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The Future of LGBTQ+ Living in Leeds:

LGBTQ+ Housing Report

Pride of Place Living

Report by
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Pride of Place
Leeds



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For further information about Pride of Place Leeds or the information in this report, contact us at info@prideofplaceleeds.org.uk or visit our website prideofplaceleeds.org.uk

Introduction

This report presents the findings of a survey designed by Pride of Place Living to better understand the need for a multi-generational housing scheme able to meet the needs of LGBTQ+ people in Leeds. This need was identified in the 2017 LGBTQ+ Mapping Project report, commissioned by Leeds Community Foundation in conjunction with Leeds City Council, which recommended ‘the development of an LGBTQ+ housing project that is intergenerational, supporting the needs of older and younger LGBTQ+ people in Leeds.’ The Mapping Project report also identified the need for ‘the development of an inclusive LGBTQ+ community centre’. Both recommendations address the need for the provision of safer and inclusive spaces for LGBTQ+ people in Leeds that do not revolve around alcohol consumption, and the provision of safer and inclusive spaces for LGBTQ+ women; Black, Asian and minority ethnic LGBTQ+ people; disabled LGBTQ+ people; and LGBTQ+ older people.

Pride of Place Living is a subgroup of Pride of Place Leeds: a committee of local, experienced LGBTQ+ individuals responding to the above recommendations. This report now provides a further substantial body of qualitative and quantitative data.

Pride of Place Living’s survey had 456 participants, with 69% completing the whole survey. 95% of participants did not identify their sexual orientation as heterosexual, and 19% identified their gender as trans and/or non-binary. This body of data is a valuable asset to those seeking to understand what LGBTQ+ communities want from Leeds’ first purpose-built, LGBTQ+-affirmative and multi-generational housing scheme.

Contents

Existing Research and Housing Projects	6
Key Demographics	10
Key Findings	14
Detail of the Survey	20
Finances	29
Discussion and Recommendations	30
Methodology	34

Existing Research and Housing Projects

Research into inequalities and the need for LGBTQ+ affirmative housing

LGBTQ+ housing is a growing phenomenon nationwide, and research has shown it to be necessary and beneficial to LGBTQ+ communities. Manchester-based LGBT Foundation found in their survey of 349 people that 89% of participants wanted more supportive housing options for LGBT older people; whilst 59.4% of trans people residing in their city and metropolitan borough were concerned they would not find appropriate 'trans-friendly' social care in later life. Similarly, research conducted by Stonewall of over 2000 people found that 3 in 5 older LGB people were not confident that support and social care services, for example, paid carers, would be able to understand and meet their needs. This is corroborated by research from the University of Nottingham and University of Manchester, which found that 78% of care home staff had not had any LGBT specific training. Moreover, both universities canvassed 189 care homes in the UK and found that two thirds of care home staff had not had residents disclose their sexual orientation to them.

Research into the needs of disabled LGBTQ+ people

Information on the experiences specific to disabled LGBTQ+ people has often been invisible due to lack of data collection, and due to services failing to acknowledge that people have multiple, intersecting identities. A 2018 Stonewall study found that 59% of disabled LGBTQ+ people had felt that life was "not worth living" at some point during the year preceding the survey. 8% had attempted to take their life.

Research into the needs of Black, Asian and minority ethnic LGBTQ+ people

Black, Asian and minority ethnic LGBTQ+ people can also be disproportionately affected through the experience of intersecting oppressions. 19% of Black, Asian and minority ethnic LGBTQ+ people have experienced unequal treatment from healthcare staff because of their sexual or gender identity, compared to 13% of LGBTQ+ people overall. Black, Asian and minority ethnic LGBTQ+ people are also more likely to be unemployed than white LGBT people across the UK. Black, Asian and minority ethnic trans and LGB people are more likely to have experienced negative or inappropriate incidents inside the home, when compared to white LGBTQ+ people. A supportive living environment is needed to protect LGBTQ+ people from such discrimination.

Research into the needs of trans and non-binary people

In the last 3 years, recorded transphobic hate crime has doubled; and a recent report by GALOP found that only 1 in 7 trans people were actually reporting their experiences. 7 in 10 of 227 respondents said their daily routine and mental health had been affected by transphobia, with 50% of respondents feeling less able to leave the house due to transphobia.

Finances of LGBTQ+ people

A 2019 survey found that 'LGBT employees in the UK' earn on average £6,703 less per year compared to heterosexual people. The National LGBT Survey found that trans people were significantly less likely to be in employment, with 60% earning less than £20,000 per year. An LGBTQ+-affirmative housing scheme that provides affordable housing is therefore essential to redress this pay gap of 16%, almost double the UK's gender pay gap of 9.6%.

LGBTQ+ people and housing

24% of homeless young people identify as 'LGBT'. Over a quarter of 'disabled LGBT people' will have been homeless at some point in their lives; as well as 25% of trans and 24% of non-binary people. Trans people may be adversely affected, as temporary shelters are often 'single-sex' and may not make suitable provision for trans people. As well as being at a higher risk of homelessness, 18% of 'LGB people' still expect to receive worse treatment when applying for social housing. A 2018 report found that over a third of 'LGBT people' in social housing do not feel safe in their neighbourhood; this includes two thirds of trans people. Nearly 50% of 'LGBT people' do not feel a sense of belonging in their local community, and over 25% report feeling lonely in the area in which they live. The same report also found that 20% of gay men seek to hide books or DVDs that might 'out' their sexuality when being visited by a landlord or repairs person. This is overwhelming evidence that the creation of an affirmative living environment for LGBTQ+ people is essential.

Other housing projects

LGBTQ+ affirmative housing projects, such as that proposed by Pride of Place Leeds, are springing up in major cities nationally, in Europe, and in the US - signalling a game-change in accessible social care.

Manchester City Council has chosen Anchor Hanover as the preferred partner to deliver their 'LGBT-affirmative extra-care scheme' in Whalley Range, south Manchester. The 150 apartments are to be designed for those over 55 who need extra physical or mental support, with 51% of the apartments allocated to LGBT people. The apartments will be a mix of affordable rent and shared ownership tenures, with on-site services such as care and catering available.

Tonic Housing, a London housing association established in 2014 to address loneliness and isolation amongst older LGBTQ+ people, has secured a £5.7 million loan from the mayor of London to open the first LGBTQ+-affirmative retirement

Existing Research and Housing Projects continued

community in the UK. Properties will be made available in the summer of 2021 through an Older Persons Shared Ownership scheme, which allows buyers to purchase between 25% and 75% of the property.

Lebensort Vielfalt (Diverse Living Space) has been a multi-generational LGBTQ+ housing project in Charlottenburg, Berlin since 2012. The 25 flats and apartments are shared by 36 residents, 60% of which are older gay men, 20% younger gay men, and 20% women. There are hundreds on the waiting list. The project also has a library, garden and restaurant. The owner and landlord, Schwulenberatung Berlin, also offers a second Lebensort Vielfalt in Südkreuz, Berlin; with 69 apartments: including 30 at a lower rent price point, 1 extra-care shared flat, 2 'therapeutic shared apartments', and a 'rainbow kindergarten'. Madrid also offers LGBTQ+ elders access to 'dignified care' in its affirmative retirement home, as do Copenhagen and Amsterdam.

In the US, **SAGE Stonewall House** is a 145 unit LGBTQ+ community building for people aged 62+. The building is a low income housing model, with residents paying 30% of their income towards rent. Residents have access to a community room and to laundry facilities.

