

WANDSWORTH BOROUGH COUNCIL

HOUSING COMMITTEE – 12TH SEPTEMBER 2023

EXECUTIVE – 25TH SEPTEMBER 2023

Report by the Director of Housing and Regeneration on the Affordable Housing Development in 2022/23 and Proposals for Affordable Housing Delivery in Future Years

SUMMARY

This report reviews affordable housing delivery within the Borough over the last year and sets out guidance and alterations to existing policies in relation to the delivery of affordable housing in the Borough.

The report notes some of the actions taken over the past year by the Council to work with landowners, developers and Registered Providers to both maximise affordable housing that is genuinely affordable and addresses the needs of those households in the Borough in greatest priority for affordable housing opportunities.

The Director of Finance comments are contained in paragraphs 37 to 41 of this report.

GLOSSARY

AHP	-	Affordable Homes Programme
BCHfL	-	Building Council Homes for Londoners
DLUHC	-	Department for Levelling Up, Housing and Communities
EINA	-	Equality Impact Needs Analysis
GLA	-	Greater London Authority
HOT	-	Homeownership Team
HPG	-	House Purchase Grant
HRA	-	Housing Revenue Account
SHOT	-	Specialist Housing Occupational Therapist
SLLP	-	South London Legal Partnership
RTB	-	Right to Buy

RECOMMENDATIONS

1. The Housing Committee are recommended to support the recommendations in paragraph 2. If they approve any views, comments or recommendations on the report, these will be submitted to the Executive or the appropriate regulatory and other committees for their consideration.
2. The Executive is recommended to approve:
 - (a) The affordability guidance for low-cost rent and low-cost sale dwellings, including social rent as the preferred tenure for low-cost rent properties, as detailed in paragraphs 7 to 8 of this report.
 - (b) Increasing the level of house purchase grant for three-bedroom properties to up to £100,000 and for four bedroom properties up to £120,000 as detailed in paragraphs 24 and 25 of this report to be implemented as soon as possible.
 - (c) Allowing households on the Council's home ownership register to purchase or rent properties one bedroom greater than their housing need for the reasons detailed in paragraph 22 of this report to be implemented as soon as possible.
 - (d) To delegate the Director of Housing and Regeneration, in liaison with the Director of Finance and Head of the South London Legal Partnership, to deliver the Local Authority Housing Fund detailed in paragraph 30 of this report.
 - (e) To delegate to the Director of Housing and Regeneration, in liaison with the Director of Finance and Head of the South London Legal Partnership, to enter into a grant agreement with the Greater London Authority (GLA) for the Refugee Housing Programme and to authorise the Head of the South London Legal Partnership to provide a letter of opinion to the GLA regarding the scheme(s) to be developed through funding from the Refugee Housing Programme and to confirm the Council will be liable to the GLA for any inaccuracy, and to grant the Head of the South London Legal Partnership an indemnity; and,
 - (f) A positive Housing Revenue Account capital budget variation of £10 million in 2023/24 for the property acquisition programme noting that this is fully matched by grant and/or recycled capital receipts so has no impact on the overall Housing Revenue Account framework.

UPDATE ON THE AFFORDABLE HOUSING DEVELOPMENT PROGRAMME

3. Affordable housing can include a range of products from intermediate housing such as shared ownership to low cost housing such as social rent. Given this range, a glossary of the different tenure types is provided at the end of this report in Appendix 3 for the Committee's information.

4. As stated last year, the intention of the Council is to seek to maximise the amount of low cost affordable rent, preferably social rent where possible, secured in planning permissions, to address greatest housing need in the Borough. There has been an imbalance in past planning permissions (as detailed in paragraphs 10 and 11), in relation to delivering policy compliant affordable housing tenure mixes. This has resulted in a high level of delivery of intermediate housing and has meant the Council has been unable to achieve the appropriate tenure split within the affordable housing delivered.
5. In the last year the Council has worked decisively to address this imbalance in the delivery of truly affordable housing, most notably acquiring the units in the second phase of the Atheldene development to deliver 83 Council rent homes, which previously only delivered 14 affordable units. The Department will continue to negotiate with landowners/developers the maximum level of affordable housing while ensuring genuinely affordable housing is delivered and work to secure grant wherever possible to support affordable housing delivery in the Borough. In addition, the Department will work closely with the Environment and Community Services department on reviews of adopted affordable housing policies to further enhance delivery. A review of the Council's approach to assessing financial viability assessments in support of planning applications has been undertaken and as a result is currently recruiting to a senior planner (affordable housing and viability) to provide "in house" expertise and scrutiny to viability appraisals submitted as part of planning applications.
6. Some of the significant steps the Council has already taken to deliver a higher level of genuinely affordable housing in the Borough is as follows:
 - The Homes for Wandsworth programme has been changed to deliver 100 per cent Council rent homes. Including Atheldene, the programme is expected to deliver over 440 new Council rent homes between 2022-2026. With the Council's estate regeneration programme, the total over this period is just over 530 homes.
 - Negotiations are ongoing on a number of private sites with developers, to increase the level of low cost rented housing in comparison to other tenures without diminishing the overall level of affordable housing delivered. The first of these sites has recently received resolution to consent planning permission with 70 per cent of the affordable rent agreed as London Affordable rent.
 - The Council expanded its property acquisition programme from 32 to 51 properties in 2022/23 by securing £5 million of Greater London Authority (GLA) grant and successfully acquired 51 open market homes for permanent social rent during the year.

AFFORDABILITY

7. The Council consider social rents to be the most appropriate form of tenure for low cost rented homes. This approach is also complimentary to the GLA's requirement that all affordable rented homes funded through the GLA's 2021-26 Affordable Homes Programme will be let at social rents. Officers will

therefore seek where possible and viable, to negotiate social rent tenures on all future planning applications for low cost rent properties. However, it should be noted that seeking social rent rather than other forms of affordable rent will impact on the viability appraisals and therefore the primary focus will be to increase the number of low cost rented homes compared to intermediate homes. The Council's guidance on Capped and Discounted Affordable Rent, now only relevant to a few older planning consents, is unchanged since last published in 2021 (Paper No. 21-141).

8. For intermediate housing, whilst it is recognised that average earnings have risen over the past year, it is also recognised that cost of living pressures persist, and mortgage interest rates have continued to increase over the past year. Therefore, households' disposable income to spend on housing costs has not risen. Given this it is proposed that for 2023/2024 current household incomes set out in Paper No. 22-251 in September 2022 remain unchanged.

2022/2023 AFFORDABLE HOUSING DELIVERY

9. In the period under review, the Council's current adopted policies seek 50 per cent affordable housing with a minimum of 33 per cent affordable housing subject to viability, with a minimum of 15 per cent affordable housing in Nine Elms Vauxhall Opportunity Area since March 2016. The affordable housing to be delivered is set out as a tenure mix of 60 per cent social/affordable rent and 40 per cent intermediate.
10. However, over the ten year period 2012/13 to 2021/22, according to the Planning Services Housing Annual Monitoring Report, a net total of 16,671 homes were completed in the Borough of which 13,600 (82 per cent) were for market housing and 3,071 (18 per cent) were affordable. Of the affordable, 1,980 (65 per cent) were for intermediate housing, generally shared ownership, and only 1,001 (35 per cent) social/affordable rent. This means overall Wandsworth delivered seven per cent social housing during the decade above, with the vast majority of the social/affordable rent homes being delivered as affordable rent rather than social rent. The percentage of social rent homes built is likely to have been less than five per cent. This imbalance has continued in 2022/2023 as historic planning permissions are now complete, as detailed in paragraphs 11 and 12 below.
11. During the financial year 2022/23, the Department recorded 686 new affordable housing completions, set out by tenure type in Table 1. However, this includes 109 discounted co-living homes completed at Trewint Street which for planning purposes are not considered as affordable housing, so the formal outturn figure is 577. A number of larger schemes completed during the year including, Phase 2 of Peabody's St. John's Hill regeneration project, and their 100 per cent affordable housing scheme at Osiers Road which between them delivered 188 affordable rent and 84 shared ownership homes. Peabody also completed the shared ownership block (136 homes) of their New Mansion Square development. A full listing of Affordable Housing completions can be found at Appendix 1 with Intermediate Housing completions detailed in Appendix 2.

12. A breakdown of the tenure and size of the 577 affordable homes completed in 2021/22 is provided in tables one and two below.

