

Wandsworth Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2019

Introduction:

The Council allocates both its own housing accommodation and housing made available by RSLs (Registered Social Landlords 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 that become available for letting but may also include new properties developed by a housing association or the Council.

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

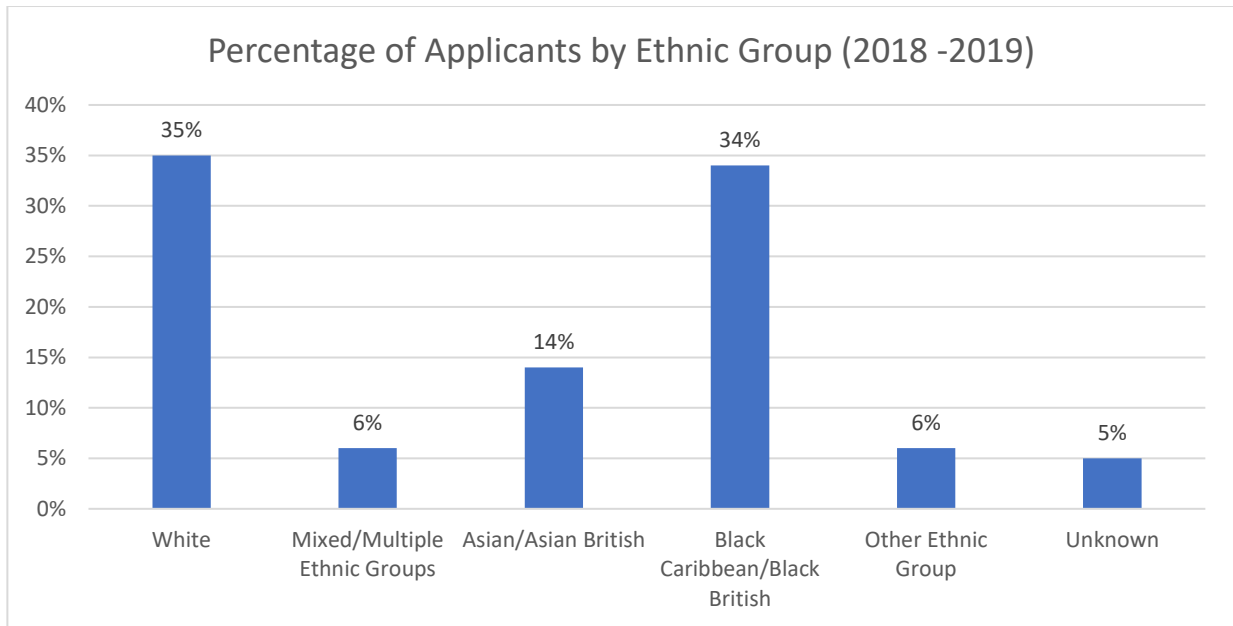
- a) Persons occupying insanitary, overcrowded or unsatisfactory housing conditions;
- b) Persons occupying housing accommodation which is temporary or occupied on an insecure basis;
- c) Families with dependent children;
- d) Households consisting of or including someone who is expecting a child;
- 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 difference 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.

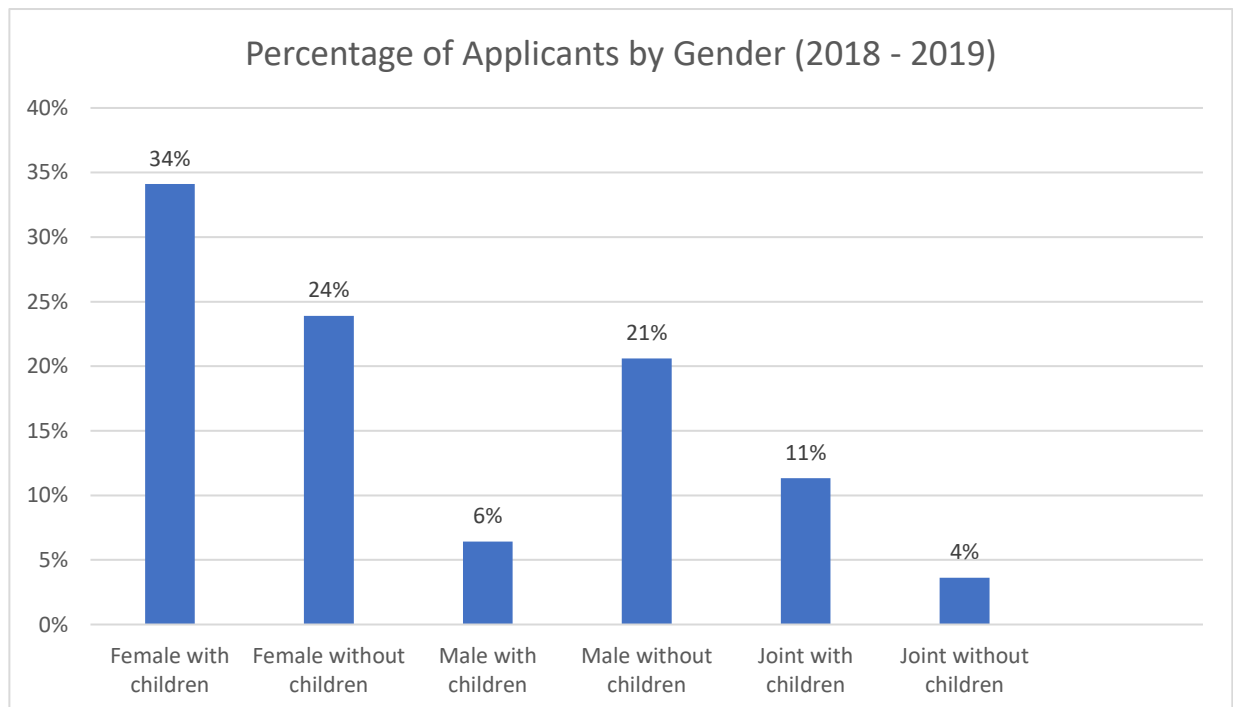
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

