

Wandsworth Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2023

Introduction:

The Council allocates both its own housing accommodation and housing made available by RPs (Registered Providers including housing associations). 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 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 but may also include new properties developed by a housing association or the Council.

The Council's Allocation Scheme gives reasonable preference to:-

- a) Persons that are homeless;
- b) Persons occupying housing accommodation which is temporary or occupied on an insecure basis;
- c) Persons occupying insanitary, overcrowded or unsatisfactory housing conditions;
- d) Households consisting of or including someone with a particular need for settled accommodation on welfare grounds, and;
- e) Households whose social or economic circumstances are such that they have difficulty in securing settled accommodation.

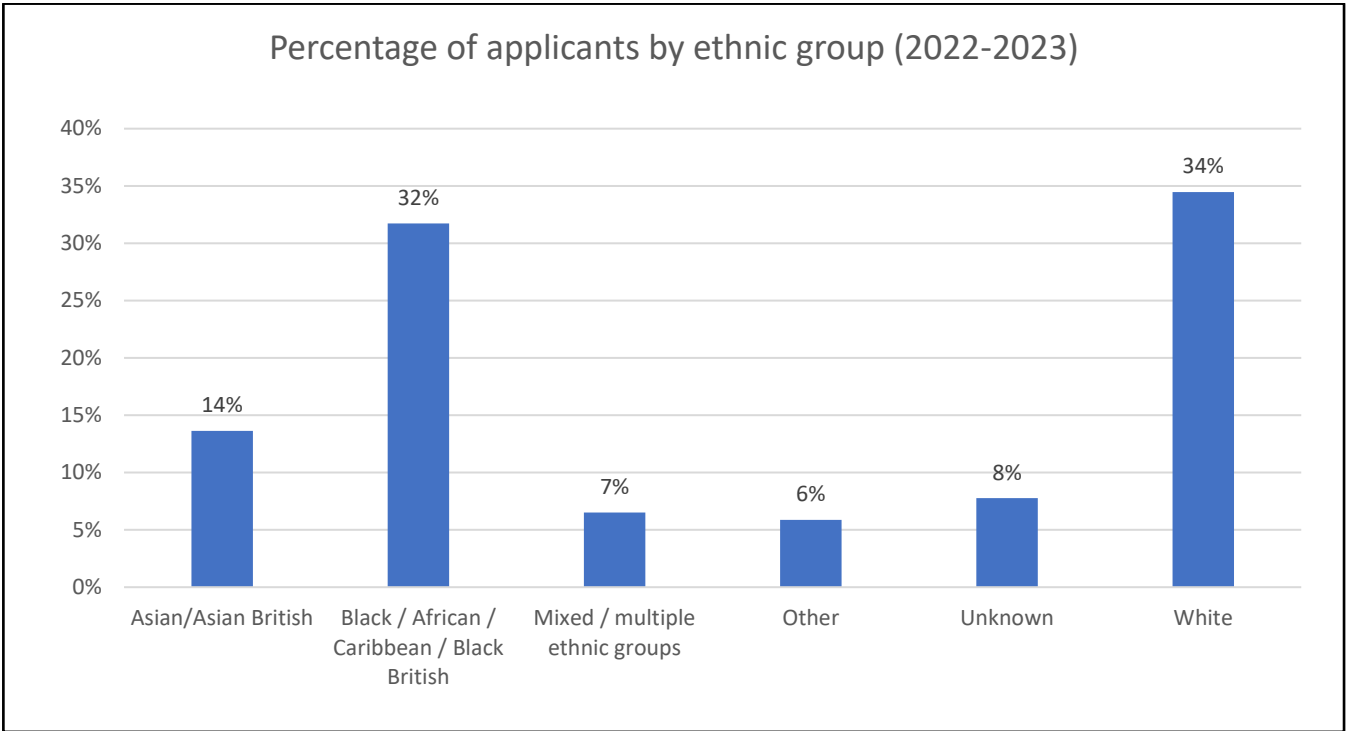
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender 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.

Every year the Resources and Commitments report is completed to provide a review on how properties are allocated to ensure that the Council is maximising its resources to meet identified housing needs, which varies depending on local / national priorities and on the number / type of new applications received. The report provides forecasts on housing supply and recommends an allocation plan across the various housing queues. This is presented to June Housing Committee and monitored by Council Members. Examples of this may include focussing on rehousing applicants who are under-occupying a Council property to free up larger properties for those on other queues. For this reason, there may be annual fluctuation on the type of applicants receiving an allocation across the housing queues.

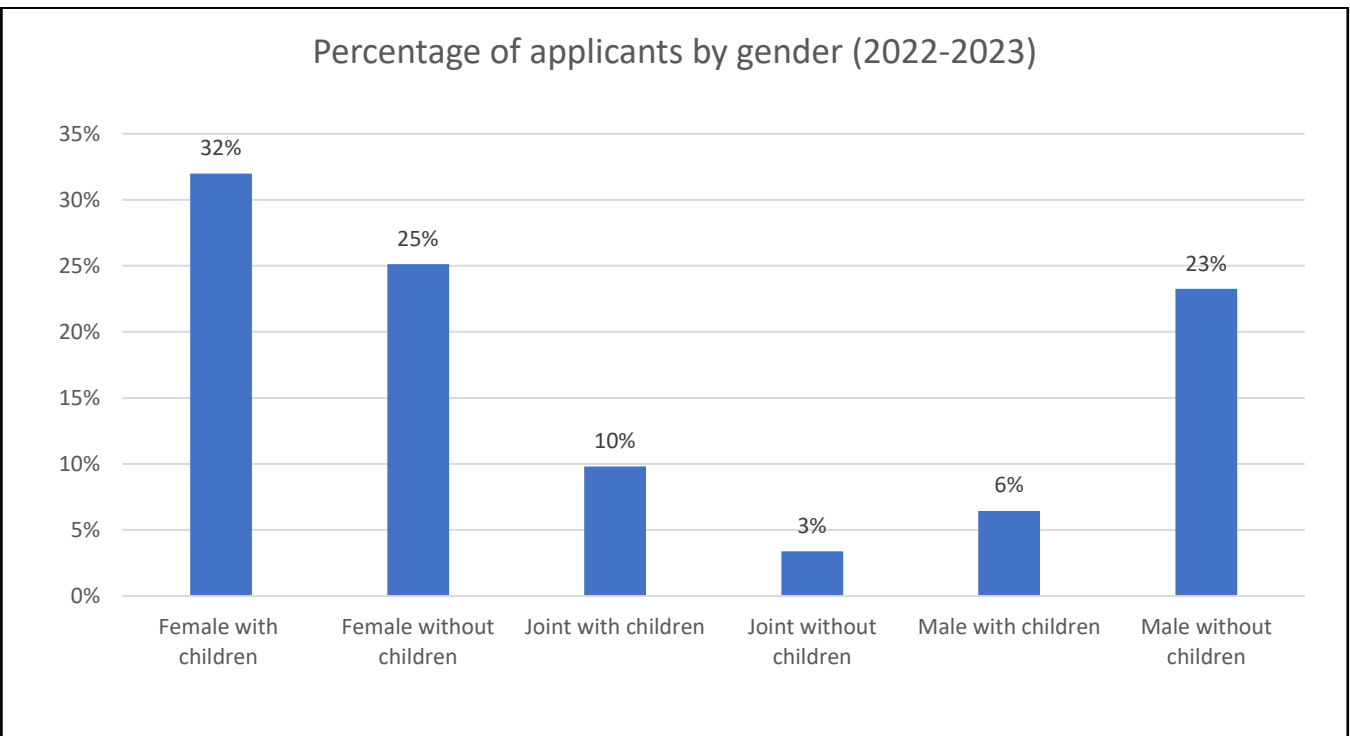
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