2022/23 Affordable Completions by Tenure

Table 1

	Units	Percentage
Social Rent	104	18%
London Affordable Rent	160	28%
Shared Ownership	283	49%
Discounted Market Rent	30	5%
Total Social or London Affordable Rent	264	46%
Total Intermediate	313	54%

2022/23 Affordable Completions by Unit Size

Table 2

	1 bed		2 bed		3 bed		4 bed		Total
	no.	%	no.	%	no.	%	no.	%	no.
Affordable/Social Rent	99	38%	104	39%	50	19%	11	4%	264
Intermediate	150	48%	153	49%	10	3%	-	-	313

13. 632 affordable homes were secured in all planning applications, including Section 73 applications, approved within the year, with delivery subject to the schemes being implemented. Should all the schemes complete as forecast during 2023/24, 974 new affordable homes will be delivered. It should be noted that all the schemes mentioned have full planning approval.
14. There are a number of significant sites that are due to complete over the next year. These include:
- The ex-B&Q site (St. Mary's) with Legal & General and PA Housing (197 homes).
 - The low-cost rent blocks on New Mansion Square (Nine Elms) with Peabody (250 homes).
 - 74 Alton Road (Roehampton) with Southern Housing (95 homes).
15. Although much affordable housing is secured through planning applications without recourse to public subsidy, the Council secured grant through the GLA's 2021-26 Affordable Housing Programme (AHP) of £23.355 million to deliver 189 affordable homes. Discussions are on-going with the GLA to maximise the proportion of low-cost rent homes that can be delivered with the allocated grant.

SUPPORTED HOUSING

16. The Council continues to support the delivery of supported housing through both its own Council led development programme and in partnership with registered providers. A Council led supported housing development scheme of seven flats plus a staff flat, started on site at Colson Way, Tooting (Furzedown) in late 2021 and is due for completion in November 2023. The Enabling Team work closely with Adult Social Services on any existing supported housing schemes that are no longer required for their existing client group but could be utilised for another supported housing client group and are now in discussion with two registered providers regarding supported housing schemes that are to be re-purposed to meet current needs.
17. One new extra care scheme, Peabody's 54 unit scheme in Phase Two of their estate regeneration on St Johns Hill (Lavender) completed early in 2023 and Southern's (previously Optivo) 41 unit extra care scheme at the former Pocklington Court site in Roehampton (Roehampton) is due for completion in late 2023. During the year planning permission was granted for Plots F, G, P and Q on the Springfield Hospital Site, Burntwood Road (Wandsworth Common), for a 56 unit supported housing scheme that will include extra care accommodation.

INCLUSIVE AND ACCESSIBLE HOUSING

18. Since 2020/21 the Department has funded a dedicated Specialist Housing Occupational Therapist (SHOT), to provide advice on accessibility in developments. In line with the London Plan and local planning policy ten per cent of all new homes have to be built to either fully wheelchair accessible or capable of full adaptation to this standard¹.
19. The SHOT reviews and gives advice and support on wheelchair user housing being provided on both Council, registered provider and private sector land. They work to ensure there is a clear understanding of the regulations and the standards the Council expects housing to be constructed to and that this meets the needs of households that will occupy such dwellings. The SHOT is involved at the very earliest stage of a scheme's design, providing comments at both the pre application and planning application submission stage and then continuing to work with developers and registered providers both prior to commencement on site and during the construction process. This process prevents retrofitting of affordable homes that is both costly and can cause lengthy void periods and protects valuable Council and Disabled Facilities Grant funding.
20. It is of note that the work of the SHOT has attracted both regional and national awareness with many other Council's and organisations regarding the work they do as best practice. The post has also been welcomed by a number of developers and housing associations as providing early and comprehensive advice at both planning and construction stages on inclusive and accessible housing.

¹ In line with M4 standards of Building Regulations

INTERMEDIATE HOUSING

21. Apart from the amendment proposed in paragraph 22 below, no changes are proposed to the Council's Intermediate Housing Policy for both low cost homeownership products and for intermediate rent, which sets out the priorities for categories of applicants.
22. In terms of allocation of intermediate homes developed in the Borough, the Home Ownership Team (HOT) has nominated households on the waiting list to properties according to their housing need i.e. a single person or couple with no dependents would only be put forward for a one bedroom property. This policy is no longer compatible with GLA policy that has removed the restriction on the bed size a household can purchase or let. Whilst it is still considered that family sized households should still be prioritised for larger family sized dwellings, it is also recognised that due to the number of households that now partially or fully work from home following the pandemic, the allocation based purely on housing need is no longer appropriate and is causing significant difficulties in delaying sales or lets. It is therefore recommended that households are permitted to buy or let intermediate housing one bedroom size above their housing need, which will be more reflective of current market conditions and also bring the Council's policies more aligned with current regional policy.

HOUSE PURCHASE GRANTS (HPG) – also known as PORTABLE DISCOUNTS

23. HPGs encourage tenants who are financially able, to purchase a property in the private sector or to extend the home for a family member. The benefits of the scheme are that:
 - it releases suitable vacant units in the Council's social housing stock for re-letting,
 - it helps meet aspirations to own and allows households to relocate and;
 - it is an alternative option to the Right to Buy (RTB) as it widens options to those who cannot afford to buy the property they are currently renting.
24. In 2022/23, the HOT received 108 HPG applications resulting in 51 moves with a total spend of £3.3 million, with 27 further applications from tenants carried forward into 2023/24 budget which will be a positive start.
25. It is proposed to keep grants at the same level apart from 3 and 4-bedroom properties which continue to be underrepresented and therefore require an increase in grant. It is believed by increasing the maximum grant available from £70,000 to £100,000 for 3-bedroom and from £100,000 to £120,000 for 4-bedroom properties it will encourage an increase in the number of tenants applying for the scheme resulting in more family sized units becoming available for reletting. The revised grant rates would be as follows:

Table 3

Bed size	Current Maximum Grant Rate	Proposed Revised Maximum Grant Rate
1 bed	£50,000	£50,000
2 bed	£70,000	£70,000
3 bed	£70,000	£100,000
4 bed +	£100,000	£120,000

26. The bedroom sizes that applied for the scheme last year are set out in the table below:

Table 4

Bedroom sizes	1 bed	2 beds	3 beds	4+ beds	Total
No. of applications	15	70	21	2	108
No. of completions	8	35	8	-	51
No. of live cases carried forward into 23/24 scheme	1	19	6	2	28
No. of withdrawn cases	6	16	7	-	29

27. In the current financial year there have been seven HPG completions with a further 35 live applications at various stages in the process that may or may not complete. The HPG remains popular despite a slowdown in applications due to the current increase in cost of living and interest rates. It remains a viable way to buy and move for social renters and the Council will continue to work to meet the demand for moves given the clear benefits of gaining more social rent units for re-letting. The target is for 50 house purchase grants in 2023/24.

COMMUTED SUMS

28. During 2022/23 £24.489 million was received from developers as commuted sums for affordable housing purposes. The balance of available affordable housing commuted sums held at the end of the financial year was £29.257 million, with a possible future pipeline of circa £19.706 million to be received over the next few years depending on scheme completions and various trigger points being met.
29. In 2022/23, the Council used £1.361 million to support affordable housing programmes and scheme costs. The remaining funds are committed to schemes that continue to support the provision of affordable housing so can be considered earmarked for affordable housing schemes.

PROPOSED PROPERTY ACQUISITION PROGRAMME IN 2023/24

30. In 2023, the Council were given an indicative allocation by the Department of Levelling Up, Housing and Communities (DLUHC) under their Local Authority Housing Fund (Round 2) of £2.98 million to acquire ten properties in the Borough by March 2024. The Council confirmed to DLUHC their ability to take up and deliver this indicative grant and submitted a bid for an additional ten properties. In August 2023, DLUHC confirmed the Council's bid had been successful with a grant allocation of £5.96 million to deliver 20 homes.

31. In addition, the Council has submitted a bid to the GLA for their Refugee Housing Programme for grant of £3.14 million to support acquisitions of 19 permanent homes for Afghani and Ukrainian refugees, which will support the Council's ambition to become a "Borough of Sanctuary". Should the bid be successful, the Council will be required to enter into a grant agreement with the GLA, which will be in a similar form to previous grant agreements entered into in previous GLA programmes. It is recommended that the Council enter into a grant agreement with the GLA for the Refugee Housing Programme and to authorise the Head of the South London Legal Partnership (SLLP) to provide a letter of opinion to the GLA regarding the scheme(s) to be developed through funding from the Refugee Housing Programme and to confirm the Council will be liable to the GLA for any inaccuracy, and to grant the Head of the SLLP indemnity. The outcome of the Council's bid should be known by early September 2023.

