

Wandsworth Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2020

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:-

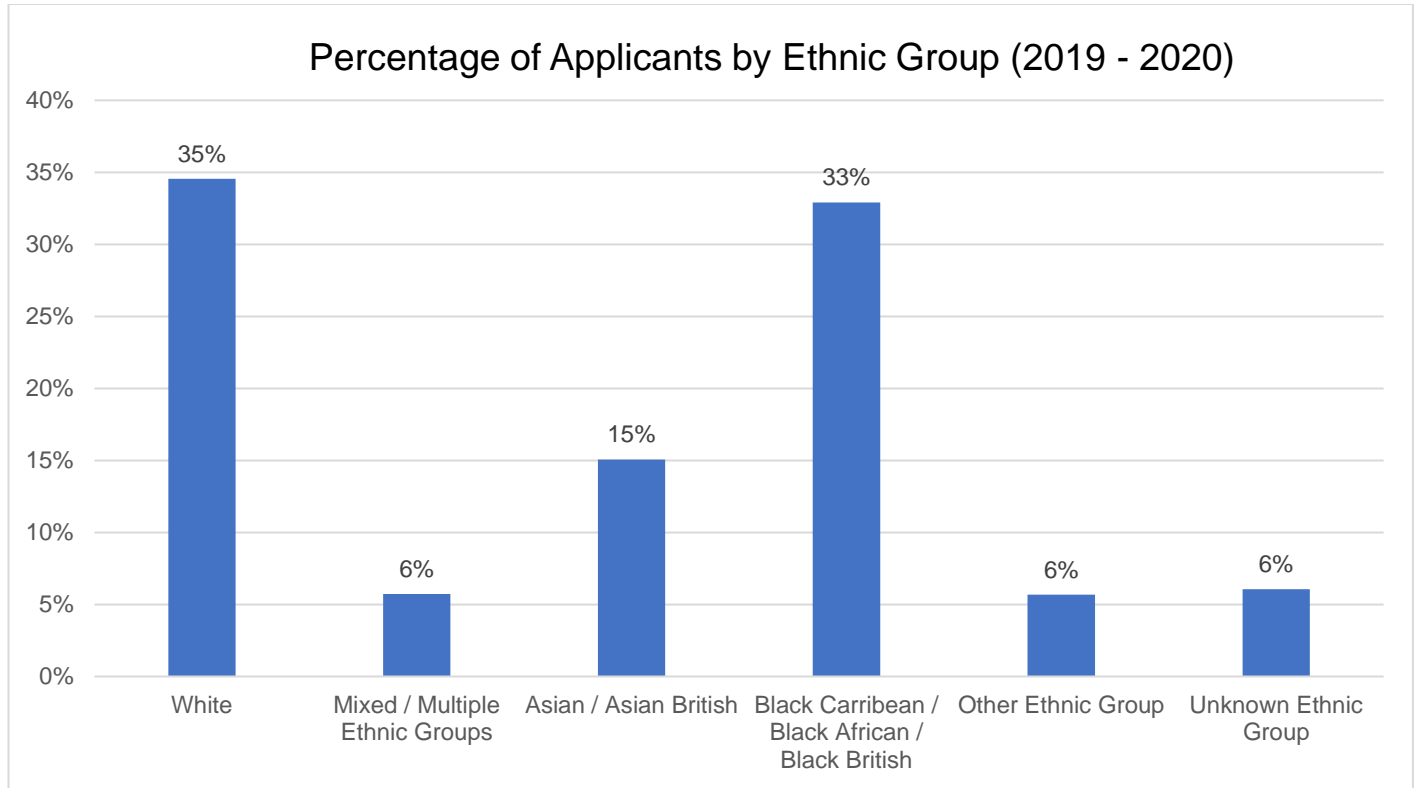
- a) Persons that are homeless;
- b) Persons occupying housing accommodation which is temporary or occupied on an insecure basis;
- c) Persons occupying insanitary, overcrowded or unsatisfactory housing conditions;
- d) Households consisting of or including someone with a particular need for settled 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.

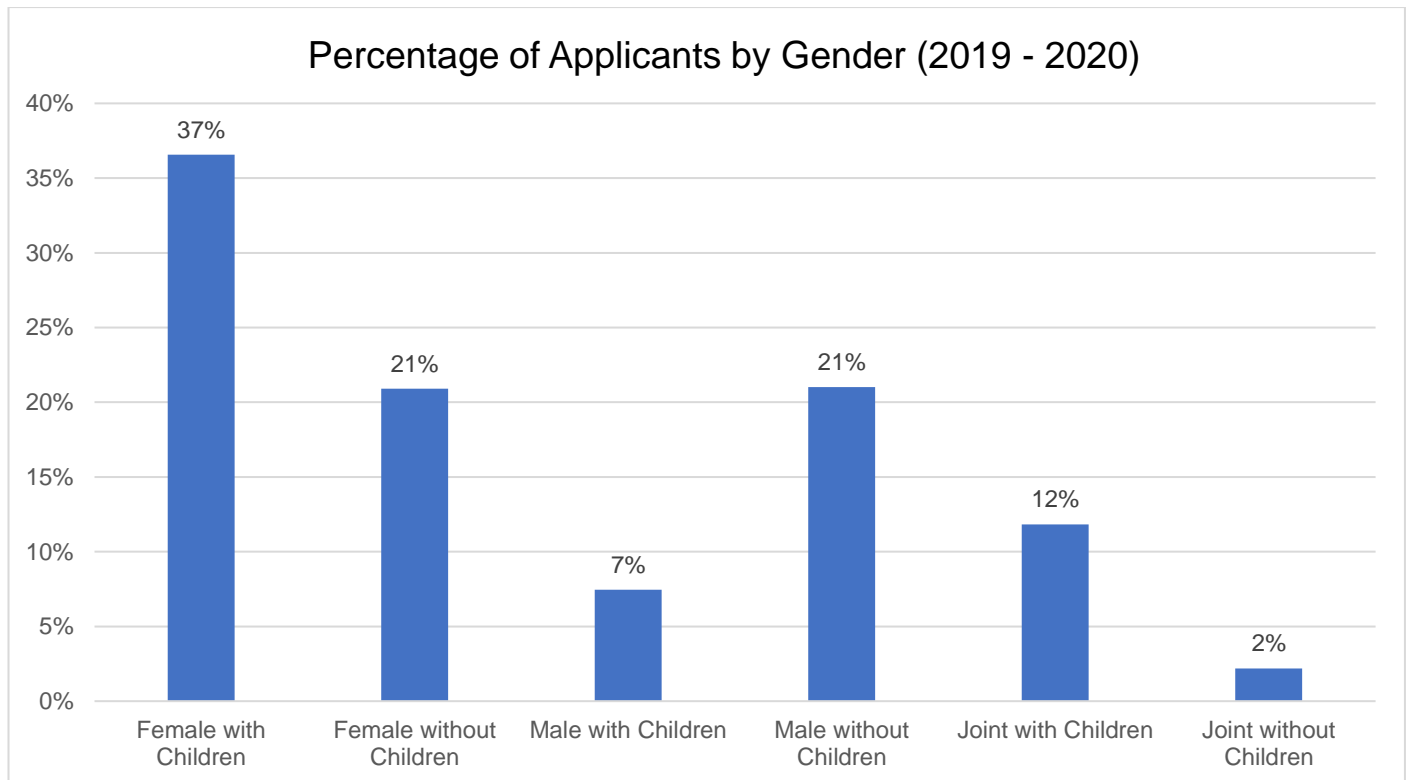
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