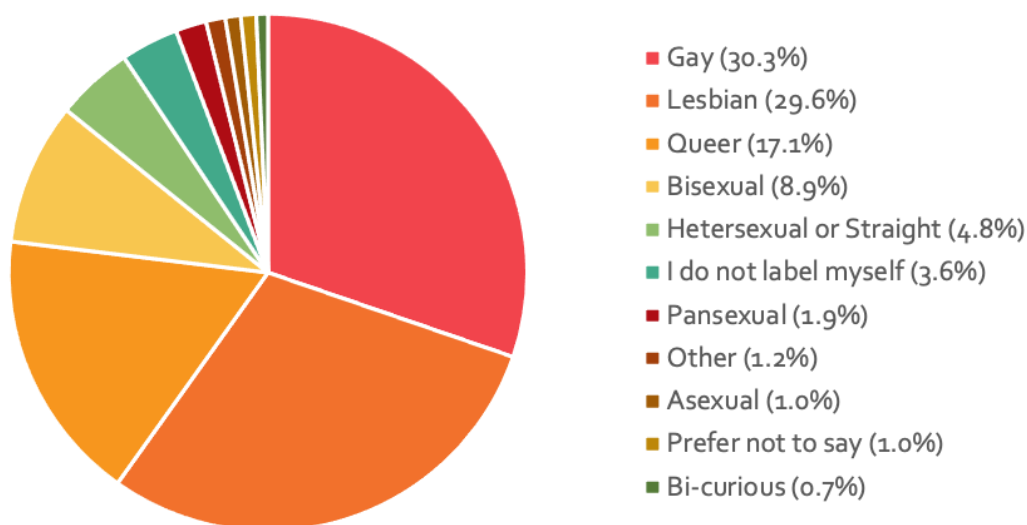
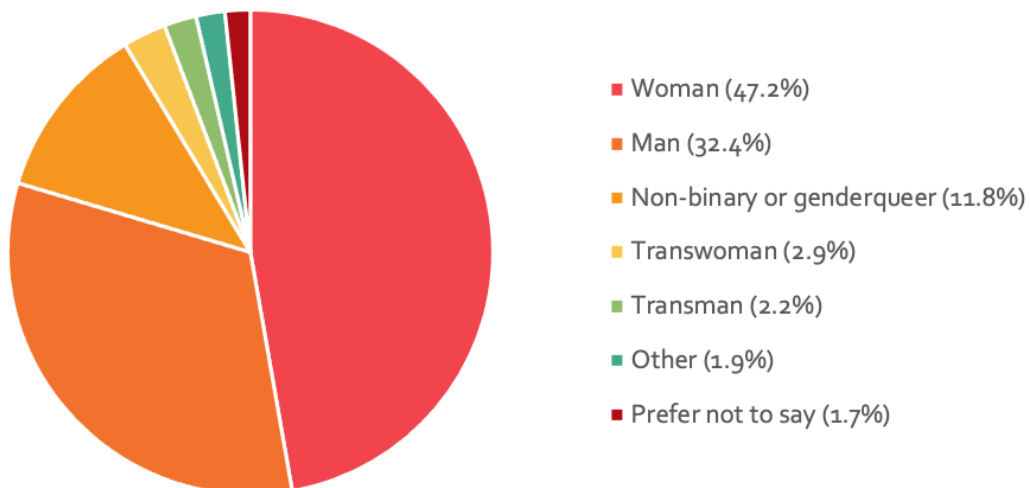
This report reveals the overwhelming delight amongst Leeds' LGBTQ+ communities that the city could soon offer an LGBTQ+-affirmative and multi-generational housing scheme.

Key demographics of Pride of Place Living's Housing Survey

Gender & Sexuality

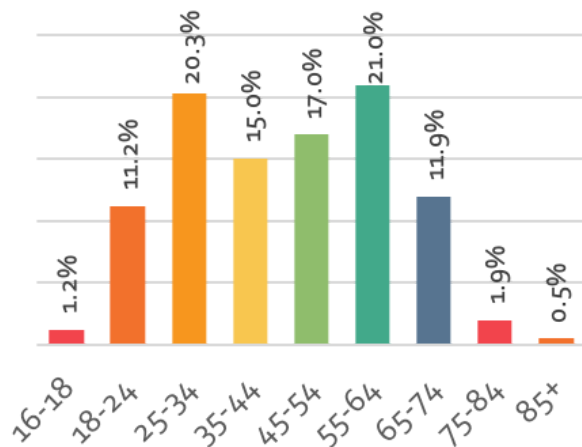
The survey offered a wide range of gender and sexuality options:

- While nearly 20% of respondents gave their gender as trans and/or non-binary. A further number of people with a transgender history may have identified their gender as man or woman.
- Nearly half of trans and non-binary people identified their sexuality as queer.
- 5% of those who identified as 'gay' were women.
- No data was collected on intersex people.



Age

- The majority of respondents were aged 55-64, closely followed by 25-34.
- 34% of respondents were over the age of 55.
- 16-18, 75-84 and 85+ year olds were under-represented.

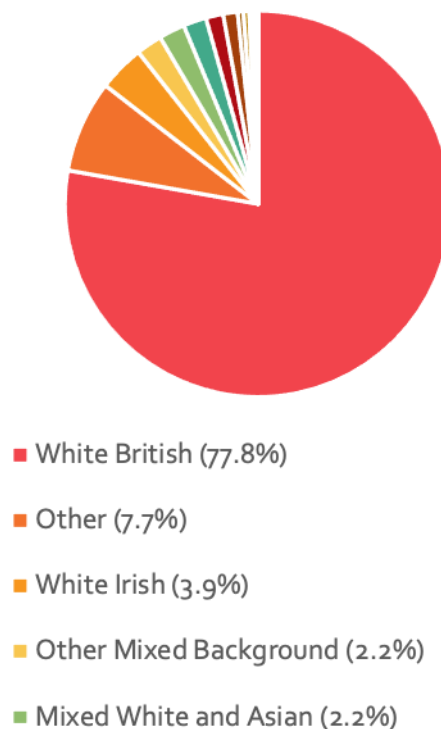


Ethnicity

76 respondents gave their ethnicity as Black, Asian and/or minority ethnic, meaning they account for 19% of the gathered data (81% of respondents were White British or Irish). This data proportion is similar to figures gathered by the Office of National Statistics (ONS) in 2019 about the ethnicities of Leeds' population.

Further work may be useful to ensure that the conclusions drawn in this report hold true for a larger sample of Black, Asian and minority ethnic people.

It is important to underline that the key findings of this report regarding Black, Asian and minority ethnic LGBTQ+ people - namely, that they are more likely to want to live as part of communal LGBTQ+ housing, and are willing to pay less than the majority of respondents - corresponds to and is supported by the existing research concerning their experiences of discrimination highlighted in the previous section of this report.



Disability

93 (20% of) respondents self identified as disabled. Of this 20%, the majority gave mental health, physical disability and/or long term chronic illness as their disability. For comparison, the 2011 Census reported that 7.9% of the Leeds population stated they had 'a long-term illness or disability which affected their day to day activities'.

