

Wandsworth Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2021

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.

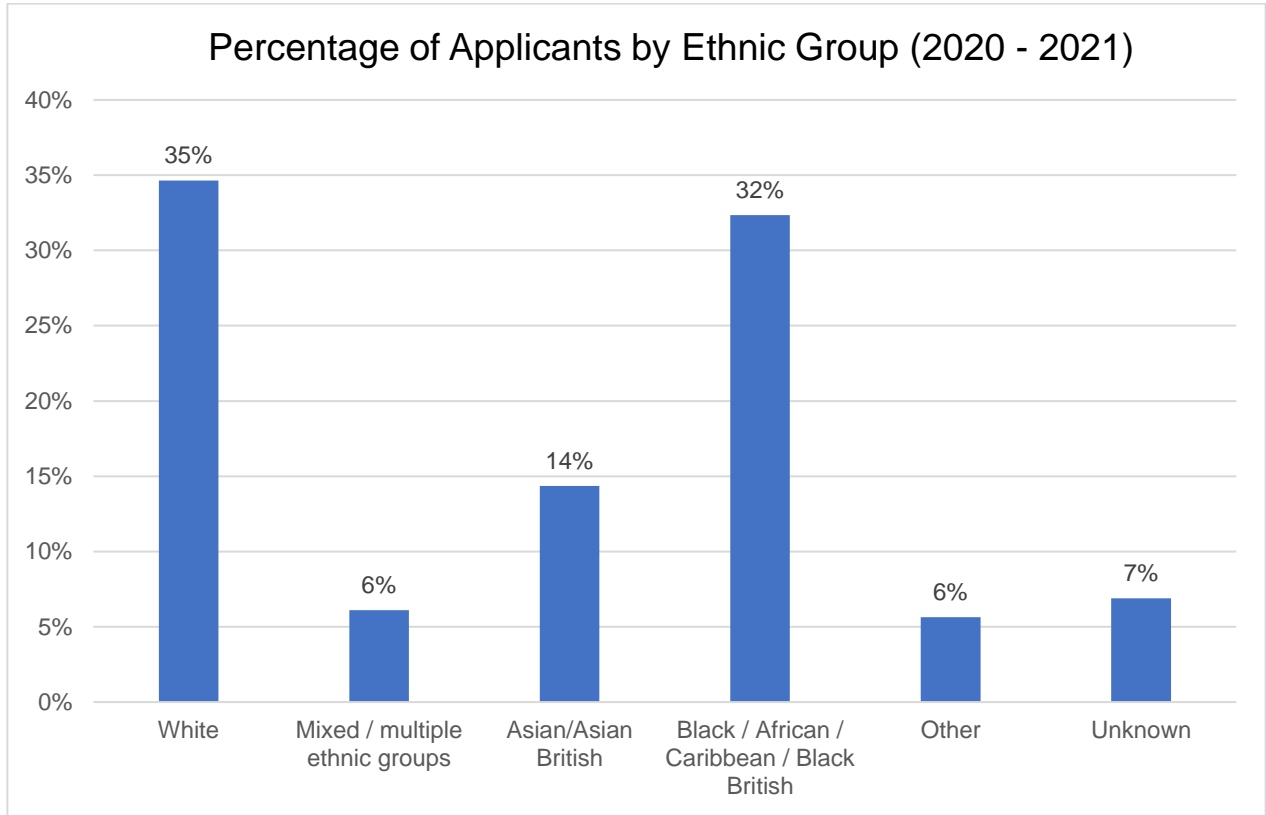
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender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

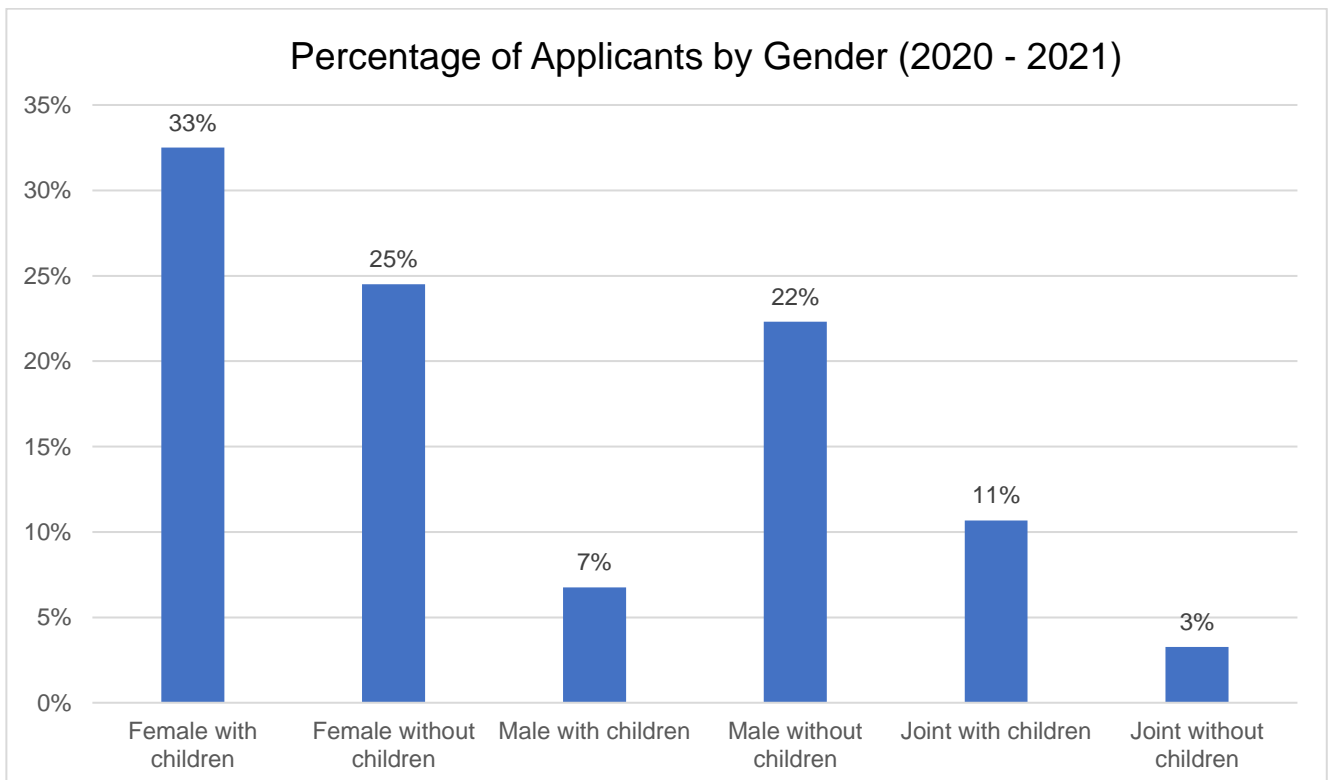
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

