



Consultation on Local Lettings Policy for New Build in Osmondthorpe, 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. 32 properties on the Neville site in Osmondthorpe 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 271 applicants on the Leeds Homes Register who had specified Halton Moor & Osmondthorpe as their area of first choice. The questionnaire was also made available at Osmondthorpe One Stop Centre during the period 16th Jan-6th Feb 2019; a consultation day was held in the local community on the 30th Jan 2019.

2 Survey Sample

88 tenants and residents completed the consultation questionnaire (66 responded to the posted questionnaire, 22 of the responses originated from the consultation day event). 49 respondents live in the LS9 area. The full breakdown of responses is detailed below.

3 Report Findings

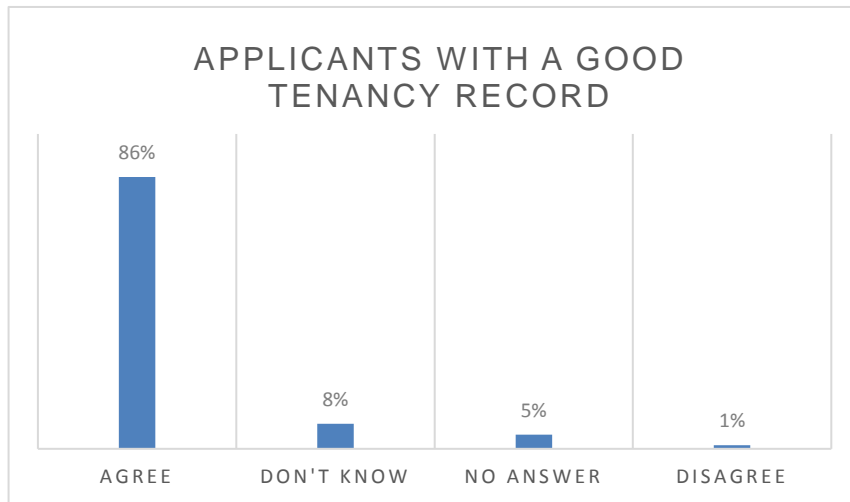
The results found that respondents would give preference for housing offers to: Leeds City Council tenants living in the Temple Newsam ward (42%), Housing Association tenants living within the ward area (39%), other applicants with a local connection to the Temple Newsam ward area (66%), and applicants who have a good tenancy record (86%).

Respondents also felt that preference for offers of housing should be given to disabled people who need adapted properties to meet their needs (83%), people living in overcrowded conditions (75%), followed by members or former members of HM Armed Forces (62%) and applicants with young families living at height in the ward area (62%). Just above half of the respondents felt that people living in a home too big for their needs should also be given preference (56%).

4 Consultation Questions

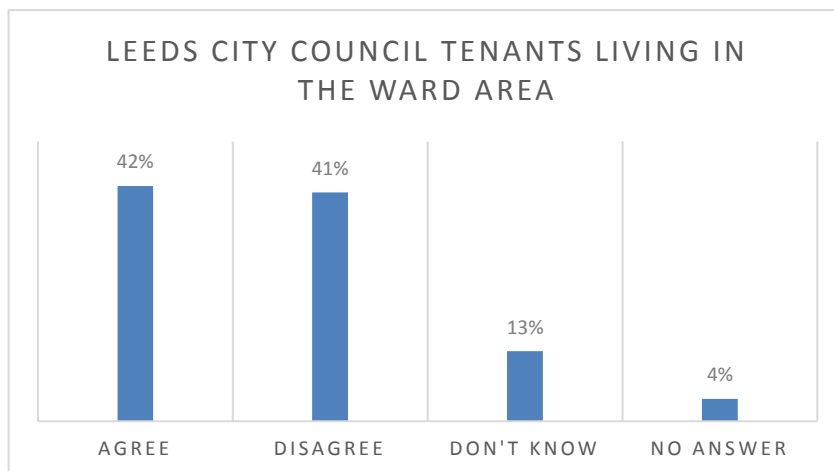
The first question ***“Do you agree that the following groups should be given preference for offers of the new homes (tick all that apply)”*** was broken down into 10 sections (labelled Q1a – 1j). Participants were also asked to provide any additional comments (Q1k).

