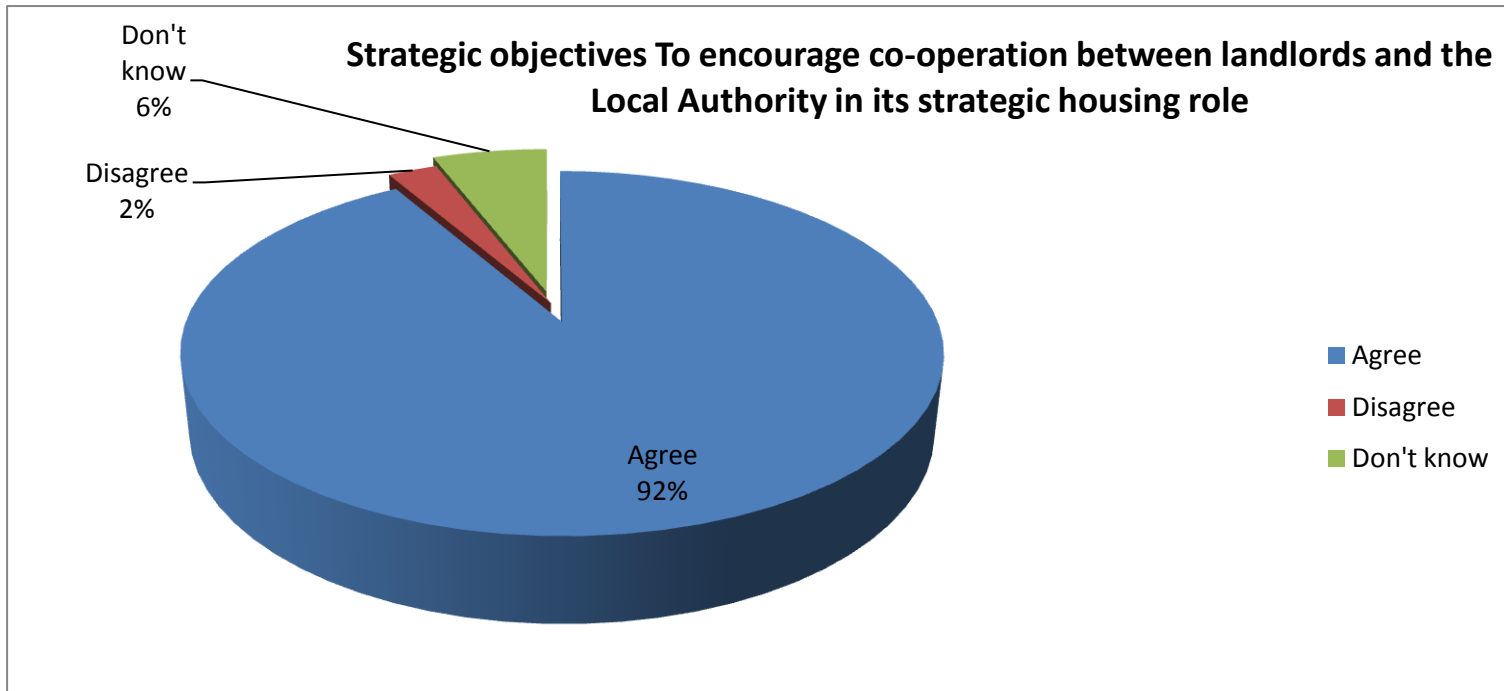


Consultation Event Name	Strategic tenancy policy
Consultation Description	Survey to seek views to inform the strategic tenancy policy
Consultation Start Date	11/10/12 08:00
Consultation End Date	21/11/12 18:00
Total Responses	119
Report Date	25/10/12 17:32

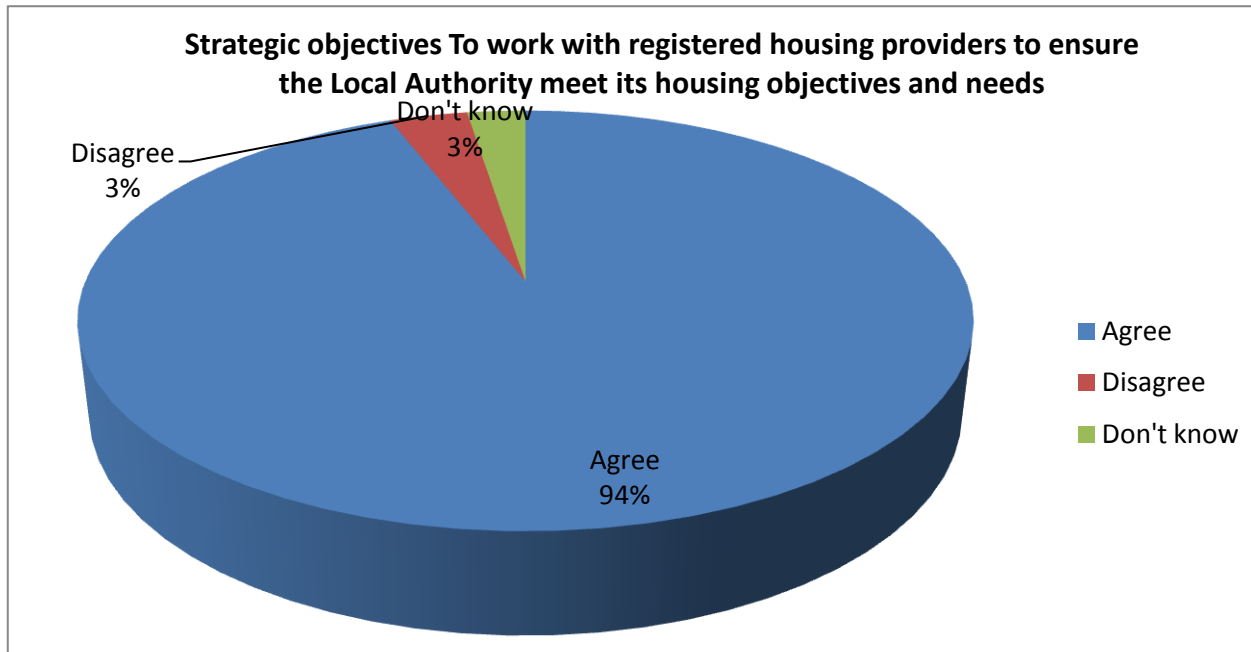
Strategic objectives To encourage co-operation between landlords and the Local Authority in its strategic housing role

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	90.83%	91.60%	109
Disagree	2.50%	2.52%	3
Don't know	5.83%	5.88%	7
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



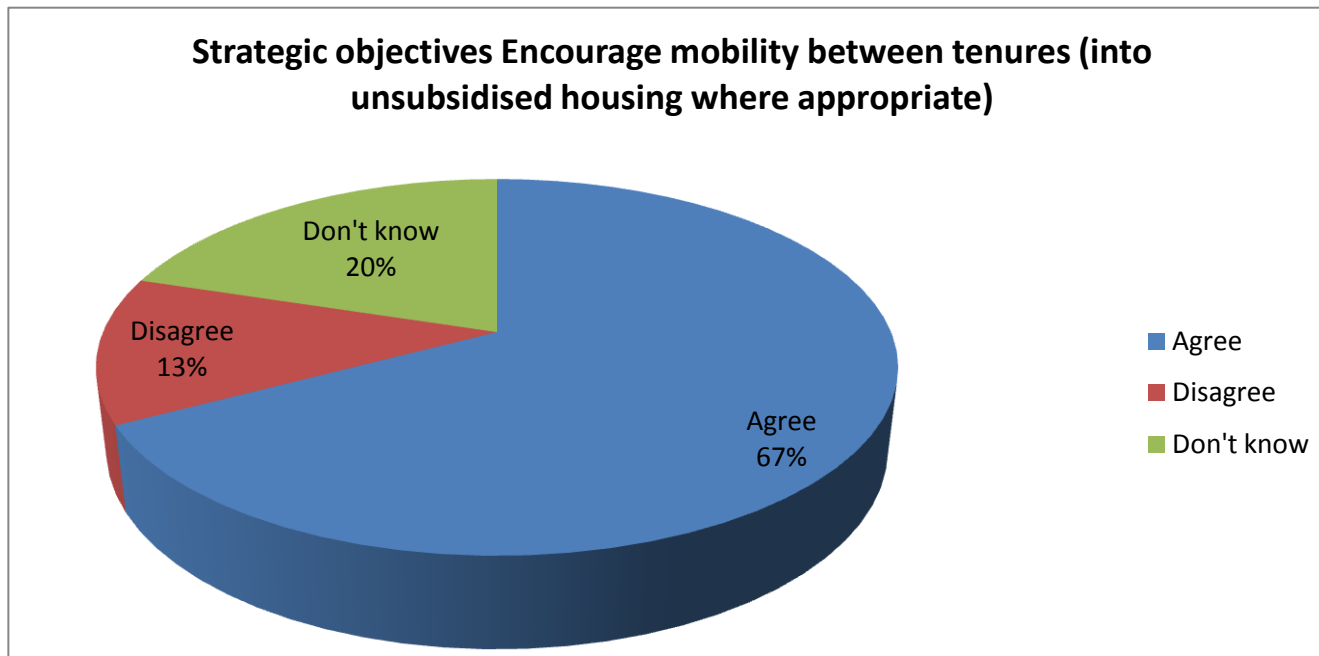
Strategic objectives To work with registered housing providers to ensure the Local Authority meet its housing objectives and needs

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	93.33%	94.12%	112
Disagree	3.33%	3.36%	4
Don't know	2.50%	2.52%	3
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