Applications

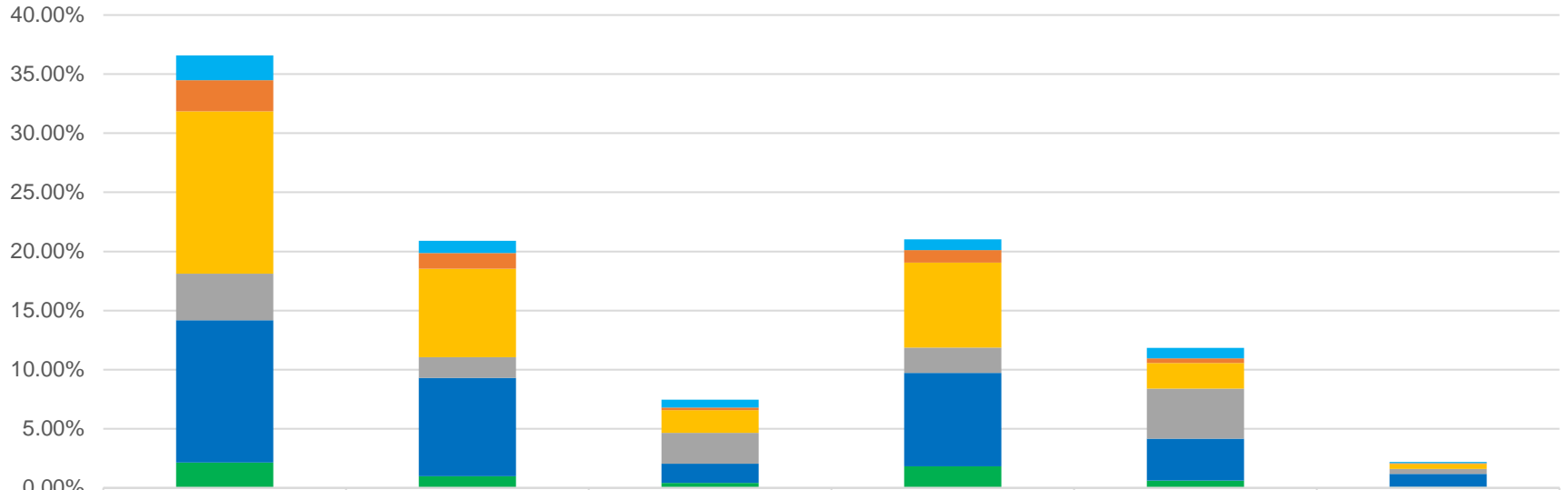
Across all queue types the largest ethnic groups from which applications were received were the white and black ethnic groups. The representation of 33% of all applicants originating from the black ethnic group is much higher than the borough demographic as that group constitutes approximately 10% of the borough population according to the 2011 census.



Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 58% of all applications with those with children comprising 37% and those without children comprising 21%.



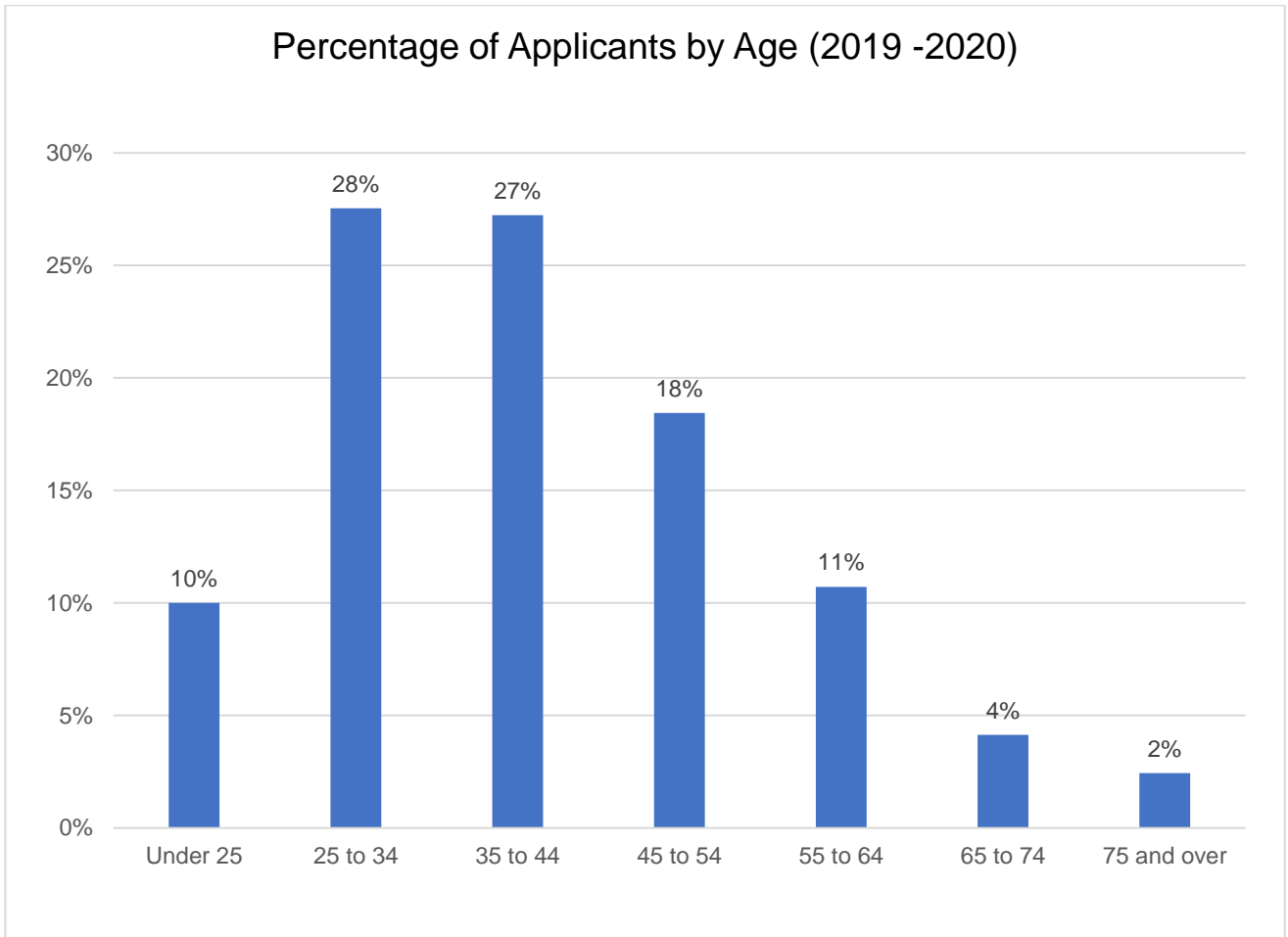
Applications by Ethnic Group and Gender (2019 - 2020)



	Female with Children	Female without Children	Male with Children	Male without Children	Joint with Children	Joint without Children
Other Ethnic Group	2.08%	1.05%	0.68%	0.89%	0.89%	0.09%
Mixed/Multiple Ethnic Groups	2.65%	1.32%	0.21%	1.08%	0.38%	0.09%
Black Carribbean/Black British	13.74%	7.49%	1.93%	7.17%	2.16%	0.42%
Asian/Asian British	3.92%	1.76%	2.60%	2.15%	4.23%	0.41%
White	12.05%	8.32%	1.62%	7.89%	3.55%	1.11%
Unknown	2.14%	0.98%	0.43%	1.82%	0.62%	0.08%