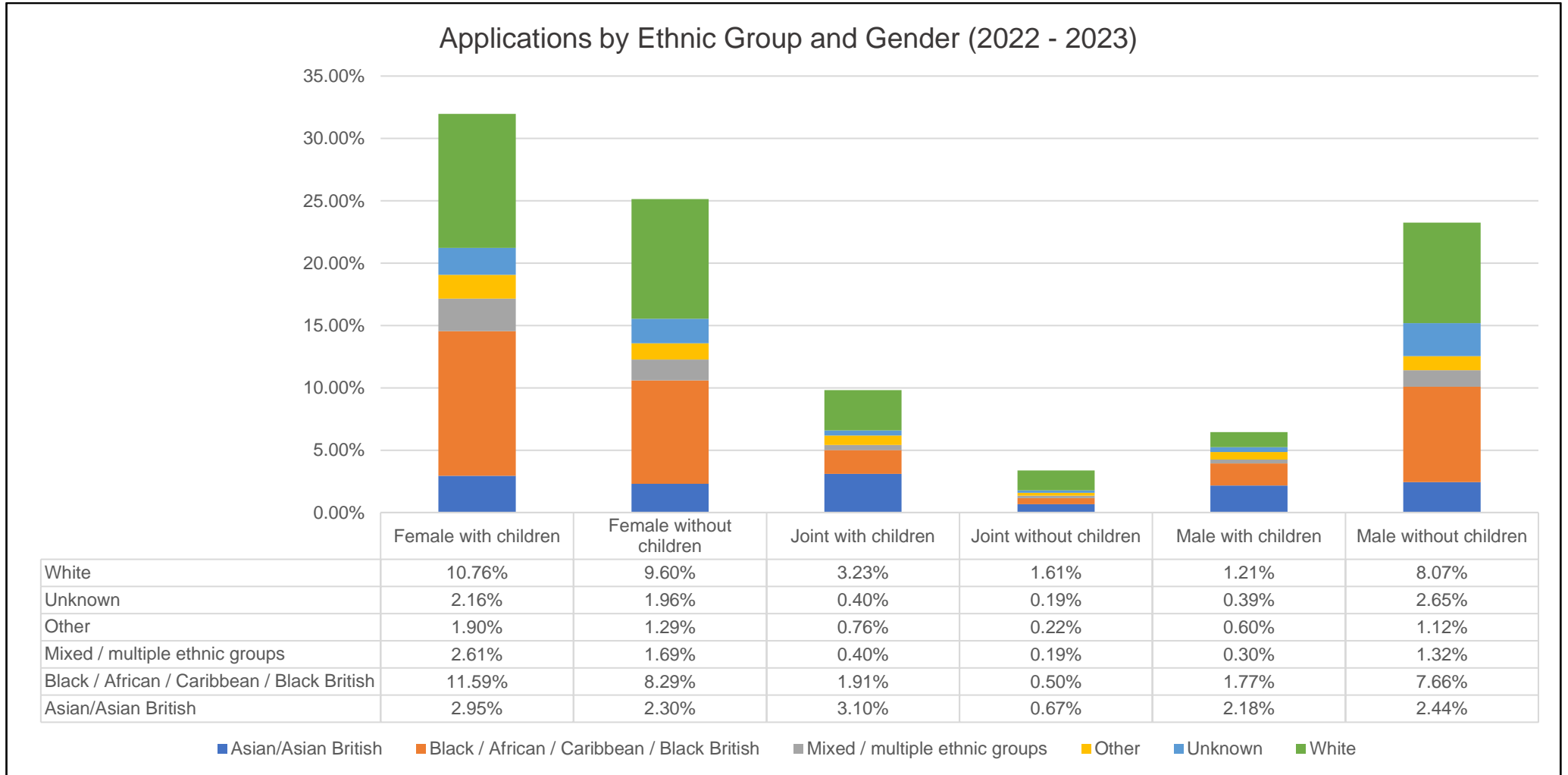
Applications

Across all queue types the largest ethnic groups from which applications were received were the white and black ethnic groups. The proportion of applicants originating from the black ethnic group (32%) is much higher than the borough demographic (10%) according to the 2021 census.

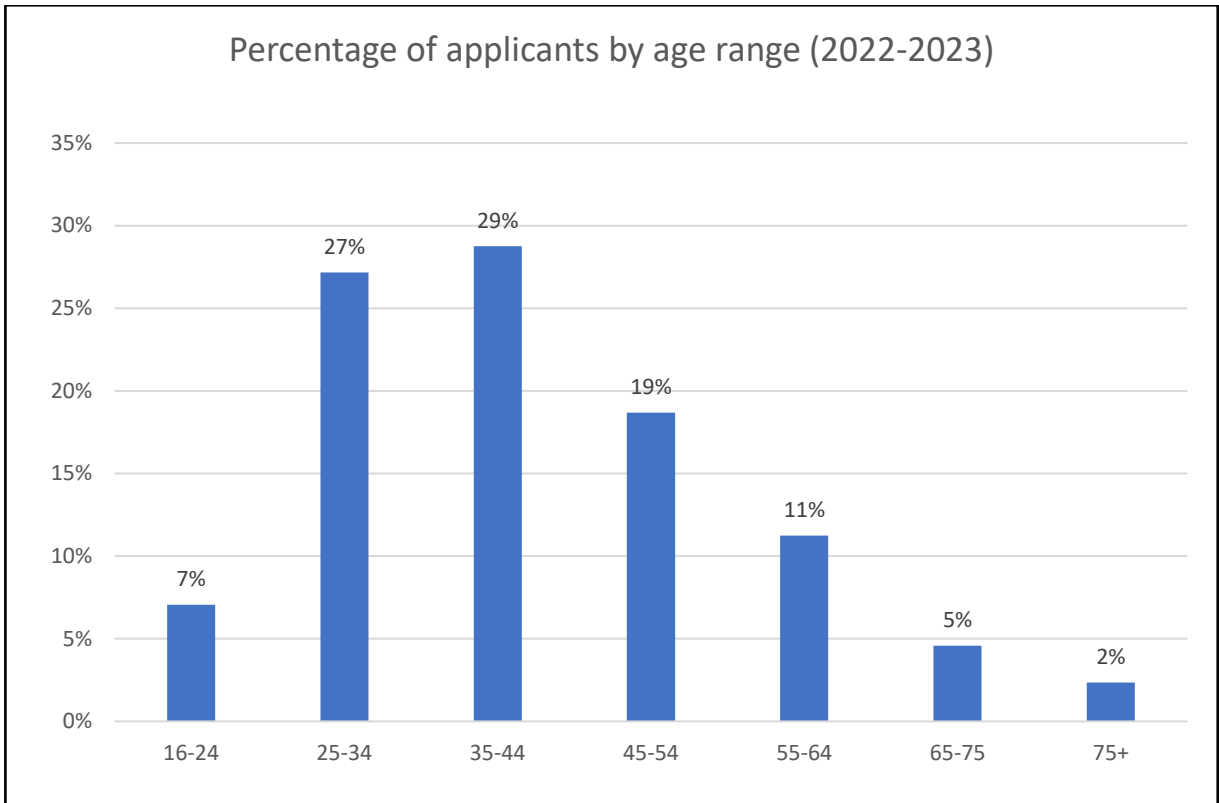


Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 57% of all applications with those with children comprising 32% and those without children comprising 25%.





