

# Taunton Deane Borough Council

**Executive – 10 October 2012**

## **Halcon North Regeneration Project**

**Report of the Planning and Development Manager, Tim Burton**

(This matter is the responsibility of Executive Councillor Mrs Jean Adkins.)

### **1. Executive Summary**

This report updates Members on the further work undertaken since the Executive resolved to progress the project to the next stage. This has comprised a review of the HRA business plan impact of a full-scale regeneration as well as further resident consultation and stakeholder engagement. The Executive are requested to consider whether the Council should still proceed to the next stage involving developing a more detailed business case leading to the procurement of a developer; or whether that in light of this further information that alternative options should now be considered.

### **2. Background**

- 2.1 Halcon North comprises 7.25 hectares of housing land and approximately 220 dwellings. This part of Halcon features in the top 5% of most deprived wards in the country. Although, much good work has been done over many years by a range of agencies, the deprivation indices currently show no sign of improvement.
- 2.2 The rationale for this Project was that to make a real difference in the area requires a physical shift in the type of place it is. Halcon should become a place that residents are proud of and want to be associated with.
- 2.3 The project comprises redevelopment of the entire area which covers Creechbarrow Road, Valley Road, Brendon Road and Morland Road.
- 2.4 At the meeting on 12 October 2011 the Executive resolved to accept that the wider benefits of regeneration outweighed any concerns around mix and tenure and to proceed to the next stage and procurement of a developer.
- 2.5 Notwithstanding this, there continued to be opposition to a full scale regeneration from local residents, particularly around the reduction of HRA stock. A principle of this project has always been that to achieve the wider aspirations will need a multi-agency approach and involvement of the local community. A solution should not therefore be imposed upon the community. As a result it was decided to take a step back and to re-engage with the community in

order to ascertain whether the opposition expressed truly represented the overwhelming view of the North Halcon community as a whole.

- 2.6 In addition, Savills were asked to review the business plan impact of regeneration of these four streets.

### **3. Business Plan Impact**

- 3.1 The report prepared by Savills is attached as Appendix A.
- 3.2 The findings are based upon an assessment from stock condition data and details of rents for each of the 192 Council owned properties. It gives income and expenditure projections and the HRA debt position.
- 3.3 The report concludes that the significantly lower stock condition costs associated with these properties currently generate a net surplus in the business plan. This surplus is currently available as a contribution towards the servicing and repayment of the HRA debt, the investment in new homes and further investment in existing homes, estates and services. This net surplus would be lost to the HRA if the 192 dwellings were to be demolished. Current development appraisals do not assume that there is any residual capital receipt available from the redevelopment that would be available from the redevelopment to replace net income loss to the HRA.
- 3.3 The report also identifies actions that could be considered to reduce the impact identified. These include phasing redevelopment to reduce net income loss in the early years, although the end position would remain the same; or redefinition of the regeneration area to focus on smaller pockets of stock with the highest investment need.

### **4. Resident consultation**

- 4.1 Consultation with residents was carried out during late August by the Estates team accompanied by members of the Tenant Services Management Board and Tenants Forum. 82 per cent of households completed the questionnaire, the full results of which are attached as Appendix B.
- 4.2 52 per cent of respondents supported the preferred option ie. full scale regeneration, although analysis of responses to questions 2 and 6 indicate that a number of the issues in this neighbourhood and improvements necessary to address such problems could be achieved without demolishing all the properties, for example, removing problem families, dealing with rubbish, removal of planters and reduced speeding.

- 4.3 Answers to questions 4 and 7 around size and occupancy of properties indicate that whilst the majority of properties are two bedroomed most properties are occupied by three or less people. This would seem to imply that overcrowding is not widespread and that extension of some existing properties could be a more proportionate response to this issue.
- 4.4 Responses around general state of repair identify a wide range of issues not related to the structural condition of the properties.
- 4.5 The Development appraisal indicated a maximum of fifty dwellings being returned to the HRA, whilst the consultation identifies 75 respondents would like to move back to the area as a Council tenant should redevelopment occur.

## 5. Stakeholder engagement

- 5.1 The **Halcon Multi-agency Group**'s views were recently sought. Organisations represented at the meeting included the local church, Friends of Hamilton Gault Park, the Police, NHS, Halcon Primary School, the Link Centre and Knightstone Housing Association.
- 5.2 The group considered that there are housing issues in the area, but that a solely housing regeneration would be an opportunity missed.
- 5.3 There was general support to a phased approach to regeneration, which could act as a catalyst for further change. Development should be linked to an overall master plan which identifies opportunities for change across the entire estate (for example, around school and church) and not just in these four streets.
- 5.4 A full scale and unphased redevelopment would cause issues around the school roll and upon neighbour and family support networks.
- 5.5 The number of houses should not be maximised at the expense of the health and wellbeing of residents. Whilst stock is not necessarily the biggest issue in the area, issues arising from siblings sharing bedrooms should be addressed.
- 5.6 **The Tenant Services Management Board** considered the consultation responses and HRA Business Plan impact at a meeting on 24 September 2012. Whilst the Board previously supported full-scale redevelopment, they did, at that time, raise serious reservations around the reduction in Council stock.
- 5.7 The Board feel that issues around anti-social behaviour could be addressed through a more sensitive lettings policy without the need to demolish properties.

- 5.8 Concern was raised over the negative impact upon the Business Plan and that tenants across Taunton Deane would therefore be funding the project through their rents. This should not be the case.
- 5.9 The Board feels that there is under occupancy in some areas as well as overcrowding and that this issue could therefore be addressed through better estate management, without the need for major redevelopment.
- 5.10 The Board concluded that they would not be happy with the loss of stock and recommended that the Council moves away from full scale redevelopment and looks at opportunities for smaller scale proposals to address the issues identified in the consultation.
- 5.11 **The North Halcon Residents Association** were also represented at the meeting. They agree that full scale redevelopment is not necessary to address the problems of the area. Family networks should not be broken up. The option proposed last year would have a devastating impact upon the school. The properties are generally good solid houses and therefore if you want to do something, build a new school, medical centre, extend the properties and make them more energy efficient. Owner occupiers would not be able to afford to replace their properties on a like for like basis. Any development should therefore be smaller scale and phased.

## 6. Overview

- 6.1 The previously preferred option will have a negative impact on the HRA Business Plan
- 6.2 52 per cent of residents still support the preferred option, but analysis of the reasons would suggest that many of these aspirations could be achieved without full scale redevelopment of the four streets.
- 6.3 More Council tenants would wish to remain Council tenants in the area than could be accommodated by the preferred option identified through the Development appraisal
- 6.4 Stakeholders still recognise the benefits that can be derived from physical regeneration, but generally feel that any regeneration should be small scale or phased and linked to a wider range of actions to address local issues (potentially more closely linked to Priority Areas strategy outcomes)
- 6.5 The Community Scrutiny committee will be considering this matter on 9 October 2012. A verbal update outlining the Committee's views will be made at the meeting.

## 7. Risk management

7.1 A risk register was prepared for the project. This will need to be reviewed should the Executive wish to move away from its previous resolution

## **8. Finance Comments**

8.1 The Council's 151 Officer is the project sponsor and has been closely involved throughout the development of the project. Savills have provided support around project viability and impact upon the HRA.

## **9. Legal comments**

9.1 Specialist legal advice will be required if the project is to progress to procurement.

## **10. Links to Corporate aims**

10.1 Halcon North regeneration has strong links with all of the Council's corporate aims

## **11. Equalities Impact assessment**

11.1 An Equalities Impact Assessment has been prepared for the project.

## **12 Recommendation**

**The Executive are requested to consider whether they wish to (1) proceed with the preferred option to redevelop the area of North Halcon comprising Creechbarrow, Morland, Valley and Beadon Road or; (2) explore options for smaller scale developments or; (3) move away from physical regeneration options and focus on other means of tackling the issues associated with this area.**

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## TAUNTON DEANE BOROUGH COUNCIL – HALCON REGENERATION BUSINESS PLAN IMPACT

### INTRODUCTION

The Council has asked Savills to review the business plan impact of the proposed Halcon regeneration scheme. We have been provided with stock condition data for the units on the Halcon scheme, along with details of rents for each of the 192 properties in the Halcon North scheme.

We have used the Council's HRA business plan model v4.7 as a base case scenario and considered the business plan cashflows associated with the Halcon stock.

### INCOME AND EXPENDITURE PROJECTIONS

The base business plan assumed an average rent for the stock of £73.68 in 2012/13. The average rent for the Halcon properties is slightly lower at £73.42 per unit.

The base business plan assumed an average stock condition costs per unit of £22,169 representing the cost of future major repairs over 30 years, before inflation and fees. The average costs of future major repairs for the Halcon units is lower at £17,621 per unit.

The stock condition expenditure for the Halcon units varies across the area with the highest need being in the Moreland Road area, and the lower need being in the more modern stock in Creechbarrow Road and Beadon Road.

We have assumed that revenue costs for management and maintenance are the same, on a per unit basis, for the Halcon units as for the stock as a whole. We have also assumed that the proportion of rents lost from voids at Halcon is 15% higher than for the stock as a whole. This gives a year one void loss of 1.14% for Halcon compared with 0.99% for the whole stock.

The base business plan includes assumptions about other stock condition expenditure required including improvements, related assets and exceptional extensive works. The costs for elements of this work relating to environmental improvements and sustainable energy are divided pro rata to property numbers between Halcon and non Halcon stock. We have assumed all other work is entirely focussed on non Halcon stock (e.g.upgrades from electric to oil heating, external cladding).

We have assumed that the need for disabled aids and adaptations is divided pro rata to property numbers between Halcon and non Halcon stock.

This results in a position where the Halcon stock needs considerably less expenditure per unit than the stock as a whole. This means that even though this stock has slightly lower rents, the stock performs well within the business plan and makes a positive contribution to business plan cashflows. The stock is generating a net surplus of income.

As an illustration of this impact we have set out overleaf a comparison of the net present value of business plan cashflows. It should be noted that in order to be sure that we are comparing like for like, we've ignored any reprofiling of stock condition expenditure that was shown in the original business plan. This means we are comparing stock condition expenditure need, rather than any planned reprofiled investment plan.

