

Basildon Borough Draft Housing Strategy 2023-2028

Statement of Consultation

July 2023

Content

1. Introduction
2. Consultation and engagement requirements
3. Staff engagement
4. Stakeholder engagement
5. Public Consultation
6. Results and outcomes
7. Schedule of recommendations

Appendix 1: Questionnaire

1. Introduction

The Basildon Borough Housing Strategy 2023 to 2028 has been developed collaboratively through a comprehensive programme of consultation and engagement to ensure its delivery helps to address the borough's housing challenges. Consultation has been undertaken with a range of internal and external stakeholders and conducted in accordance with the Council's Consultation and Engagement Strategy 2022-24.

This Statement of Consultation sets out how Basildon Borough Council undertook its consultation and stakeholder engagement process on the Draft Housing Strategy in 2022 and 2023. The report explains how the consultation was promoted, how people were engaged and how information was made available for residents and other stakeholders.

It summarises the results of the consultation and makes recommendations as to the actions that could be taken to ensure the housing strategy addresses issues raised, by consultees and stakeholders, through the consultation process.

2. Consultation and Engagement Requirements

Local Housing Authorities are no longer under a statutory requirement to publish or consult on a housing strategy. However, Basildon Council determined that a strategy would provide a planned approach to housing delivery and the council's ambitions in the Borough. It is important to consult with those who live, work or study within the borough and to engage with the partner organisations, whose support we need to deliver the strategy.

The intention of the public consultation was to obtain participants views on;

- the housing priorities that were most important to them.
- the housing issues that matter most to them
- any other comments the participants wish to make or expand upon

The intention of the stakeholder engagement was to

- Present and discuss the Council's proposed housing priorities for the next five years.
- Facilitate a dedicated space and time for partners and stakeholders to discuss the housing related priorities and challenges facing the borough and its people.
- Draw out conclusions and solutions to the challenges we face in delivering housing related services and products.
- Explore potential opportunities where we could work together to deliver the strategy
- Assist us to identify any positive or negative impacts of the draft housing strategy on the protected characteristics identified in the Equality Act 2010.

3. Initial Consultation and Engagement on the Draft Housing Strategy Priorities

During the latter part of 2022 consultation and engagement took place on the draft priorities of the housing strategy with the following select groups.

- 17 October 2022- tenant and leaseholder representatives
- 19 October 2022- members of Place Scrutiny committee
- 23 November 2022 - members of the Community Diversity Council
- Between 25 November 2022 and 7 December 2022 -Staff

This initial consultation resulted in these groups helping to shape the key priorities for the Draft Housing Strategy.

4. Consultation on Draft Housing Strategy 2023 to 2028

Staff

Basildon Council staff were invited to comment on the draft housing priorities and the housing challenges between 25 November 2022 and 7 December 2022 and was promoted via the Intranet and staff newsletter.

There were fourteen respondents to the staff consultation. Key housing staff also attended the Stakeholder Event on 31 January 2023

Additional consultation took place with the Planning team to ensure the emerging Local Plan and Housing Strategy align.

Stakeholder Event

On 31 January 2023, circa 60 delegates from Basildon Borough Council, Essex County Council, Homes England, Essex Fire & Rescue and Police services, Parish Councils and a number of charities came together to discuss the Basildon Borough Housing Strategy 2023-2028. This group is considered crucial for shaping the future landscape of housing supply and demand in Basildon.

Public Consultation

The decision to commence public and stakeholder consultation on the Draft Housing Strategy was made by the Cabinet on 19 January 2023.

The borough wide public consultation was open for 4 weeks from 30 January to 26 February 2023 and was promoted via the council's website and social media platforms.

The full draft housing strategy and a shorter executive summary were published on Basildon Council's website along with a questionnaire. The questionnaire asked respondents to rank statements from what was most important to them to what was least important. A copy of the questionnaire is included in Appendix 1.

Respondents were also given the option to receive support from the Customer Service Centre to complete the survey. To increase uptake of the questionnaire the

opportunity to be entered into a prize draw to win a shopping voucher was offered as an incentive.

5. Results and outcomes

Staff survey

Staff were asked how they felt about each of the draft priorities and to rank five housing challenges. The results were as follows.

Figure 1. How do you feel about priority one? Improve access to housing opportunities and choice.

Positive	Neither positive nor negative	Negative
12	2	0

How do you feel about priority two? Make best use of council homes.

Positive	Neither positive nor negative	Negative
11	2	1

How do you feel about priority three? Support residents to create neighbourhoods they wish to live in and be part of

Positive	Neither positive nor negative	Negative
9	5	0

Figure 2 shows respondents ranking of the challenges with 1 being the most challenging to 5 being the least challenging.