Applications

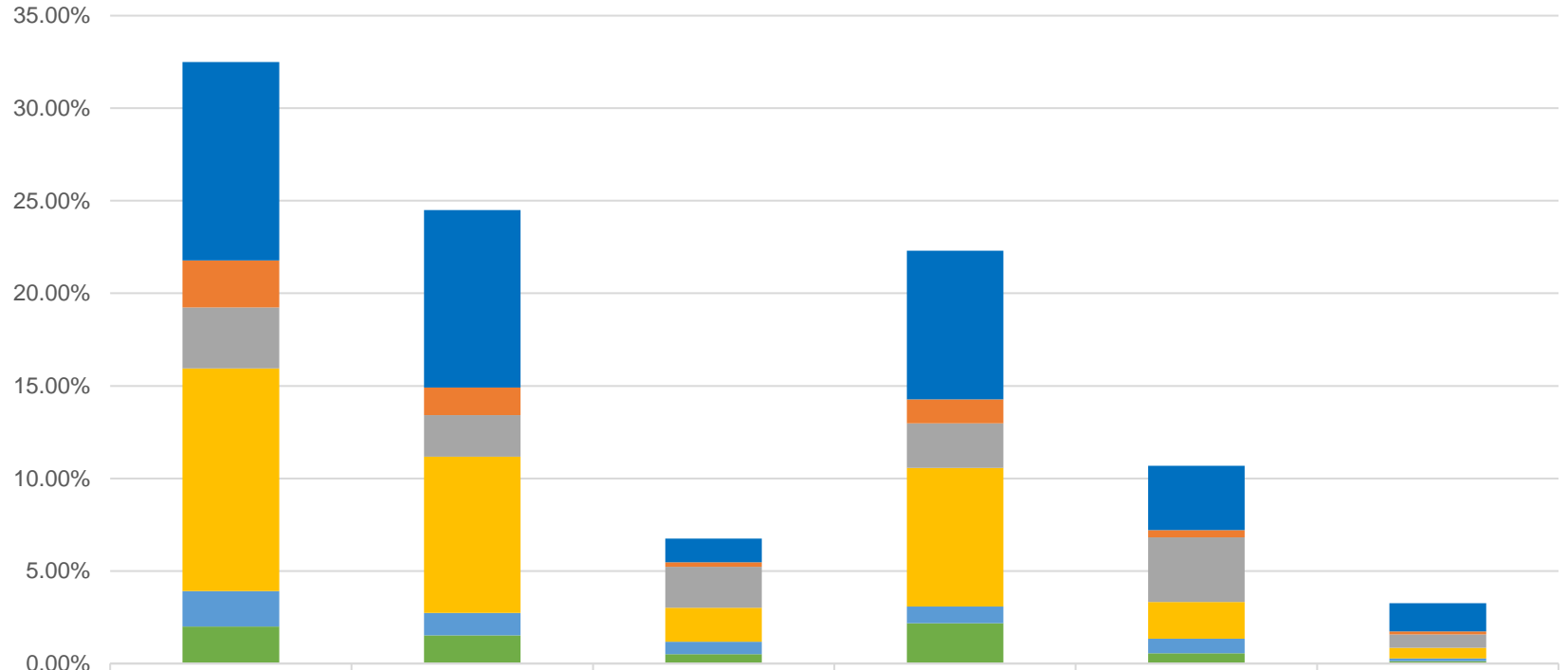
Across all queue types the largest ethnic groups from which applications were received were the white and black ethnic groups. The proportion of applicants originating from the black ethnic group (32%) is much higher than the borough demographic (10%) according to the 2011 census.



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 33% and those without children comprising 25%.



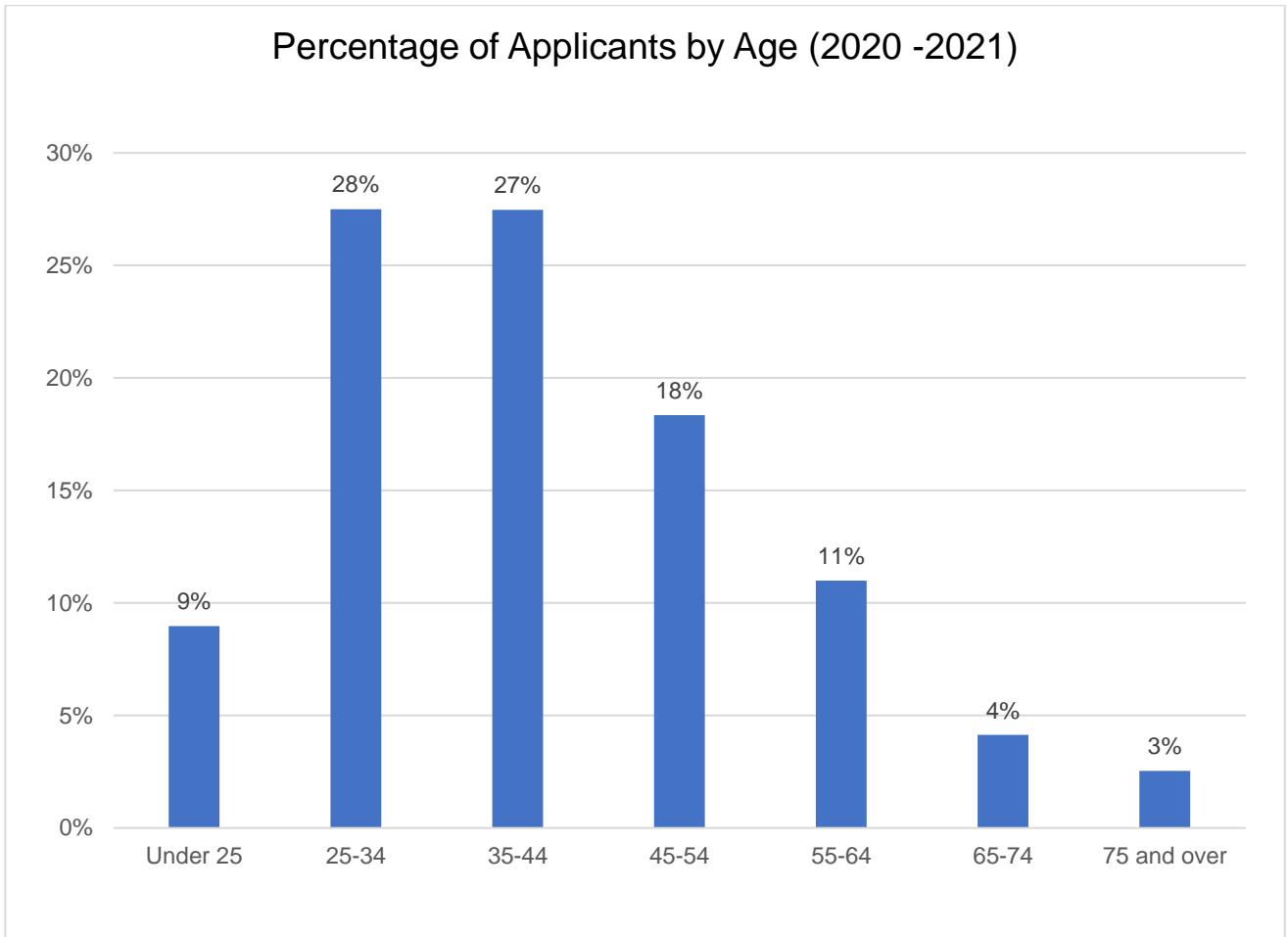
Applications by Ethnic Group and Gender (2020 - 2021)



	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
White	10.72%	9.60%	1.29%	8.04%	3.46%	1.53%
Mixed / multiple ethnic groups	2.54%	1.48%	0.24%	1.29%	0.39%	0.16%
Asian/Asian British	3.29%	2.24%	2.20%	2.41%	3.50%	0.72%
Black / African / Caribbean / Black British	12.02%	8.44%	1.84%	7.49%	1.98%	0.57%
Other	1.92%	1.21%	0.67%	0.90%	0.78%	0.15%
Unknown	2.00%	1.52%	0.50%	2.17%	0.56%	0.14%

■ Unknown
 ■ Other
 ■ Black / African / Caribbean / Black British
 ■ Asian/Asian British
 ■ Mixed / multiple ethnic groups
 ■ White