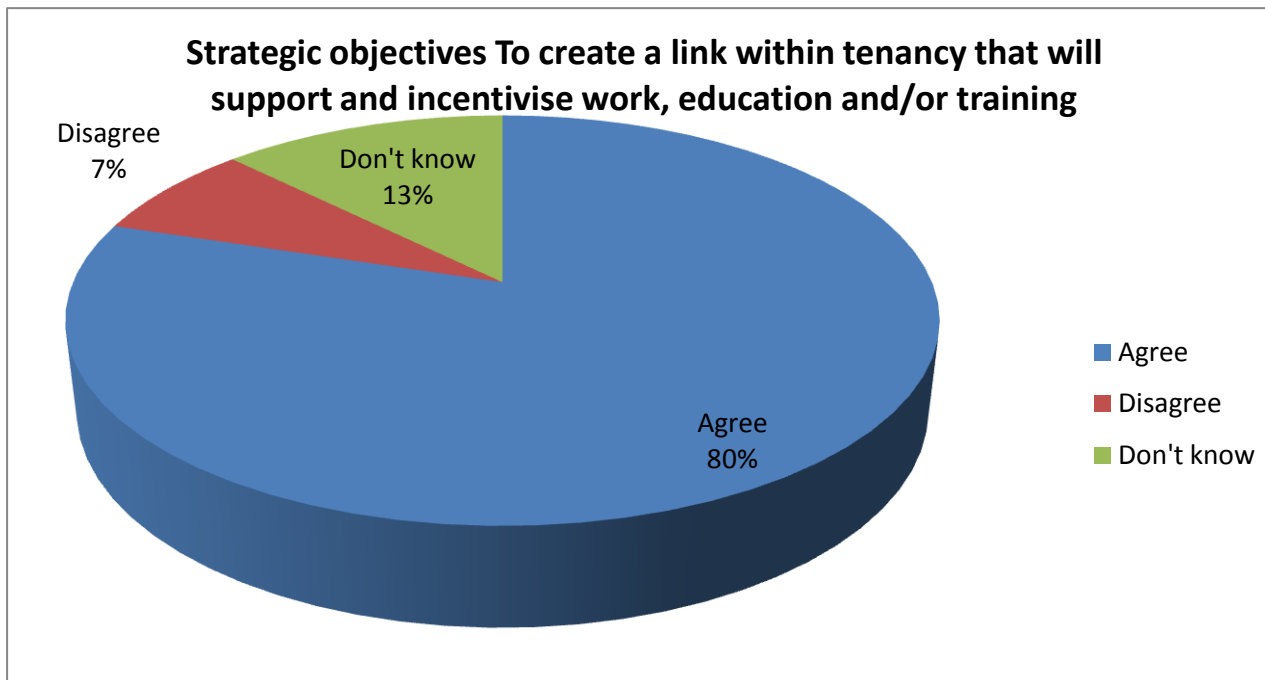
Strategic objectives Encourage mobility between tenures (into unsubsidised housing where appropriate)

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	66.67%	67.23%	80
Disagree	12.50%	12.61%	15
Don't know	20.00%	20.17%	24
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



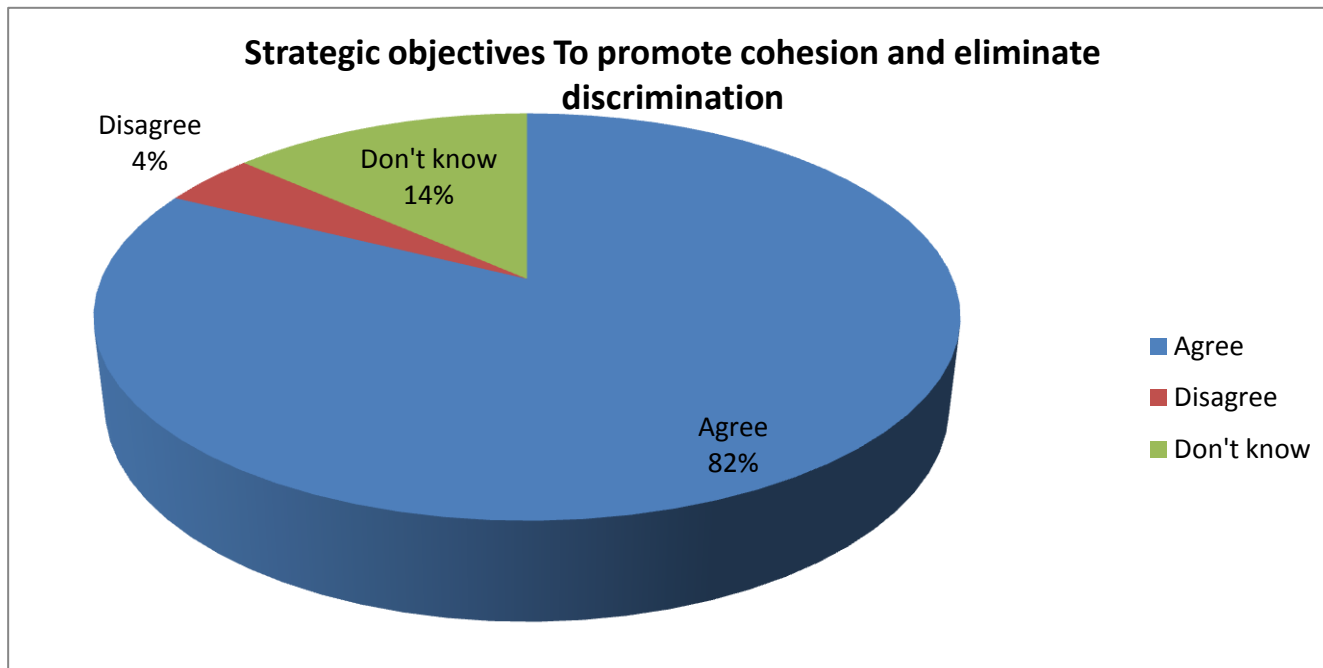
Strategic objectives To create a link within tenancy that will support and incentivise work, education and/or training

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	79.17%	79.83%	95
Disagree	7.50%	7.56%	9
Don't know	12.50%	12.61%	15
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



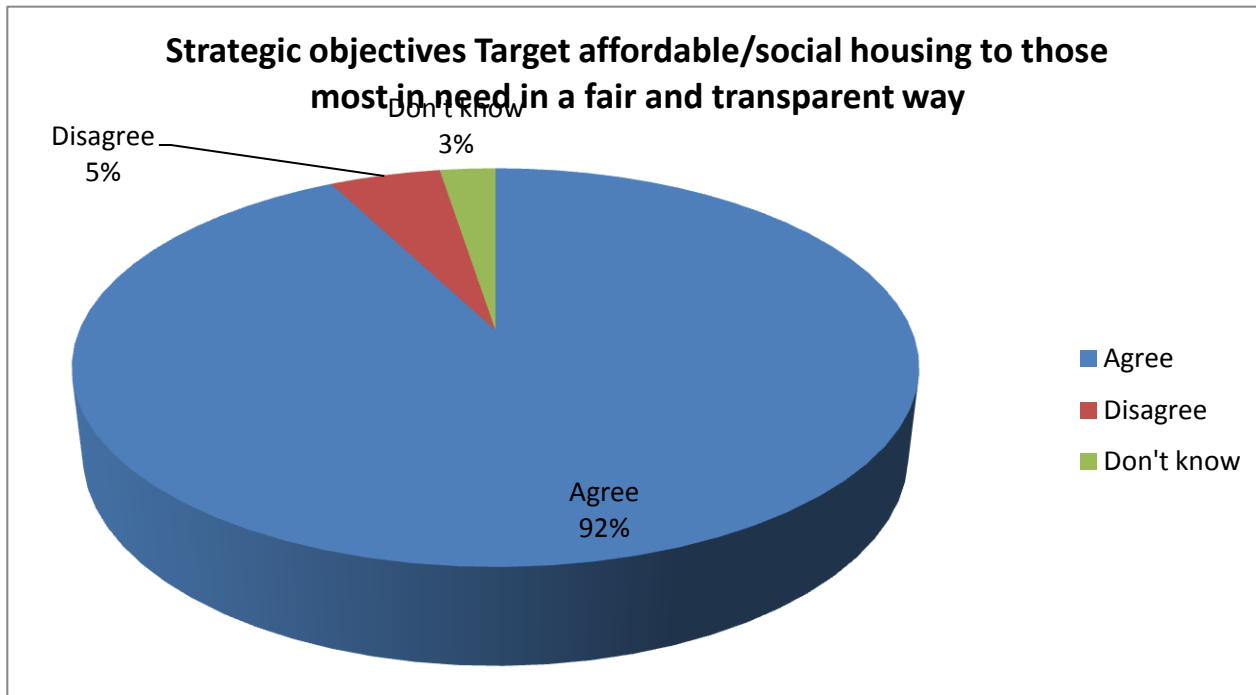
Strategic objectives To promote cohesion and eliminate discrimination

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	81.67%	82.35%	98
Disagree	4.17%	4.20%	5
Don't know	13.33%	13.45%	16
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



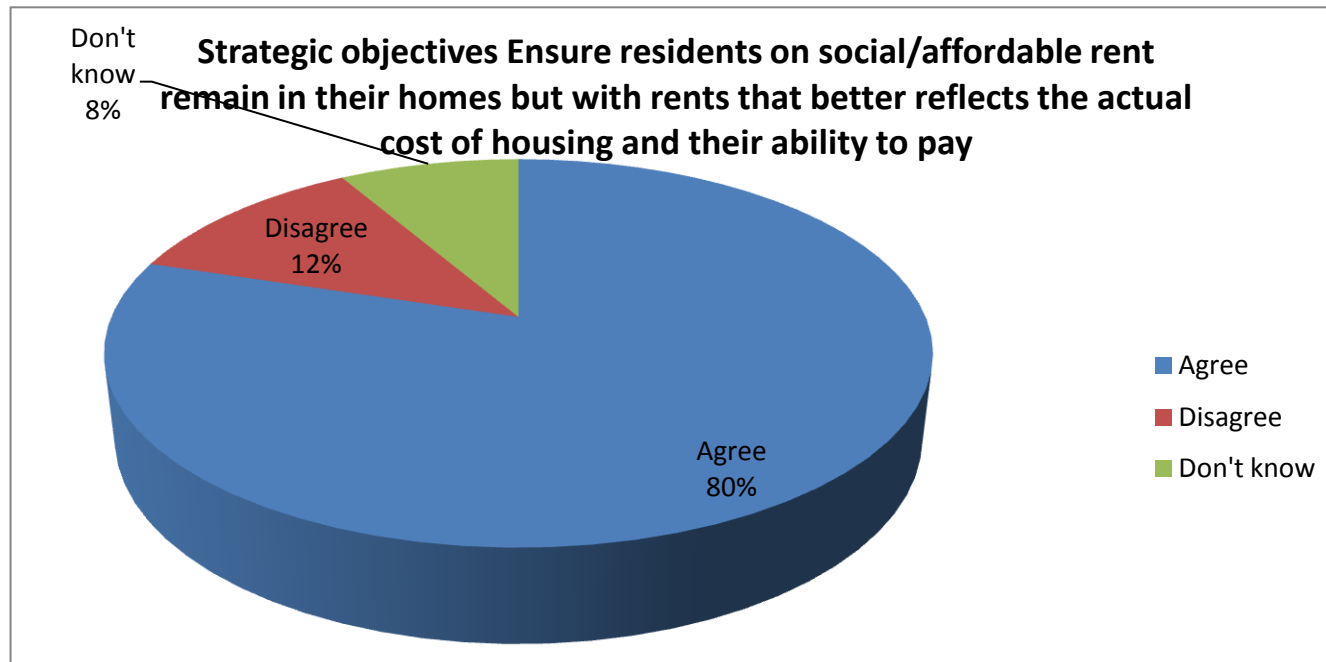
Strategic objectives Target affordable/social housing to those most in need in a fair and transparent way