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

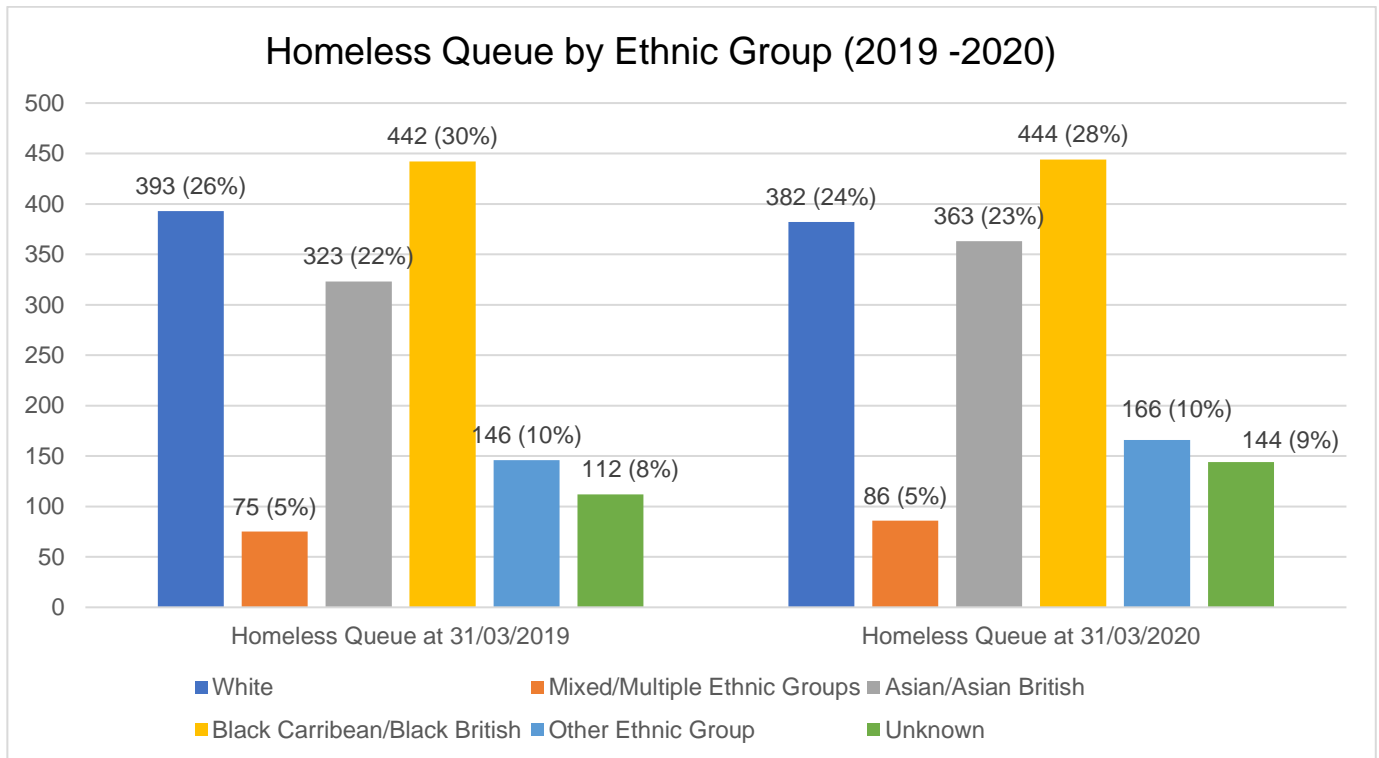
When looking at applications by ethnic group and by gender females with children from the black ethnic group are the highest group encompassing 13.74% of all applicants. The second largest group of applicants is female without children in the white ethnic group, encompassing 12.05% of applicants.



The distribution of applicants by age grouping closely matches last year (64%) with 65% of applicants on the register being under 45 and with the highest proportion being found within the 25 to 34 (28%) and 35 to 44 age groups (27%).

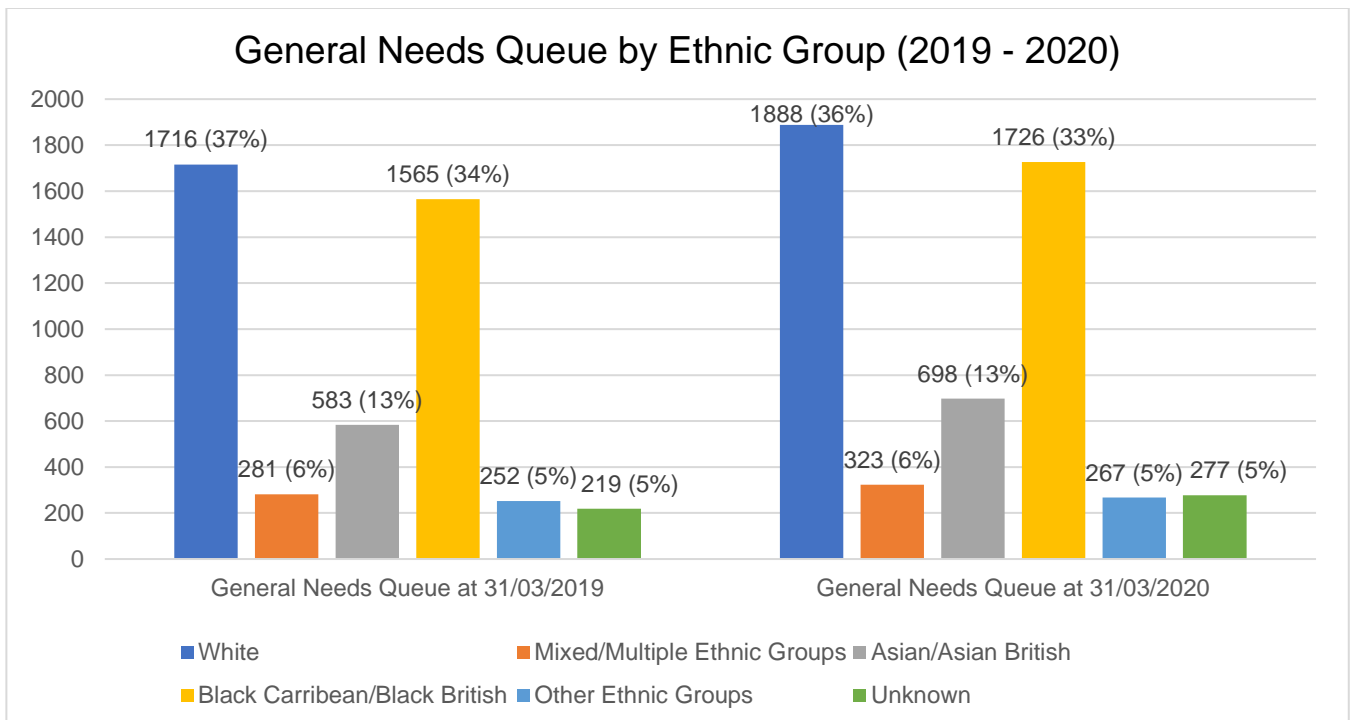
Queues by Ethnic Group

Homeless Queue



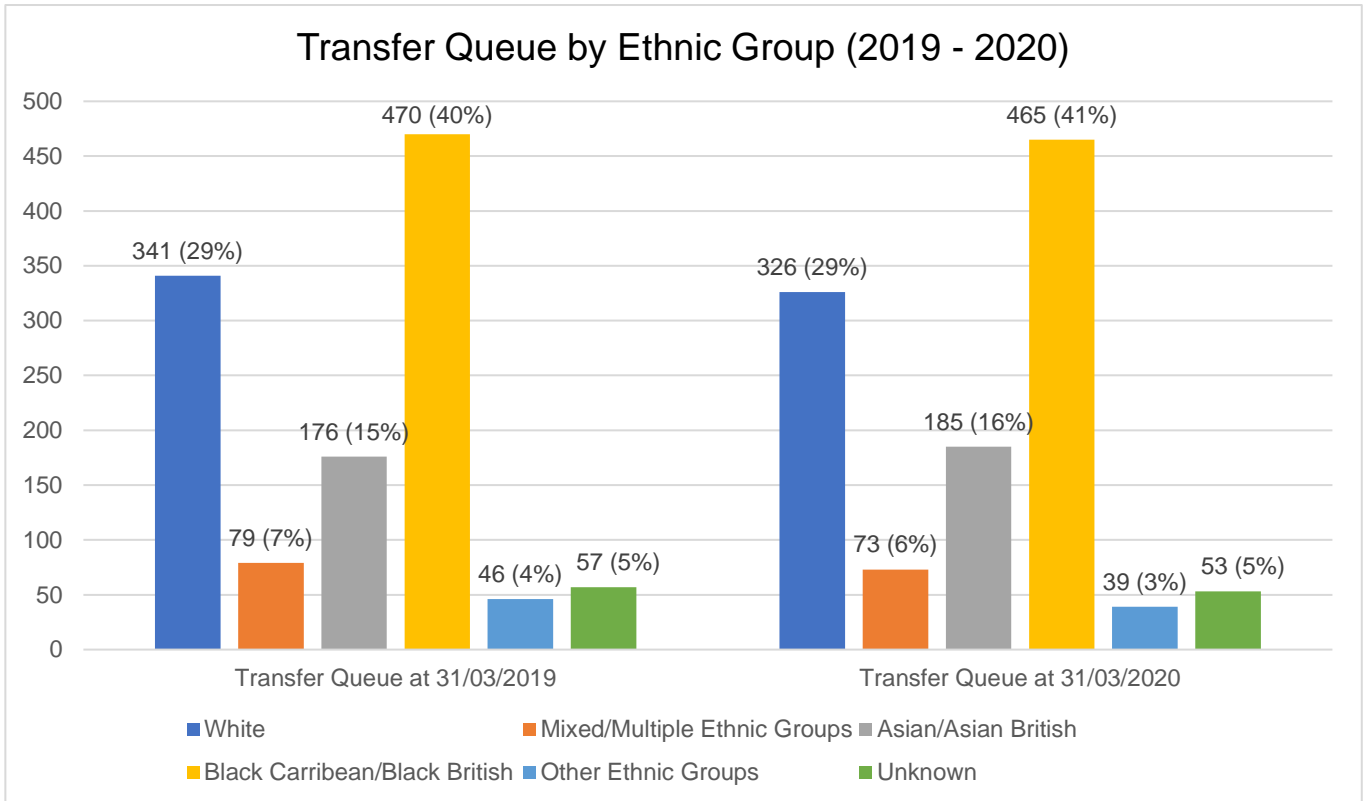
When compared to 2018/19 there has been a 6.3% increase (1,491 to 1,585) in the number of households on the homeless queue which is spread evenly across all ethnic groups. There has been little percentage difference across all ethnic groups from last year. The black ethnic group remains the largest group of applicants at 28% of households on the queue, which is a slight decrease compared to 2018/19 (30%).