Q1.a – Applicants who have a good tenancy record



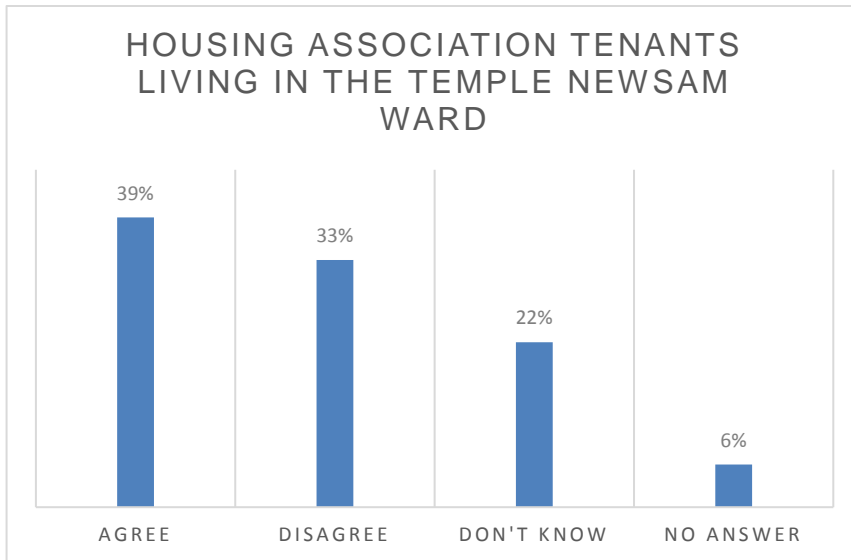
	Agree	Disagree	Don't Know	No Answer
Response	76	1	7	4
% Response	86%	1%	8%	5%

Q1.b – Leeds City Council tenants living in the Temple Newsam ward



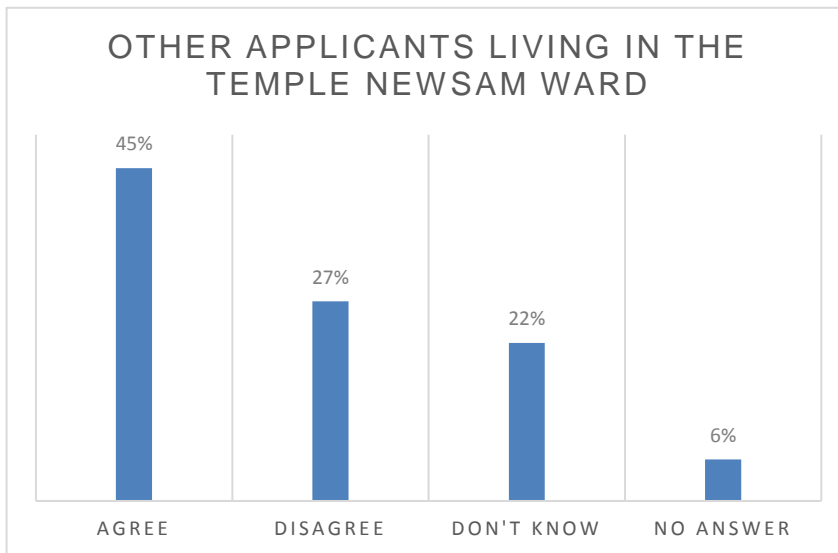
	Agree	Disagree	Don't Know	No Answer
Response	37	36	11	4
% Response	42%	41%	13%	4%

Q1.c – Housing Association tenants living in the Temple Newsam ward



	Agree	Disagree	Don't Know	No answer
Response	34	29	20	5
% Response	39%	33%	22%	6%

