

# Appendix 3

## Changes of Tenure Survey 2012

### Headline Results:



# Survey Set Up

- The Surveys were conducted from 10<sup>th</sup> September – 29<sup>th</sup> October 2012.
- Survey was generated in SNAP and inserted into the Southampton City Council Internet and Intranet web pages, and the Home Connections website for five weeks.
- Hard copies of the survey were sent to 503 Southampton City Council tenants and 491 applicants on the waitlist. These were randomly selected in each age band to exactly match both tenant and applicant populations. Responses were collated over six weeks.

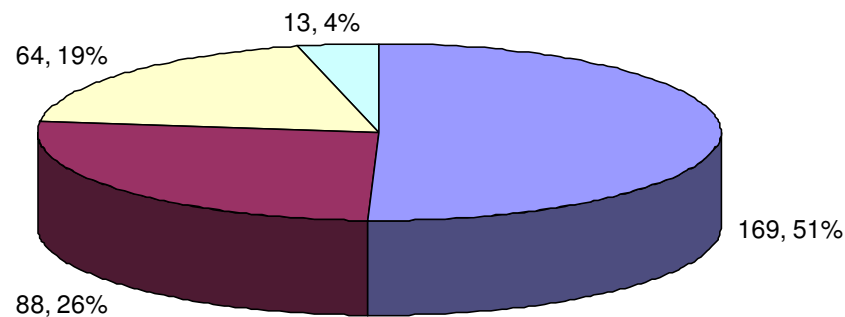
- Housing staff were also encouraged to complete the survey and for three weeks add the survey link to their signature bars for other staff and partner agencies to complete.
- Emails were also sent to other housing providers in the Southampton area, asking them to complete a brief questionnaire on their views on the Localism Bill 2011.

# Results

- 346 tenants and applicants responded to the survey.
- Of which 186 responded using the paper survey, and 159 on the online SNAP survey.