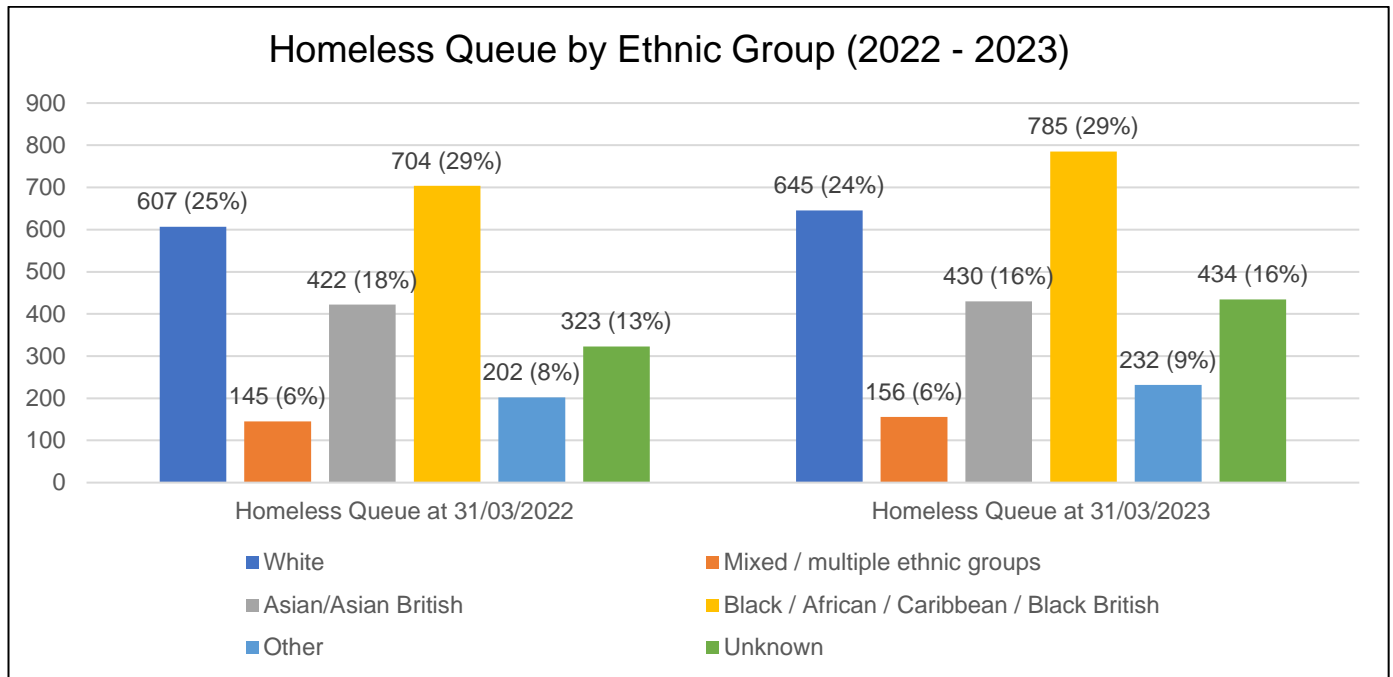
When looking at applications by ethnic group and by gender; females with children from the black ethnic group are the largest group (11.59% of all applicants). The second largest group of applicants is female with children in the white ethnic group, with 10.76% of applicants.



Most of the applicants are aged under the age of 45 representing 63% of all applicants, which is comparable with 2021/22 with 64% of all applicants under the age of 45.

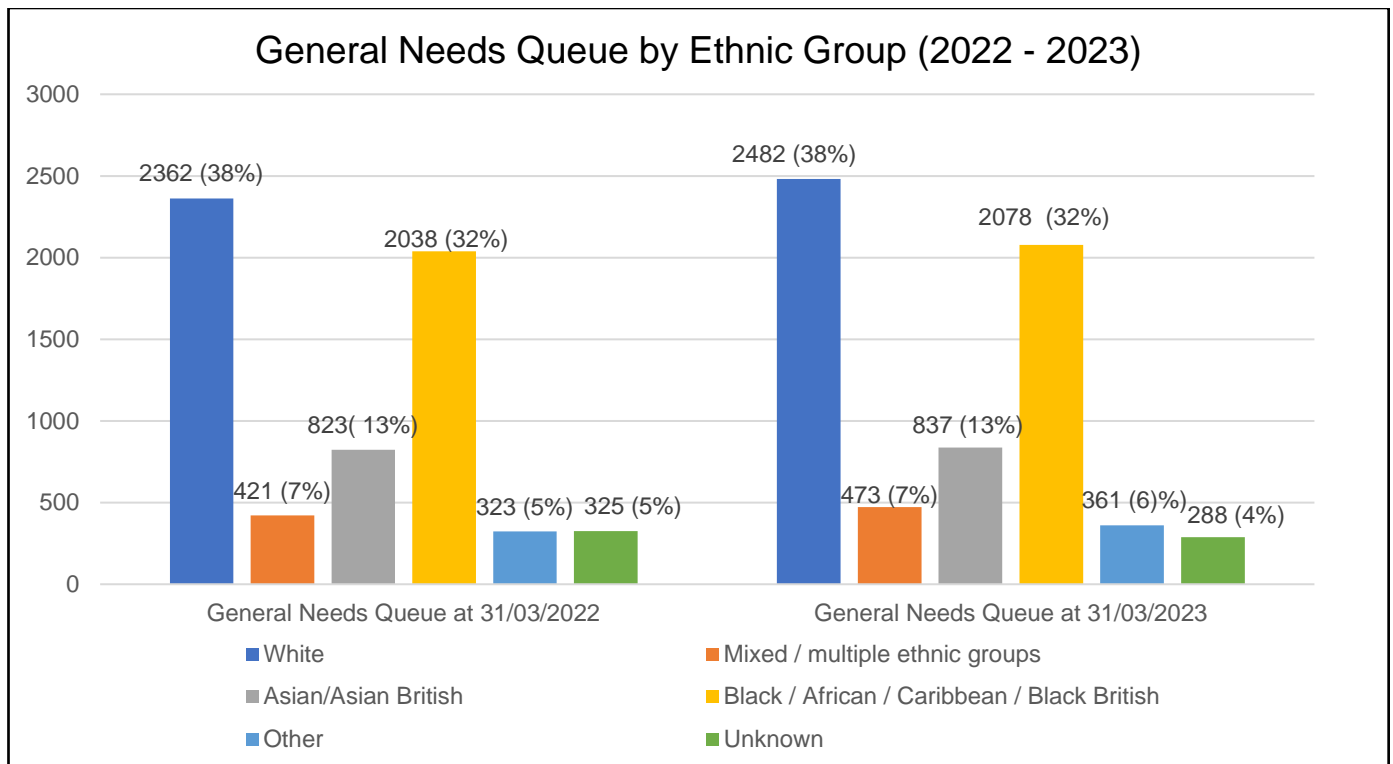
Queues by Ethnic Group

Homeless Queue



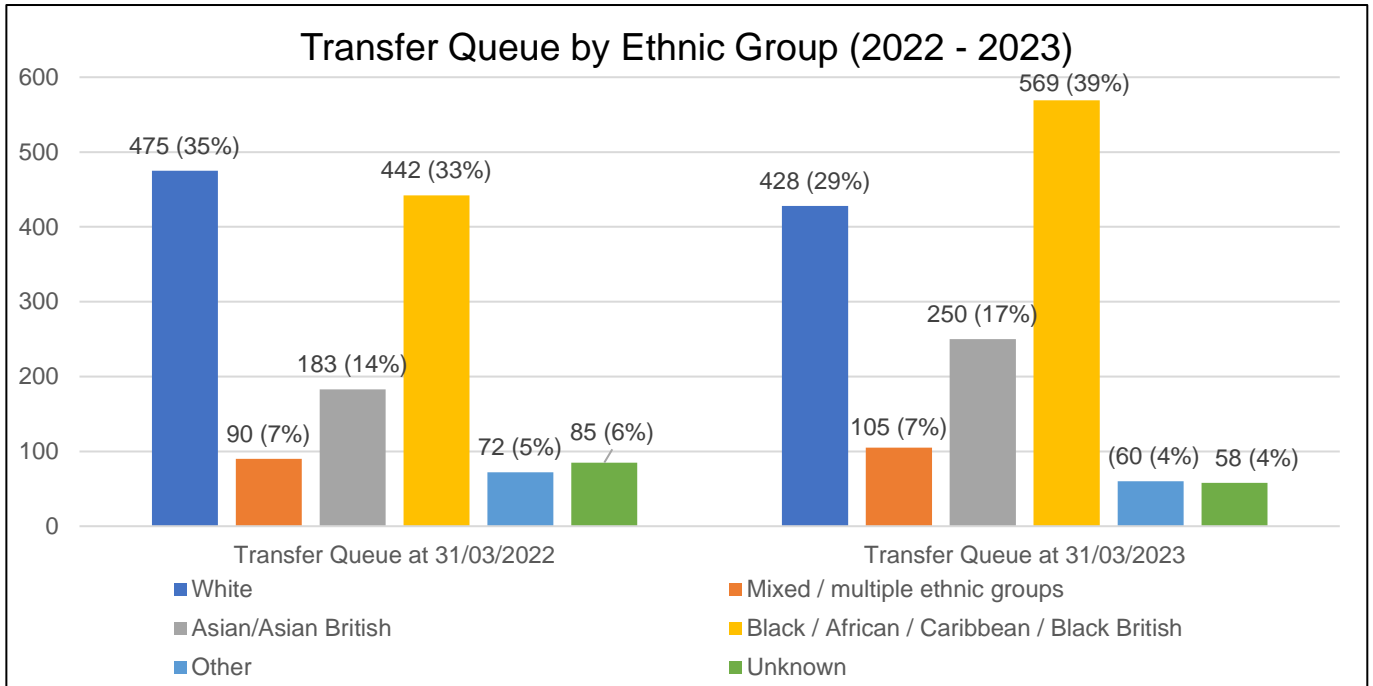
When compared to 2021/22 there has been a 11% increase (2,403 to 2,682) in the number of households on the homeless queue which is spread evenly across all ethnic groups. There has been little percentage difference across all ethnic groups from last year. The black ethnic group remains the largest group of applicants and has stayed at 29% of households on this queue.