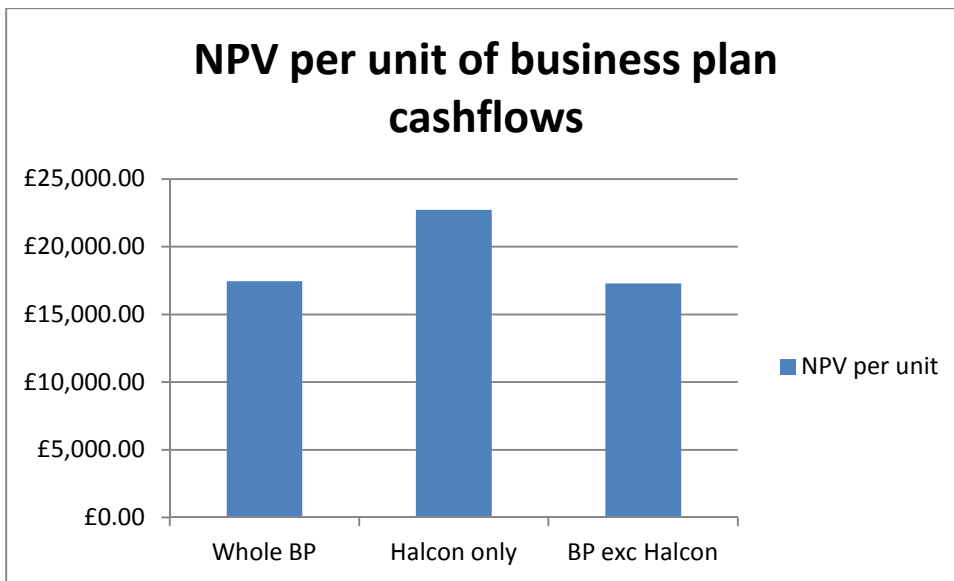


Fig 1: Net present value of business plan cashflows

In calculating the NPV of the cashflows for Halcon and non Halcon stock we have assumed that management costs are spread evenly across the stock. However, when considering the impact on the business plan of removing the Halcon stock, an estimate needs to be made about the extent to which management costs can be reduced pro rata to reflect stock loss. Due to the small size of the Halcon stock, the Council does not anticipate being able to reduce management costs. This means that although income will reduce, and costs relating to maintenance and major repairs will reduce, the Council will face a significant reduction in net income in the business plan without the Halcon properties. This is shown in the figure below.

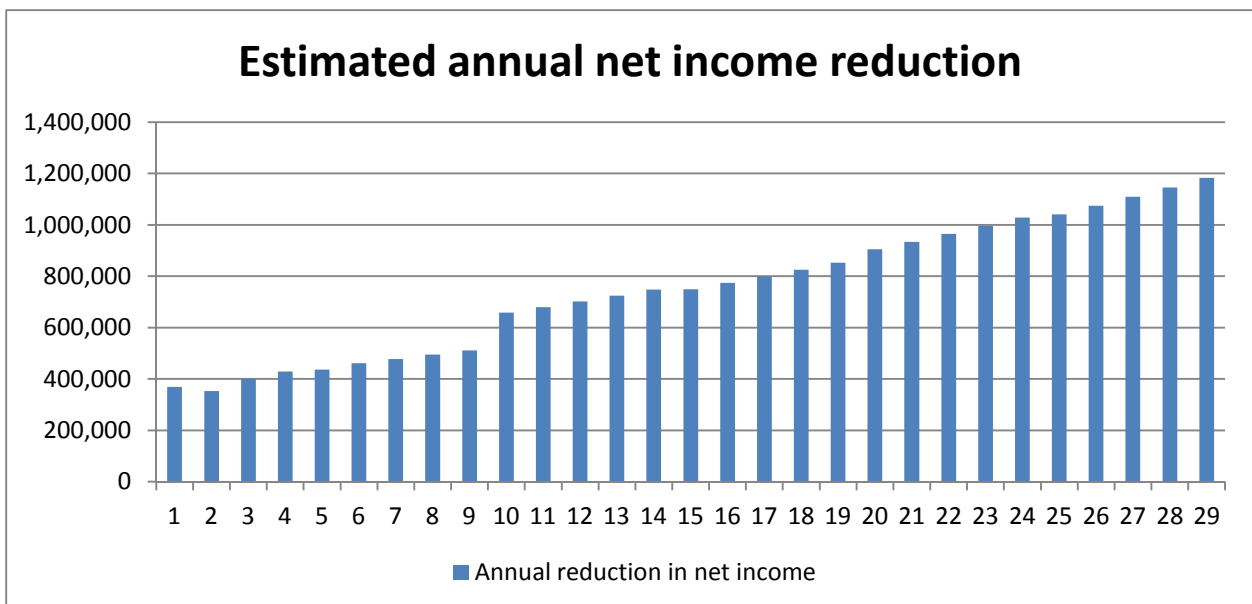


Fig 2: Estimated annual net income reduction with removal of Halcon stock

A comparison of the business plan cashflows with and without the Halcon stock is shown below

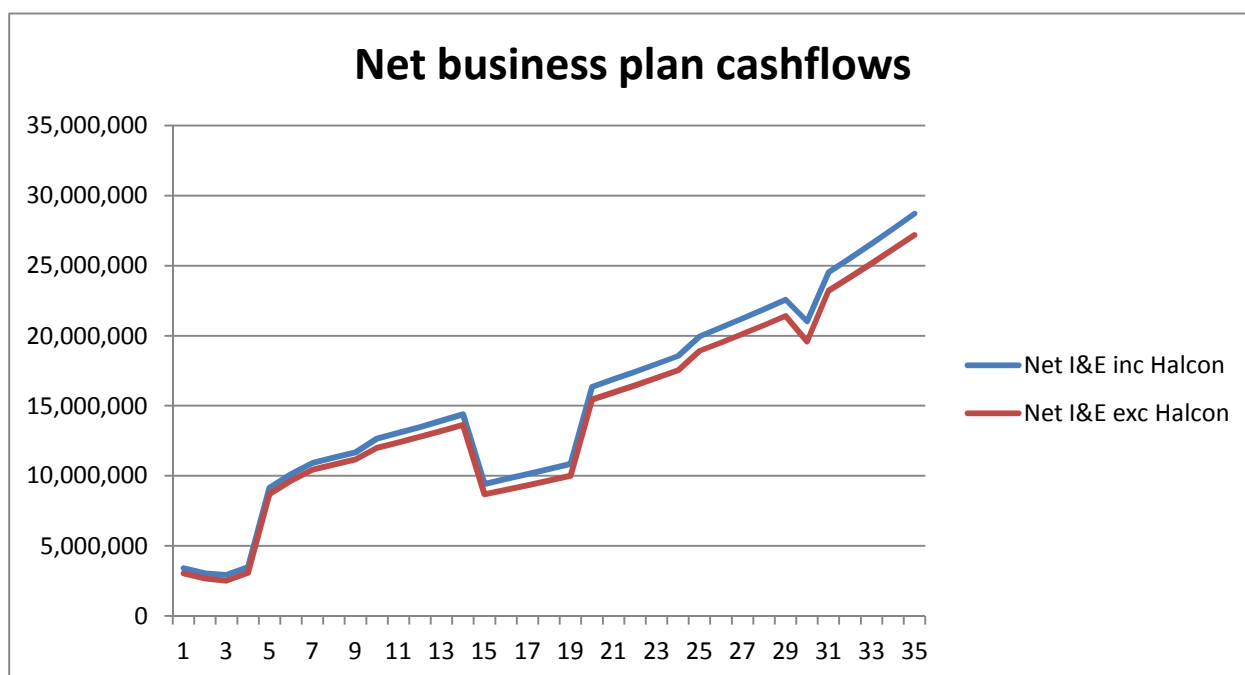


Fig 3: Comparison of business plan cashflows, with and without Halcon stock

## HRA DEBT

The Council was allocated an opening debt of £115.8 million, equivalent to an average of £19,326 per dwelling. We have estimated that the 192 homes on the Halcon estate attracted a HRA self-financing debt of £3.735 million, equivalent to £19,453 per dwelling, very close to the overall average. Whilst the rents of the Halcon properties are slightly below the average, the net present value of the costs allowed in the HRA self-financing debt calculation for the Halcon property types were also slightly below the average for the Council's stock.

The debt associated with the Halcon properties would continue to need to be serviced and currently the net income generated by the Halcon properties more than covers the cost of the debt that could be attributed to them.

## CONCLUSION

The significantly lower stock condition costs associated with the Halcon stock means that these units currently generate a net surplus in the business plan. Removing these properties would have a negative impact on the residual business plan.

This position reflects the fact that the Halcon regeneration plans were never driven by stock condition. Where regeneration is focussed on areas with poor stock condition, the removal of the stock from the business plan can have a positive impact, removing a net liability from the plan. This is not the case in Halcon.

The Halcon units generate a net surplus, which is currently available for use to the Council, for example as a contribution towards the servicing and repayment of the HRA debt, the investment in new homes and further investment in existing homes, estates and services. This net surplus



would be lost to the HRA if the Halcon units were demolished. The net rents from any new properties owned by the Council after redevelopment would be required to fund the redevelopment costs and would not be available to provide the subsidy to the rest of the business plan which these units currently provide. Current development appraisals do not assume that there is any residual capital receipt available from the redevelopment that would be available to replace net income loss to the HRA.

The impact of removing the Halcon stock could be reduced by considering the following actions:

- A phased redevelopment would mean that net income loss would be more gradual in the early years, although the end position would be the same
- Assumptions about stock condition expenditure at Halcon could be reviewed. For example the Council needs to be sure they reflect the same standard of expenditure as that reflected in figures for the whole stock, and whether any of the other costs for related assets or exceptional extensive in fact relate to the Halcon stock and would be saved were the stock removed.
- A cost reduction strategy could be put in place to reduce management costs in line with stock reduction. This would reduce (but not remove) the loss in net income.
- Consideration could be given to redefining the regeneration area, to focus on smaller pockets of stock with the highest investment need only. This would mean that the stock that was removed from the plan would be generating the lowest levels of surplus.