SUPPORTING THE WANDSWORTH ENVIRONMENT AND SUSTAINABILITY STRATEGY (WESS)

32. All affordable housing, whether delivered on private or Council owned sites has to meet the required Building Regulations and planning policy standards set out in the Council's adopted planning policies. The Council's development programme has fully embraced the need to build to the required environmental standards and Wandsworth's new homes are being designed and delivered to meet enhanced environmental standards, thereby minimising their overall environmental impact. Part of this strategy includes reductions in CO2 beyond Building Regulations requirements.

CABINET MEMBER FOR HOUSING COMMENTS

33. I am pleased to report in the first year of this Council, the progress that has been made in starting to deliver genuinely affordable housing in the Borough. As I stated last year this is not only in relation to the Council's own development programme but also on other sites in the Borough as planning applications come forward.
34. As we promised, during the year, we have reviewed the Homes for Wandsworth programme making these all for Council rent. We are now ensuring 1,000 genuinely affordable homes are delivered, thereby more than doubling the number of Council rent homes that will be delivered, compared to the number the Council previously undertook to let at Council rent under the programme.
35. In terms of affordable housing delivery, I am pleased to see the proposed acquisition on the second phase of Atheldene Road by the Council that will now deliver 83 council rented homes compared to the 14 affordable homes previously planned. In addition, we have recently secured through robust negotiation with the developer, 62 (70 per cent) homes for our general needs queue on a site in Lombard Road where previously a large co-living scheme was proposed with no affordable housing. These are the first steps in delivering on genuinely affordable homes on private sites that truly meet the needs of our

communities and to meet the needs of over 3,500 statutorily homeless families in our Borough.

COMMENTS OF THE ASSISTANT DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES (PLANNING AND TRANSPORT)

36. It is noted that the report covers the role of the Housing Authority in the delivery of affordable housing, a key objective of the Administration. Planning policy in this area is directed by Government through the National Planning Policy Framework, contained in the London Plan and locally within the adopted development plan. Plan making is a function of Full Council with scrutiny the remit of the Transport Committee. The planning service will continue to actively monitor the delivery of affordable housing across the Borough and work positively with colleagues in housing enabling to maximise its delivery through the planning process.

COMMENTS OF THE DIRECTOR OF FINANCE

37. The Director of Finance comments that at a time when the Council is looking to expand its available housing stock through the Homes for Wandsworth development programme and acquisition schemes, utilising a mixture of Housing Revenue Account (HRA) resources and grant funding, the HPG scheme continues to provide a relatively financially advantageous addition to freeing up Council stock for availability to the housing queues. It also increases choice to tenants desiring to own their own home, but in a way which (compared to the statutory RTB scheme) allows stock to be retained within the Council without need for replacement. Furthermore it has always generated a connected notional financial benefit to the General Fund where reletting is to the homeless queues through the saving on the cost of expensive temporary accommodation.
38. The notional long run cost of temporary accommodation is currently cited as an average of £80,000 (capitalised), based on the average cost of the cheapest form of replacement accommodation. However in reality the costs, particularly for larger families, and in the context of significant current shortfalls of availability within London, can be much higher - typically currently around £1,400 per month or approximately £17,000 per annum for nightly paid accommodation, which equates to a significantly greater sum if treated as a figure in perpetuity. These cost pressures are only likely to increase in the short to medium term due to pressures on local market rents. The proposed increases to the grant rates for 3 and 4 bedroom units should increase incentives and potentially rebalance grants towards an area of critical need whilst also potentially paying a part in reducing underoccupancy in Council stock.
39. The current approved budget for HPGs in the HRA is £4 million in 2023/24 with slippage of £0.661 million from 2022/23 to be incorporated, making a total available resources of £4.661 million for 2023/24. This will be revised as part of the HRA Business Plan update later this year to reset the current year budget in line with latest projections and forecasts. In total £8.942 million is approved in the HRA capital programme for HPGs over the next two years. The HRA Business Plan currently assumes £3 million is available in perpetuity for the

continuation of the HPG scheme. All increases in HPG rates will be contained within existing approved budgets, so will not in themselves represent an increased pressure on HRA resources.

40. During 2022/23, £24.489 million was received from developers as commuted sums for affordable housing purposes and £1.361 million utilised giving an overall remaining balance of £29.257 million at the end of the financial year. If all commuted sums currently secured in planning permissions are received by the Council in future years a further £19.706 million could be received, dependent on works progressing and on certain delivery triggers being hit by the developers. To date the Council has so far utilised £51.117 million of commuted sums to support and progress major schemes in the Borough including a new extra care facility in Tooting, the Council's programme of identifying and providing grant to bring empty homes back into use, the Wandsworth Affordable Housing Programme grant scheme, the purchase and development of the Sphere Walk scheme and to cover staffing and support costs where schemes are considered to be delivering additional affordable housing, either directly or indirectly. The remaining balance of the funding and future estimated receipts is intended to continue to underwrite the Council's Affordable Housing priorities although will not be relied on and factored into the HRA Business Plan until the Council are actually in receipt of contributions.
41. In support of the property acquisition grant bids that are being submitted by the Council it is necessary to increase the existing £11.58 million approved capital budget for acquisitions in 2023/24 by the value of the funding expected to be received. Therefore a positive HRA capital budget variation of £10 million is recommended for approval in 2023/24 only. This addition will be fully funded from external grant funding and/or as yet unrecognised in-year capital receipts from legacy property and site disposals so will not compromise the overall HRA financial framework. Should any of the bids not progress and be successful the budget addition will be revised to match actual funding available as part of the HRA Business Plan update. The overall acquisition budget is expected to be sufficient to cover the first let repairs of all previous acquisitions of which approximately 60 are still awaiting works to bring to a lettable standard following acquisition in recent years plus the full acquisition costs of the 39 properties covered by these new grant bids.

COMMENTS OF THE SOUTH LONDON LEGAL PARTNERSHIP ON THE LEGAL IMPLICATIONS

42. This report sets out the regulatory framework within which the Council is obligated to adhere to in deliverance of its affordable housing strategy and therefore this report indicates no specific legal risks.

EQUALITY IMPACT NEEDS ASSESSMENT

43. An Equality Impact Needs Assessment (EINA) of the report has been undertaken and reviewed by the Equalities Policy and Review Manager. Please see Appendix 4.

CONCLUSION

44. As can be seen from the contents of this report, the actions the Council have taken in 2022/23 are starting to deliver on the Council's commitment to develop genuinely affordable housing to address the housing needs of households with the greatest priority for housing in the Borough. The bids for available grant funding continue to show that the Council will seek to obtain the maximum available grant to support the priority of increasing overall affordable housing supply.

The Town Hall,
Wandsworth,
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BRIAN REILLY
Director of Housing and Regeneration

4th September 2023

Background papers

There are no background papers to this report.

All reports to Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the democratic services officer can supply it if required.

