

**Wandsworth Housing and Regeneration Department**  
**Equalities Information: Lettings and Housing Department Queues 31st March 2022**

**Introduction:**

The Council allocates both its own housing accommodation and housing made available by RPs (Registered Providers including housing associations). The Allocation Scheme states that; 'The Council is committed to the principle of equal opportunities in the delivery of all its services'.

The Council will seek to ensure that its allocation policies are operated in a manner which is fair to all sections of the community regardless of colour, race, religion, nationality, ethnic origin, marital status, sexual orientation, age, gender or disability. All applicants for housing will be asked to provide details of ethnic origin. However, this will not be a requirement for acceptance of an application. Records of ethnic origin will be kept and monitored on a regular and systematic basis to ensure properties are being offered and allocated fairly in accordance with stated objectives. Allocation policies and any changes to them will be reviewed regularly to ensure they do not operate in ways that discriminate against or disadvantage any particular group.

Each year, the Council is able to offer housing to a limited number of applicants. The properties that become available for letting are predominantly existing Council and housing association properties but may also include new properties developed by a housing association or the Council.

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

- a) Persons that are homeless;
- b) Persons occupying housing accommodation which is temporary or occupied on an insecure basis;
- c) Persons occupying insanitary, overcrowded or unsatisfactory housing conditions;
- d) Households consisting of or including someone with a particular need for settled accommodation on welfare grounds, and;
- e) Households whose social or economic circumstances are such that they have difficulty in securing settled accommodation.

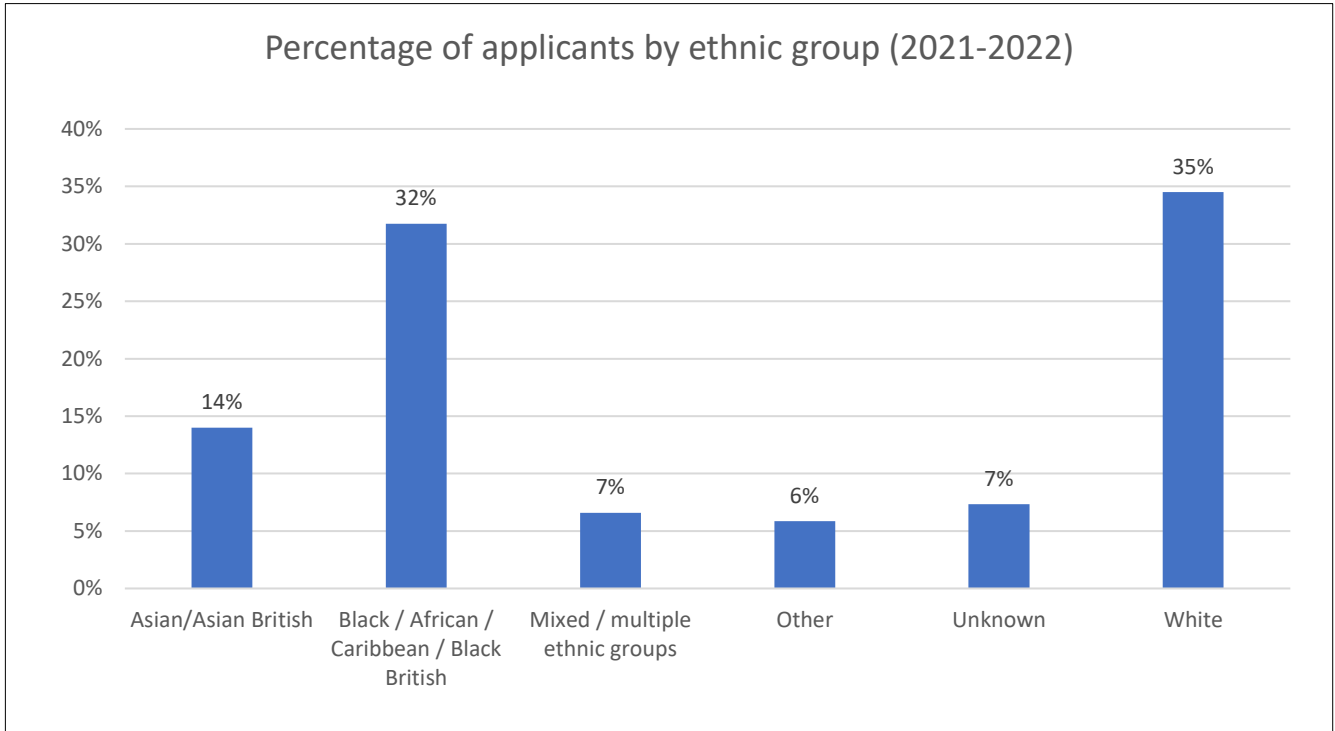
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender of the applicants on the Council's housing queues (including the Physical Disability Queue and the Older Persons Housing Queue), applicants granted a council tenancy and applicants granted a housing association tenancy having been nominated by the Council.