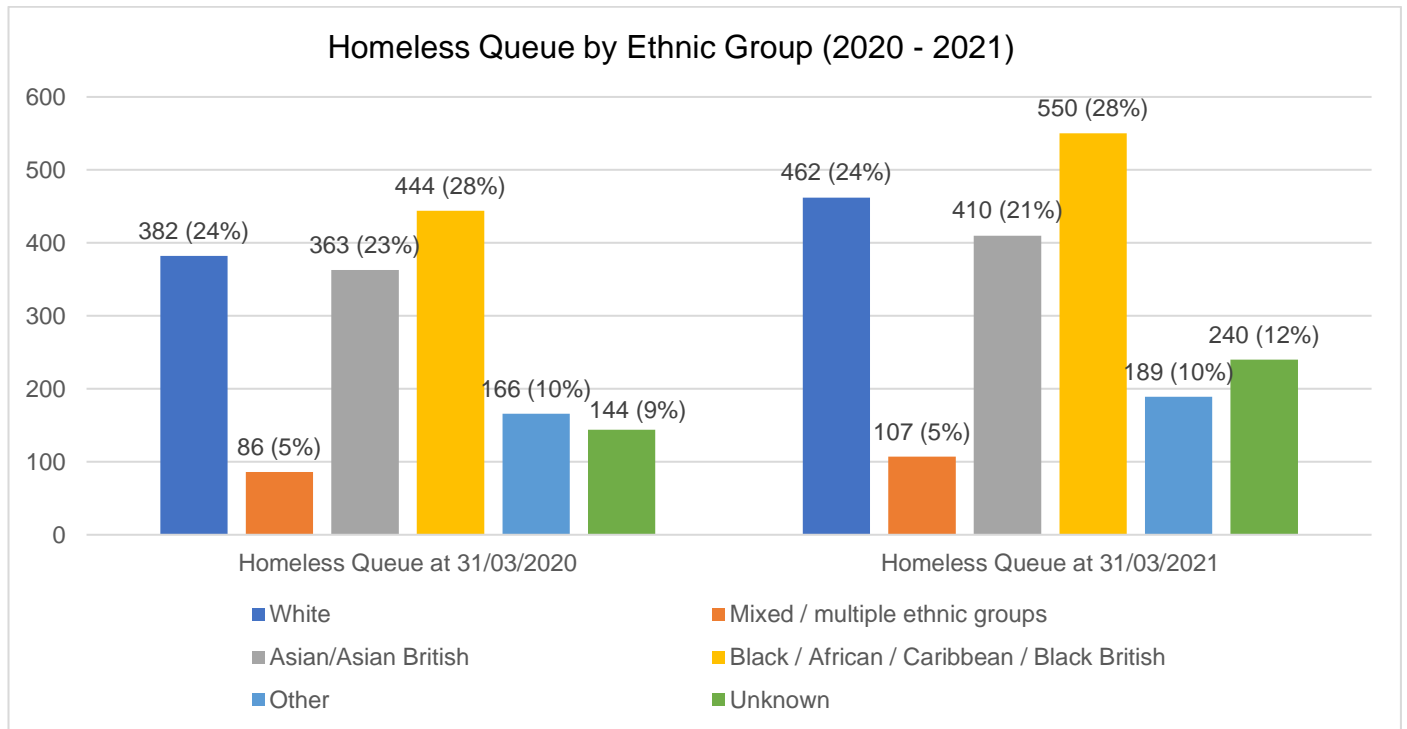
When looking at applications by ethnic group and by gender females with children from the black ethnic group are the highest group (12.02% of all applicants). The second largest group of applicants is female with children in the white ethnic group, with 10.72% of applicants.



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

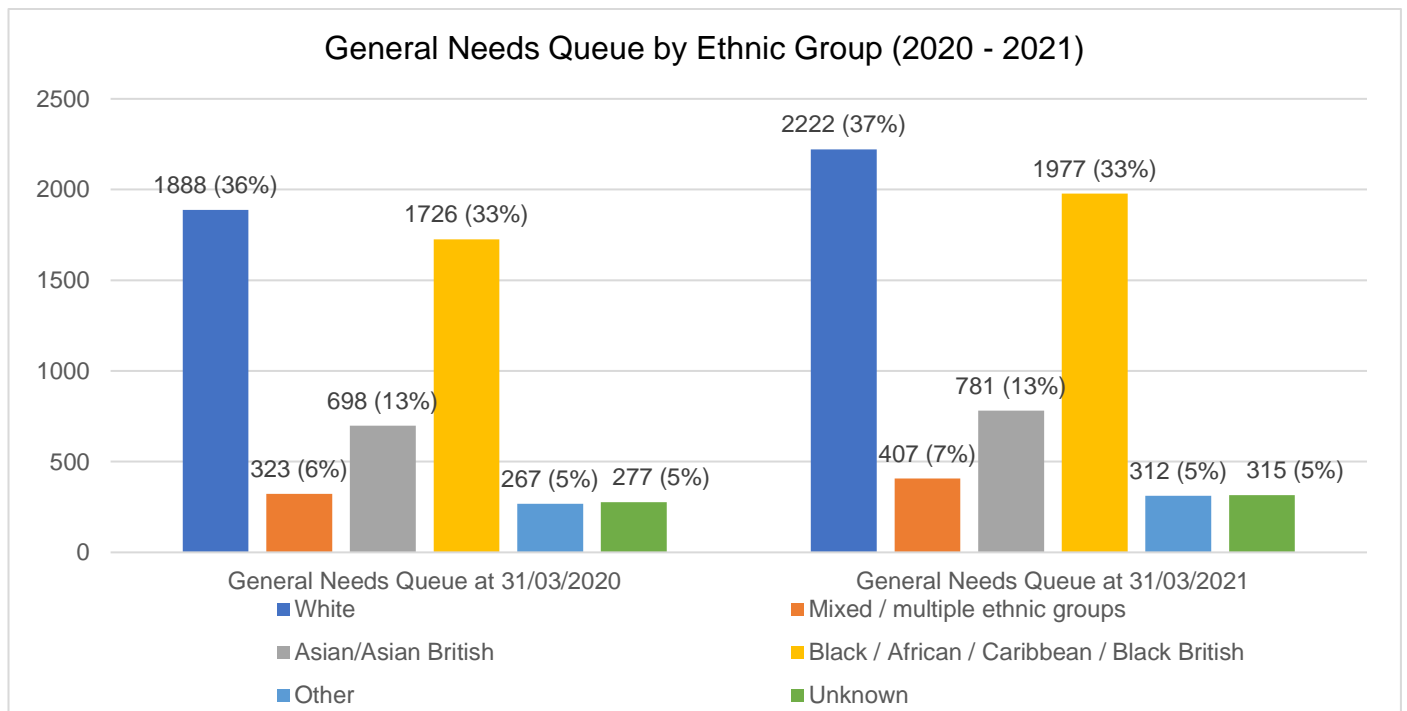
Queues by Ethnic Group

Homeless Queue



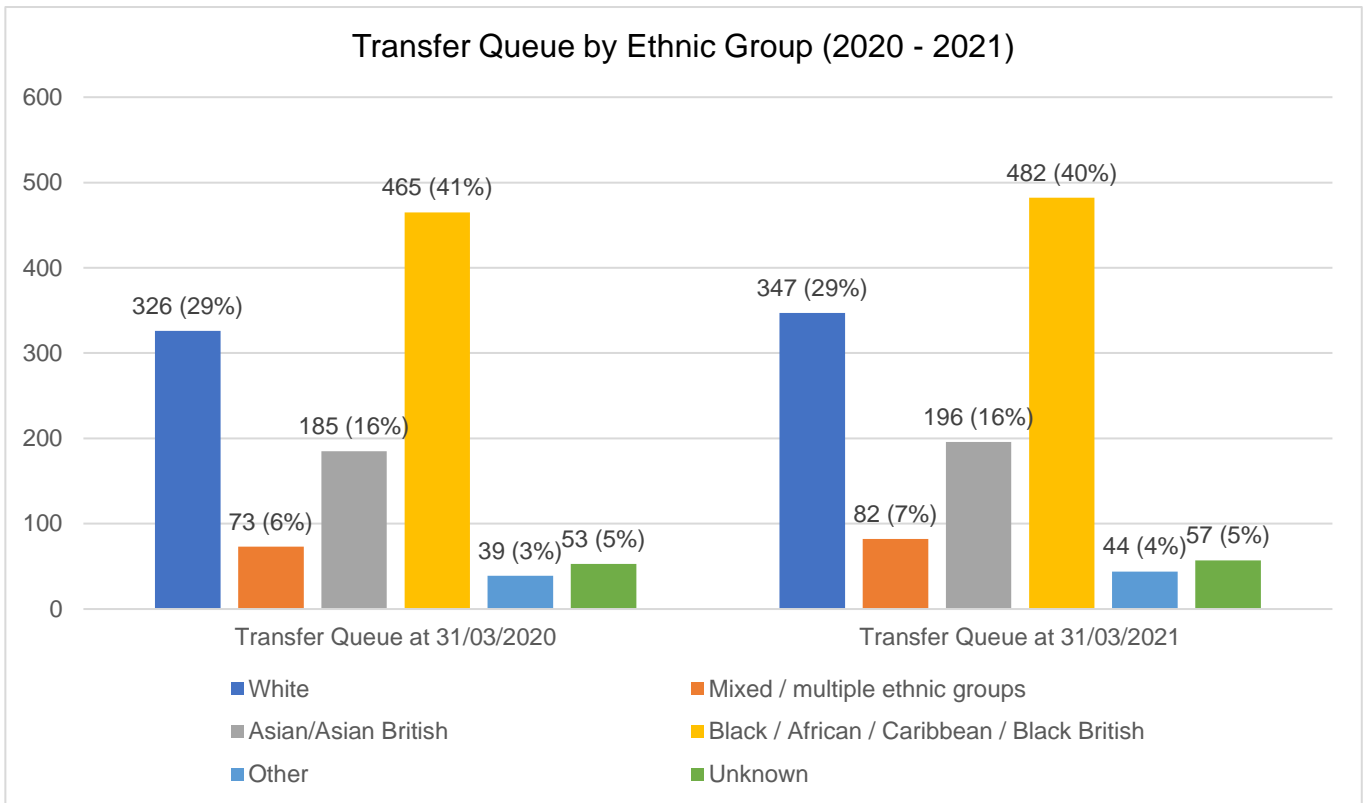
When compared to 2019/20 there has been a 23.5% increase (1,585 to 1,958) in the number of households on the homeless queue which is spread evenly across all ethnic groups. There has been little percentage difference across all ethnic groups from last year. The black ethnic group remains the largest group of applicants at 28% of households on the queue.