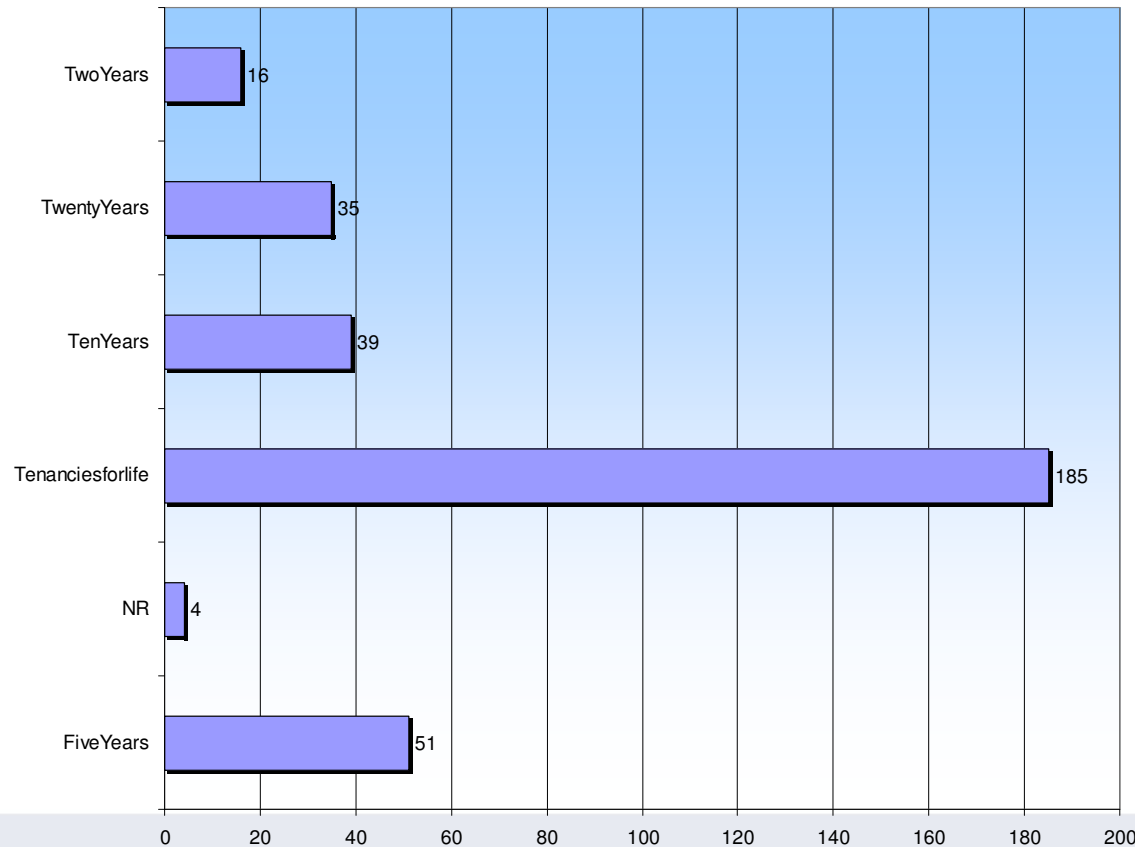
# The Headlines – Respondent Profile

- 169 respondents (51%) stated they were Southampton City Council tenants
- 88 respondents (26%) stated they were applicants on the waitlist
- 64 respondents (19%) were Other
