

2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations

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Introduction

The revised strategic housing objectives approved by the Council in November 2006¹ include objectives to 'maintain and improve the supply of affordable housing to own and rent' and to 'promote a range of housing options for a range of housing needs'.

The Council must allocate both its own housing accommodation and housing made available by RSLs (Registered Social Landlords including housing associations) under nominations agreements in accordance with its published allocations scheme². The Allocation Scheme states that: 'The Council is committed to the principle of equal opportunities in the delivery of all its services. The Council will seek to ensure that its allocation policies are operated in a manner which is fair to all sections of the community regardless of colour, race, religion, nationality, ethnic origin, marital status, sexual orientation, age, gender or disability. All applicants for housing or rehousing will be asked to provide details of ethnic origin. However, this will not be a requirement for acceptance of an application. Records of ethnic origin will be kept and monitored on a regular and systematic basis to ensure properties are being offered and allocated fairly in accordance with stated objectives. Allocation policies and any changes to them will be reviewed regularly to ensure they do not operate in ways that discriminate against or disadvantage any particular group.'

Each year, the Council is able to offer housing to a limited number of applicants. The properties that become available for letting are predominantly existing Council and housing association properties that become available for letting but also include new properties developed under the Council's hidden homes scheme³ which turns redundant spaces and buildings on existing housing estates into good quality accommodation, and other new build housing association properties.

The Council's Allocation Scheme must give reasonable preference to: -

- a) persons occupying insanitary, overcrowded or unsatisfactory housing conditions;
- b) persons occupying housing accommodation which is temporary or occupied on an insecure basis;
- c) families with dependent children;
- d) households consisting of or including somebody who is expecting a child;
- e) households consisting of or including someone with a particular need for settled accommodation on welfare grounds, and
- f) households whose social or economic circumstances are such that they have difficulty in securing settled accommodation.

The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department's Equalities Working Group receives regular monitoring reports about the ethnic origin and gender of the applicants on the Council's housing queues (including the Physical Disability Queue and the Older Persons Housing Queue), applicants granted a Council tenancy and applicants granted a housing association tenancy having been nominated by the Council.

¹ [www.wandsworth.gov.uk/moderngov/Published/C00000294/M00002133/AI00003950/\\$PaperNo06904.docA.ps.pdf](http://www.wandsworth.gov.uk/moderngov/Published/C00000294/M00002133/AI00003950/$PaperNo06904.docA.ps.pdf)

² http://www.wandsworth.gov.uk/downloads/download/114/finding_a_home

³ www.wandsworth.gov.uk/hiddenhomes

The Department is in the process of reviewing the Borough's Scheme of Allocation in light of the publication in December 2009 of the 'Fair and Flexible: statutory guidance on social housing allocations for local authorities in England' and the changes to relevant legislation expected to be introduced through the enactment of the Localism Act. In particular, the Department is in the process of identifying and considering options to further prioritise local residents and working households for housing, provide greater priority to members of the armed forces and consider how continuity of schooling or other education can be a factor in determining allocations. Any proposed changes to the Allocation Scheme will be assessed to ensure that they support the Council's aim of ensuring that its allocation policies are operated in a manner which is fair to all sections of the community.

Housing need and ethnicity

As at 31st March 2011, 62 per cent of applicants on the Council's housing queues for non-sheltered housing were "non-white" (three per cent were "not known"). This compares with 22 per cent within the borough's population (Census 2001). There is a particular over-representation of Black applicants who made up 41 per cent of all applicants for non-sheltered housing as at 31st March 2011 compared to 9.6 per cent of the borough's population (Census 2001). This group is already over-represented among tenants. There is also an over-representation of Asian applicants who made up 13 per cent of all applicants for non-sheltered housing as at 31st March 2011 compared to seven per cent of the borough population (Census 2001).

For information about the ethnicity of applicants on the Older Persons Housing Queue (i.e. applicants who have applied for sheltered and / or extra care housing), and the ethnicity of applicants allocated housing via that queue during 2010/11, please see page 35.

The evidence suggests that housing need for all sections of the community continues to be registered with the Council through residents applying for housing and transfers.

Housing need and ethnicity – analysis by size of property required

When property sizes are taken into account, there are some differences in housing need with White households more likely to be seeking smaller accommodation while Black and Asian households are proportionately more likely than their White counterparts to be seeking larger accommodation.

As at 31st March 2011, non-white applicants accounted for 60 per cent of applicants seeking non-sheltered accommodation with two or less bedrooms (with three per cent unknown), 69 per cent of applicants seeking three bedroom accommodation (with three per cent unknown) and 79 per cent of applicants seeking accommodation with four or more bedrooms (with two per cent unknown).

As shown by the tables and graphs on the following pages, the Council's allocation policies and schemes are generally operating in a manner which is fair to all sections of the community. However, the full picture is unclear as ethnic origin is 'not disclosed' for some applicants, although the number of applicants for whom ethnic origin is 'not disclosed' has been reduced during the year.

Bedsit / one bedroom properties

For non-sheltered bedsit / one bedroom properties allocated in 2010/11 (which accounted for 41 per cent of non-sheltered housing allocations: 36 per cent for Council properties and 58 per cent for RSL properties) **the percentage of properties allocated to applicants from each ethnic group differs from what might be expected based on the proportion of applicants from each ethnic group for bedsit / one bedroom properties on the Council's housing queues as at 31st March 2011:**

- the percentage of properties allocated to White applicants (44 per cent) was greater than might be expected based on the proportion of applicants for bedsit / one bedroom properties on the council's housing queues who are White (36 per cent as at 31 March 2011) and
- the percentage of properties allocated to Black and Asian applicants (38 per cent and four per cent respectively) was less than might be expected based on the proportion of applicants for bedsit / one bedroom properties on the council's housing queues who are Black and Asian (45 per cent and eight per cent respectively as at 31 March 2011).

This is because the majority (63 per cent) of bedsit / one bedroom properties were allocated via the queues shown in bold in the table below, which account for only seven per cent of the applicants on the council's housing queues as at 31 March 2011:

Non-sheltered bedsit / one bedroom social rented housing		
Queue	Applicants on the council's housing queues as at 31 March 2011	Allocations made during 2010/11
Supported Queue and Social Care Queue	66 (2%)	130 (34%)
General Needs Queue	2,524 (91%)	139 (36%)
Homeless Queue	25 (1%)	72 (19%)
Council's Interest Queue (including underoccupiers)	84 (3%) (including 74 underoccupiers)	38 (10%)
Physical Disability Queue	11 (0.4%)	5 (1%)
Council Tenant Transfer Queue	54 (2%)	3 (1%)
Total	2,764 (100%)	387 (100%)

Supported and Social Care Queues:

- Of the 2,764 applicants for non-sheltered bedsit / one bedroom properties on the Council's housing queues as at 31 March 2011, 66 (two per cent) were on the Supported and Social Care Queues.
- Of the 387 bedsit / one bedroom properties allocated during 2010/11, 130 (34 per cent) were allocated to applicants on the Supported and Social Care Queues via the following sub-queues:
 - Resettlement (homeless): 41
 - Resettlement (other): 26
 - Mental health: 26
 - Learning disabilities: 7
 - Care leavers: 30

The ethnic origin of the 130 applicants who were allocated non-sheltered bedsit / one bedroom properties under these queues in 2010/11 is:

42 per cent White, 38 per cent Black, five per cent Asian, remainder other / not known.

General Needs Queue:

- Of the 2,764 applicants for non-sheltered bedsit / one bedroom properties on the Council's housing queues as at 31 March 2011, 2,524 (91 per cent) were on the General Needs Queue.
- Of the 387 non-sheltered bedsit / one bedroom properties allocated during 2010/11, 139 (36 per cent) were allocated to applicants on the General Needs Queue. The ethnic origin of these 139 people is:
44 per cent White, 42 per cent Black, four per cent Asian, remainder other / not known.

Homeless Queue:

- Of the 2,764 applicants for non-sheltered bedsit/ one bedroom properties on the Council's housing queues as at 31 March 2011, 25 (one per cent) were on the Homeless Queue.
- Of the 387 non-sheltered bedsit / one bedroom properties allocated during 2010/11, 72 (19 per cent) were allocated to applicants on the Homeless Queue. The ethnic origin of these 72 people is:
43 per cent White, 36 per cent Black, eight per cent Asian, remainder other / not known.

Council's Interest Queue (includes underoccupiers):

- Of the 2,764 applicants for non-sheltered bedsit / one bedroom properties on the Council's housing queues as at 31 March 2011, 84 (three per cent) were on the Council's Interest Queue. The majority (74) of these were underoccupiers.
- Of the 387 non-sheltered bedsit / one bedroom properties allocated during 2010/11, 38 (ten per cent) were allocated to applicants on the Council's Interest Queue including 10 allocations to underoccupiers. The ethnic origin of these 38 people is:
53 per cent White, 29 per cent Black, zero per cent Asian, remainder other / not known.
Underoccupiers only (10 people): seven White, two Black, one Asian.

Physical Disability Queue:

- Of the 2,764 applicants for non-sheltered bedsit / one bedroom properties on the Council's housing queues as at 31 March 2011, 11 (0.4 per cent) were on the Physical Disability Queue.
- Of the 387 non-sheltered bedsit / one bedroom properties allocated during 2010/11, five (one per cent) were allocated to applicants on the Physical Disability Queue. The ethnic origin of these five people is: four White, one Black.

Council Tenant Transfer Queue:

- Of the 2,764 applicants for non-sheltered bedsit / one bedroom properties on the council's housing queues as at 31 March 2011, 54 (two per cent) were on the Council Tenant Transfer Queue.
- Of the 387 non-sheltered bedsit / one bedroom properties allocated during 2010/11, three were allocated to applicants on the Council Tenant Transfer Queue. The ethnic origin of these three people is: two White, one Black.

Two bedroom properties

For non-sheltered two bedroom properties allocated in 2010/11 (which accounted for 37 per cent of non-sheltered housing allocations: 39 per cent for Council properties and 32 per cent for RSL properties), **the percentage of properties allocated to applicants from each ethnic group was in line with what might be expected based on the proportion of applicants from each ethnic group for two bedroom properties on the Council's housing queues as at 31 March 2011 (see page 11).**

As shown in the table below, 70 per cent of these properties were allocated to applicants on the Homeless Queue.

Non-sheltered two bedroom social rented housing		
Queue	Applicants on the council's housing queues as at 31 March 2011	Allocations made during 2010/11
Homeless Queue	127 (6%)	245 (70%)
General Needs Queue	1,434 (73%)	43 (12%)
Council's Interest Queue (including underoccupiers)	85 (4%) (including 74 underoccupiers)	32 (9%)
Council Tenant Transfer Queue	287 (15%)	9 (3%)
Supported Queue and Social Care Queue	15 (1%)	15 (4%)
Physical Disability Queue	7 (0.4%)	8 (2%)
Total	1,955 (100%)	352 (100%)

Properties with three or more bedrooms

For non-sheltered properties with three or more bedrooms allocated in 2010/11 (which accounted for 21 per cent of non-sheltered housing allocations: 25 per cent for Council properties and ten per cent for RSL properties) **the percentage of properties allocated to applicants from each ethnic group differed from what might be expected based on the proportion of applicants from each ethnic group for properties with three or more bedrooms on the Council's housing queues as at 31st March 2011:**

- the percentage of properties allocated to White applicants (39 per cent) was greater than might be expected based on the proportion of applicants for properties with three or more bedrooms on the council's housing queues who are White (25 per cent as at 31 March 2011) and
- the percentage of properties allocated to Black and Asian applicants (37 per cent and 15 per cent respectively) was less than might be expected based on the proportion of applicants for properties with three or more bedrooms on the Council's housing queues who are Black and Asian (41 per cent and 23 per cent respectively as at 31 March 2011).

The reasons for this are unclear but, for 2011/12, a case review is being undertaken to ensure process and working practices remain robust and that equalities requirements are being met. Any findings of such reviews are reported to the Equalities Working Group with recommendations being made as appropriate.

Housing need and gender

Overall, 52 per cent of the applications on the Council's housing queues for non-sheltered housing as at 31st March 2011 were made by women, 29 per cent were made by men and 20 per cent were joint applications. When property sizes are taken into account, there are some differences in housing need with women and joint applicants more likely than men to be seeking larger accommodation. Please note: If spouses / civil partners / partners apply for housing together, they will normally be registered as joint applicants and offered a joint tenancy as long as they are both eligible for housing (i.e. not subject to immigration control). However, the Council will consider requests not to create joint tenancies. The Council will also consider requests to create joint tenancies between other applicants.

As at 31st March 2011, the housing queues for non-sheltered housing consisted of:

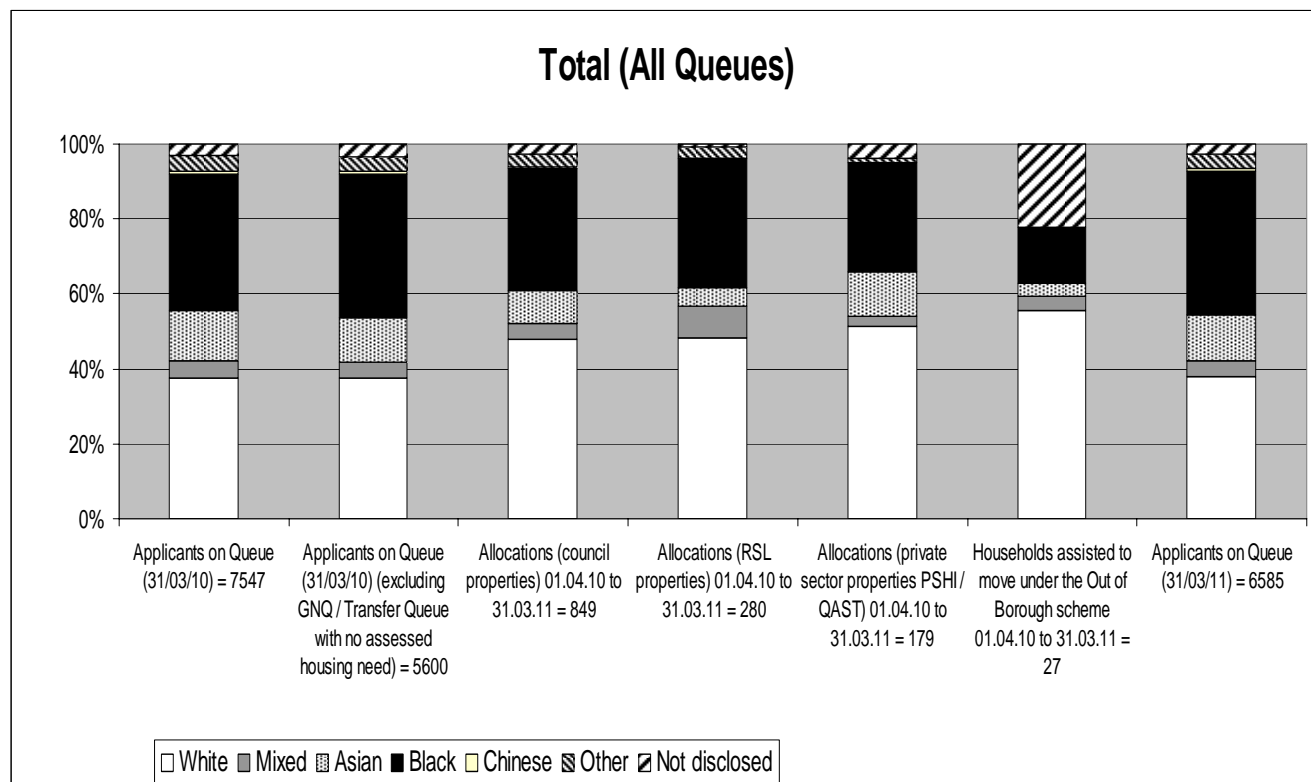
- 2,764 applications for bedsit / one bed accommodation:
 - (42 per cent sole female, 52 per cent sole male, six per cent joint)
- 1,955 applications for two bed accommodation:
 - (61 per cent sole female, 11 per cent sole male, 28 per cent joint)
- 957 applications for three bed accommodation:
 - (61 per cent sole female, 7 per cent sole male, 33 per cent joint)
- 367 applications for four bed accommodation:
 - (62 per cent sole female, two per cent sole male, 36 per cent joint)