APPENDIX 1**Affordable Housing Completions 2022/23 by Scheme**

Provider	Address	Social/ affordable Rent	Shared ownership	Intermediate rent/DMR	Ward
Greystar	Bloom East – Building D1	0	0	30	Nine Elms
PA Housing	Springfield Hospital Phase 5A (1)	18	8	0	Wandsworth Common
PA Housing	Balham Bowls Club	0	10	0	Balham
PA Housing	RMG Parkside Plot C1	40	26	0	Nine Elms
Peabody	St. John's Hill Phase 2 – Plot 2, Extra Care	54	0	0	Lavender
Peabody	St. John's Hill Phase 2 – Plot 6, Social Rent	50	0	0	Lavender
Peabody	St. John's Hill Phase 2 – Plot 9, Shared Ownership (1)	0	19	0	Lavender
Peabody	9, 11, 19 Osiers Road	84	84	0	Thamesfield
Peabody	New Mansion Square (Shared Ownership)	0	136	0	Nine Elms
Wandsworth Council	Gideon Road	18	0	0	Shaftesbury & Queenstown
Total		264	283	30	

APPENDIX 2**Intermediate Housing Completions 2022/23 by Scheme and Bed size**

Provider name - scheme address / Ward	1-bed	2-bed	3-bed+	Total
Greystar – Bloom East, Building D1 / Nine Elms	20	6	4	30
PA Housing – Springfield Hospital Phase 5A (1) / Wandsworth Common	4	4	0	8
PA Housing – Balham Bowls Club / Balham	6	4	0	10
PA Housing – RMG Parkside Plot C1 / Nine Elms	8	18	0	26
Peabody – St. John's Hill Phase 2 – Plot 9, Shared Ownership (1) / Lavender	10	9	0	19
Peabody – 9, 11, 19 Osiers Road / Thamesfield	18	60	6	84
Peabody – New Mansion Square (Shared Ownership)	84	52	0	136
Total	150	153	10	313

APPENDIX 3

Glossary of New Build Affordable Housing Products

Social and Affordable Rented Housing

Social Rent

For new build social rent housing, the rents (exclusive to service charges) are set according to a nationally prescribed formula that is related to January 1999 valuations and bed size. In line with this, Wandsworth Council sets a cap on the rents that can be charged on new build social rent as detailed below:-

	1-bed (pw)	2-bed (pw)	3-bed (pw)
Rent Cap (new social rent cannot exceed this) – assume rises by CPI+1.5% every year (from April 2023)	£173.79	£183.99	£194.22
London Housing Allowance	£295.49	£356.71	£441.86

London Affordable Rent

London Affordable Rent is recognised as a genuinely affordable housing product by both the Local Plan and London Plan. Up until September 2022, the GLA issued annual guidance on setting London Affordable Rents but as they are no longer funding London Affordable Rent in their 2021-2026 Affordable Housing Programme, have now ceased publicising guidance but have state that London Affordable Rent for new build homes should not increase by more than CPI + one percent. For 2023/24, London Affordable Rents, exclusive of service charges, are the rents are as follows:-

	1-bed (pw)	2-bed (pw)	3-bed (pw)
LAR (from April 2023) – assume rises by CPI+1% every year	£187.03	£198.01	£209.01

Affordable Rent (Capped) and (Discounted)

These are historic rent introduced by the previous Mayor and are inclusive of service charges. Although the Council have not approved these forms of affordable rents, there are a few remaining historic planning permissions that are under construction and will complete in future years.

Affordable homes to rent at a **capped** rent are intended to provide sub-market rented homes for households in greatest housing need.

Affordable homes to rent at a **discounted rent** (no more than 80 per cent of local market rent) are an affordable Rent product intended to provide sub-market rented homes.

Intermediate Housing

Intermediate housing is a generic term given to a range of affordable housing products that are usually differentiated from the four products above by either their tenancy arrangements and affordability or the household type they are targeted at. The GLA recognise London Living Rent and Shared Ownership as genuinely affordable intermediate housing and provide grant for such homes. The Council require that any new build intermediate housing is initially marketed for a three month period exclusively to households living and/or working in the borough and require local affordability criteria to be met.

Intermediate Rent

Intermediate Rent housing is offered on terms more similar to private renting meaning assured shorthold tenancies will be utilised which provide for shorter letting periods at up to 80% of open market rents. The gross maximum household income that intermediate housing can initially be let to is £60,000 per annum. The Council sets its own local affordability criteria for marketing of such homes, inclusive of service charges as set out below.

- For 50 percent of intermediate rent homes to be affordable to household incomes of £41,200 per annum
- For 50 per cent of intermediate rent homes to be affordable to household incomes of up to £60,000 per annum

Discounted Market Rent

A similar product as intermediate rent usually associated with Build to Rent Schemes. Build To Rent schemes are developed for the private rented market housing, where the affordable housing is provided at a discounted to open market rents. These discounted market rented homes again have to be affordable to household incomes of up to £60,000 per annum, with rents (inclusive of service charges) being no more than £323.07 pw.

London Living Rent

London Living Rent is a type of intermediate affordable housing that allows households to initially let the properties at a discounted market rent with the option to purchase the property on shared ownership terms if they elect to. Again eligibility for London Living Rent is restricted to existing private and social tenants with a maximum household income of £60,000 per annum, without sufficient current savings to purchase a home in the local area. The GLA issues annual ward by ward

guidance on rent levels by bed size and the maximum rent that can be charged in any ward for any bed size in £323.07 pw inclusive of service charges.

Shared Ownership

Shared ownership is the main and predominant low cost purchase product. Shared ownership is designed to provide options for households on incomes of up to £90,000 per annum, to purchase normally 25 to 75 per cent of the value of the property (with an option to staircase in part or to full ownership) and who can afford a deposit of around ten per cent of the share. Rents on the unsold equity are capped at 2.75 per cent, as per the standard form of shared ownership lease. The Council sets annual guidance (see below) on the income thresholds to which new build shared ownership has to be affordable. This often means the housing providers sets rents on the unsold equity well below the 2.75 per cent cap to ensure a wide range of affordability.

- 50 per cent of all shared ownership homes to be affordable to those on household incomes of up to £56,200 per annum;
- 50 per cent of all shared ownership homes affordable to those on household incomes of up to £90,000 per annum - in line with the London Plan intermediate household income thresholds.

Appendix 4

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Housing and Regeneration
Service Area	Housing Enabling and Special Projects
Service/policy/function being assessed	Wandsworth Affordable Housing Update 2022
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved in developing this EINA	Neil Cleary
Date approved by Directorate Equality Group (if applicable)	
Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager	
Date submitted to Directors' Board	3rd August 2023

1. Summary

Please summarise the key findings of the EINA.

This EINA has been produced to support the Report by the Director of Housing and Regeneration on the Affordable Housing Development in 2022/23 and Proposals for Affordable Housing Delivery in Future Years. This report reviews affordable housing delivery within the borough over the last year and sets out some initial guidance and alterations to existing policies in relation to the delivery of affordable housing in the borough.

Looking forward, the Council will seek to work with landowners, developers and Registered Providers to both maximise affordable housing that is genuinely affordable and addresses the needs of those households in the borough in greatest priority for affordable housing opportunities.

The key findings of the EINA are summarised as follows;

Positive:

- The report sets out a range of measures to maintain and improve the housing offer to residents by delivering additional affordable housing, ensuring good quality homes are built and ensuring affordable housing is affordable to a range of household incomes.
- Given current economic uncertainties impacting the housing and employment market, the report recommends social rents are the most appropriate form of tenure for newly built low cost rented rent housing to ensure that such housing is affordable to a range of household incomes.
- The report also highlights the work the Council are undertaking to implement its Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.

- Younger people are also less likely to be owner occupiers and more likely to rent privately. Therefore, they may find it harder to access homeownership and be at more risk of homelessness. The report demonstrates how the Council will maximise its resources and make best use of assets to deliver more affordable homes for residents on a range of incomes, including social rented, intermediate and other sub-market rent

Negative:

- Limited relevant data is available for the protected characteristics of Gender Reassignment and Across Groups. Whilst further information may become available as the 2021 Census data is released, it is considered that given the content of the report and the recommendations made, the report will have no disproportional impact upon the groups identified.

2. Evidence gathering and engagement

a. What evidence has been used for this assessment? For example, national data, local data via DataRich or DataWand

Evidence	Source
2021 Census	Office for National Statistics
Statutory Homelessness Returns	Office for National Statistics
Housing data	Strategic Housing Market Assessment
Population statistics	DataWand website (https://www.datawand.info/)
Annual Housing Resources Report 2022	London Borough of Wandsworth

b. Who have you engaged and consulted with as part of your assessment?

Individuals/Groups	Consultation/Engagement results	Date	What changed as a result of the consultation
n/a	n/a	n/a	n/a

3. Analysis of need

Protected group	Findings								
Age	<p><u>Census 2021:</u></p> <table> <tr> <th>Age Range</th><th>% of Wandsworth population</th></tr> <tr> <td>Under 15</td><td>15.7%</td></tr> <tr> <td>15-64</td><td>74.8%</td></tr> <tr> <td>65 and over</td><td>9.6%</td></tr> </table>	Age Range	% of Wandsworth population	Under 15	15.7%	15-64	74.8%	65 and over	9.6%
Age Range	% of Wandsworth population								
Under 15	15.7%								
15-64	74.8%								
65 and over	9.6%								

Since the 2011 Census there has been an increase of 16.3% in people aged 65 years and over, an increase of 5.9% in people aged 15 to 64 years, and an increase of 5.2% in children aged under 15 years.