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**TOTAL-ALL ROADS**

**RETURNS**

TOTAL NUMBER OF PROPERTIES SUBJECT TO QUESTIONNAIRE	214
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RETURNS	NUMBER	PERCENTAGE
COUNCIL TENANT	154	88
HOUSING ASSOCIATION	1	1
PRIVATE LANDLORD	7	4
OWNER OCCUPIER	11	6
REFUSED TO ANSWER	2	1
<b>TOTAL</b>	<b>175</b>	<b>100</b>

PERCENTAGE RETURN	82
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NUMBER THAT DID NOT RESPOND	39
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**QUESTION 1**

*Do you support the Council's preferred option?*

	NUMBER	PERCENTAGE
YES	90	52
NO	49	28
DON'T KNOW	34	20
<b>TOTAL</b>	<b>173</b>	<b>100</b>

	NUMBER	PERCENTAGE
Q1 - REASON - LIKE/HAPPY TO STAY IN AREA/PROPERTY	30	25
Q1 - REASON - LACK OF FAMILY/COMMUNITY SUPPORT NETWORK	12	10
Q1 - REASON - SHOULD NOT BE LESS COUNCIL HOUSING	11	9
Q1 - REASON - DOES NOT WANT UPHEAVAL	8	7
Q1 - REASON - NOTHING WRONG WITH PROPERTY	7	6
Q1 - REASON - EASY ACCESS TO WORK	6	5
Q1 - REASON - NOT AFFORD/GET MORTGAGE FOR ANOTHER HOUSE OF SAME TYPE & STANDARD	5	4
Q1 - REASON - DOES NOT KNOW HOW IT WILL AFFECT THEM	4	3
Q1 - REASON - DOWNSIZING	4	3
Q1 - REASON - CONCERN IT WOULD BE BIGGER ESTATE	4	3
Q1 - REASON - GARDENS MAY NOT BE AS BIG	4	3
Q1 - REASON - CLOSE TO ASDA/SHOPS	4	3
Q1 - REASON - DEVELOP AREA BY RETAINING EXISTING PROPERTIES	3	3
Q1 - REASON - RSL PROPERTIES NOT AS GOOD	2	2
Q1 - REASON - RSL RENTS MORE EXPENSIVE	2	2
Q1 - REASON - HAS NO OPINION	2	2
Q1 - REASON - ALREADY PUT IN FOR MOVE	2	2
Q1 - REASON - NOT SURE ABOUT MIXED TENURES	2	2
Q1 - REASON - UNHAPPY AT BEING IN LIMBO	1	1
Q1 - REASON - JUST MOVED INTO PROPERTY	1	1
Q1 - REASON - LOCAL ECONOMY WOULD SUFFER	1	1
Q1 - REASON - LOSE ALL THAT HAVE WORKED FOR	1	1
Q1 - REASON - NEED HELP WITH PACKING & MOVING	1	1
Q1 - REASON - MORE WORKING PEOPLE	1	1
Q1 - REASON - NOT WANT "PROBLEM" PEOPLE MOVING BACK	1	1
Q1 - REASON - MOVING TO UNKNOWN AREA/NEIGHBOURS	1	1

**QUESTION 2**

*What would you like to see done to improve the area?*

	NUMBER	PERCENTAGE
Q2 - CHANGE THE PEOPLE/RID ROUGH RESIDENTS	30	10
Q2 - NO DUMPING RUBBISH	22	7
Q2 - BETTER PROPERTIES	21	7
Q2 - REMOVE PLANTERS	19	6
Q2 - PARK/OPEN SPACES/PLAY AREA	18	6
Q2 - KNOCK DOWN AND START AGAIN	18	6
Q2 - REDUCE ASB	15	5
Q2 - PEOPLE MADE TO LOOK AFTER THEIR PROPERTIES /GARDENS	14	5
Q2 - MORE TO DO FOR YOUTHS	13	4
Q2 - NOTHING	10	3
Q2 - BETTER GARDENS	10	3
Q2 - REDUCE SPEEDING IN AREA	9	3
Q2 - MORE POLICE PRESENCE	6	2
BETTER/REPLACE FENCING	6	2
Q2 - BETTER QUALITY AND ENVIRONMENT	5	2
Q2 - BETTER SECURITY MEASURES	5	2
Q2 - REMOVE TROLRIES	5	2
Q2 - REDUCE THE AMOUNT OF NOISE	5	2
Q2 - BETTER STREET LIGHTING	4	1
Q2 - AWFUL NEIGHBOUR	4	1
Q2 - BETTER STREETS/PAVEMENTS	4	1
Q2 - BETTER MIX OF PEOPLE	4	1
Q2 - INTRODUCE ROAD CROSSINGS/DANGEROUS ROAD	4	1
EXTEND CURRENT PROPERTIES TO GIVE EXTRA ROOM	4	1
Q2 - BETTER RESPONSE TIMES FROM REPAIRS	3	1
Q2 - BETTER REPAIRS - DONE PROPERLY	3	1
FENCING IN REAR GARDEN	3	1
REMOVE ROUNDABOUT	3	1
Q2 - DRIVEWAYS TO PROPERTIES	2	1
Q2 - REMOVING STIGMA OF ESTATE	2	1
Q2 - MORE COUNCIL PRESENCE	2	1
Q2 - IMPROVE COMMUNITY SPIRIT	2	1
Q2 - PROPER DEFINED FOOTPATHS	2	1
Q2 - BETTER DISABLED ACCESS	2	1
TRAINING CENTRES TO SUPPORT EMPLOYMENT	2	1
MORE HOUSES	2	1
DEAL WITH DRUG DEALING	2	1
REDUCE AMOUNT OF TRAFFIC	2	1
Q2 - MORE WORKING PEOPLE	1	0
Q2 - BETTER MIX OF TENURE	1	0
Q2 - MAKE SMALL BEDROOM BIGGER	1	0
Q2 - SORT ABANDONDED PROPERTIES	1	0
Q2 - INTRODUCE NEIGHBOURHOOD WATCH	1	0
Q2 - REGULAR GARDEN & PROPERTY INSPECTIONS	1	0
FIX FRONT WALLS	1	0
NEW DOCTORS SURGERY	1	0
NEW SCHOOL	1	0
NEW CHURCH	1	0
POLICE CENTRE	1	0
CAFE/SHOPS	1	0
RESIDENTS PLANNING AND WORKING ON IMPROVEMENTS	1	0
LESS FLATS	1	0
DO NOT CRAM IN MORE HOUSES	1	0
PARTIAL REGENERATION	1	0
HELP LOCAL ECONOMY	1	0

**QUESTION 3***Is the property?*

	NUMBER	PERCENTAGE
Flat	33	19
Semi detached House	138	81
Detached House	0	0
TOTAL	171	100

**QUESTION 4***How many bedrooms does the property contain?*

	NUMBER	PERCENTAGE
Q4 - 1 BEDROOM	7	4
Q4 - 2 BEDROOM	111	65
Q4 - 3 BEDROOM	36	21
Q4 - 4 BEDROOM	16	9
Q4 - 5 BEDROOM	0	0
TOTAL	170	100

**QUESTION 5***Are you happy with the general state of repair of the property?*

	NUMBER	PERCENTAGE
Q5 - REPAIR YES	88	53
Q5 - REPAIR NO	79	47
TOTAL	167	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q5 - REPAIR NO - KITCHEN	22	16
Q5 - REPAIR NO - DAMP/MOULD	21	15
Q5 - REPAIR NO - WALLS	16	12
Q5 - REPAIR NO - BATHROOM	16	12
Q5 - REPAIR NO - DOORS	12	9
Q5 - REPAIR NO - ENTRANCE	5	4
Q5 - REPAIR NO - WINDOWS	4	3
Q5 - REPAIR NO - LAYOUT WRONG	4	3
Q5 - REPAIR NO - FIRE/HEATERS NEEDS REPAIRING	4	3
Q5 - REPAIR NO - COUNCIL SAYING NOT DOING SOME REPAIRS	3	2
Q5 - REPAIR NO - FENCING	3	2
Q5 - REPAIR NO - FLOOR	3	2
Q5 - REPAIR NO - WIRING	3	2
Q5 - REPAIR NO - DECORATION	2	1
Q5 - REPAIR NO - PIPEWORK	2	1
Q5 - REPAIR NO - REPAIRS NOT PROMPT	2	1
Q5 - REPAIR NO - CEILING	2	1
Q5 - REPAIR NO - GARDEN/ PAVING	2	1
Q5 - REPAIR NO - ROOF	2	1
Q5 - REPAIR NO - DIY REPAIRS FROM PREVIOUS TENANT (EXCHANGE)	1	1
Q5 - REPAIR NO - ASBESTOS	1	1
Q5 - REPAIR NO - BOILER PROBLEM	1	1
Q5 - REPAIR NO - GUTTERING	1	1
Q5 - REPAIR NO - VENT OFF WALL	1	1
Q5 - REPAIR NO - DRAINAGE	1	1
Q5 - REPAIR NO - SOUNDPROOFING	1	1
Q5 - REPAIR NO - BACK STEPS TOO STEEP	1	1
Q5 - REPAIR NO - NEED WIDER STAIRCASE	1	1