General Needs Queue



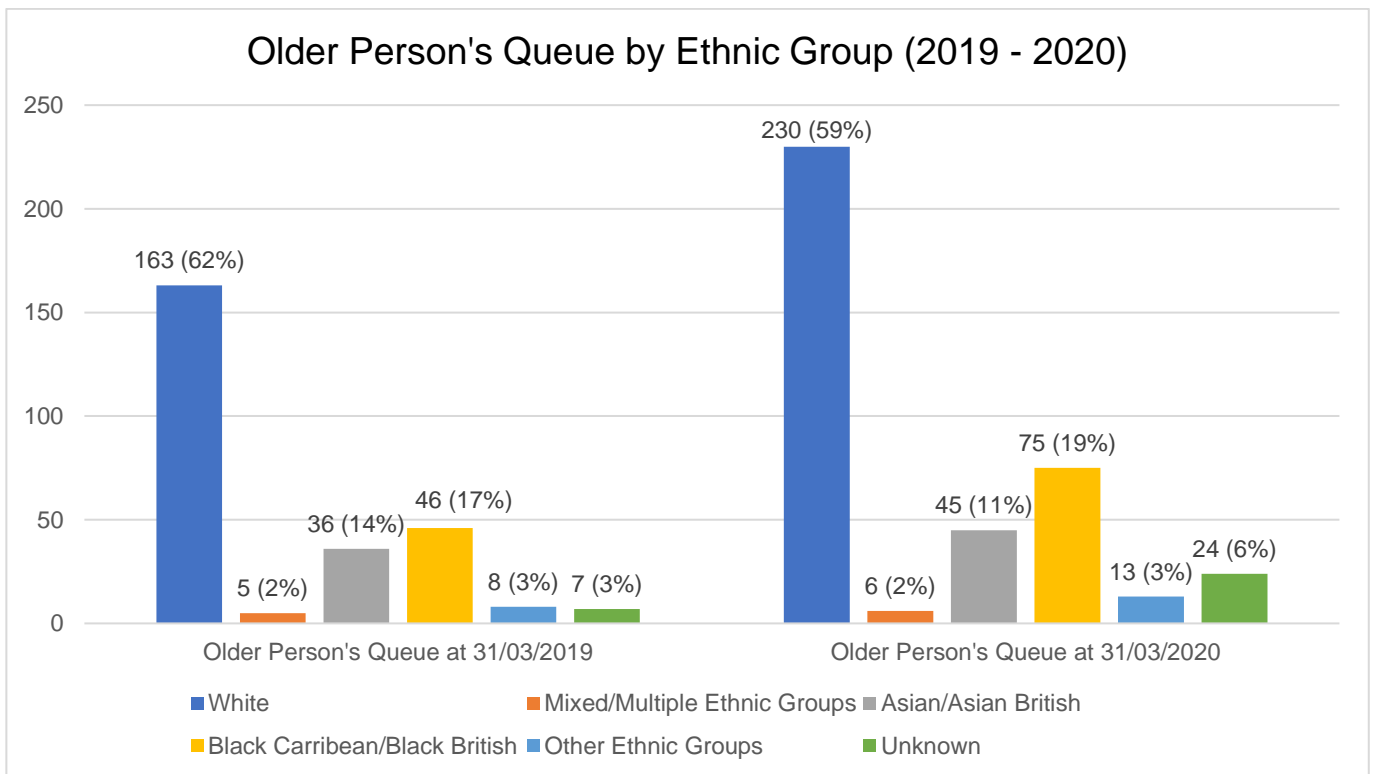
The number of applicants on the General Needs queue has increased by 12.2% when compared to 2018/19. All ethnic groups have shown an increase. The largest two groups are the white (1,888 applicants) and black (1,726 applicants) ethnic groups which equate to 36.5% and 33.3% respectively.

Transfer queue



The transfer queue has decreased by 2.4% when compared to 2018/19, with all ethnic groups decreasing in numbers with the exception of the Asian ethnic group. The largest group on the queue is the black ethnic group which make up 40.8% of the transfer requests received.

Older Person's Queue



The Older Person's queue has seen a significant 48.3% increase in the number of applications received when compared to 2018/19, which is similar to the increase of 43% between 2017/18 to 2018/19. By far the largest ethnic group on this queue is the white ethnic group which represent 58.5% of all households.

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

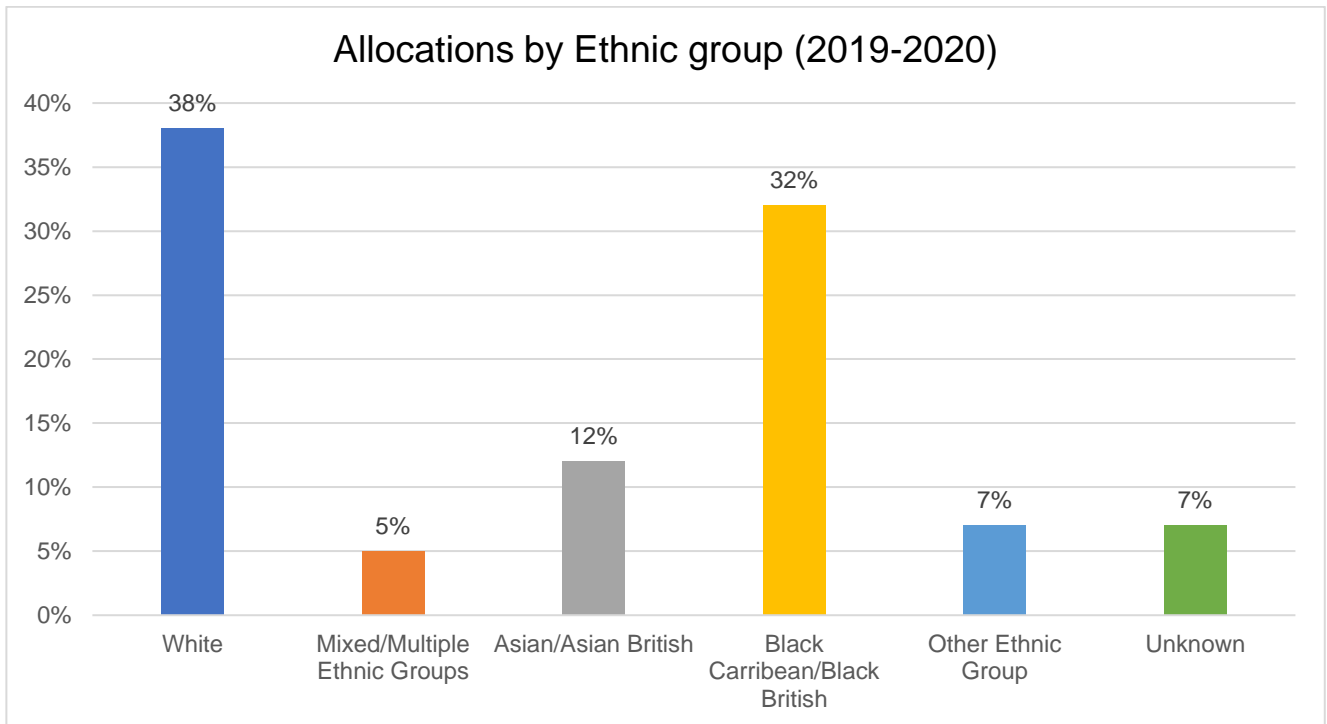
	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	1.93%	1.63%	0.24%	0.62%	0.25%	0.10%
Council Tenant Transfer Queue	8.75%	0.35%	1.28%	0.35%	2.08%	0.03%
General Needs Queue	16.66%	15.45%	3.92%	15.17%	5.48%	1.64%
Homeless Queue	8.85%	1.00%	1.91%	2.17%	3.84%	0.07%
Older Persons Housing Queue	0.02%	2.05%	0.00%	2.05%	0.00%	0.30%
Pan Mobility	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%
Physical Disability Queue	0.21%	0.19%	0.09%	0.27%	0.16%	0.05%
Social Care Queue	0.11%	0.01%	0.02%	0.09%	0.01%	0.00%
Supported Queue	0.05%	0.23%	0.00%	0.29%	0.00%	0.00%

