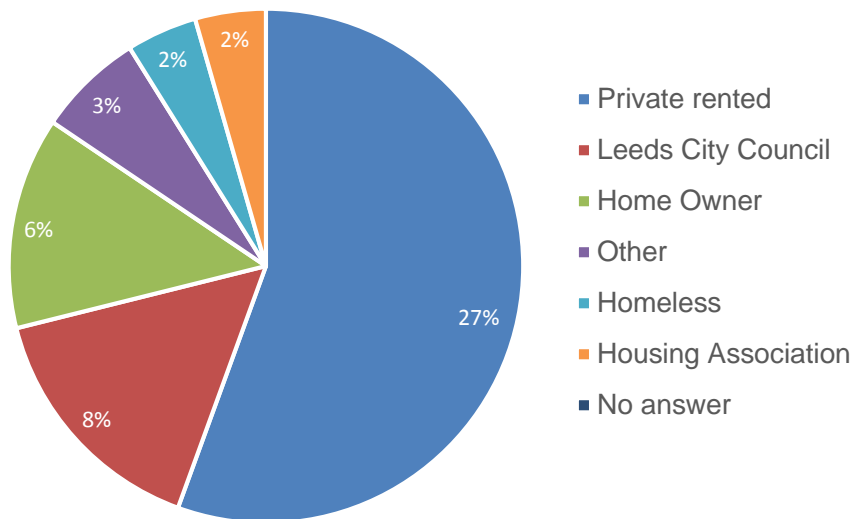
Carers

26% of respondents identified as being carers.



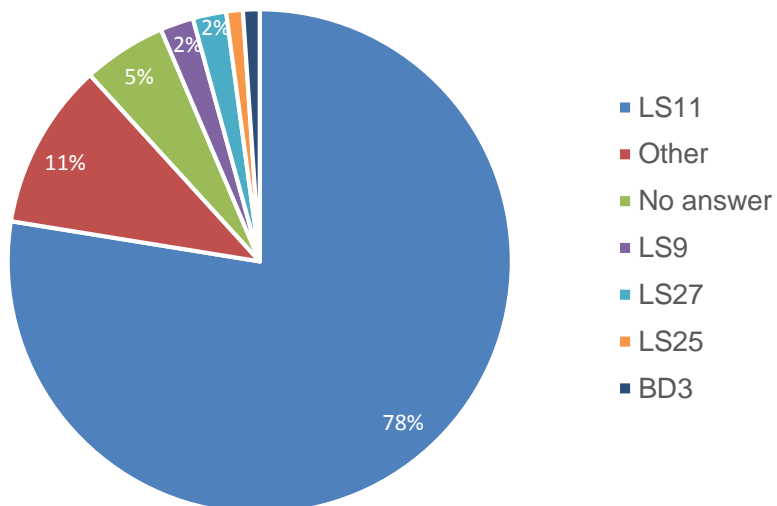
Respondents' housing type

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



	Private rented	Leeds City Council	Home Owner	Other	Homeless	Housing Association	No answer
Responses	48	25	7	6	3	2	2
% Responses	52%	27%	8%	6%	3%	2%	2%

78% of those live in LS11.



	LS11	Other	No answer	LS9	LS27	LS25	BD3
Responses	72	10	5	2	2	1	1
% Responses	78%	11%	5%	2%	2%	1%	1%