**QUESTION 6***Are you happy with the general state of the neighbourhood in which you live?*

	NUMBER	PERCENTAGE
YES	96	56
NO	74	44
TOTAL	170	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q6 - NEIGHBOURHOOD NO - RUBBISH	26	21
Q6 - NEIGHBOURHOOD NO - PLANTERS	17	14
Q6 - NEIGHBOURHOOD NO - LOOK OF PLACE	13	10
Q6 - NEIGHBOURHOOD NO - NEIGHBOURS	12	10
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRINKING	9	7
Q6 - NEIGHBOURHOOD NO - ASB	7	6
Q6 - NEIGHBOURHOOD NO - GARDENS NOT MAINTAINED	6	5
Q6 - NEIGHBOURHOOD NO - NOISE	5	4
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRUGS	4	3
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT TAKING CARE/PRIE IN THEIR HOMES	4	3
Q6 - NEIGHBOURHOOD NO - BOARDED UP PROPERTIES	3	2
Q6 - NEIGHBOURHOOD NO - TROLLIES	3	2
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT WORKING	2	2
Q6 - NEIGHBOURHOOD NO - NEED PARKS FOR YOUTHS	2	2
Q6 - NEIGHBOURHOOD NO - SPEEDING/STATE OF ROUNDABOUT	2	2
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM FIGHTING	1	1
Q6 - NEIGHBOURHOOD NO - EVERYTHING	1	1
Q6 - NEIGHBOURHOOD NO - STEPS TO PROPERTY	1	1
Q6 - NEIGHBOURHOOD NO - MORE POLICE PRESENCE	1	1
Q6 - NEIGHBOURHOOD NO - COMMUNITY CLUB NEEDED	1	1
Q6 - NEIGHBOURHOOD NO - CARS BEING SOLD AND WORKED ON	1	1
Q6 - NEIGHBOURHOOD NO - LOTS OF WHEELIE BINS	1	1
Q6 - NEIGHBOURHOOD NO - PLAYPARK NEEDS REPAIR	1	1
Q6 - NEIGHBOURHOOD NO - DOGS RUNNING ABOUT	1	1

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**QUESTION 7***How many people live in the property?*

	NUMBER	PERCENTAGE
NUMBER IN PROPERTY - 1	28	16
NUMBER IN PROPERTY - 2	49	29
NUMBER IN PROPERTY - 3	43	25
NUMBER IN PROPERTY - 4	27	16
NUMBER IN PROPERTY - 5	15	9
NUMBER IN PROPERTY - 6	1	1
NUMBER IN PROPERTY - 6+	7	4
TOTAL	170	100

**QUESTION 8***If redevelopment were to take place would you like to move back to the area as a Council tenant?*

	NUMBER	PERCENTAGE
YES	75	48
NO	82	52
TOTAL	157	100

**SIGNED BY RESIDENT**

	NUMBER	PERCENTAGE
SIGNED - YES	163	94
SIGNED - NO	10	6
TOTAL	173	100

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**BEADON ROAD**

**RETURNS**

TOTAL NUMBER OF PROPERTIES SUBJECT TO QUESTIONNAIRE	67
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RETURNS	NUMBER	PERCENTAGE
COUNCIL TENANT	46	85
HOUSING ASSOCIATION	0	0
PRIVATE LANDLORD	3	6
OWNER OCCUPIER	4	7
REFUSED TO ANSWER	1	2
TOTAL	54	100

PERCENTAGE RETURN	81
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NUMBER THAT DID NOT RESPOND	13
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**QUESTION 1**

	NUMBER	PERCENTAGE
YES	27	51
NO	18	34
DONT KNOW	8	15
TOTAL	53	100

If you have answered No or Don't Know to the question above please could you provide reasons below

	NUMBER	PERCENTAGE
Q1 - REASON - LIKE/HAPPY TO STAY IN AREA/PROPERTY	10	23
Q1 - REASON - LACK OF FAMILY/COMMUNITY SUPPORT NETWORK	5	11
Q1 - REASON - NOTHING WRONG WITH PROPERTY	4	9
Q1 - REASON - SHOULD NOT BE LESS COUNCIL HOUSING	4	9
Q1 - REASON - GARDENS MAY NOT BE AS BIG	3	7
Q1 - REASON - EASY ACCESS TO WORK	2	5
Q1 - REASON - DEVELOP AREA BY RETAINING EXISTING PROPERTIES	2	5
Q1 - REASON - NOT SURE ABOUT MIXED TENURES	2	5
Q1 - REASON - NOT AFFORD/GET MORTGAGE FOR ANOTHER HOUSE OF SAME TYPE & STANDARD	2	5
Q1 - REASON - DOES NOT KNOW HOW IT WILL AFFECT THEM	1	2
Q1 - REASON - RSL RENTS MORE EXPENSIVE	1	2
Q1 - REASON - DOWNSIZING	1	2
Q1 - REASON - CONCERN IT WOULD BE BIGGER ESTATE	1	2
Q1 - REASON - DOES NOT WANT UPHEAVAL	1	2
Q1 - REASON - LOCAL ECONOMY WOULD SUFFER	1	2
Q1 - REASON - LOSE ALL THAT HAVE WORKED FOR	1	2
Q1 - REASON - NEED HELP WITH PACKING & MOVING	1	2
Q1 - REASON - MORE WORKING PEOPLE	1	2
Q1 - REASON - NOT WANT "PROBLEM" PEOPLE MOVING BACK	1	2
Q1 - REASON - RSL PROPERTIES NOT AS GOOD	0	0
Q1 - REASON - UNHAPPY AT BEING IN LIMBO	0	0
Q1 - REASON - JUST MOVED INTO PROPERTY	0	0
Q1 - REASON - HAS NO OPINION	0	0
Q1 - REASON - ALREADY PUT IN FOR MOVE	0	0
Q1 - REASON - MOVING TO UNKNOWN AREA/NEIGHBOURS	0	0
Q1 - REASON - CLOSE TO ASDA/SHOPS	0	0

**QUESTION 2**

*What would you like to see done to improve the area?*

	NUMBER	PERCENTAGE
Q2 - PARK/OPEN SPACES/PLAY AREA	12	11
Q2 - REMOVE PLANTERS	11	10
Q2 - CHANGE THE PEOPLE/RID ROUGH RESIDENTS	7	6
Q2 - MORE TO DO FOR YOUTHS	7	6
Q2 - REDUCE SPEEDING IN AREA	7	6
Q2 - PEOPLE MADE TO LOOK AFTER THEIR PROPERTIES /GARDENS	6	5
Q2 - BETTER PROPERTIES	6	5
Q2 - KNOCK DOWN AND START AGAIN	6	5
Q2 - NO DUMPING RUBBISH	4	4
Q2 - BETTER GARDENS	4	4
Q2 - REDUCE ASB	4	4
BETTER/REPLACE FENCING	3	3
REMOVE ROUNDABOUT	3	3
Q2 - BETTER SECURITY MEASURES	2	2
Q2 - BETTER MIX OF PEOPLE	2	2
Q2 - REDUCE THE AMOUNT OF NOISE	2	2
TRAINING CENTRES TO SUPPORT EMPLOYMENT	2	2
EXTEND CURRENT PROPERTIES TO GIVE EXTRA ROOM	2	2
DEAL WITH DRUG DEALING	2	2
Q2 - BETTER STREET LIGHTING	1	1
Q2 - NOTHING	1	1
Q2 - BETTER STREETS/PAVEMENTS	1	1
Q2 - REMOVING STIGMA OF ESTATE	1	1
Q2 - BETTER REPAIRS - DONE PROPERLY	1	1
Q2 - MORE POLICE PRESENCE	1	1
Q2 - INTRODUCE ROAD CROSSINGS/DANGEROUS ROAD	1	1
Q2 - BETTER DISABLED ACCESS	1	1
FIX FRONT WALLS	1	1
NEW DOCTORS SURGERY	1	1
NEW SCHOOL	1	1
NEW CHURCH	1	1
NEW POLICE CENTRE	1	1
CAFE/SHOPS	1	1
RESIDENTS PLANNING AND WORKING ON IMPROVEMENTS	1	1
FENCING IN REAR GARDEN	1	1
MORE HOUSES	1	1
LESS FLATS	1	1
DO NOT CRAM IN MORE HOUSES	1	1
Q2 - MORE WORKING PEOPLE	0	0
Q2 - BETTER QUALITY AND ENVIRONMENT	0	0
Q2 - BETTER MIX OF TENURE	0	0
Q2 - AWFUL NEIGHBOUR	0	0
Q2 - DRIVEWAYS TO PROPERTIES	0	0
Q2 - MAKE SMALL BEDROOM BIGGER	0	0
Q2 - BETTER RESPONSE TIMES FROM REPAIRS	0	0
Q2 - SORT ABANDONED PROPERTIES	0	0
Q2 - REMOVE TROLLIES	0	0
Q2 - MORE COUNCIL PRESENCE	0	0
Q2 - IMPROVE COMMUNITY SPIRIT	0	0
Q2 - INTRODUCE NEIGHBOURHOOD WATCH	0	0
Q2 - PROPER DEFINED FOOTPATHS	0	0
Q2 - REGULAR GARDEN & PROPERTY INSPECTIONS	0	0
PARTIAL REGENERATION	0	0
REDUCE AMOUNT OF TRAFFIC	0	0
HELP LOCAL ECONOMY	0	0

**QUESTION 3***Is the property?*

	NUMBER	PERCENTAGE
Flat	3	6
Semi detached House	50	94
Detached House	0	0
<b>TOTAL</b>	<b>53</b>	<b>100</b>

**QUESTION 4***How many bedrooms does the property contain?*

	NUMBER	PERCENTAGE
Q4 - 1 BEDROOM	2	4
Q4 - 2 BEDROOM	26	50
Q4 - 3 BEDROOM	16	31
Q4 - 4 BEDROOM	8	15
Q4 - 5 BEDROOM	0	0
<b>TOTAL</b>	<b>52</b>	<b>100</b>

**QUESTION 5***Are you happy with the general state of repair of the property?*

	NUMBER	PERCENTAGE
Q5 - REPAIR YES	22	42
Q5 - REPAIR NO	30	58
<b>TOTAL</b>	<b>52</b>	<b>100</b>

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q5 - REPAIR NO - KITCHEN	13	21
Q5 - REPAIR NO - BATHROOM	10	16
Q5 - REPAIR NO - DAMP/MOULD	7	11
Q5 - REPAIR NO - WALLS	6	10
Q5 - REPAIR NO - DOORS	4	6
Q5 - REPAIR NO - FIRE/HEATERS NEEDS REPAIRING	4	6
Q5 - REPAIR NO - LAYOUT WRONG	3	5
Q5 - REPAIR NO - COUNCIL SAYING NOT DOING SOME REPAIRS	2	3
Q5 - REPAIR NO - WIRING	2	3
Q5 - REPAIR NO - PIPEWORK	1	2
Q5 - REPAIR NO - CEILING	1	2
Q5 - REPAIR NO - GUTTERING	1	2
Q5 - REPAIR NO - VENT OFF WALL	1	2
Q5 - REPAIR NO - DRAINAGE	1	2
Q5 - REPAIR NO - WINDOWS	1	2
Q5 - REPAIR NO - SOUNDPROOFING	1	2
Q5 - REPAIR NO - FENCING	1	2
Q5 - REPAIR NO - GARDEN/ PAVING	1	2
Q5 - REPAIR NO - FLOOR	1	2
Q5 - REPAIR NO - BACK STEPS TOO STEEP	1	2
Q5 - REPAIR NO - ROOF	1	2
Q5 - REPAIR - NO - ENTRANCE	0	0
Q5 - REPAIR NO - DECORATION	0	0
Q5 - REPAIR NO - DIY REPAIRS FROM PREVIOUS TENANT (EXCHANGE)	0	0
Q5 - REPAIR NO - ASBESTOS	0	0
Q5 - REPAIR NO - BOILER PROBLEM	0	0
Q5 - REPAIR NO - REPAIRS NOT PROMPT	0	0
Q5 - REPAIR NO - NEED WIDER STAIRCASE	0	0



**QUESTION 6**

Are you happy with the general state of the neighbourhood in which you live?