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Agree	90.83%	92.37%	109
Disagree	5.00%	5.08%	6
Don't know	2.50%	2.54%	3
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



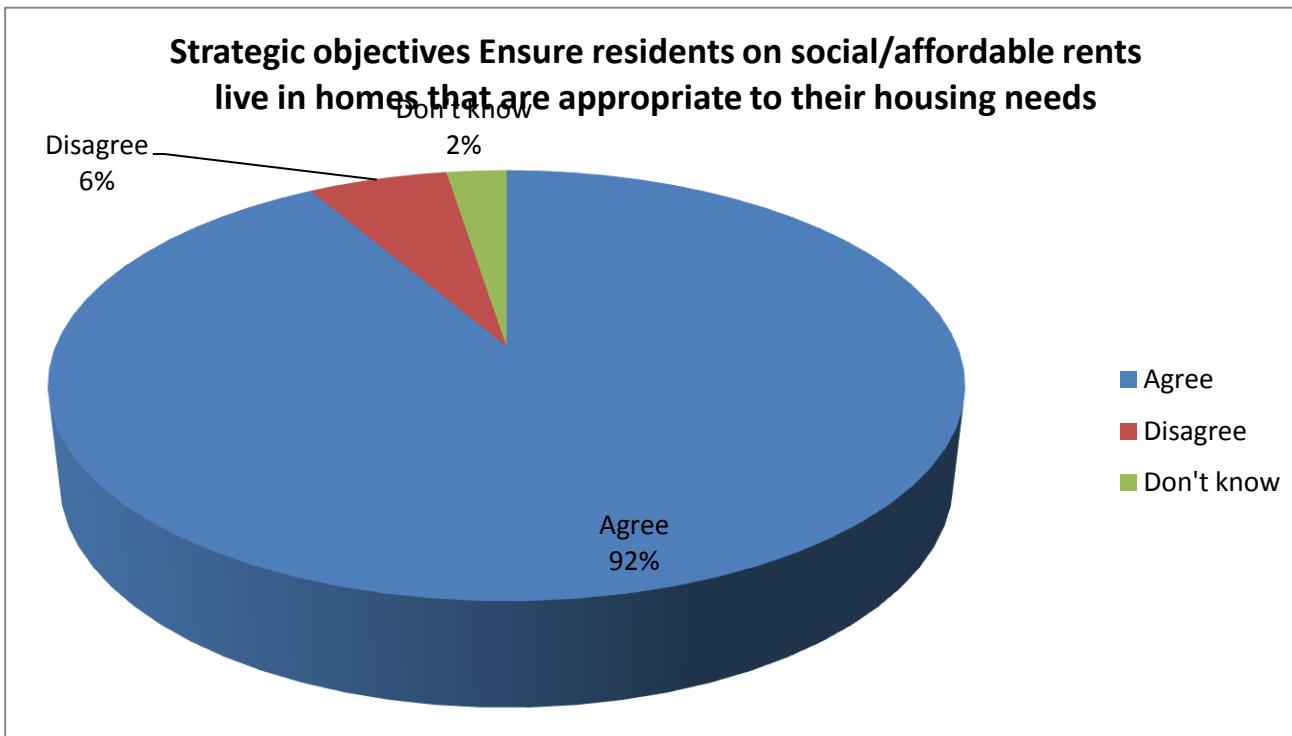
Strategic objectives Ensure residents on social/affordable rent remain in their homes but with rents that better reflects the actual cost of housing and their ability to pay

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	79.17%	79.83%	95
Disagree	11.67%	11.76%	14
Don't know	8.33%	8.40%	10
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



Strategic objectives Ensure residents on social/affordable rents live in homes that are appropriate to their housing needs

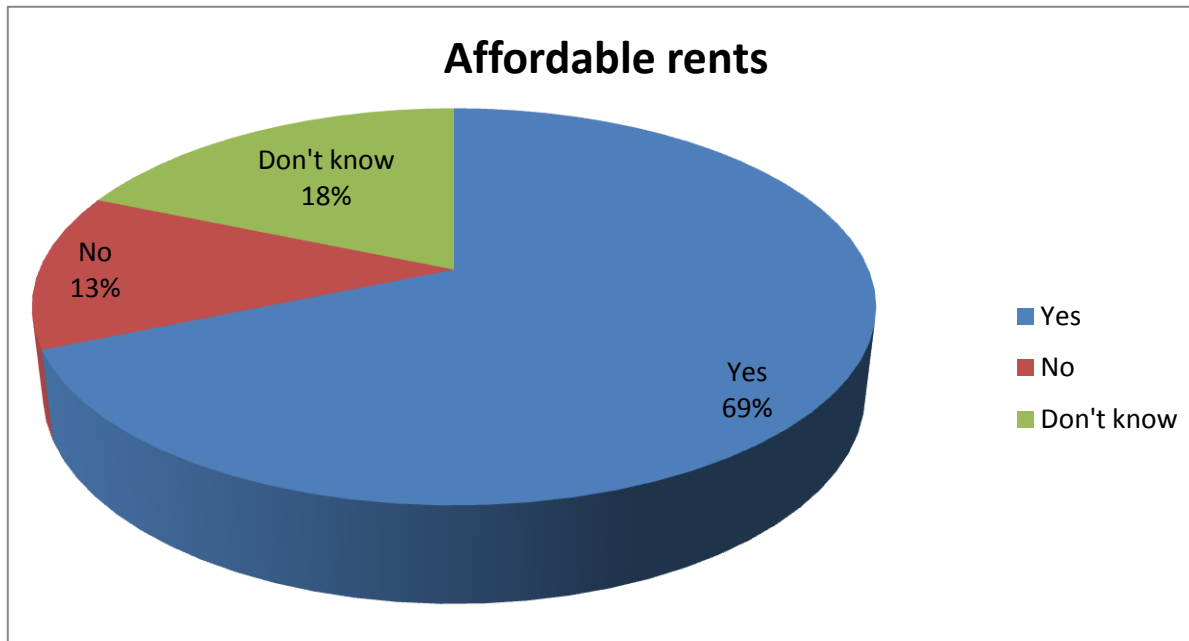
	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	90.83%	91.60%	109
Disagree	5.83%	5.88%	7
Don't know	2.50%	2.52%	3
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



Affordable rents

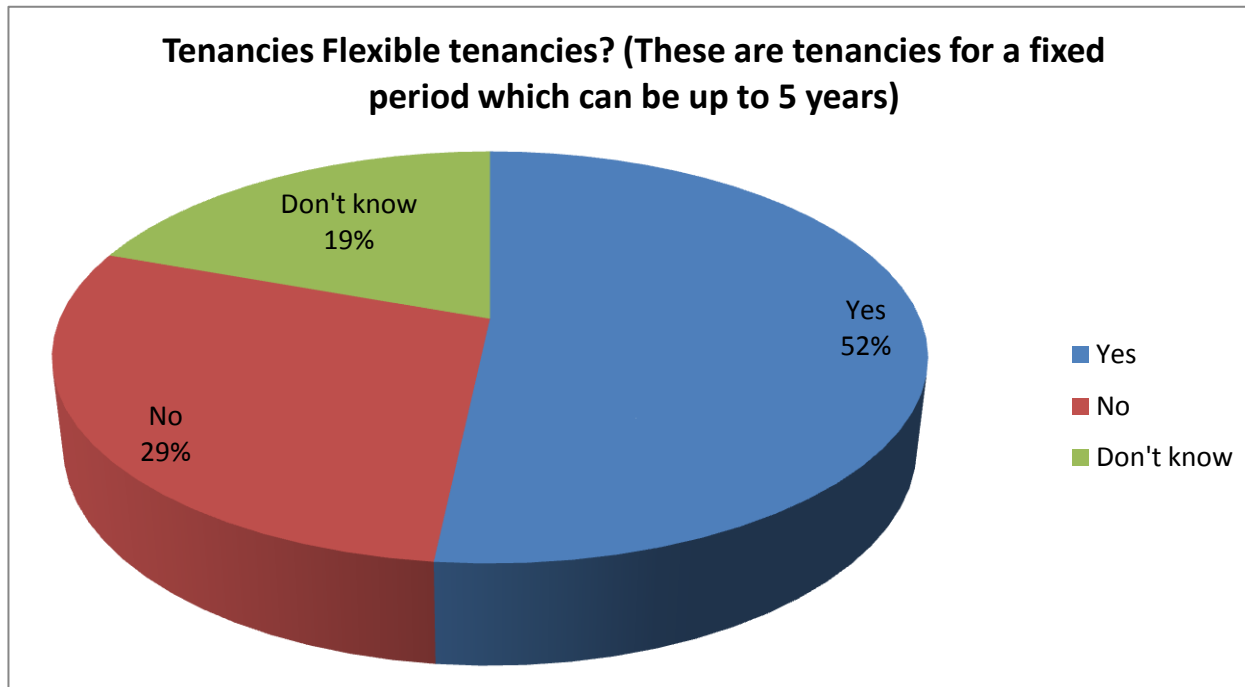
Should the Council support housing providers, such as Housing Associations in the borough, to set affordable rents of up to 80% of market rent?

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Yes	67.50%	68.64%	81
No	12.50%	12.71%	15
Don't know	18.33%	18.64%	22
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