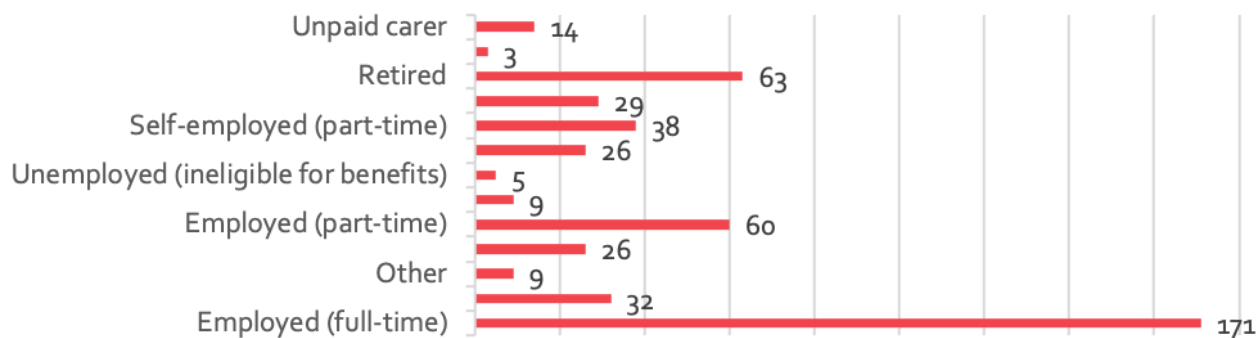


- Mental health (28.9%)
- Physical disability (24.1%)
- Long term chronic illness (19.1%)
- Learning disability (10.8%)
- Sensory impairment (9.0%)
- Other (7.2%)

Employment Status

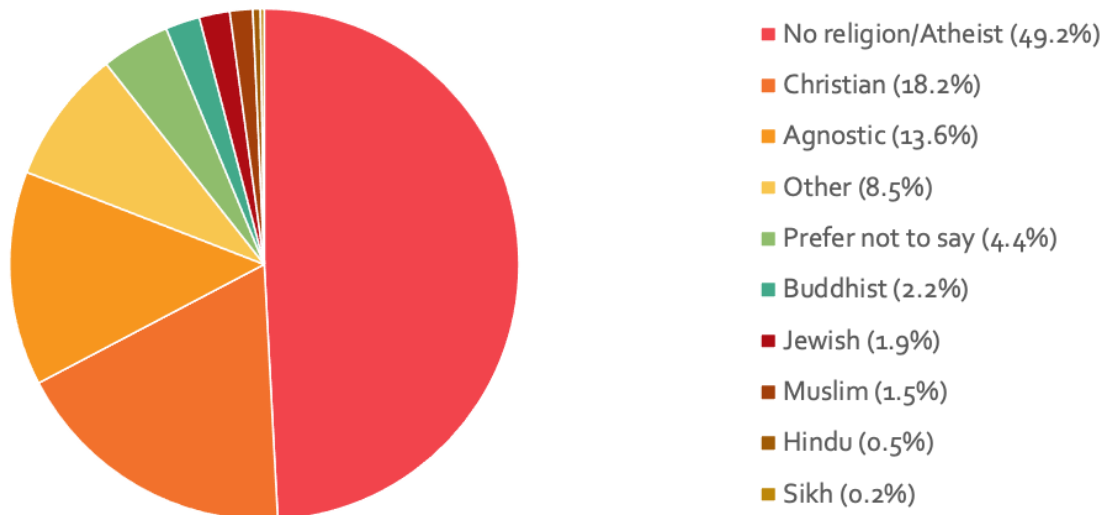
Participants were able to select all descriptions which applied to them when choosing their employment status.

- The majority (35%) of respondents were in full-time employment. This was followed by retired and part-time employed respondents.
- 9% of respondents were unpaid carers or in unpaid work.
- 15% of trans and non-binary respondents were unemployed.
- Whilst 30% of disabled respondents were in full- or part-time employment, 17% were unemployed, in comparison to only 3% of non-disabled respondents.
- 10% of Black, Asian and minority ethnic respondents were unemployed, with 5% being ineligible for benefits.



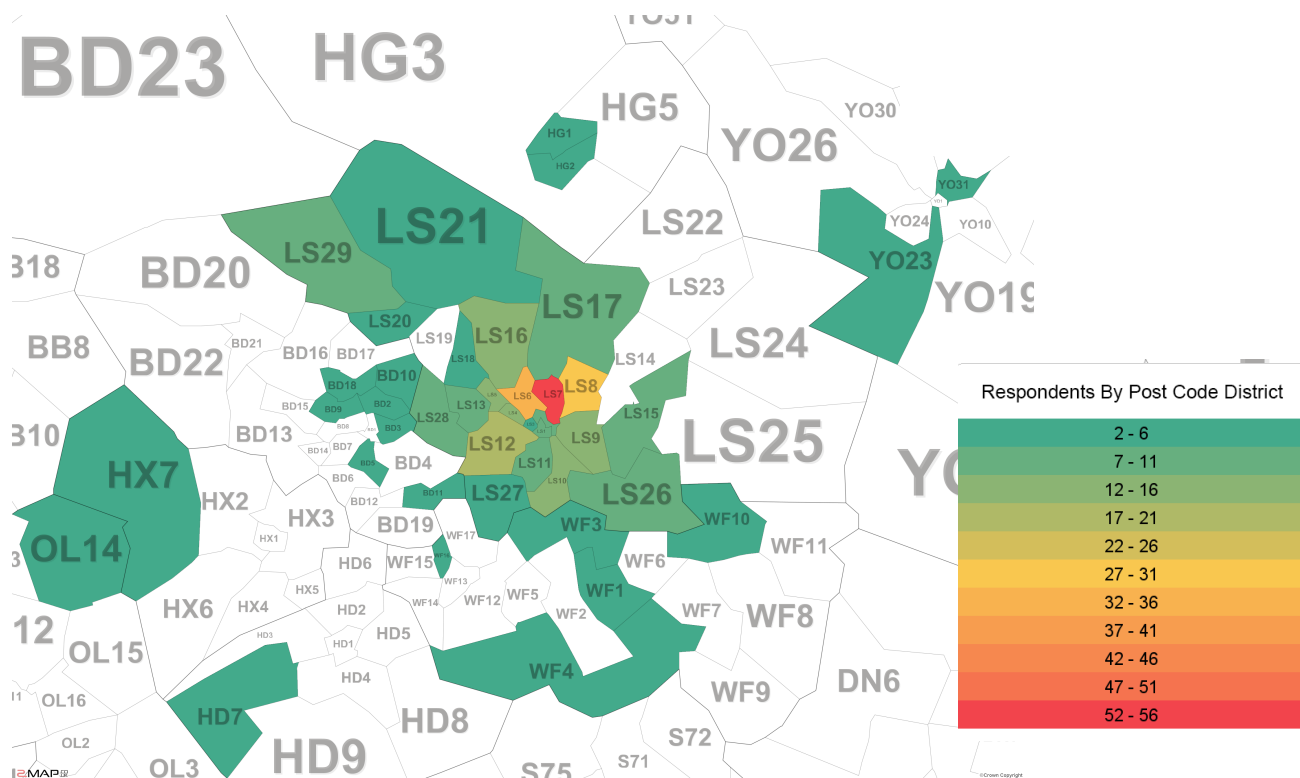
Religion

Respondents held a wide range of religious beliefs. Of those who were religious, the majority were Christian. Almost half (49.15%) stated they had no religion.



Location

85% of all the respondents were from Leeds; 12% were from wider West Yorkshire; 3% of respondents were from outside of West Yorkshire.



Key Findings

This section presents the key findings of the survey. It reveals the main attitudes and opinions our respondents held regarding the key concepts of the project:

- housing that is affirmative of LGBTQ+ identities, relationships and intimacies.
- housing that is multi-generational.

Would respondents be interested in moving into LGBTQ+-affirmative housing?



Who said yes?