	NUMBER	PERCENTAGE
YES	29	55
NO	24	45
TOTAL	53	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q6 - NEIGHBOURHOOD NO - RUBBISH	10	24
Q6 - NEIGHBOURHOOD NO - PLANTERS	7	17
Q6 - NEIGHBOURHOOD NO - LOOK OF PLACE	5	12
Q6 - NEIGHBOURHOOD NO - NEIGHBOURS	4	10
Q6 - NEIGHBOURHOOD NO - GARDENS NOT MAINTAINED	3	7
Q6 - NEIGHBOURHOOD NO - SPEEDING/STATE OF ROUNDABOUT	2	5
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT TAKING CARE/PRIDE IN THEIR HOMES	2	5
Q6 - NEIGHBOURHOOD NO - NOISE	1	2
Q6 - NEIGHBOURHOOD NO - NEED PARKS FOR YOUTHS	1	2
Q6 - NEIGHBOURHOOD NO - ASB	1	2
Q6 - NEIGHBOURHOOD NO - MORE POLICE PRESENCE	1	2
Q6 - NEIGHBOURHOOD NO - COMMUNITY CLUB NEEDED	1	2
Q6 - NEIGHBOURHOOD NO - CARS BEING SOLD AND WORKED ON	1	2
Q6 - NEIGHBOURHOOD NO - LOTS OF WHEELIE BINS	1	2
Q6 - NEIGHBOURHOOD NO - PLAYPARK NEEDS REPAIR	1	2
Q6 - NEIGHBOURHOOD NO - DOGS RUNNING ABOUT	1	2
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM FIGHTING	0	0
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRINKING	0	0
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRUGS	0	0
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT WORKING	0	0
Q6 - NEIGHBOURHOOD NO - EVERYTHING	0	0
Q6 - NEIGHBOURHOOD NO - BOARDED UP PROPERTIES	0	0
Q6 - NEIGHBOURHOOD NO - STEPS TO PROPERTY	0	0
Q6 - NEIGHBOURHOOD NO - TROLLIES	0	0

42

**QUESTION 7**

How many people live in the property?

	NUMBER	PERCENTAGE
NUMBER IN PROPERTY - 1	6	11
NUMBER IN PROPERTY - 2	16	30
NUMBER IN PROPERTY - 3	9	17
NUMBER IN PROPERTY - 4	10	19
NUMBER IN PROPERTY - 5	7	13
NUMBER IN PROPERTY - 6	0	0
NUMBER IN PROPERTY - 6+	5	9
TOTAL	53	100

**QUESTION 8**

If redevelopment were to take place would you like to move back to the area as a Council tenant?

	NUMBER	PERCENTAGE
YES	23	51
NO	22	49
TOTAL	45	100

**SIGNED BY RESIDENT**

	NUMBER	PERCENTAGE
SIGNED - YES	51	96
SIGNED - NO	2	4
TOTAL	53	100

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**CREECHBARROW ROAD**

**RESULTS OF HALCON NORTH QUEST**

**RETURNS**

TOTAL NUMBER OF PROPERTIES SUBJECT TO QUESTIONNAIRE	42
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RETURNS	NUMBER	PERCENTAGE
COUNCIL TENANT	27	87
HOUSING ASSOCIATION	0	0
PRIVATE LANDLORD	1	3
OWNER OCCUPIER	2	6
REFUSED TO ANSWER	1	3
TOTAL	31	100

PERCENTAGE RETURN	74
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NUMBER THAT DID NOT RESPOND	11
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**QUESTION 1**

	NUMBER	PERCENTAGE
YES	17	57
NO	10	33
DONT KNOW	3	10
TOTAL	30	100

If you have answered No or Don't Know to the question above please could you provide reasons below

	NUMBER	PERCENTAGE
Q1 - REASON - LIKE/HAPPY TO STAY IN AREA/PROPERTY	6	35
Q1 - REASON - DOES NOT WANT UPHEAVAL	3	18
Q1 - REASON - CLOSE TO ASDA/SHOPS	3	18
Q1 - REASON - DOES NOT KNOW HOW IT WILL AFFECT THEM	1	6
Q1 - REASON - SHOULD NOT BE LESS COUNCIL HOUSING	1	6
Q1 - REASON - EASY ACCESS TO WORK	1	6
Q1 - REASON - LACK OF FAMILY/COMMUNITY SUPPORT NETWORK	1	6
Q1 - REASON - MOVING TO UNKNOWN AREA/NEIGHBOURS	1	6
Q1 - REASON - NOTHING WRONG WITH PROPERTY	0	0
Q1 - REASON - RSL PROPERTIES NOT AS GOOD	0	0
Q1 - REASON - RSL RENTS MORE EXPENSIVE	0	0
Q1 - REASON - DOWNSIZING	0	0
Q1 - REASON - UNHAPPY AT BEING IN LIMBO	0	0
Q1 - REASON - JUST MOVED INTO PROPERTY	0	0
Q1 - REASON - CONCERN IT WOULD BE BIGGER ESTATE	0	0
Q1 - REASON - HAS NO OPINION	0	0
Q1 - REASON - ALREADY PUT IN FOR MOVE	0	0
Q1 - REASON - GARDENS MAY NOT BE AS BIG	0	0
Q1 - REASON - DEVELOP AREA BY RETAINING EXISTING PROPERTIES	0	0
Q1 - REASON - LOCAL ECONOMY WOULD SUFFER	0	0
Q1 - REASON - LOSE ALL THAT HAVE WORKED FOR	0	0
Q1 - REASON - NOT SURE ABOUT MIXED TENURES	0	0
Q1 - REASON - NOT AFFORD/GET MORTGAGE FOR ANOTHER HOUSE OF SAME TYPE & STANDARD	0	0
Q1 - REASON - NEED HELP WITH PACKING & MOVING	0	0
Q1 - REASON - MORE WORKING PEOPLE	0	0
Q1 - REASON - NOT WANT "PROBLEM" PEOPLE MOVING BACK	0	0

**QUESTION 2**

*What would you like to see done to improve the area?*

	NUMBER	PERCENTAGE
Q2 - NOTHING	7	20
Q2 - CHANGE THE PEOPLE/RID ROUGH RESIDENTS	6	17
Q2 - KNOCK DOWN AND START AGAIN	5	14
Q2 - NO DUMPING RUBBISH	3	9
REDUCE AMOUNT OF TRAFFIC	2	6
Q2 - AWFUL NEIGHBOUR	1	3
Q2 - BETTER PROPERTIES	1	3
Q2 - MORE TO DO FOR YOUTHS	1	3
Q2 - BETTER RESPONSE TIMES FROM REPAIRS	1	3
Q2 - BETTER MIX OF PEOPLE	1	3
Q2 - REDUCE ASB	1	3
Q2 - MORE POLICE PRESENCE	1	3
Q2 - REDUCE THE AMOUNT OF NOISE	1	3
MORE HOUSES	1	3
EXTEND CURRENT PROPERTIES TO GIVE EXTRA ROOM	1	3
PARTIAL REGENERATION	1	3
HELP LOCAL ECONOMY	1	3
Q2 - MORE WORKING PEOPLE	0	0
Q2 - BETTER STREET LIGHTING	0	0
Q2 - BETTER QUALITY AND ENVIRONMENT	0	0
Q2 - PEOPLE MADE TO LOOK AFTER THEIR PROPERTIES /GARDENS	0	0
Q2 - BETTER MIX OF TENURE	0	0
Q2 - BETTER STREETS/PAVEMENTS	0	0
Q2 - BETTER GARDENS	0	0
Q2 - DRIVEWAYS TO PROPERTIES	0	0
Q2 - MAKE SMALL BEDROOM BIGGER	0	0
Q2 - REMOVE PLANTERS	0	0
Q2 - BETTER SECURITY MEASURES	0	0
Q2 - REMOVING STIGMA OF ESTATE	0	0
Q2 - BETTER REPAIRS - DONE PROPERLY	0	0
Q2 - PARK/OPEN SPACES/PLAY AREA	0	0
Q2 - SORT ABANDONDED PROPERTIES	0	0
Q2 - REMOVE TROLRIES	0	0
Q2 - MORE COUNCIL PRESENCE	0	0
Q2 - REDUCE SPEEDING IN AREA	0	0
Q2 - IMPROVE COMMUNITY SPIRIT	0	0
Q2 - INTRODUCE NEIGHBOURHOOD WATCH	0	0
Q2 - INTRODUCE ROAD CROSSINGS/DANGEROUS ROAD	0	0
Q2 - PROPER DEFINED FOOTPATHS	0	0
Q2 - BETTER DISABLED ACCESS	0	0
Q2 - REGULAR GARDEN & PROPERTY INSPECTIONS	0	0
FIX FRONT WALLS	0	0
BETTER/REPLACE FENCING	0	0
NEW DOCTORS SURGERY	0	0
NEW SCHOOL	0	0
TRAINING CENTRES TO SUPPORT EMPLOYMENT	0	0
NEW CHURCH	0	0
POLICE CENTRE	0	0
CAFE/SHOPS	0	0
RESIDENTS PLANNING AND WORKING ON IMPROVEMENTS	0	0
FENCING IN REAR GARDEN	0	0
REMOVE ROUNDABOUT	0	0
DEAL WITH DRUG DEALING	0	0
LESS FLATS	0	0
DO NOT CRAM IN MORE HOUSES	0	0