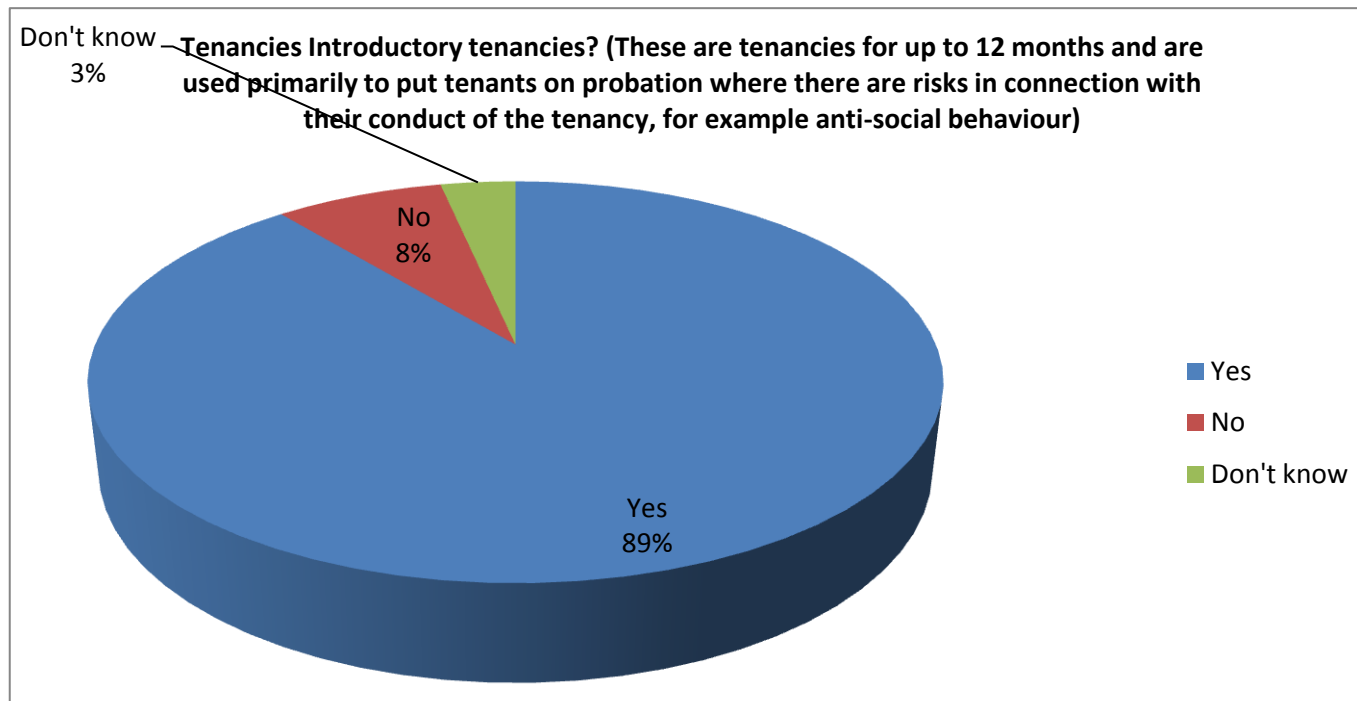
Tenancies Flexible tenancies? (These are tenancies for a fixed period which can be up to 5 years)

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Yes	50.83%	51.69%	61
No	28.33%	28.81%	34
Don't know	19.17%	19.49%	23
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



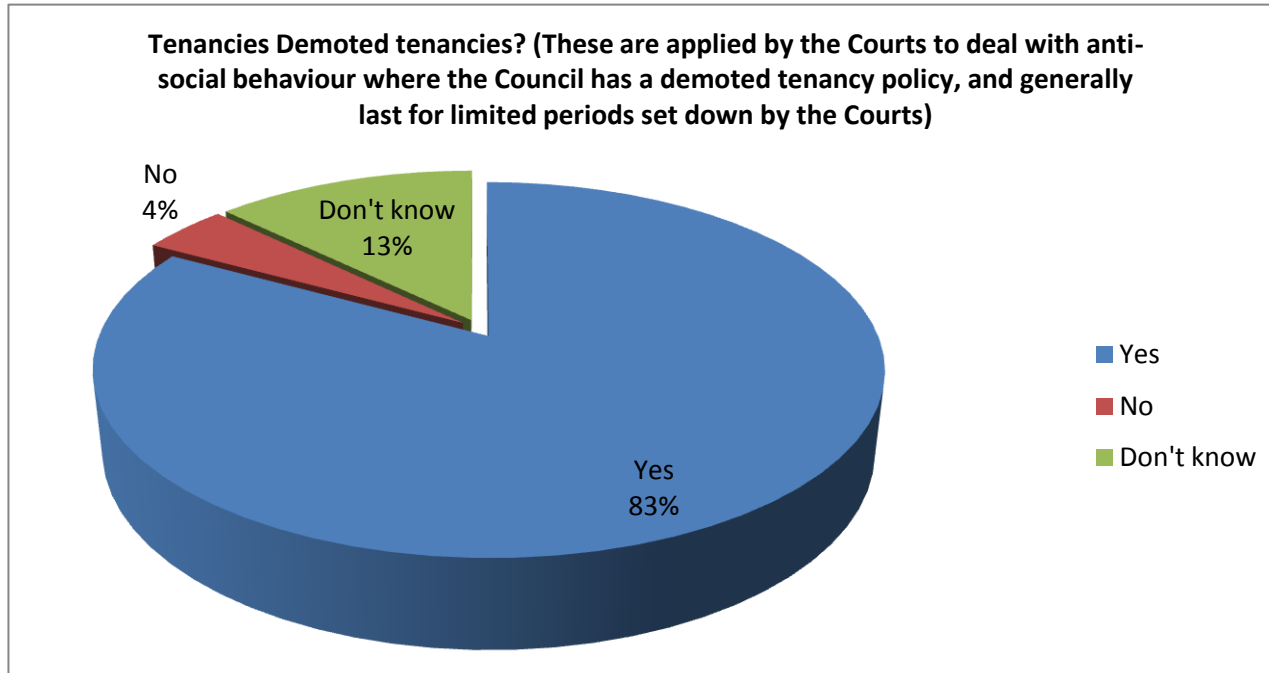
Tenancies Introductory tenancies? (These are tenancies for up to 12 months and are used primarily to put tenants on probation where there are risks in connection with their conduct of the tenancy, for example anti-social behaviour)

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Yes	87.50%	88.98%	105
No	7.50%	7.63%	9
Don't know	3.33%	3.39%	4
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



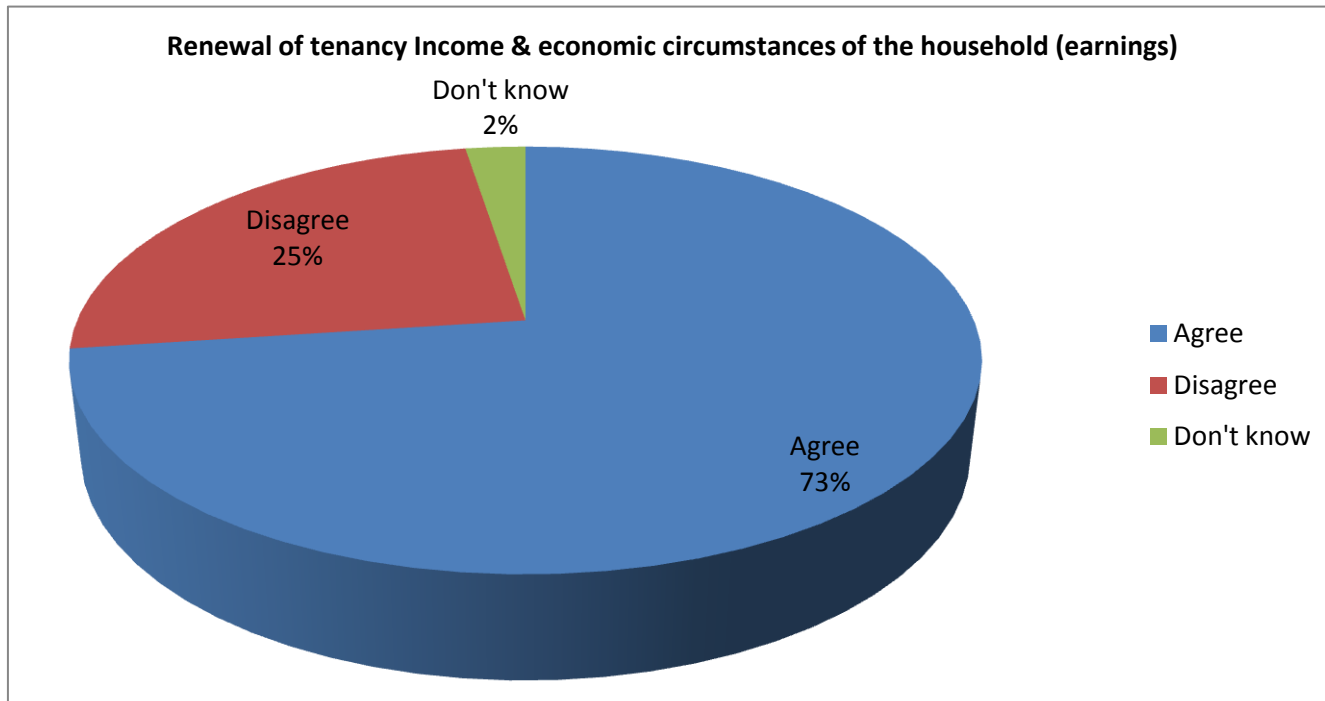
Tenancies Demoted tenancies? (These are applied by the Courts to deal with anti-social behaviour where the Council has a demoted tenancy policy, and generally last for limited periods set down by the Courts)

	% Total	% Answer	Count
Number of Responses	97.50%	-	117
Yes	80.83%	82.91%	97
No	4.17%	4.27%	5
Don't know	12.50%	12.82%	15
[No Response]	2.50%	-	3
Total	100.00%	100.00%	120



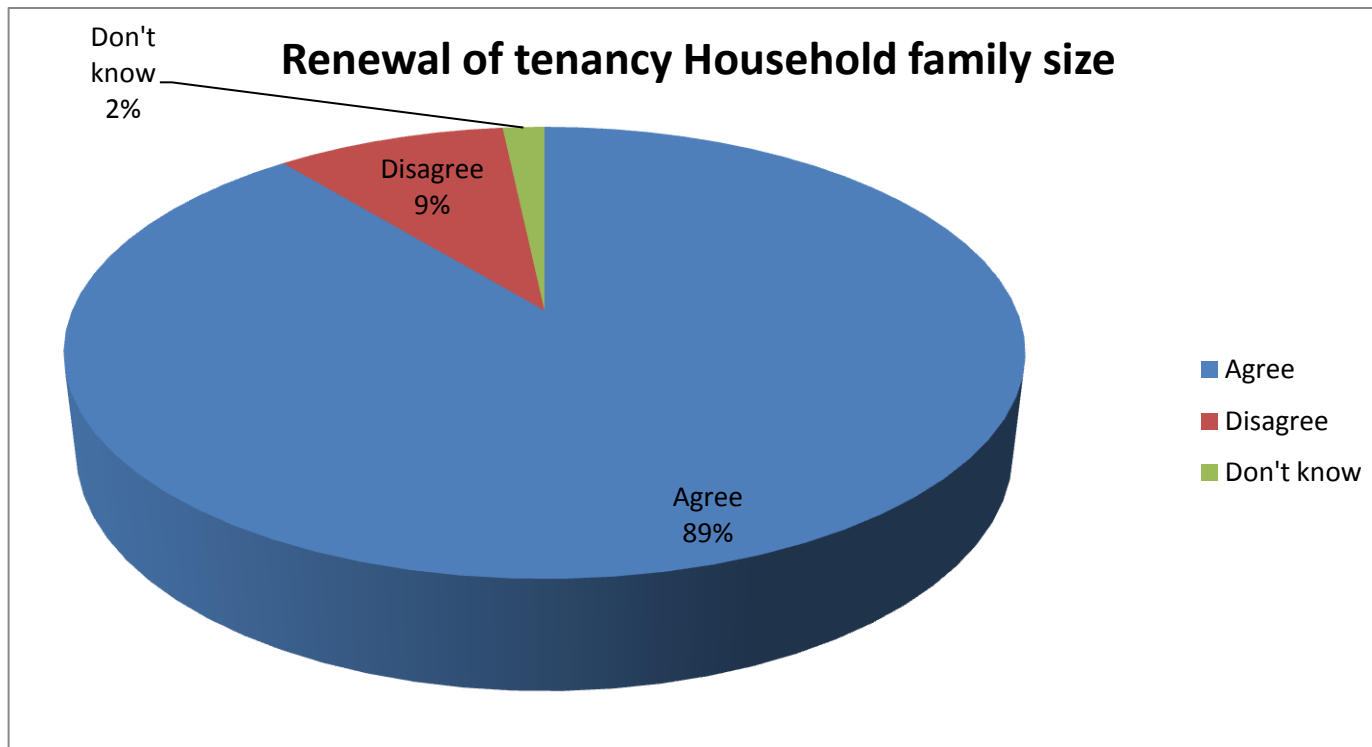
Renewal of tenancy Income & economic circumstances of the household (earnings)