Challenge	1	2	3	4	5
Lack of affordable homes	6	3	0	0	0
Investing in our council homes and estates	2	4	1	1	1
Improving the Private Rented Sector	0	1	0	4	4
Accommodating vulnerable people appropriately	1	1	6	1	0
Engaging effectively with residents	0	0	2	3	4

Figure 2

Staff said the “**Lack of affordable homes**” was the biggest challenge.

Comments not directly related to the draft were considered by the Director of Housing and Property and will result in raising awareness of the housing strategy content and providing training as appropriate.

Stakeholder consultation

On 31 January 2023, circa 60 delegates from Basildon Borough Council, Essex County Council, Homes England, Essex Fire & Rescue and Police services, Parish Councils and a number of charities came together to discuss the Basildon Borough Housing Strategy 2023-2028. This group is considered crucial for shaping the future landscape of housing supply and demand in Basildon.

The event was facilitated by Shared Intelligence. Opportunities to discuss the strategy included presentations, round table discussions and use of Mentimeter. Mentimeter enabled delegates to vote and see real time results. One of the questions asked via this method was

Please rank the housing priorities below in order of importance to you (1 being the most important, 3 being the least important).

Out of the 51 responses:

1. Improving access to housing opportunities and choice.
2. Supporting residents to create neighbourhoods they wish to live in and be a part of.
3. Making best use of council homes.

This differs to the order of priority opted by the public and staff.

Delegates were asked to engage in two group discussions on their allocated tables.

Group Discussion 1

In the first of two group discussions, participants were asked to consider the core question of:

What does the council and its partners need to do to deliver the 5-year Housing Strategy?

This was considered in turn across the three priorities listed in the emerging strategy. This note sets out the themes that emerged from the seven table discussions.

Themes from the discussion – Priority 1 Improve access to housing opportunities and choice	
Build more homes	<ul style="list-style-type: none">• Build homes to meet the demand for affordable/sustainable housing.• The public are becoming more accepting of newer forms of construction, however, efforts to increase public's trust in new technologies and robustness of infrastructure remains necessary.• Planning and delivery policy seen as potential barriers – suggested that the council should work with residents to unveil the benefits of building in certain areas.• Opportunity to develop infill sites, e.g., with modular housing.• The council should involve wider partners in decision-making regarding council assets.

Quality of supply, range and choice	<ul style="list-style-type: none"> • Recognise that residents will have different preferences of what accommodation they want, so there must be a good range of housing available. • Educate young people on the range of housing available. • Provide a variety of supported living environments and accommodation that supports the transition to independent living – there is a lack of a ‘bridge’ between social housing and open market rent or purchase. • Engage with private landlords and support the private sector with retrofit funding.
Economy and employment	<ul style="list-style-type: none"> • Potential economic strengths in the borough, i.e., manufacturing, and high-tech industries. • Growing inequality has exacerbated the differences between the poorest and most affluent in the borough. • The ‘work-skills gap’ could be closed by improving the borough’s skills provision – this could allow residents to remain in the borough and benefit from its strengths.
Partnership working	<ul style="list-style-type: none"> • The council should work more effectively with its partners to ensure successful delivery of the strategy. • The council could work closer with the central government and the county council to maximise funding opportunities. • The council has occasionally missed out on funding that greater cohesion could have prevented.

Themes from the discussion – Priority 2 Make best use of council homes	
Downsizing	<ul style="list-style-type: none"> • Find effective ways to educate tenants on the benefits of downsizing, both to themselves and their community. • Create stronger incentives for downsizing. • Improve the flexibility of downsizing policy.
Energy efficiency & net zero	<ul style="list-style-type: none"> • Basildon has already initiated its journey to net zero and outperforms the average for Essex. • The move towards council homes being net zero as standard. • There is a lack of awareness among tenants about the dangers of climate change – can be addressed through effective education and outreach strategies. • The high cost of retrofitting homes, particularly heat pumps, is a barrier.

Housing stock	<ul style="list-style-type: none"> • A scarcity of available housing and strategies to enhance supply of housing stock. • A disparity between housing demand and supply – this is compounded by inadequate housing quality. • Question around whether the household income threshold for social housing and the ‘Right to Buy’ are the best use of resources. • The council could increase its housing stock by utilising the ‘Right of First Refusal’ on former council properties. • A lack of planning for housing needs of refugees – they may need permanent housing in the future. • London Borough’s discharging their tenants to Basildon is a challenge.
Infrastructure	<ul style="list-style-type: none"> • The availability of robust and reliable infrastructure may play a role in shaping people’s decisions to move or downsize. • The appearance of the environment surrounding social housing is a key factor in tenant’s decision-making.