- 13 residents (4%) did not respond



- I am a Southampton City Council tenant
- I am an applicant on the waiting list for Southampton City Council Housing
- Other
- NR

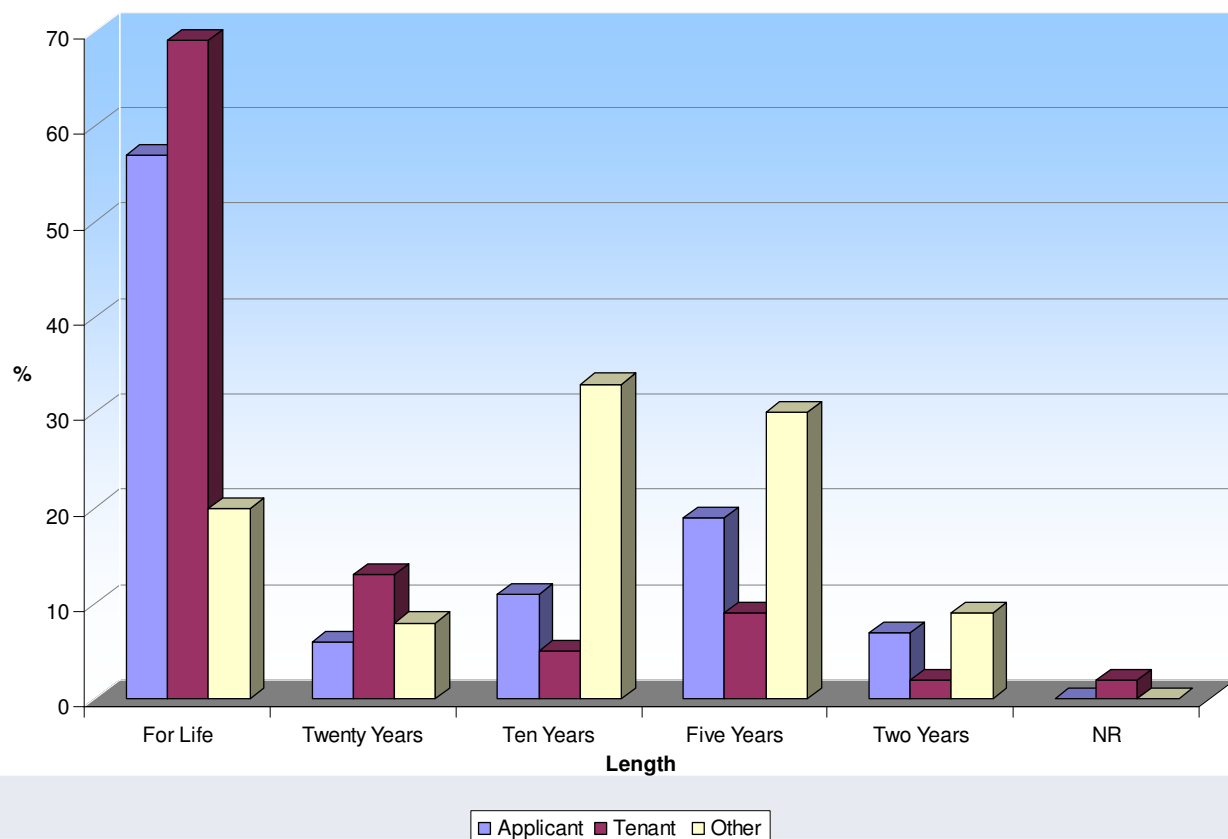
# How long should council tenancies be?