Every year the Resources and Commitments report is completed to provide a review on how properties are allocated to ensure that the Council is maximising its resources to meet identified housing needs, which varies depending on local / national priorities and on the number / type of new applications received. The report provides forecasts on housing supply and recommends an allocation plan across the various housing queues. This is presented to June Housing and Regeneration Overview and Scrutiny Committee and monitored by Council Members. Examples of this may include focussing on rehousing applicants who are under-occupying a Council property to free up larger properties for those on other queues. For this reason, there may be annual fluctuation on the type of applicants receiving an allocation across the housing queues.

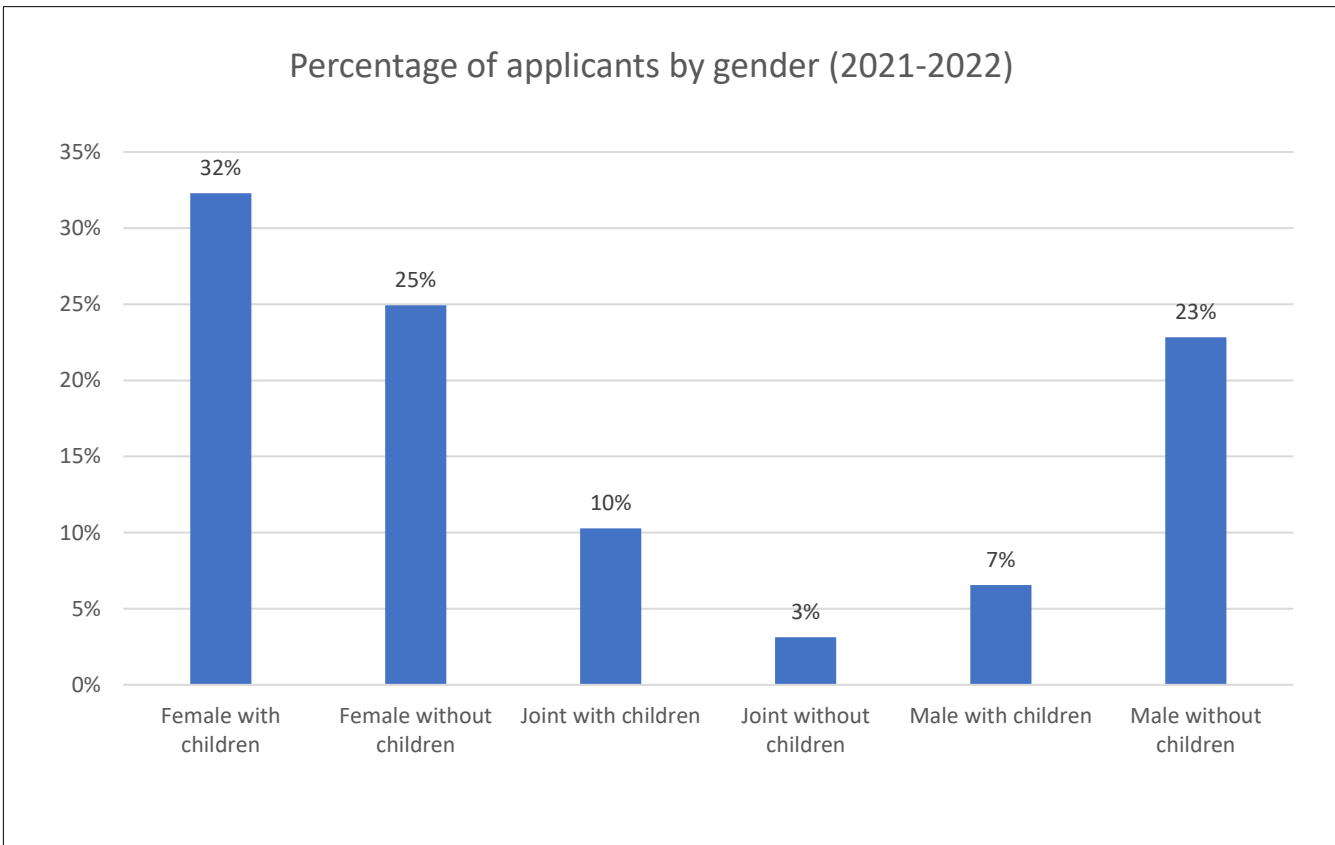
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