Themes from the discussion – Priority 3 Support residents to create neighbourhoods they wish to live in and be a part of	
Community building	<ul style="list-style-type: none"> • Enhancing the sense of community is pivotal in fostering desirable residential areas, emphasising the importance of community building. • Expand shared spaces, promote inclusivity across various dimensions and establish networks to amplify marginalised voices. • The council should engage with the community to understand specific needs – provide opportunities for young people; address drug abuse, unemployment, and anti-social behaviour; and increase the overall safety of Basildon.
Infrastructure and housing quality	<ul style="list-style-type: none"> • Robust infrastructure provides the necessary support and services residents require to live comfortably. • The council should work multilaterally with the County Council and central government. • Design for active travel, access to green space and build high-quality housing.
Green space & architecture	<ul style="list-style-type: none"> • Basildon has many lakes and green spaces, which can serve as unique selling points. • Urbanisation has led to the ratio of green spaces to housing to become increasingly disproportionate. • The prevalence of brutalist architecture in the town centre may contribute to a homogenised perception of the borough – this could potentially be addressed through a rebranding effort that emphasises Basildon’s status as a ‘green borough.’

Safe & Sound Estates Programme	<ul style="list-style-type: none"> By improving the local infrastructure and green spaces, the programme will help to address the needs of residents and enable them to take an active role in shaping their communities.
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Group discussion 2

In the second group discussion, participants were asked where they thought the council and partners should focus the strategy, paying particular attention to energy efficiency & net zero, the cost of living, and protected characteristics as identified in the Equality Act 2010.

Cost-of-living crisis	<p>The cost of living has significantly increased over the past three years due to various factors, including the COVID-19 pandemic and the Russian invasion of Ukraine. This has resulted in a negative impact on daily life. Many people are struggling to afford basic necessities and have been pushed into poverty. Managing the cost of living presents significant challenges, such as rising housing demand and the unexpected onset of the crisis. However, opportunities to alleviate the crisis include reassessing household income eligibility for social housing and having constructive discussions on lifestyle adjustments.</p>
Energy efficiency & net zero	<p>Reducing greenhouse gas emissions is crucial for preserving the planet as temperatures rise and extreme weather becomes more common. Residential properties contribute significantly to the UK's emissions, making it important to focus on energy-efficient practices and retrofitting. Adopting renewable technology not only reduces emissions but can also lower living costs. Educating the public about the benefits of energy efficiency is key to encouraging adoption. However, the cost of retrofitting, especially with heat pumps, is a challenge due to high installation costs if the home is not sufficiently insulated.</p>
Protected characteristics	<p>The strategy must consider the impact on those with protected characteristics, such as people with disabilities who require more heat in their homes. Allocating resources effectively and transparently is important to meet the requirements of residents with complex needs and avoid marginalisation. This necessitates understanding the needs of the borough's residents and prioritising areas of high deprivation and health inequalities, including recent immigrants who may be at risk of social exclusion.</p>

	The council must work with partners to ensure a fair and transparent allocation policy that reaches those who need it most.
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Public consultation

Top Level Summary

The public consultation resulted in **161** responses which gives a 95% confidence rating (with an interval of +/-5.33%) with a margin error of 8%.

- 79% of respondents strongly agreed or agreed with the priorities of the Housing Strategy
- The priority of “Making the best use of council homes” was ranked the most important priority.

All priorities

When respondents were asked if they agreed with the priorities they responded as follows

● Strongly agree	65
● Agree	62
● Neither agree nor disagree	22
● Disagree	8
● Strongly disagree	4

Respondents ranked the most important priority as “**Making the best use of council homes.**” However, as illustrated in figure 3 there was considerable support for all three priorities.

Priority	Most important
Making the best use of council homes	41
Improve access to housing opportunities and choice	36
Support residents to create neighbourhoods they wish to live in	35

Figure 3

Respondents were asked to rank the actions under the priority “Improve access to housing opportunities and choice”. The results are shown in figure 4

Action	Most important	Least important
Develop and acquire properties that will provide social and affordable rented homes that meets the needs of our residents	24%	4%
New homes will be designed to be sustainable	25%	9%
Maximise opportunities to work to work with our partners who will provide a range of quality housing products that meets housing need	7%	7%
Seek ways to prevent homelessness	18%	15%

Support people to take their first step towards homeownership	17%	16%
Improved conditions in the Private Rented Sector	4%	19%
Increased employment and training opportunities	5%	29%

Figure 4

“New homes will be designed to be sustainable” was ranked the most important priority action followed closely by **“Develop and acquire properties that will provide social and affordable rented homes that meets the needs of our residents.”**

“Improved conditions in the Private Rented Sector” was ranked as the least important priority action. However only 17 respondents (10.5%) currently live in the Private Rented Sector which is why this action was ranked the least important.

Respondents were asked to rank the actions under the priority “Making the best use of council homes.” The results are shown in figure 5.