Applicants and lettings: All properties

All Queues: Applicants and allocations		W	M	A	B	C	O	ND	Total
Applicants on all queues (31/03/10)	No	2,840	333	1,017	2,747	56	311	243	7,547
	%	38%	4%	13%	36%	1%	4%	3%	100%
Applicants on all queues (31/03/09) (excluding those on GNQ / Transfer Queue with no assessed housing need)	No	2,094	237	678	2,144	44	216	187	5,600
	%	37%	4%	12%	38%	1%	4%	3%	100%
Allocations (Council properties) 2010/11	No.	405	36	77	276	2	30	23	849
	%	48%	4%	9%	33%	0%	4%	3%	100%
Allocations (RSL properties) 2010/11	No.	135	24	14	96	0	9	2	280
	%	48%	9%	5%	34%	0%	3%	1%	100%
Allocations (private sector properties PSHI / QAST) 2010/11	No	92	5	21	52	0	2	7	179
	%	51%	3%	12%	29%	0%	1%	4%	100%
Households assisted to move under the Out of Borough scheme 2010/11	No	15	1	1	4	0	0	6	27
	%	56%	4%	4%	15%	0%	0%	22%	100%
Applicants on all queues (31/03/11)	No.	2,491	272	823	2,525	53	239	182	6,585
	%	38%	4%	13%	38%	1%	4%	3%	100%

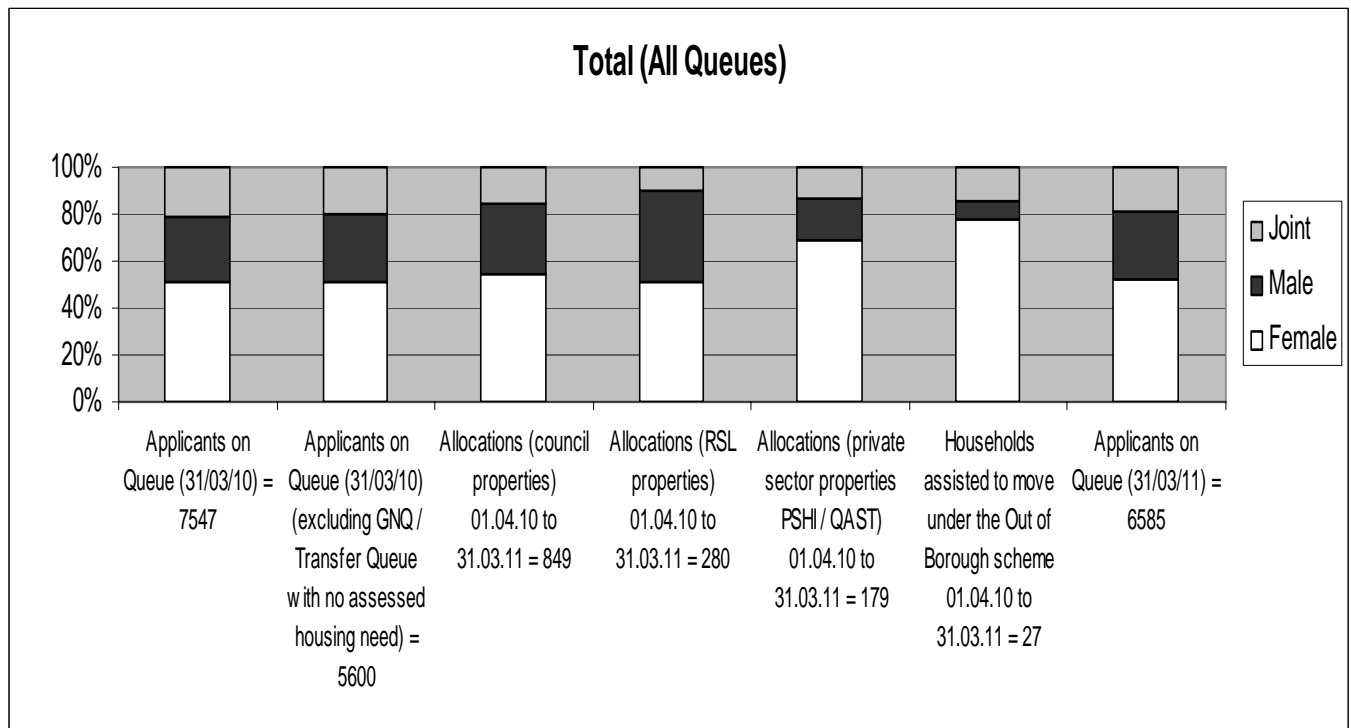
W = White, M = Mixed, A = Asian, B = Black, C = Chinese, O = Other, ND = Not disclosed.

Tables showing the allocation of Council and RSL housing (sheltered and non-sheltered housing) during 2010/11 by ethnic origin and ward are provided in Appendices 1 and 2.



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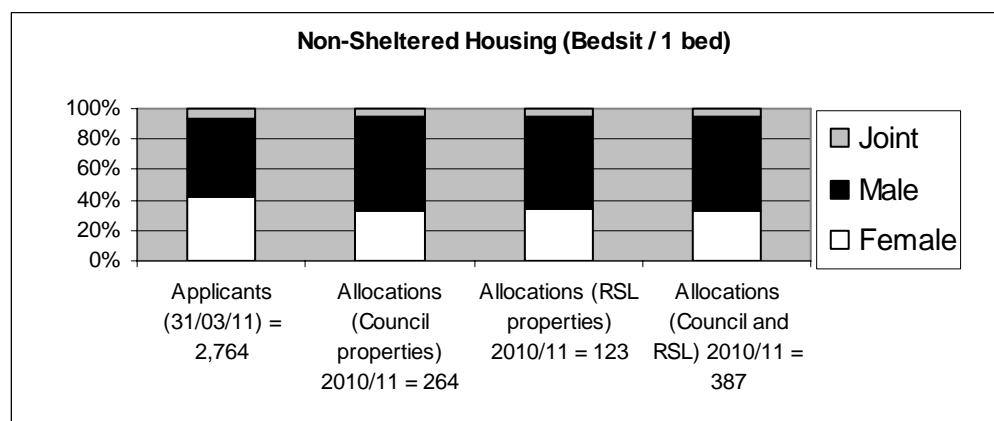
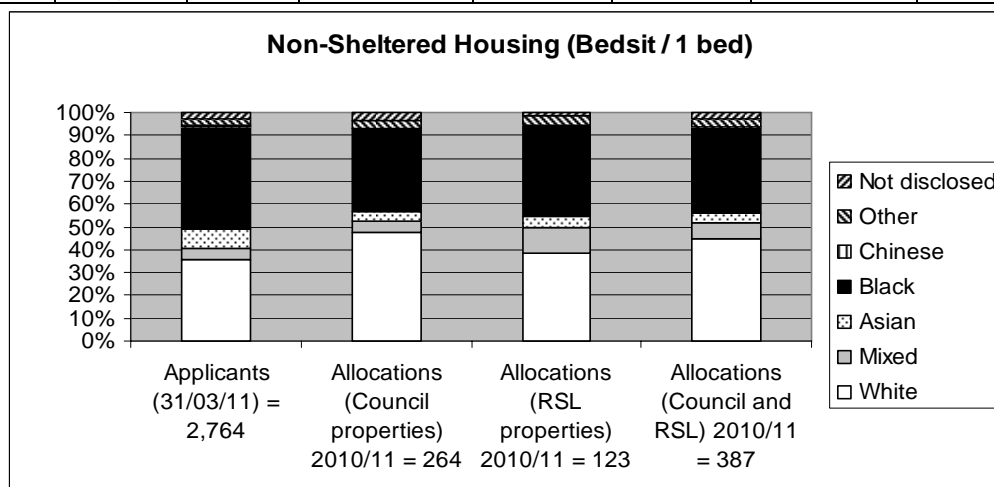
All Queues: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on all queues (31/03/10)	No.	3,840	2,124	1,583	7,547
	%	51%	28%	21%	100%
Applicants on all queues (31/03/10) (excluding those on GNQ / Transfer Queue with no assessed housing need)	No.	2,877	1,595	1,128	5,600
	%	51%	28%	21%	100%
Allocations (Council properties) 2010/11	No.	458	258	133	849
	%	54%	30%	16%	100%
Allocations (RSL properties) 2010/11	No.	143	108	29	280
	%	51%	39%	10%	100%
Allocations (private sector properties PSHI / QAST) 2010/11	No.	124	31	24	179
	%	69%	17%	13%	100%
Households assisted to move under the Out of Borough scheme 2010/11	No.	21	2	4	27
	%	78%	7%	15%	100%
Applicants on all queues (31/03/11)	No.	3,410	1,948	1,227	6,585
	%	52%	30%	19%	100%



Applicants and lettings: Non-sheltered bedsit / one bedroom properties

Non-sheltered bedsit / one bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
White	993	36%	125	47%	47	38%	172	44%
Mixed	130	5%	13	5%	14	11%	27	7%
Asian	227	8%	11	4%	6	5%	17	4%
Black	1,232	45%	97	37%	49	40%	146	38%
Chinese	18	1%	0	0%	0	0%	0	0%
Other	81	3%	8	3%	5	4%	13	3%
Not disclosed	83	3%	10	4%	2	2%	12	3%
Total	2,764	100%	264	100%	123	100%	387	100%

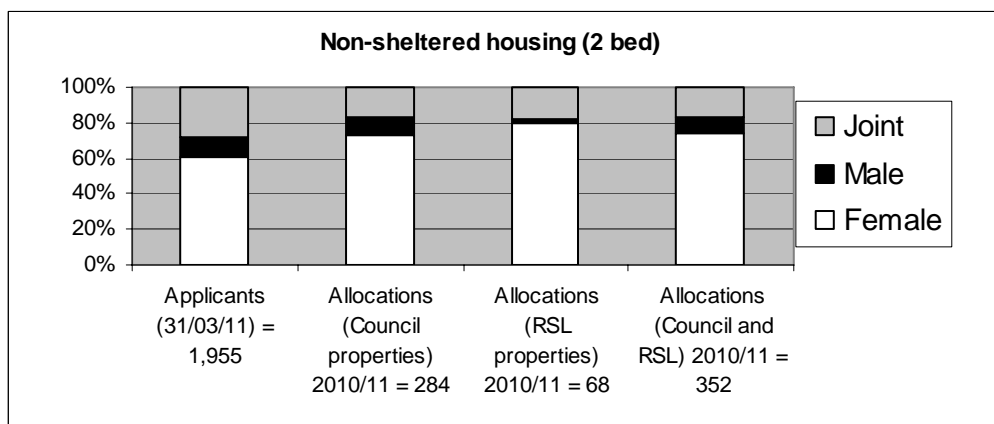
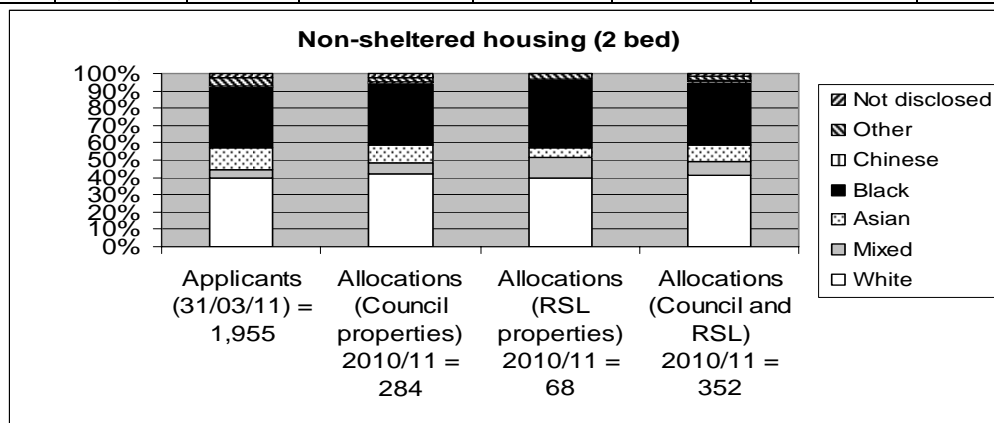
Non-sheltered bedsit / one bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
Female	1,152	42%	86	33%	42	34%	128	33%
Male	1,435	52%	165	63%	74	60%	239	62%
Joint	177	6%	13	5%	7	6%	20	5%
Total	2,764	100%	264	100%	123	100%	387	100%



Applicants and lettings: Non-sheltered two bedroom properties

Non-sheltered two bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
White	778	40%	119	42%	27	40%	146	41%
Mixed	88	5%	18	6%	8	12%	26	7%
Asian	249	13%	30	11%	4	6%	34	10%
Black	679	35%	102	36%	27	40%	129	37%
Chinese	23	1%	2	1%	0	0%	2	1%
Other	88	5%	7	2%	2	3%	9	3%
Not disclosed	50	3%	6	2%	0	0%	6	2%
Total	1,955	100%	284	100%	68	100%	352	100%

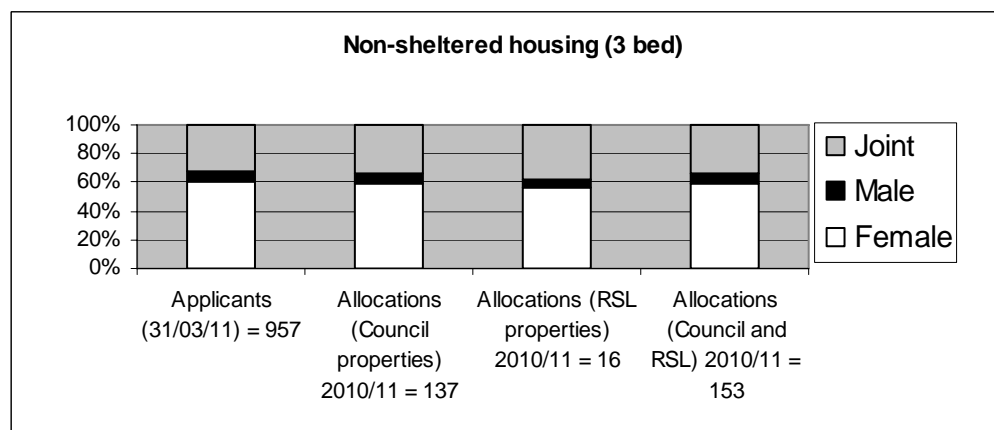
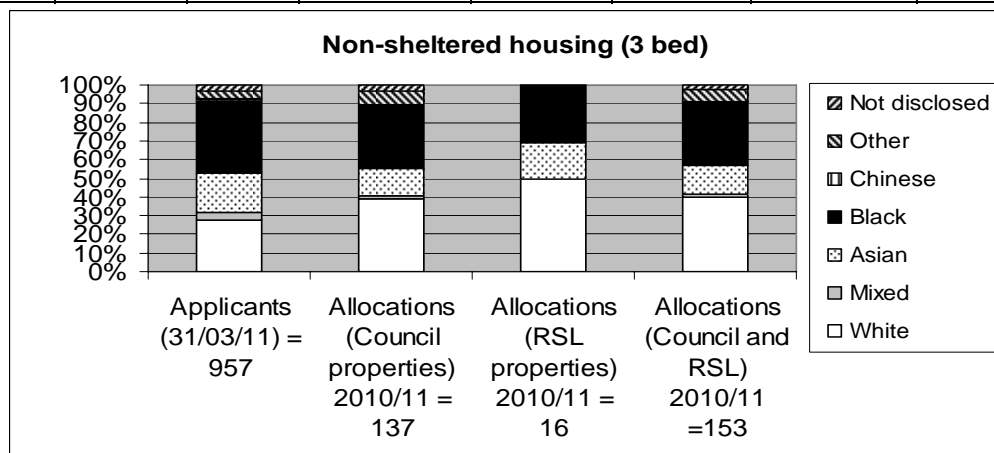
Non-sheltered two bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
Female	1,183	61%	209	74%	54	79%	263	75%
Male	221	11%	27	10%	2	3%	29	8%
Joint	551	28%	48	17%	12	18%	60	17%
Total	1,955	100%	284	100%	68	100%	352	100%