### **Applications**

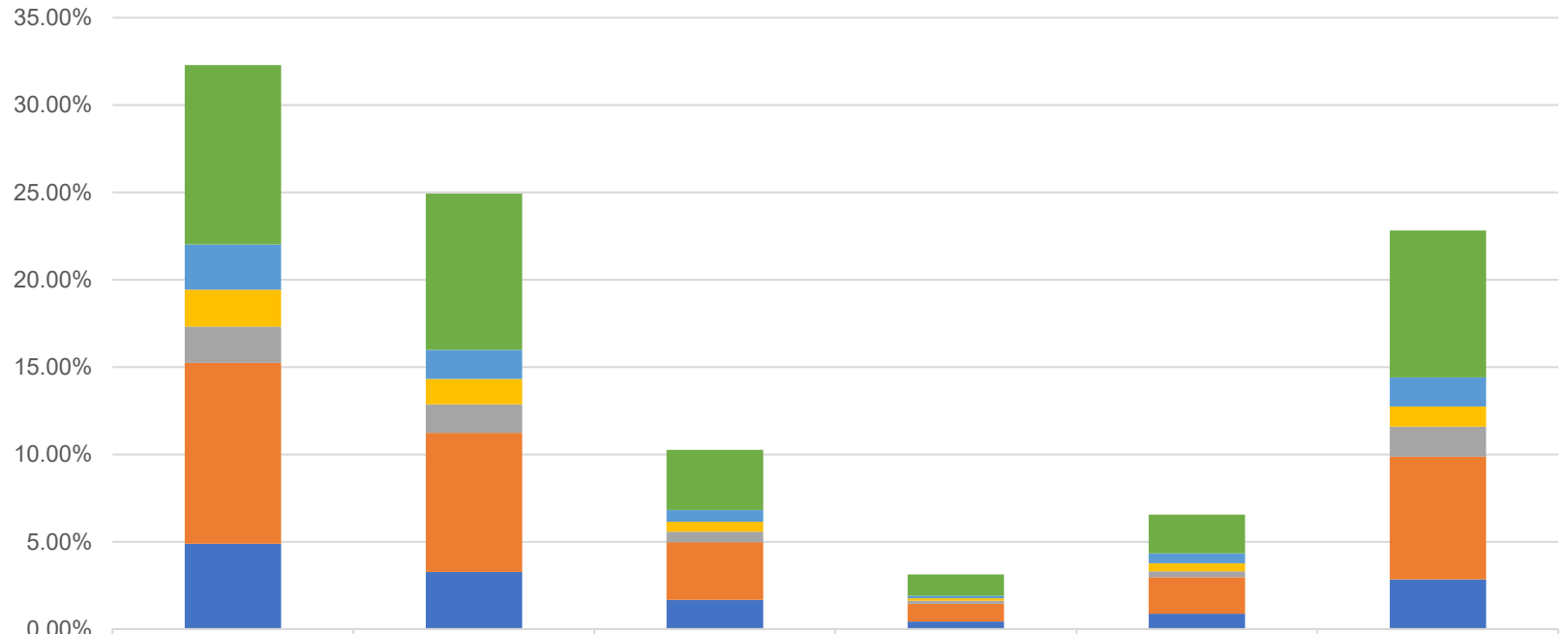
Across all queue types the largest ethnic groups from which applications were received were the white and black ethnic groups. The proportion of applicants originating from the black ethnic group (32%) is much higher than the borough demographic (10%) according to the 2011 census.



Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 57% of all applications with those with children comprising 32% and those without children comprising 25%.



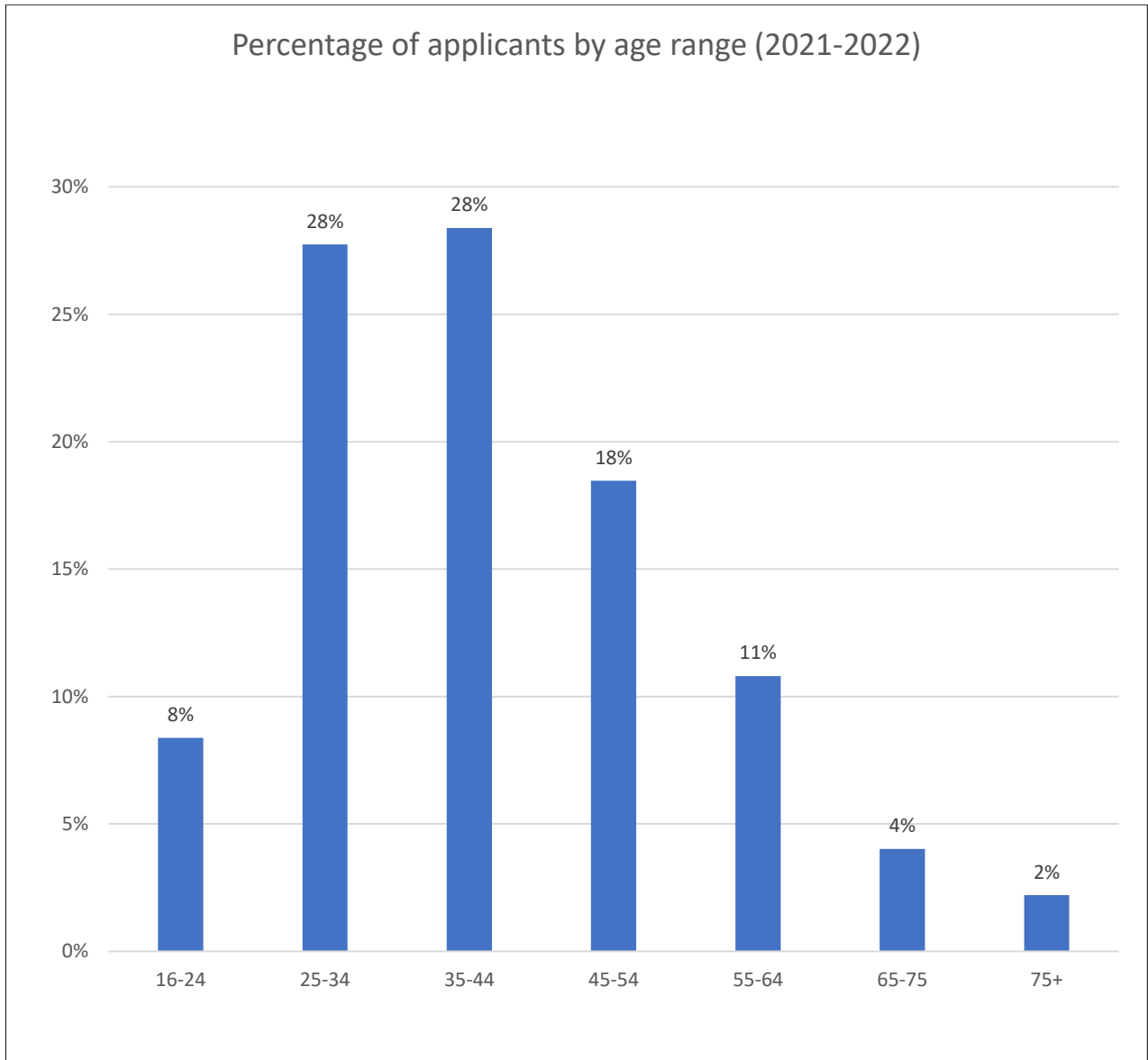
Applications by Ethnic Group and Gender (2021 - 2022)



