

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Housing and Regeneration
Service Area	Housing Enabling and 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/Ian Ruegg
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	tbc

1. Summary

This EINA has been produced to support the Report by the Director of Housing and Regeneration on the Affordable Housing Development in 2021/22 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.

- According to the 2011 Census, 54% of residents in the Borough were single. The report details a number of new types of affordable housing the Council have given in the past year, particularly in supporting Build to Rent, Co-Living and London Living Rent schemes that will particularly be targeted at single and non dependent households.
- 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
- 11.2% of households in the borough have a long-term health problem or disability. The report details how the Council has developed pipeline of over 1,500 affordable homes to be delivered over the next three years which in turn will increase the delivery of wheelchair accessible affordable housing and notes the work over the year of the Council’s specialist housing occupational therapist to ensure such housing is constructed to the required standards.

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
2011 & 2022 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 border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Age Range</th> <th>% of Wandsworth population</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>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.</p> <p>Wandsworth continues to have a significantly higher percentage of young people residing in the borough than the national average.</p> <p>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%</p> <p>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.</p>	Age Range	% of Wandsworth population	Under 15	15.7%	15-64	74.8%	65 and over	9.6%
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¹ https://www.wandsworth.gov.uk/media/8015/local_housing_needs_assessment_december_2020.pdf

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 England.

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%
Physical disability (including impaired mobility, visual impairment, hearing loss)	12%
Common mental disorder	19%

Source: Projecting Adult Needs and Service Information 2020

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.

The Wandsworth Local Housing Needs Assessment (20202) 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

	<p>adapted and adaptable homes through the use of the Inclusive and Accessible Housing Design Guide.</p> <p>Source data: https://www.datawand.info/equalities/</p>				
<p>Sex</p>	<p><u>Census 2021</u></p> <table border="1" data-bbox="609 448 1313 566"> <thead> <tr> <th data-bbox="609 448 914 524">Male % of population</th> <th data-bbox="914 448 1313 524">Female % of population</th> </tr> </thead> <tbody> <tr> <td data-bbox="609 524 914 566">47% (155,200)</td> <td data-bbox="914 524 1313 566">53% (172,300)</td> </tr> </tbody> </table> <p>The ONS Birth Characteristics dataset² shows that in 2020 of 68,858 total births 33,777 (49%) were female and 35,081 (51%) were male.</p> <p>The ONS Homelessness Returns data for Autumn 2021 indicate that there were 1-4 people sleeping rough in London on a single night.</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)
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47% (155,200)	53% (172,300)				
<p>Gender reassignment</p>	<p>Borough-level data on Gender Reassignment is sparse and there is little information on gender re-assignment amongst those using housing and homelessness services in Wandsworth.</p> <p>It is known that the Trans community experience disproportionate levels of discrimination. A National LGBT Survey 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> <p>Source: National LGBT Survey https://www.gov.uk/government/publications/national-lgbt-survey-summary-report</p>				
<p>Marriage and civil partnership</p>	<p><u>Census 2011</u></p> <p><u>Borough population:</u></p>				

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<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birth-characteristicsinenglandandwales>

2011 Census: Martial and Civil Partnership status		No.	%
Single (never married or never registered a same-sex civil partnership)		138,767	54%
Married		83,428	33%
In a registered same-sex civil partnership		1,500	1%
Separated (but still legally married or still legally in a same-sex partnership)		6,311	2%
Divorced or formerly in a same-sex civil partnership which is now legally dissolved		16,527	6%
Widowed or surviving partner from a same-sex civil partnership		9,456	4%
Total:		255,98	100%

Wandsworth Council has the 9th highest percentage nationally of single households aged over 16. Those in same sex civil partnership is low at 0.6% of the borough’s population but 10th highest nationally.

The report details a number of new types of affordable housing the Council have given in the past year, particularly in supporting Build to Rent, Co-Living and London Living Rent schemes that will particularly be targeted at single and non-dependent households.

Pregnancy and maternity	<p>The ONS Birth Characteristics dataset³ 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	28.6% of the borough's population (87,779 residents) are of Black, Asian and Minority Ethnic (BAME) background. Wandsworth is less ethnically diverse than

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<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birth-characteristicsinenglandandwales>

London (40.2% BAME), but significantly more diverse than England (14.6% BAME).

The ethnic group profile of the borough is as follows:

- Asian/Asian British 10.9%
- Black/African/Caribbean/Black British 10.7%
- Mixed/multiple ethnic groups 5%
- Other ethnic groups 2.1%
- White 71.4%

There is a significant difference between employment rates of different racial groups. 83.7% of the white population are employed, compared to 71% of ethnic minorities. Ethnic minorities generally have lower income levels than their white counterparts. This has several implications in terms of policy and the needs of BAME people.

BME people are generally on a lower income and therefore benefit from housing policies that encourage affordable housing. Ethnic minorities are more likely to have issues accessing suitable housing and to have overcrowded homes due to living with extended family.