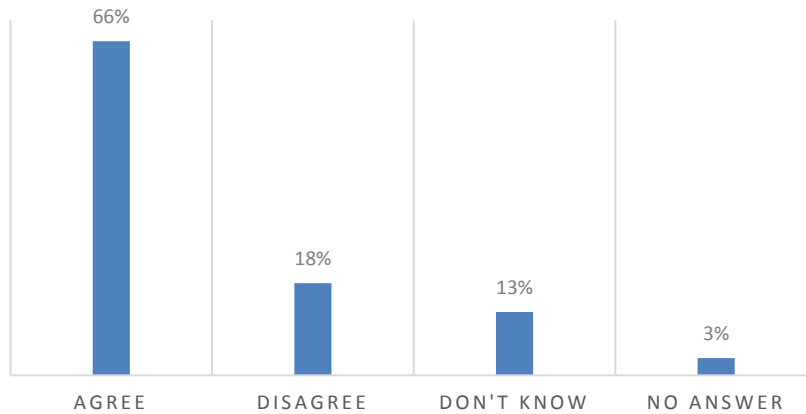
Q1.d – Other applicants living in the Temple Newsam ward.



	Agree	Disagree	Don't know	No answer
Response	40	24	19	5
% Response	45%	27%	22%	6%

Q1.e - People with a local connection to the Ward area - including living, working or having close family in the area

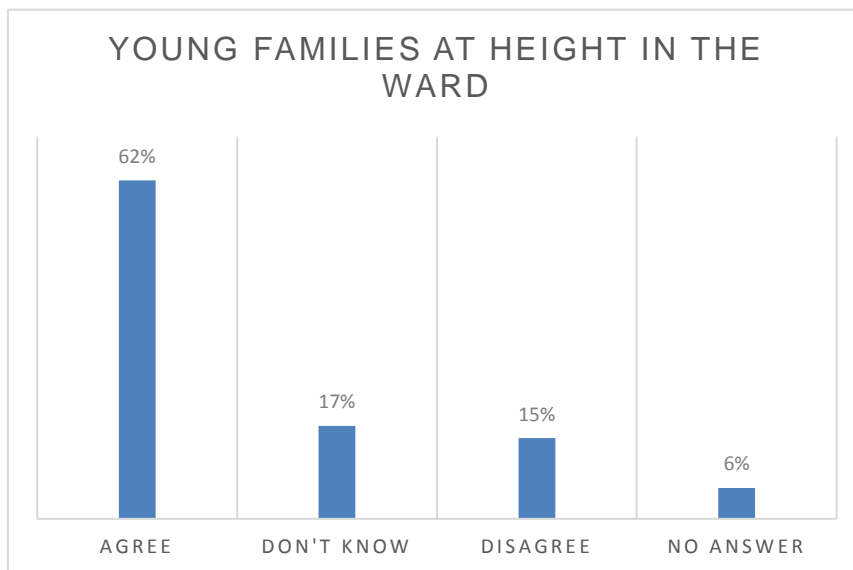
PEOPLE WITH A LOCAL CONNECTION TO THE WARD AREA



	Agree	Disagree	Don't Know	No answer
Responses	58	16	11	3
% Response	66%	18%	13%	3%

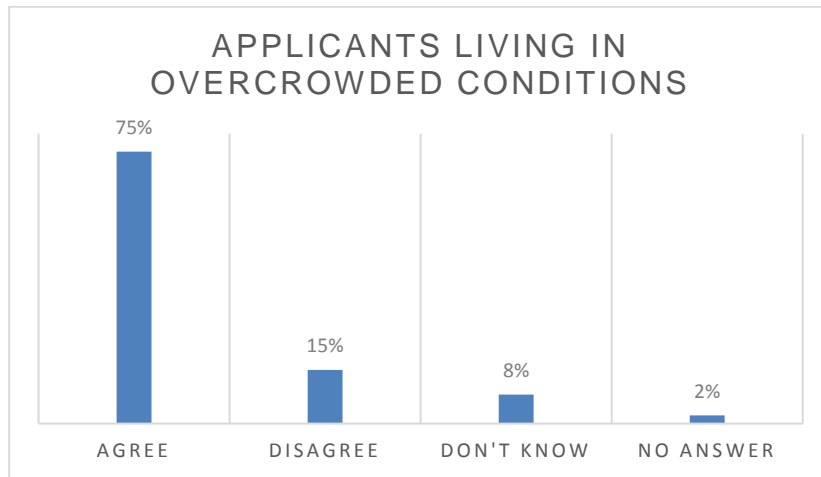
Q1.f – Applicants with young families living at height in the ward