	Female with children	Female without children	Joint with children	Joint without children	Male with children	Male without children
White	10.28%	8.94%	3.44%	1.23%	2.21%	8.41%
Unknown	2.60%	1.68%	0.68%	0.13%	0.57%	1.67%
Other	2.09%	1.44%	0.56%	0.14%	0.47%	1.15%
Mixed / multiple ethnic groups	2.09%	1.65%	0.60%	0.18%	0.34%	1.73%
Black / African / Caribbean / Black British	10.35%	7.97%	3.31%	1.01%	2.09%	7.02%
Asian/Asian British	4.89%	3.26%	1.67%	0.43%	0.88%	2.84%

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

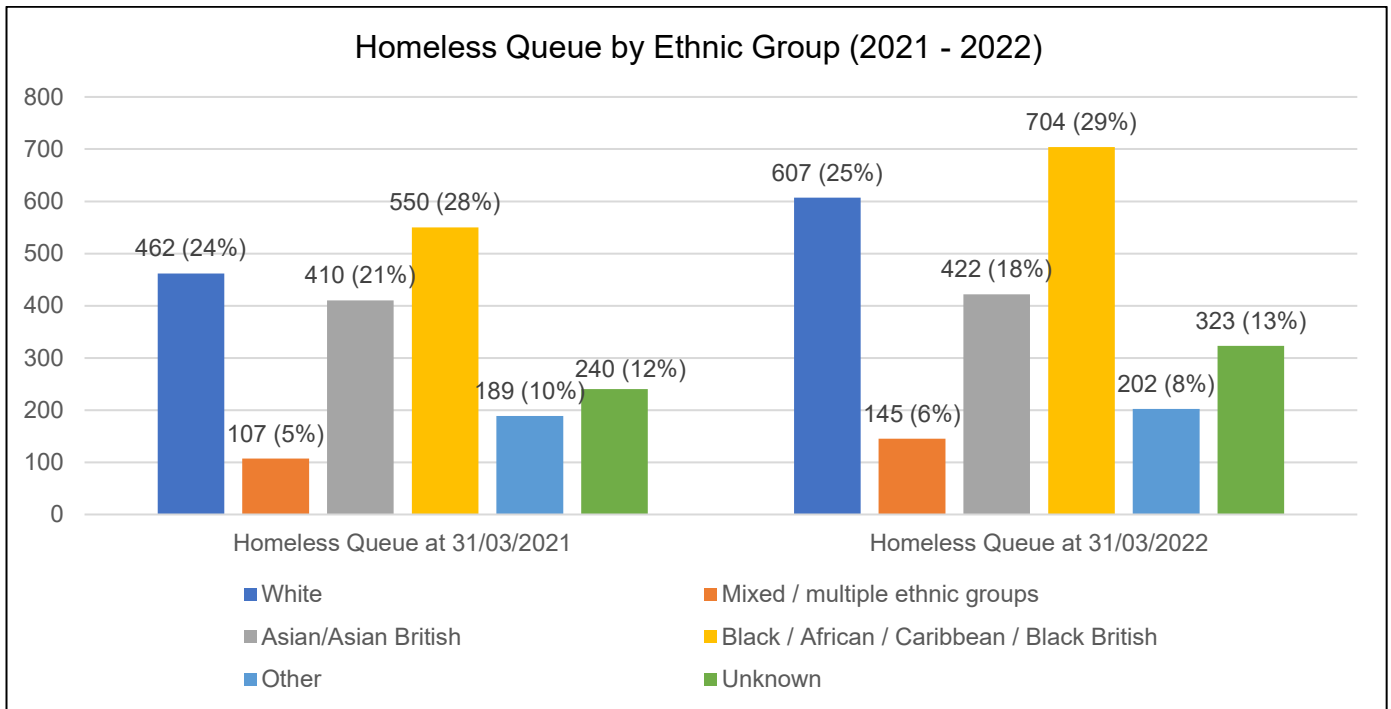
When looking at applications by ethnic group and by gender females with children from the black ethnic group are the largest group (10.35% of all applicants). The second largest group of applicants is female with children in the white ethnic group, with 10.28% of applicants.