Action	Most important	Least important
A housing allocation policy that is effective in meeting the needs of those people we accept as having a need for affordable rented housing	17%	14%
A regular review of existing council properties in line with our Asset Management Strategy which details how properties will be maintained and developed	12%	24%
Facilitate existing tenants moving to accommodation that meets their current needs	17%	14%
Invest in council homes to provide good quality accommodation, prioritising energy efficiency measures to meet Net Zero targets and contribute to our Climate Change Policy	12%	24%
Actively detect and pursue cases of tenancy fraud	13%	24%
Where possible adaptations will be made to existing homes to support residents with disabilities to remain in their own homes and communities	4%	18%

Figure 5

Respondents equally ranked **“A housing allocation policy that is effective in meeting the needs of those people we accept as having a need for affordable rented housing”** and **“Facilitate existing tenants moving to accommodation that meets their current needs”** as the most important action under the priority “Making the best use of council homes.” 22% of respondents are currently on the council’s housing register waiting for suitable accommodation. Respondents equally ranked “A regular review of existing council properties in line with our Asset Management Strategy which details how properties will be maintained and developed, “Invest in council homes to provide good quality accommodation, prioritising energy efficiency measures to meet Net Zero targets” and “contribute to our Climate Change Policy and Actively detect and pursue cases of tenancy fraud” as the least important.

Respondents were asked to rank the actions under the priority “Support residents to create neighbourhoods they wish to live in and be part of.” The results are shown in figure 6.

Action	Most important	Least important
Target services better based on the needs and profile of tenants	13%	32%
Deliver a range of environmental improvements through the Safe and Sound programme in full consultation with residents	13%	37%
Ensure appropriate representation in the governance framework to enable tenants and leaseholders to influence the housing service they receive and have an opportunity to challenge the council on the services provided	40%	21%
The Tenant and Leaseholder strategy will seek to provide a choice of engagement methods which will result in increased interaction and ensure that all voices are heard	34%	10%

Figure 6

Respondents overwhelmingly ranked the priority action “**Ensure appropriate representation in the governance framework to enable tenants and leaseholders to influence the housing service they receive and have an opportunity to challenge the council on the services provided**” as the most important. 22% of respondents were social housing tenants.

Respondents were asked to choose from four challenges that they had experienced in the last three years. The overwhelming challenge, with 57 respondents, was “Finding a home I can afford”.

- Finding a home that is the right size for my family’s needs 33
- Finding a home I can afford 57
- Finding a home suitable for my physical needs 22
- Finding a property to downsize to 11



Figure 7

Analysis of the protected characteristics groups and groups of interest

The 18-40 age group

There is a correlation between age and tenure; the older the person the more likely they are to own their own home. For this reason, analysis was undertaken on respondents under 40 years of age.

When asked to rank the priorities, respondents in the age group 18 to 40 overwhelmingly opted for Priority 1 “Improve access to housing opportunities and choice” (47%) as their main priority. “Support residents to create neighbourhoods they wish to live in and be part of” and “Make best use of council homes” were given equal ranking (44%).

When asked about their housing challenge 65% said “Finding a home they can afford” followed by “Finding a home that is the right size for my family’s needs (47%). Over the next 3 years 30% of this age group hoped to buy their first home.

Response from people with disabilities

When asked to rank the priorities, respondents who classed themselves as disabled opted for “Make best use of council homes” (61%) as their main priority followed by priority 2 “support residents to create neighbourhoods they wish to live in and be part of” (54%). This group gave equal ranking to priority 3 “Improve access to housing opportunities and choice” (54%).

When asked about their main housing challenge 21% said “Finding a home suitable for my physical needs followed by “Finding a home they can afford” (14%)