General Needs Queue



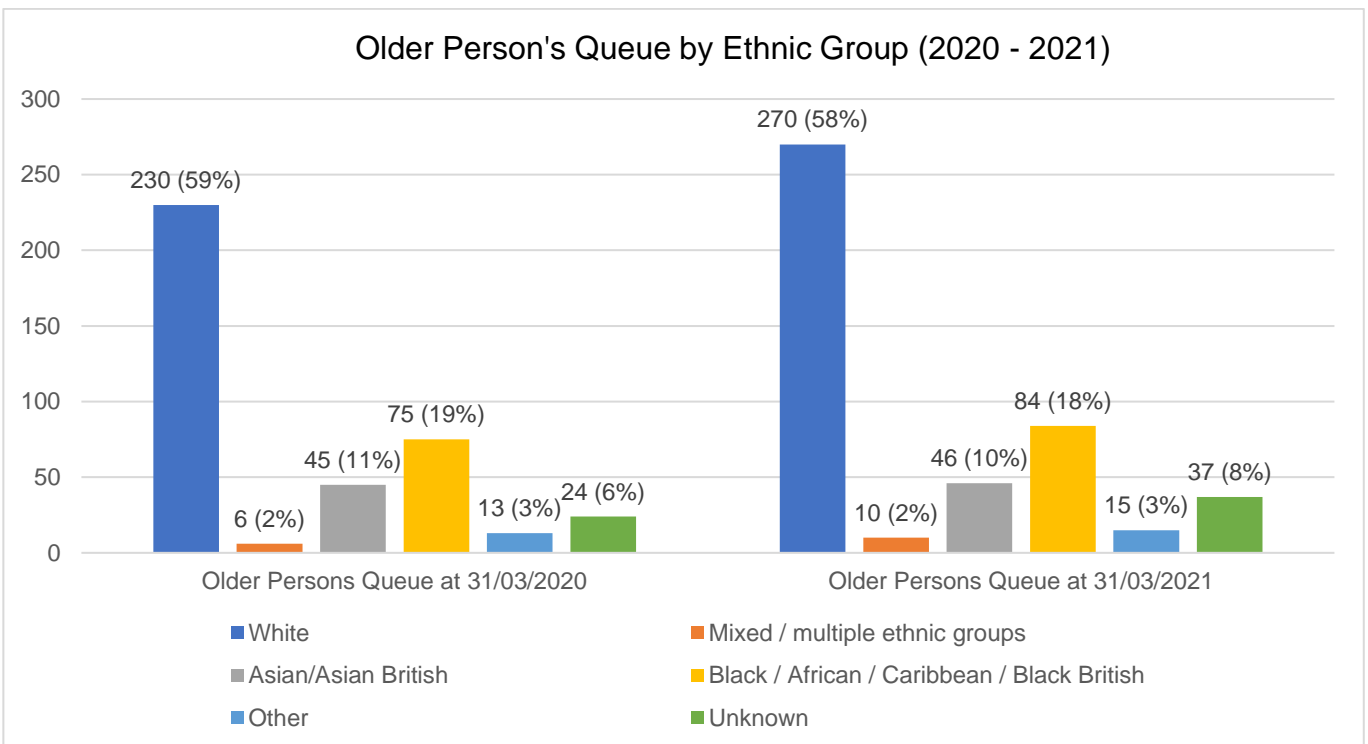
The number of applicants on the General Needs queue has increased by 16.1% when compared to 2019/20 with all ethnic groups showing an increase. The largest two groups are the white (2,222 applicants) and black (1,977 applicants) ethnic groups which equate to 37% and 33% respectively.

Transfer queue



The transfer queue has increased by 5.9% when compared to 2019/20, with all ethnic groups increasing in numbers. The largest group on the queue is the black ethnic group which make up 40% of the transfer requests received.

Older Person's Queue



The Older Person's queue has seen a 17.6% increase in the number of applications received when compared to 2019/20. The largest ethnic group on this queue is the white ethnic group which represents 58% of all households.

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

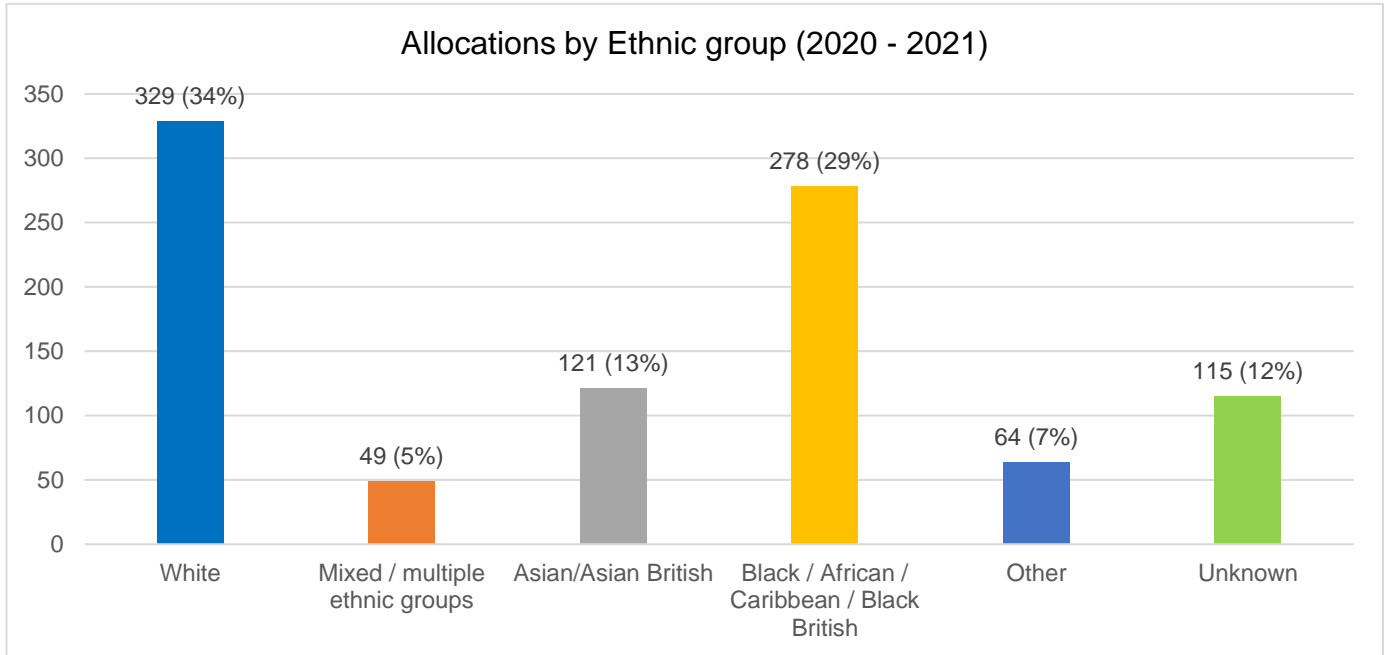
Queue Type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	1.09%	2.18%	0.11%	0.63%	0.12%	0.26%
Council Tenant Transfer Queue	7.40%	0.69%	1.04%	0.48%	1.98%	0.15%
General Needs Queue	15.15%	16.95%	3.43%	15.25%	5.43%	2.17%
Homeless Queue	8.33%	2.04%	2.15%	3.31%	3.00%	0.17%
Older Persons Housing Queue	0.00%	2.16%	0.00%	1.88%	0.00%	0.44%
Pan Mobility	0.00%	0.01%	0.00%	0.01%	0.01%	0.00%
Physical Disability Queue	0.22%	0.23%	0.02%	0.27%	0.13%	0.07%
Social Care Queue	0.28%	0.05%	0.01%	0.09%	0.02%	0.00%
Supported Queue	0.04%	0.19%	0.00%	0.38%	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	24.78%	49.78%	2.43%	14.38%	2.65%	5.97%
Council Tenant Transfer Queue	63.08%	5.88%	8.86%	4.06%	16.89%	1.24%
General Needs Queue	25.96%	29.03%	5.87%	26.12%	9.29%	3.72%
Homeless Queue	43.82%	10.73%	11.34%	17.42%	15.78%	0.92%
Older Persons Housing Queue	0.00%	48.27%	0.00%	41.99%	0.00%	9.74%
Pan Mobility	0.00%	33.33%	0.00%	33.33%	33.33%	0.00%
Physical Disability Queue	23.71%	24.74%	2.06%	28.87%	13.40%	7.22%
Social Care Queue	63.04%	10.87%	2.17%	19.57%	4.35%	0.00%
Supported Queue	6.35%	31.75%	0.00%	61.90%	0.00%	0.00%