Wandsworth continues to have a significantly higher percentage of young people residing in the borough than the national average.

Demographic forecasts set out in the Wandsworth Local Housing Needs Assessment 2020¹ indicate that the components of change in the population in LBW shows that population growth is driven by natural growth (more births than deaths). However, the positive natural change is offset by the negative levels of internal migration from the Borough. Based on demographic projections, by 2037 those aged 65-69 are forecast to increase by 5,290 people those aged 75-79 by 3,341 people, and those aged 85 and over increasing by 2,988 people. Currently, those aged 20-64 (the age groups most likely to be active in the labour market) number 227,277 people. This group is forecast to expand by 44,872 individuals by 2037, an increase of around 20%.

The number of households aged 75+ across Borough is projected to increase by 58% by 2037 based on 2,537 dwellings per annum. The report estimates an additional need for 1,453 specialist dwellings for older people by 2037. These dwellings will contribute to the fulfilment of LBW's overall housing needs figure.

Wandsworth has produced an analysis that sets out their assessment of the need for additional affordable housing for older people by 2035. The estimated need for affordable extra-care accommodation is estimated to be between 50 and 150 dwellings, and for nursing care bed-spaces between 190 and 210 spaces.

This Report supports the delivery of a range of affordable housing types, including affordable housing for older people, and promotes the use of the Inclusive and Accessible Housing Design Guidance to help deliver homes that can be adapted for the changing needs of residents through their lives.

Disability

An estimated 11.2% of the Wandsworth population has a long-term health problem or disability affecting day to day activities. To put this into perspective, the figure is 14.1% in London and 17.6% in England. Wandsworth has a smaller proportion of residents with a long-term condition or disability than London and England².

To provide further context, the table below shows the percentage of people aged 18-64 by disability type

Disability type	% of people aged 18-64
Learning disability	2%

¹ https://www.wandsworth.gov.uk/media/8015/local_housing_needs_assessment_december_2020.pdf

² <https://www.datawand.info/equalities/>

	<table> <tr> <td>Physical disability (including impaired mobility, visual impairment, hearing loss)</td><td>12%</td></tr> <tr> <td>Common mental disorder</td><td>19%</td></tr> </table> <p>Source: Projecting Adult Needs and Service Information 2020</p> <p>Disabled residents generally have specialist housing needs therefore the Report seeks approval for the use of the Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.</p> <p>The Wandsworth Local Housing Needs Assessment (2020) identifies that across all age groups, a need is identified for 76 wheelchair adapted homes per year, or 1,258 by 2037. This need will form a subset of identified need for specialist homes and home adaptations for the 75+, 65-75 and 16-64 age groups. Decisions about the appropriate mix of specialist housing for older and disabled people should take account of the current stock, other local needs evidence as appropriate, and policies regarding accommodation and care for older persons. Alongside the development of the Wandsworth Local Plan where adopted planning policies will seek a proportion of wheelchair housing in all new development, this report promotes guidance to deliver exemplar wheelchair adapted and adaptable homes through the use of the Inclusive and Accessible Housing Design Guide.</p>	Physical disability (including impaired mobility, visual impairment, hearing loss)	12%	Common mental disorder	19%
Physical disability (including impaired mobility, visual impairment, hearing loss)	12%				
Common mental disorder	19%				
Sex	<p><u>Census 2021</u></p> <table> <tr> <th>Male % of population</th><th>Female % of population</th></tr> <tr> <td>47% (155,200)</td><td>53% (172,300)</td></tr> </table> <p>The ONS Birth Characteristics dataset³ shows that in 2020 of 68,858 total births 33,777 (49%) were female and 35,081 (51%) were male.</p> <p>No proposal in the report will disproportionately impact on either gender.</p>	Male % of population	Female % of population	47% (155,200)	53% (172,300)
Male % of population	Female % of population				
47% (155,200)	53% (172,300)				
Gender reassignment	<p>2021 is the first time Census has collected data on gender identity. The question was voluntary and only asked of people aged 16+ (n=273, 565). 254,037 (92.86%) said their gender identity was the same as their sex registered at birth, higher than London and England. In total, 1,691 (0.62%) Wandsworth residents indicated a change in gender identity with 713 (0.26%) stating their gender identity was different to that of birth but did not provide a write in response to what they identified with. Of the 1,690 residents who indicated a change in gender identity, there was an even split between males and females. 3 in 5 were aged under 44 years of age. Locally, 347 identified as trans woman and 304</p>				

	<p>identified as trans man; the proportions were lower to that of London but higher than England. 182 Wandsworth residents identified as non-binary. This proportion of the population was lower than the London but higher than England averages. In England, 16-24 were most likely age group to have said their gender identity was different from their sex registered at birth and proportion declined in older age groups.</p> <p>It is known that the Trans community experience disproportionate levels of discrimination. A National LGBT Survey⁴ conducted by the Government Equalities Office highlighted a number of concerns regarding safety. Over half of trans respondents admitted that they tried not to be openly trans because of how people behave towards them.</p> <p>No proposal in the report will disproportionately impact on trans residents.</p>
Marriage and civil partnership	<p><u>Census 2021</u></p> <p>Over half of the borough has never married (56%) (i.e., has never been married or in a civil partnership) which is the same proportion as Inner London, but higher proportions than London (46%) and England (38%). The proportion of people who are co-habiting without getting married has increased across England and Wales.</p> <p>People in England and Wales are generally getting married at an older age 34.3 years for men and 32.3 years for Women and as the borough has one of the youngest median ages in London this could explain the lower marriage rate.</p> <p>A third of the borough is married or in civil partnership. Same sex couples who are married has increased by 47%, which is likely due to the legalisation of same sex marriages in 2014. This increase is lower than for London (54%) and England (90%).</p> <p>The table below shows the % of the Wandsworth populations legal partnership status compared to the London and England-wide average. It shows a relatively higher number of residents never married or in a civil partnership, which corresponds with the younger age profile in the borough.</p>

⁴ National LGBT Survey <https://www.gov.uk/government/publications/national-lgbt-survey-summary-report>

	<table><caption>% population aged 16+</caption><thead><tr><th>Marital Status</th><th>Wandsworth</th><th>London</th><th>England</th></tr></thead><tbody><tr><td>Never married and never registered a civil partnership</td><td>55.8</td><td>46.2</td><td>37.9</td></tr><tr><td>Married or in a registered civil partnership</td><td>33</td><td>40</td><td>44.7</td></tr><tr><td>Separated, but still legally married or still legally in a civil partnership</td><td>1.8</td><td>2.3</td><td>2.3</td></tr><tr><td>Divorced or civil partnership dissolved</td><td>6.4</td><td>7.3</td><td>9.1</td></tr><tr><td>Widowed or surviving civil partnership partner</td><td>3</td><td>4.2</td><td>6.2</td></tr></tbody></table>	Marital Status	Wandsworth	London	England	Never married and never registered a civil partnership	55.8	46.2	37.9	Married or in a registered civil partnership	33	40	44.7	Separated, but still legally married or still legally in a civil partnership	1.8	2.3	2.3	Divorced or civil partnership dissolved	6.4	7.3	9.1	Widowed or surviving civil partnership partner	3	4.2	6.2
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Widowed or surviving civil partnership partner	3	4.2	6.2																						
Pregnancy and maternity	<p>The ONS Birth Characteristics dataset⁵ shows that in 2020 there were a total of 4258 live births in Wandsworth. The live birth rate was 12.9 per 1,000 women aged 15-44 years in the borough which is predicted to remain fairly stable over the next ten years.</p> <p>This report supports the delivery of affordable housing, including a range of household sizes including larger, family sized accommodation for social rent that meets the needs of families in the greatest housing need.</p>																								
Race/ethnicity	<p><u>Census 2021</u></p> <p>Overall the Black, Asian and ethnic minority population has increased by +3.6% points since 2011 to 32.2% (Inner London = 46.7%, London = 46.2%). Although the black population has reduced by -0.6% points.</p> <p>White ethnic groups make up two thirds of local residents, with almost half aged between 18 and 39 years. Asian population groups are higher around Tooting, West Hill North, Roehampton and Furzedown. Almost 60% of Asian residents are under 40 years of age. Black population groups are higher around Falconbrook, Shaftesbury & Queenstown, Battersea Park and Furzedown. White ethnic groups are higher in Northcote, Thamesfield, Lavender and Southfields.</p> <p>Housing development that ensures an adequate mix of housing types and sizes, as outlined in this Report, is considered to provide benefits for residents of all ethnicities.</p> <p>The table below shows broad ethnic groups in Wandsworth as per the 2021 Census, compared to London and England-wide averages.</p>																								