Applications

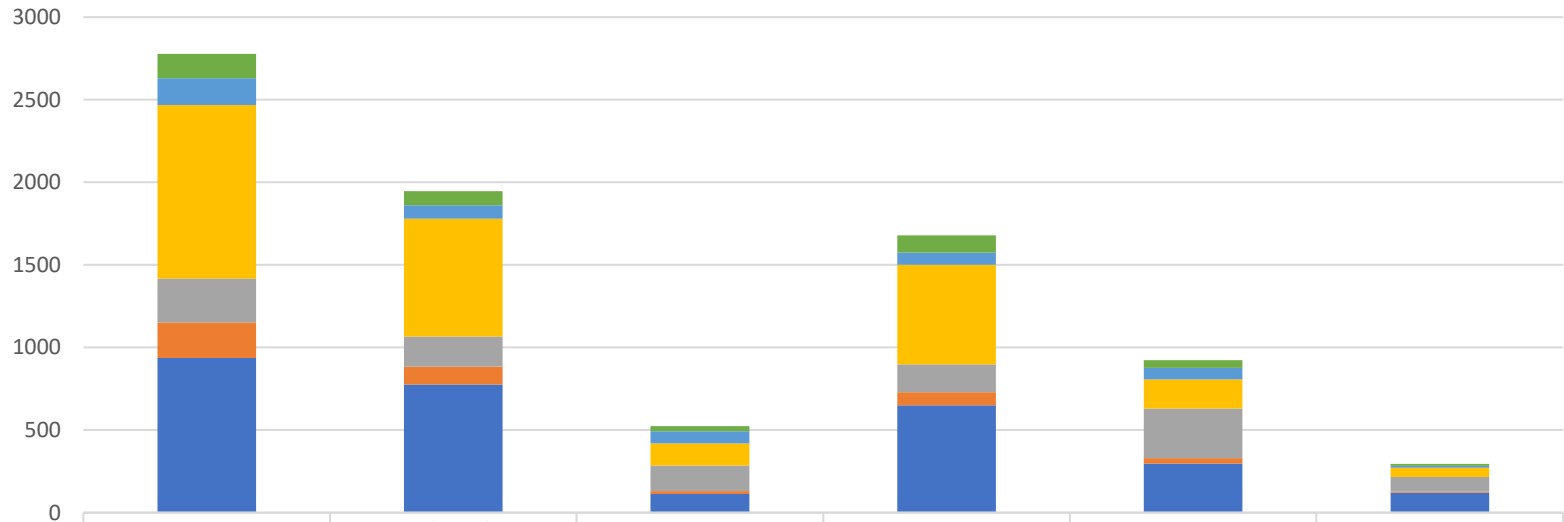
Across all queue types the largest ethnic groups from which application were received were the white and black groups. The representation of 34% of all applicants originating from the black ethnic group is much higher than the borough demographic as that group constitutes approximately 10% of the borough population according to the 2011 census.



Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group has made 58% of all applications with those with children comprising 36% and those without children comprising 22%.