Response from social housing tenants

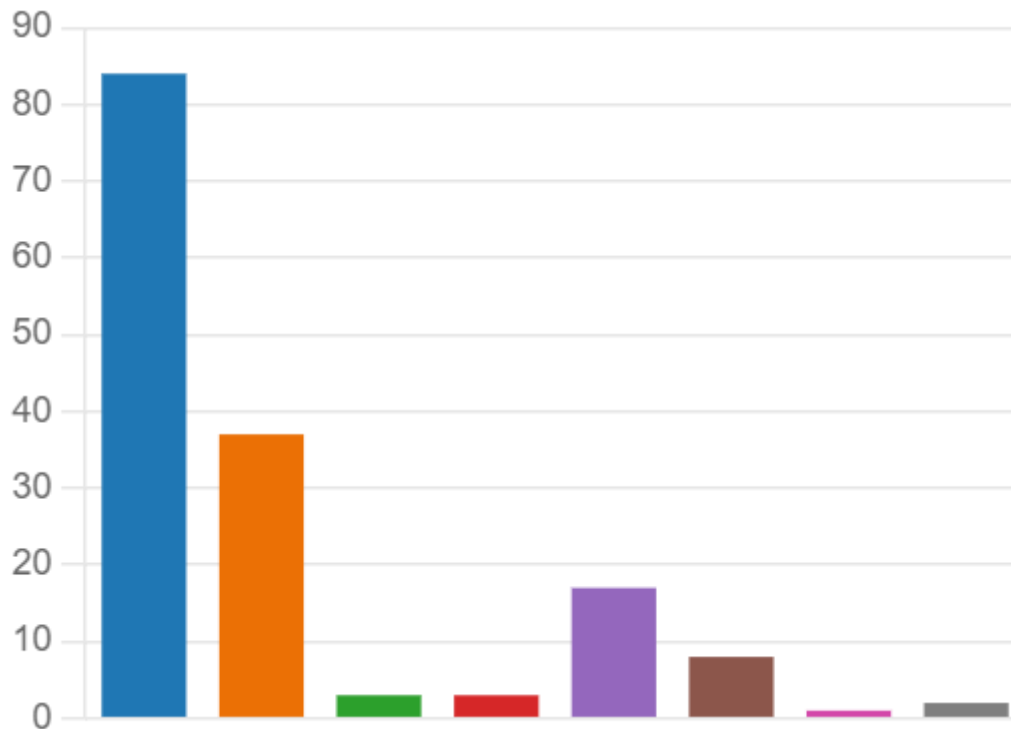
When asked to rank the priorities, social housing tenants unsurprisingly opted for “Make best use of council homes” (57%). “Support residents to create neighbourhoods they wish to live in and be part of” and “Improve access to housing opportunities and choice” were given equal ranking (54%).

Who responded to the consultation?

Respondents were asked questions about themselves. Asking these types of questions helps us to better understand our respondents and to see if we have reached an appropriate cross section of residents.

We asked respondents about their current living status as this can affect the way in which respondents answer particular questions.

Figure 8

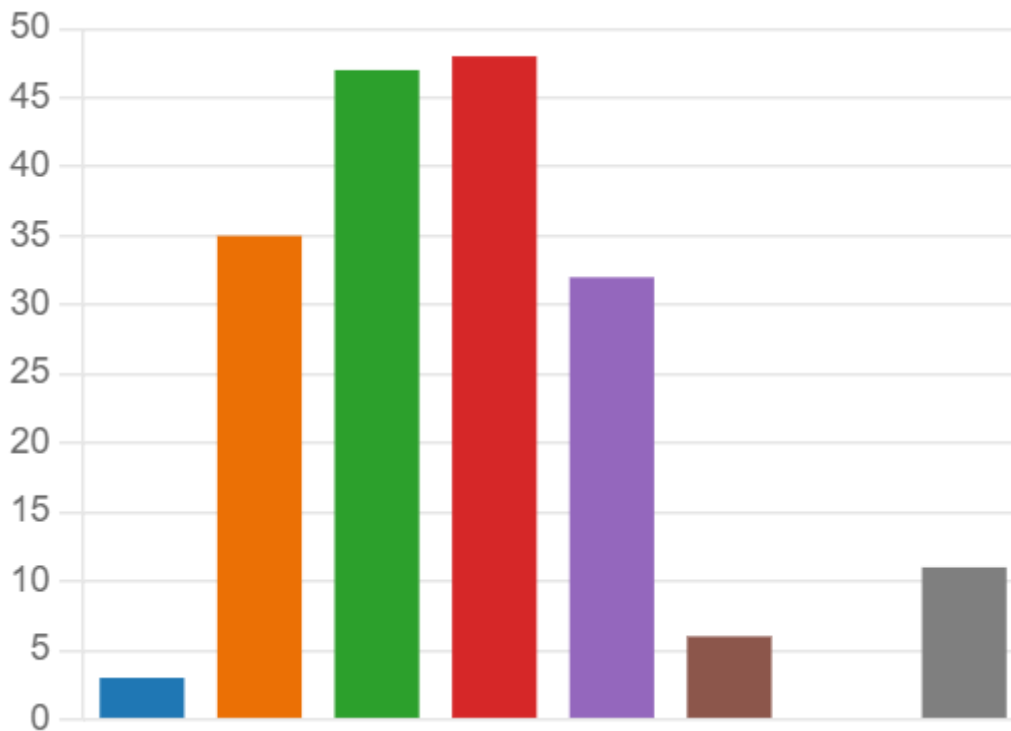


● Own your own home outright	84
● Rent your home from the council or Housing Association	37
● Live in a home with extended family	3
● Currently homeless	3
● Rent your home from a private landlord	17
● Live with your parents	8
● Live in a house share or HMO	1
● Other	3

Most respondents own their own home outright or with a mortgage. This correlates with the age of respondents where people in older age groups tend to be homeowners.