- 185 (56%) thought that tenancies should remain for life
- 51 (15%) thought tenancies should be for five years
- 39 (12%) thought tenancies should be for ten years
- 35 (11%) thought tenancies should be for twenty years
- 16 (5%) thought tenancies should be for two years
- 4 (1%) did not respond

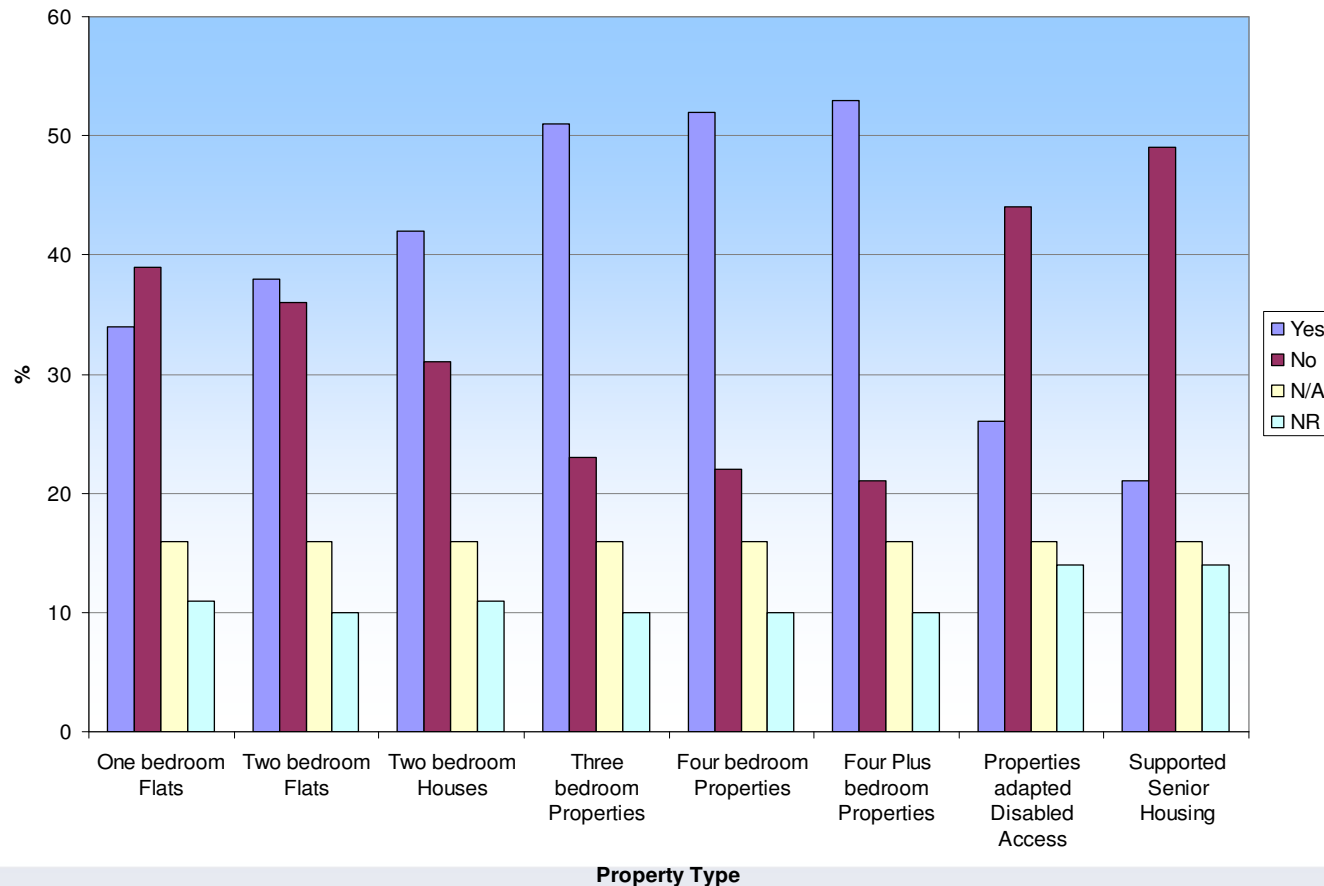
# Comparison Tenants and Applicants

Tenancy Length by Respondent Type %



- The majority of tenants and applicants believed tenancies should remain for life.
- Significantly more tenants than applicants believed tenancies should be for life; 69% v 57% respectively
- Only 20% of 'Other' respondents believed tenancies should be for life
- Tenants next favoured tenancy length was 20 years, while applicants was five years
- Differences in favoured tenancy length may be due both to a much smaller response rate of applicants and shorter tenancies leading to more tenancies being available

# What should non-secure tenancies apply to? (%)



- Most respondents agreed that if non-secure tenancies were introduced, they should not apply to all property types

- The types of property that most respondents agreed should be subject to non-secure properties were two bedroom houses, three and four bedroom, and four plus properties. This may indicate that these properties are those in the highest demand or the most desirable.

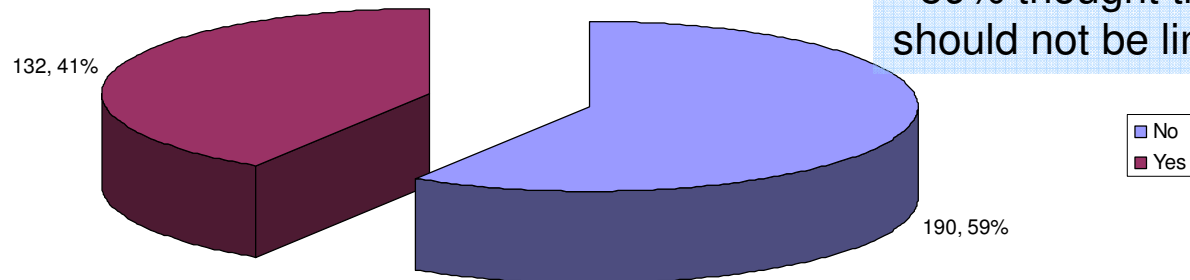
- The majority of respondents did not agree that non-secure tenancies should apply to properties adapted for disabled access or Supported Senior Housing.

- 16% of respondents stated that non-secure tenancies should not apply to any property, while 10% did not respond