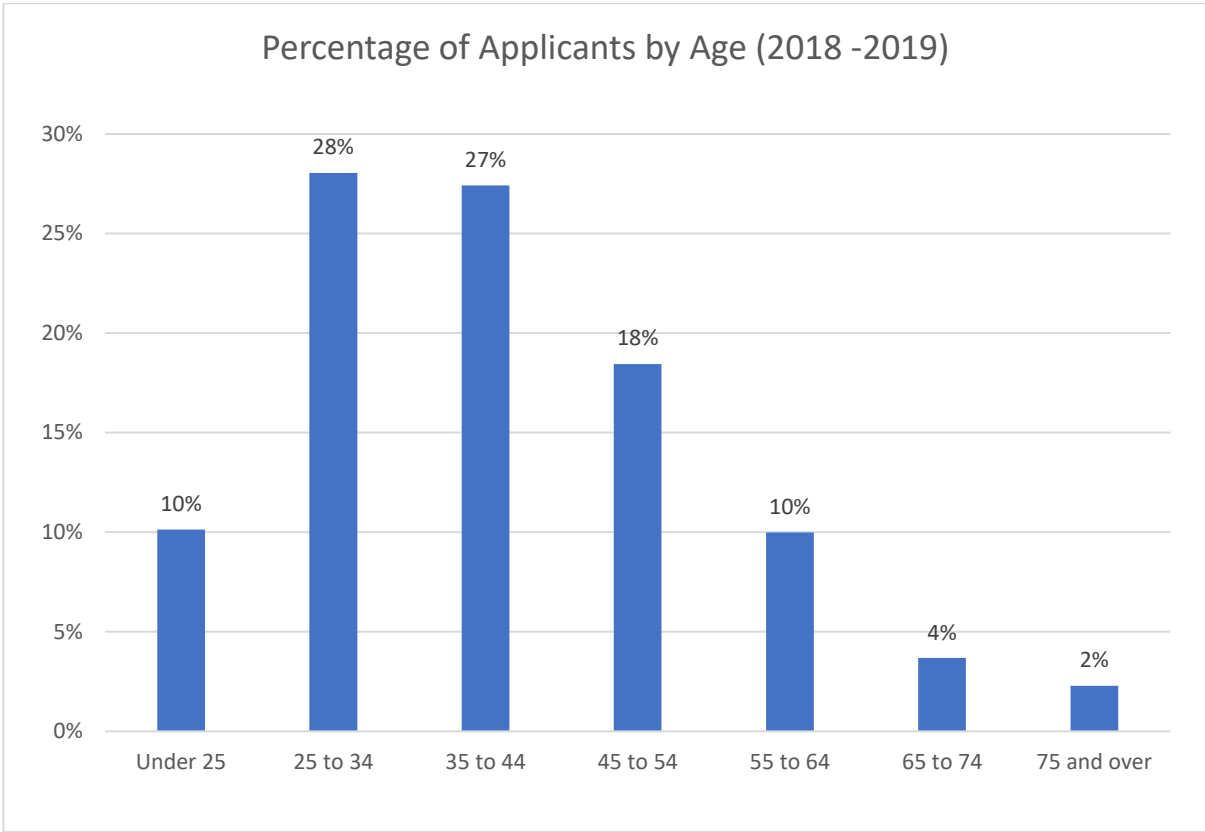
Applications by Ethnic Group and Gender (2018 - 2019)



	Female with Children	Female without Children	Male with Children	Male without Children	Joint with Children	Joint without Children
Unknown	148	85	32	104	47	11
Other Ethnic Group	162	82	72	74	70	13
Black Caribbean/Black British	1050	713	135	604	175	56
Asian/Asian British	266	182	155	168	301	88
Mixed/Multiple Ethnic Groups	216	109	17	80	33	7
White	936	776	113	649	297	120

■ White
 ■ Mixed/Multiple Ethnic Groups
 ■ Asian/Asian British
 ■ Black Caribbean/Black British
 ■ Other Ethnic Group
 ■ Unknown

When looking at applications by ethnic group and by gender it can be seen that the largest group are female applicants (with and without children) from the black ethnic group who comprise 21.64% of applications assessed. Female applicants from the white ethnic group are the second highest group encompassing 21.01% of the applications assessed.