We asked respondents about their employment situation in conjunction with their residency.

Figure 9

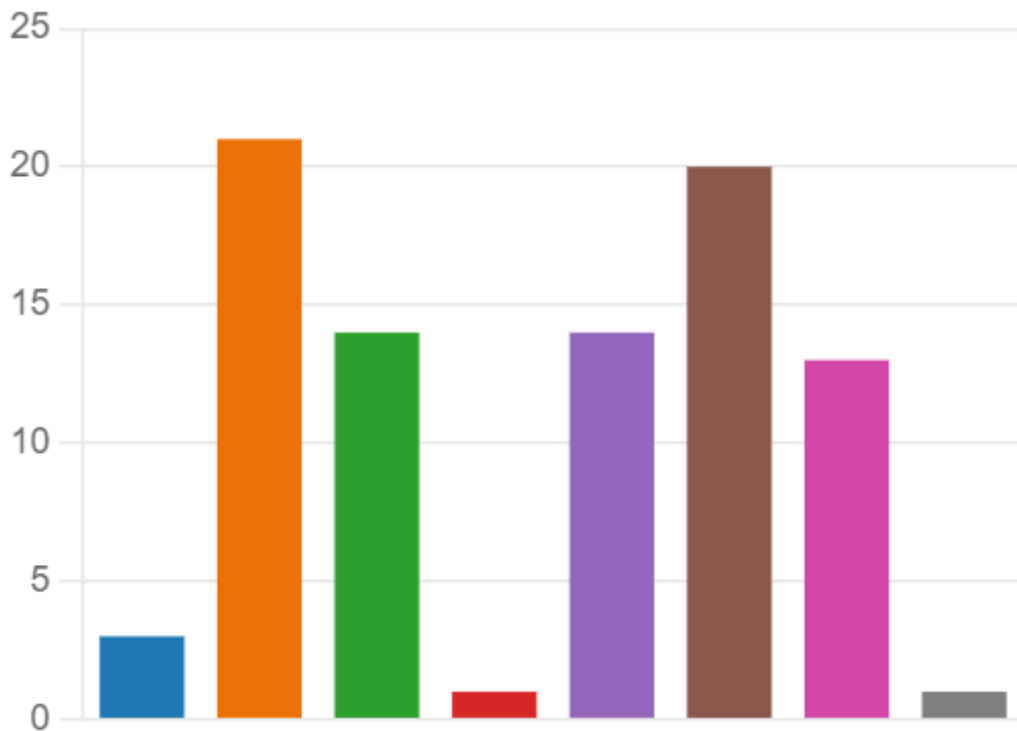


● I work in the borough but do not live here	3
● I live in the borough but commute out to work	35
● I am retired	47
● Work and live in the borough	48
● Live in the borough	32
● Unemployed	6
● Student	0

Most of the respondents work and live in the borough followed closely by those that are retired.

We asked respondents what their plans were for the next 3 years regarding housing. This provides an insight into people's housing intentions.

Figure 10



- Rent your first home 3
- Move home within the borough 21
- Downsize 14
- Buy a property as an investment 1
- Buy your first home 14
- Move out of the borough 20
- Rent or buy a bigger home 13
- Other 1

Respondents were asked if they were currently on the council’s housing register. Being on the register may influence how respondents answer questions.

From the respondents who responded to this question 155 are not on the register and 36 respondents are.

Protected Characteristics

To help us better understand the protected characteristics of our respondents we asked questions about ethnicity, age, sex, gender identity and disability to see if we have reached an appropriate cross section of residents. It also assists in analysing the responses and the way in which different groups respond depending on their protected characteristic or status.

Ethnicity of respondents

We asked respondents their ethnicity and retrieved the following.

White British/Irish/Other	129
White and Black African	1
White and Asian	2
Other mixed groups	2
African	2
Caribbean	1
Other ethnic group	1
White and Black Caribbean	0
Indian	0
Pakistani	0
Bangladeshi	0
Chinese	0
Preferred not to say	18

Most respondents self-classified as White British/Irish/Other. This is expected in a borough where 87.5 % of the borough are self-classified as white. However, respondents from other ethnic groups are underrepresented and do not reflect the demographic of the borough. A presentation was made to the Community Diversity Council on the Housing Strategy and was well received. Members of the group were encouraged to speak with people in their communities and groups to raise awareness of the strategy and future consultation so they could participate.

Age of respondents

We asked respondents their age as age often correlates with your housing status. For example, young people are more likely to live at home with their parents and will have different perception on housing than an older person who is more likely to own their own home.