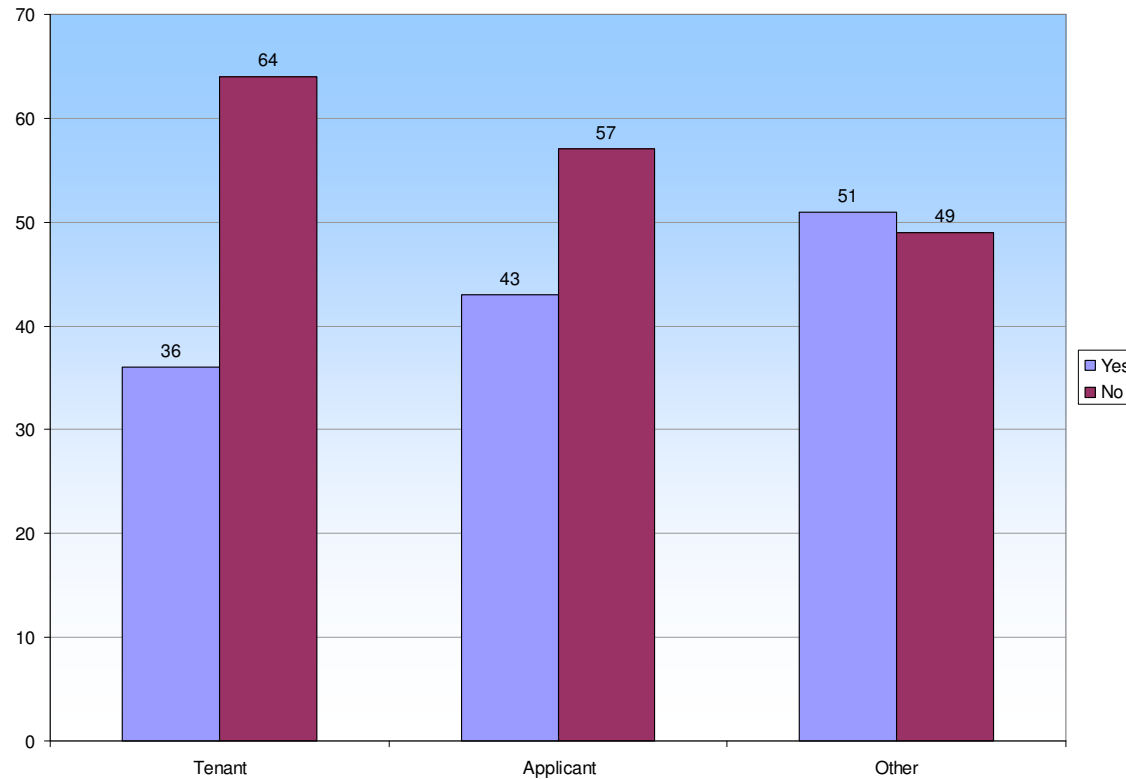


## Should Council tenants give up their home if their income rises above a certain threshold?

- 41% respondents thought tenants should give up their homes if their income rose above a certain threshold
- 59% thought that council tenancies should not be linked to income



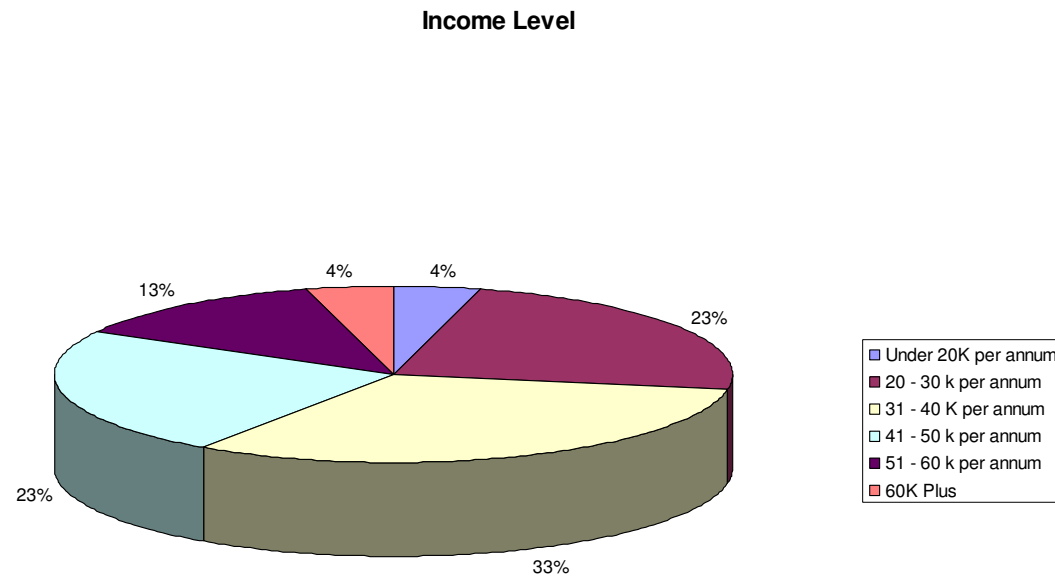
## Income link compared to respondent type (%)



- When income link to tenancies is compared with respondent type; significantly more tenants (64%) thought tenants should not be compelled to give up their home if their income rises above a certain threshold, compared with 57% of applicants.