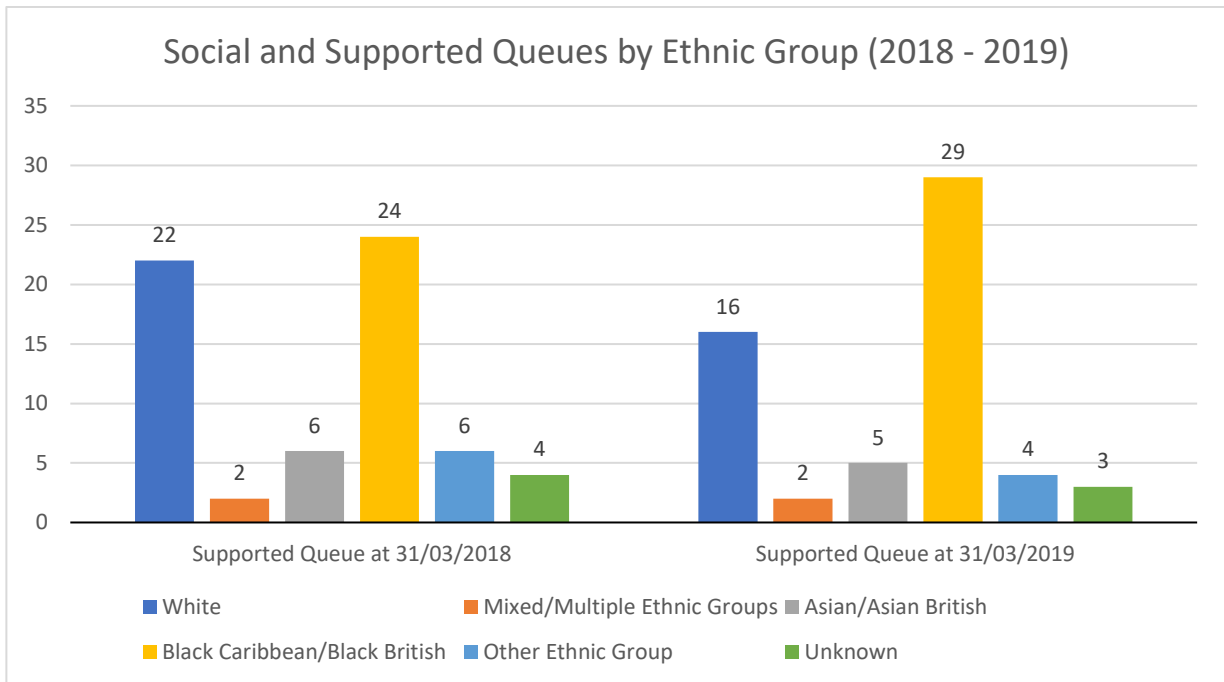


The distribution of applicants by age grouping closely matches the last financial year with 65% of applicants on the register being aged under 45 and with the highest proportion being found within in 25 to 34 (28%) and 35 to 44 age groups (27%)

Queues by Ethnic Group

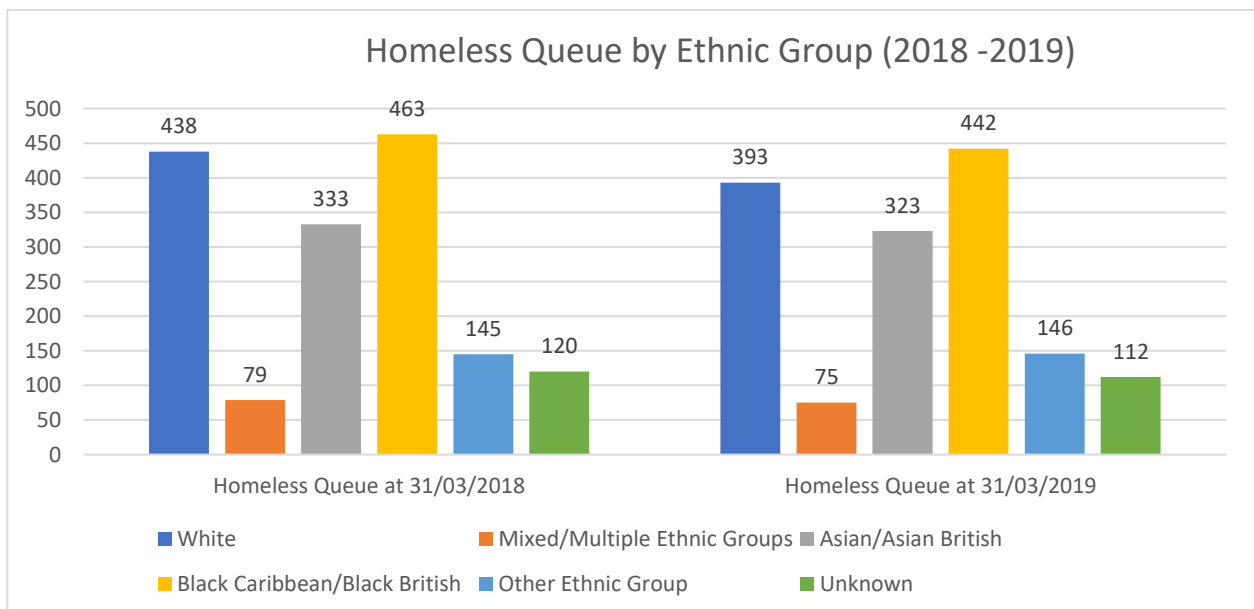
Social and Supported Queues

The number of applicants on the Social and Supported queues has fallen slightly when compared to the previous year: from 64 to 59 applicants.