General Needs Queue



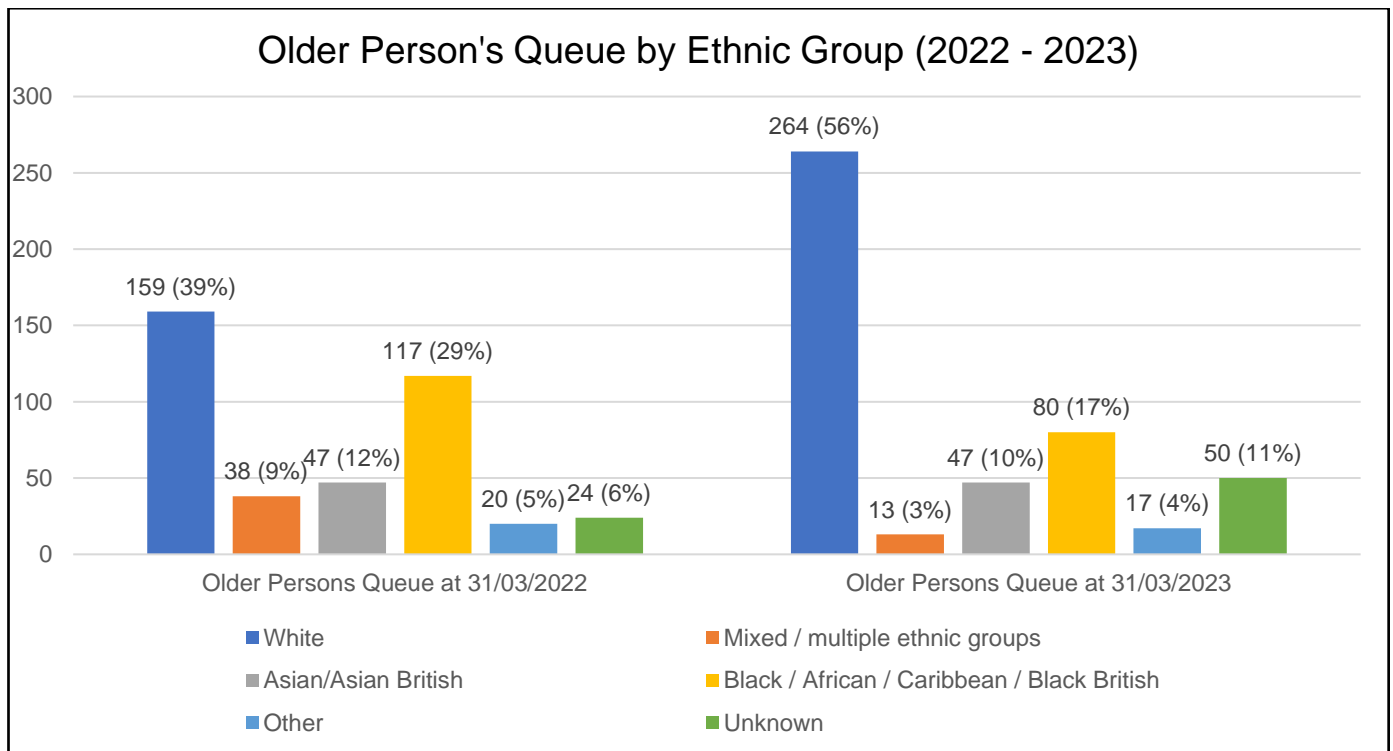
The number of applicants on the General Needs queue has increased by 5% when compared to 2021/22 with all ethnic groups showing very little percentage difference. The largest two groups are the white (2,482) and black (2,078) ethnic groups which equate to 38% and 32% respectively.

Transfer queue



The transfer queue has increased by 8% when compared to 2021/22, with some percentage increase and decreases in ethnic groups. The largest group on the queue is the white group which make up 39% of the transfer requests received. This is followed by the Black ethnic group which has decreased to 29% from 35% in 2021/2022.

Older Person's Queue



The Older Person's queue has seen a 14% increase in the number of applications received when compared to 2021/22 when it decreased from the previous year. The largest ethnic group on this queue is still the white ethnic group which represents 56% of all households, which is a significant increase from 39% in 2020/2021. The black ethnic group is the second largest ethnic group although this is a decrease from 29% in 2021/2022 compared to 17% in 2022/2023.

Applications by queue and gender**Applicants by Queue and Gender as a percentage of all queues**

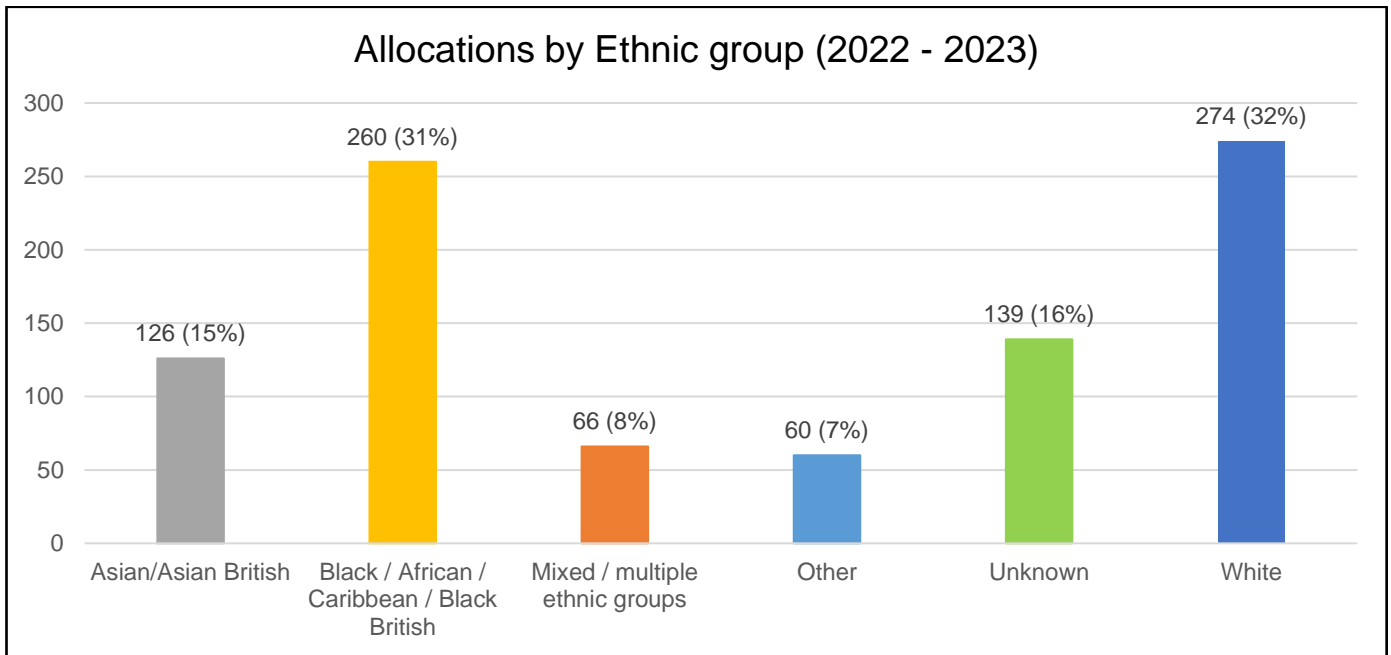
Queue Type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	0.84%	2.07%	0.13%	0.45%	0.10%	0.26%
Council Tenant Transfer Queue	7.76%	0.72%	0.96%	0.42%	2.30%	0.24%
General Needs Queue	13.32%	16.20%	3.01%	14.94%	5.24%	2.26%
Homeless Queue	9.41%	3.59%	2.27%	5.13%	1.99%	0.23%
Older Persons Housing Queue	0.00%	2.06%	0.00%	1.56%	0.00%	0.35%
Pan Mobility	0.07%	0.00%	0.00%	0.00%	0.00%	0.00%
Physical Disability Queue	0.20%	0.18%	0.03%	0.18%	0.15%	0.04%
Social Care Queue	0.34%	0.08%	0.05%	0.20%	0.03%	0.00%
Supported Queue	0.03%	0.24%	0.00%	0.37%	0.00%	0.00%