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Agree	71.67%	72.88%	86
Disagree	24.17%	24.58%	29
Don't know	2.50%	2.54%	3
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



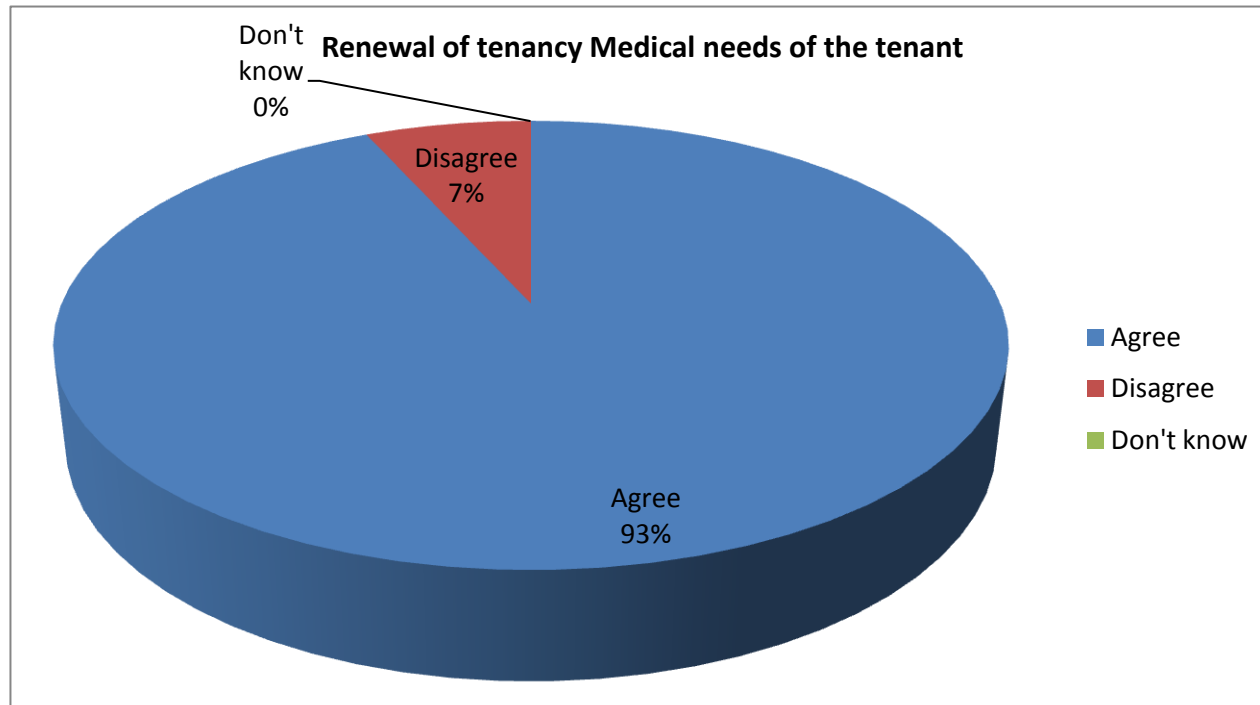
Renewal of tenancy Household family size

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	88.33%	89.08%	106
Disagree	9.17%	9.24%	11
Don't know	1.67%	1.68%	2
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



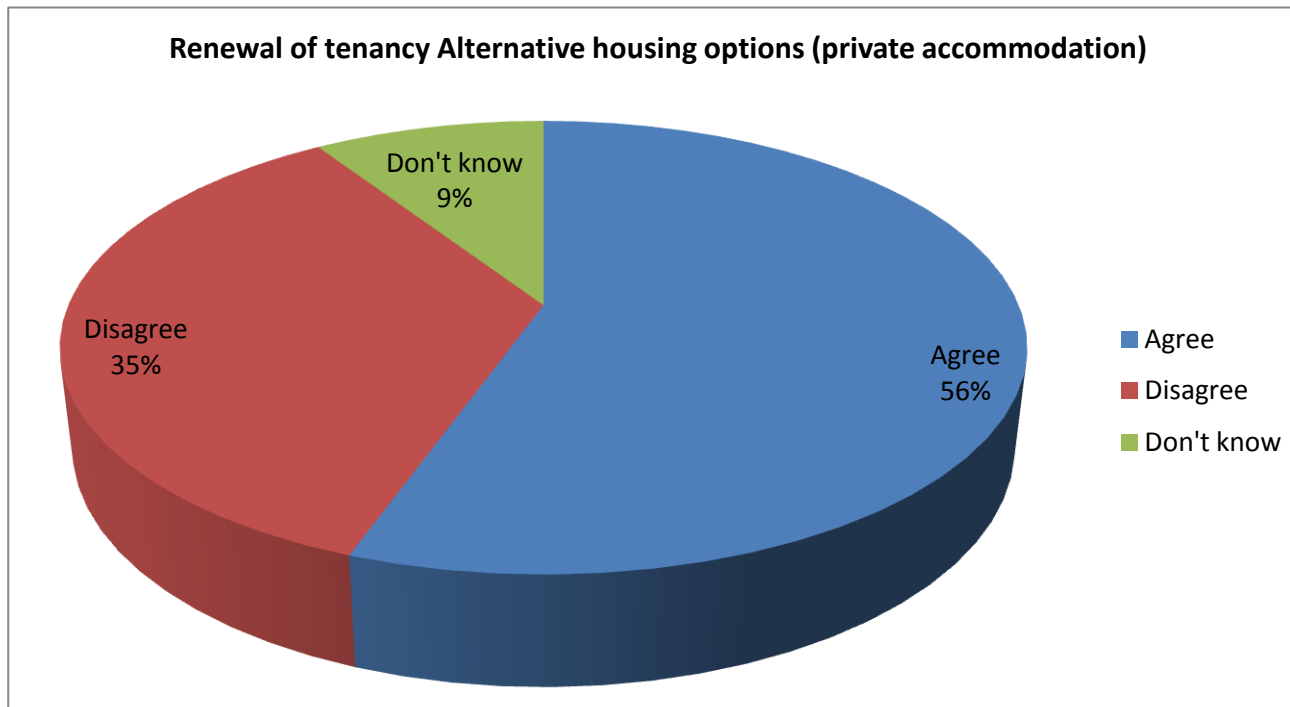
Renewal of tenancy Medical needs of the tenant

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	92.50%	93.28%	111
Disagree	6.67%	6.72%	8
Don't know	0.00%	0.00%	0
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



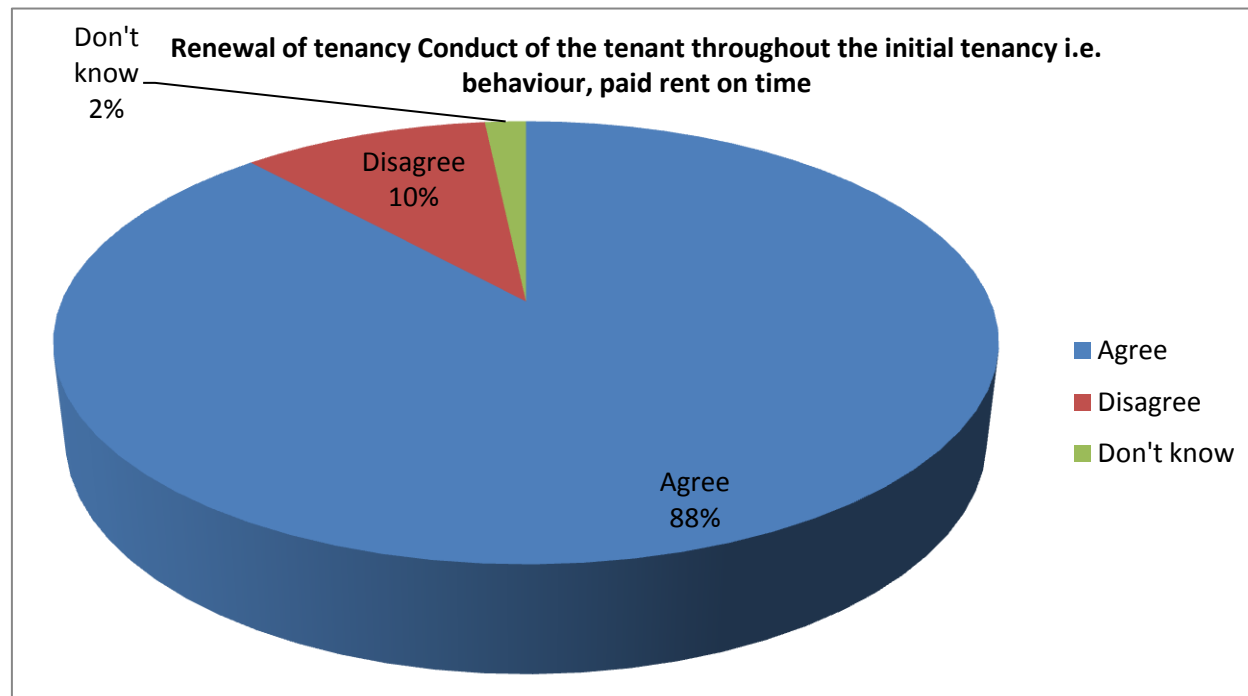
Renewal of tenancy Alternative housing options (private accommodation)

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	55.00%	55.46%	66
Disagree	35.00%	35.29%	42
Don't know	9.17%	9.24%	11
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