The distribution of applicants by age group matches 2020/21 with 64% of all applicants under the age of 45.

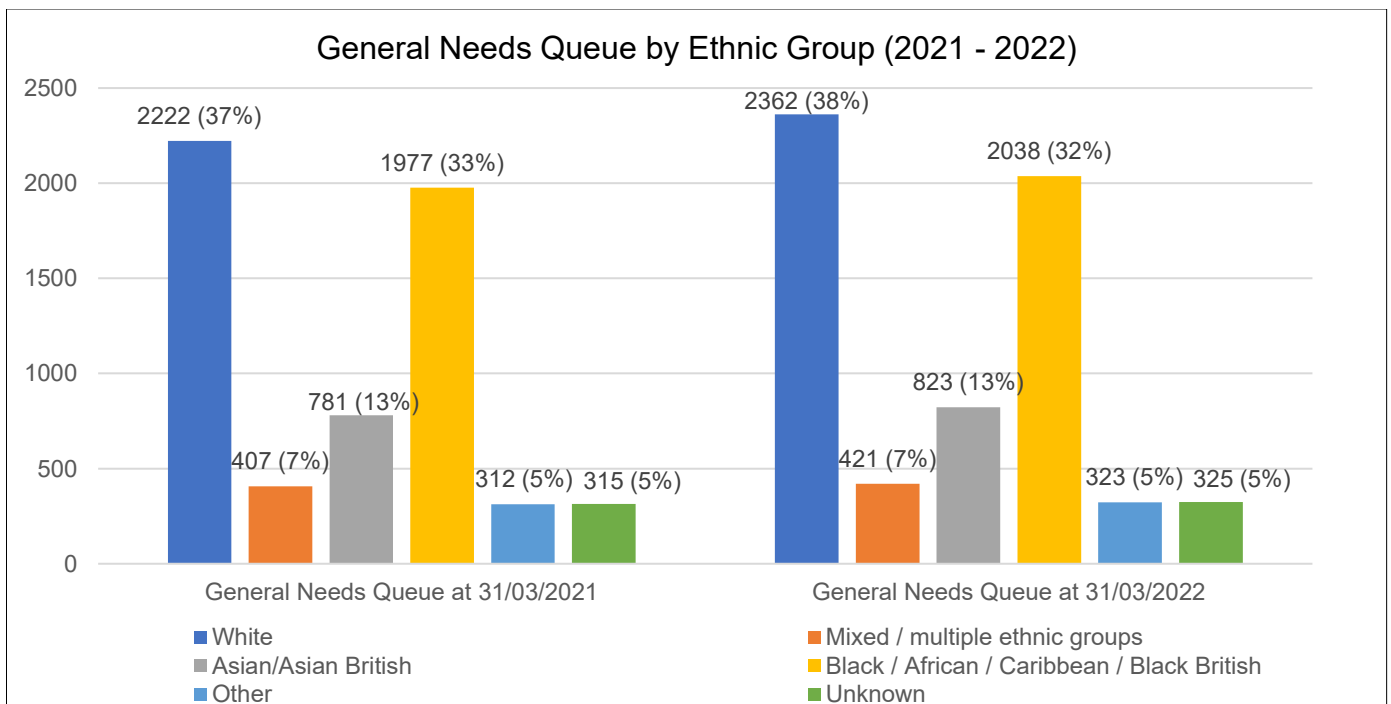
**Queues by Ethnic Group**

**Homeless Queue**



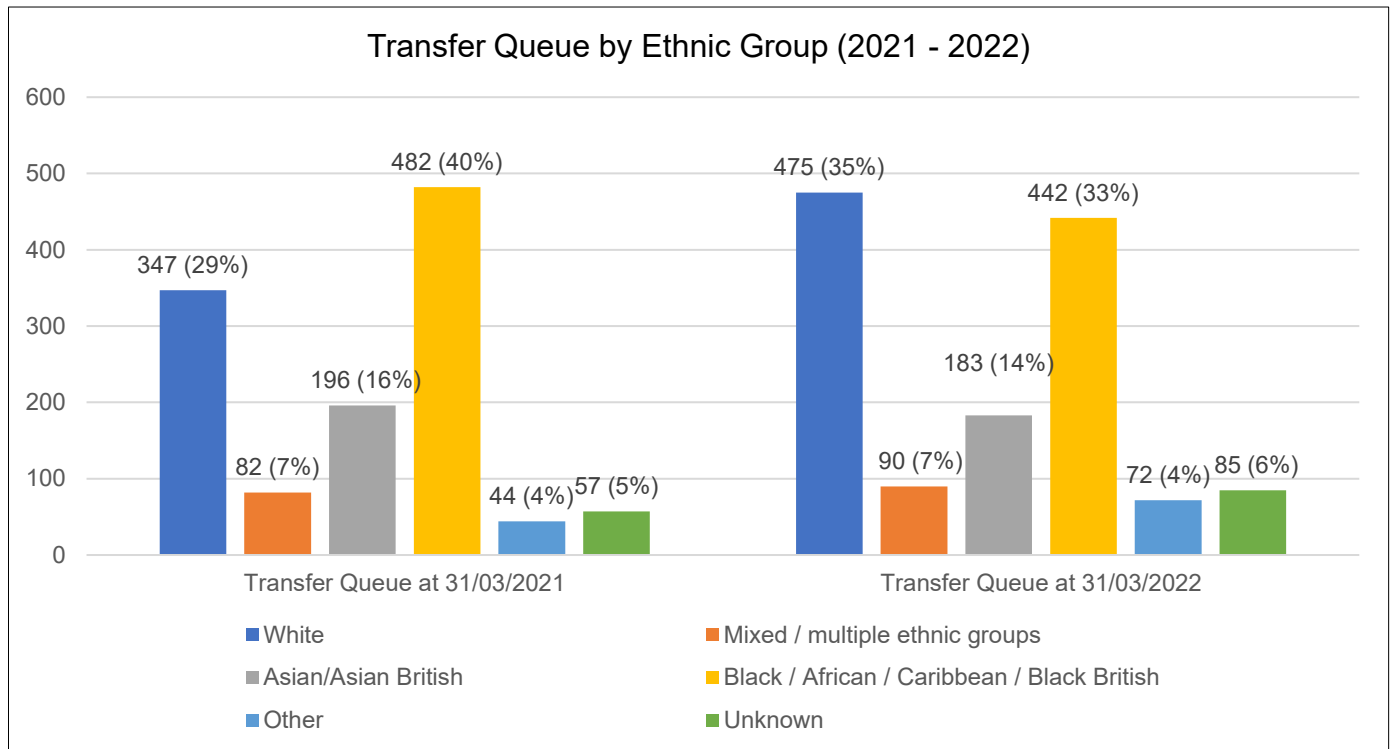
When compared to 2020/21 there has been a 19.5% increase (1,958 to 2,403) in the number of households on the homeless queue which is spread evenly across all ethnic groups. There has been little percentage difference across all ethnic groups from last year. The black ethnic group remains the largest group of applicants up slightly from 28% last year to 29% of households on the queue.