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	40.43%	34.28%	4.96%	13.00%	5.20%	2.13%
Council Tenant Transfer Queue	68.10%	2.72%	9.99%	2.72%	16.21%	0.26%
General Needs Queue	28.56%	26.49%	6.72%	26.01%	9.40%	2.82%
Homeless Queue	49.59%	5.62%	10.73%	12.18%	21.51%	0.38%
Older Persons Housing Queue	0.51%	46.31%	0.00%	46.31%	0.00%	6.87%
Pan Mobility	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Physical Disability Queue	22.09%	19.77%	9.30%	27.91%	16.28%	4.65%
Social Care Queue	45.45%	4.55%	9.09%	36.36%	4.55%	0.00%
Supported Queue	8.00%	40.00%	0.00%	52.00%	0.00%	0.00%

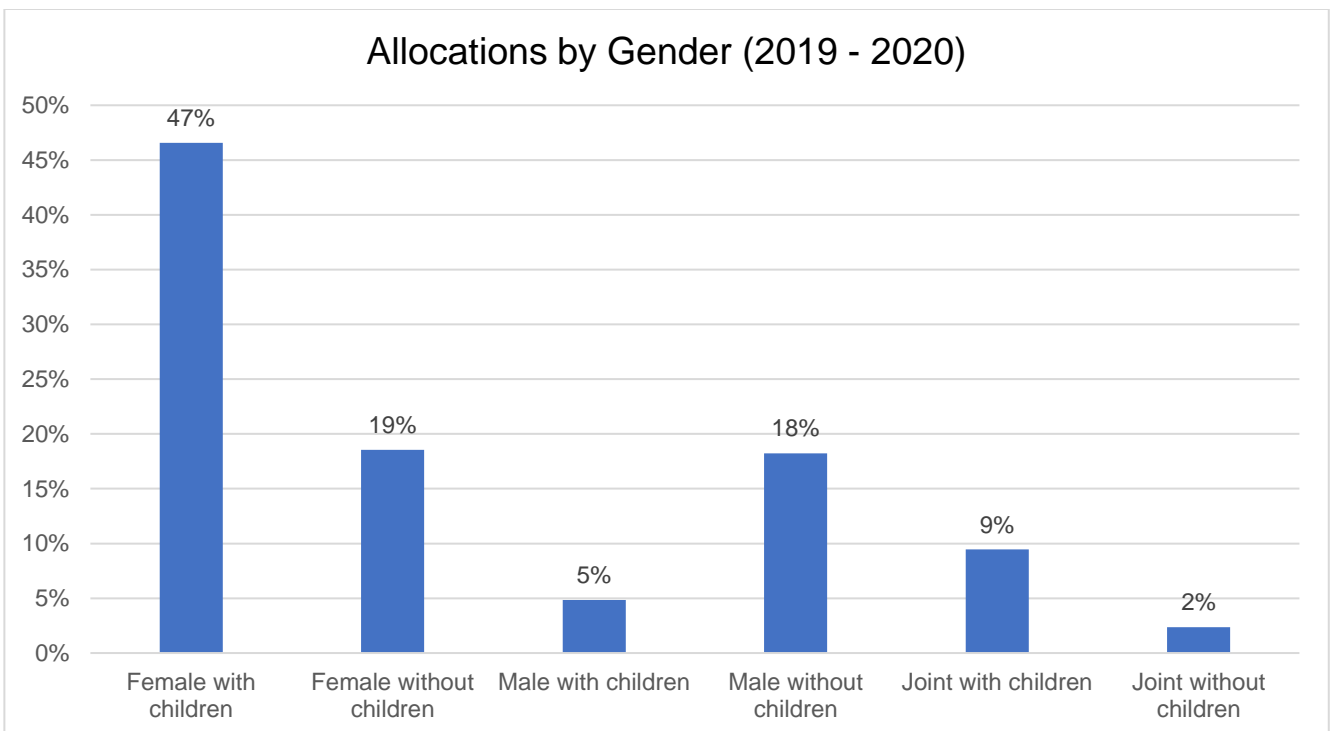
Housing Allocations

Allocations by Ethnic Group

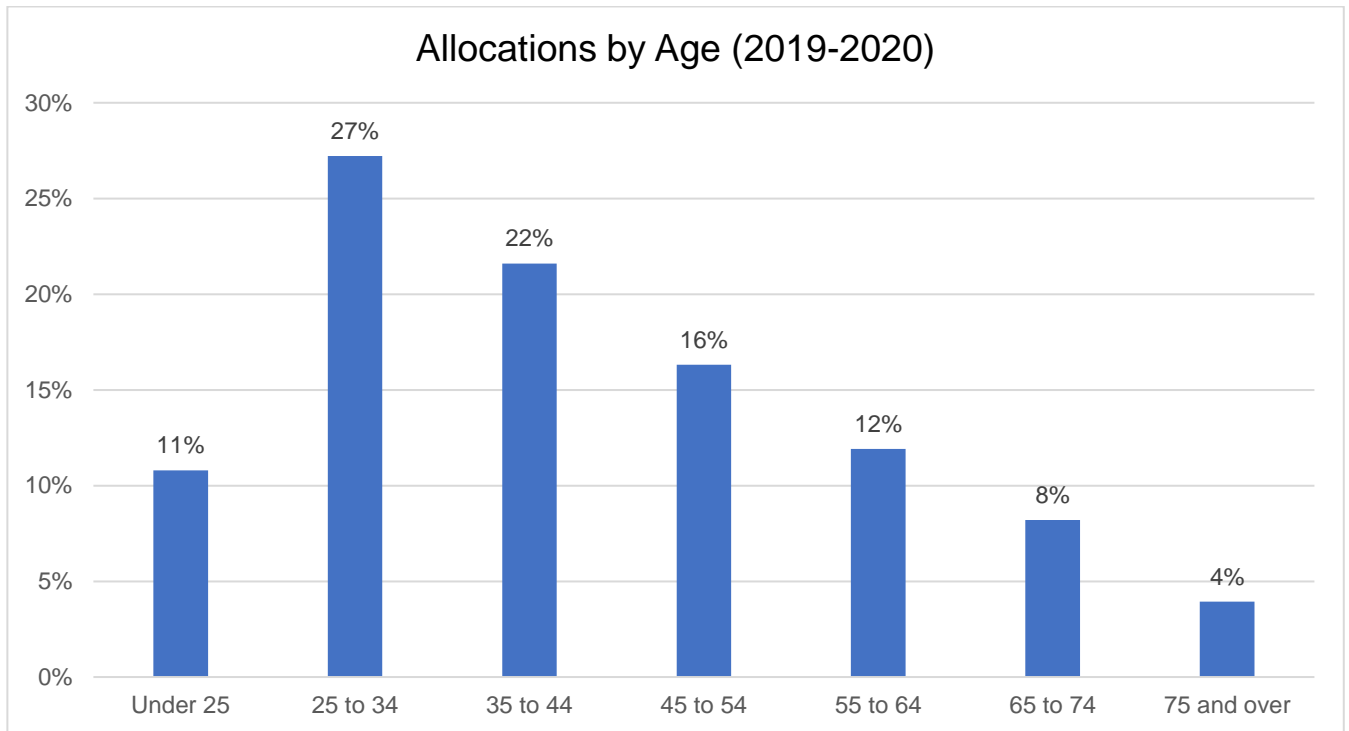


In 2019/20 the white ethnic group received the largest proportion of allocations at 38% while representing 35% of all housing applications. Comparatively, the black ethnic group is the second largest group receiving 32% (compared to 29% in 2018/19) of all allocations while representing 33% of all applications. Across all other ethnic groups, the number of allocations compared to applications are in proportion.