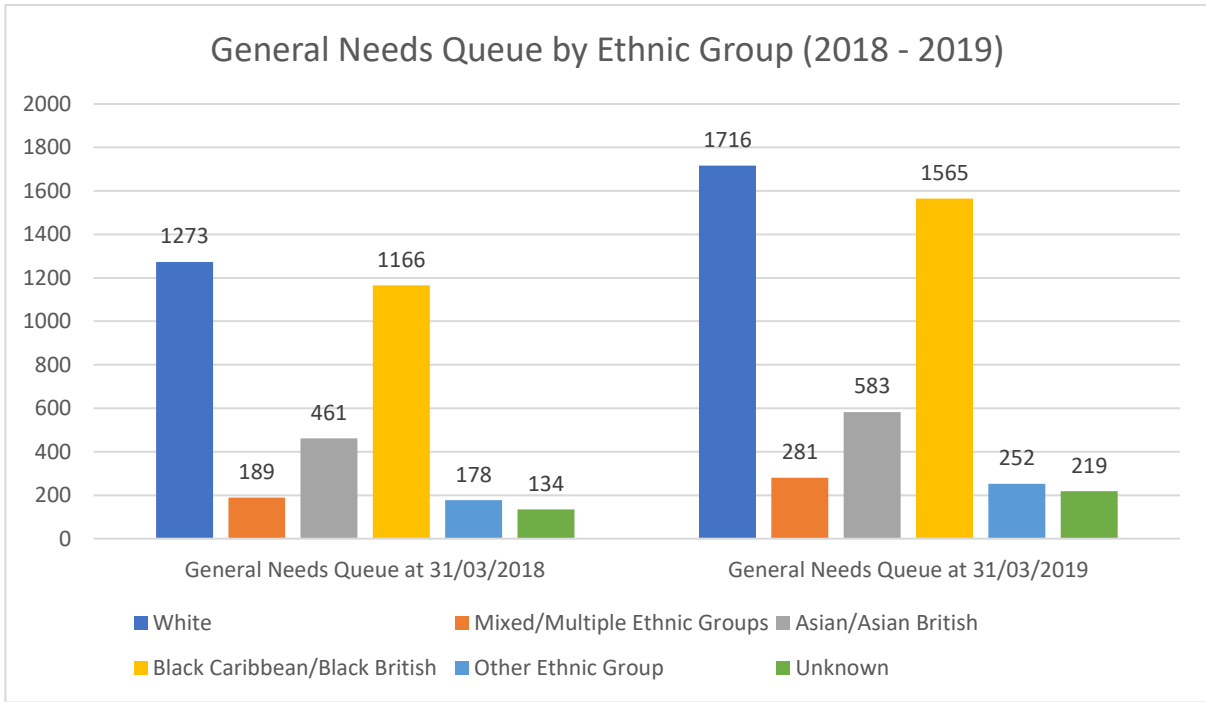
There has been a decrease in the amount of applicants from the white ethnic group (22 to 16 applicants) and an increase in applicants from the black ethnic group (24 to 29 applicants). The black ethnic group constitute the largest amount of applicants.

Homeless Queue



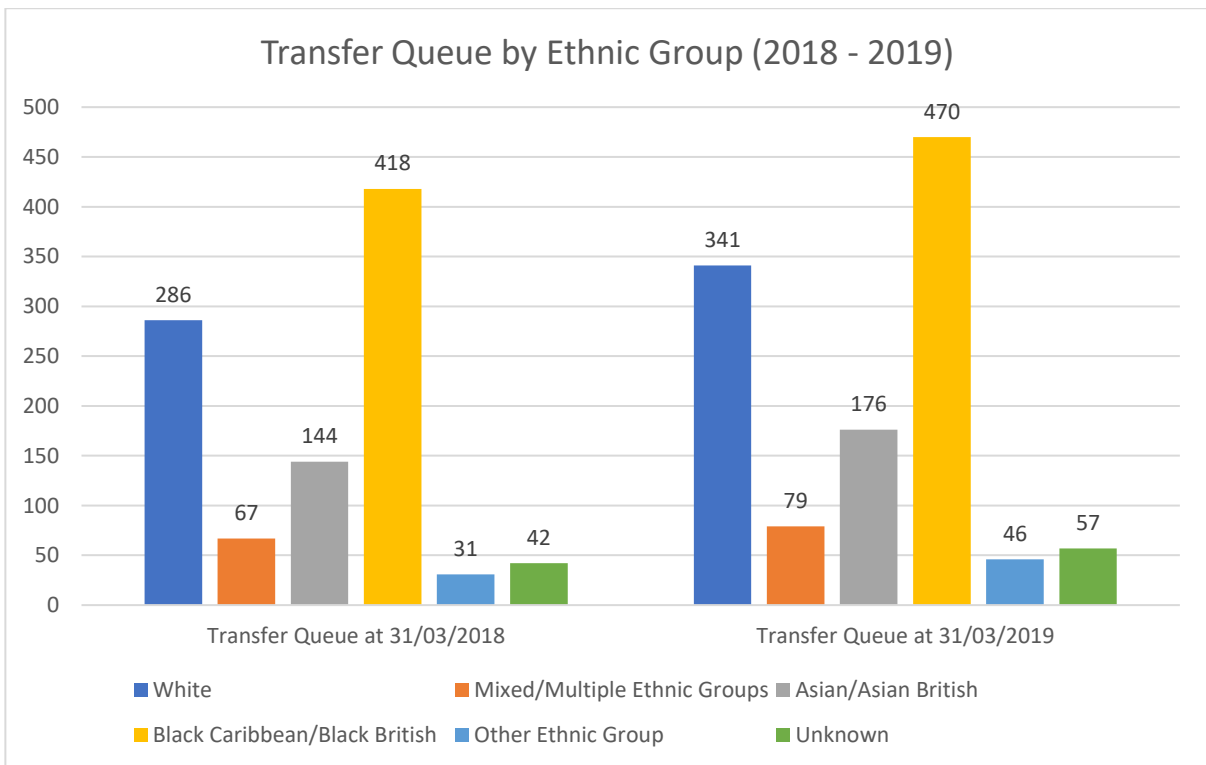
When compared to 2017/18 there has been a 5.51% reduction in the number of households on the homeless queue. With the exception of the 'other ethnic group' all groups have shown a reduction in numbers. The black ethnic group at 29.6% comprise the largest group of the households on the queue.