The detailed ONS Statutory Homelessness data for January-March 2022⁴ show that of the total of 362 people owed a prevention or relief duty in Wandsworth for the period 97 (27%) were Black/African/Caribbean, 38 (10%) were Asian/Asian British and 22 (6%) were Mixed/Multi-ethnic. Although this is higher than the national averages, these numbers are broadly similar to comparable London boroughs.

Housing development that ensures an adequate mix of housing types and sizes, as outlined in this Report, is considered to provide benefits for BME residents.

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

Religion and belief, including non belief	<u>Census 2011</u>		
	Faith	No	%
	Buddhist	2,574	0.8%
	Christian	162,590	53%
	Hindu	6,496	2%
	Jewish	1,617	0.5%
	Muslim	24,746	8%
	Sikh	832	0.3%

⁴ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

	<table border="1"> <tr> <td>Other Religion</td> <td>1,283</td> <td>0.4%</td> </tr> <tr> <td>No Religion</td> <td>82,740</td> <td>27%</td> </tr> <tr> <td>No Response</td> <td>24,117</td> <td>8%</td> </tr> </table>	Other Religion	1,283	0.4%	No Religion	82,740	27%	No Response	24,117	8%				
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<p>Sexual orientation</p>	<p>The table below provides details of the Wandsworth population by sexual orientation;</p> <table border="1"> <thead> <tr> <th>Sexual Orientation</th> <th>% of Wandsworth population</th> </tr> </thead> <tbody> <tr> <td>Heterosexual or straight</td> <td>92.3%</td> </tr> <tr> <td>Gay or lesbian</td> <td>2.5%</td> </tr> <tr> <td>Bisexual</td> <td>0.7%</td> </tr> <tr> <td>Other</td> <td>0.3%</td> </tr> <tr> <td>Don't know or refuse</td> <td>4.2%</td> </tr> </tbody> </table> <p>Source: ONS Sexual Orientation by English and Welsh Local Authorities 2016-2018</p> <p>It is known that the LGBTQ community experience disproportionate levels of discrimination. A National LGBT Survey⁵ 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>	Sexual Orientation	% of Wandsworth population	Heterosexual or straight	92.3%	Gay or lesbian	2.5%	Bisexual	0.7%	Other	0.3%	Don't know or refuse	4.2%	
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<p>Across groups i.e older LGBT service users or Black, Asian & Minority</p>	<p>Not available</p>													

⁵ <https://www.gov.uk/government/publications/national-lgbt-survey-summary-report>

Ethnic young men.	
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Data gaps

Data gap(s)	How will this be addressed?
There are data gaps for the following protected characteristics: Gender Reassignment and Across Groups	The information on these protected characteristics will be forthcoming within the further data release for the 2021 Census. Currently it is considered that the actions recommended in this report will have no disproportional impact upon the groups identified.

4. Impact

Protected group	Positive	Negative
Age	<p>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.</p> <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</p>	None identified

	<p>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 homelessness, ensure good quality homes, provide housing options and support the need of vulnerable residents.</p> <p>This includes an improved housing offer for older people and includes two affordable extra care homes under construction in the borough.</p>	
<p>Disability</p>	<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 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>	<p>None identified</p>
<p>Gender (sex)</p>	<p>The report sets out a range of measures which will improve the housing offer to residents by</p>	<p>None identified</p>

	delivering additional affordable housing, increase new supply and redevelopment of social housing.	
Gender Identity	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.	Information is limited on the transgender population in the borough in relation to housing and homelessness. The Council will improve its collection of data to ensure that better information is collected in the future, so that accurate equalities information is held to identify the impact on gender identity. The new online homelessness application form will include questions on protected characteristics which will need to be completed (although there will be a 'do not wish to disclose' option) and, once this is live later in the year, this data will be collected and reported on as standard.
Marriage and civil partnership	<p>According to the Census 2011, 48% of residents in the Borough were married where 77.4% were homeowners, with or without a mortgage. This shows that married people are more likely to be in a stable housing tenure.</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>	None identified
Pregnancy and maternity	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.	None identified
Race/ethnicity	The report sets out a range of measures which will improve the housing offer to residents by	None identified

	<p>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 those in the BAME ethnic groups.</p>	
Religion and belief, including non belief	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
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 new supply and redevelopment of existing social housing.</p>	Information is limited on sexual orientation in relation to housing and homelessness. However no proposal in the report will disproportionately impact upon residents/households of different sexual orientation.

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	26 th September 2022
Revising the priority allocation for intermediate housing, including the Council adopting the GLA’s definition of keyworkers.	Housing and Enabling Team	26 th September 2022
Use of the Inclusive and Accessible Housing Design Guidance to provide clear advice on the Council’s expectations regarding wheelchair housing standards and incorporate it into pre-planning and planning application feedback advice.	Housing and Enabling Team	26 th September 2022

Approve the discontinuation of the Part Right to Buy Scheme	Housing and Enabling Team	26 th September 2022
Approve the increase of the house price level of properties purchased utilising house purchase grants to £600,000 in Greater London and lowering the level to £450,000 for purchases outside London	Housing and Enabling Team	26 th September 2022

6. Further Consultation

n/a