● 0-17	0
● 18-21	0
● 22-29	14
● 30-39	26
● 40-49	26
● 50-59	32
● 60-69	26

- 70 + 22
- Prefer not to say 10

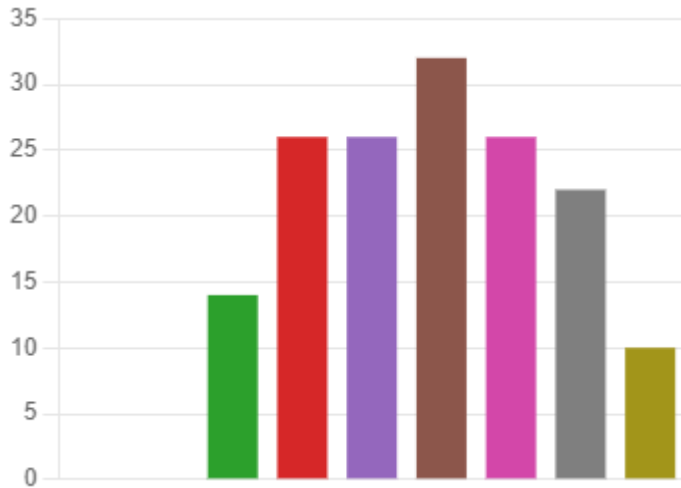


Figure 11

Unfortunately, we did not receive any responses from people 21 and under. Efforts were made to engage with young people via our partners who support young people in our communities.

Sex of respondents

We asked this question so we could see if the survey was representative of both sexes.

- Female 80
- Male 63
- Preferred not to say 12

Gender identity

Respondents were asked if their gender identity was the same as the sex they were assigned at birth so we could see if the survey was representative

- Yes 144
- No 1
- Preferred not to say 11

Disability

Respondents were asked if they considered themselves to be disabled.

- Yes 28
- No 110
- Preferred not to say 18

Details of these disabilities are shown here.

● Yes, affecting mobility	23
● Yes, affecting vision	5
● Yes, affecting hearing	4
● Yes, mental ill-health	12
● Yes, learning difficulty	1
● Other	4

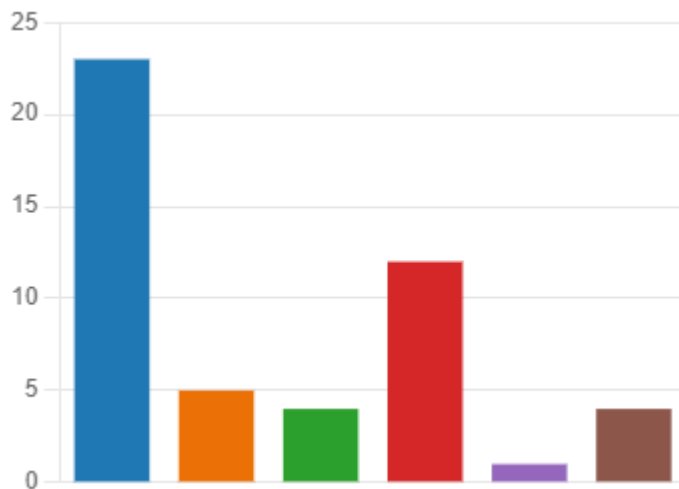


Figure 12

Recommendations

1. Each of the consultations i.e., public, staff and stakeholders resulted in a different outcome in terms of the most important priority. However, this is to be expected and reflects the different experiences of each of these groups. It is recommended that the Housing Strategy gives equal weight to all three priorities.

2. The public consultation also asked if there were any additional priorities that were important to them. A number of suggestions were made that were either not in the remit of the Housing Strategy or will be covered by existing priorities. It is therefore recommended that no further priorities are introduced.

Appendix 1 Questionnaire.

Housing Strategy public consultation questionnaire

The Housing Strategy sets out how the council, along with its partners, will respond to the housing challenges faced by the borough to provide good quality housing related options and services.

We are currently developing our Housing Strategy for the next five years and the council welcomes your views and will use the information you provide to further understand:

- which priorities you feel are most important
- the housing issues that matter most to you
- any other comments you may have regarding the draft Housing Strategy.

To support the delivery of the Corporate Plan and the Housing Strategy vision we have identified three key priorities that we are seeking your thoughts on.

Under each of these priorities there will be an action plan as to how we will meet each priority

Section 1 A bit about you

Q. Postcode (mandatory)

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If you are responding on behalf of an organisation, please state which one. If you are a landlord, please state 'Landlord' in the text box. You do not need to respond to section 1 or 3. Please move onto section 2.

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Have you experienced any of the challenges listed below in the borough during the last three years?

Finding a home that is the right size for my family's needs	
Finding a home I can afford	
Finding a home suitable for my physical needs	
Finding a property to downsize to	
Are there any other housing challenges you have experienced in the borough during the last three years?	