YOUNG FAMILIES AT HEIGHT IN THE WARD



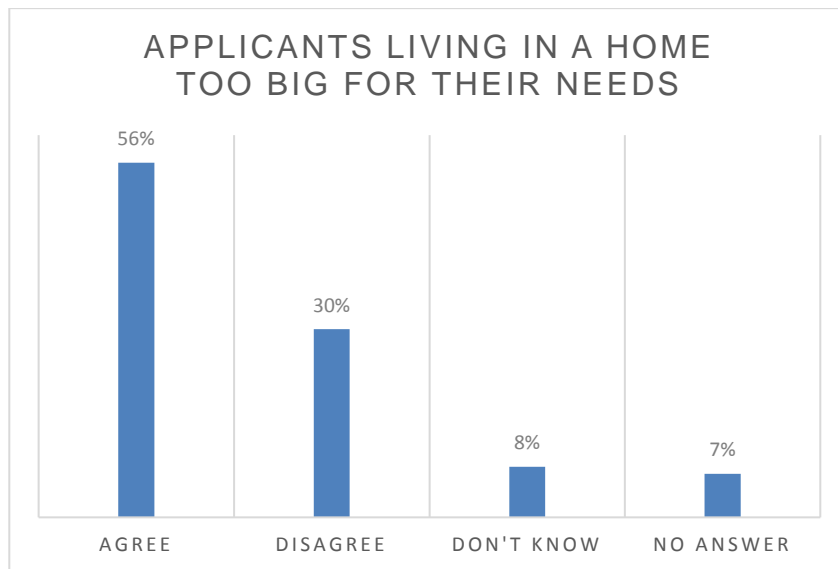
	Agree	Disagree	Don't Know	No answer
Response	55	13	15	5
% Response	62%	15%	17%	6%

Q1.g – Applicants living in overcrowded conditions



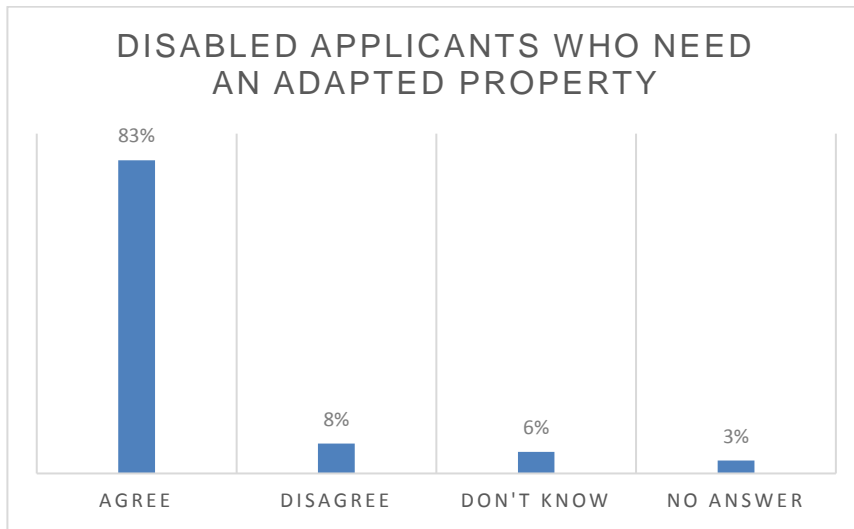
	Agree	Disagree	Don't Know	No answer
Response	66	13	7	2
% Response	75%	15%	8%	2%