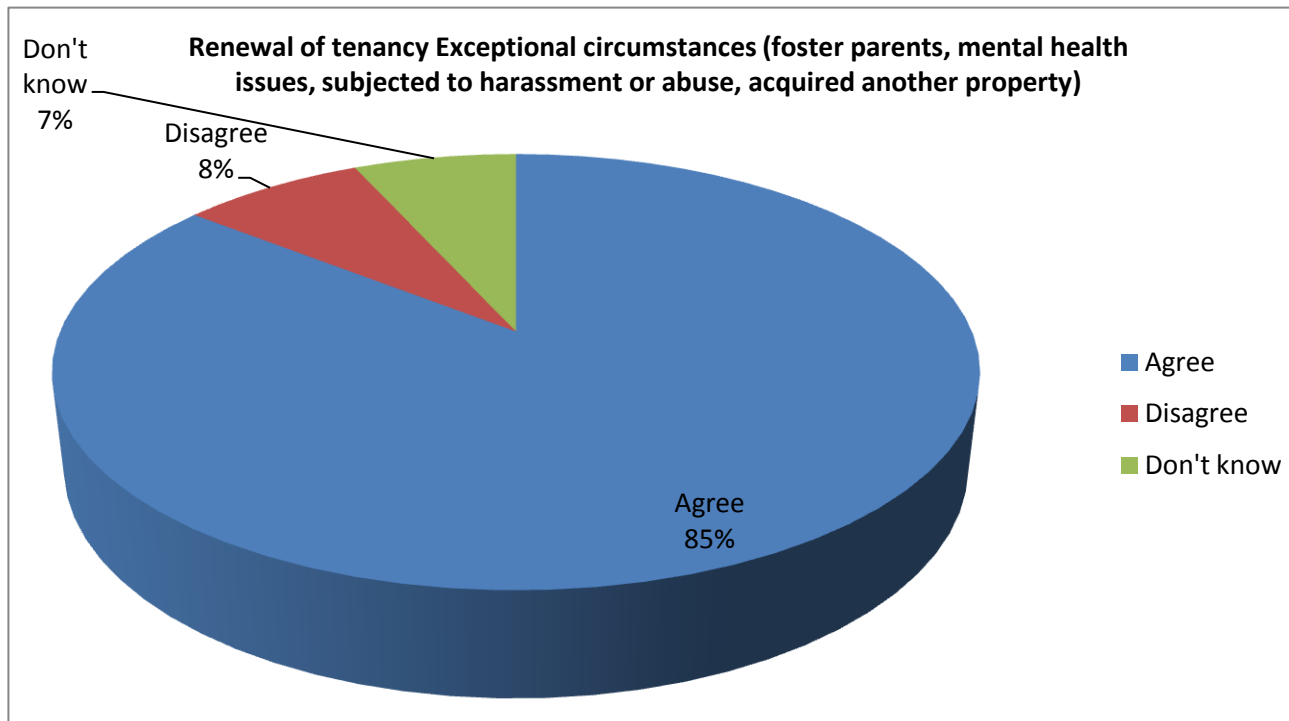
Renewal of tenancy Conduct of the tenant throughout the initial tenancy i.e. behaviour, paid rent on time

	% Total	% Answer	Count
Number of Responses	99.17%	-	119
Agree	87.50%	88.24%	105
Disagree	10.00%	10.08%	12
Don't know	1.67%	1.68%	2
[No Response]	0.83%	-	1
Total	100.00%	100.00%	120



Renewal of tenancy Exceptional circumstances (foster parents, mental health issues, subjected to harassment or abuse, acquired another property)

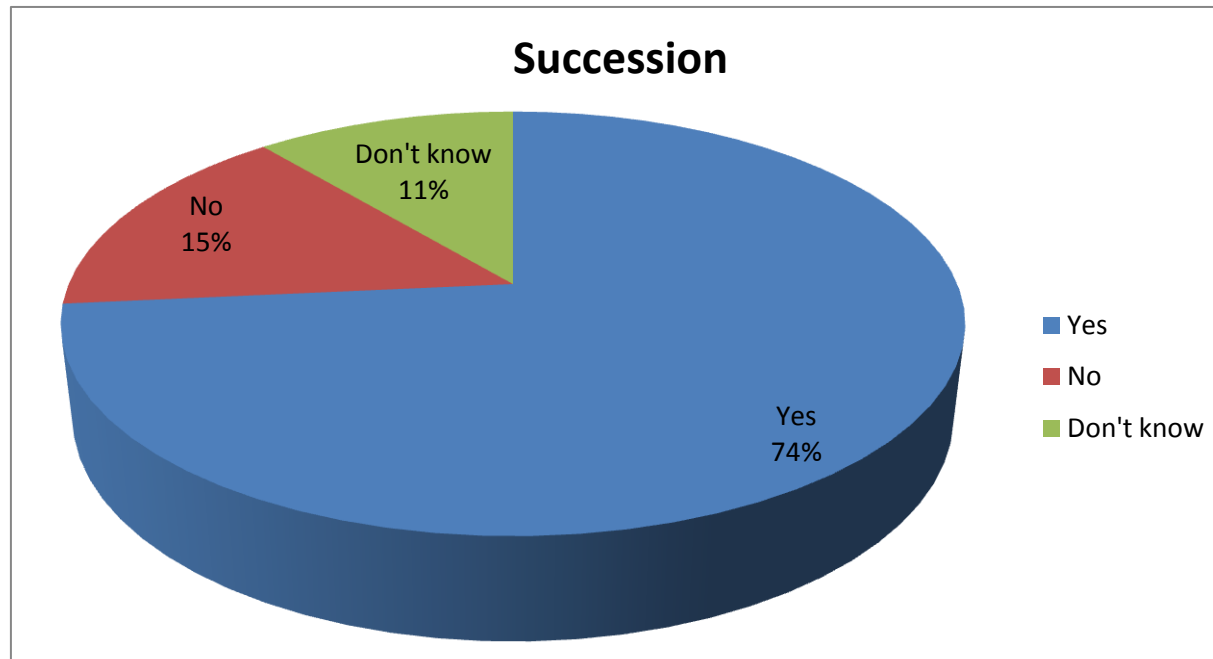
	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Agree	84.17%	85.59%	101
Disagree	7.50%	7.63%	9
Don't know	6.67%	6.78%	8
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



Succession

There will only be one succession per tenancy. Should the Council allow children or close relatives of tenants to succeed the property if there is no spouse or partner?

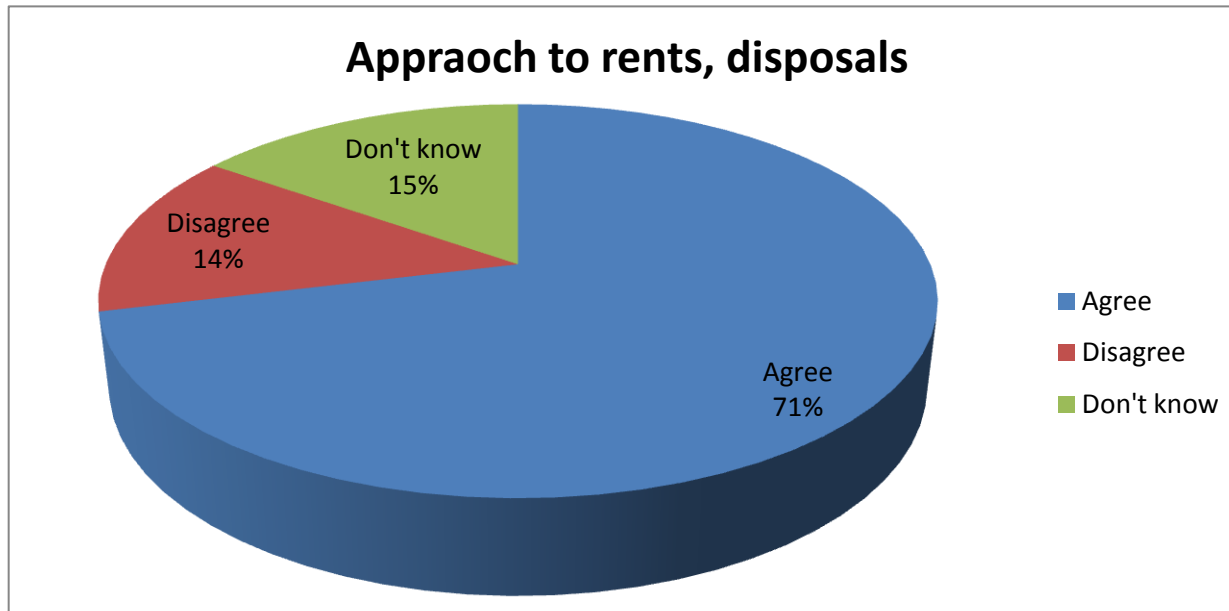
	% Total	% Answer	Count
Number of Responses	97.50%	-	117
Yes	71.67%	73.50%	86
No	15.00%	15.38%	18
Don't know	10.83%	11.11%	13
[No Response]	2.50%	-	3
Total	100.00%	100.00%	120



Approach to rents, disposals

Do you agree with the Council's approach to rents, disposals and conversions?

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Agree	70.00%	71.19%	84
Disagree	13.33%	13.56%	16
Don't know	15.00%	15.25%	18
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