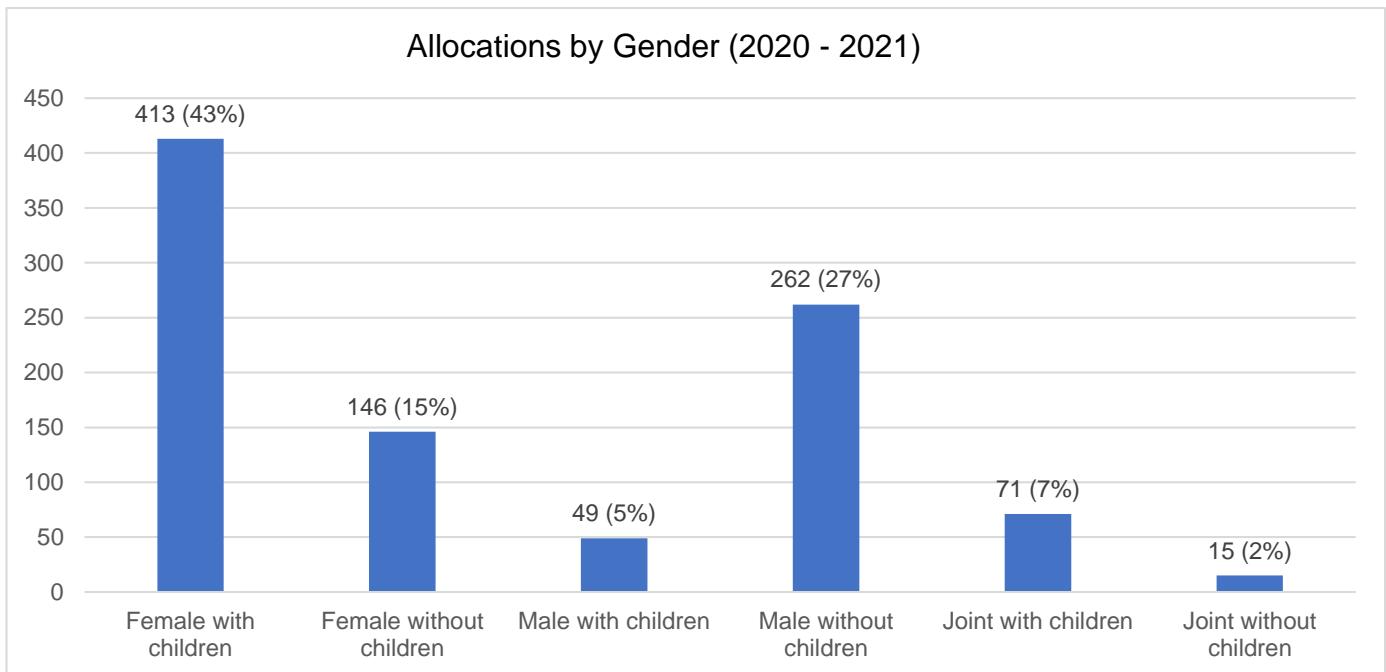
Housing Allocations

Allocations by Ethnic Group



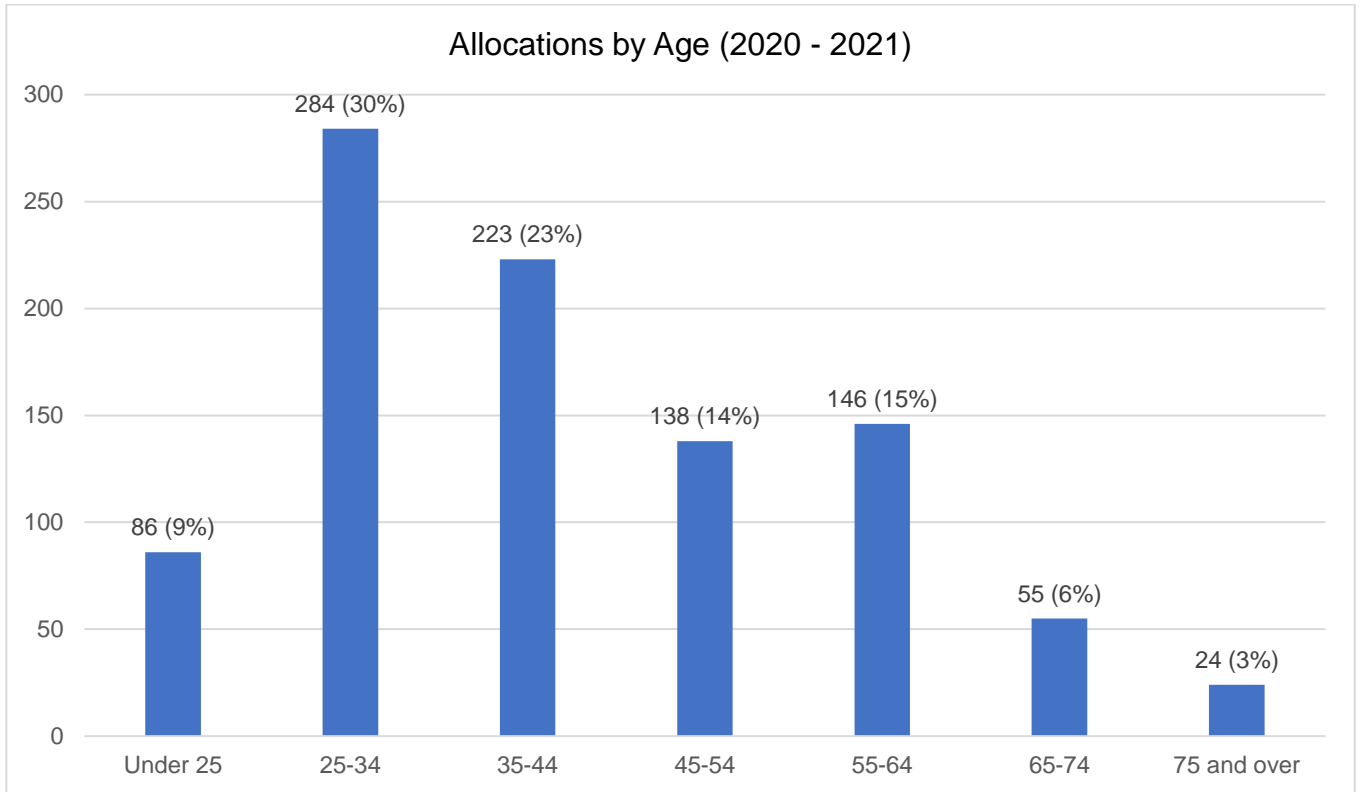
In 2020/21 the white ethnic group received the largest proportion of allocations at 34% while representing 35% of all housing applications. Comparatively, the black ethnic group is the second largest group receiving 29% (compared to 32% in 2019/20) of all allocations while representing 32% of all applications. Across all other ethnic groups, the number of allocations compared to applications are in proportion.