Applicants and lettings: Non-sheltered three bedroom properties

Non-sheltered three bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
White	264	28%	53	39%	8	50%	61	40%
Mixed	41	4%	3	2%	0	0%	3	2%
Asian	202	21%	20	15%	3	19%	23	15%
Black	375	39%	47	34%	5	31%	52	34%
Chinese	7	1%	0	0%	0	0%	0	0%
Other	37	4%	10	7%	0	0%	10	7%
Not disclosed	31	3%	4	3%	0	0%	4	3%
Total	957	100%	137	100%	16	100%	153	100%

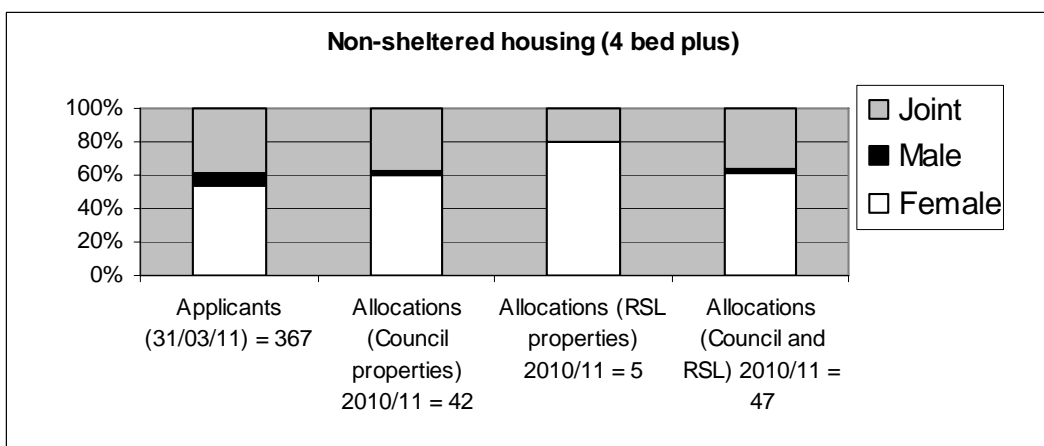
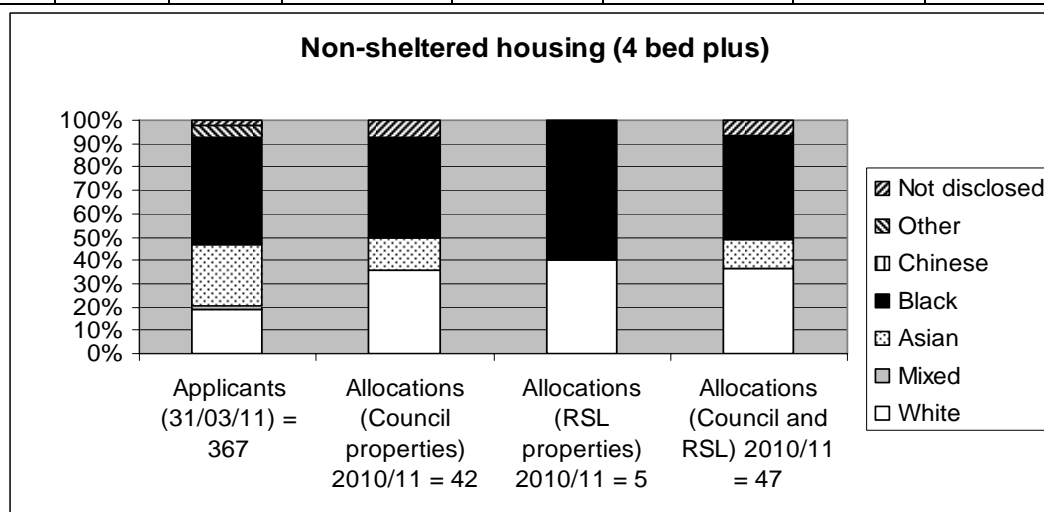
Non-sheltered three bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
Female	582	61%	81	59%	9	56%	90	59%
Male	64	7%	10	7%	1	6%	11	7%
Joint	311	33%	46	34%	6	38%	52	34%
Total	957	100%	137	100%	16	100%	153	100%



Applicants and lettings: Non-sheltered properties with four or more bedrooms

Non-sheltered properties with four or more bedrooms								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
White	70	19%	15	36%	2	40%	17	36%
Mixed	6	2%	0	0%	0	0%	0	0%
Asian	96	26%	6	14%	0	0%	6	13%
Black	167	46%	18	43%	3	60%	21	45%
Chinese	2	1%	0	0%	0	0%	0	0%
Other	19	5%	0	0%	0	0%	0	0%
Not disclosed	7	2%	3	7%	0	0%	3	6%
Total	367	100%	42	100%	5	100%	47	100%

Non-sheltered three bedroom properties								
	Applicants (31/03/11)		Allocations (Council properties) 2010/11		Allocations (RSL properties) 2010/11		Allocations (total) 2010/11	
	No.	%	No.	%	No.	%	No.	%
Female	197	54%	25	60%	4	80%	29	62%
Male	29	8%	1	2%	0	0%	1	2%
Joint	141	38%	16	38%	1	20%	17	36%
Total	367	100%	42	100%	5	100%	47	100%



Improving the supply of appropriately sized and accessible affordable rented housing

A range of actions is required to meet the need for affordable rented housing including larger properties (for which there is a particularly high need among Black and Asian applicants) and accessible housing suitable for disabled people, including wheelchair users.

Under-occupation: The Room to Move Scheme

Under the Council's 'Room to Move' under-occupation scheme, Council tenants who are under-occupying their property (predominantly older White tenants) and are willing to move to a smaller property, which is more suitable for their needs are:

- Given priority for transfers (through registration on the Council's Interest Queue)
- Given a particular priority for the allocation of new-build, general needs social rented housing developed by RSLs
- Allowed to keep a spare room if giving up more than two rooms, or more than one spare room if giving up a property with five or more bedrooms (i.e. they can move to a smaller property with spare room(s), whereas most tenants are offered transfers to properties with only the number of rooms their household is assessed as requiring under the Allocation Scheme)
- Eligible for a cash incentive of £1,500 for each spare room they give up (up to a maximum of £5,000 where three or more bedrooms are given up).
- Offered non-monetary flexible incentives (e.g. redecoration and / or renewal of carpets) and higher monetary incentives where appropriate.
- Offered a smaller property with any adult child(ren) residing with them being offered another property, in order to release the larger property.

Housing association tenants who are under-occupying their property and are rehoused by their landlord to a smaller property which is more suitable for their needs may also qualify for a payment if their landlord lets the property they have vacated to a family nominated by the Council.

In addition, an under-occupying Wandsworth Council tenant or housing association tenant who exchanges their property with an overcrowded Wandsworth Council tenant may also qualify for payment under the scheme. Full payment will be made where the exchange is a 'perfect fit' i.e. it results in both the tenant receiving payment and the tenant they exchange with occupying properties which they would be entitled to occupy under the Council's Allocation Scheme. However, the mutual exchange scheme allows tenants to move to a property where they have one spare room. Where this happens, tenants will be entitled to the same payment they would have received should the exchange have been a 'perfect fit'.

In 2010/11, 50 under occupation transfers were completed (including 19 into sheltered / extra care housing) against a revised target of 72 (including 15 into sheltered / extra care housing) which helped to free up large family sized accommodation for those families needing to move. The forecast for performance in this area has reduced compared to 2009/10. The reason for this is because there was a need to divert offers from transfers, which includes under occupying household to the homeless queue to deal with the increase in demand. The Housing Department remains committed to maintaining underoccupation moves and initiatives. However the pent up demand for moves to smaller units has generally now been met and the levels of activity are perhaps more realistic in terms of target number of moves the Department can anticipate year on year.

Tackling unauthorised occupation

To tackle unauthorised occupation, the Housing Department works with the internal audit service to ensure that homes where the legal tenant no longer resides are identified and that action is taken to recover the properties. In 2010/11 the Department identified 32 properties occupied by unauthorised occupants and took the necessary action to enable these properties to be re-let to households in need.

Development of affordable rented housing

Development of new affordable rented housing can help increase the supply of appropriately sized and accessible affordable rented housing either:

- Directly or
- Indirectly – As discussed above, tenants who are under-occupying larger properties are given particular priority for the allocation of new-build, general needs rented housing developed by RSLs so the development of smaller new-build properties should also result in a number of existing family-sized properties, which are currently under-occupied, becoming available.

The tables below provide information about the amount of general needs rented housing that was available to the Housing Department to allocate during 2010/11 and the number of such properties that are predicted to complete in time for the Housing Department to allocate them during 2011/12.

The low number of completions in 2010/11 can be attributed to the recession and a consequent lack of developer finance and the significant uncertainties in the housing market.

New build general needs rented housing allocated during 2010/11:						
	1 bed	2 bed	3 bed	4 bed	5 bed or larger	Total
Council developments (hidden homes and conversions)	3	7	3	0	1	14
RSL developments	4	11	4	0	2	21
Total	7	18	7	0	3	35

New build general needs rented housing predicted to complete in time to be allocated in 2011/12:						
	1 bed	2 bed	3 bed	4 bed	5 bed or larger	Total
Council developments (hidden homes and conversions)	11	4	3	0	0	18
RSL developments	17	23	13	0	0	53
Total	28	27	16	0	0	71

The Housing Department (Strategy and Development section) are in the process of improving the 'Development pipeline' database, on which information about what is being built and when it is expected to complete is recorded, to include information about how much of the rented housing being developed will be wheelchair accessible.

As set out below, work is ongoing to identify opportunities for the development of additional affordable rented housing (including addressing appropriate size and accessibility issues).

The Core Strategy⁴, which is the most important document of the Local Development Framework, was formally adopted by the Council in October 2010 (Paper No. 10-694⁵). The strategy identifies targets for the development of affordable housing and also identifies that the Council will seek, on development sites of more than ten units, 33 per cent affordable housing with an affordable housing tenure split of 70 per cent social rent and 30 per cent intermediate housing (to be reviewed and adjusted as appropriate in line with the findings of future Housing Market Assessments and updates to the London Plan).

It also states (at Policy IS5f) that new dwellings should be built to Lifetime Homes standards and at least ten per cent of new homes provided should be wheelchair accessible.

As set out in Paper No. 11-364⁶, it is expected that the Council should be in a position to formally adopt the Development Management Policies Document (DMPD)⁷ and Site Specific Allocations Document (SSAD)⁸ which set out planning requirements in more detail, in the spring of 2012. The Proposed Submission versions of these documents have been used as material considerations in the determination of planning applications since 29th October 2010 (as approved by Paper No. 10-695⁹) and, as approved by the Council's Executive in April 2011 (Paper No. 11-364), the Submission versions of these documents will be used as material considerations in the determination of planning applications from the date they are submitted to the Secretary of State for examination by the Planning Inspectorate.

The DMPD (Committee Submission version)¹⁰ states that planning permission will be granted for proposals for affordable housing developments which demonstrate that a mix of dwelling sizes has been provided taking into account the borough-level indicative proportions set out in the table below (which will be kept under review). It further states that, when considering proposals, the dwelling mix will be applied flexibly in light of individual site circumstances, including location, site constraints, sustainable design, the need to provide mixed and balanced communities, viability and the availability of public subsidy including HCA funding. The DMPD also aims to protect family homes by limiting the circumstances where family homes can be converted into flats.

Dwelling size	Intermediate	Social Rent
1 bed	35%	15%
2 bed	45%	45%
3 bed	17%	30%
4 bed or larger	3%	10% (of which up to 2% should be 5 bedroom)

Further guidance on the implementation of the Core Strategy housing policy will be set out in the forthcoming Housing Supplementary Planning Document.

⁴ http://www.wandsworth.gov.uk/info/856/local_development_framework/585/core_strategy

⁵ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=11707>

⁶ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13685>

⁷ http://www.wandsworth.gov.uk/info/856/local_development_framework/587/development_management_policies_document

⁸ http://www.wandsworth.gov.uk/info/856/local_development_framework/588/site_specific_allocations_document

⁹ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=11708>

¹⁰ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13702>

These targets have been drawn up taking account of the potential provision of affordable housing from all sources including:

- the Council's hidden homes initiative¹¹ which turns redundant spaces and buildings on existing housing estates into good quality accommodation – The Council is continuing to increase the supply of affordable housing through its highly successful hidden homes programme by:
 - Progressing the contract with Notting Hill Housing Trust to deliver 67 affordable homes
 - Developing 38 new family-sized homes for social rent by extending existing blocks onto disused land at the back of the Rollo estate in Battersea (The Council has been awarded £3.6million in Government funding to help pay for this)¹².
- Registered Social Landlords and
- Planning agreements or conditions on private residential or mixed use development.

As highlighted in the updated 'People with a Physical Disability, Chronic Illness and Sensory Impairment Housing Policy Statement and Strategy'¹³ which was approved in April 2011 subject to any minor changes or corrections arising from consultation with local residents and community groups (Paper No. 11-353¹⁴), the Housing Department is fully committed to working with the planning department, developers and registered providers to meet national, regional and local targets for accessible housing. As set out on page 15 of this document, the Housing Department (Strategy and Development section) are in the process of improving the 'Development pipeline' database, on which information about what is being built and when it is expected to complete is recorded, to include information about how much of the rented housing being developed will be wheelchair accessible.

Meeting targets for the development of affordable rented housing (including targets in relation to size and accessibility), which are being reviewed following the publication of the replacement London Plan (published 22 July 2011)¹⁵, is dependent on a number of factors namely:

- a buoyant housing market where the value of market housing is sufficient to cross subsidise the development of affordable housing; and
- grant availability – The levels of grant have increased considerably over the last five years. However, a new funding framework is now in place and the Homes and Communities Agency (HCA) have stated that requests for grant should be for the minimum necessary in order to make development viable. Registered providers of social housing will be expected to supplement grant funding with other sources of revenue including income from disposals and setting higher rents for some properties, both new build and a proportion of relets.