Q1.h – Applicants living in a home too big for their needs



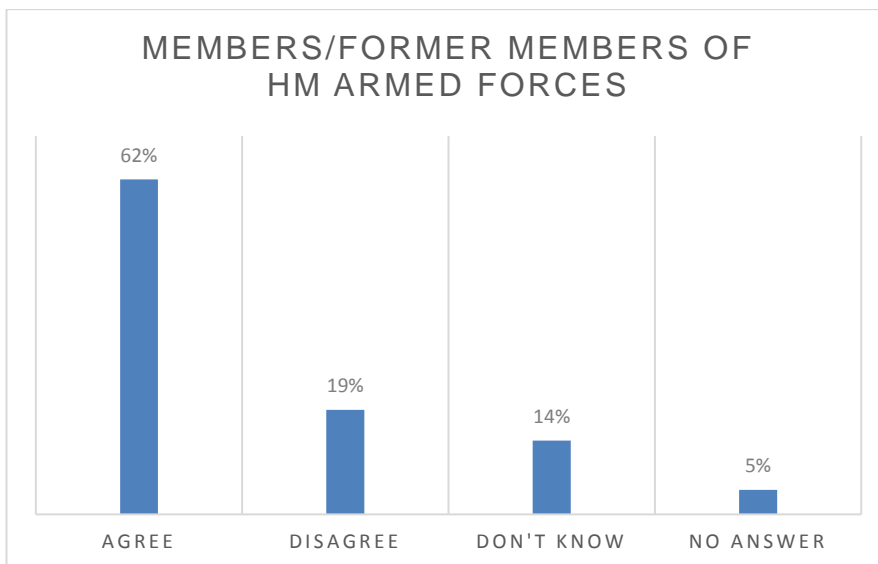
	Agree	Disagree	Don't Know	No Answer
Response	49	26	7	6
% Response	56%	30%	8%	7%

Q1.i – Disabled applicants needing an adapted property



	Agree	Disagree	Don't Know	No answer
Response	73	7	5	3
% Response	83%	8%	6%	3%

Q1.j – Members/Former Members of HM Armed Forces



	Agree	Disagree	Don't Know	No Answer
Response	55	17	12	4
% Response	62%	19%	14%	5%

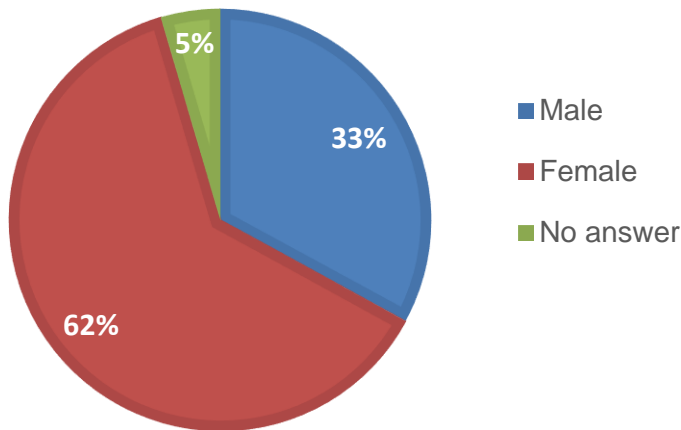
Q1.k asked for any other comments – 29 comments were made; these have been grouped as follows: (14) expressed an interest in the properties (for reasons including health issues, overcrowding, to be nearer to family and living in poor conditions); (5) felt these properties should be allocated to applicants living in the local area; (5) supported preference to applicants with a good tenancy record; (2) felt that a good tenancy record should not take rent arrears into consideration; (1) applicants working in the local area; (1) preference to HM Armed Forces; (1) applicants in private rented accommodation or key workers.