Allocations by Gender



When compared to 2018/19, the gender group female with children saw an increase in allocations from 41% in 2018/19 to 47% in 2019/20, whilst representing 37% of applicants on the housing queues. All other gender groups had either the same or similar percentage of allocations when compared to 2018/19.

Allocations by Age

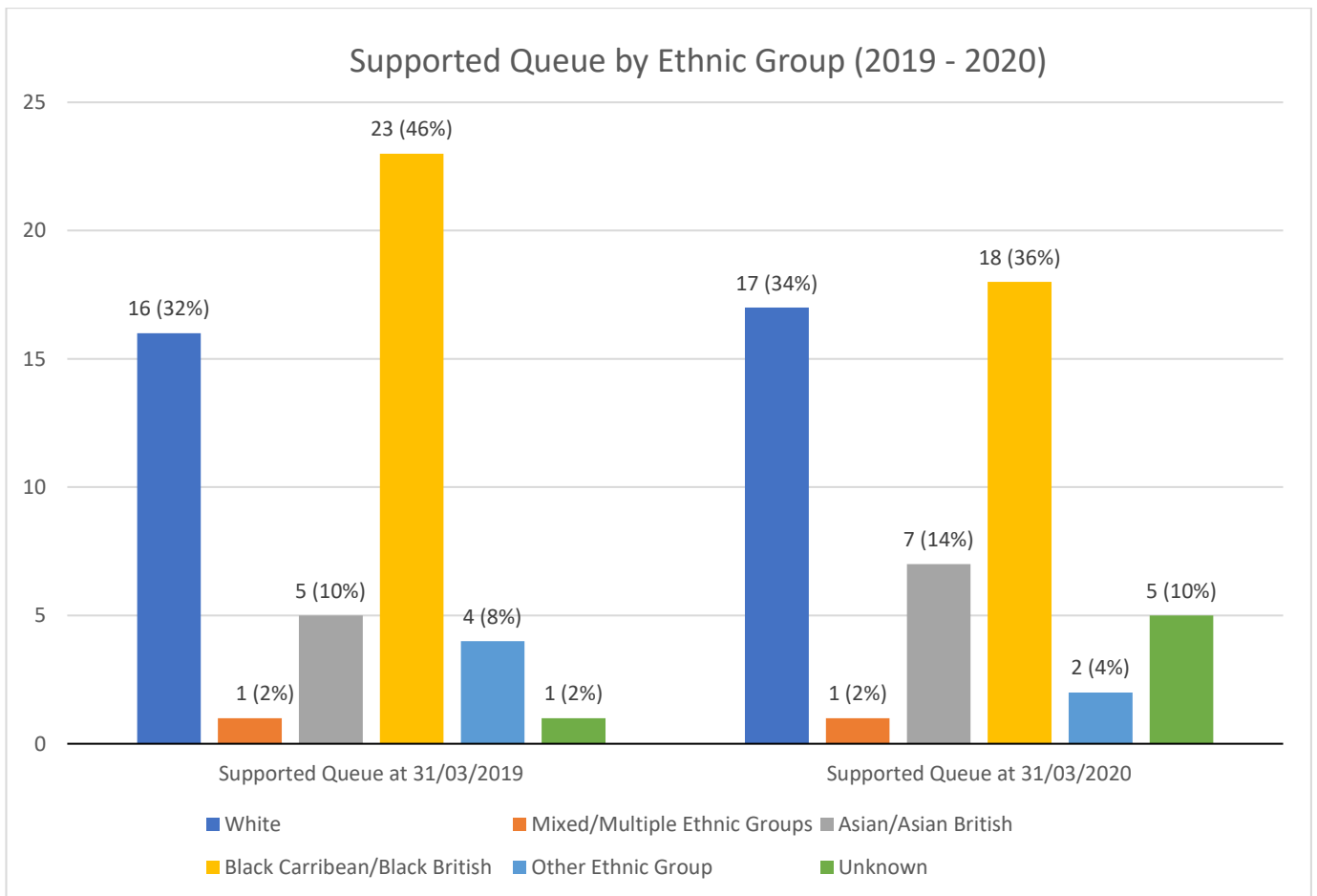
Households that fell within the younger age bracket (under 45 years) received the majority of allocations for 2018/19 receiving 60% of the allocations offered. The two highest groups were households amongst the age bracket 25 to 34 years (27%) and 35 to 44 years (22%) which corresponds with applicants' queues.

Disabilities

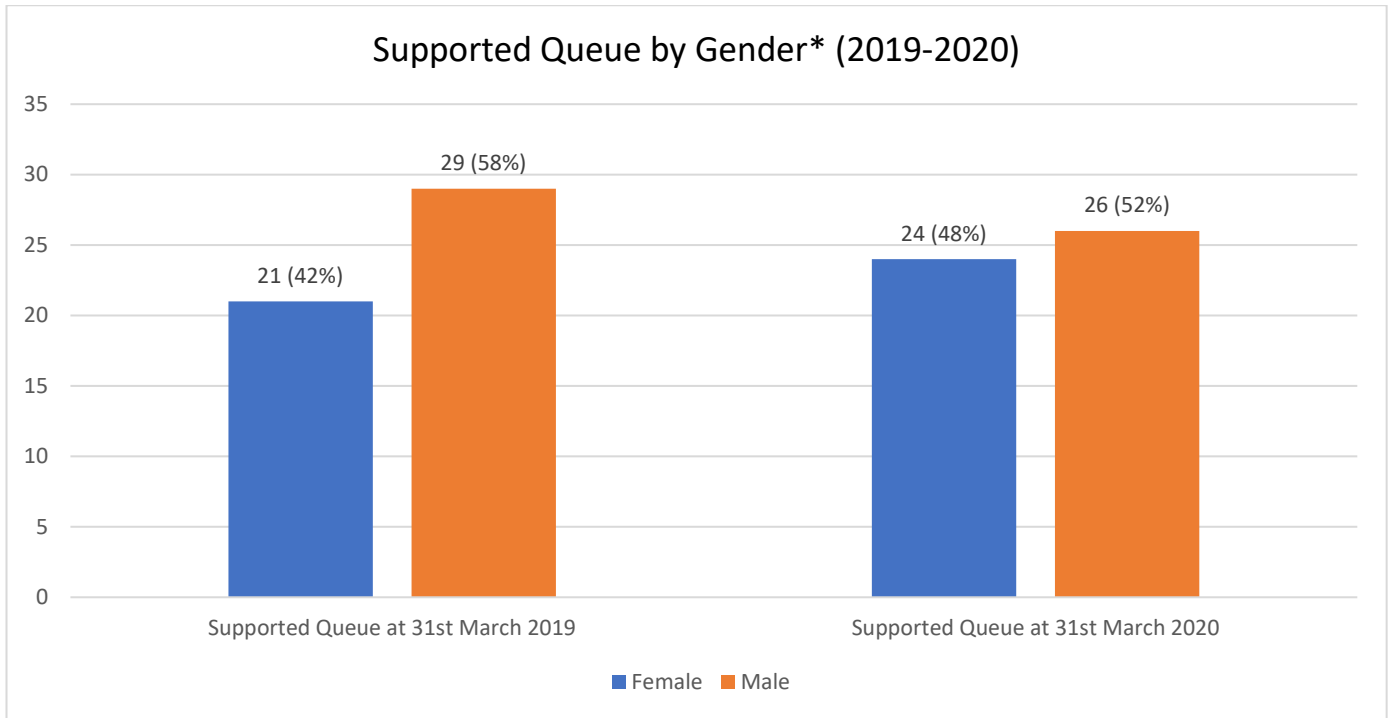
The Council has separate queues for households with a disability which require a referral. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental health issues. Not all applicants with a disability are placed on to the disabilities queue, and their disabilities are assessed and awarded points in accordance with the Council’s Housing Allocation Scheme which can be found on the Wandsworth Council website. All offers of a property to a household have to be suitable for the households that are offered them.