¹¹ www.wandsworth.gov.uk/hiddenhomes

¹² <http://www.wandsworth.gov.uk/legacy/news/pressreleasedetail.asp?id=7136>

¹³ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13790>

¹⁴ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13789>

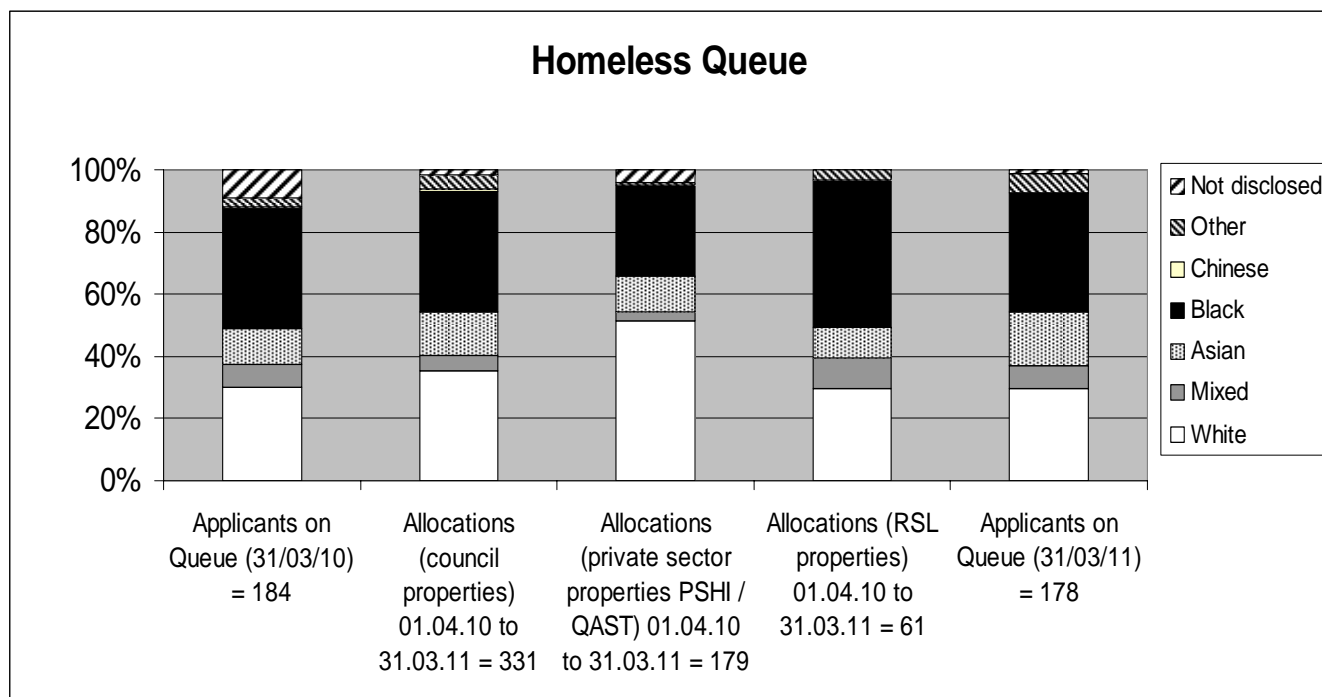
¹⁵ <http://www.london.gov.uk/priorities/planning/londonplan>

The Homeless Queue and other homelessness prevention solutions

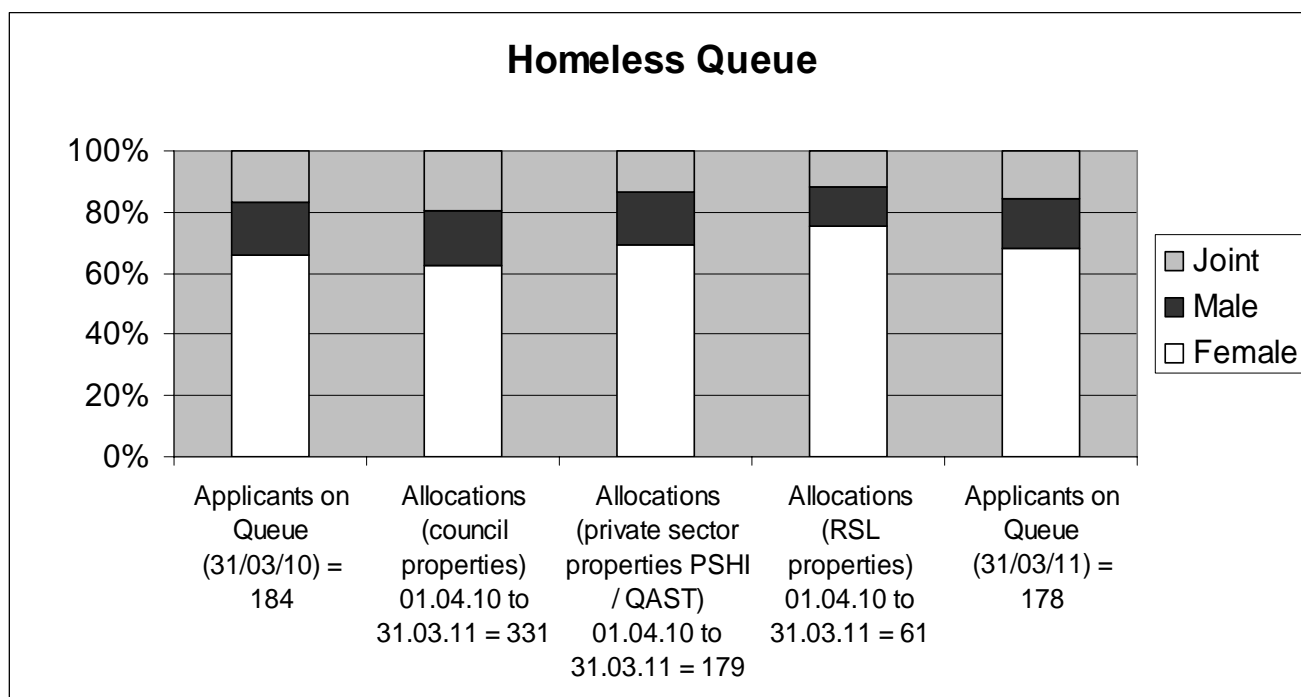
Households accepted by the Council as homeless and entitled to rehousing are provided with temporary accommodation and placed on the Homeless Queue.

However, these households and those who are threatened with homelessness are, where appropriate, encouraged to consider the option of accepting a private sector tenancy under the Council's Private Sector Housing Initiative (PSHI) or QAST (Qualifying Assured Shorthold Tenancy) scheme. In 2010/11, 179 households were assisted under these schemes.

Homeless Queue: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queue (31/03/10)	No.	55	14	21	71	1	5	17	184
	%	30%	8%	11%	39%	3%	3%	9%	100%
Allocations (Council properties) 2010/11	No.	117	17	46	128	2	15	6	331
	%	35%	5%	14%	39%	1%	5%	2%	100%
Allocations (RSL properties) 2010/11	No.	18	6	6	29	0	2	0	61
	%	30%	10%	10%	48%	0%	3%	0%	100%
Allocations (private sector properties via PSHI / QAST) 2010/11	No.	92	5	21	52	0	2	7	179
	%	51%	3%	12%	29%	0%	1%	4%	100%
Applicants on the queue (31/03/11)	No.	53	13	31	68	0	11	2	178
	%	30%	7%	17%	38%	0%	6%	1%	100%



Homeless Queue: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	121	32	31	181
	%	66%	17%	17%	100%
Allocations (Council properties) 2010/11	No.	207	60	64	331
	%	63%	18%	19%	100%
Allocations (RSL properties) 2010/11	No.	46	8	7	61
	%	75%	13%	11%	100%
Allocations (private sector properties via PSHI / QAST) 2010/11	No.	124	31	24	179
	%	69%	17%	13%	100%
Applicants on the queue (31/03/11)	No.	121	29	28	178
	%	68%	16%	16%	100%



The General Needs Queue

Currently most people are, by law, eligible for social housing. The only exceptions are:

- applicants from abroad without settled immigration status in the UK as prescribed by the Secretary of State; and
- applicants who the Council considers to be unsuitable to be a tenant of the Council because s/he, or a member or his / her households have been guilty of unacceptable behaviour serious enough to make them unsuitable to be a tenant of the authority.

Most applicants, if eligible, will be registered on the General Needs Queue except Wandsworth Council tenants applying for a transfer. Generally, applicants on this queue are assessed under the Council's main points scheme. Points are given for factors such as overcrowding, unsuitability or lack of current accommodation and medical need.

Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations

Since the enactment of the Homelessness Act 2002, local housing authorities are no longer allowed to restrict their housing queues to local residents or to exclude applicants on the basis of their income (although the enactment of the Localism Act is expected to give local authorities greater powers to restrict access to their housing queues). Therefore, applicants can apply to join a local authority's housing register even if they do not live in the area. However, local authorities are allowed to give people who already live in the area priority and the Council's Allocation Scheme sets out a series of tie-breakers, of which local connection is one, to be used where two cases have equal priority under the scheme.

As previously mentioned on page 3, the Department is in the process of reviewing the Borough's Scheme of Allocation in light of the publication in December 2009 of the 'Fair and Flexible: statutory guidance on social housing allocations for local authorities in England' and the changes to relevant legislation expected to be introduced through the enactment of the Localism Act. In particular, the Department is in the process of identifying and considering options to further prioritise local residents and working households for housing, provide greater priority to members of the armed forces and consider how continuity of schooling or other education can be a factor in determining allocations. Any proposed changes to the Allocation Scheme will be assessed to ensure that they support the Council's aim of ensuring that its allocation policies are operated in a manner which is fair to all sections of the community.

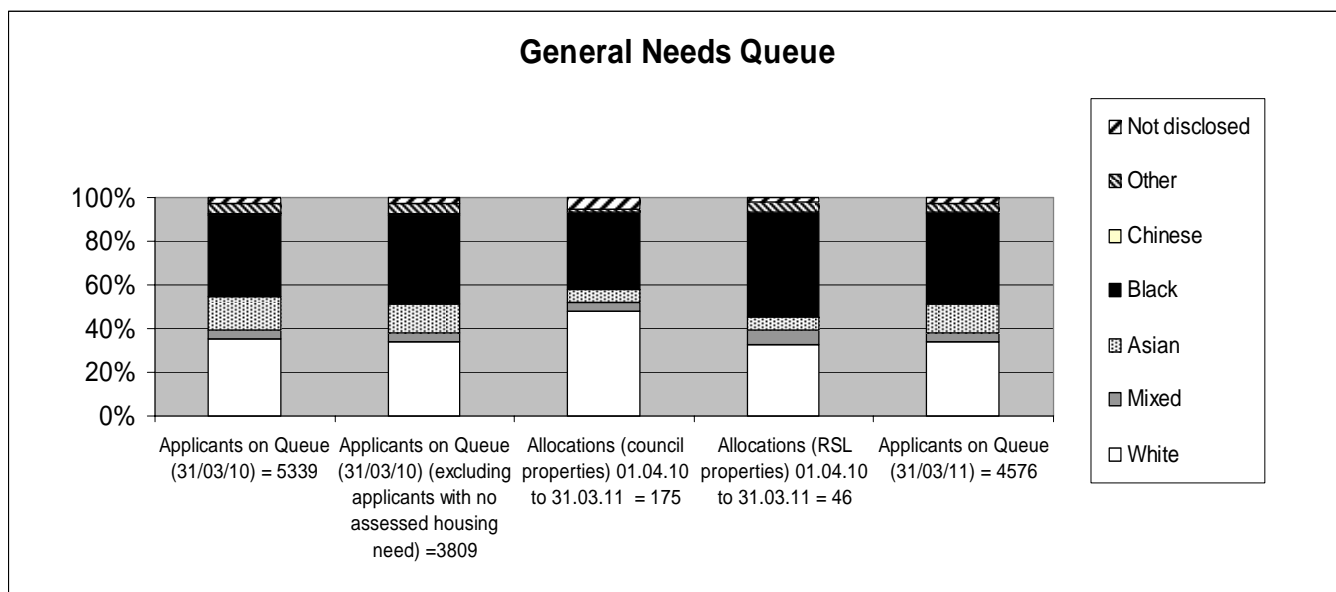
There were, as at 31st March 2011, 4,576 applicants on the General Needs Queue but 1,004 (22 per cent) of them were out of borough applicants.

At the end of March 2011, the number of applicants on the General Needs Queue was 14 per cent down on the previous year. In the main this reflects policy changes agreed in Paper No. 09-522 in June 2009: Applicants with no assessed housing need are no longer prompted to renew their application and the policy around bedroom entitlement was changed to reflect the national "bedroom standard".

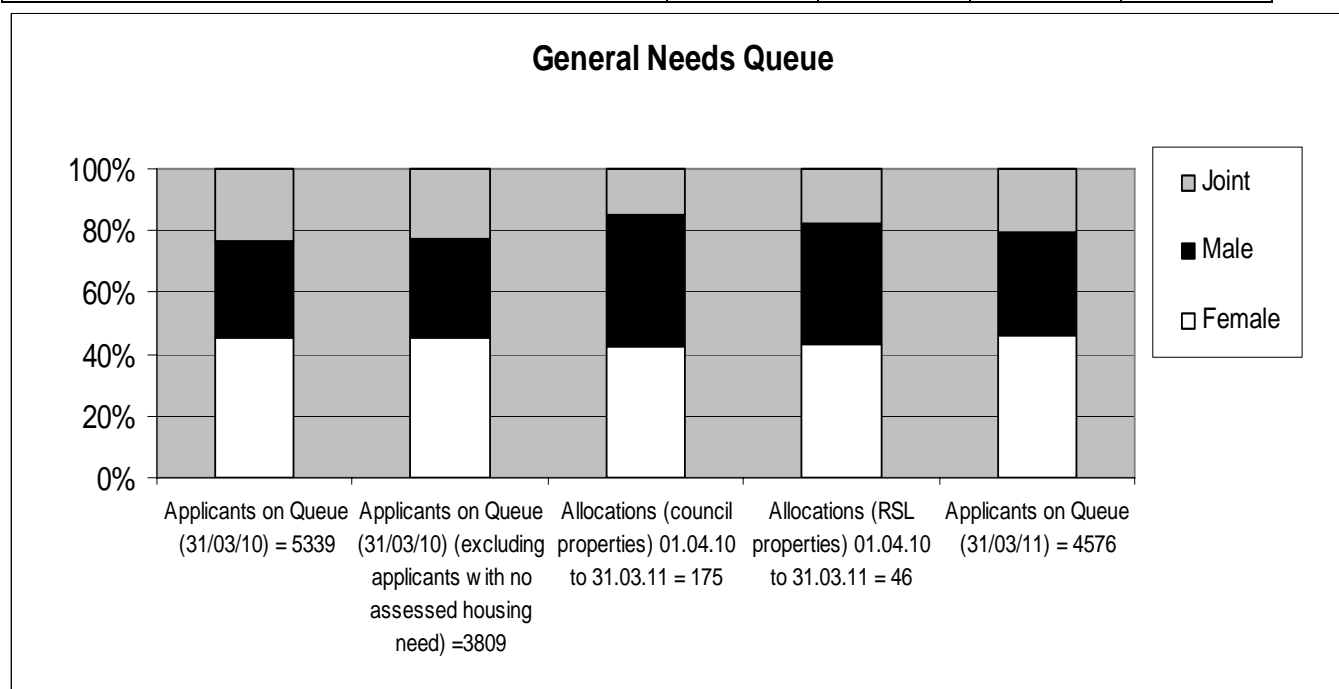
General Needs Queue: Applicants and allocations									
		W	M	A	B	C	O	ND	Total
Applicants on the queue (31/03/10)	No	1,870	243	793	2,004	44	242	143	5,339
	%	35%	5%	15%	38%	1%	5%	3%	100%
Applicants on the queue (31/03/10) (excluding those with no assessed housing need)	No	1,292	164	499	1,552	34	163	105	3,809
	%	34%	4%	13%	41%	1%	4%	3%	100%
Allocations (Council properties) 2010/11	No	84	7	11	61	0	3	9	175
	%	48%	4%	6%	35%	0%	2%	5%	100%
Allocations (RSL properties) 2010/11	No	15	3	3	22	0	2	1	46
	%	33%	7%	7%	48%	0%	4%	2%	100%
Applicants on the queue (31/03/11)	No	1,548	204	610	1,873	40	171	130	4,576
	%	34%	4%	13%	41%	1%	4%	3%	100%

W = White, M = Mixed, A = Asian, B = Black, C = Chinese, O = Other, ND = Not disclosed.

Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations



General Needs Queue: Applicants And Allocations					
		Female	Male	Joint	Total
Applicants on queue (31/03/10)	No.	2,429	1,664	1,246	5,339
	%	46%	31%	23%	100%
Applicants on queue (31/03/10) (excluding those with no assessed housing need)	No.	1,718	1,239	852	3,809
	%	45%	33%	22%	100%
Allocations (Council properties) 2010/11	No.	74	75	26	175
	%	42%	43%	15%	100%
Allocations (RSL properties) 2010/11	No.	20	18	8	46
	%	43%	39%	17%	100%
Applicants on queue (31/03/11)	No.	2,120	1,516	940	4,576
	%	46%	33%	21%	100%

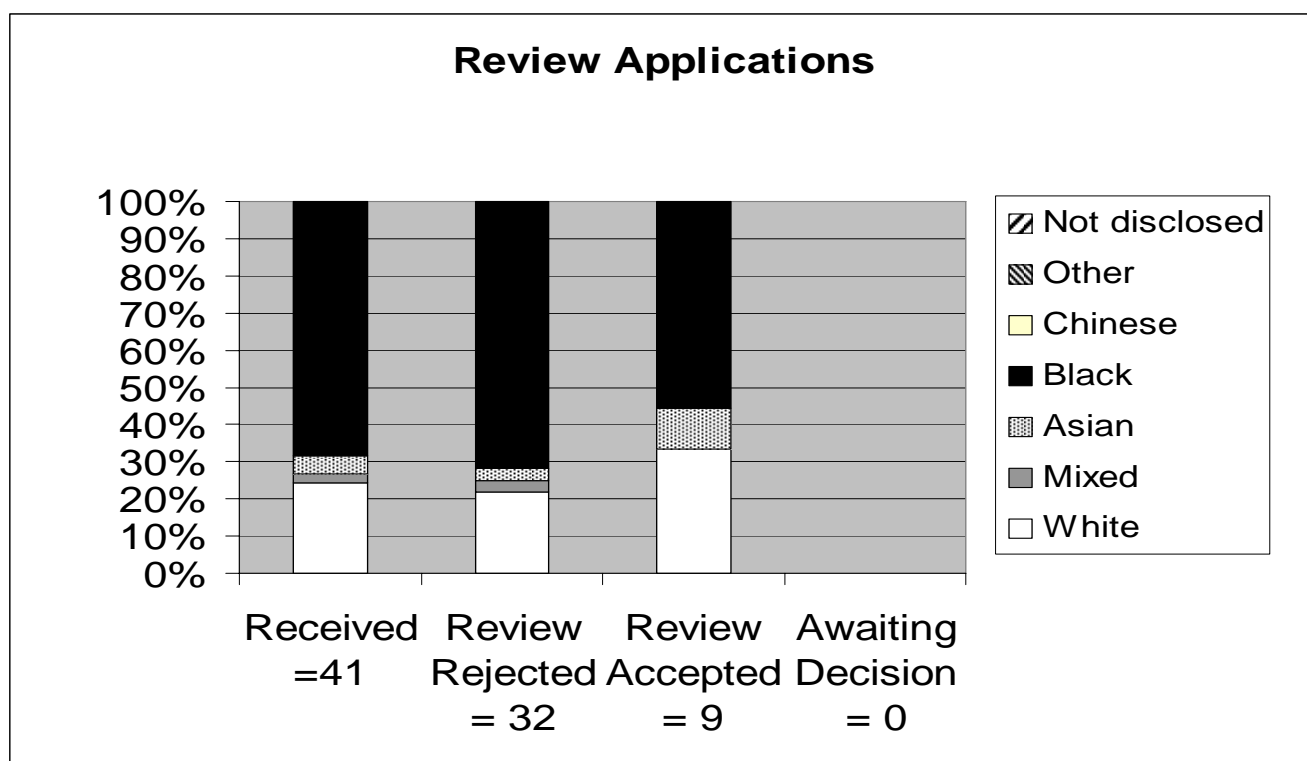


Housing register reviews

Under the Housing Act 1996, an applicant to the General Needs Queue has the right to request a review if he or she is refused entry to, or removed from, the General Needs Queue. Following the enactment of the final part of the Homelessness Act 2002, the grounds on which an application can be denied or removed are limited to three – immigration status, unreasonable behaviour and refusal of an offer of suitable accommodation.

During 2010/11, the Department received 40 requests to review a decision that the applicant had refused a reasonable offer of accommodation as set out under section 193(2) of the Housing Act 1996 (as amended), one request to review a decision that the applicant was not eligible due to unreasonable behaviour and no requests to review a decision that the applicant was not eligible due to immigration status. Overturned decisions (i.e. cases where the appeal is accepted) usually occur as a result of applicants providing additional, new information as part of their appeal case, which invariably changes the applicant's original circumstances.

Housing register review requests received during 2010/11								
	Received		Appeal Rejected		Appeal Accepted		Awaiting decision	
	No.	%	No.	%	No.	%	No.	%
White	10	24%	7	22%	3	33%	0	0%
Mixed	1	2%	1	3%	0	0%	0	0%
Asian	2	5%	1	3%	1	11%	0	0%
Black	28	68%	23	72%	5	56%	0	0%
Chinese	0	0%	0	0%	0	0%	0	0%
Other	0	0%	0	0%	0	0%	0	0%
Not disclosed	0	0%	0	0%	0	0%	0	0%
Total	41	100%	32	100%	9	100%	0	100%



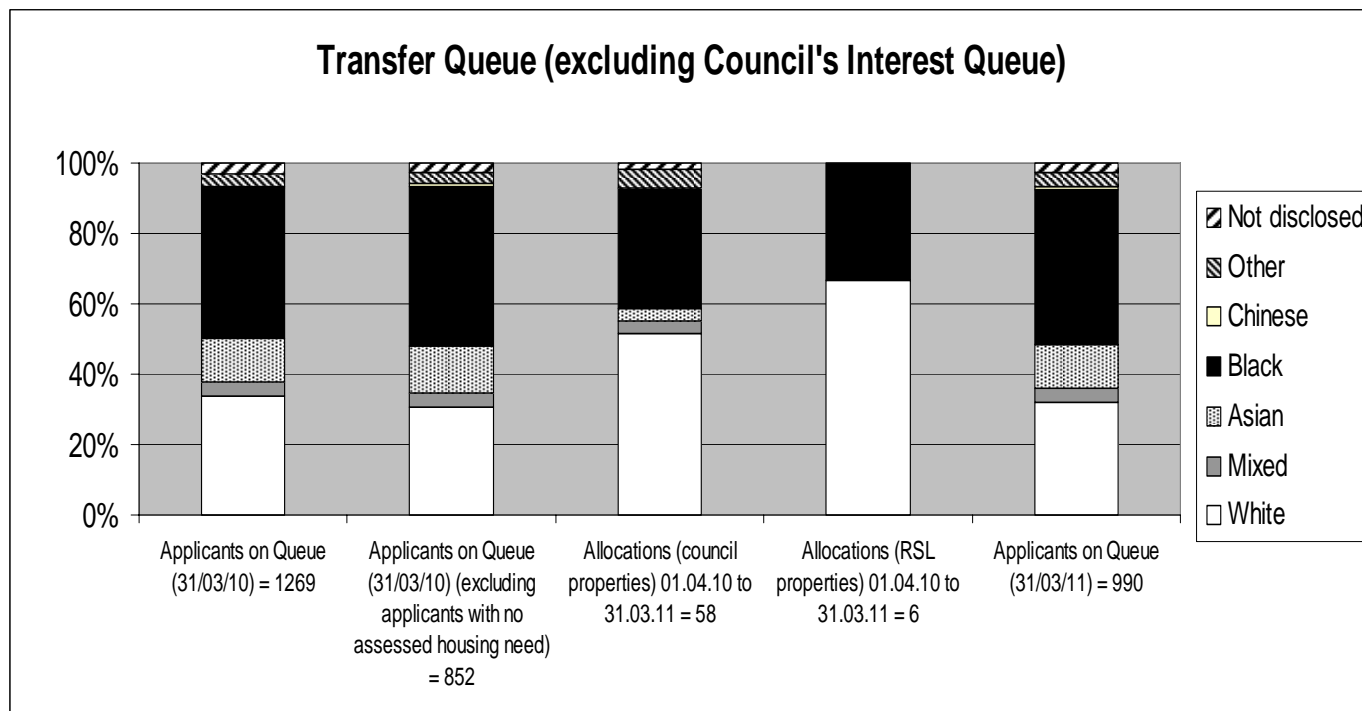
The Council Tenant Transfer Queue and the 'Out of Borough' Scheme

Most applications to move made by Wandsworth Council tenants, if accepted, are registered on the Council Tenant Transfer Queue. Points are given for factors such as overcrowding and medical need. Tenants who are under-occupying their properties and are willing to move to a smaller property are registered on the Council's Interest Queue (see page 25).

The Department also operates the 'Out of Borough' scheme, through which it can assist Wandsworth Council tenants, housing association tenants and applicants registered on the Homeless Queue who want to find housing out of the borough to do so. Usually, applicants assisted to move under this scheme move into private rented housing. During 2010/11, 27 households (24 Wandsworth Council tenants and three housing association tenants) were assisted under the scheme (see page 24).

Council Tenant Transfer Queue: Applicants and Allocations									
		W	M	A	B	C	O	ND	Total
Applicants on queue (31/03/10)	No.	429	53	156	539	8	45	39	1,269
	%	34%	4%	12%	42%	1%	4%	3%	100%
Applicants on queue (31/03/10) (excluding those with no assessed housing need)	No	261	36	111	388	6	29	21	852
	%	31%	4%	13%	46%	1%	3%	2%	100%
Allocations (Council properties) 2010/11	No.	30	2	2	20	0	3	1	58
	%	52%	3%	3%	34%	0%	5%	2%	100%
Allocations (RSL properties) 2010/11	No.	4	0	0	2	0	0	0	6
	%	67%	0%	0%	33%	0%	0%	0%	100%
Applicants on queue (31/03/11)	No.	318	38	125	433	8	40	28	990
	%	32%	4%	13%	44%	1%	4%	3%	100%

W = White, M = Mixed, A = Asian, B = Black, C = Chinese, O = Other, ND = Not disclosed.

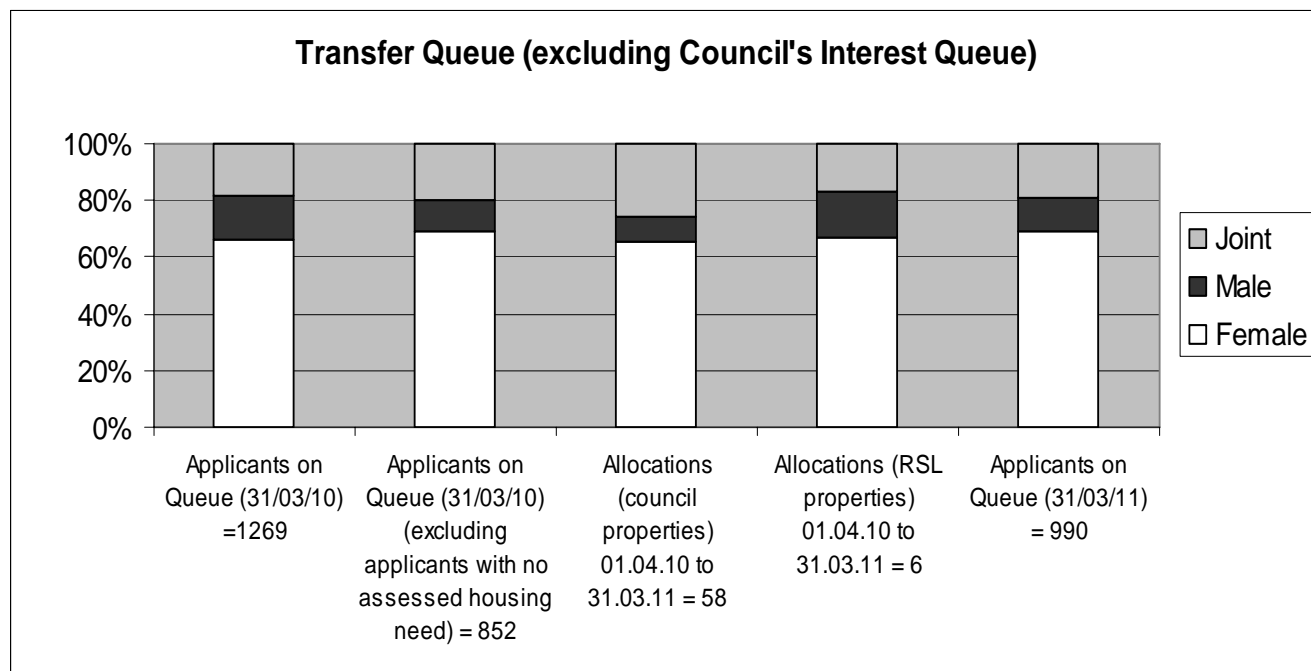


Households assisted to move through the Out Of Borough Scheme									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Households assisted to move through the 'Out of Borough' scheme during 2010/11	No. %	15 56%	1 4%	1 4%	4 15%	0 0%	0 0%	6 22%	27 100%

Council Tenant Transfer Queue: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No. %	842 66%	195 15%	232 18%	1,269 100%
Applicants on the queue (31/03/10) (excluding those with no assessed housing need)	No. %	590 69%	91 11%	171 20%	852 100%
Allocations (Council properties) 2010/11	No. %	38 66%	5 9%	15 26%	58 100%
Allocations (RSL properties) 2010/11	No. %	4 67%	1 17%	1 17%	6 100%
Applicants on the queue (31/03/11)	No. %	683 69%	121 12%	186 19%	990 100%

Households assisted to move through the Out Of Borough Scheme				
		Female	Male	Total
Households assisted to move through the 'Out of Borough' scheme during 2010/11	No. %	21 78%	2 7%	27 100%

Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations



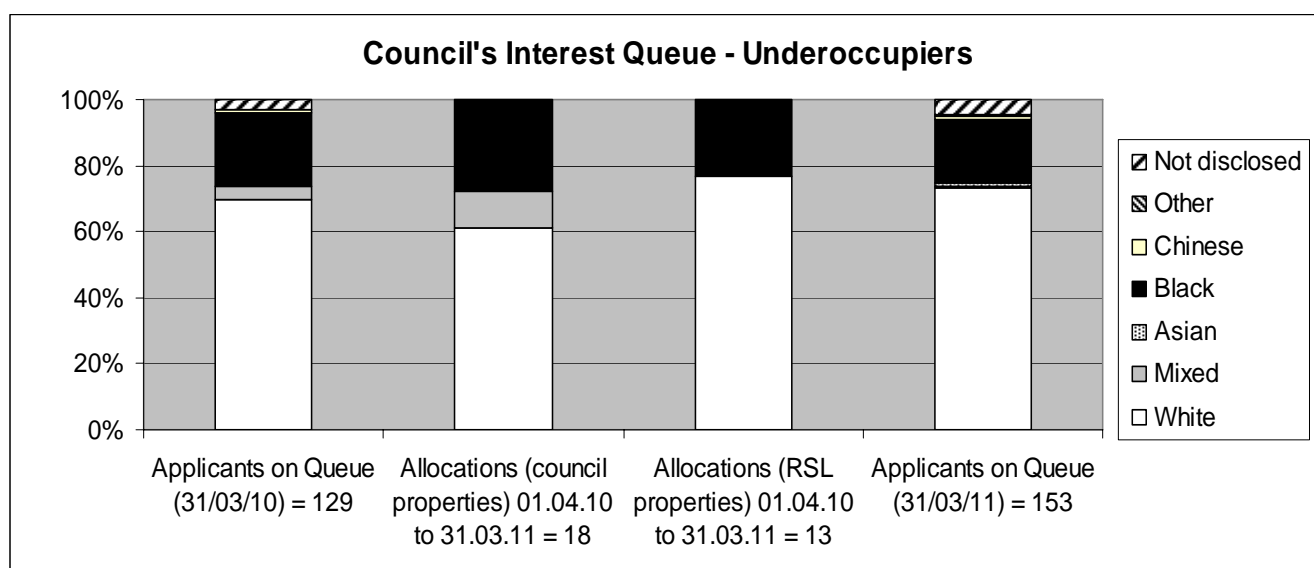
The Council's Interest Queue: Underoccupation, essential repairs and management transfers

Some transfer applications made by Wandsworth Council tenants are registered on the Council's Interest Queue:

- Tenants required to leave their homes at the request of the council because of the need to carry out major works or essential repairs*;
- Tenants needing to move from a situation of immediate risk. These are known as management transfers*;
- Tenants willing to move to a smaller home under the Room to Move Scheme - The purpose of the Room to Move Scheme (see page 14) is to offer Wandsworth Council tenants who are under-occupying (i.e. who have at least one spare bedroom) the opportunity to transfer to smaller accommodation more suited to their needs. (Please note: underoccupying tenants who request transfers into sheltered or extra care housing are placed on the Older Persons Housing Queue).