Applicants by Queue and Gender as a percentage of respective queue

Queue type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	22%	54%	3%	12%	3%	7%
Council Tenant Transfer Queue	63%	6%	8%	3%	19%	2%
General Needs Queue	0%	50%	0%	0%	50%	0%
Homeless Queue	24%	29%	5%	27%	10%	4%
Older Persons Housing Queue	42%	16%	10%	23%	9%	1%
Pan Mobility	0%	52%	0%	39%	0%	9%
Physical Disability Queue	100%	0%	0%	0%	0%	0%
Social Care Queue	49%	11%	7%	29%	4%	0%
Supported Queue	5%	37%	0%	58%	0%	0%

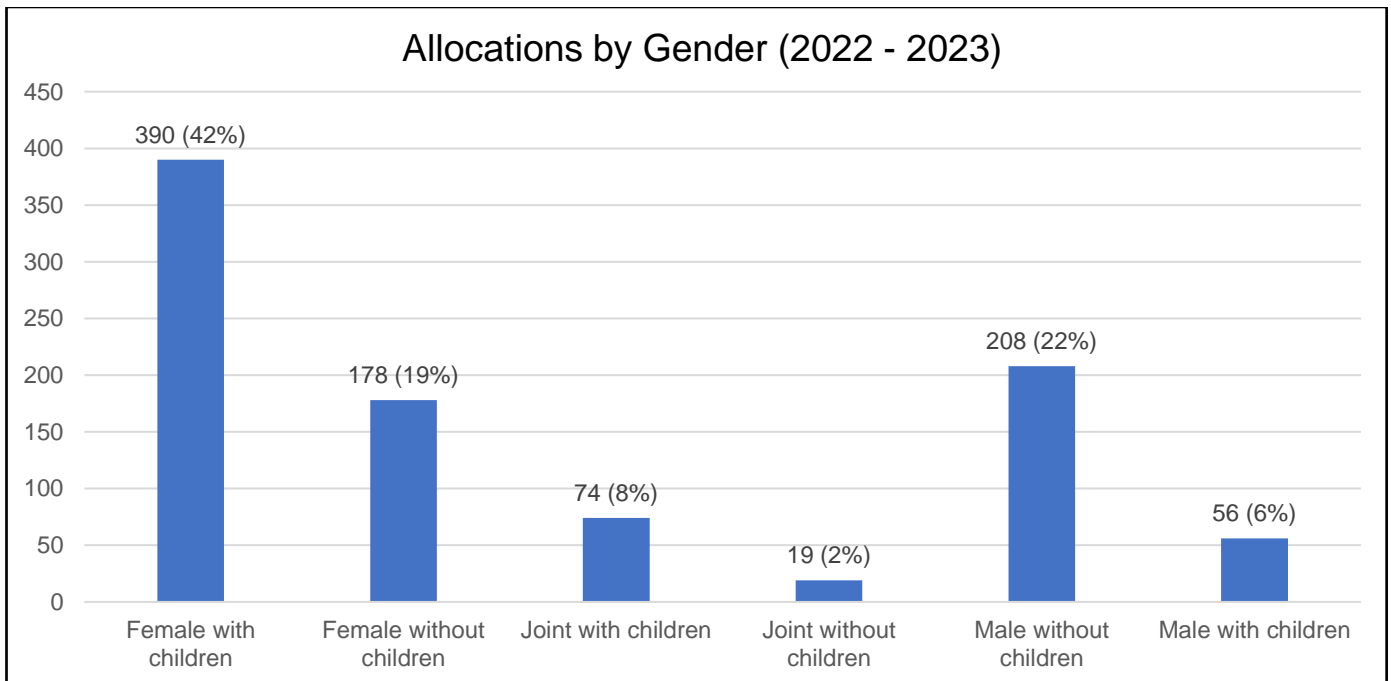
Housing Allocations

Allocations by Ethnic Group



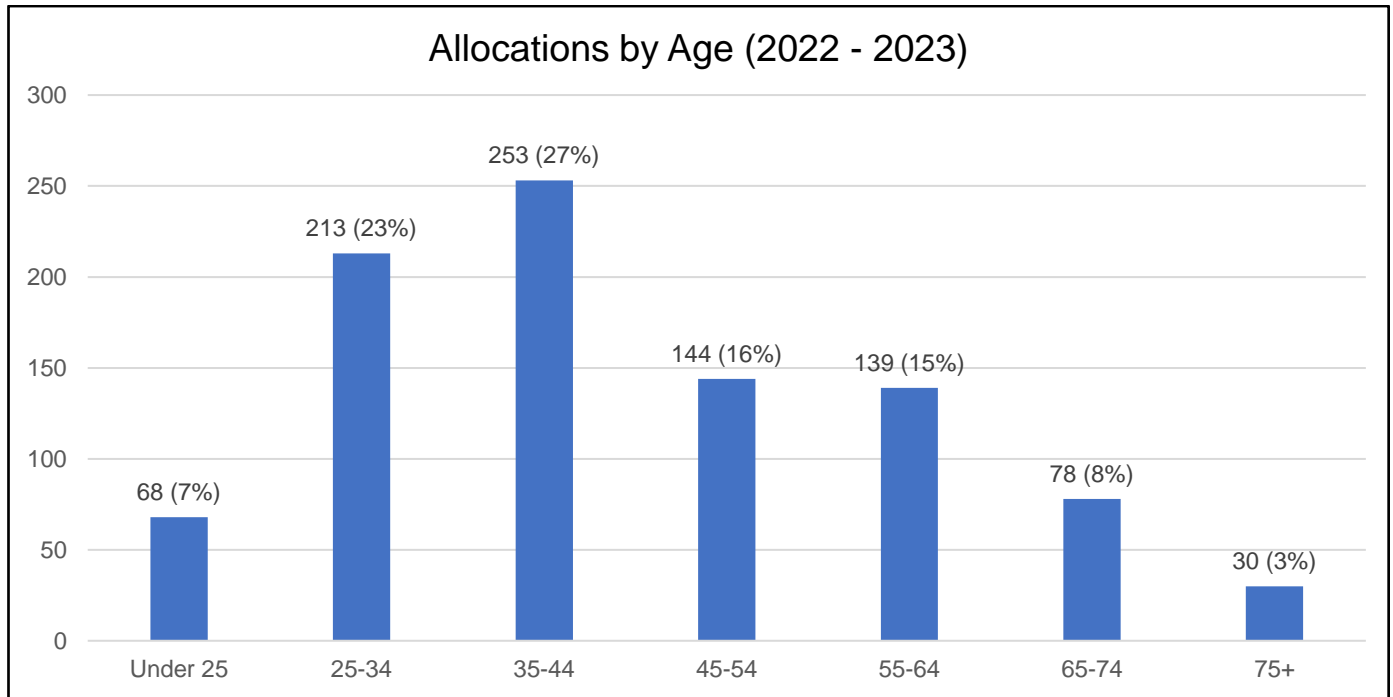
In 2022/23 the white ethnic group received the largest proportion of allocations with 32% of allocations and the black ethnic group followed with 31%. This is in proportion to the percentage of housing applications received for these groups. Across all other ethnic groups, the number of allocations and applications were in proportion.