- Trans and non-binary respondents were more likely to say 'yes', with 60% saying 'yes', in comparison to 36% of respondents who gave their gender as man or woman.
- Men were more likely than women to say 'yes'. 47% of men said 'yes', 30% of women.
- Gay (46%) and queer (46%) respondents were more likely than lesbian (34%) and bisexual (38%) respondents to say 'yes'. 20% (4) of heterosexual respondents answered 'yes', but were more likely to say 'no'.
- Nearly 50% of those under 55 said 'yes', compared to nearly 30% of those over 55. 50% of 18-24, 35-44 and 45-54 year olds said 'yes'. Those aged 18-24 were most likely to need more information before deciding.
- Disabled respondents (55%) were more likely than non-disabled (36%) to say 'yes'. Non-disabled respondents were more likely to be unsure.
- Black, Asian and minority ethnic respondents (44%) were more likely than white British (39%) to say 'yes'.

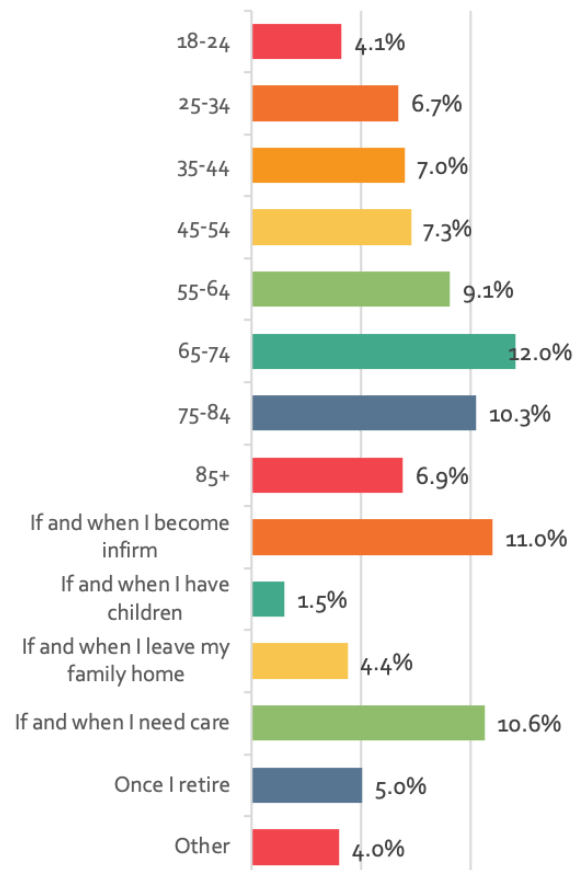
Key Findings continued

- Religious and agnostic participants (57%) were more likely than non-religious/atheist respondents to say 'yes'. 51% (38 people) of Christian respondents and 50% (3 people) of Muslim respondents said 'yes'.
- The majority of respondents who said 'yes' lived in postcodes LS6, LS8, LS12, LS9, LS16, LS28, LS10, LS11 and LS2. Those wishing for more information lived in postcodes LS6, LS7, LS4, LS8.

At what age would respondents consider moving into LGBTQ+-affirmative housing?

- The overall majority of respondents would consider moving into Pride of Place Living once aged 65-74.
- The majority of trans and non-binary respondents would consider moving into the housing scheme aged 25-34.
- Black, Asian and minority ethnic people were most likely to consider moving in aged 55-64.
- Disabled respondents were most likely to seek LGBTQ+-affirmative housing aged 45-54.

"If and when I become infirm", and, "If and when I need care", were almost the majority view, highlighting that many respondents will seek community housing when they expect to have care needs.



Would respondents be happy if the housing scheme also included an arts and community space available for use by the wider LGBTQ+ and queer communities?

88%

said yes

9%

unsure or need more information

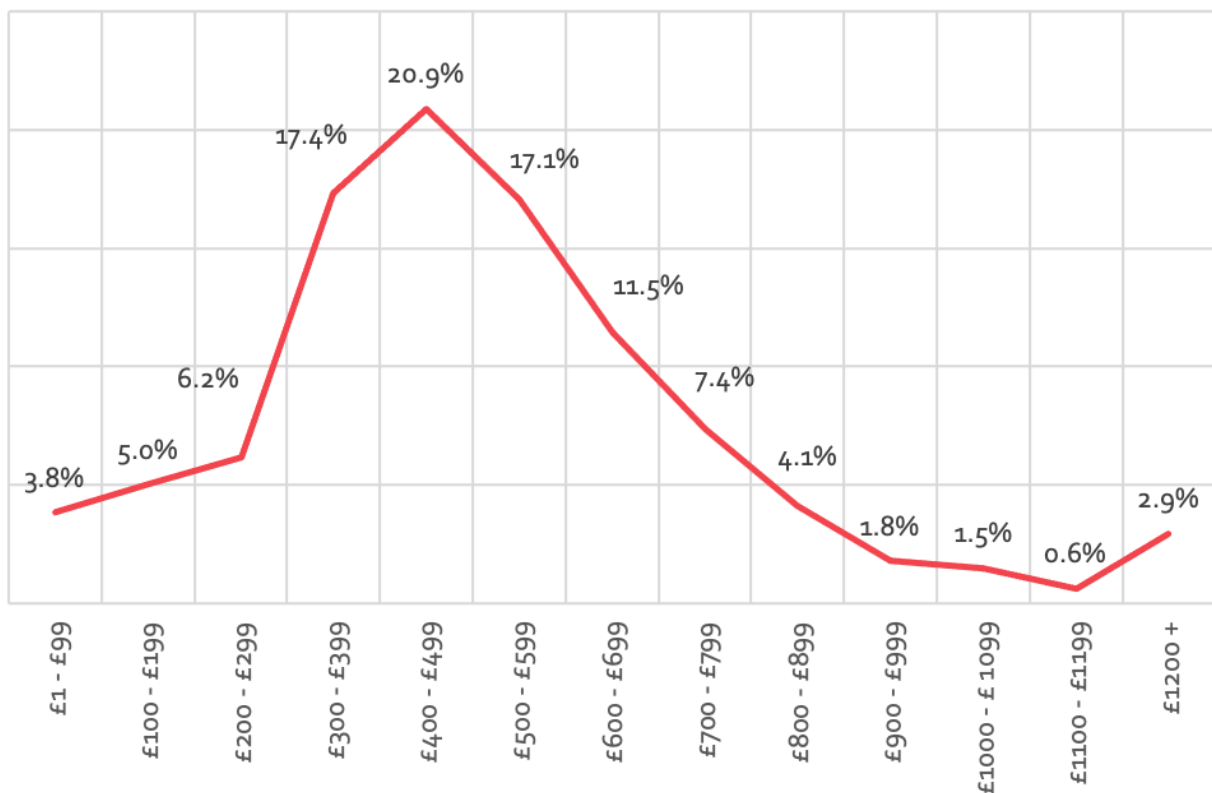
1.4%

said no

- Respondents commented that decisions like this should be made by the residents of the scheme once a “group and shared ethos is formed”; or that it “depends how big the scheme was. Wouldn’t want to be swamped by strangers in my own living space”.
- Trans and non-binary respondents (92%) were more likely than those who gave ‘man’ or ‘woman’ as their gender (88%) to say ‘yes’.
- Black, Asian and minority ethnic respondents (87%) were more likely than White British respondents (79%) to say ‘yes’.
- Those under 55 (91%) were more likely than those over 55 (81%) to say ‘yes’.
- 16-18, 18-24, 25-34, 45-54 year olds were most likely to say ‘yes’.
- Though 86% said ‘yes’, disabled respondents were slightly more likely to say ‘no’ than non-disabled respondents.
- At 19%, those with a long-term chronic illness were most likely to be unsure.

What is the limit respondents would be willing to spend each month on rent, mortgage or care cost payments?