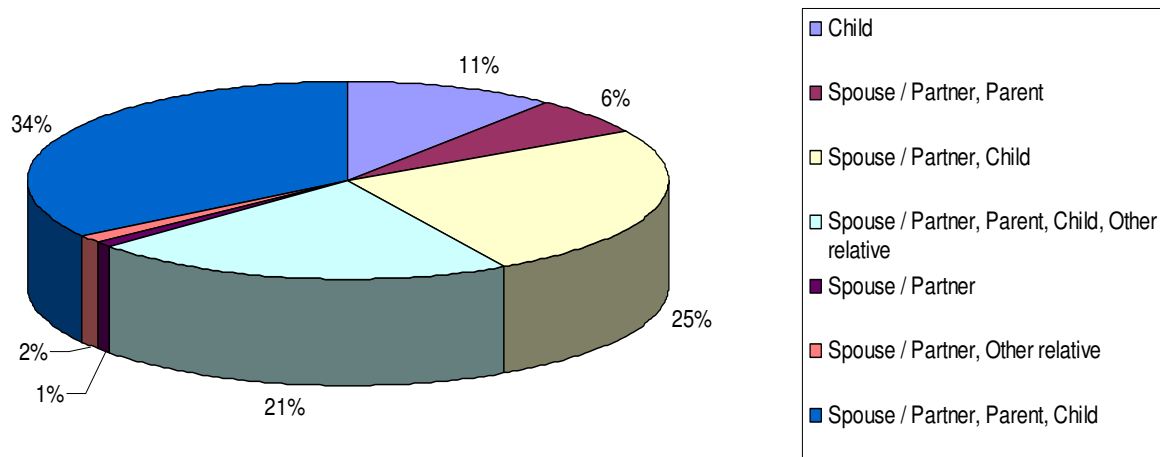
- In the Other category, significantly more respondents (51%) thought tenants should give up their home if their income rose.

# If Yes, what should the income level be?



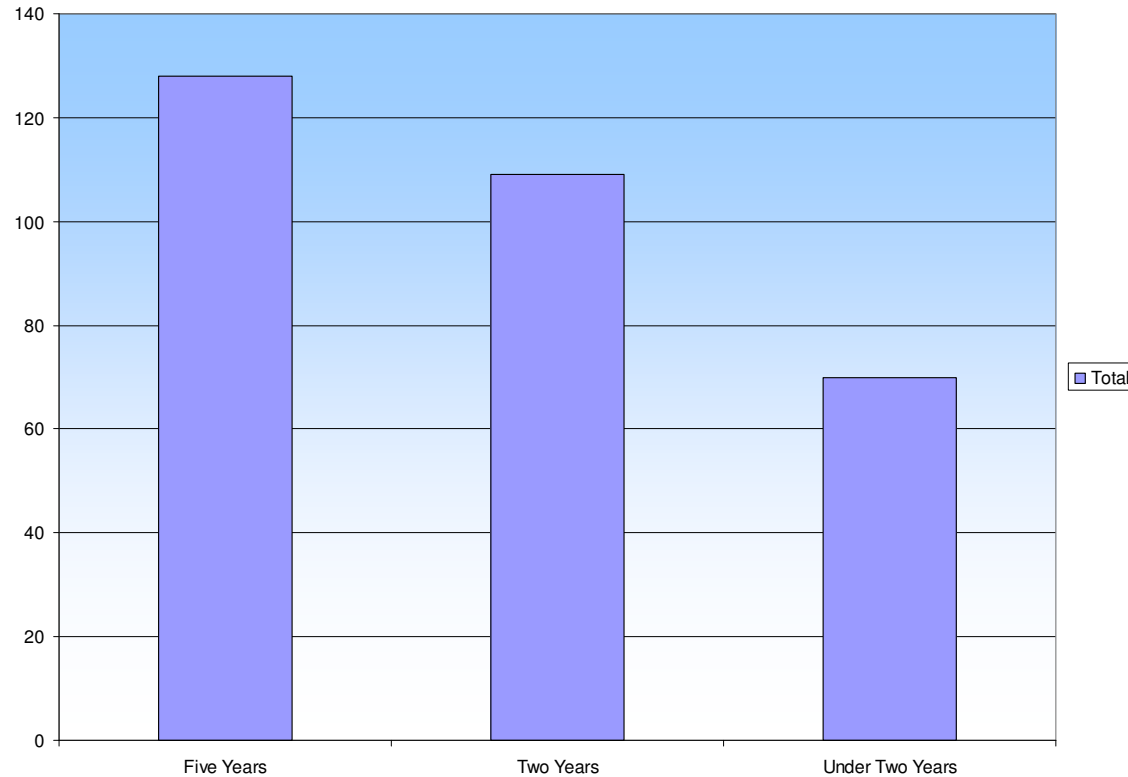
- There was significant variation as to what the income threshold should be with levels ranging from 18 K per year to £200 K per year.
- Most respondents (33%) believed the income should be set between 31 – 40 K per year
- 23% believed it should be set at 41 – 50 K per year
- 23% thought it should be set between 20 – 30 K per year
- 13% thought it should be between 50 – 60 k per year
- 4% respectively thought it should be over 60K per year or below 20 K