Allocations by Gender



The gender group female with children saw an increase in allocations from 34% in 2021/22 to 42% in 2022/23, whilst representing 34% of applicants on the housing queues. The gender group female without children were the second largest group to receive an allocation with 19%, which is a slight decrease from 22% in 2021/22. The group male without children also saw the highest decrease with 22% of allocations compared to 31% in 2021/22. All other gender groups had a similar percentage of allocations when compared to 2021/22.

Allocations by Age



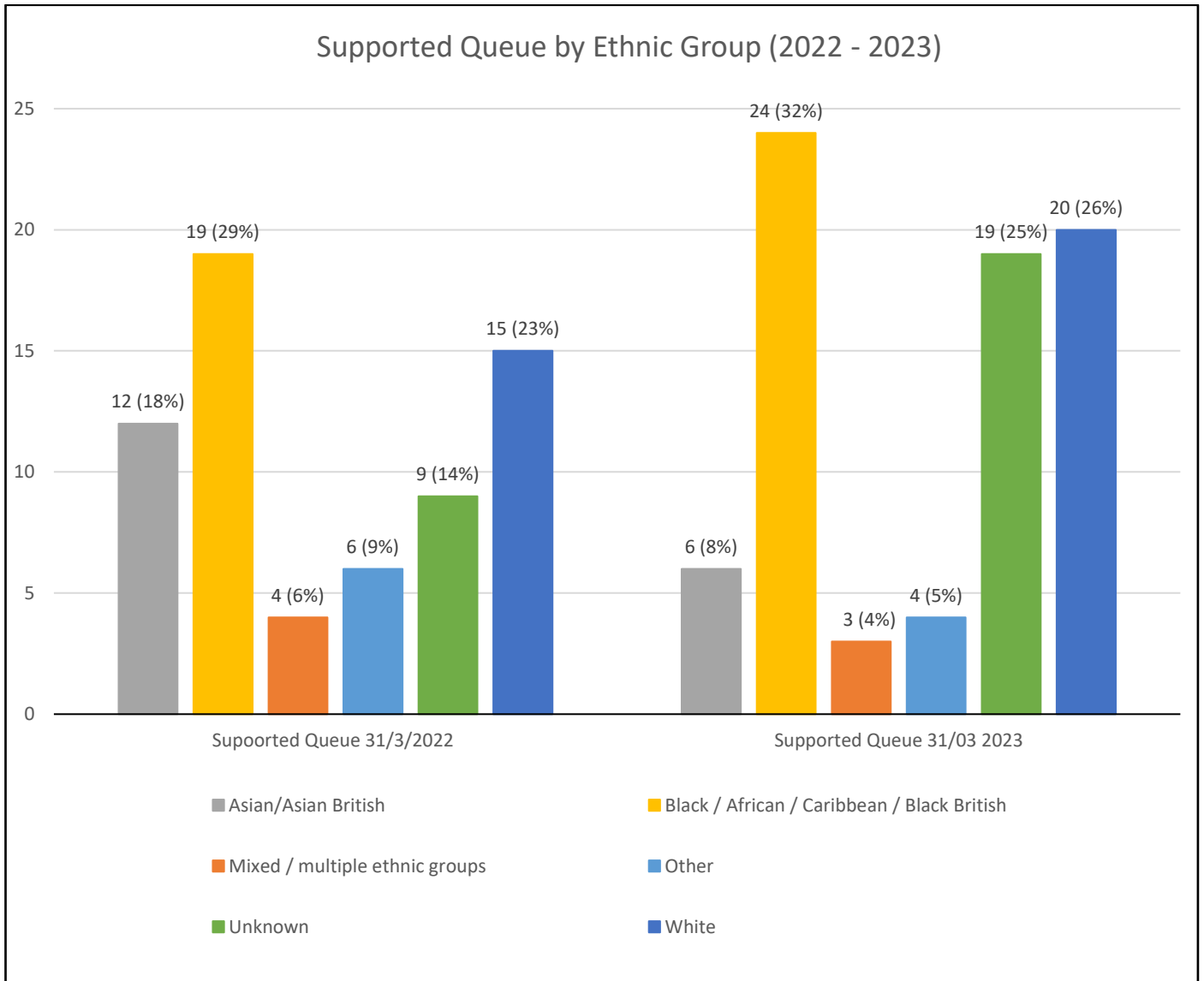
Households under the age of 45 years received the majority of allocations for 2022/23 (57%). The two largest groups were households aged 35-44 years (27%) and 25-34 years (23%) with each representing 29% and 27% respectively of applicants on the housing queues. In 2021/22, the percentage of allocations compared to the number of applications was similar across all groups, however, during 2022/23, applicants aged between 35-44 saw an increase from 22% in 2021/22 to 27% in 2022/23.

Disabilities

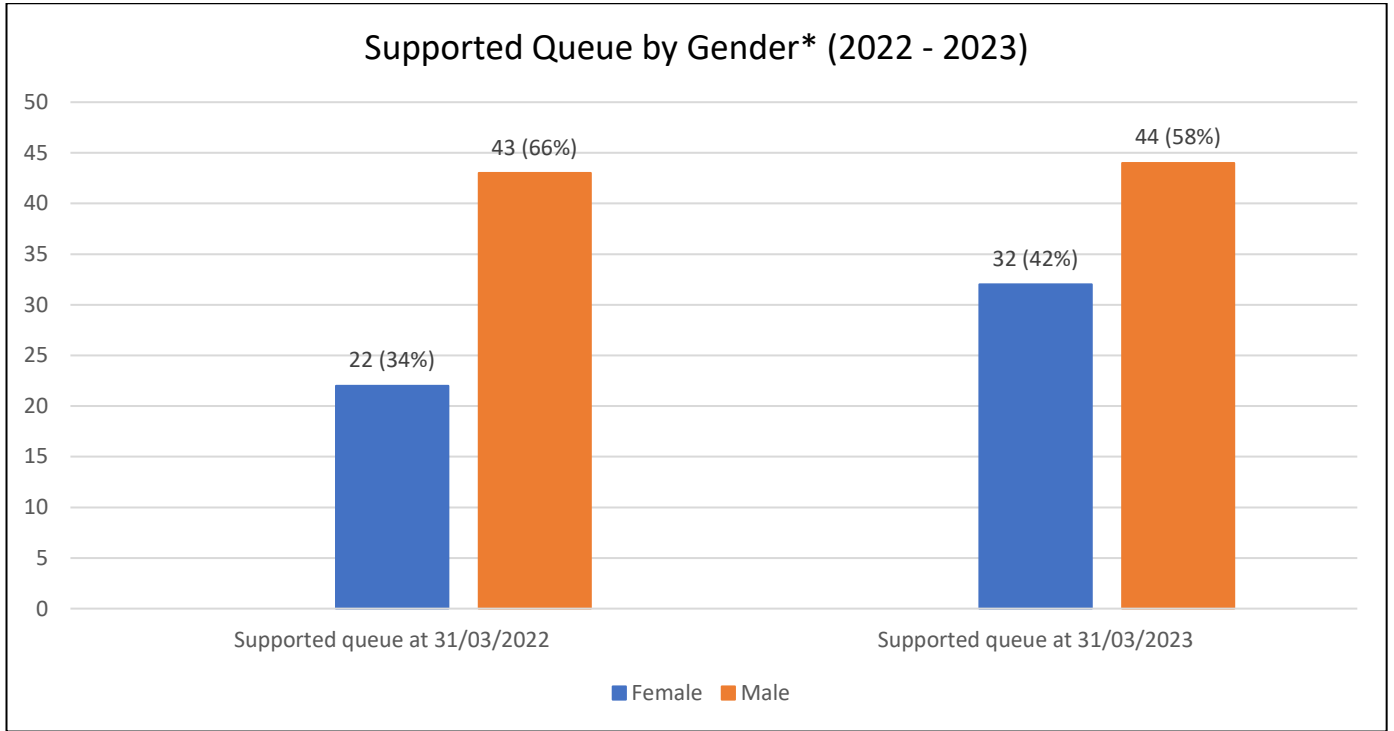
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental health issues. Not all applicants with a disability are placed on the disabilities queue, and their disabilities are assessed and awarded points in accordance with the [Council's Housing Allocation Scheme](#). All offers of a property to a household have to be suitable for their needs.