Allocations by Gender



When compared to 2019/20, the largest gender group female with children saw a decrease in allocations from 47% in 2019/20 to 43% in 2020/21, whilst representing 33% of applicants on the housing queues. The gender group male without children were the second largest group to receive an allocation, which is an increase from 18% in 2019/20 to 27% in 2020/21, while representing 22% of all applicants. All other gender groups had a similar percentage of allocations when compared to 2019/20.

Allocations by Age



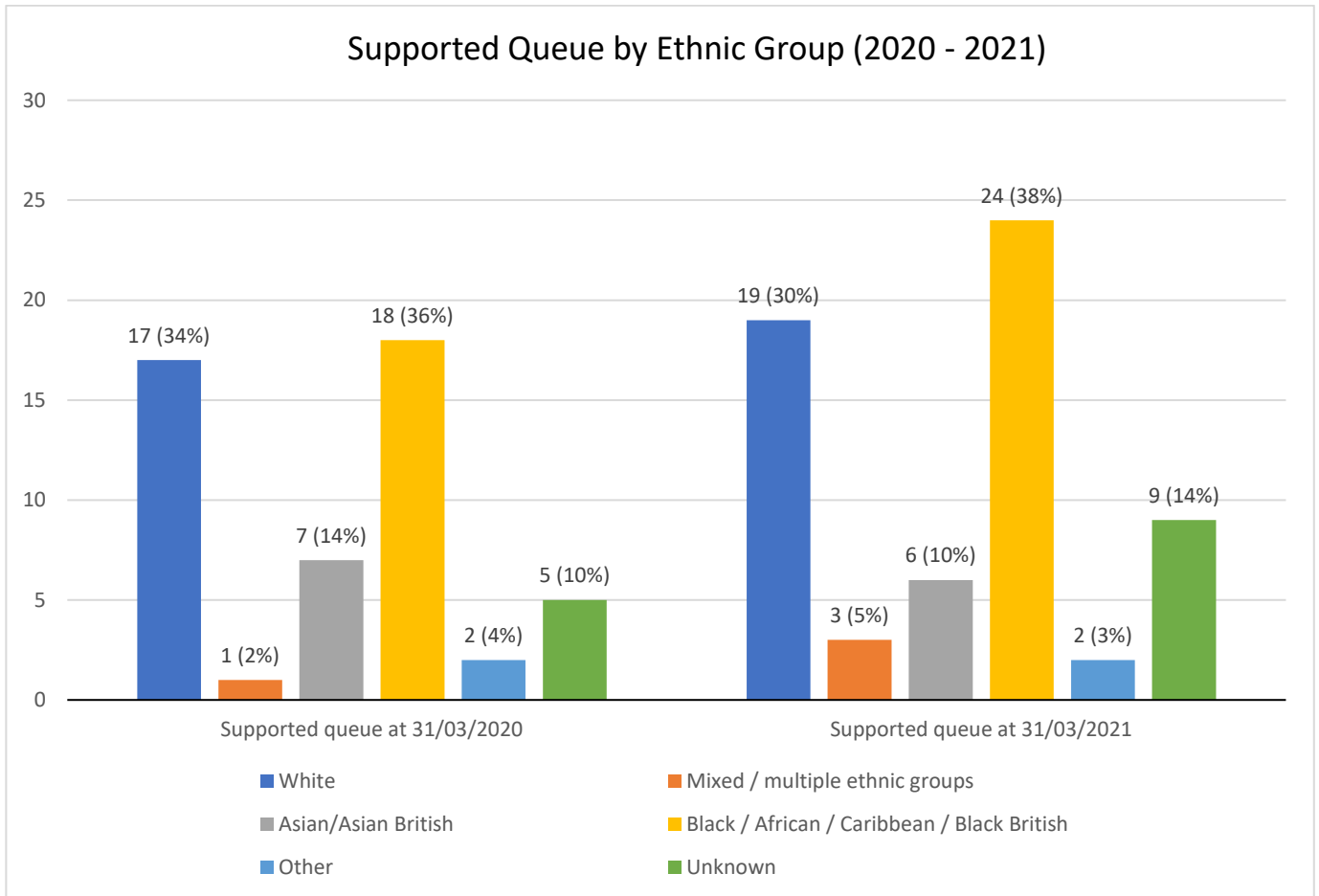
Households that fell within the younger age bracket (under 45 years) received the majority of allocations for 2020/21 receiving 62% of the allocations offered. The two largest groups were households aged 25-34 years (30%) and 35-44 years (23%), representing 28% and 27% of all applicants on the housing queues. In 2019/20, the percentage of allocations compared to the number of applications was similar across all groups, however, during 2020/21, applicants aged between 45-54 received 14% of allocations while representing 18% of all applicants, and applicants aged 55-65 received 15% of all allocations while representing 11% of all applicants.

Disabilities

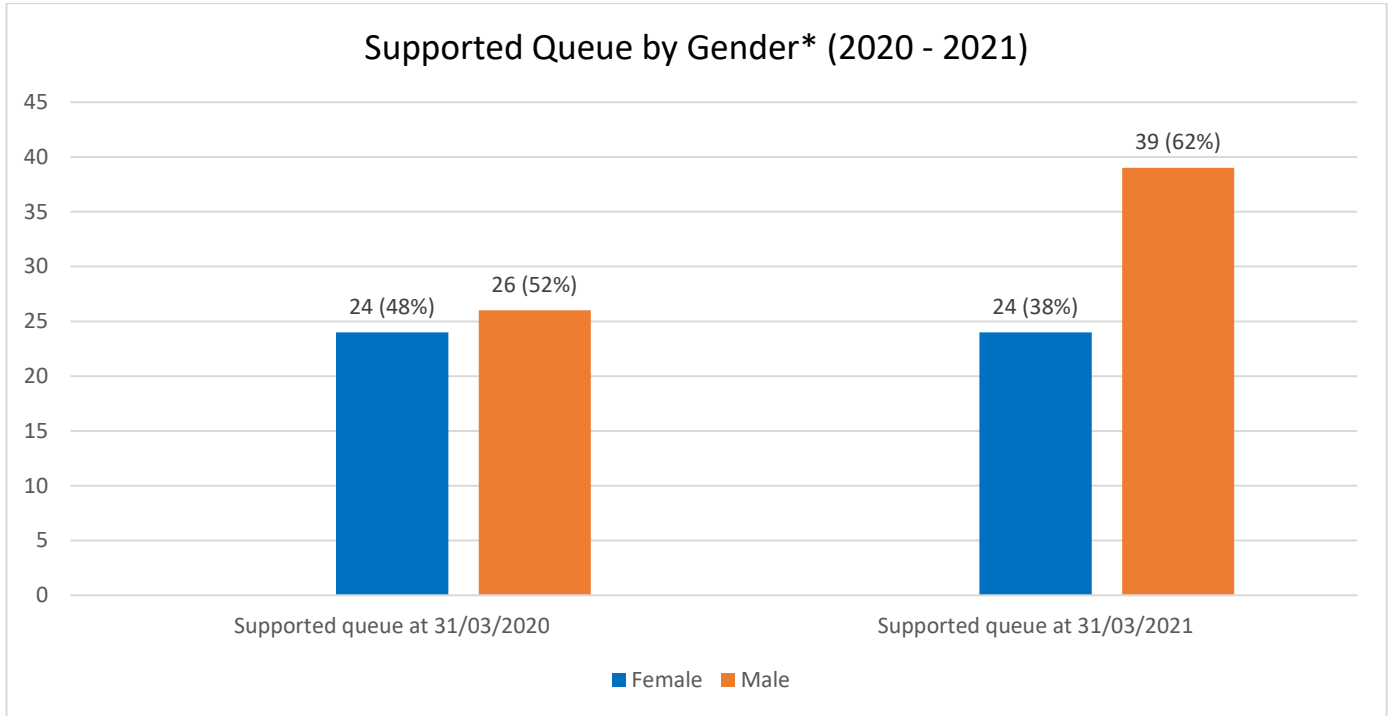
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental 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 50 applicants in 2019/20 to 63 applicants in 2020/21.