# Who should Inherit a tenancy?



- 34% thought only a spouse / partner, parent or child should inherit a tenancy
- 25% thought only a spouse / partner or child should inherit
- 21% thought a spouse / partner, parent, child or other relative should inherit
- 11% thought only a child should inherit
- 6% thought a spouse / partner or parent should inherit
- 2% thought a spouse / partner or other relative should inherit
- 1% thought only a spouse / partner should inherit

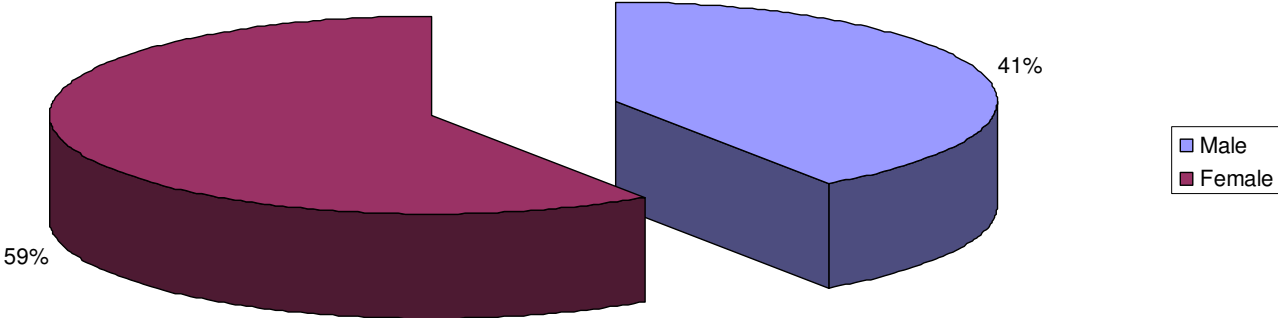
# What is the minimum period other family members should have lived in the home before being able to take over the tenancy?



- 41% thought relatives should have lived in the property for at least five years
- 36% thought relatives should have lived in the property for at least two years
- 23% thought relatives should have lived in the property for under two years