**QUESTION 3***Is the property?*

	NUMBER	PERCENTAGE
Flat	30	100
Semi detached House	0	0
Detached House	0	0
<b>TOTAL</b>	<b>30</b>	<b>100</b>

**QUESTION 4***How many bedrooms does the property contain?*

	NUMBER	PERCENTAGE
Q4 - 1 BEDROOM	5	17
Q4 - 2 BEDROOM	25	83
Q4 - 3 BEDROOM	0	0
Q4 - 4 BEDROOM	0	0
Q4 - 5 BEDROOM	0	0
<b>TOTAL</b>	<b>30</b>	<b>100</b>

**QUESTION 5***Are you happy with the general state of repair of the property?*

	NUMBER	PERCENTAGE
Q5 - REPAIR YES	20	69
Q5 - REPAIR NO	9	31
<b>TOTAL</b>	<b>29</b>	<b>100</b>

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q5 - REPAIR - NO - ENTRANCE	4	40
Q5 - REPAIR NO - DAMP/MOULD	3	30
Q5 - REPAIR NO - REPAIRS NOT PROMPT	1	10
Q5 - REPAIR NO - BATHROOM	1	10
Q5 - REPAIR NO - WINDOWS	1	10
Q5 - REPAIR NO - DECORATION	0	0
Q5 - REPAIR NO - WALLS	0	0
Q5 - REPAIR NO - PIPEWORK	0	0
Q5 - REPAIR NO - DIY REPAIRS FROM PREVIOUS TENANT (EXCHANGE)	0	0
Q5 - REPAIR NO - ASBESTOS	0	0
Q5 - REPAIR NO - BOILER PROBLEM	0	0
Q5 - REPAIR NO - CEILING	0	0
Q5 - REPAIR NO - KITCHEN	0	0
Q5 - REPAIR NO - COUNCIL SAYING NOT DOING SOME REPAIRS	0	0
Q5 - REPAIR NO - ROOF	0	0
Q5 - REPAIR NO - DOORS	0	0
Q5 - REPAIR NO - GUTTERING	0	0
Q5 - REPAIR NO - FIRE/HEATERS NEEDS REPAIRING	0	0
Q5 - REPAIR NO - VENT OFF WALL	0	0
Q5 - REPAIR NO - DRAINAGE	0	0
Q5 - REPAIR NO - LAYOUT WRONG	0	0
Q5 - REPAIR NO - WIRING	0	0
Q5 - REPAIR NO - SOUNDPROOFING	0	0
Q5 - REPAIR NO - FENCING	0	0
Q5 - REPAIR NO - GARDEN/ PAVING	0	0
Q5 - REPAIR NO - FLOOR	0	0
Q5 - REPAIR NO - BACK STEPS TOO STEEP	0	0
Q5 - REPAIR NO - NEED WIDER STAIRCASE	0	0

**QUESTION 6**

Are you happy with the general state of the neighbourhood in which you live?

	NUMBER	PERCENTAGE
YES	20	67
NO	10	33
TOTAL	30	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q6 - NEIGHBOURHOOD NO - RUBBISH	3	21
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRUGS	2	14
Q6 - NEIGHBOURHOOD NO - LOOK OF PLACE	2	14
Q6 - NEIGHBOURHOOD NO - ASB	2	14
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRINKING	1	7
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT WORKING	1	7
Q6 - NEIGHBOURHOOD NO - NEIGHBOURS	1	7
Q6 - NEIGHBOURHOOD NO - GARDENS NOT MAINTAINED	1	7
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT TAKING CARE/PRIE IN THEIR HOMES	1	7
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM FIGHTING	0	0
Q6 - NEIGHBOURHOOD NO - PLANTERS	0	0
Q6 - NEIGHBOURHOOD NO - EVERYTHING	0	0
Q6 - NEIGHBOURHOOD NO - NOISE	0	0
Q6 - NEIGHBOURHOOD NO - NEED PARKS FOR YOUTHS	0	0
Q6 - NEIGHBOURHOOD NO - BOARDED UP PROPERTIES	0	0
Q6 - NEIGHBOURHOOD NO - STEPS TO PROPERTY	0	0
Q6 - NEIGHBOURHOOD NO - TROLRIES	0	0
Q6 - NEIGHBOURHOOD NO - SPEEDING/STATE OF ROUNDABOUT	0	0
Q6 - NEIGHBOURHOOD NO - MORE POLICE PRESENCE	0	0
Q6 - NEIGHBOURHOOD NO - COMMUNITY CLUB NEEDED	0	0
Q6 - NEIGHBOURHOOD NO - CARS BEING SOLD AND WORKED ON	0	0
Q6 - NEIGHBOURHOOD NO - LOTS OF WHEELIE BINS	0	0
Q6 - NEIGHBOURHOOD NO - PLAYPARK NEEDS REPAIR	0	0
Q6 - NEIGHBOURHOOD NO - DOGS RUNNING ABOUT	0	0

14

**QUESTION 7**

How many people live in the property?

	NUMBER	PERCENTAGE
NUMBER IN PROPERTY - 1	18	60
NUMBER IN PROPERTY - 2	6	20
NUMBER IN PROPERTY - 3	6	20
NUMBER IN PROPERTY - 4	0	0
NUMBER IN PROPERTY - 5	0	0
NUMBER IN PROPERTY - 6	0	0
NUMBER IN PROPERTY - 6+	0	0
TOTAL	30	100

**QUESTION 8**

If redevelopment were to take place would you like to move back to the area as a Council tenant?

	NUMBER	PERCENTAGE
YES	12	43
NO	16	57
TOTAL	28	100

**SIGNED BY RESIDENT**

	NUMBER	PERCENTAGE
SIGNED - YES	28	93
SIGNED - NO	2	7
TOTAL	30	100

QUESTIONNAIRE

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**MOORLAND ROAD**

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**RETURNS**

TOTAL NUMBER OF PROPERTIES SUBJECT TO QUESTIONNAIRE	58
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RETURNS	NUMBER	PERCENTAGE
COUNCIL TENANT	47	92
HOUSING ASSOCIATION	1	2
PRIVATE LANDLORD	1	2
OWNER OCCUPIER	2	4
REFUSED TO ANSWER	0	0
TOTAL	51	100

PERCENTAGE RETURN	88
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NUMBER THAT DID NOT RESPOND	7
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**QUESTION 1**

	NUMBER	PERCENTAGE
YES	29	57
NO	9	18
DON'T KNOW	13	25
TOTAL	51	100

If you have answered No or Don't Know to the question above please could you provide reasons below

	NUMBER	PERCENTAGE
Q1 - REASON - LIKE/HAPPY TO STAY IN AREA/PROPERTY	6	23
Q1 - REASON - NOTHING WRONG WITH PROPERTY	3	12
Q1 - REASON - DOES NOT WANT UPHEAVAL	3	12
Q1 - REASON - DOES NOT KNOW HOW IT WILL AFFECT THEM	2	8
Q1 - REASON - RSL PROPERTIES NOT AS GOOD	1	4
Q1 - REASON - RSL RENTS MORE EXPENSIVE	1	4
Q1 - REASON - DOWNSIZING	1	4
Q1 - REASON - UNHAPPY AT BEING IN LIMBO	1	4
Q1 - REASON - JUST MOVED INTO PROPERTY	1	4
Q1 - REASON - CONCERN IT WOULD BE BIGGER ESTATE	1	4
Q1 - REASON - HAS NO OPINION	1	4
Q1 - REASON - SHOULD NOT BE LESS COUNCIL HOUSING	1	4
Q1 - REASON - ALREADY PUT IN FOR MOVE	1	4
Q1 - REASON - EASY ACCESS TO WORK	1	4
Q1 - REASON - GARDENS MAY NOT BE AS BIG	1	4
Q1 - REASON - NOT AFFORD/GET MORTGAGE FOR ANOTHER HOUSE OF SAME TYPE & STANDARD	1	4
Q1 - REASON - LACK OF FAMILY/COMMUNITY SUPPORT NETWORK	0	0
Q1 - REASON - DEVELOP AREA BY RETAINING EXISTING PROPERTIES	0	0
Q1 - REASON - LOCAL ECONOMY WOULD SUFFER	0	0
Q1 - REASON - LOSE ALL THAT HAVE WORKED FOR	0	0
Q1 - REASON - NOT SURE ABOUT MIXED TENURES	0	0
Q1 - REASON - NEED HELP WITH PACKING & MOVING	0	0
Q1 - REASON - MORE WORKING PEOPLE	0	0
Q1 - REASON - NOT WANT "PROBLEM" PEOPLE MOVING BACK	0	0
Q1 - REASON - MOVING TO UNKNOWN AREA/NEIGHBOURS	0	0
Q1 - REASON - CLOSE TO ASDA/SHOPS	0	0

**QUESTION 2**

What would you like to see done to improve the area?