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:

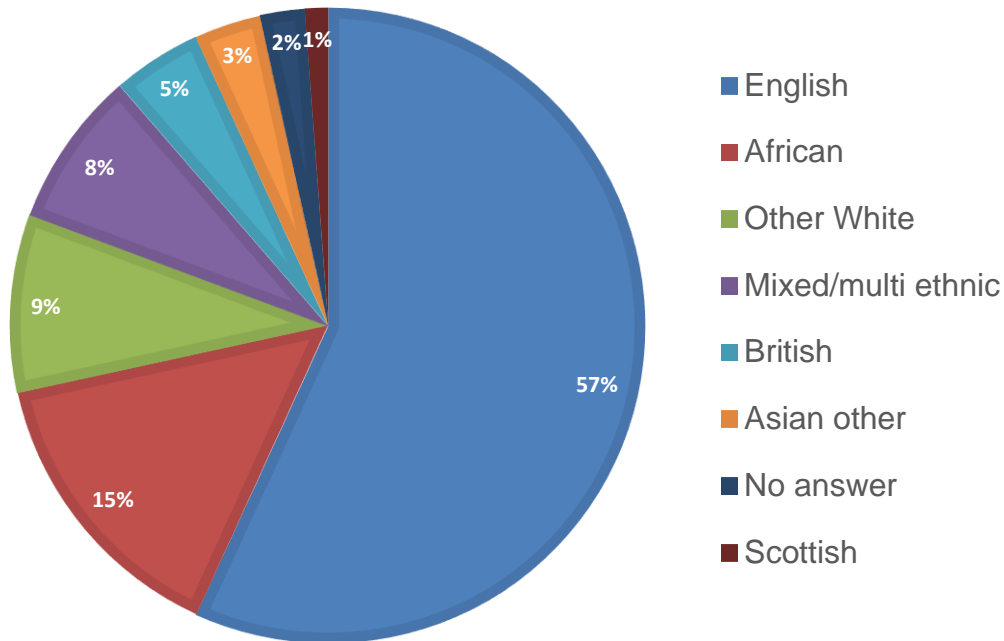
Gender of survey respondents



	Male	Female	No answer
Responses	29	55	4
% Response	33%	62%	5%

Ethnicity of survey respondents

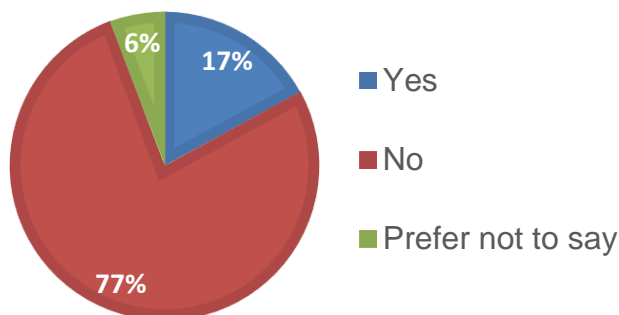
The ethnicity of those responding to the survey is shown in the chart below:



	English	African	Other White	Mixed/multi ethnic	British	Asian other	No answer	Scottish
Number	50	13	8	7	4	3	2	1
%	57%	15%	9%	8%	5%	3%	2%	1%