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<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birthcharacteristicsinenglandandwales>

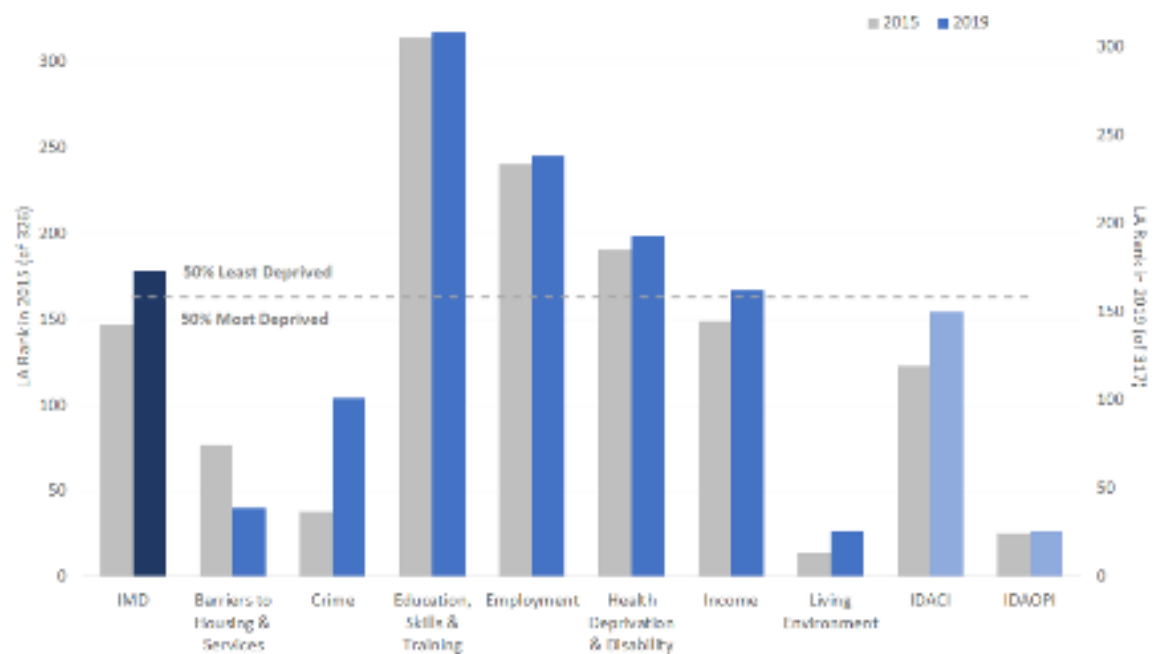
	 <table><thead><tr><th>Ethnic group</th><th>Wandsworth</th><th>London</th><th>England</th></tr></thead><tbody><tr><td>Asian, Asian British or Asian Welsh</td><td>11.7</td><td>20.7</td><td>9.6</td></tr><tr><td>Black, Black British, Black Welsh, Caribbean or African</td><td>10.1</td><td>13.5</td><td>4.2</td></tr><tr><td>Mixed or Multiple ethnic groups</td><td>6.3</td><td>5.7</td><td>3</td></tr><tr><td>White</td><td>67.8</td><td>53.8</td><td>81</td></tr><tr><td>Other ethnic group</td><td>4.1</td><td>6.3</td><td>2.2</td></tr></tbody></table>	Ethnic group	Wandsworth	London	England	Asian, Asian British or Asian Welsh	11.7	20.7	9.6	Black, Black British, Black Welsh, Caribbean or African	10.1	13.5	4.2	Mixed or Multiple ethnic groups	6.3	5.7	3	White	67.8	53.8	81	Other ethnic group	4.1	6.3	2.2				
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Other ethnic group	4.1	6.3	2.2																										
Religion and belief, including non belief	<p>Census 2021</p> <p>Less than half (42.6%) the borough is Christian. It is still the largest religion in Wandsworth, but has reduced by -10.4% points since 2011 (53%). This proportion is higher than Inner London (38%) and London (40.7%), but lower than England (46.3%).</p> <p>One in three (36.2%) of the borough’s residents reported No Religion, an increase of 9.2% points since 2011. This proportion is lower than Inner London (31.7%) and London (27.1%) and similar to England (36.7%). Islam is the second largest religion in the borough (9.9%) as it was in 2011 and the number of Muslim residents has increased by +31.4% since 2011. This increase is higher than Inner London (+20.8%) and London (+30.2%) and lower than England (+42.9%). Of those residents reporting to be Christian, 35% were aged under 29 years. Residents reporting to be Muslim, just over half were of younger adults aged under 29 years (52%) compared to the 30+ year old population (48%).</p> <p>The table below shows percentage of population by religion in Wandsworth compared to London and England wide averages;</p>  <table><thead><tr><th>Religion</th><th>Wandsworth</th><th>London</th><th>England</th></tr></thead><tbody><tr><td>Buddhist</td><td>0.7</td><td>0.9</td><td>0.5</td></tr><tr><td>Hindu</td><td>2</td><td>5.1</td><td>1.8</td></tr><tr><td>Jewish</td><td>0.5</td><td>1.7</td><td>0.5</td></tr><tr><td>Muslim</td><td>9.9</td><td>15</td><td>6.7</td></tr><tr><td>Sikh</td><td>0.3</td><td>1.6</td><td>0.9</td></tr><tr><td>Other religion</td><td>0.6</td><td>1</td><td>0.6</td></tr></tbody></table>	Religion	Wandsworth	London	England	Buddhist	0.7	0.9	0.5	Hindu	2	5.1	1.8	Jewish	0.5	1.7	0.5	Muslim	9.9	15	6.7	Sikh	0.3	1.6	0.9	Other religion	0.6	1	0.6
Religion	Wandsworth	London	England																										
Buddhist	0.7	0.9	0.5																										
Hindu	2	5.1	1.8																										
Jewish	0.5	1.7	0.5																										
Muslim	9.9	15	6.7																										
Sikh	0.3	1.6	0.9																										
Other religion	0.6	1	0.6																										
Sexual orientation	<p>Census 2021</p> <p>First time Census has collected data on sexual orientation. The question was voluntary and only asked of people aged 16+ (n= 273.558). Locally, 14,148 (5.2%) of 16+ year olds were</p>																												

	<p>either gay/lesbian, bisexual or any other sexual orientation. This was lower than Inner London (6.4%) and higher than England (3.2%) and London (4.3%).</p> <p>Locally, males were more likely to identify as LGB+ with the majority aged between 25-44 years (higher proportion aged 24-34 years old). In females, the majority of LGB+ were more likely to be aged between 16-34 years (higher proportion aged 25-34 years old). England wide analyses show that majority of LGB+ were aged 16-34. In England, highest proportion was among those 16-24 years (6.91%) and the proportion was lower among older age groups. In England, among 16-24 years olds, bisexual was the most common identity. Gay and Lesbian was higher than bisexual among older age groups. In England, females were more likely to identify as LBG+. Among 16- 24 year old almost double the proportion of females identified as LBG+ compered to males (9.38% vs. 4.5%).</p> <p>It is known that the LGBTQ community experience disproportionate levels of discrimination. A National LGBT Survey⁶ was conducted by the Government Equalities Office: 4 out of 10 respondents said they'd had a bad experience outside their home in the last 12 months because they were LGBT and over 2 thirds of the respondents said they didn't hold hands with their partner in public because they were frightened about what people might say.</p> <p>National research indicates that younger LGBT people were at greater risk of homelessness whilst living in the family home as a result of their sexuality. This is because research suggests that individuals 'coming out' to family members can cause tension in the family and some evidence suggests this leads to this group being overrepresented amongst homelessness cases.</p>
Across groups i.e older LGBT service users or Black, Asian & Minority Ethnic young men.	<p>The ONS Homelessness Returns data for Autumn 2021 indicate that there were 1-4 people sleeping rough in London on a single night. Rough sleepers across London wide are more likely to be older white men with substance misuse.</p>
Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:	<p><u>Deprivation</u></p> <p>The English Indices of Deprivation 2019 provide a set of relative measures of deprivation for small areas (LSOAs: Lower-layer Super Output Areas) across England, based on seven domains of deprivation. These domains are weighted and combined to produce the overall Index of Multiple Deprivation (IMD).</p> <p>Wandsworth is within the 50% least deprived Local Authorities (LAs) in England, where in 2015, it was amongst the 50% most deprived. Wandsworth ranks amongst the least deprived LAs in England for four of seven deprivation domains (Income; Employment; Education, Skills & Training and Health Deprivation & Disability) – it has a particularly high ranking for Education, Skills & Training and compared to 2015, its rank and score for Income have improved (Figure 1). Despite relatively less deprived rankings since 2015, Wandsworth's</p>