	NUMBER	PERCENTAGE
Q2 - CHANGE THE PEOPLE/RID ROUGH RESIDENTS	12	14
Q2 - PEOPLE MADE TO LOOK AFTER THEIR PROPERTIES /GARDENS	6	7
Q2 - NO DUMPING RUBBISH	5	6
Q2 - REDUCE ASB	5	6
Q2 - BETTER QUALITY AND ENVIRONMENT	4	5
Q2 - BETTER PROPERTIES	4	5
Q2 - MORE TO DO FOR YOUTHS	4	5
Q2 - KNOCK DOWN AND START AGAIN	4	5
Q2 - BETTER GARDENS	3	4
Q2 - INTRODUCE ROAD CROSSINGS/DANGEROUS ROAD	3	4
Q2 - BETTER STREET LIGHTING	2	2
Q2 - AWFUL NEIGHBOUR	2	2
Q2 - BETTER STREETS/PAVEMENTS	2	2
Q2 - DRIVEWAYS TO PROPERTIES	2	2
Q2 - BETTER SECURITY MEASURES	2	2
Q2 - BETTER RESPONSE TIMES FROM REPAIRS	2	2
Q2 - PARK/OPEN SPACES/PLAY AREA	2	2
Q2 - MORE POLICE PRESENCE	2	2
Q2 - MORE WORKING PEOPLE	1	1
Q2 - NOTHING	1	1
Q2 - BETTER MIX OF TENURE	1	1
Q2 - MAKE SMALL BEDROOM BIGGER	1	1
Q2 - REMOVE PLANTERS	1	1
Q2 - REMOVING STIGMA OF ESTATE	1	1
Q2 - BETTER REPAIRS - DONE PROPERLY	1	1
Q2 - BETTER MIX OF PEOPLE	1	1
Q2 - SORT ABANDONED PROPERTIES	1	1
Q2 - REMOVE TROLLIES	1	1
Q2 - MORE COUNCIL PRESENCE	1	1
Q2 - REDUCE SPEEDING IN AREA	1	1
Q2 - IMPROVE COMMUNITY SPIRIT	1	1
Q2 - INTRODUCE NEIGHBOURHOOD WATCH	1	1
Q2 - PROPER DEFINED FOOTPATHS	1	1
Q2 - BETTER DISABLED ACCESS	1	1
Q2 - REDUCE THE AMOUNT OF NOISE	1	1
Q2 - REGULAR GARDEN & PROPERTY INSPECTIONS	1	1
FIX FRONT WALLS	0	0
BETTER/REPLACE FENCING	0	0
NEW DOCTORS SURGERY	0	0
NEW SCHOOL	0	0
TRAINING CENTRES TO SUPPORT EMPLOYMENT	0	0
NEW CHURCH	0	0
POLICE CENTRE	0	0
CAFE/SHOPS	0	0
RESIDENTS PLANNING AND WORKING ON IMPROVEMENTS	0	0
FENCING IN REAR GARDEN	0	0
MORE HOUSES	0	0
REMOVE ROUNDABOUT	0	0
EXTEND CURRENT PROPERTIES TO GIVE EXTRA ROOM	0	0
DEAL WITH DRUG DEALING	0	0
LESS FLATS	0	0
DO NOT CRAM IN MORE HOUSES	0	0
PARTIAL REGENERATION	0	0
REDUCE AMOUNT OF TRAFFIC	0	0
HELP LOCAL ECONOMY	0	0



**QUESTION 3***Is the property?*

	NUMBER	PERCENTAGE
Flat	0	0
Semi detached House	51	100
Detached House	0	0
TOTAL	51	100

**QUESTION 4***How many bedrooms does the property contain?*

	NUMBER	PERCENTAGE
Q4 - 1 BEDROOM	0	0
Q4 - 2 BEDROOM	37	73
Q4 - 3 BEDROOM	13	25
Q4 - 4 BEDROOM	1	2
Q4 - 5 BEDROOM	0	0
TOTAL	51	100

**QUESTION 5***Are you happy with the general state of repair of the property?*

	NUMBER	PERCENTAGE
Q5 - REPAIR YES	29	58
Q5 - REPAIR NO	21	42
TOTAL	50	100

*If you ticked no please could you give specific reasons why you are not happy*

	NUMBER	PERCENTAGE
Q5 - REPAIR NO - DAMP/MOULD	8	30
Q5 - REPAIR NO - WALLS	6	22
Q5 - REPAIR NO - DECORATION	2	7
Q5 - REPAIR NO - KITCHEN	2	7
Q5 - REPAIR - NO - ENTRANCE	1	4
Q5 - REPAIR NO - PIPEWORK	1	4
Q5 - REPAIR NO - DIY REPAIRS FROM PREVIOUS TENANT (EXCHANGE)	1	4
Q5 - REPAIR NO - ASBESTOS	1	4
Q5 - REPAIR NO - BOILER PROBLEM	1	4
Q5 - REPAIR NO - REPAIRS NOT PROMPT	1	4
Q5 - REPAIR NO - CEILING	1	4
Q5 - REPAIR NO - COUNCIL SAYING NOT DOING SOME REPAIRS	1	4
Q5 - REPAIR NO - ROOF	1	4
Q5 - REPAIR NO - DOORS	0	0
Q5 - REPAIR NO - GUTTERING	0	0
Q5 - REPAIR NO - FIRE/HEATERS NEEDS REPAIRING	0	0
Q5 - REPAIR NO - VENT OFF WALL	0	0
Q5 - REPAIR NO - BATHROOM	0	0
Q5 - REPAIR NO - DRAINAGE	0	0
Q5 - REPAIR NO - WINDOWS	0	0
Q5 - REPAIR NO - LAYOUT WRONG	0	0
Q5 - REPAIR NO - WIRING	0	0
Q5 - REPAIR NO - SOUNDPROOFING	0	0
Q5 - REPAIR NO - FENCING	0	0
Q5 - REPAIR NO - GARDEN/ PAVING	0	0
Q5 - REPAIR NO - FLOOR	0	0
Q5 - REPAIR NO - BACK STEPS TOO STEEP	0	0
Q5 - REPAIR NO - NEED WIDER STAIRCASE	0	0

**QUESTION 6**

Are you happy with the general state of the neighbourhood in which you live?

	NUMBER	PERCENTAGE
YES	27	53
NO	24	47
TOTAL	51	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q6 - NEIGHBOURHOOD NO - RUBBISH	7	18
Q6 - NEIGHBOURHOOD NO - LOOK OF PLACE	5	13
Q6 - NEIGHBOURHOOD NO - PLANTERS	4	10
Q6 - NEIGHBOURHOOD NO - NEIGHBOURS	4	10
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRINKING	3	8
Q6 - NEIGHBOURHOOD NO - NOISE	3	8
Q6 - NEIGHBOURHOOD NO - ASB	3	8
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRUGS	2	5
Q6 - NEIGHBOURHOOD NO - BOARDED UP PROPERTIES	2	5
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM FIGHTING	1	3
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT WORKING	1	3
Q6 - NEIGHBOURHOOD NO - EVERYTHING	1	3
Q6 - NEIGHBOURHOOD NO - NEED PARKS FOR YOUTHS	1	3
Q6 - NEIGHBOURHOOD NO - GARDENS NOT MAINTAINED	1	3
Q6 - NEIGHBOURHOOD NO - STEPS TO PROPERTY	1	3
Q6 - NEIGHBOURHOOD NO - TROLRIES	1	3
Q6 - NEIGHBOURHOOD NO - SPEEDING/STATE OF ROUNDABOUT	0	0
Q6 - NEIGHBOURHOOD NO - MORE POLICE PRESENCE	0	0
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT TAKING CARE/PRIE IN THEIR HOMES	0	0
Q6 - NEIGHBOURHOOD NO - COMMUNITY CLUB NEEDED	0	0
Q6 - NEIGHBOURHOOD NO - CARS BEING SOLD AND WORKED ON	0	0
Q6 - NEIGHBOURHOOD NO - LOTS OF WHEELIE BINS	0	0
Q6 - NEIGHBOURHOOD NO - PLAYPARK NEEDS REPAIR	0	0
Q6 - NEIGHBOURHOOD NO - DOGS RUNNING ABOUT	0	0

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**QUESTION 7**

How many people live in the property?

	NUMBER	PERCENTAGE
NUMBER IN PROPERTY - 1	1	2
NUMBER IN PROPERTY - 2	20	39
NUMBER IN PROPERTY - 3	17	33
NUMBER IN PROPERTY - 4	8	16
NUMBER IN PROPERTY - 5	4	8
NUMBER IN PROPERTY - 6	1	2
NUMBER IN PROPERTY - 6+	0	0
TOTAL	51	100

**QUESTION 8**

If redevelopment were to take place would you like to move back to the area as a Council tenant?

	NUMBER	PERCENTAGE
YES	29	58
NO	21	42
TOTAL	50	100

**SIGNED BY RESIDENT**

	NUMBER	PERCENTAGE
SIGNED - YES	50	98
SIGNED - NO	1	2
TOTAL	51	100

**RESULTS OF HALCON NORTH QUESTIONNAIRE**

**VALLEY ROAD**

**RETURNS**

TOTAL NUMBER OF PROPERTIES SUBJECT TO QUESTIONNAIRE	47
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RETURNS	NUMBER	PERCENTAGE
COUNCIL TENANT	34	87
HOUSING ASSOCIATION	0	0
PRIVATE LANDLORD	2	5
OWNER OCCUPIER	3	8
REFUSED TO ANSWER	0	0
TOTAL	39	100

PERCENTAGE RETURN	83
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NUMBER THAT DID NOT RESPOND	8
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**QUESTION 1**

	NUMBER	PERCENTAGE
YES	17	44
NO	12	31
DON'T KNOW	10	26
TOTAL	39	100

If you have answered No or Don't Know to the question above please could you provide reasons below

	NUMBER	PERCENTAGE
Q1 - REASON - LIKE/HAPPY TO STAY IN AREA/PROPERTY	8	24
Q1 - REASON - LACK OF FAMILY/COMMUNITY SUPPORT NETWORK	6	18
Q1 - REASON - SHOULD NOT BE LESS COUNCIL HOUSING	5	15
Q1 - REASON - DOWNSIZING	2	6
Q1 - REASON - CONCERN IT WOULD BE BIGGER ESTATE	2	6
Q1 - REASON - EASY ACCESS TO WORK	2	6
Q1 - REASON - NOT AFFORD/GET MORTGAGE FOR ANOTHER HOUSE OF SAME TYPE & STANDARD	2	6
Q1 - REASON - RSL PROPERTIES NOT AS GOOD	1	3
Q1 - REASON - HAS NO OPINION	1	3
Q1 - REASON - DOES NOT WANT UPHEAVAL	1	3
Q1 - REASON - ALREADY PUT IN FOR MOVE	1	3
Q1 - REASON - DEVELOP AREA BY RETAINING EXISTING PROPERTIES	1	3
Q1 - REASON - CLOSE TO ASDA/SHOPS	1	3
Q1 - REASON - DOES NOT KNOW HOW IT WILL AFFECT THEM	0	0
Q1 - REASON - NOTHING WRONG WITH PROPERTY	0	0
Q1 - REASON - RSL RENTS MORE EXPENSIVE	0	0
Q1 - REASON - UNHAPPY AT BEING IN LIMBO	0	0
Q1 - REASON - JUST MOVED INTO PROPERTY	0	0
Q1 - REASON - GARDENS MAY NOT BE AS BIG	0	0
Q1 - REASON - LOCAL ECONOMY WOULD SUFFER	0	0
Q1 - REASON - LOSE ALL THAT HAVE WORKED FOR	0	0
Q1 - REASON - NOT SURE ABOUT MIXED TENURES	0	0
Q1 - REASON - NEED HELP WITH PACKING & MOVING	0	0
Q1 - REASON - MORE WORKING PEOPLE	0	0
Q1 - REASON - NOT WANT "PROBLEM" PEOPLE MOVING BACK	0	0
Q1 - REASON - MOVING TO UNKNOWN AREA/NEIGHBOURS	0	0

**QUESTION 2**

What would you like to see done to improve the area?