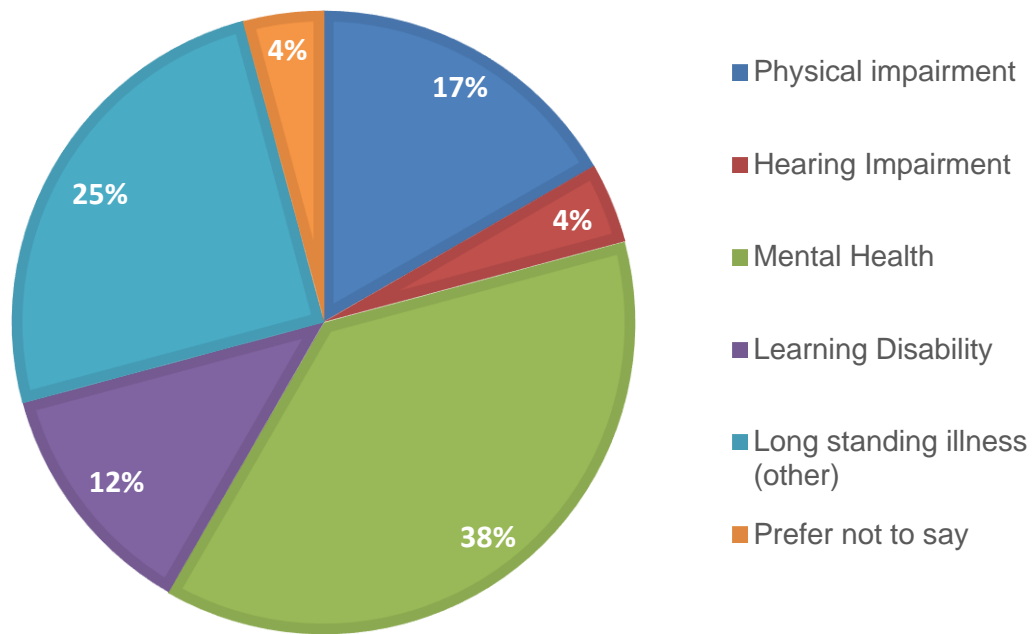
Disability

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 say	No answer
Responses	15	68	5	0
% Response	17%	77%	6%	0%

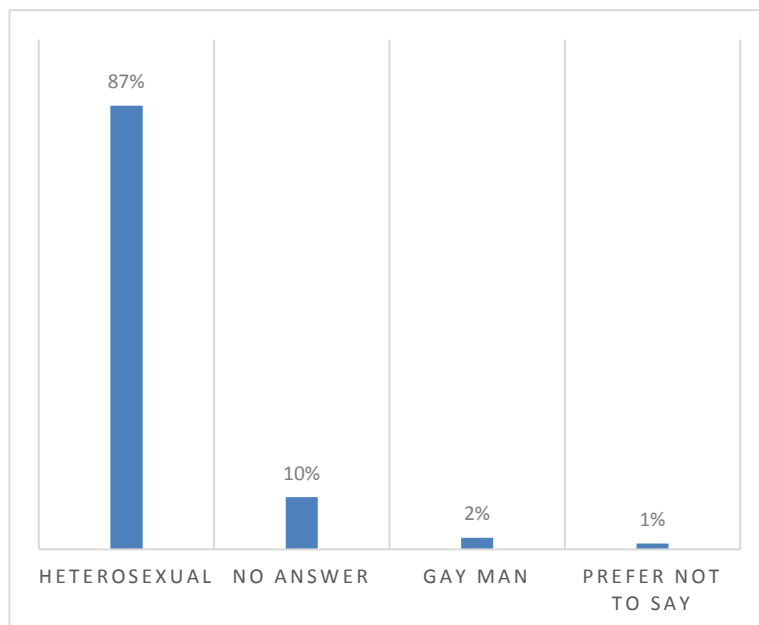
NATURE OF DISABILITY



	Physical impairment	Hearing impaired	Mental Health	Learning disability	Long-standing illness	Prefer not to say
Responses	4	1	9	3	6	1
% Responses	17%	4%	38%	12%	25%	4%

Sexual orientation

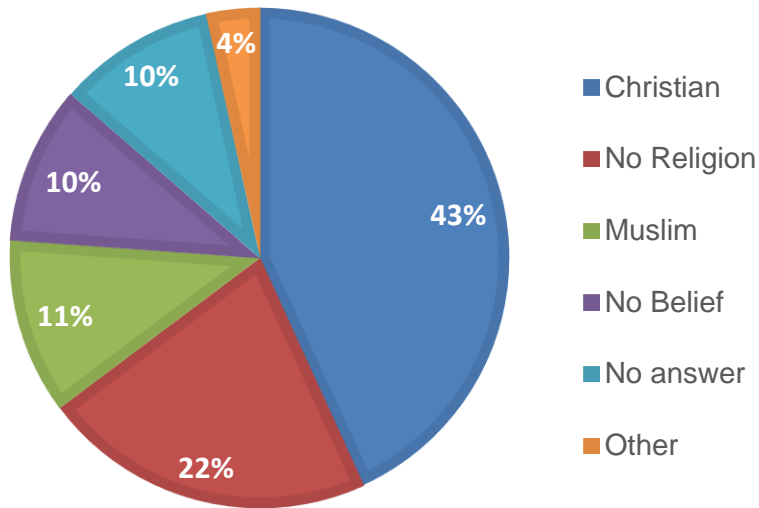
The sexual orientation of those responding to the survey is shown in the chart below



Heterosexual	76	87%
No Answer	9	10%
Gay man	2	2%
Prefer not to say	1	1%

Religion

26% of respondents stated they actively practice their religion.