- The majority would be willing to spend 400-499GBP per month.
- However, the majority of disabled, trans and non-binary, and Black, Asian and minority ethnic people would be willing to pay 300-399GBP.
- This is important to highlight, as these groups are more likely to want to live as part of Pride of Place Living, and are more likely to be unemployed or earning less than £20,000 per annum.
- Those under 45 were more likely to choose 300-399GBP.
- The majority of 45-54 and 65-74 year olds were willing to pay 500-599GBP.



Key Findings Regarding Multi-Generationality

Only 4% of respondents disagreed with the statement, 'I feel positive about living in a housing scheme that is multigenerational.' Respondents were given the option to say more:

"It would be amazing to live somewhere, and learn from other people of all ages and cultures and know that there won't be an adverse reaction to finding out I'm gay, it's one of the reasons we aren't as active within our local community - it just isn't a safe enough space for us to be out and open."

"It is extremely important that elderly people are not segregated from the rest of society."

"Strong multigenerational bonds are needed to pass down history, community and pride (especially if that history is at risk of being lost)."

"Being able to live in an LGBTQ+ space would provide [older people] with the security to fully explore their identity, with the support and lived experience of younger people who may not have experienced the same level of discrimination. But the other way around is true too - younger people can learn a lot from older generations."

"Behaviour/ noise may be a problem."

"There's a massive gap between the younger and older LGBTQ+ community & that needs to change."

"There should be a balance of ages and generations within the scheme, making sure it's not skewed towards the needs of older or younger people."

Why is living in LGBTQ+-affirmative housing important for our respondents?

"It will be when I am unable to live independently."

"Not at the moment but if I needed full care in the future"

"We all need to feel safe and accepted in our home environment."

"Being surrounded by people who understand and accept you is so important."

"There are many LGBT people who are feeling isolated and vulnerable."

"Because I'm poor and disabled and queer. There's so much abuse out there."

"As an older lesbian woman I am concerned that my life is respected and accommodated."

"A space made explicitly for queer people has the opportunity to facilitate healing, thriving, and revolution."

"Necessary for a dignified life as a disabled person. Could also become a hub for the local queer community, and provide an accessible meeting space."

"The prospect of mouldering in some hetero old folks home is terrifying. I want to belong. I don't want ancient hetero men trying it on with me. It would be a whole new level of vulnerable [sic]. We have different lives. We don't fit into that model of later life. We need to be with our own folk."

Detail of Survey

Design and Build of the Housing Scheme

Location

The majority of respondents (42%) would prefer the housing scheme to be situated in a suburb of Leeds, but within 5 miles of the city centre. The majority of those that chose 'other' stated they had no preference.



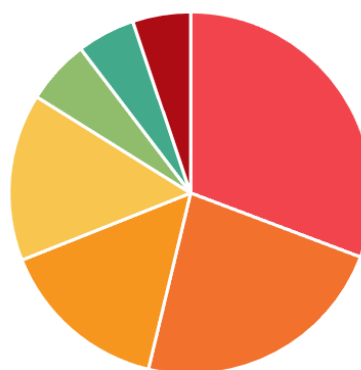
- In a suburb of Leeds, but within 5 miles of the city centre (42.4%)
- In the city centre (19.6%)
- Other (10.6%)
- In a suburb of Leeds, but within 10 miles of the city centre (10.0%)
- In a suburb of Leeds (9.0%)
- In rural Leeds (8.4%)

Types of Housing

The majority of respondents would ideally live in a two bedroom flat. This remained consistent across all groups.

Of those that wanted a one bedroom flat, the majority were those aged 25-34. Of those that wanted a two bedroom home, the majority were those aged 55-64.

The majority of respondents would ideally be an owner of the property. Others would rather be tenants or have shared ownership.



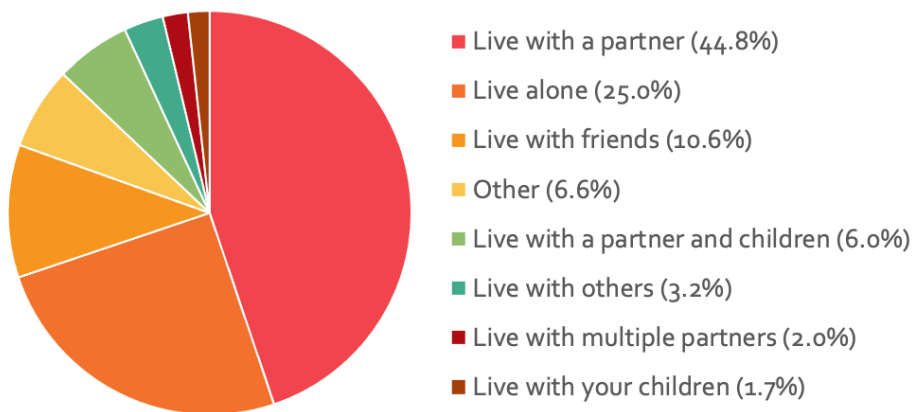
- Two bedroom flat (30.8%)
- Two bedroom home (23.0%)
- One bedroom flat (15.2%)
- Three bedroom home (14.9%)
- Three bedroom flat (5.8%)
- Other (5.2%)
- Four bedroom home (5.2%)

Living With Others

Many respondents also stated that they would want to live with a partner; however, this data may be skewed through individuals and their partners each responding to the survey separately.

Trans and non-binary respondents were more likely to want to be a tenant and to live alone, though as part of Pride of Place Living.

30% of all respondents overall would prefer to be tenants. 13% of all respondents would prefer shared ownership.

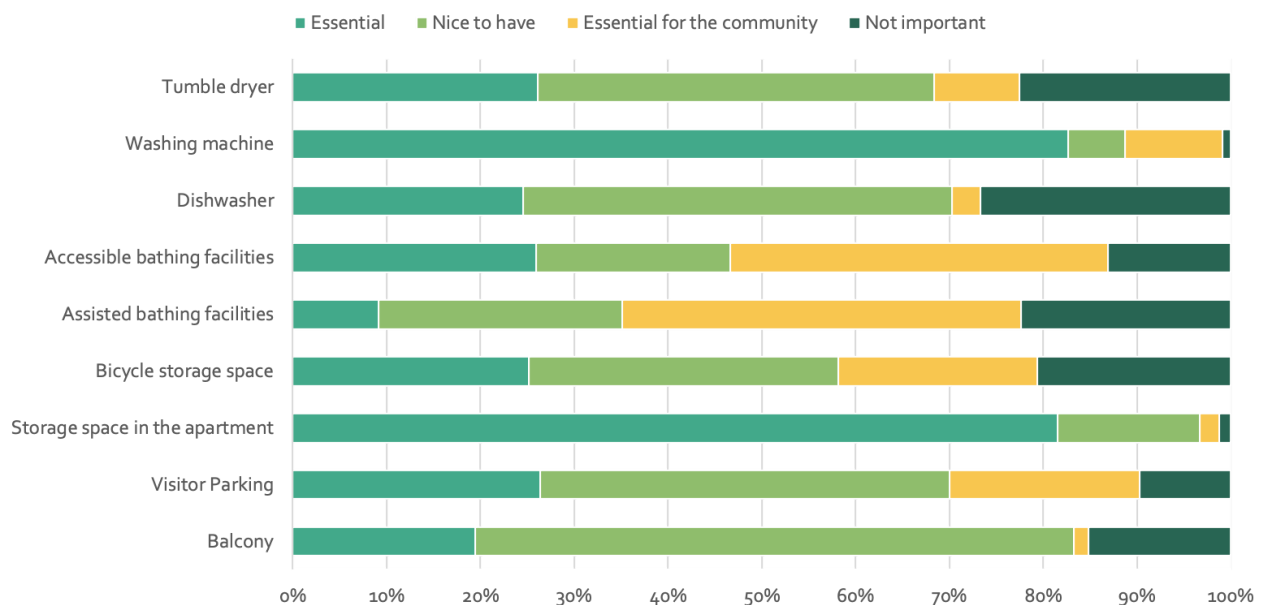


Sharing Accommodation

- 50% of respondents would not be willing to share accommodation with someone whom they do not yet know.
- 34% were unsure.
- 16% agreed.
- Those that agreed were more likely to be under the age of 35; however, 20% of those who disagreed were aged 25-34.
- The majority of those who disagreed (27%) were aged 55-65.