	NUMBER	PERCENTAGE
Q2 - NO DUMPING RUBBISH	10	14
Q2 - BETTER PROPERTIES	10	14
Q2 - REMOVE PLANTERS	7	9
Q2 - CHANGE THE PEOPLE/RID ROUGH RESIDENTS	5	7
Q2 - REDUCE ASB	5	7
Q2 - PARK/OPEN SPACES/PLAY AREA	4	5
Q2 - REMOVE TROLLIES	4	5
Q2 - BETTER GARDENS	3	4
Q2 - KNOCK DOWN AND START AGAIN	3	4
BETTER/REPLACE FENCING	3	4
Q2 - PEOPLE MADE TO LOOK AFTER THEIR PROPERTIES /GARDENS	2	3
Q2 - MORE POLICE PRESENCE	2	3
FENCING IN REAR GARDEN	2	3
Q2 - BETTER STREET LIGHTING	1	1
Q2 - BETTER QUALITY AND ENVIRONMENT	1	1
Q2 - NOTHING	1	1
Q2 - AWFUL NEIGHBOUR	1	1
Q2 - BETTER STREETS/PAVEMENTS	1	1
Q2 - MORE TO DO FOR YOUTHS	1	1
Q2 - BETTER SECURITY MEASURES	1	1
Q2 - BETTER REPAIRS - DONE PROPERLY	1	1
Q2 - MORE COUNCIL PRESENCE	1	1
Q2 - REDUCE SPEEDING IN AREA	1	1
Q2 - IMPROVE COMMUNITY SPIRIT	1	1
Q2 - PROPER DEFINED FOOTPATHS	1	1
Q2 - REDUCE THE AMOUNT OF NOISE	1	1
EXTEND CURRENT PROPERTIES TO GIVE EXTRA ROOM	1	1
Q2 - MORE WORKING PEOPLE	0	0
Q2 - BETTER MIX OF TENURE	0	0
Q2 - DRIVEWAYS TO PROPERTIES	0	0
Q2 - MAKE SMALL BEDROOM BIGGER	0	0
Q2 - REMOVING STIGMA OF ESTATE	0	0
Q2 - BETTER RESPONSE TIMES FROM REPAIRS	0	0
Q2 - BETTER MIX OF PEOPLE	0	0
Q2 - SORT ABANDONDED PROPERTIES	0	0
Q2 - INTRODUCE NEIGHBOURHOOD WATCH	0	0
Q2 - INTRODUCE ROAD CROSSINGS/DANGEROUS ROAD	0	0
Q2 - BETTER DISABLED ACCESS	0	0
Q2 - REGULAR GARDEN & PROPERTY INSPECTIONS	0	0
FIX FRONT WALLS	0	0
NEW DOCTORS SURGERY	0	0
NEW SCHOOL	0	0
TRAINING CENTRES TO SUPPORT EMPLOYMENT	0	0
NEW CHURCH	0	0
POLICE CENTRE	0	0
CAFE/SHOPS	0	0
RESIDENTS PLANNING AND WORKING ON IMPROVEMENTS	0	0
MORE HOUSES	0	0
REMOVE ROUNDABOUT	0	0
DEAL WITH DRUG DEALING	0	0
LESS FLATS	0	0
DO NOT CRAM IN MORE HOUSES	0	0
PARTIAL REGENERATION	0	0
REDUCE AMOUNT OF TRAFFIC	0	0
HELP LOCAL ECONOMY	0	0

**QUESTION 3***Is the property?*

	NUMBER	PERCENTAGE
Flat	0	0
Semi detached House	37	100
Detached House	0	0
<b>TOTAL</b>	<b>37</b>	<b>100</b>

**QUESTION 4***How many bedrooms does the property contain?*

	NUMBER	PERCENTAGE
Q4 - 1 BEDROOM	0	0
Q4 - 2 BEDROOM	23	62
Q4 - 3 BEDROOM	7	19
Q4 - 4 BEDROOM	7	19
Q4 - 5 BEDROOM	0	0
<b>TOTAL</b>	<b>37</b>	<b>100</b>

**QUESTION 5***Are you happy with the general state of repair of the property?*

	NUMBER	PERCENTAGE
Q5 - REPAIR YES	17	47
Q5 - REPAIR NO	19	53
<b>TOTAL</b>	<b>36</b>	<b>100</b>

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q5 - REPAIR NO - DOORS	8	22
Q5 - REPAIR NO - KITCHEN	7	19
Q5 - REPAIR NO - BATHROOM	5	14
Q5 - REPAIR NO - WALLS	4	11
Q5 - REPAIR NO - DAMP/MOULD	3	8
Q5 - REPAIR NO - WINDOWS	2	5
Q5 - REPAIR NO - FENCING	2	5
Q5 - REPAIR NO - FLOOR	2	5
Q5 - REPAIR NO - LAYOUT WRONG	1	3
Q5 - REPAIR NO - WIRING	1	3
Q5 - REPAIR NO - GARDEN/ PAVING	1	3
Q5 - REPAIR NO - NEED WIDER STAIRCASE	1	3
Q5 - REPAIR - NO - ENTRANCE	0	0
Q5 - REPAIR NO - DECORATION	0	0
Q5 - REPAIR NO - PIPEWORK	0	0
Q5 - REPAIR NO - DIY REPAIRS FROM PREVIOUS TENANT (EXCHANGE)	0	0
Q5 - REPAIR NO - ASBESTOS	0	0
Q5 - REPAIR NO - BOILER PROBLEM	0	0
Q5 - REPAIR NO - REPAIRS NOT PROMPT	0	0
Q5 - REPAIR NO - CEILING	0	0
Q5 - REPAIR NO - COUNCIL SAYING NOT DOING SOME REPAIRS	0	0
Q5 - REPAIR NO - ROOF	0	0
Q5 - REPAIR NO - GUTTERING	0	0
Q5 - REPAIR NO - FIRE/HEATERS NEEDS REPAIRING	0	0
Q5 - REPAIR NO - VENT OFF WALL	0	0
Q5 - REPAIR NO - DRAINAGE	0	0
Q5 - REPAIR NO - SOUNDPROOFING	0	0
Q5 - REPAIR NO - BACK STEPS TOO STEEP	0	0

**QUESTION 6**

Are you happy with the general state of the neighbourhood in which you live?

	NUMBER	PERCENTAGE
YES	20	56
NO	16	44
TOTAL	36	100

If you ticked no please could you give specific reasons why you are not happy

	NUMBER	PERCENTAGE
Q6 - NEIGHBOURHOOD NO - RUBBISH	6	21
Q6 - NEIGHBOURHOOD NO - PLANTERS	6	21
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRINKING	5	18
Q6 - NEIGHBOURHOOD NO - NEIGHBOURS	3	11
Q6 - NEIGHBOURHOOD NO - TROLLIES	2	7
Q6 - NEIGHBOURHOOD NO - LOOK OF PLACE	1	4
Q6 - NEIGHBOURHOOD NO - NOISE	1	4
Q6 - NEIGHBOURHOOD NO - BOARDED UP PROPERTIES	1	4
Q6 - NEIGHBOURHOOD NO - GARDENS NOT MAINTAINED	1	4
Q6 - NEIGHBOURHOOD NO - ASB	1	4
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT TAKING CARE/PRIDE IN THEIR HOMES	1	4
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM FIGHTING	0	0
Q6 - NEIGHBOURHOOD NO - DISTURBANCE FROM DRUGS	0	0
Q6 - NEIGHBOURHOOD NO - PEOPLE NOT WORKING	0	0
Q6 - NEIGHBOURHOOD NO - EVERYTHING	0	0
Q6 - NEIGHBOURHOOD NO - NEED PARKS FOR YOUTHS	0	0
Q6 - NEIGHBOURHOOD NO - STEPS TO PROPERTY	0	0
Q6 - NEIGHBOURHOOD NO - SPEEDING/STATE OF ROUNDABOUT	0	0
Q6 - NEIGHBOURHOOD NO - MORE POLICE PRESENCE	0	0
Q6 - NEIGHBOURHOOD NO - COMMUNITY CLUB NEEDED	0	0
Q6 - NEIGHBOURHOOD NO - CARS BEING SOLD AND WORKED ON	0	0
Q6 - NEIGHBOURHOOD NO - LOTS OF WHEELIE BINS	0	0
Q6 - NEIGHBOURHOOD NO - PLAYPARK NEEDS REPAIR	0	0
Q6 - NEIGHBOURHOOD NO - DOGS RUNNING ABOUT	0	0

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**QUESTION 7**

How many people live in the property?

	NUMBER	PERCENTAGE
NUMBER IN PROPERTY - 1	3	8
NUMBER IN PROPERTY - 2	7	19
NUMBER IN PROPERTY - 3	11	31
NUMBER IN PROPERTY - 4	9	25
NUMBER IN PROPERTY - 5	4	11
NUMBER IN PROPERTY - 6	0	0
NUMBER IN PROPERTY - 6+	2	6
TOTAL	36	100

**QUESTION 8**

If redevelopment were to take place would you like to move back to the area as a Council tenant?

	NUMBER	PERCENTAGE
YES	11	32
NO	23	68
TOTAL	34	100

**SIGNED BY RESIDENT**

	NUMBER	PERCENTAGE
SIGNED - YES	34	87
SIGNED - NO	5	13
TOTAL	39	100