Supported Queue

The number of applicants on the Supported queue has not changed since the previous year with 50 applicants.

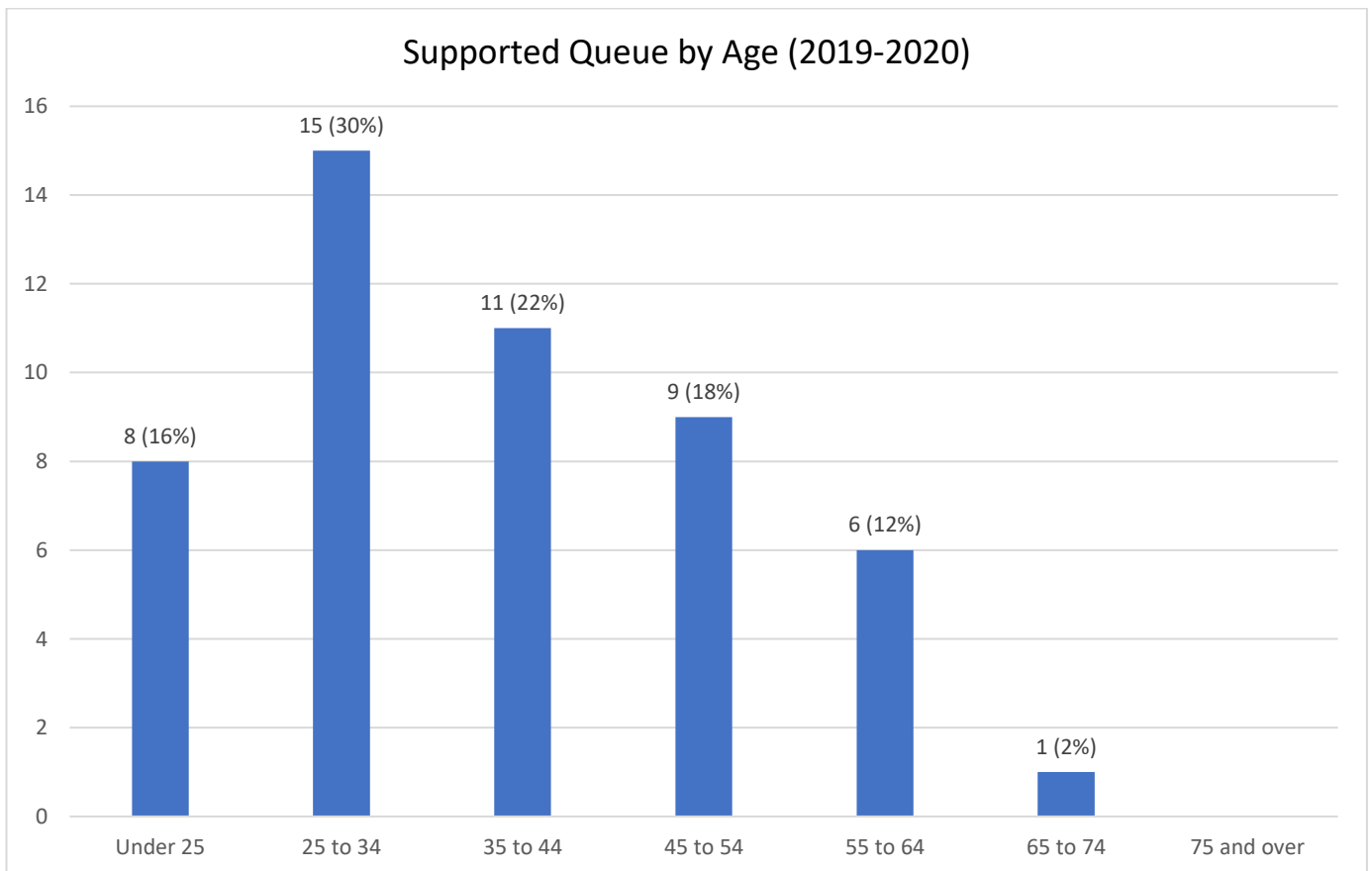


During 2019/20 there has been a decrease in the number of applicants from the black ethnic group, representing 36% of applicants on the supported queue compared to 46% in the previous year. The mixed ethnic group is the smallest group on the supported queue, representing 2% of applicants while representing 6% of applicants across all housing queues.



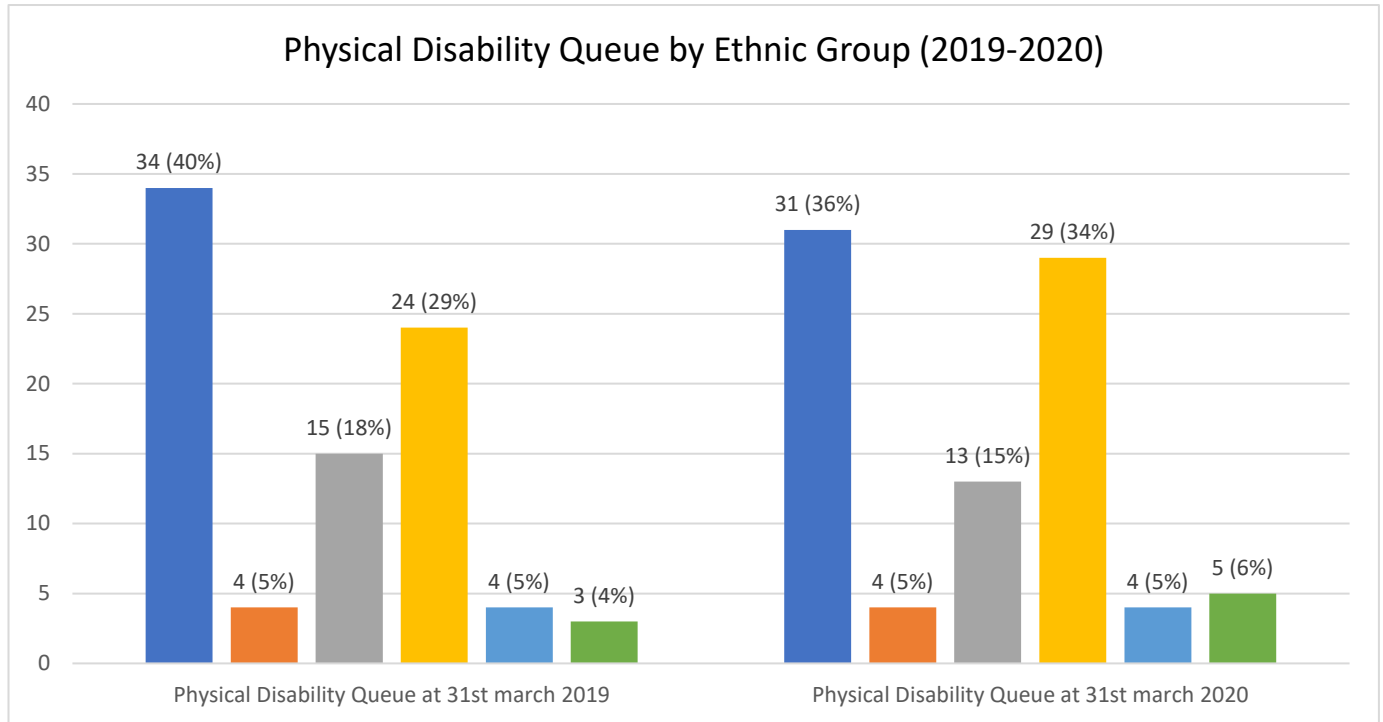
* there were no joint applicants in the supported queue and a very small number of households with children

The difference in female and male applicants has become almost equal since 31st March 2020, with a nearly equal split between female and male applicants (24/26).