General Needs Queue



The amount of applicants on the General Needs queue has increased a substantial 35% when compared to 2017/18. All Ethnic Groups have shown an increase in numbers on the queue. The largest two groups are the white ethnic group (1716 applicants) and black ethnic group (1565 applicants) which equate to 37% and 34% respectively.

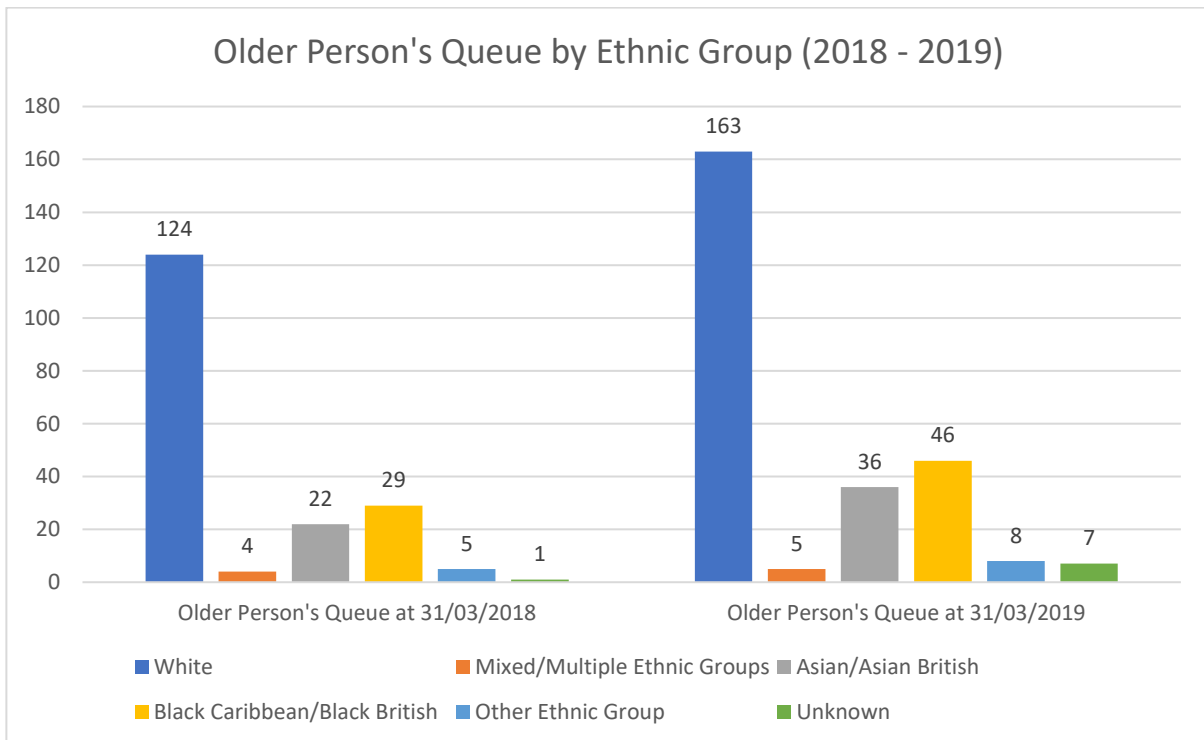
Transfer queue



There has been an 18.31% increase in the amount of tenants requesting a transfer when compared to 2017/18. The largest group on the queue is the Black ethnic group who have requested 40% of the transfer requests received.

Older Person's Queue

The Older Person's queue has seen a significant 43% increase in the amount applications received when compared to 2017/18. By far the largest ethnic group on this queue are white ethnic group who comprise 61.5% of all households.



Applications by queue and gender

Applicants by Queue and Gender as a percentage of all queues

	Female With Children	Female without Children	Male with Children	Male without Children	Joint with Children	Joint without Children
Council Interest Queue	1%	3%	0%	1%	0%	0%
Council Tenant Transfer Queue	9%	1%	1%	1%	2%	0%
General Needs Queue	15%	16%	3%	15%	5%	2%
Homeless Queue	9%	1%	2%	2%	4%	0%
Older Persons Housing Queue	2%	1%	0%	1%	0%	0%
Physical Disability Queue	0%	0%	0%	0%	0%	0%
Social Care Queue	0%	0%	0%	0%	0%	0%
Supported Queue	0%	0%	0%	0%	0%	0%

