

Four Squares Preferred Option Survey

Analysis of responses to statements

%s may not always sum due to rounding

Total no. of surveys sent out: 687

Total no. of surveys returned: 177

Response rate: 26%

Section A - tenure

Count of A1 and A2 [section A]

Block	Secure tenant	Leaseholder	Tenure not known	Grand total
Layard Square	28	10		38
Lockwood Square	23	18	1	42
Marden Square	37	20		57
New Place Square*	29	10	1	40
Total	117	58	2	177

* includes Jamaica Road respondents

Section B - the preferred option

B1a - It is better to refurbish the blocks to an enhanced standard so that in coming years, the need for repairs and for major works will be reduced

Count of B1a - all survey respondents	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Blank	Invalid	Grand total
Secure tenants	63	38	3		2	2	7	2	117
Leaseholders	9	17	3	7	14	1	7		58
Tenure not known	1						1		2
Total	73	55	6	7	16	3	15	2	177

Count of respondents to B1a (%)	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Total no. of respondents to question
% of secure tenant respondents	58%	35%	3%		2%	2%	108 [100%]
% of leaseholder respondents	18%	33%	6%	14%	27%	2%	51 [100%]
% of tenure not known respondents	100%						1 [100%]
Total	46%	34%	4%	4%	10%	2%	160 [100%]

B1b - Selling some properties that become empty in any of the blocks is an acceptable way to raise money for investment on the estate

Count of B1b - all survey respondents	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Blank	Invalid	Grand total
Secure tenants	18	30	20	18	12	7	10	2	117
Leaseholders	27	11	3	3	7	2	4	1	58
Tenure not known			1				1		2
Total	45	41	24	21	19	9	15	3	177

Count of respondents to B1b (%)	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Total no. of respondents to question
% of secure tenant respondents	17%	29%	19%	17%	11%	7%	105 [100%]
% of leaseholder respondents	51%	21%	6%	6%	13%	4%	53 [100%]
% of tenure not known respondents			100%				1 [100%]
Total	28%	26%	15%	13%	12%	6%	159 [100%]

B1c - If possible, it is better to combine the security works at Marden and Layard Squares with other major works to be done there

Overview of B1c responses:

Count of B1c - all survey respondents	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Blank	Invalid	Grand total
Secure tenants	35	34	25	6	5	2	9	1	117
Leaseholders	6	12	12	7	13	4	3	1	58
Tenure not known	1						1		2
Total	42	46	37	13	18	6	13	2	177

Count of respondents to B1c (%)	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Total no. of respondents to question
% of secure tenant respondents	33%	32%	23%	6%	5%	2%	107 [100%]
% of leaseholder respondents	11%	22%	22%	13%	24%	7%	54 [100%]
% of tenure not known respondents	100%						1 [100%]
Total	26%	28%	23%	8%	11%	4%	162 [100%]

B1c responses by blocks and tenure:

Count of B1c - all survey respondents		Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Blank	Invalid	Grand total
Layard/Marden	Secure tenants	21	22	9	4	2	1	5	1	65
	Leaseholders	3	8	5	7	5		1	1	30
	Total	24	30	14	11	7	1	6	2	95
Lockwood/New Place	Secure tenants	14	12	16	2	3	1	4		52
	Leaseholders	3	4	7		8	4	2		28
	Tenure not known	1							1	2
	Total	18	16	23	2	11	5	7		82

B1c responses by blocks and tenure:

Count of respondents to B1c (%)		Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Total no. of respondents to question
Layard/Marden	% of secure tenant respondents	36%	37%	15%	7%	3%	2%	59 [100%]
	% of leaseholder respondents	11%	29%	18%	25%	18%		28 [100%]
	Total	28%	34%	16%	13%	8%	1%	87 [100%]
Lockwood/New Place	% of secure tenant respondents	29%	25%	33%	4%	6%	2%	48 [100%]
	% of leaseholder respondents	12%	15%	27%		31%	15%	26 [100%]
	% of tenure not known respondents	100%						1 [100%]
	Total	24%	21%	31%	3%	15%	7%	75 [100%]

B1d - It is better to carry out major works to the whole estate in one contract rather than dealing with the Squares separately in different years

Count of B1d - all survey respondents	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Blank	Invalid	Grand total
Secure tenants	51	39	8	4	2	3	9	1	117
Leaseholders	11	12	8	9	15	2	1		58
Tenure not known	1						1		2
Total	63	51	16	13	17	5	11	1	177

Count of respondents to B1d (%)	Strongly agree	Agree	Don't mind	Disagree	Strongly disagree	Don't know	Total no. of respondents to question
% of secure tenant respondents	48%	36%	7%	4%	2%	3%	107 [100%]
% of leaseholder respondents	19%	21%	14%	16%	26%	4%	57 [100%]
% of tenure not known respondents	100%						1 [100%]
Total	38%	31%	10%	8%	10%	3%	165 [100%]

Section C - respondent views of the preferred option/s

C1 - Are you happy with the choice of option 3 as the preferred option [enhanced refurbishment]?

Count of C1 - all survey respondents	Yes	No	Blank	Grand total
Secure tenant	106	5	6	117
Leaseholder	19	35	4	58
Tenure not known	2			2
Total	127	40	10	177

Count of respondents to C1 (%)	Yes	No	Total no. of respondents to question
% of secure tenant respondents	95%	5%	111 [100%]
% of leaseholder respondents	35%	65%	54 [100%]
% of tenure not known respondents	100%		2 [100%]
Total	76%	24%	167 [100%]

C2 - Does this option include the works to your home that are most important to you?

Count of C2 - all survey respondents	Yes	No	Blank	Grand total
Secure tenant	104	4	9	117
Leaseholder	15	38	5	58
Tenure not known	1		1	2
Total	120	42	15	177

Count of respondents to C2 (%)	Yes	No	Total no. of respondents to question
% of secure tenant respondents	96%	4%	108 [100%]
% of leaseholder respondents	28%	72%	53 [100%]
% of tenure not known	100%		1 [100%]
Total	74%	26%	162 [100%]

Section D - respondent priorities

D1 - The survey included a list of priorities collected from resident feedback in November. Respondents were asked to tick 3 of the statements which are most important to them.

Number of respondents who indicated the following statements are most important to them:	Secure tenant	Leaseholder	Tenure not known
a) Improving the condition and appearance of the blocks and communal areas	77	30	1
b) Improving the internal condition of my home	95	6	1
c) Having a solution that is affordable to me	27	50	
d) Not having a new development built that may overlook or overshadow my home	45	29	
e) Not losing any green space or play areas around my home to new development	70	26	1

165 respondents indicated their preferences, 10 did not indicate any preferences and 2 responses were invalid because respondents picked more than 3 of the statements.