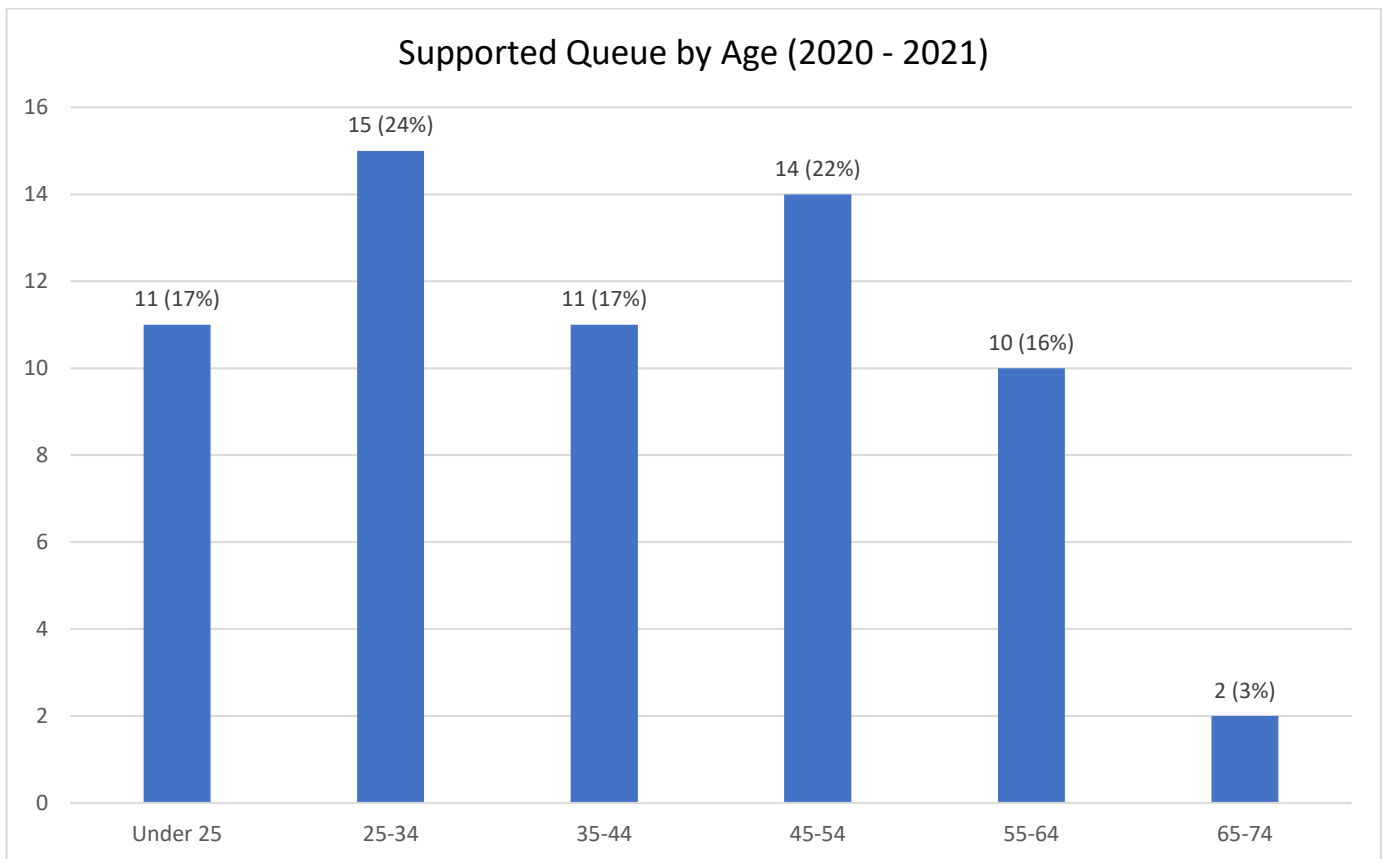


During 2020/21 there has been an increase in the number of applicants from the black ethnic group, representing 38% of applicants on the supported queue compared to 36% in the previous year. The mixed ethnic group was the smallest group on the supported queue in 2019/20, representing 1% of applicants, and has increased to 5% of all applications on the supported queue, while representing 6% of applicants across all housing queues.



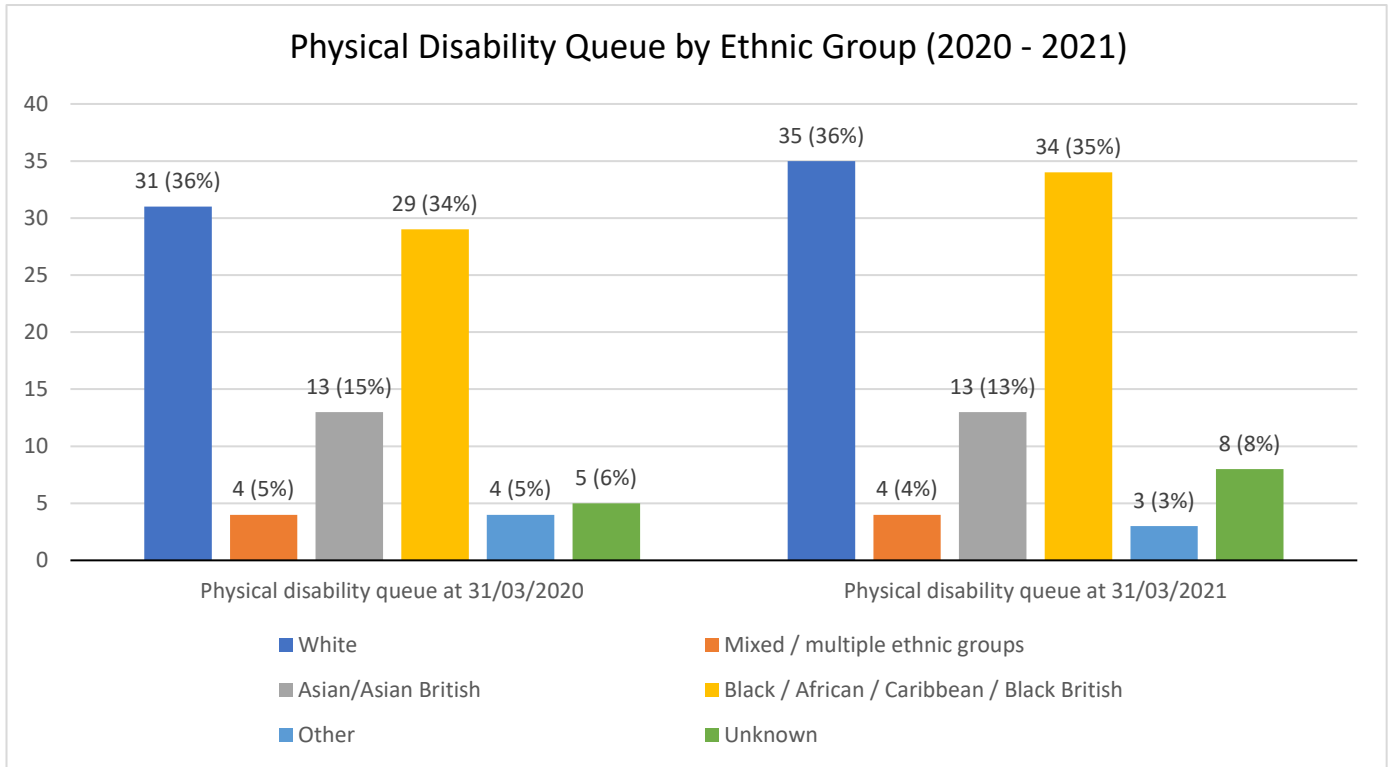
* there were no joint applicants in the supported queue and a very small number of households with children

The number of male applicants has increased from 26 (52%) in 2019/20 to 39 (62%) during 2020/21. The number of female applicants (24) has remained the same since 2019/20.