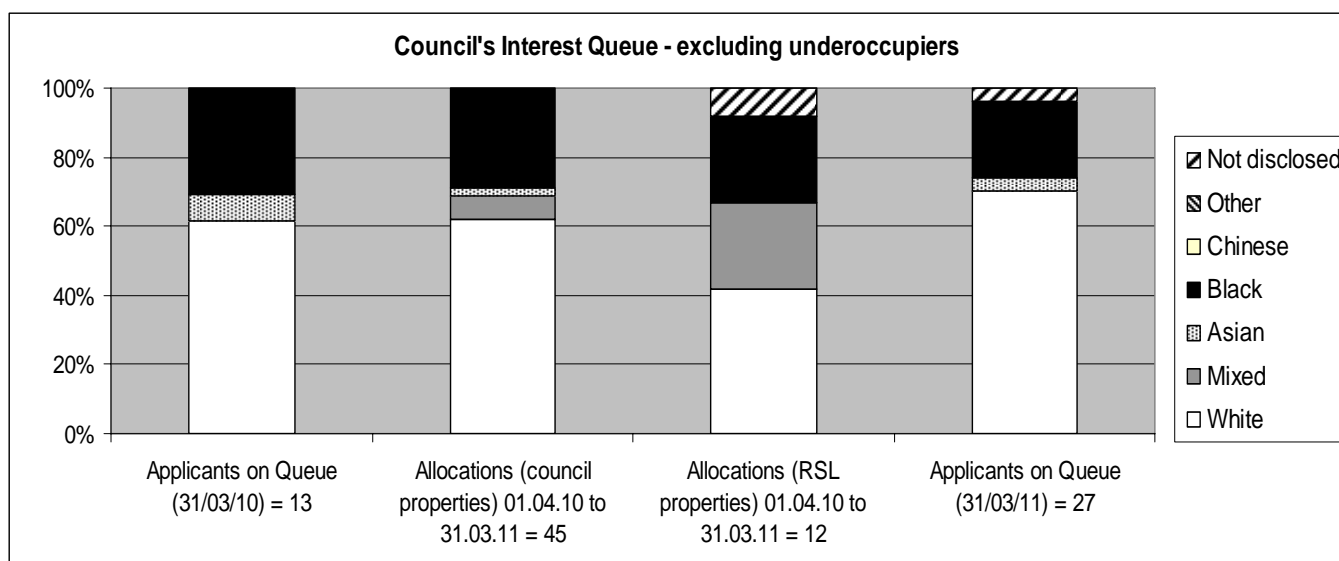
* Such applications are, if approved, prioritised for an offer against a target of eight weeks from the date of approval, and will normally be offered a similar sized property to the one they are living in (i.e. the same number of bedrooms) unless they are under-occupying or statutorily overcrowded.

The Council's Interest Queue - Underoccupiers: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queue (31/03/10)	No.	90	5	0	29	1	0	4	129
	%	70%	4%	0%	22%	1%	0%	3%	100%
Allocations (Council properties) 2010/11	No.	11	2	0	5	0	0	0	18
	%	61%	11%	0%	28%	0%	0%	0%	100%
Allocations (RSL properties) 2010/11	No.	10	0	0	3	0	0	0	13
	%	77%	0%	0%	23%	0%	0%	0%	100%
Applicants on the queue (31/03/11)	No.	112	1	1	30	1	1	7	153
	%	73%	1%	1%	20%	1%	1%	5%	100%

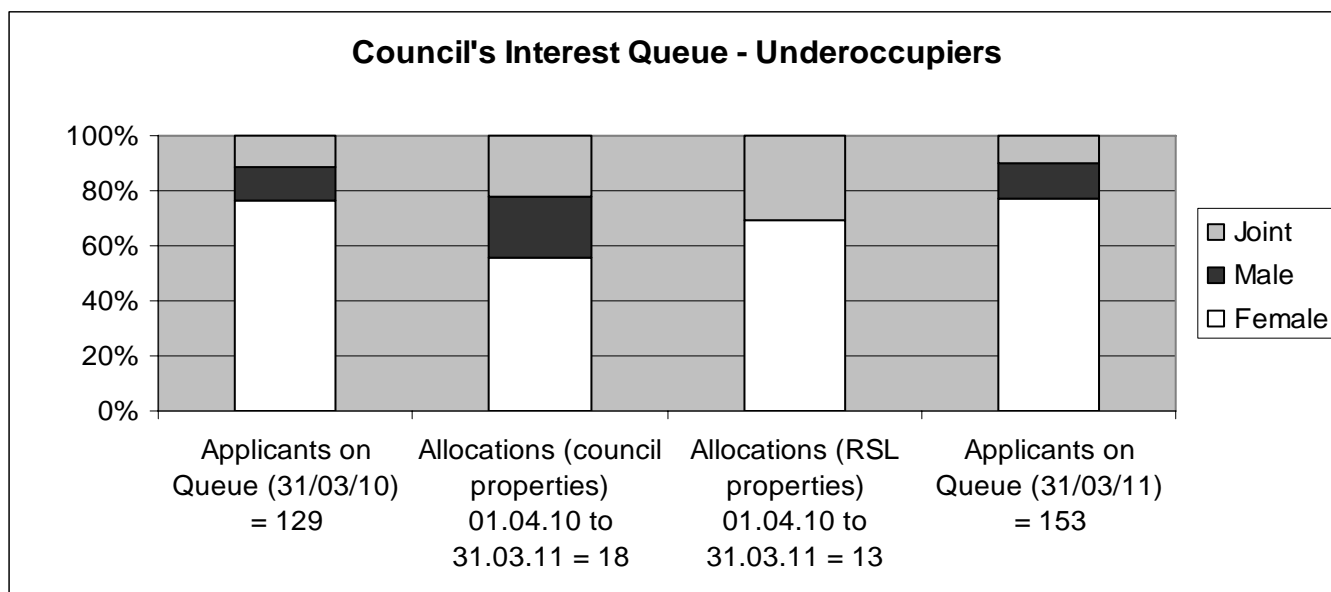


Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations

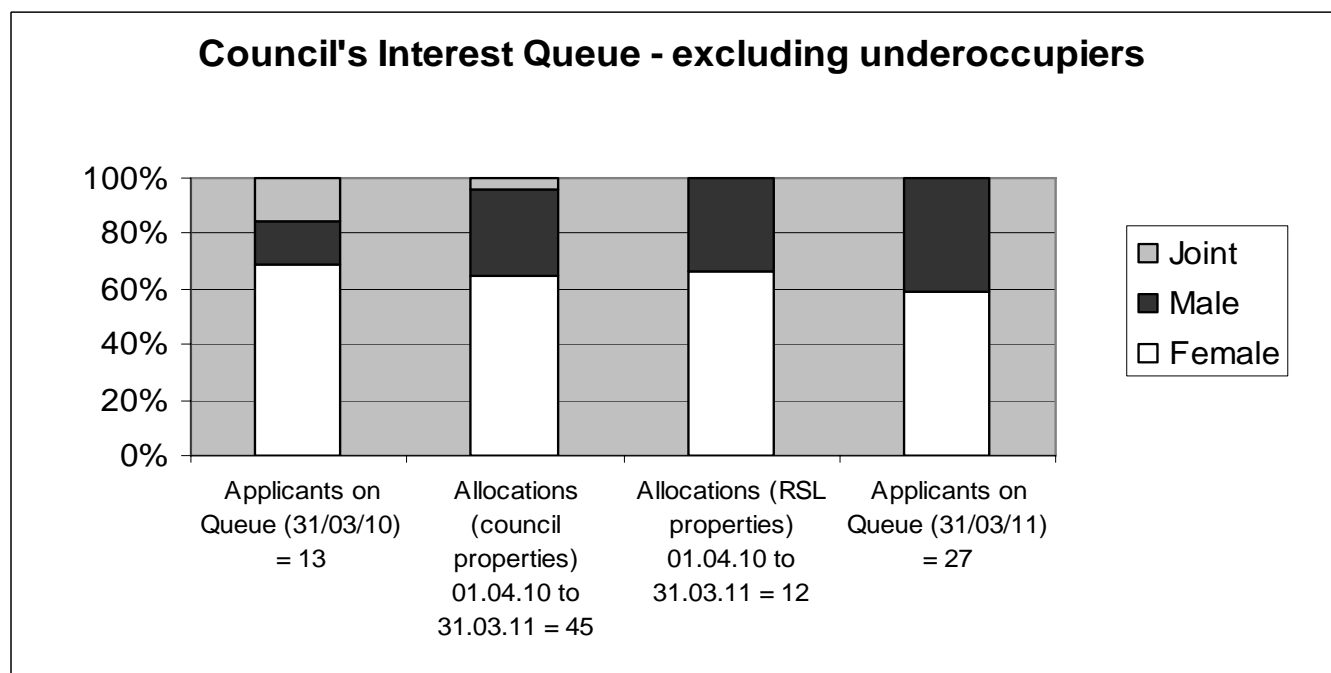
The Council's Interest Queue – excluding underoccupiers: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queue (31/03/10)	No.	8	0	1	4	0	0	0	13
	%	62%	0%	8%	31%	0%	0%	0%	100%
Allocations (Council properties) 2010/11	No.	28	3	1	13	0	0	0	45
	%	62%	7%	2%	29%	0%	0%	0%	100%
Allocations (RSL properties) 2010/11	No.	5	3	0	3	0	0	1	12
	%	42%	25%	0%	25%	0%	0%	8%	100%
Applicants on the queue (31/03/11)	No.	19	0	1	6	0	0	1	27
	%	70%	0%	4%	22%	0%	0%	4%	100%



The Council's Interest Queue - underoccupiers: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	99	15	15	129
	%	77%	12%	12%	100%
Allocations (Council properties) 2010/11	No.	10	4	4	18
	%	56%	22%	22%	100%
Allocations (RSL properties) 2010/11	No.	9	0	4	13
	%	69%	0%	31%	100%
Applicants on the queue (31/03/11)	No.	118	20	15	153
	%	77%	13%	10%	100%



The Council's Interest Queue – excluding underoccupiers: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	9	2	2	13
	%	69%	15%	15%	100%
Allocations (Council properties) 2010/11	No.	29	14	2	45
	%	64%	31%	4%	100%
Allocations (RSL properties) 2010/11	No.	8	4	0	12
	%	67%	33%	0%	100%
Applicants on the queue (31/03/11)	No.	16	11	0	27
	%	59%	41%	0%	100%

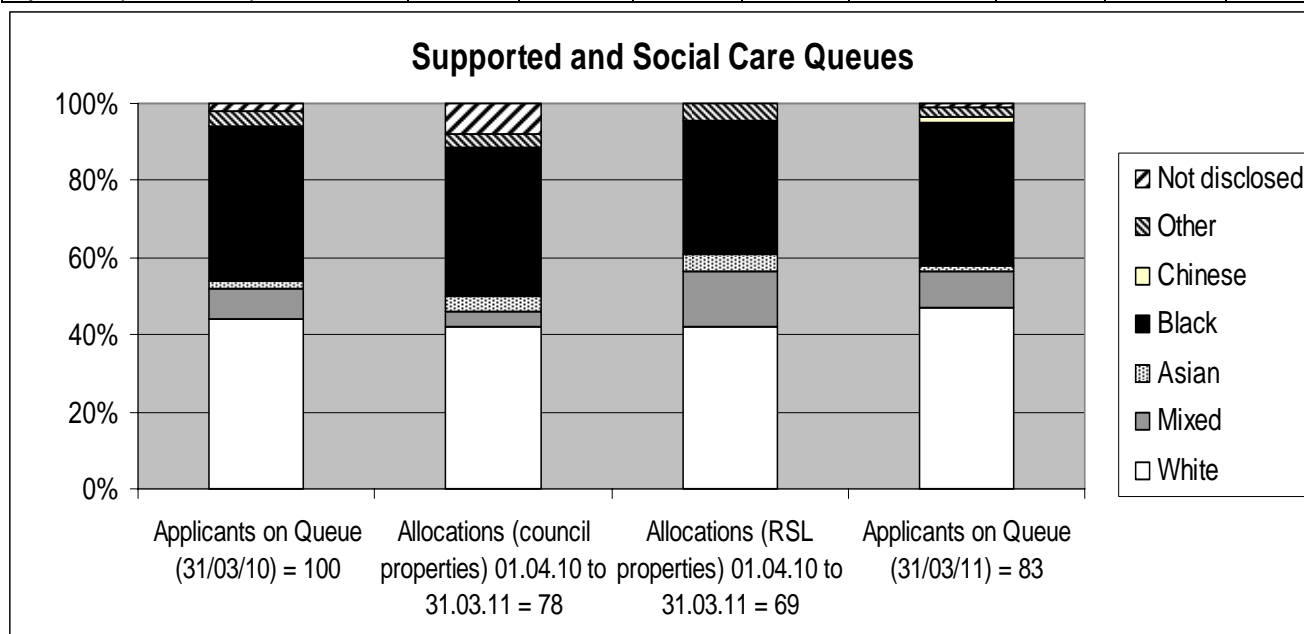


The Supported Queue and the Social Care Queue: Referrals from Adult Social Services, Children's Services etc