Tick which best describes you:

Own your own home outright or with a mortgage		Rent your home from a private landlord	
Rent your home from the council or a Housing Association		Live with your parents	
Live in a home with extended family (i.e., grandparents)		Live in a house share or House in Multiple Occupation	
Currently homeless		Other	

Tick all that describe you:

I work in the Borough, but do not live here		I work and live in the Borough	
I live in the Borough, but commute out to work		I live in the Borough	
I am retired		I am unemployed	
I am a landlord in the Borough		I am a student	
		Other	

In the next 3 years, do you plan to do any of the following?

Rent your first home		Buy your first home	
Move home within the Borough		Move out of the Borough	
Downsize		Rent or buy a bigger home	
Buy a property as an investment i.e., to rent out		Build your own home	

Are you currently registered on the Council's Housing Register? Yes/No

Section 2 Draft Housing Strategy – Your thoughts

In collaboration with the Tenant and Leaseholder Panel and the Community Diversity Council we have identified three priorities that the Housing Strategy will base its delivery plan on.

They are:

- Improve access to housing opportunities and choice
- Making the best use of council homes
- Support residents to create neighbourhoods they wish to live in and be part of

Do you largely agree with these priorities?

Why have you chosen this response?

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Please rank the housing priorities below in order of importance to you (1 being the most important, 3 being the least important)

<p>Improve access to housing opportunities and choice</p> <p>For example, support people to take their first step towards home ownership or using our powers to improve the Private Rented Sector</p>	
<p>Making the best use of council homes</p> <p>For example, we will continue to invest in our homes to provide good quality accommodation</p>	
<p>Support residents to create neighbourhoods they wish to live in and be part of</p> <p>For example, we will deliver a range of environmental improvements through our Safe and Sound programme in full consultation with residents</p>	
<p>Are there any other priorities which are important to you? Please state below</p>	

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In improving access to housing opportunities and choice please rank how important the following is to you (1 being the most important, 7 being the least important)

Develop and acquire properties which will provide social and affordable rented homes that meet the needs of our residents	
New homes will be designed to be sustainable	
Maximise opportunities to work with our partners who will provide a range of quality housing products that meets housing need	
Support people to take their first step towards home ownership	
Improved conditions in the Private Rented Sector	
Increased employment and training opportunities	
Seek ways to prevent homelessness	
Do you have any other comments which could help us decide our actions for this priority? Please state below	

When making best use of council homes, please rank how important the following is to you (1 being the most important, 6 being the least important)

Invest in Council homes to provide good quality accommodation, prioritising energy efficiency measures to meet Net Zero targets and contributing to our Climate Change Policy.	
A regular review of existing council properties in line with our Asset Management Plan which details how properties will be maintained and developed	
Where possible, adaptations will be made to existing homes to support residents with disabilities to remain in their homes and communities	
Actively detect and pursue cases of tenancy fraud	
A housing allocation policy that is effective in meeting the needs of those people we accept as having a need for affordable rented housing	
Facilitate existing tenants moving to accommodation that meets their current needs (e.g., downsizing and Mutual Exchanges)	

Do you have any other comments which could help us decide our actions for this priority? Please state below

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We want to support residents to create neighbourhoods they wish to live in and be part of. Please rank how important the following is to you (1 being the least important, 4 being the most important)

Deliver a range of environmental improvements through the Safe & Sound Programme in full consultation with residents	
Target services better based on the needs and profile of tenants	
The Tenant and Leaseholder Strategy will seek to provide a choice of engagement methods which will result in increased interaction and ensure that all voices are heard.	
Ensure appropriate representation in the governance framework to enable tenants and leaseholders to influence the housing services they receive and have an opportunity to challenge the council on the services provided.	

Do you have any other comments which could help us decide our actions for this priority? Please state below

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Section 3 A bit more about you

What is your ethnic group. Choose one that best describes your ethnic group or background (please indicate by a X in the appropriate box)

White British

White Irish

White other *please describe*

White and Black African

White and Black Caribbean

White and Asian

Other mixed group

African

Caribbean

Indian

Pakistani

Bangladeshi

Chinese

Other Asian background

Other Ethnic Group *please describe*

Age (please indicate by a tick in the appropriate box)

0-17 18-21 22-29 30-39 40 -49
50-59 60-69 70 or over Prefer not to say

Sex (please indicate by a tick in the appropriate box)

Male Female Prefer not to say

Is your gender identity the same as the sex you were assigned at birth?

Yes No Prefer not to say

Disability (please indicate by a tick in the appropriate box)

The Equality Act 2010 protects people who are disabled including those who have long term health conditions. Long term means has lasted, or is expected to last, for 12 months. Do you consider yourself to be a disabled person?

Yes No Prefer not to say

If yes, please give details of your disability below:

Yes, affecting mobility

Yes, affecting vision

Yes, affecting hearing

Yes, mental ill-health

Yes, learning difficulty

Another form of disability, please specify