Amenities

- Washing machines and storage spaces were seen as essential to respondents.
- Amenities such as balconies, tumble dryers, dishwashers and visitor parking were 'nice to have'.
- Assisted and accessible bathing facilities were seen as essential to the community.
- When asked what other amenities were important, respondents predominantly answered 'space', 'garden', and 'access'.



Pets

98% of respondents agreed that residents should be able to have pets if they wish. However, 47% saw pet free zones as an 'essential' or 'nice to have' amenity.



Types of Communal Space

Green and activity spaces were seen as essential and/or nice to have by the majority.

A resident cafe, a vegetable plot and a visiting doctor were all also seen as essential and/or nice to have to the majority of respondents.

21% of religious respondents found a worship space to be essential, perhaps suggesting that the majority are satisfied with visiting a worship space outside of the home/housing scheme.

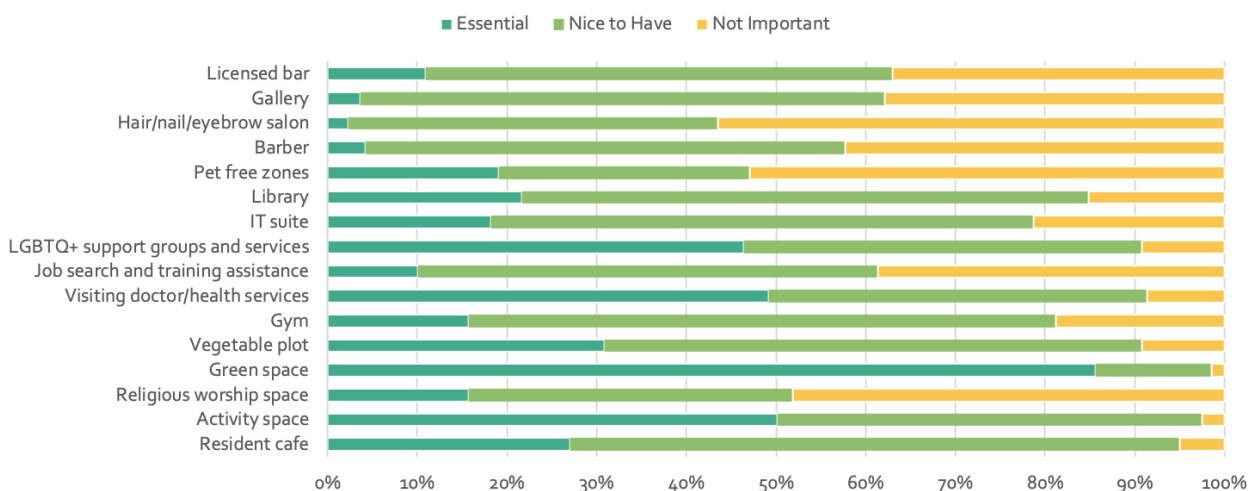
A green space was essential or nice to have for all disabled respondents. 99% also saw having an activity space as essential (53%) or nice to have (46%).

All trans and non-binary respondents saw an activity space as essential (58%) or nice to have (42%). 62% saw having LGBTQ+ support groups and services on site as essential, and 35% as nice to have.

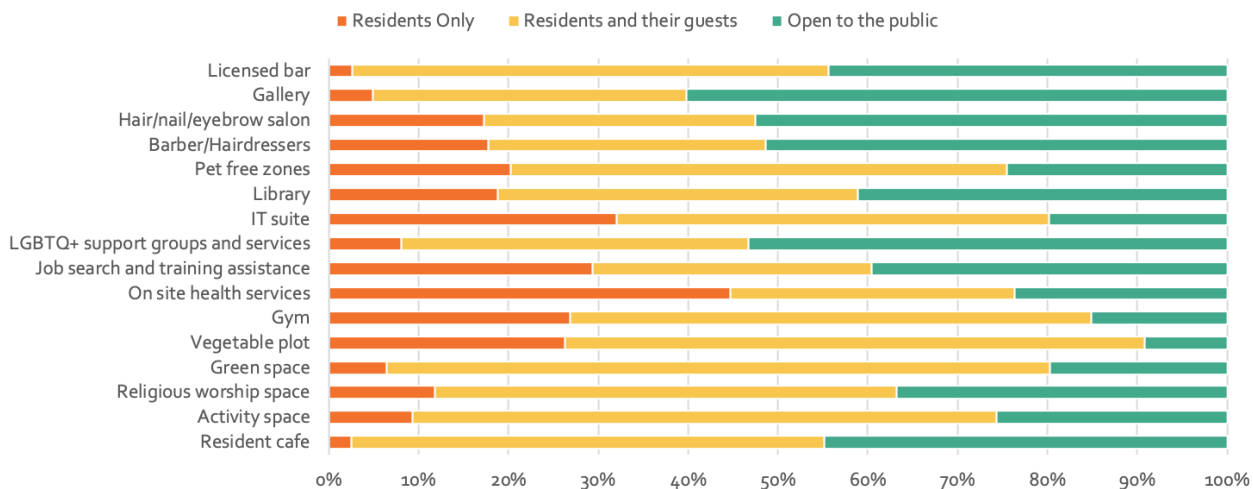
Black, Asian and minority ethnic respondents were more likely to view having a library (89%) and IT suite (89%) on site as essential or nice to have.

76% of respondents under 55 viewed having job search and training assistance as essential or nice to have, in comparison to 35% of respondents over 55. This increased with under 35 year olds (84%).

Under 35s were also more likely to view a gym as essential or nice to have.



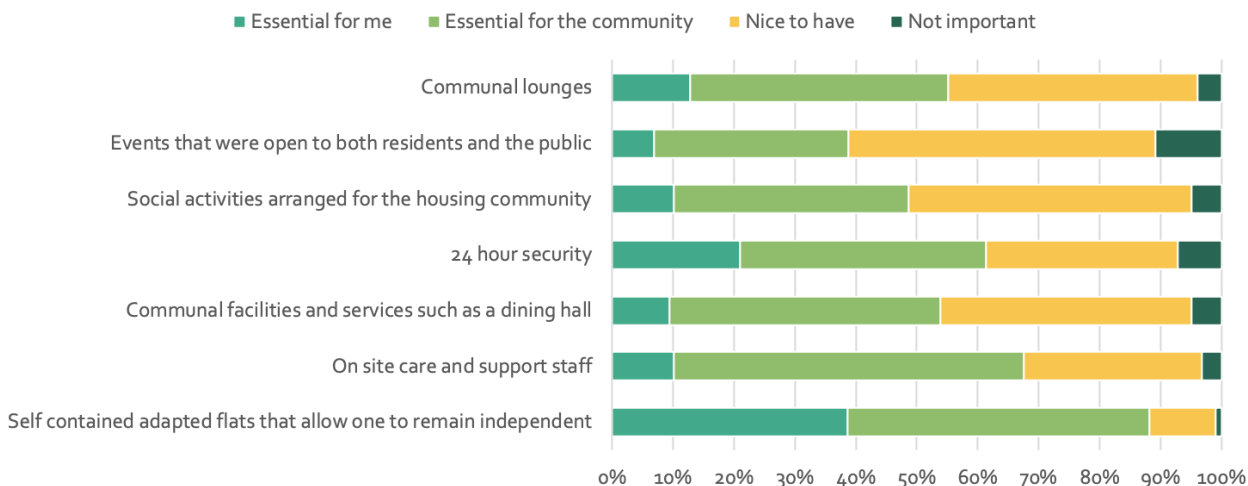
Types of Communal Space: Public Access



Care and Extra-care Facilities

Self-contained flats that allow one to remain independent were seen as essential by the majority of respondents, both for themselves and for the community.