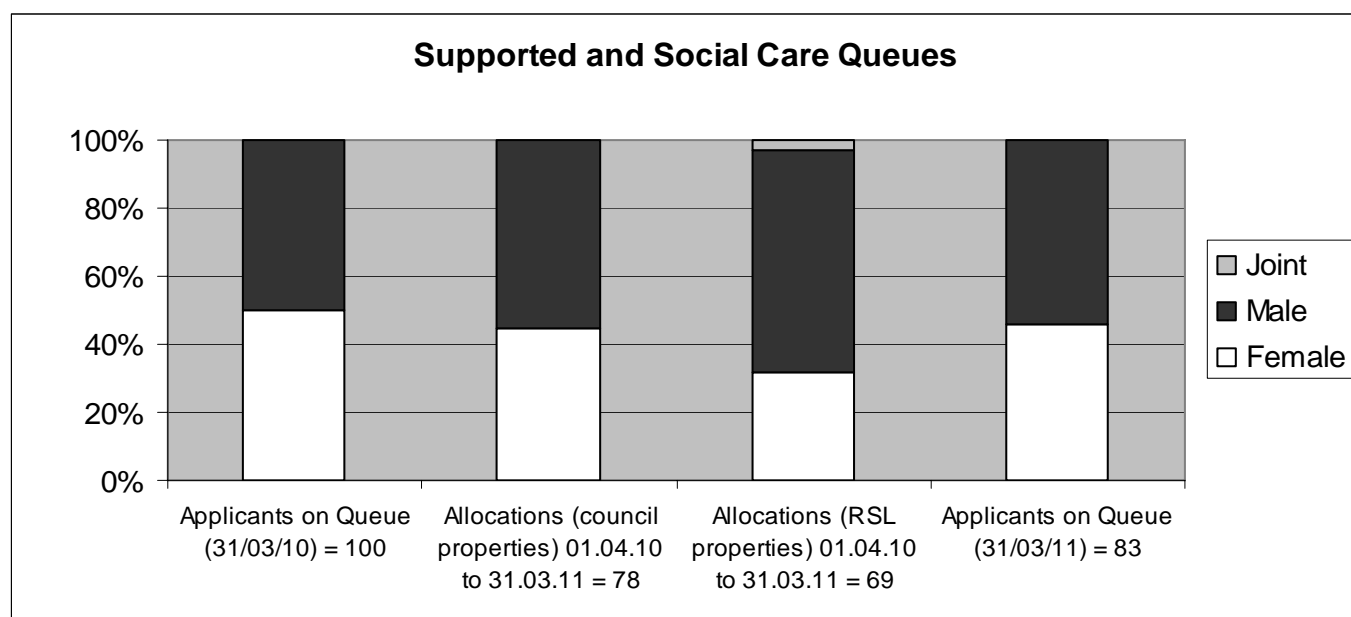
The Supported Queue is for applicants with support needs who have been nominated to the housing department by either adult social services or other approved organisations such as the Mental Health Trust, in line with inter-agency agreements. This queue will include applicants with a recognised mental ill health or learning disability with a need for ongoing support. This may cover applicants such as hostel residents and patients being discharged from hospital whose present accommodation is considered unsuitable. It is expected that nominees will (now or previously) be suffering from a diagnosable illness or other behavioural problem and their overall care is vested in a community mental health team, social work team, learning disabilities team or other specialist support team.

The Social Care Queue is for families with children or other persons nominated to the housing department by children's services under joint protocol arrangements within the council. Applicants may include care leavers, people whose applications for re-housing are supported by the Children's Services Department in line with the Council's fostering policies and parents with a child(ren) who are subject to a child protection plan (where the Director of Children's Services considers their present housing to represent a significant risk).

The Supported Queue and the Social Care Queue: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queues (31/03/10)	No	44	8	2	40	0	4	2	100
	%	44%	8%	2%	40%	0%	4%	2%	100%
Allocations (Council properties) 2010/11	No.	33	3	3	30	0	3	6	78
	%	42%	4%	4%	38%	0%	4%	8%	100%
Allocations (RSL properties) 2010/11	No.	29	10	3	24	0	3	0	69
	%	42%	14%	4%	35%	0%	4%	0%	100%
Applicants on the queue (31/03/11)	No.	39	8	1	31	1	2	1	83
	%	47%	10%	1%	37%	1%	2%	1%	100%



The Supported Queue and the Social Care Queue: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	50	50	0	100
	%	50%	50%	0%	100%
Allocations (Council properties) 2010/11	No.	35	43	0	78
	%	45%	55%	0%	100%
Allocations (RSL properties) 2010/11	No.	22	45	2	69
	%	32%	65%	3%	100%
Applicants on the queue (31/03/11)	No.	38	45	0	83
	%	46%	54%	0%	100%



The Physical Disability Queue

The Physical Disability Queue is for people seeking a specially designed or adapted property suitable for those who are physically disabled, including wheelchair users. All applications to the Physical Disability Queue are subject to an assessment by, and recommendation from, the Council's Occupational Therapy Service, the Children's Occupational Therapy Service, or the Occupational Therapy Service of the local authority in which the applicant resides, if they are not a Wandsworth resident. (Please note: Applicants requiring specially designed or adapted sheltered housing or extra care housing will, if eligible, be registered on the Older Persons' Housing Queue – see page 35).

The 'Assessing applications to the Physical Disability Queue' procedure (published in January 2010 and agreed by the Housing Department, Adult Social Services Department (Occupational Therapy Service) and Childrens Occupational Therapy Service) specifies that the Occupational Therapist should only recommend rehousing if no alternative solution to the applicant's housing needs (for example adapting their current accommodation) can be found which is satisfactory to the applicant.

The housing needs of applicants can be met by:

- Developing new housing that meets their needs or
- Adapting existing housing that becomes available for re-letting to meet their needs - All Council properties that become available for re-letting are inspected and an assessment is made as to whether they can be adapted to meet the needs of any of the households on the Physical Disability Queue. For further information about adaptation of Council properties, please see page 32.

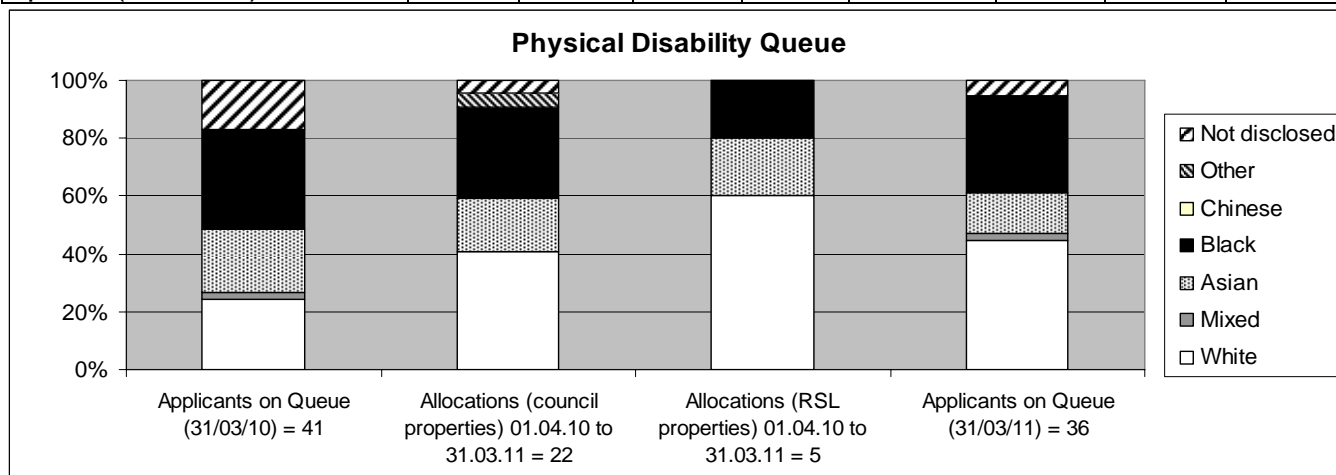
As highlighted in the updated 'People with a Physical Disability, Chronic Illness and Sensory Impairment Housing Policy Statement and Strategy'¹⁶ which was approved in April 2011 subject to any minor changes or corrections arising from consultation with local residents and community groups (Paper No. 11-353¹⁷):

- The Housing Department has committed resources and improved working arrangements to reduce the number of households on the Physical Disability Queue and significant progress has been made in the last couple of years: The number of applicants on the queue has been almost halved from 68 as at 31 March 2009 to 36 as at 31 March 2011. The work done on reducing the list has also highlighted and allowed the Council to explain and identify why some households have been on the list for some time (be it due to location, personal preference, very particular accommodation needs or a combination of these reasons);
- The Housing Department is fully committed to working with the planning department, developers and registered providers to meet national, regional and local targets for accessible housing. As set out on page 15 of this document, the Housing Department (Strategy and Development section) are in the process of improving the 'Development pipeline' database, on which information about what is being built and when it is expected to complete is recorded, to include information about how much of the affordable rented housing being developed will be wheelchair accessible.

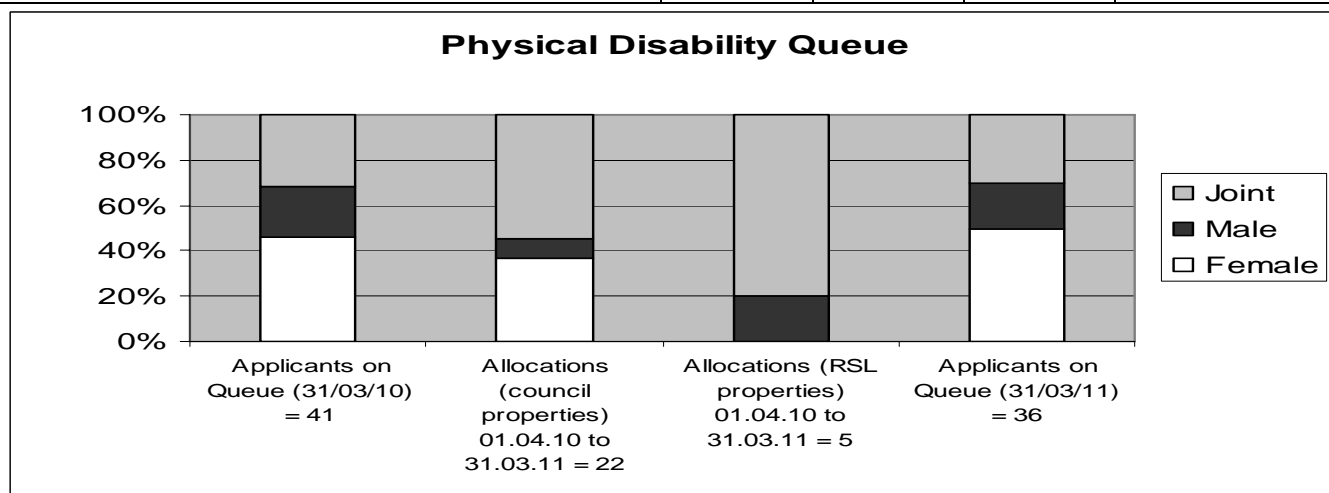
¹⁶ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13790>

¹⁷ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13789>

The Physical Disability Queue: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queue (31/03/10)	No.	10	1	9	14	0	0	7	41
	%	24%	2%	22%	34%	0%	0%	17%	100%
Allocations (Council properties) 2010/11	No.	9	0	4	7	0	1	1	22
	%	41%	0%	18%	32%	0%	5%	5%	100%
Allocations (RSL properties) 2010/11	No.	3	0	1	1	0	0	0	5
	%	60%	0%	20%	20%	0%	0%	0%	100%
Applicants on the queue (31/03/11)	No.	16	1	5	12	0	0	2	36
	%	44%	3%	14%	33%	0%	0%	6%	100%



The Physical Disability Queue: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	19	9	13	41
	%	46%	22%	32%	100%
Allocations (Council properties) 2010/11	No.	8	2	12	22
	%	36%	9%	55%	100%
Allocations (RSL properties) 2010/11	No.	0	1	4	5
	%	0%	20%	80%	100%
Applicants on the queue (31/03/11)	No.	18	7	11	36
	%	50%	19%	31%	100%



Adaptations

Under 'The regulatory framework for social housing in England from 2010', all registered providers of social housing, including councils and housing associations, are required to "co-operate with relevant organisations to provide an adaptations service that meets tenants' needs".

The Council has arrangements in place to assist Wandsworth residents of any tenure requiring adaptations to their current home, and particular arrangements are in place for Wandsworth Council tenants. As set out in the Housing Department's 'Adaptations for disabled people' procedure (published January 2010), Wandsworth residents of any tenure who approach the Council for advice and assistance relating to equipment and adaptations for disabled people should be advised to contact either the Adult Social Services Department (Access Team / Occupational Therapy Service) if the adaptations are required for an adult or the Children's Occupational Therapy service, if the adaptations are required for a child. They will carry out an occupational therapy assessment (if the applicant is eligible) and / or offer information and advice about other possible sources of assistance. For residents requiring adaptations, the Occupational Therapy Service liaises with the Council's Home Improvement Agency.

The council has let three new contracts, which are now fully in place, for level access showers, stairlifts and other lifting equipment and general adaptation works which are expected to reduce the costs of adaptations across all housing tenures:

- In September 2009, the Council's Executive approved proposals for the tendering of new term-trade contracts for the provision of major adaptations valued between £1,000 and £25,000 (Paper No. 09-832¹⁸) and the design and installation of level access showers and wet rooms (Paper No. 09-831¹⁹). Subsequently, contracts were agreed and commenced in February 2011 (Paper Nos 10-670²⁰ and 10-671²¹).
- Additionally, the Council joined a Framework contract for lifting equipment (Paper No. 10-880²²) which commenced in January 2011.

Funding the adaptation of Council properties

As set out in the Housing Department's 'Adaptations for disabled people' procedure, the Home Improvement Agency will, for Wandsworth Council tenants, undertake on behalf of and at the expense of the Housing Department, any adaptations that are assessed by the Occupational Therapy Service as appropriate and necessary to meet the client's needs and that the Home Improvement Agency consider reasonable, practicable and feasible depending on the age and condition of the property. If the Home Improvement Agency considers that the adaptations requested are unreasonable, they will refer the request to the Head of Technical and Programming Services in the Housing Department for a decision.

Also, as set out on page 30 of this document, all Council properties that become available for re-letting are inspected and an assessment is made as to whether they can be adapted to meet the needs of any of the households on the Physical Disability Queue.

¹⁸ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=8774>

¹⁹ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=8772>

²⁰ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=11836>

²¹ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=11837>

²² <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=12391>

Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations

As highlighted in the updated 'People with a Physical Disability, Chronic Illness and Sensory Impairment Housing Policy Statement and Strategy'²³ (which was approved in April 2011 subject to any minor changes or corrections arising from consultation with local residents and community groups – Paper No. 11-353²⁴):

New procedures and monitoring in relation to the provision of adaptations in Council stock has resulted in improved management and monitoring of major adaptation projects to avoid delays and make the best use of properties when they become vacant and specifically:

- The implementation of the 'Adapted Housing' procedure (published December 2009) has resulted in more effective monitoring and management of repairs and some temporary diversion of additional resources into the Home Improvement Agency to meet extra demands.
- The increases in funding to the HIA for adaptations to Council properties have seen a steady increase in the number of adaptations being completed.
- Monthly Void Monitoring meetings are held with representatives from the Home Improvement Agency, Occupational Therapy and the Housing Department. These meetings help to monitor adaptation works to ensure set targets for adaptations are monitored and any emerging issues are discussed so effective solutions can be found for any potential problems.
- A procedure is currently being produced on effective recording of adaptations while new adaptation codes have been developed to provide better quality data to identify accessible properties within the Council's housing stock.

The Housing Department continues to commit significant resources to the adaptation of Council tenanted properties. Budgets are set each year but in order to ensure that the housing needs of Council residents are met the Housing Department revises budgets as required to meet its responsibilities.