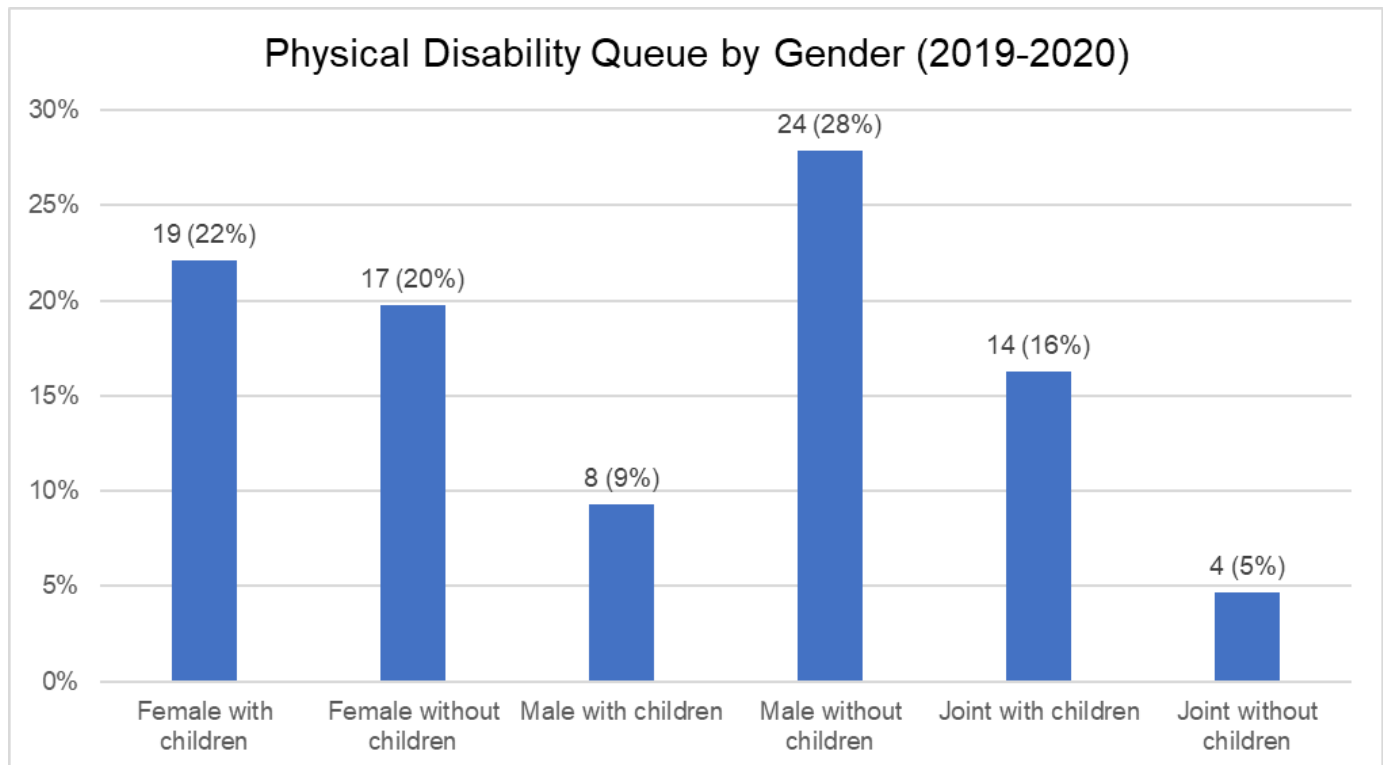


The percentage breakdown of applicants age on the supported queue is similar to the percentage breakdown of applicants ages across all housing queues. The biggest difference is in applicants aged 35 to 44, which represents 22% of all applicants on the supported queue while representing 27% of applicants across all housing queues. There are no applicants aged 75+ on the supported queue, which is not surprisingly since the 75+ group tend to be on the older persons queue.

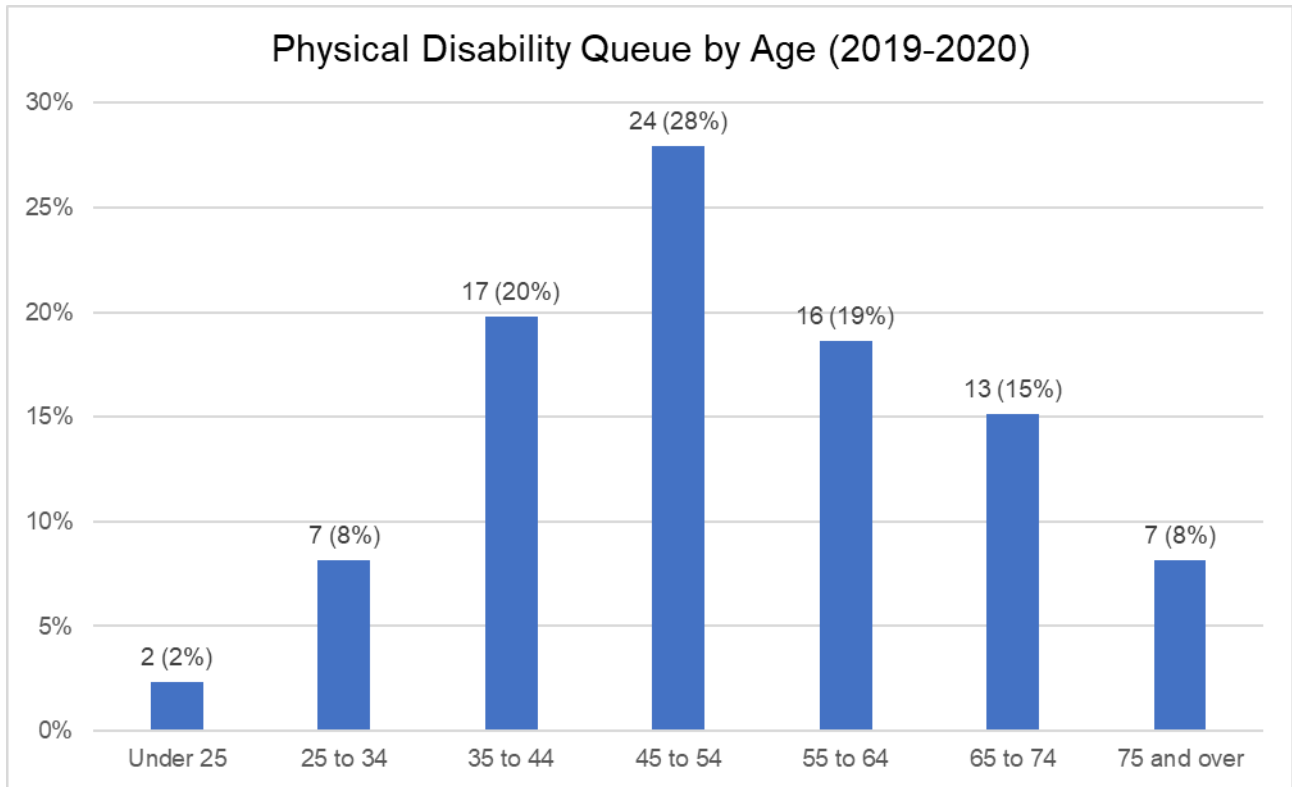
Physical Disability Queue



There has been a slight decrease in the number of applicants from the white ethnic group, from 34 in the previous year to 31, and an increase in the number of applicants from the black ethnic group, from 24 to 29. The white ethnic group are the largest group on the physical disability queue representing 36% of all applicants, and the black ethnic group is the second largest group encompassing 34% of the queue. The distribution of applicants across all ethnic groups is in proportion when looking at all ethnic groups across all queues.



Males without children, represent 28% of all applicants on the physical disability queue compared to 21% across all housing queues. Female with children are the second largest gender group representing 22% of all applicants, compared to 37% across all housing queues.



Applicants aged 45 to 75 and over represent 70% of all applicants on the physical disability queue
Applicants under the age of 35 represent only 10% of all applicants on this queue, compared to 38% of applicants across all housing queues.