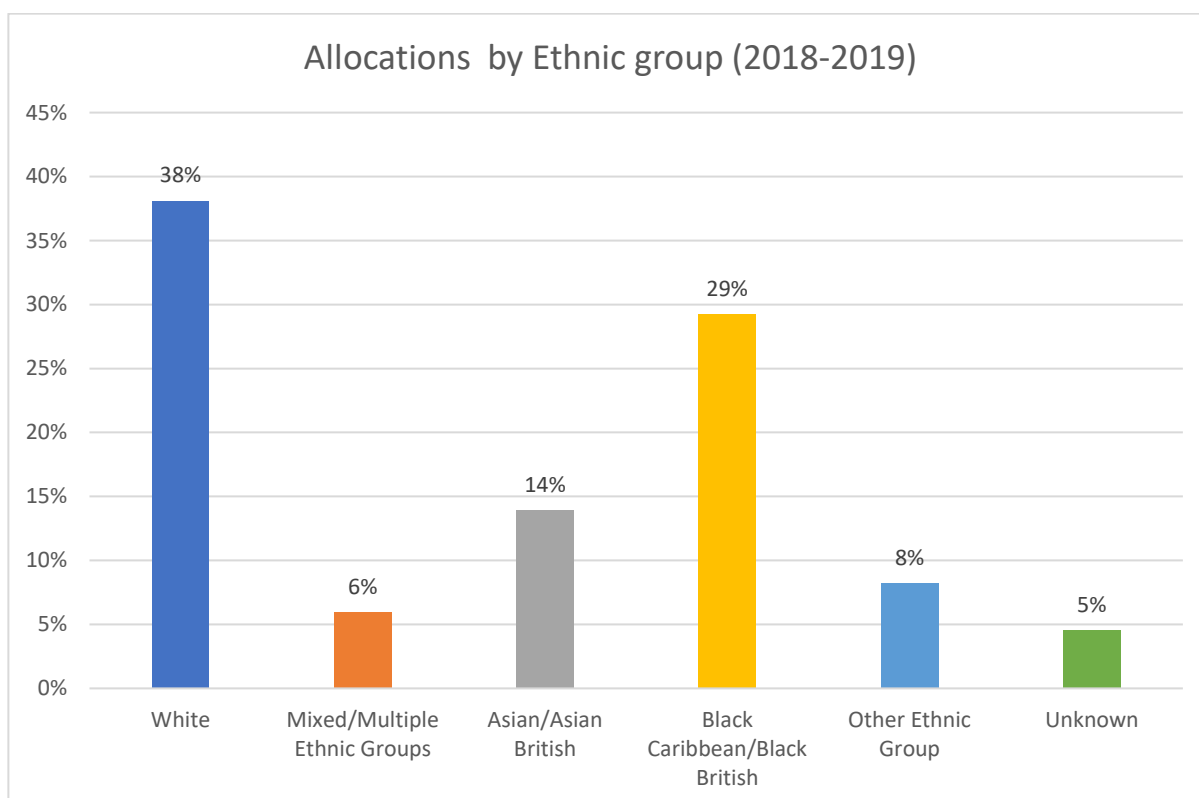
Applicants by Queue and Gender as a percentage of respective queue

	Female With Children	Female without Children	Male with Children	Male without Children	Joint with Children	Joint without Children
Council Interest Queue	18%	56%	2%	17%	2%	6%
Council Tenant Transfer Queue	62%	8%	9%	4%	15%	2%
General Needs Queue	26%	29%	6%	27%	9%	4%
Homeless Queue	50%	7%	8%	10%	21%	2%
Older Persons Housing Queue	0%	47%	0%	45%	0%	8%
Physical Disability Queue	21%	30%	5%	26%	15%	2%
Social Care Queue	67%	11%	0%	22%	0%	0%