Adaptation of Council tenanted properties						
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Budget (millions)	£0.950	£0.950	£0.950	£1.750	£1.750	£1.550
Actual spend (millions)	£1.109	£1.188	£1.912	£2.266	N/A	N/A

Funding the adaptation of non-Council properties

For housing association tenants, private tenants and home owners who need adaptations, the Occupational Therapy Service will liaise with the council's Home Improvement Agency. For residents who require financial assistance to pay for adaptations, the Home Improvement Agency can help them apply for a Disabled Facilities Grant (DFG) and / or other sources of financial assistance. Once funding for the adaptations has been secured, residents may wish to make their own arrangements for the work to be carried out. Alternatively, assistance can be provided by the council's Home Improvement Agency who will (in the case of tenants) contact the landlord to obtain their permission to adapt the property.

²³ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13790>

²⁴ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13789>

Wandsworth Council Housing Department: 2010/11 Equalities Analysis:
Providing accommodation: Lettings, development and adaptations

As set out in Paper No. 11-346²⁵:

- The Council has a duty to provide Disabled Facilities Grants (DFGs) for the adaptation of properties in the private sector where the applicant meets the criteria for making a grant and receives central Government capital funding for that purpose which is, from 2011/12 no longer a ring-fenced grant. As the grant is no longer ring-fenced, it can be used to fund local priorities that the Council deems appropriate but will be wholly used to provide DFGs in 2011/12.
- In 2011/12, the Council will receive £538,000 (the same as in 2010/11). This is much less than the £850,000 the Council bid for but the assessment process is based on a number of indicators of need as well as the level of the bid. In previous years the Council has added further capital funding to meet in full the demand for DFGs but pressure on the capital programme precludes this for 2011/12.
- Therefore, whilst it is expected that savings will be made through the three new contracts for adaptation work (see page 32), it will still be necessary to introduce some sort of system for prioritising applicants who are eligible for a DFG and the Home Improvement Agency is working with the Occupational Therapy Service in Adult Social Services to do so. The Council has given an absolute assurance that Wandsworth Link, Wandsworth Access Association and other representative bodies will be fully consulted on the system prior to any decision being taken²⁶
- Housing association tenants are entitled to apply for DFGs even though all registered providers of social housing, including councils and housing associations, are required under 'The regulatory framework for social housing in England from 2010 to "co-operate with relevant organisations to provide an adaptations service that meets tenants' needs" and both the amount and proportion of the total budget paid to housing association tenants has increased significantly in the last few years. This funding issue has been raised previously via the Chartered Institute of Environmental Health (CIEH) and current advice from the Department of Communities and Local Government is to negotiate local agreements. The issue has been raised with RSLs over recent years, not only in respect of what the Council would regard as their inadequate capital funding but, but also the inadequate staffing levels for managing cases. Success has been limited with only two of the RSLs (Viridian and Peabody) making contributions towards the cost of works. In an attempt to mitigate the impact of the budget constraints, the Director of Technical Services has been instructed to write to all housing associations operating within the Borough to seek their agreement to the match-funding of any DFGs paid to their tenants. At the same time officers propose to gather data from other London Councils in order to restate the case for RSLs to self-fund adaptations and remove the mandatory obligation on Councils in this respect.

DFGs:	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Government grant provided by Central Government	£420,000	£463,000	£460,000	£538,000	£538,000	Not yet known
Budget	£752,000	£800,000	£890,000	£856,000	£538,000	£538,000**
Total spend	£648,000	£792,000	£891,000	£907,000*		

*Provisional figure provided by Financial Control / ** Provisional budget subject to final approval once the annual DFG grant from Government is known.

²⁵ <http://www.wandsworth.gov.uk/moderngov/mgConvert2PDF.aspx?ID=13773>

²⁶ <http://www.wandsworthlink.org/2011/05/3768/>

The Older Persons Housing Queue

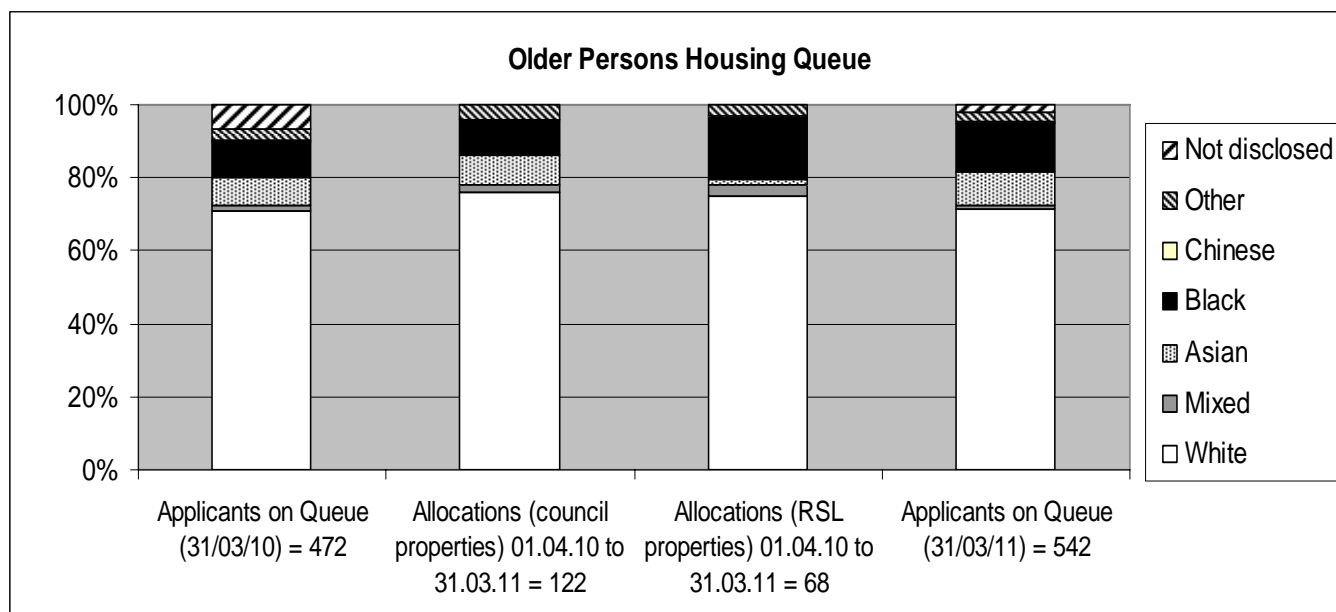
The Council has a separate queue for older people who want either sheltered or extra care housing.

Sheltered housing is designed to help residents maintain an independent and active lifestyle in a secure and friendly retirement community with the added security of an alarm service and sheltered housing officer for help and support. Anyone who is aged 55 years or over can apply for sheltered housing.

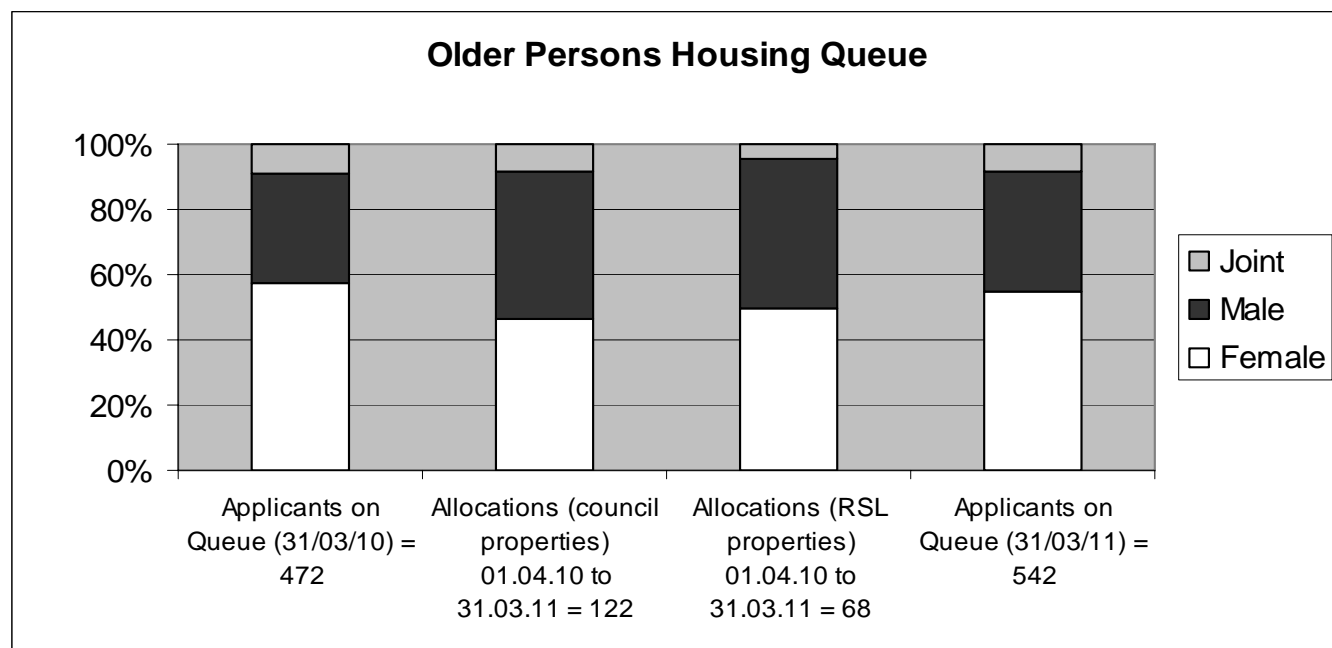
Extra care housing is similar to sheltered housing but is suitable for older people who need more care and support. It provides flexible, individually tailored packages of care and support on site 24 hours a day. To qualify for extra care housing in Wandsworth, applicants must be aged 55 or over and be eligible for help from the council's adult social services department.

There were, as at 31st March 2011, 542 applicants on the Older Persons Housing Queue including 156 applicants from outside the Borough and 99 Wandsworth Council tenants, 32 of whom were under-occupying their current properties.

The Older Persons Housing Queue: Applicants and allocations									
		White	Mixed	Asian	Black	Chinese	Other	Not known	Total
Applicants on the queue (31/03/10)	No. 334 % 71%	9 2%	35 7%	46 10%	2 0%	15 3%	31 7%	472 100%	
Allocations (Council properties) 2010/11	No. 93 % 76%	2 2%	10 8%	12 10%	0 0%	5 4%	0 0%	122 100%	
Allocations (RSL properties) 2010/11	No. 51 % 75%	2 3%	1 1%	12 18%	0 0%	2 3%	0 0%	68 100%	
Applicants on the queue (31/03/11)	No. 386 % 71%	7 1%	49 9%	72 13%	3 1%	14 3%	11 2%	542 100%	



The Older Persons Housing Queue: Applicants and allocations					
		Female	Male	Joint	Total
Applicants on the queue (31/03/10)	No.	271	157	44	472
	%	57%	33%	9%	100%
Allocations (Council properties) 2010/11	No.	57	55	10	122
	%	47%	45%	8%	100%
Allocations (RSL properties) 2010/11	No.	47	40	10	97
	%	50%	46%	4%	100%
Applicants on the queue (31/03/11)	No.	296	199	47	542
	%	55%	37%	9%	100%



APPENDIX 1

Allocations of non-sheltered social rented housing 2010/11																
Ward	Council properties								RSL properties							
	W	M	A	B	C	O	N	Total	W	M	A	B	C	O	N	Total
Balham	2	0	1	2	0	0	0	5	1	2	0	9	0	2	0	14
Bedford	4	0	0	3	0	0	0	7	8	2	1	11	0	1	0	23
Earlsfield	11	0	4	8	0	0	1	24	3	0	0	2	0	0	0	5
East Putney	3	1	1	8	0	2	0	15	0	2	0	2	0	0	0	4
Fairfield	3	0	0	4	1	1	1	10	8	1	3	6	0	1	1	20
Furzedown	6	1	2	4	0	2	0	15	7	0	1	4	0	0	0	12
Graveney	8	0	0	9	0	1	0	18	5	2	0	3	0	1	0	11
Latchmere	41	7	8	71	0	4	7	138	3	0	0	2	0	0	0	5
Nightingale	2	1	0	2	0	0	0	5	5	5	1	6	0	0	0	17
Northcote	0	0	1	0	0	0	0	1	3	0	0	2	0	0	0	5
Queenstown	30	3	6	37	1	3	2	82	8	3	1	6	0	0	0	18
Roehampton and Putney Heath	73	9	9	31	0	4	4	130	2	0	0	0	0	1	0	3
Shaftesbury	7	1	4	2	0	0	1	15	7	2	0	3	0	1	0	13
Southfields	13	0	3	11	0	2	2	31	1	0	1	2	0	0	0	4
St Mary's Park	21	4	5	21	0	0	1	52	1	0	0	3	0	0	0	4
Thamesfield	8	0	3	4	0	0	1	16	1	1	0	1	0	0	0	3
Tooting	14	0	1	6	0	1	1	23	1	1	0	2	0	0	0	4
Wandsworth Common	4	1	0	2	0	0	0	7	8	0	0	4	0	0	0	12
West Hill	35	1	10	24	0	4	1	75	1	0	1	0	0	0	0	2
West Putney	25	5	7	15	0	0	1	53	1	0	0	0	0	0	1	2
Out of Borough	2	0	2	0	0	1	0	5	10	1	4	16	0	0	0	31
Total	312	34	67	264	2	25	23	727	84	22	13	84	0	7	2	212

* W = White, M = Mixed, A = Asian, B = Black, C = Chinese, O = Other, N = Not known

APPENDIX 2

Allocations of sheltered and extra care housing 2010/11																
Ward	Council properties								RSL properties							
	W	M	A	B	C	O	N	Total	W	M	A	B	C	O	N	Total
Balham	4	0	0	0	0	0	0	4	2	0	0	1	0	0	0	3
Bedford	No Council sheltered housing in ward								1	1	0	0	0	0	0	2
Earlsfield	No Council sheltered housing in ward								0	0	0	0	0	0	0	0
East Putney	17	0	1	0	0	0	0	18	2	0	0	0	0	0	0	2
Fairfield	5	1	0	2	0	0	0	8	No RSL sheltered / extra care housing in ward							
Furzedown	6	0	1	1	0	0	0	8	2	0	0	0	0	0	0	2
Graveney	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	4
Latchmere	8	0	2	3	0	1	0	14	3	0	0	2	0	2	0	7
Nightingale	No Council sheltered housing in ward								5	0	0	0	0	0	0	5
Northcote	3	0	0	1	0	0	0	4								
Queenstown	5	0	1	2	0	0	0	8	1	0	0	3	0	0	0	4
Roehampton and Putney Heath	13	0	2	1	0	3	0	19	17	0	0	2	0	0	0	19
Shaftesbury	No Council or RSL sheltered / extra care housing in ward															
Southfields	No Council sheltered housing in ward								1	0	0	0	0	0	0	1
St Mary's Park	4	0	0	0	0	0	0	4	10	0	0	1	0	0	0	11
Thamesfield									3	0	0	1	0	0	0	4
Tooting	4	0	1	1	0	1	0	7	3	0	0	1	0	0	0	4
Wandsworth Common	No Council or RSL sheltered / extra care housing in ward															
West Hill	No Council or RSL sheltered / extra care housing in ward															
West Putney	24	1	2	1	0	0	0	28	No RSL sheltered / extra care housing in ward							
Out of Borough	No Council sheltered housing is out of borough								0	0	0	0	0	0	0	0
Total	93	2	10	12	0	5	0	122	135	24	14	96	0	9	2	280

* W = White, M = Mixed, A = Asian, B = Black, C = Chinese, O = Other, N = Not known