⁶ <https://www.gov.uk/government/publications/national-lgbt-survey-summary-report>

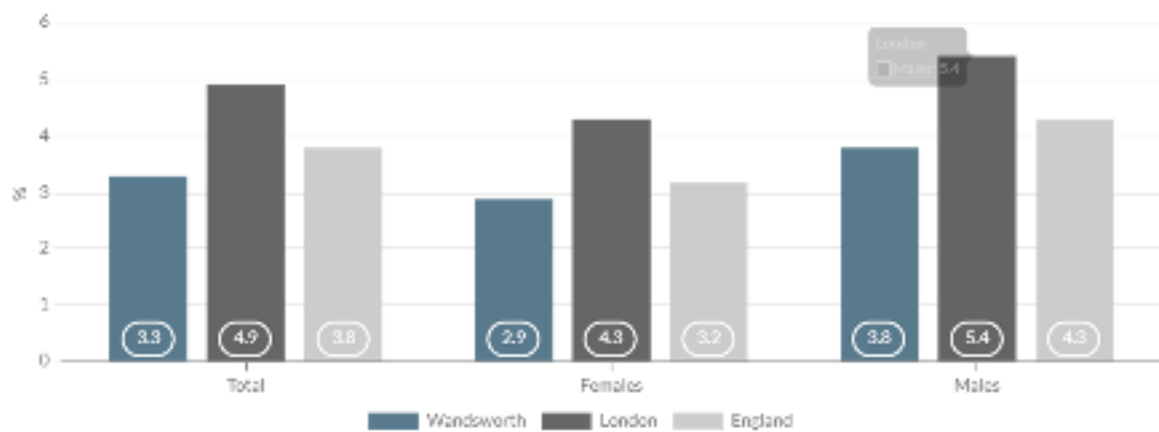
- **Deprivation (measured by the 2019 English Indices of Deprivation)**
- **Low-income groups & employment**
- **Carers**
- **Care experienced people**
- **Single parents**
- **Health inequalities**
- **Refugee status**

most deprived measures were the Living Environment and Income Deprivation Affecting Older People (IDAOPI) measure both regionally and nationally. In line with many other London boroughs, Wandsworth ranks amongst the more deprived LAs in England for the Barriers to Housing & Services and Crime domains.



Low Income Groups & Employment

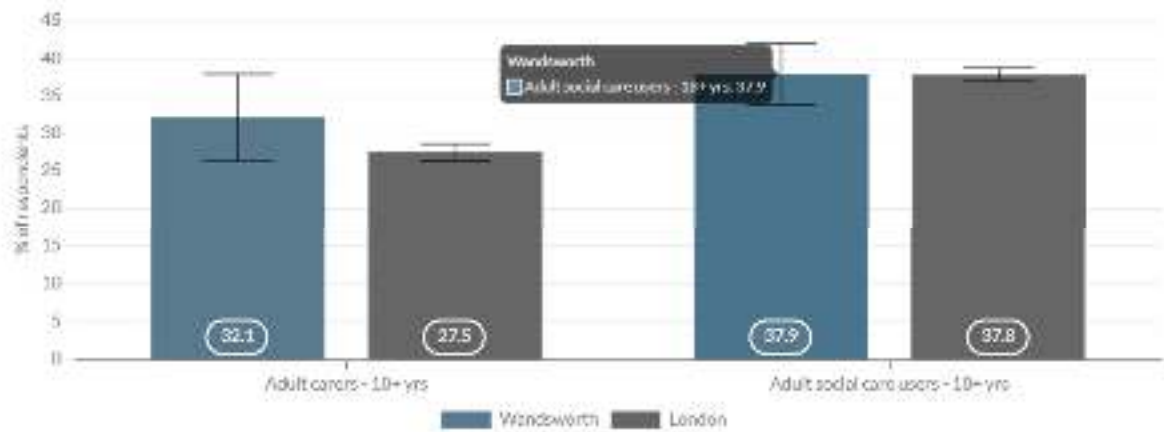
The table below identified the number of Wandsworth residents claiming out of work benefits, both overall and by gender.



The availability of good quality genuinely affordable housing allows residents on a range of incomes, including those in low income groups and/or may not be in permanent or secure employment access homes that would otherwise be unavailable to them on the private market.

Carers

The table below outlines adult carers and social care users who have as much social contact as they would like (21/22). This information is derived from the Adult Social Care Outcomes Framework (ASCOF) measures how well care and support services achieve the outcomes that matter most to people. The ASCOF is used both locally and nationally to set priorities for care and support, measure progress and strengthen transparency and accountability.

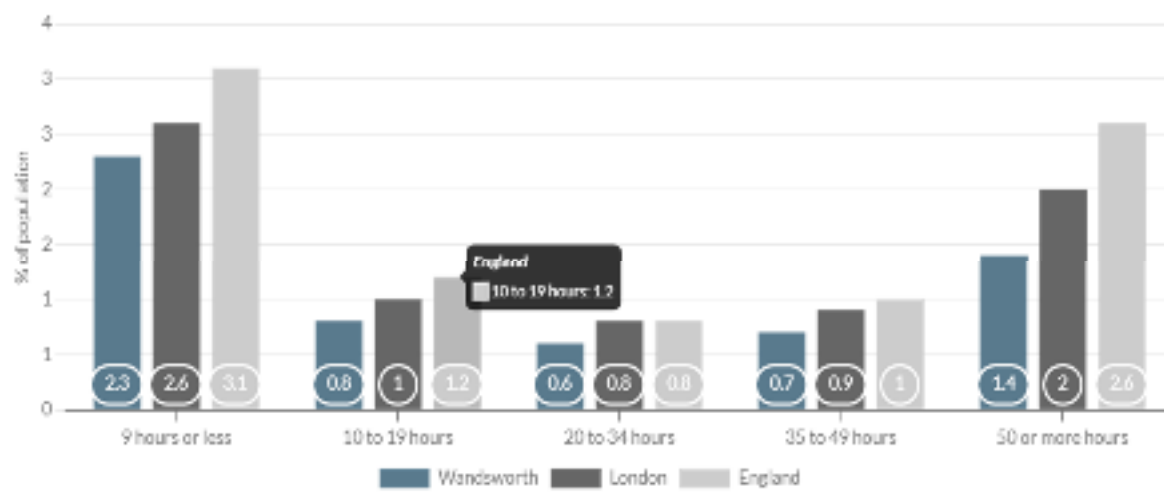


The provision of good quality, secure affordable housing such as those supported by the measures outlined in the Report, includes provision of supported housing for those residents who have care needs.

Care Experienced People

A carer is anyone, including children and adults, who looks after a family member, partner or friend who needs help because of their illness, frailty, disability, a mental health problem or an addiction and cannot cope without their support. The care they give is unpaid. Unpaid carers who provide high levels of care for sick, or disabled relatives and friends, are more than twice as likely to suffer from poor health compared to people without caring responsibilities.