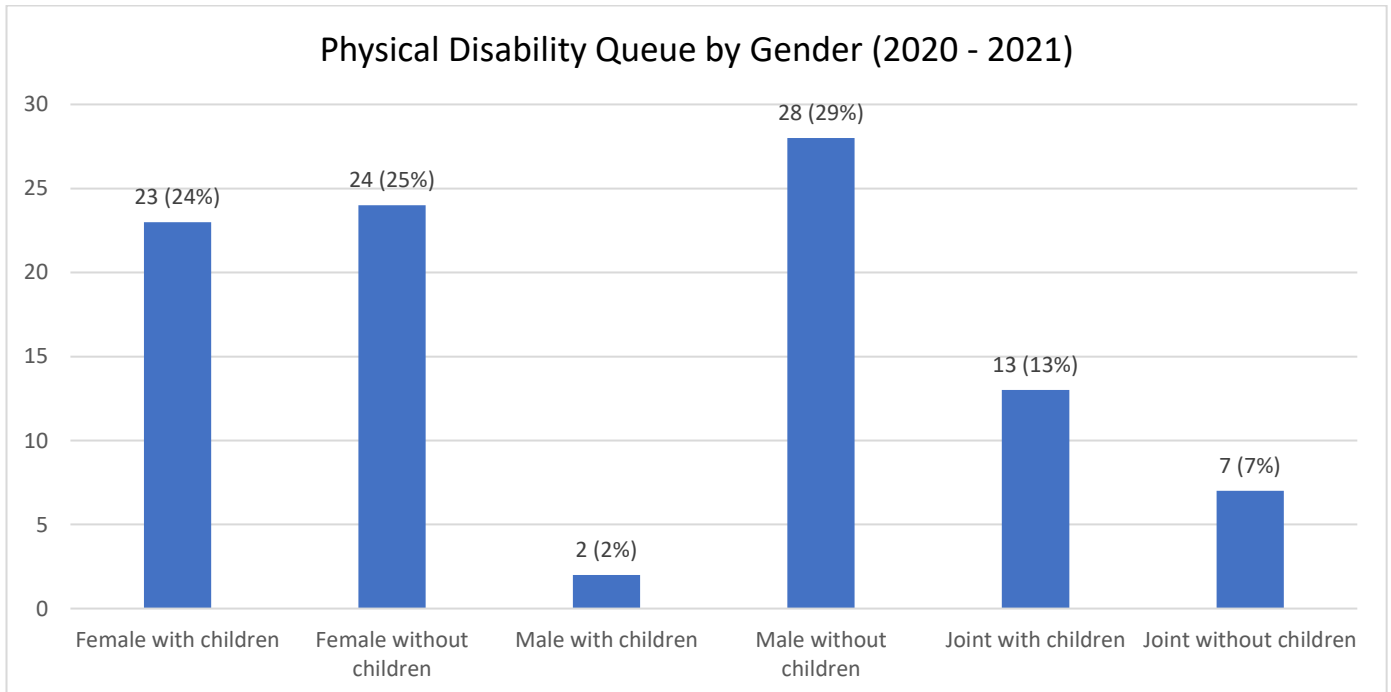


The percentage breakdown of applicants age on the supported queue is similar to the percentage breakdown of applicants ages across all housing queues. The biggest difference is in applicants aged 35-44, which represents 17% of all applicants on the supported queue while representing 27% of applicants across all housing queues. There are no applicants aged 75+ on the supported queue, which is to be expected as this age group tend to be on the older persons queue instead.

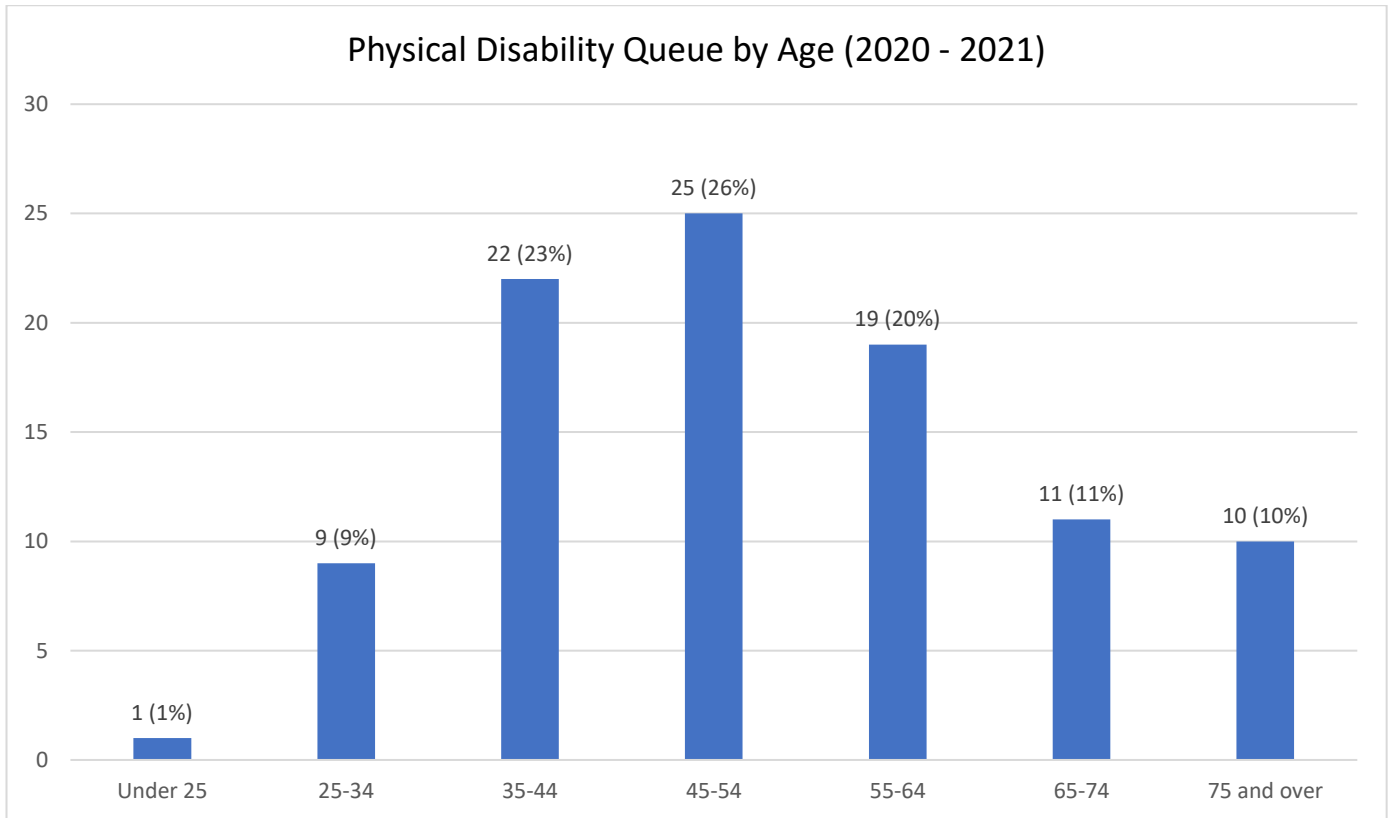
Physical Disability Queue



The percentage breakdown of applicants by ethnic group is similar when compared to 2019/20. 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 with 34%. The distribution of applicants across all ethnic groups is in proportion when looking at all ethnic groups across all queues.



Males without children represent 29% of all applicants on the physical disability queue compared to 22% across all housing queues. Females without children are the second largest gender group representing 25% of all applicants on the physical disability queue and across all housing queues. In addition, females with children represent 24% of applicants on the physical disability queue, while representing 33% of applicants across all housing queues.



Applicants aged 45 to 75 and over represent 67% 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 37% of applicants across all housing queues.