On-site care and support staff were also seen as essential for the community.



Life at the Housing Scheme + Connections to the Wider Community

When delivering a housing scheme and arts and community space in the same location, the following considerations were seen as important to respondents.

"Maintaining boundaries within the space. Making sure that it is known that the space exists as a part of some peoples' home and is also a working space for these people as well as others. Understanding that access to the arts and community space could not happen without the people being housed there's consent. Making a plan/agreements with residents about how they wish this space to be used, and where else they can access that is private and just for them if they do not wish to be in the space during community times."

"Child-friendly events, consideration of different ages and needs."

"Often housing schemes end up being too separated from the greater community both in terms of actual locations and in terms of community engagement/involve ment in the area."

"Prioritising residents", "full engagement with residents to ensure activities have their support."

"I don't think this goes together at all. It's a recipe for disaster."

"Needs to have LGBTQ only space, also probably woman only space," "safer spaces policy," "registration of visitors to community space, CCTV/monitoring," "having a code of conduct".

The top words from the 358 responses were: 'noise', 'resident security', 'space', 'curfew', 'community', and 'access'.

How can LGBTQ+-affirmative housing best support people from the LGBTQ+ and queer communities of Leeds?

The top words from the 343 responses to this qualitative question were: 'community', 'provide', 'safe', 'lgbtq', 'support'.

"Positive role models. Health care services and therapy providers with a key understanding for LGBTQ plus people," "Ideally led and run by LGBTQ+ staff who are well trained and supported by a network of organisations."

"It needs to be affordable, stable, with good lease terms and protections for tenants. We're all stuck on one year tenancies that go up in price every year, we want to build community and put down roots communally but it's so hard when the foundations keep shifting."

"It gives the queer community a sense of place and a real tangible place to call home."

"Providing opportunities like art, creative writing, pottery and other creative endeavours and sharing stories of our past that can often be so uplifting."

"By offering safe and comfortable housing at a reasonable price."

"Listen to women's demands."

"Establish and live by a clear set of values."

"By providing community and care."

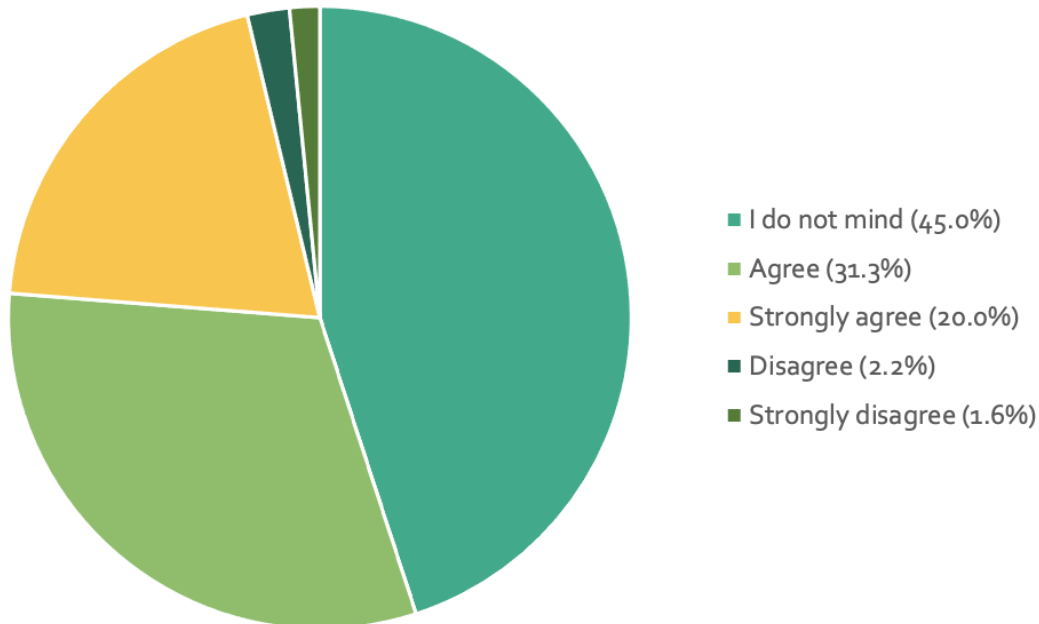
"Take into account the vast assortment of physical, mental, sensory and learning needs of the community, and provide a space where people are able to have full autonomy over their own lives."

"Through being inclusive to minorities within the LGBTQ+ spectrum. Through being accessible both in terms of meeting people's disability needs, and in terms of meeting LGBTQ+ people's budgets."

Would respondents prefer staff at the LGBTQ+-affirmative housing scheme who identify as LGBTQ+ themselves?

- The majority of respondents (45%) did not mind whether or not staff at the housing scheme identify as LGBTQ+.
- Only 4% would not prefer staff to identify as LGBTQ+.
- The majority of those under 45 agreed. Of those who agreed, the majority were aged 25-34.
- 80% of trans and non-binary respondents agreed or strongly agreed. 20% did not mind. 0% disagreed.

As quoted in the previous section, well trained LGBTQ+ staff were seen as important by many respondents to ensure that Pride of Place Leeds would be supportive of LGBTQ+ communities in Leeds.



What are the most important considerations when delivering a multi-generational housing scheme that aims to be LGBTQ+-affirmative and inclusive?

Top words gathered from 278 qualitative responses were: 'people', 'community', 'respect', 'access', 'everyone'.

"Quieter spaces for people who need it."

"A culture of mutual respect."

"I would make sure there are some ground rules which have to be strictly adhered to."

"Tasteful, creative, inspiring and celebratory design."

"Encourage interaction between generations."

**"Considering how class and race (as well as age) play into dynamics of conflict",
"Truly inclusive including economic disadvantage."**

"Don't mix party going younger generations with those of us who would want a quiet environment."

"A buddying scheme would help isolated older people feel more connected and benefit everyone."

"That it is actually multigenerational and that elderly people aren't given automatic priority."

"Be involved in each other's care."

"Links with wider LGBTQ+ communities. Wide variety of activities taking place on site. Access to help and support with everyday living."

"Make sure it is accessible and attractive to people of colour and working-class queer people! A multi-generational housing project is really great, but often housing projects and co-ops end up being inhabited by middle-class white people. It does not mean that those people are not welcome, but the design of a housing scheme should actively have accessibility in mind and aim to create a housing project that is also attractive to people of colour and migrants."

"That it is sustainable in the longer term - financially, structurally and infrastructurally. It would be devastating for people to put years of time and effort into this work for it to not be a beacon of our community in the generations to come."

"That people who live there have some control over their surroundings, so can help design flats around their needs. That there is enough space to be together and also be away from people."