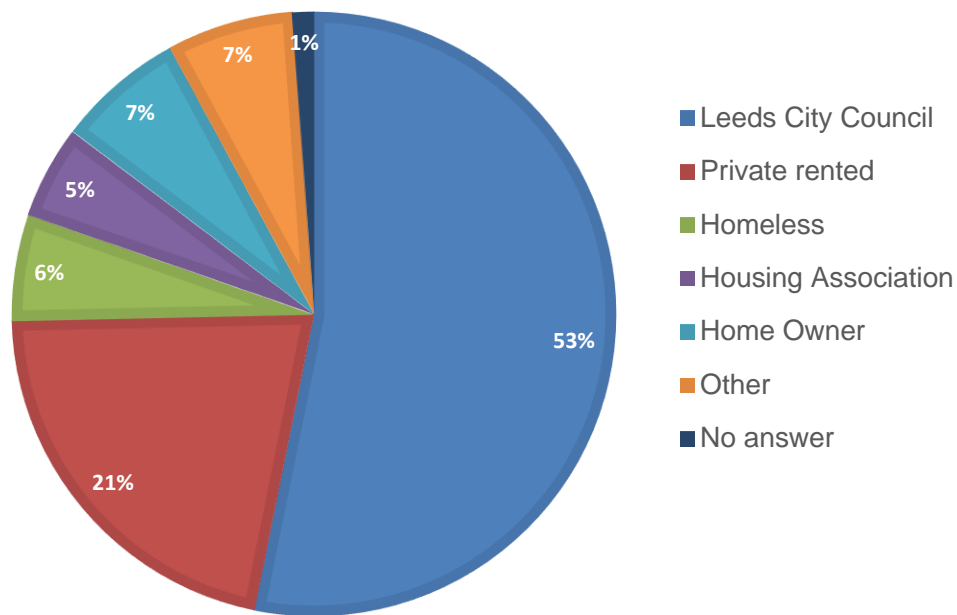
Christian	No Religion	Muslim	No Belief	No answer	Other
38	19	10	9	9	3
43%	22%	11%	10%	10%	4%

Carers

18% of respondents identified as being carers.

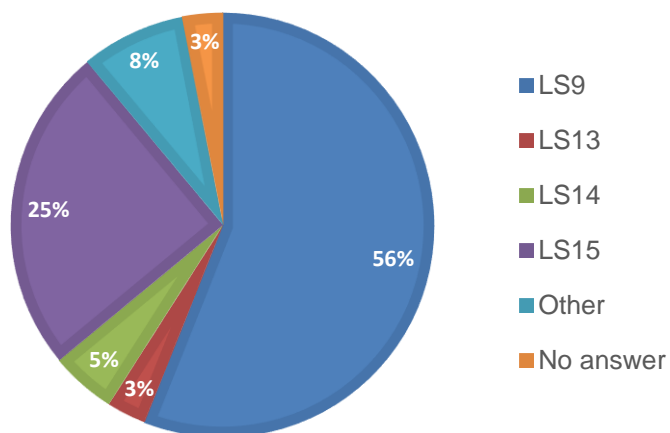
Respondents' housing type

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



	Leeds City Council	Private rented	Homeless	Housing Association	Home Owner	Other	No answer
Responses	47	19	5	4	6	6	1
% Response	53%	22%	6%	5%	7%	7%	1%

81% of those live in the LS9 and LS15 post codes.



	LS9	LS13	LS14	LS15	Other	No answer
Responses	49	3	4	22	7	3
% Responses	56%	3%	5%	25%	8%	3%