Housing Allocations

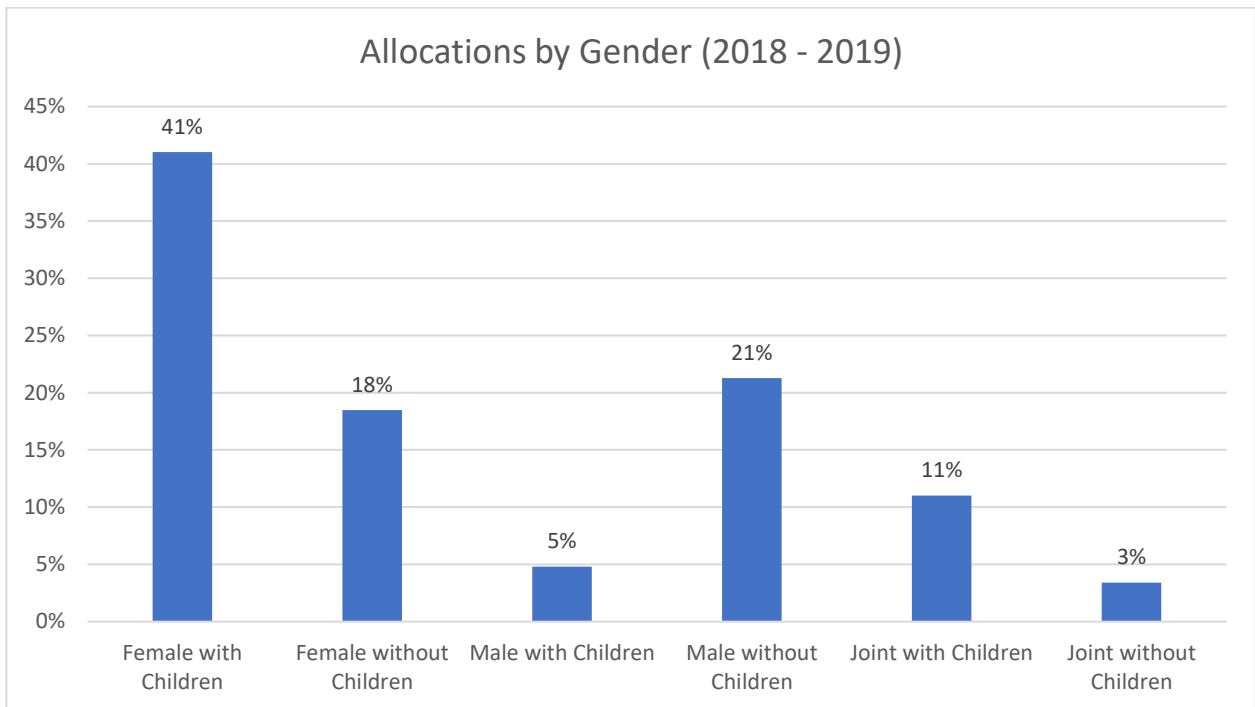
Allocations by Ethnic Group

In 2018/19 the white ethnic group received the largest proportion of allocations at 38%. Although the second largest group, the black ethnic group receiving 28% of allocated properties saw a small reduction in the overall allocations for 2018/19: down from 32% in 2017/18.



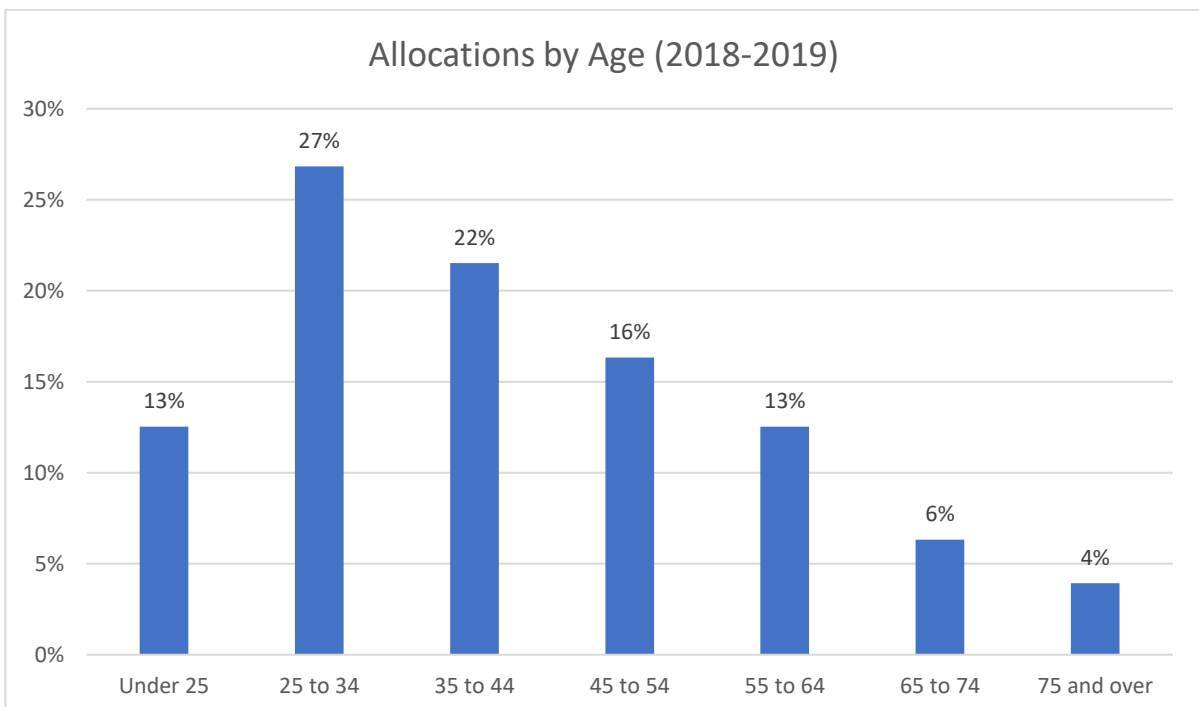
Allocations by Gender

When compared to 2017/18 all gender groups – with the exception of Female with Children – were either allocated the same percentage of properties or saw their share of allocations fall slightly. Female with Children are significantly the largest group to be allocated properties recording 41% of all allocations.



Allocations by Age

Households that fell within the younger age bracket (under 45 years) received the majority of allocations for 2018/19 receiving 62% of the allocations offered. The two highest groups were households amongst the age bracket 25 to 34 years (27%) and 35 to 44 years (22%) which corresponds with applicants queues.



Disabilities

The Council has a separate Physical Disabilities queue for those requiring wheelchair adapted accommodation and for those referred for rehousing through social services with mental health issues. Other disabilities are assessed and awarded points in accordance with the Council's Housing Allocation Scheme which can be found on the Wandsworth Council website. Properties offered have to be suitable for the households that are offered them.