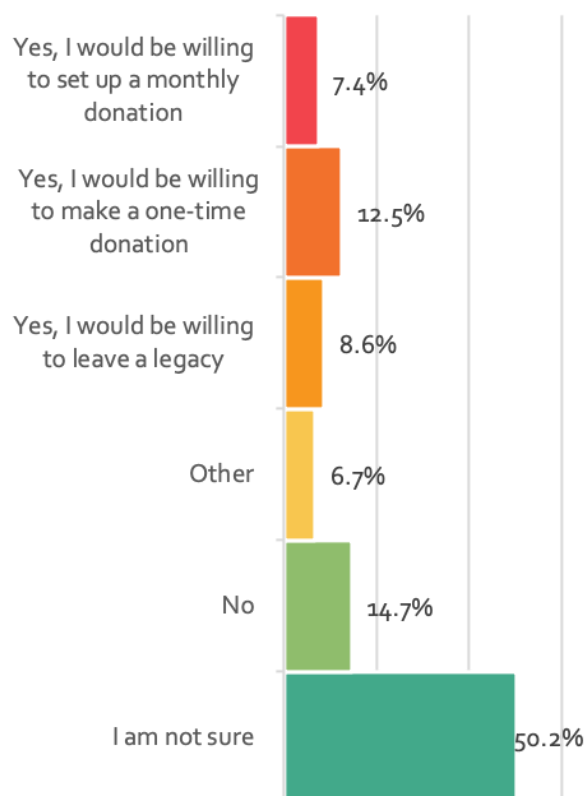
Finances

Investing in an LGBTQ+-affirmative housing scheme

- At 50%, the majority were not sure about investing.
- Of the 30% that said yes, the majority were aged 25-34 or 55-64.
- The majority of Black, Asian and minority ethnic people said yes, they would be willing to buy shares in the housing scheme.
- Men were most likely to say yes; as were those who described themselves as 'gay'. This perhaps reflects the gender pay gap, from which cisgendered men benefit, meaning they are more likely to have disposable income.
- Men were also slightly more likely than women to say 'yes' to moving into the housing scheme. These facts suggest a strong desire amongst cisgendered gay men to live in and support communal, LGBTQ+-affirmative housing.

Donating to an LGBTQ+-affirmative housing scheme

- The majority were not sure about donating.
- 28% chose one of the three 'yes' answers. The majority willing to make a one-time donation; others leaving a legacy, or setting up a monthly donation.
- 15% would not be willing to donate.



Discussion and Recommendations

Build of the housing scheme

Where? What? How?

- The majority of respondents would prefer the housing scheme to be situated in a suburb of Leeds, within 5 miles of the city centre.
- They would ideally own a two bedroom flat, one bedroom flat, or two bedroom home.
- This was consistent across most groups, however, trans and non-binary respondents would rather rent and live alone.
- Most respondents wanted to live with a partner and lead independent lives.

Sharing accommodation

- The majority would not be willing to share accommodation with someone they do not yet know.
- 50% of those that disagreed were aged 25-34 and 55-65.

Amenities

- Washing machines, storage space; balconies, tumble driers, dishwashers and visitor parking were important.
- Assisted and accessible bathing facilities were seen as essential to the community.
- Key words were 'space', 'garden', and 'access'.

Communal Spaces

- Green and activity spaces were seen as important, particularly to disabled, trans and non-binary respondents.
- Trans, non-binary and Black, Asian and minority ethnic respondents were more likely to view support services, a library and an IT suite as important. This may be due to those groups being more likely to face discrimination when accessing services outside of Pride of Place Leeds.

Care and Extra-Care

- Self contained flats that enable independence; and on site care and support staff, were seen as the most important extra-care facilities.
- Events that were open to both residents and the public were seen as less important.
- This was consistent across all groups.
- All disabled respondents and Black, Asian and minority ethnic respondents found self contained flats to be essential or nice to have.
- Being able to retain independence whilst being part of a communal housing scheme was a strong theme throughout the responses.

Arts and Community Centre On-Site

A vast majority (88%) would be happy if the housing scheme were to include an arts and community space for the wider community. This consolidated and countered some concern that housing schemes risk becoming islands, disconnected from the wider community. However, it was seen as very important to maintain boundaries: curfews, strict noise management and the prioritising of residents' needs were oft-quoted considerations.

Organisation of Pride of Place Leeds

“It needs to be affordable, stable, with good lease terms and protections for tenants.”

“Establish and live by a clear set of values.”

“Ideally led and run by LGBTQ+ staff who are well trained and supported by a network of organisations”, with “health care services and therapy providers” who have “a key understanding for LGBTQ plus people.”

Only 4% disagreed that staff should be LGBTQ+ themselves, with the majority of trans and non-binary and under 45s agreeing or strongly agreeing.

Fostering Community

It was seen as important that steps be taken to ensure integration: on site events that were accessible to people of as many ages and abilities as possible; child-friendly on site events. The design and organisation should not be tailored to one group over the other.

Noise should be taken into consideration: those more inclined to 'party' and play loud music should live farther from those less inclined.

All residents should be involved in each other's care and have an understanding of each other's needs.

Inclusivity

Pride of Place Leeds must be made attractive and accessible to "people of colour and working-class queer people". Black, Asian and minority ethnic, trans, non-binary and disabled people were more likely to want to join the housing scheme. These groups are all more likely to earn less than other groups and to face discrimination. It is essential that the scheme is affordable for these groups.

Those under 55 were more likely to want to move into the scheme: this is significant considering both housing schemes being built in Manchester and London are specifically for older LGBTQ+ people. The majority of trans and non-binary people would move in to the scheme aged 25-34.

All residents should be involved in each other's care and have an understanding of each other's needs. The scheme should have a clear code of conduct and safer spaces policy, with trained LGBTQ+ staff on hand to deal with discrimination.

Key Recommendations

The things to be considered when designing and delivering Pride of Place Living:

- That the demographic groups most wanting to move into an LGBTQ+ housing scheme are: LGBTQ+ people under 55; disabled LGBTQ+ people; Black, Asian and minority ethnic LGBTQ+ people; trans and non-binary people; and cisgendered gay men.
- That most of these groups are likely to earn disproportionately less: Pride of Place Living needs to be affordable.
- The residents must be prioritised and clear boundaries and curfews put in place if an arts and community space is included on-site.
- Predominantly two bed flats. It must be possible to rent or own.
- Residents need to be able to retain independence.
- On-site care and support to be available and LGBTQ+ staff and/or highly trained in the history and needs of LGBTQ+ communities
- A clear ethos and code of conduct in place to ensure mutual respect by and for all.



Methodology

Pride of Place Living's survey ran from January 26th to March 14th 2021 using the online survey platform **Civil Space** (provided by Domain7). The survey had 456 respondents, with 314 (69%) of those completing all 34 qualitative and quantitative questions. 11,918 questions were answered overall.

Using Civil Space allowed large amounts of data to be captured and assessed. Respondents completed the survey online using easy-to-use software, and had the further options of requesting a hard copy or completing the survey via telephone.

The collection of this data has enabled Pride of Place Living to make a valuable contribution to the discussion around LGBTQ+-affirmative housing.

Qualitative and quantitative questions were asked, meaning a broad range of sophisticated data has been gathered. In order not to deter respondents, questions could be skipped. The captured responses to each question thus vary slightly in number. If the survey had less questions, the completion rate would perhaps have been higher.

The data concerning trans demographics is slightly skewed: respondents with a trans history may have given their gender as 'man' or 'woman'. It can however be assumed that the majority of trans respondents chose a trans identity when asked. Future work could ask respondents to identify themselves as either cis- or trans-gendered in order to gain more detailed insight into the attitudes and opinions of both cis and trans people. Future work should also include intersex respondents.

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