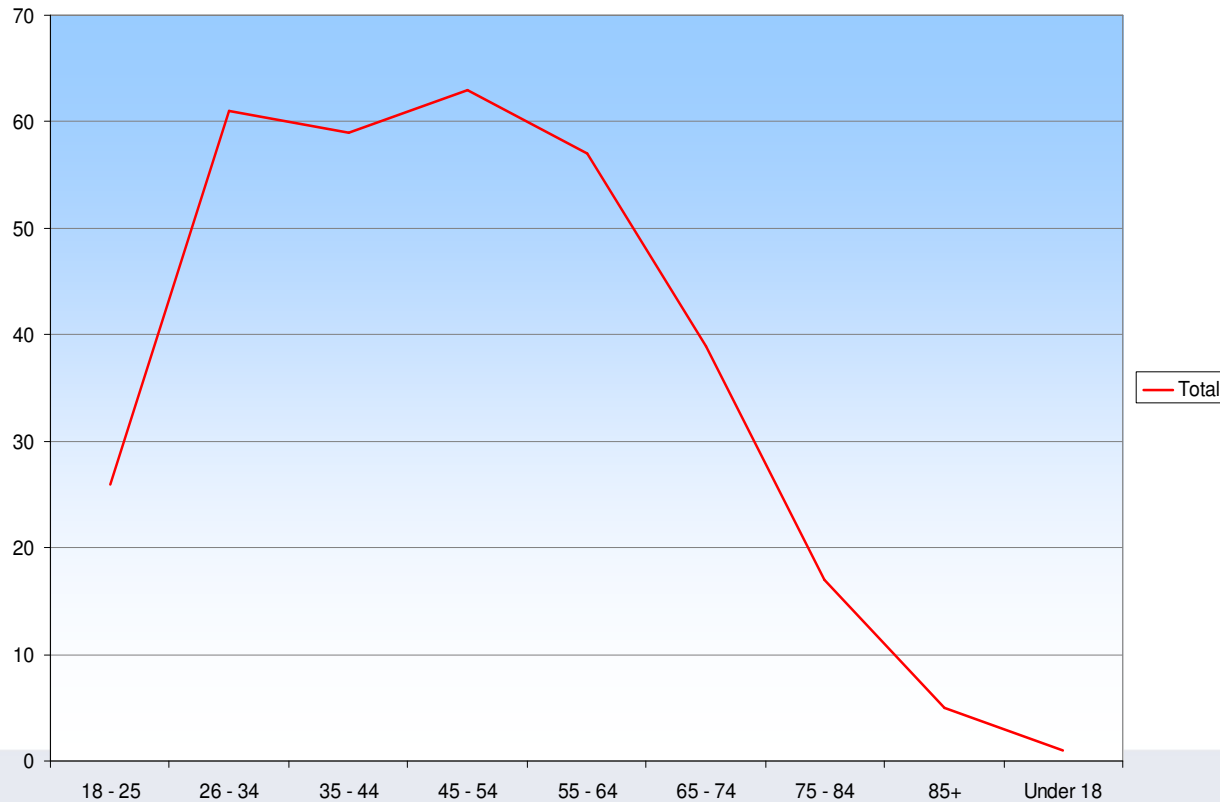
# Gender %

- 41% of respondents were male
- 59% were female



# Age Profile

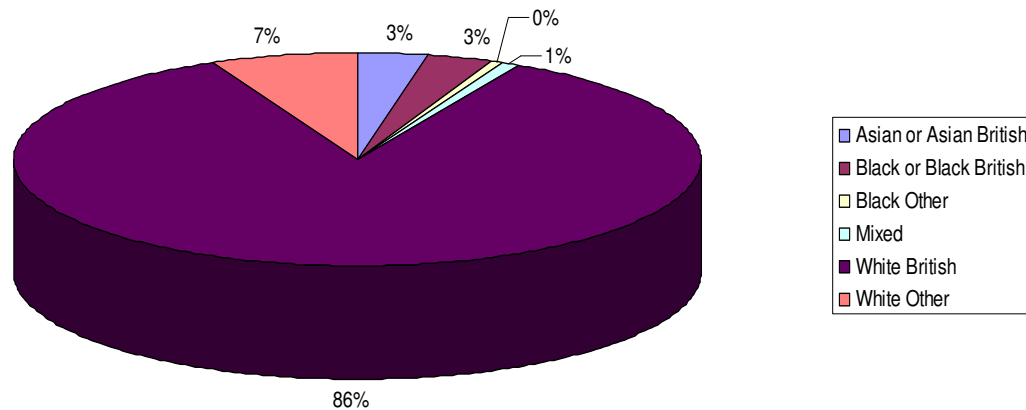
Age Range



- Most respondents were aged in the 45 – 64 age brackets with 48% aged in this category
- 18% were aged 35 - 44
- 17% were aged 26 – 34
- 12% were aged 65 – 74
- 8% were aged between 18 – 25
- 7% were aged over 75

# Ethnicity

Ethnic Background



- 86% of respondents described their background as White British
- 7% described their background as White Other
- 3% described their background as Asian or Asian British
- 3% described their background as Black or Black British
- 1% described their background as Mixed
- Under 1% described their background as Black Other