Who are you

Number of Responses

A resident of Thurrock

A member of staff

A local authority Councillor

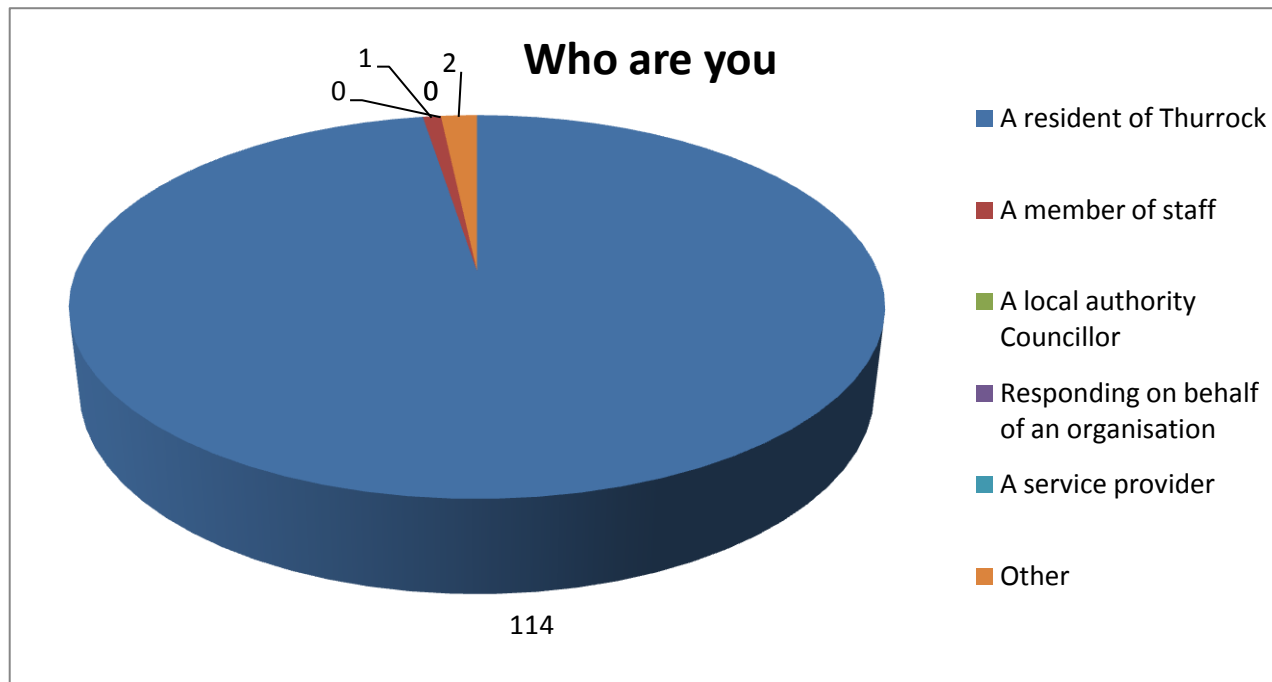
Responding on behalf of an organisation

A service provider

Other

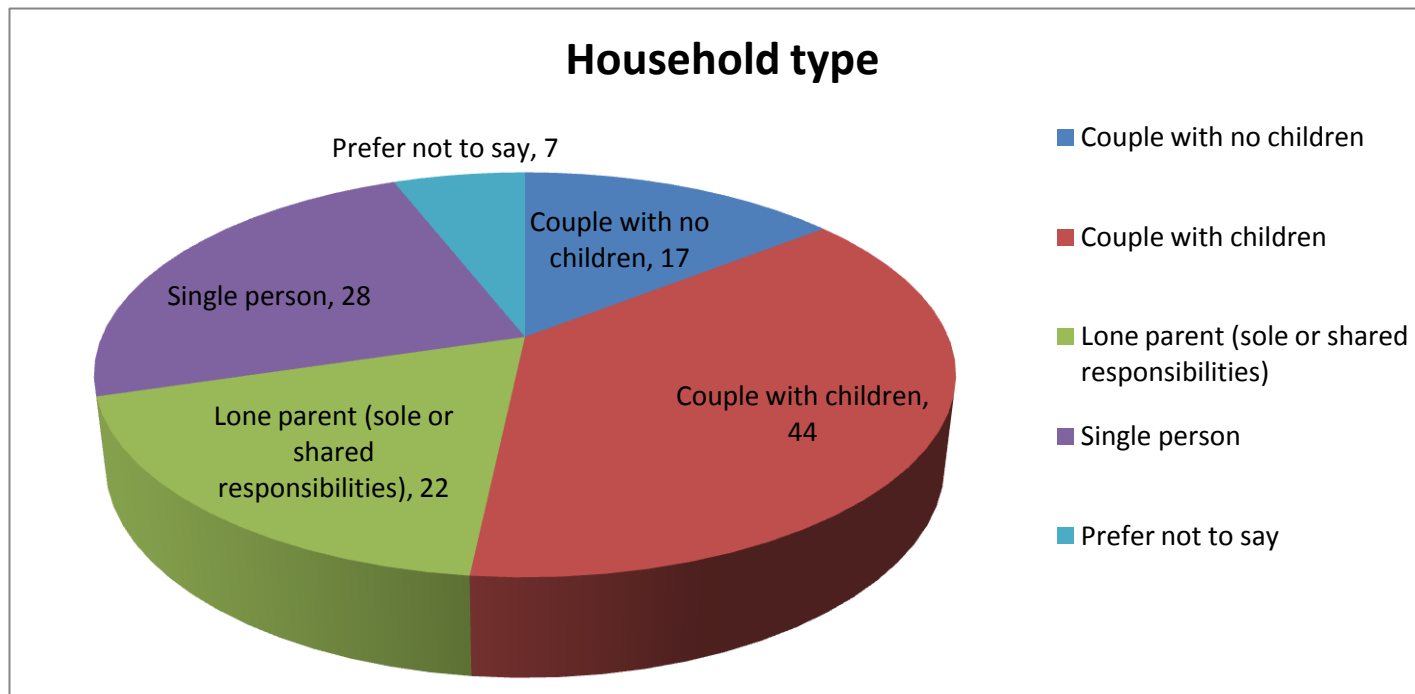
[No Response]

	% Total	% Answer	Count
Number of Responses	97.50%	-	117
A resident of Thurrock	95.00%	97.44%	114
A member of staff	0.83%	0.85%	1
A local authority Councillor	0.00%	0.00%	0
Responding on behalf of an organisation	0.00%	0.00%	0
A service provider	0.00%	0.00%	0
Other	1.67%	1.71%	2
[No Response]	2.50%	-	3
Total	100.00%	100.00%	120



Household type

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
Couple with no children	14.17%	14.41%	17
Couple with children	36.67%	37.29%	44
Lone parent (sole or shared responsibilities)	18.33%	18.64%	22
Single person	23.33%	23.73%	28
Prefer not to say	5.83%	5.93%	7
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



Age

Number of Responses

17 or under

18-24

25-44

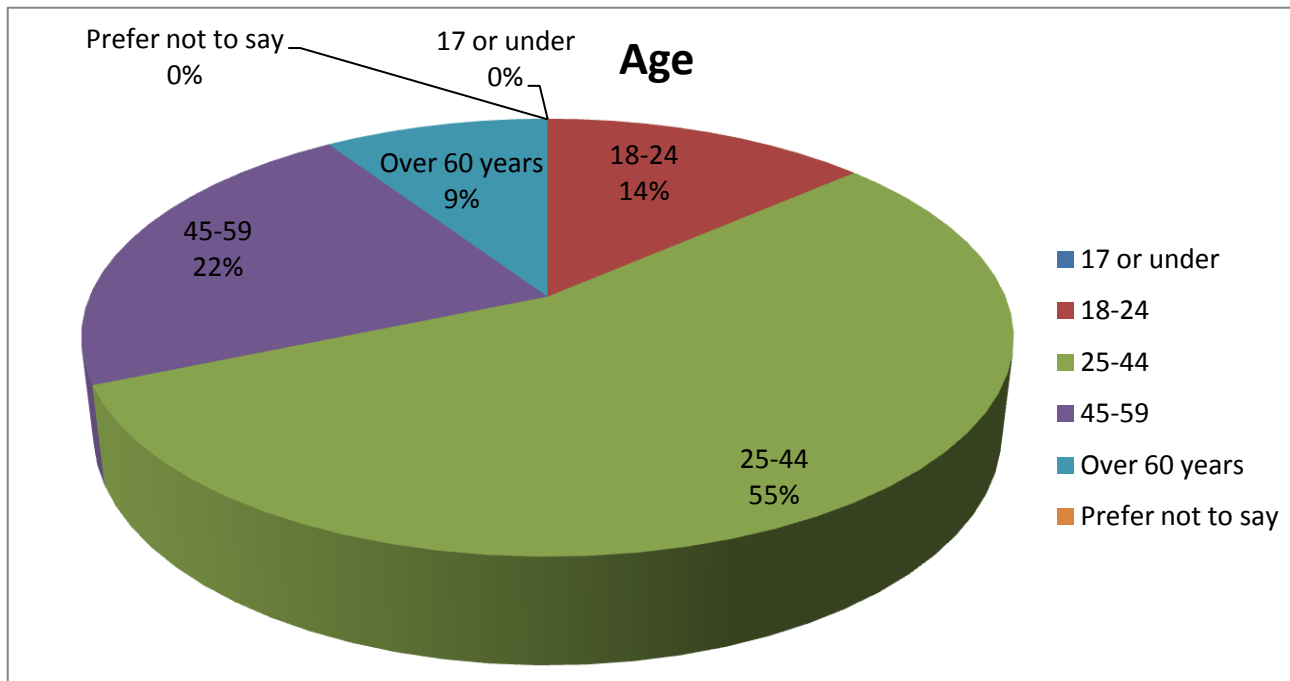
45-59

Over 60 years

Prefer not to say

[No Response]

	% Total	% Answer	Count
Number of Responses	98.33%	-	118
17 or under	0.00%	0.00%	0
18-24	13.33%	13.56%	16
25-44	54.17%	55.08%	65
45-59	21.67%	22.03%	26
Over 60 years	9.17%	9.32%	11
Prefer not to say	0.00%	0.00%	0
[No Response]	1.67%	-	2
Total	100.00%	100.00%	120



Gender

Number of Responses

Female

Male

Transgender

Prefer not to say

[No Response]