Supported Queue

The number of applicants on the Supported queue has increased from 65 applicants in 2021/22 to 76 applicants in 2022/23.

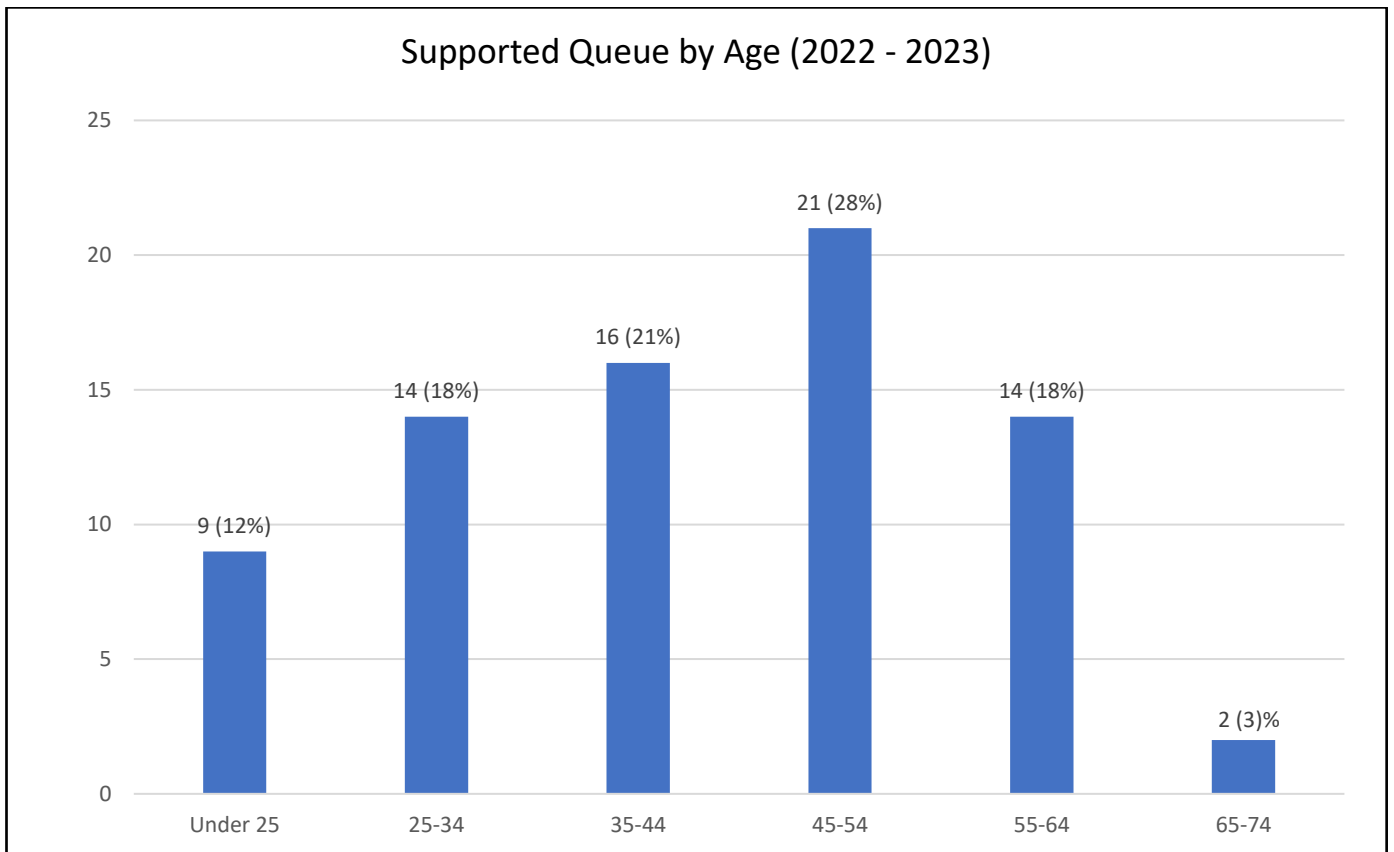


During 2022/23 the largest decrease in the number of applicants were from the Asian ethnic group, representing 8% of applicants on the supported queue compared to 18% in the previous year. The white ethnic group is the largest ethnic group and Mixed ethnic group was the smallest group on the supported queue in 2022/23, representing 4% of applicants which is a slight decrease from last year 21/22 this group represented 6% of all applicants.



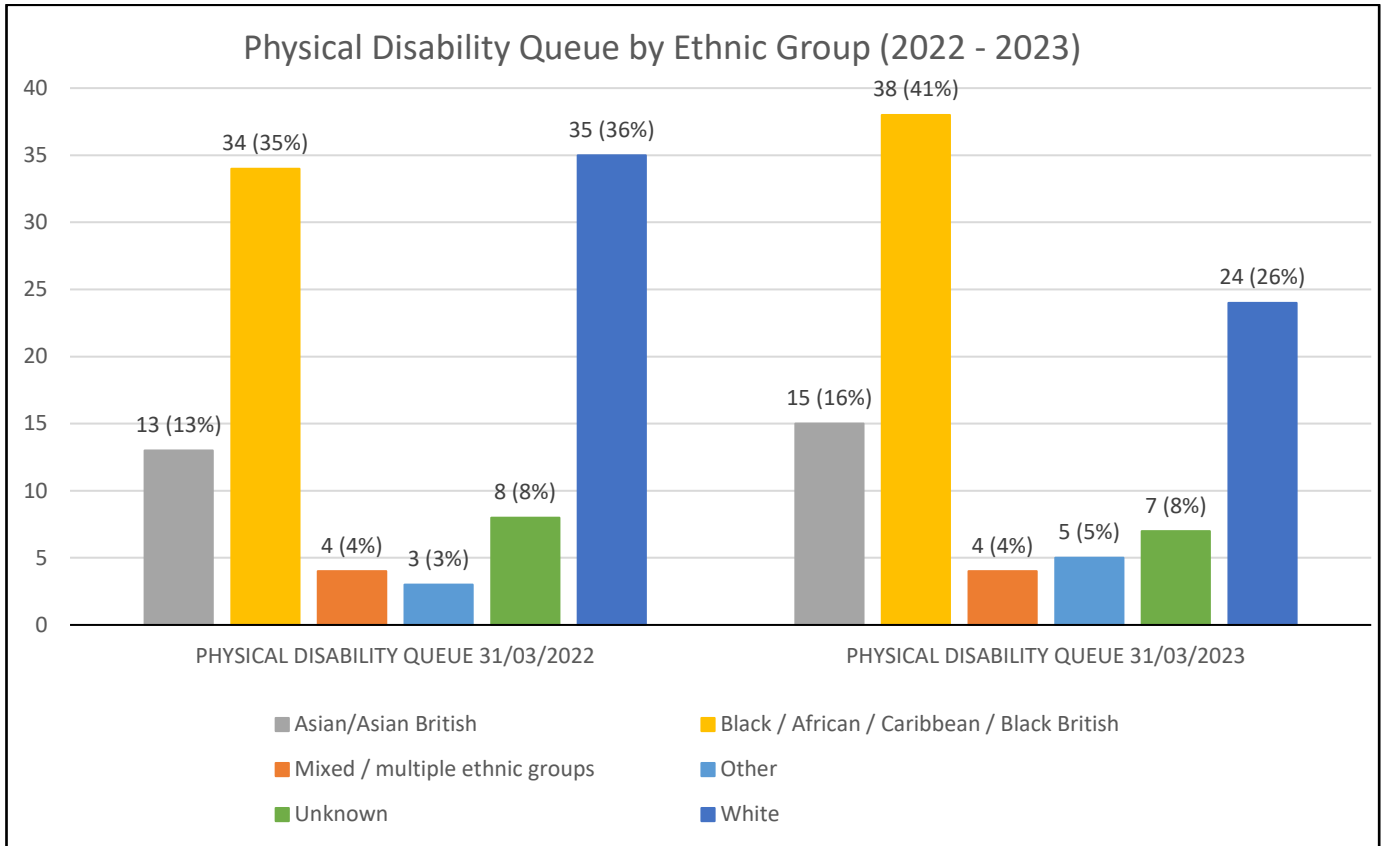
* there were no joint applicants in the supported queue and a very small number of households with children

The number of female applicants increased from 22 (34%) in 2021/2022 to 32 (42%) during 2022/23.