The table below shows the number of hours of unpaid care per week given in Wandsworth

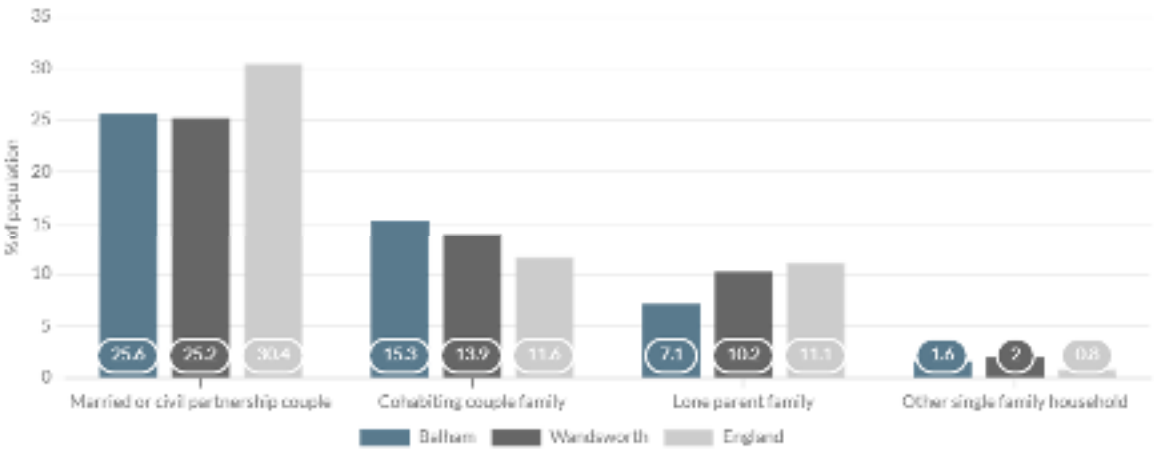


Whilst not directly related to the provision of new affordable housing, the levels of unpaid care provided could have implications for housing provision, particularly if housing choices are limited by the levels of care available.

Single Parents

Around 6% of the households are lone parent households with dependent children. Higher in north of Roehampton, north of West Hill and Falconbrook Wards. Lone parent households in Wandsworth (10%) have increased by +0.5% points since 2011. Among lone parent families, over half had dependent children. The proportion of Lone parent households is smaller in Wandsworth (10%) than Inner London (13%), London (13%) and England (11%).

The table below compares a single Ward in Wandsworth (Balham) against borough wide national averages of household composition, including lone parent families;



Health Inequalities


The provision (or lack of) good quality, secure and affordable housing has clear, proven links to impacts on residents health and health inequalities. In 2017 the Health Foundation identified the following;




Housing

1 IN 5 dwellings doesn't meet decent standards in England. Where we live is more than just a roof over our heads. It's our home – where we grow up and flourish


A healthy home is:




Affordable and offers a stable and secure base



Able to provide for all the household's needs




A place where we feel safe and comfortable



Connected to community, work and services

Investing in housing support for vulnerable people helps keep them healthy. Every £1 invested delivers nearly £2 of benefit through costs avoided to public services including care, health and crime costs

£2 BENEFIT FOR EVERY £1 INVESTED



For more information on how health can be improved, visit www.healthfoundation.org.uk
© 2017 The Health Foundation.

The below table outlines a measure of the average number of years a person would expect to live in good health based on contemporary mortality rates and prevalence of self-reported good health. The prevalence of good health is derived from responses to a survey question on general health.

	Wandsworth
Life expectancy at birth - Female - All ages	84
Life expectancy at birth - Male - All ages	79.7
Life expectancy at 65 - Female - 65	21.4
Life expectancy at 65 - Male - 65	18.4

Refugee Status

Wandsworth is Borough of Sanctuary for those who have been forced to flee their homes. The City of Sanctuary movement is part of a national initiative to create a network of towns and cities throughout the UK that are proud to be places of safety and inclusion for people seeking sanctuary.

	<p>Under the two Afghan resettlement schemes (Afghan Relocations and Assistance Policy, and Afghan Citizens Resettlement Scheme) the Council is supporting 11 Afghan families (62 individuals) to settle in Wandsworth.</p> <p>Under the Syrian resettlement schemes the Council has facilitated the resettlement of 12 families (51 people). There are currently still 10 families being supported.</p> <p>Under the Homes for Ukraine scheme, Wandsworth residents have offered their spare rooms for Ukrainians for minimum of 6 months. The Council is responsible for carrying out checks to confirm the arrangements are safe and suitable. Under this scheme, just over 1000 Ukrainians have arrived in Wandsworth.</p> <p>The Affordable Housing Update Report also includes details the proposed bids to the Refugee Housing Programme, funding for which will be used to support property acquisitions to provide accommodation for Ukrainian and Afghan refugees.</p>
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Data gaps

Data gap(s)	How will this be addressed?
Across groups i.e older LGBT service users or Black, Asian & Minority Ethnic young men.	The information on these protected characteristics is currently requested by in relation to housing and homelessness applications. However, they are optional and service users often do not provide the information and as such at present it is not collated and reported on. A new online homelessness application form is currently being tested; this will include questions on these protected characteristics as mandatory (albeit with a 'prefer not to disclose' option) and once this is live this data will be collated and reported on as part of the Council's H-CLIC data return.

4. Impact

Protected group	Positive	Negative
Age	Wandsworth has a significantly higher percentage of young people residing in the borough than the national average. 29% of the population are aged between 25 and 34, compared with 13.5% nationally. Younger people are also less likely to be owner occupiers and are more likely to rent privately.	None identified

	<p>The report details the support the Council are giving to new forms of affordable housing, Build to Rent, Co - Living and London Living Rent that are particularly aimed at this demographic. Both Build to Rent and co-living housing, whilst still providing self contained flats, provide a range of communal services, including communal dining and cooking areas, gyms, cinema, libraries, laundry and quiet work and IT space and activities within the scheme. All facilities are included within the rent paid and the accommodation is particularly targeted at younger persons living in poor quality shared private sector housing and keyworkers.</p> <p>Wandsworth Council tenants have a significantly higher representation of people over the age of 45 (67.5%) than compared to the borough profile (26%). This is even more true of tenants over the age of 65 who represent a quarter of all Council tenants whilst only making up 9% of the borough demographic. As life expectancy is expected to rise in the borough, it is possible that this percentage will also continue to rise.</p> <p>The report sets out a range of measures which will help residents in all age groups. It aims to deliver affordable housing, increase new supply and redevelopment of social housing. It also seeks to address housing market pressures and</p>	
Disability	<p>An estimated 11.2% of the Wandsworth population has a long-term health problem or disability affecting day to day activities. To put this into perspective, the figure is 14.1% in London and 17.6% in England. Wandsworth has a smaller proportion</p>	None identified

	<p>of residents with a long-term condition or disability than London and England.</p> <p>The report details the partnership working with housing associations to deliver supported extra care housing accommodation.</p> <p>The report notes the work over the past year of the Specialist Housing Occupational Therapist in the Housing and Enabling team who works with the planning service, developers and housing associations at an early stage in the planning process to ensure that wheelchair accessible housing is constructed to the required standards and will match specific households to pipeline wheelchair affordable housing and incorporate specific adaptations to meet those households specific requirements. The Report also seeks approval for the use of the Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.</p>	
Sex	The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of social housing.	None identified
Gender reassignment	The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.	None identified
Marriage and civil partnership	According to the 2021 Census over half of the borough has never married (56%) (i.e., has never been married or in a civil partnership) which is the same proportion as Inner London, but higher proportions than London (46%) and England (38%). The proportion of	None identified

	<p>people who are co-habiting without getting married has increased across England and Wales.</p> <p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	
Pregnancy and maternity	<p>The report does not specifically address the needs of residents who are pregnant/on maternity leave, however the report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	None identified
Race/ethnicity	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p> <p>It is considered these measures will have a positive impact on different ethnic groups in the borough.</p>	None identified
Religion and belief, including non belief	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	None identified
Sexual orientation	<p>National research indicates that younger LGBT people were at greater risk of homelessness whilst living in the family home as a result of their sexuality.</p> <p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase</p>	None identified

	new supply and redevelopment of existing social housing.	
Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups: <ul style="list-style-type: none"> • Deprivation (measured by the 2019 English Indices of Deprivation) • Low-income groups & employment • Carers • Care experienced people • Single parents • Health inequalities • Refugee status 	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p> <p>In particular the report seeks authorisation to submit a bid to Government and the GLA for Refugee Housing Funding to support the acquisition of homes to provide permanent housing for Afghani and Ukrainian refugees.</p>	None identified

5. Actions to advance equality, diversity and inclusion

Action	Lead Officer	Deadline
Approve the Council's guidance for low cost rent and low cost sale dwellings, including social rent as the preferred tenure for low cost rent properties	Housing and Enabling Team	25 th September 2023
Approve a budget for 2023/24 from the Housing Capital programme to support the delivery of property acquisitions to provide housing for Afghani and Ukrainian refugees.	Housing and Enabling Team	25 th September 2023

6. Further Consultation (optional section – complete as appropriate)

Consultation planned	Date of consultation
n/a	n/a