% Total

% Answer

Count

97.50%

-

117

75.00%

76.92%

90

22.50%

23.08%

27

0.00%

0.00%

0

0.00%

0.00%

0

2.50%

-

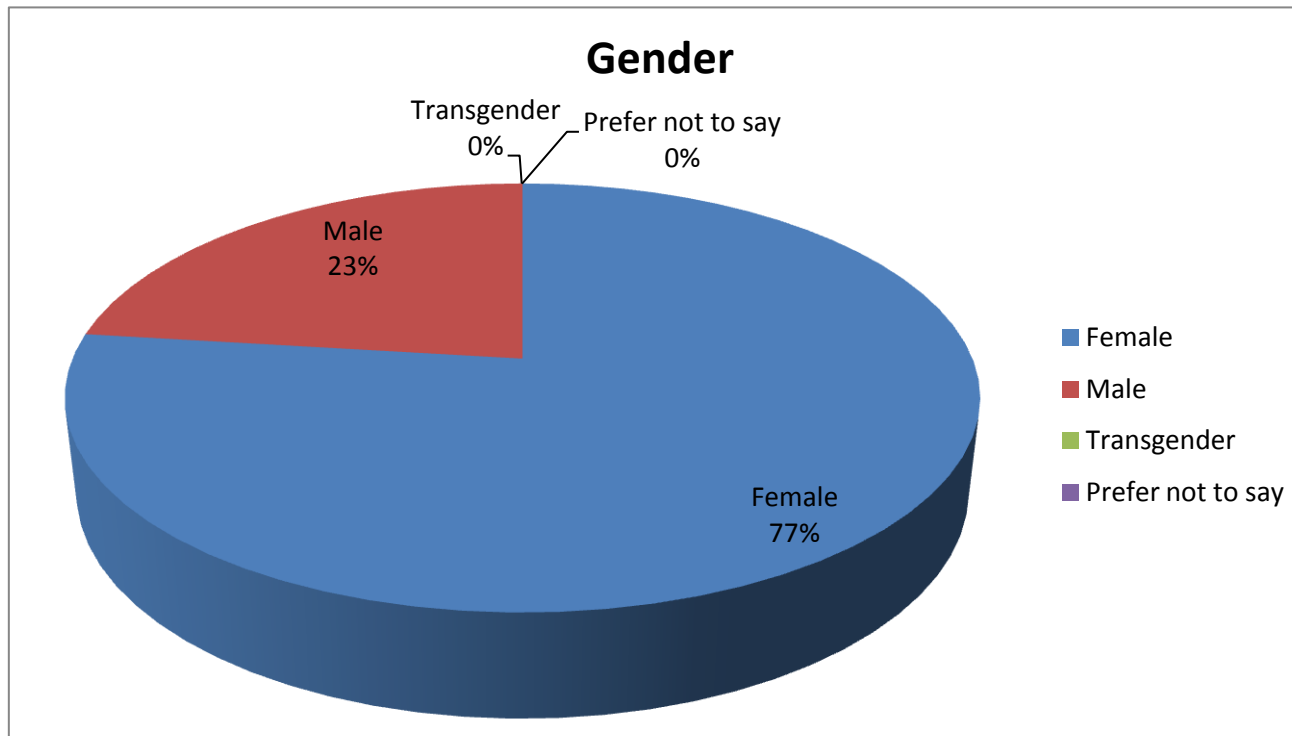
3

Total

100.00%

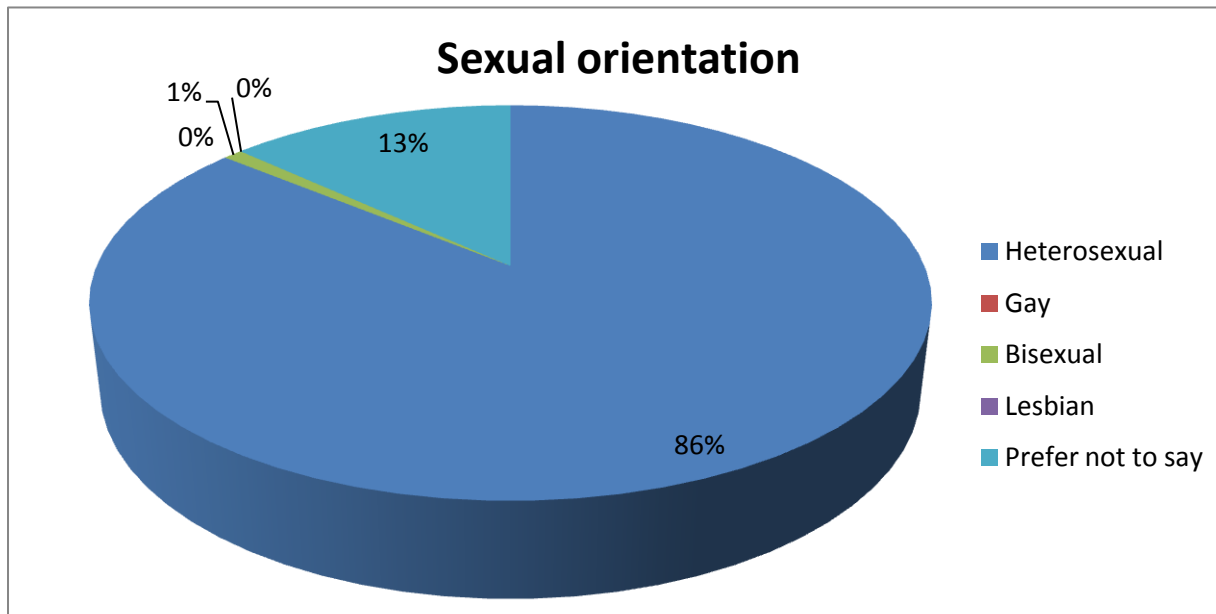
100.00%

120



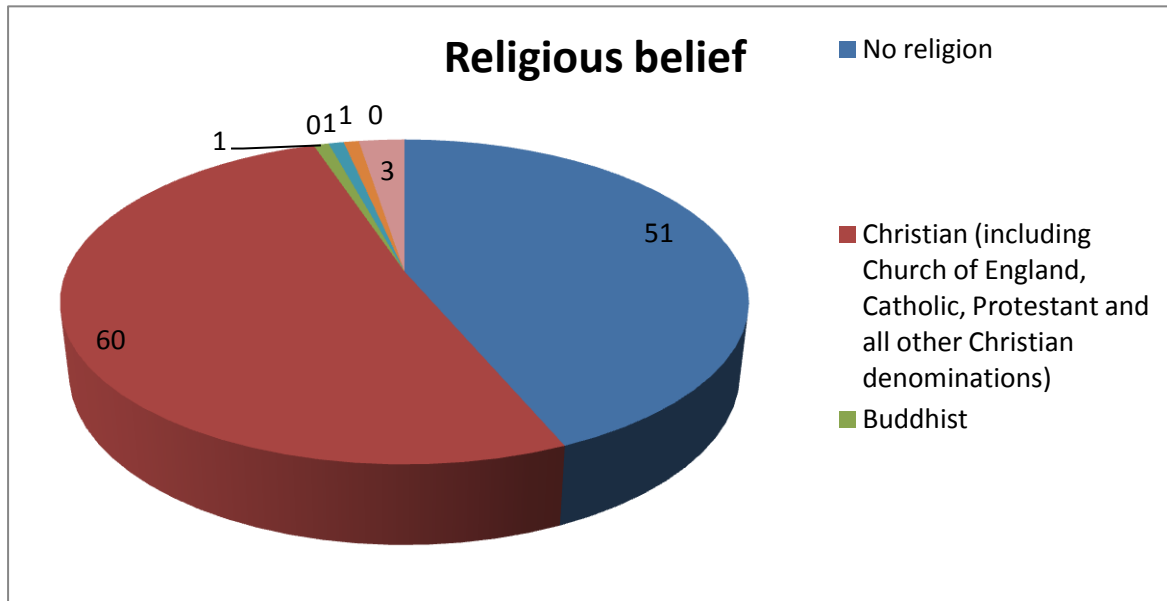
Sexual orientation

	% Total	% Answer	Count
Number of Responses	95.00%	-	114
Heterosexual	81.67%	85.96%	98
Gay	0.00%	0.00%	0
Bisexual	0.83%	0.88%	1
Lesbian	0.00%	0.00%	0
Prefer not to say	12.50%	13.16%	15
[No Response]	5.00%	-	6
Total	100.00%	100.00%	120



Religious belief

	% Total	% Answer	Count
Number of Responses	97.50%	-	117
No religion	42.50%	43.59%	51
Christian (including Church of England, Catholic, Protestant and all other Christian denominations)	50.00%	51.28%	60
Buddhist	0.83%	0.85%	1
Hindu	0.00%	0.00%	0
Jewish	0.83%	0.85%	1
Muslim	0.83%	0.85%	1
Sikh	0.00%	0.00%	0
Any other religion	2.50%	2.56%	3
[No Response]	2.50%	-	3
Total	100.00%	100.00%	120



Disability

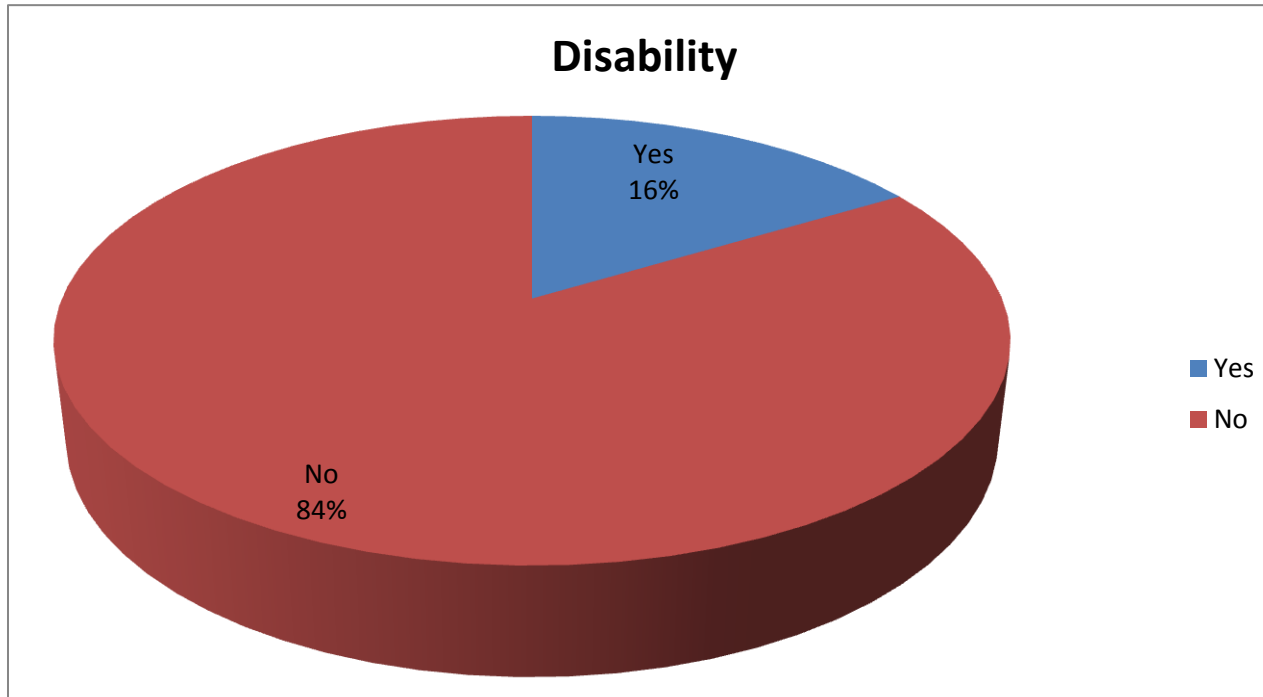
Number of Responses

Yes

No

[No Response]

	% Total	% Answer	Count
	96.67%	-	116
Yes	15.83%	16.38%	19
No	80.83%	83.62%	97
[No Response]	3.33%	-	4
Total	100.00%	100.00%	120



Impairment

	% Total	% Answer	% Frequency	Count
Number of Responses	15.83%	-	-	19
Visual impairment	1.44%	5.26%	1.67%	2
Speech impairment	0.72%	2.63%	0.83%	1
Hearing impairment	1.44%	5.26%	1.67%	2
Mobility (a wheelchair user)	4.32%	15.79%	5.00%	6
Mobility (not a wheelchair user)	4.32%	15.79%	5.00%	6
Mental health condition	2.88%	10.53%	3.33%	4
Long term medical condition	10.07%	36.84%	11.67%	14
Learning disability	0.72%	2.63%	0.83%	1
Hidden impairment	0.72%	2.63%	0.83%	1
Other	0.72%	2.63%	0.83%	1
[No Response]	72.66%	-	84.17%	101
Total	100.00%	100.00%	-	139