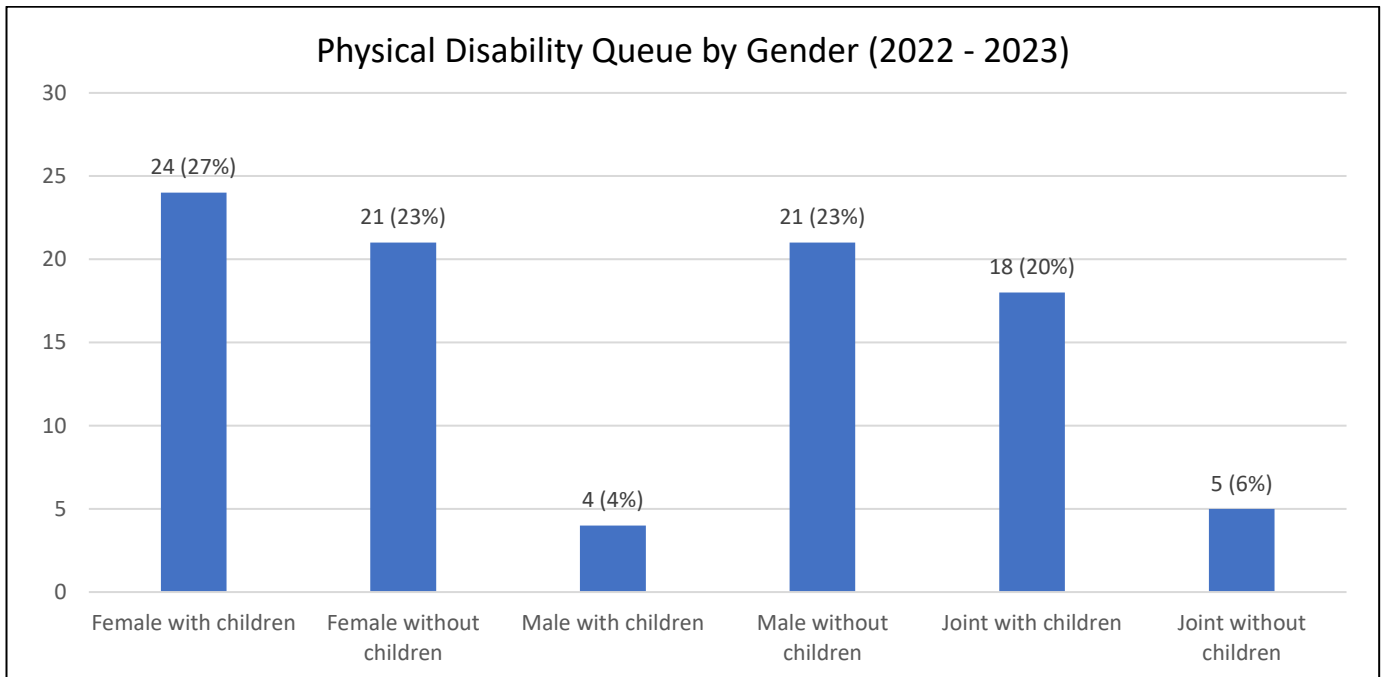


The percentage breakdown of applicants age groups on the supported queue is similar to the percentage breakdown of applicants ages across all housing queues. The biggest difference is in applicants aged 45-54, which represent 28% of all applicants on the supported queue while representing 19% of applicants across all housing queues.

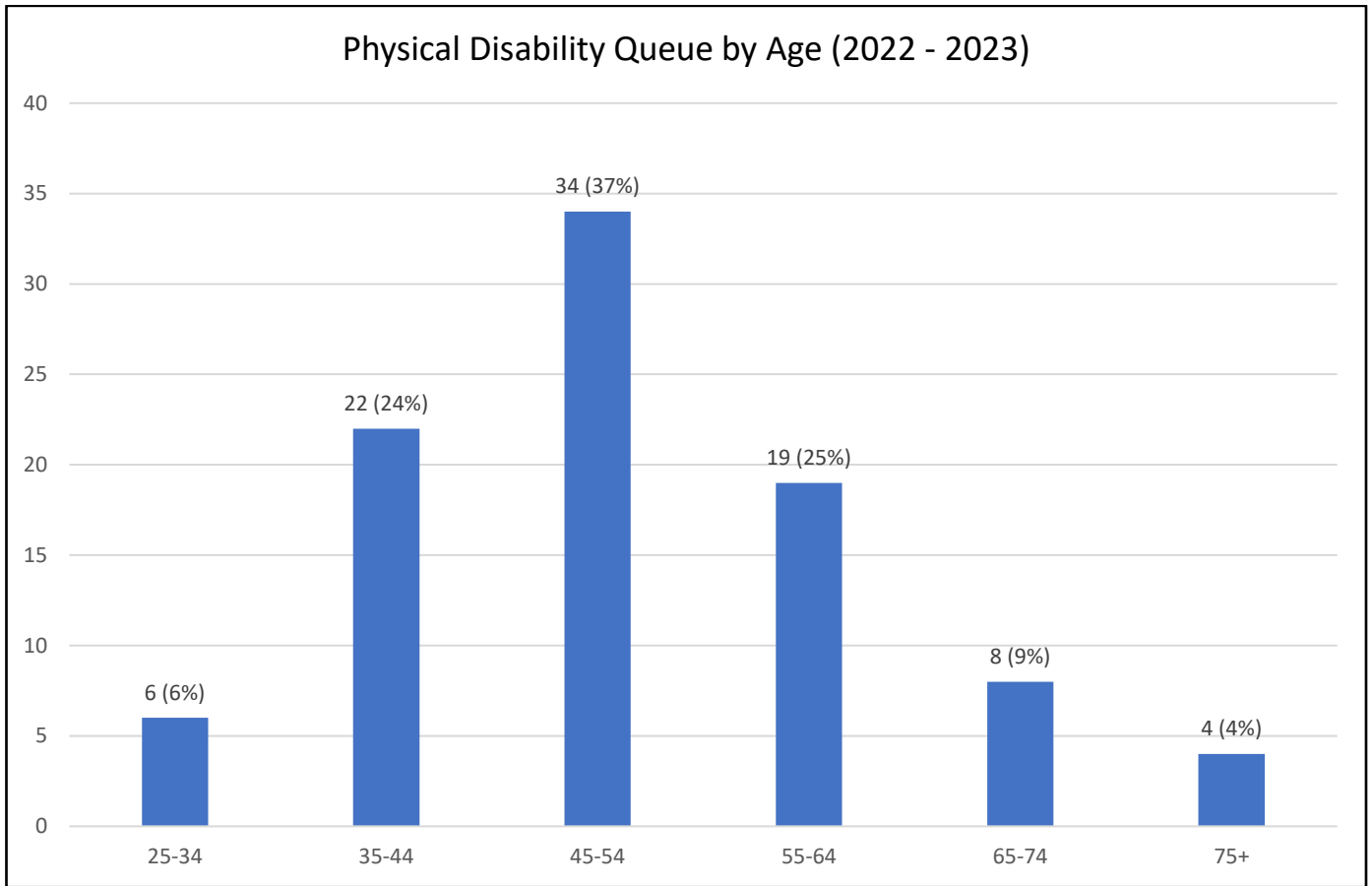
Physical Disability Queue



The percentage breakdown of applicants by ethnic group has changed when compared to 2021/22. The black ethnic group continue to be the largest group on the physical disability queue representing 41% of all applicants, an increase of 6% from the previous year. The white group is the second largest group representing 26% of applications, which is a reduction from 36% in 2021/2022. The distribution of applicants across all ethnic groups is in proportion when looking at all ethnic groups across all queues.



Females with children are the largest gender group on the physical disability queue. Females without children and males without children are the second largest gender group each representing 23% of all applicants on the physical disability queue.



Applicants aged 45 to 75 and over represent 65% of all applicants on the physical disability queue. Applicants under the age of 35 represent only 6% of all applicants on this queue, compared to 34% of applicants across all housing queues.