**General Needs Queue**



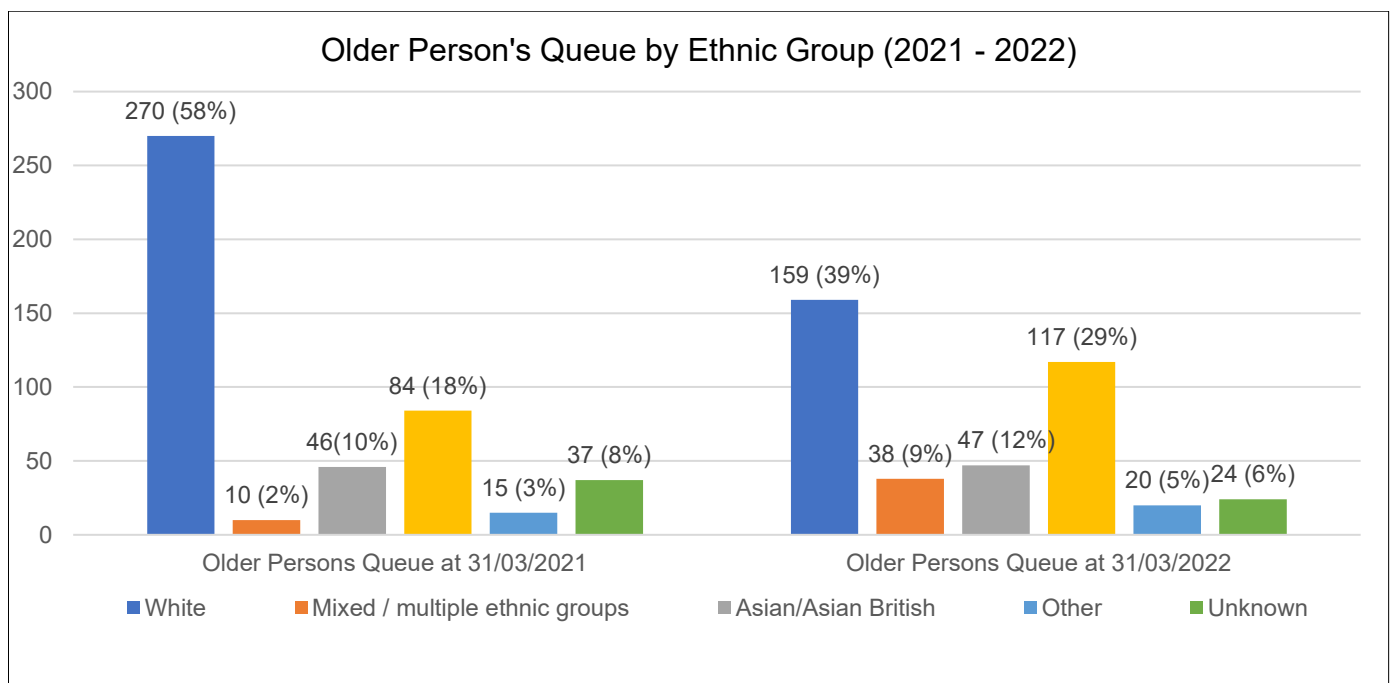
The number of applicants on the General Needs queue has increased by 5% when compared to 2020/21 with all ethnic groups showing very little percentage difference. The largest two groups are the white (2,362 applicants) and black (2,038 applicants) ethnic groups which equate to 38% and 32% respectively.

**Transfer queue**



The transfer queue has increased by 10.3% when compared to 2020/21, with some percentage increase and decreases in ethnic groups. The largest group on the queue is the white group which make up 35% of the transfer requests received (increased from 29% in 2020/2021. This is followed by the Black ethnic group which has decreased to 33% from 40% in 2020/2021.

**Older Person's Queue**



The Older Person's queue has seen a 13.4% decrease in the number of applications received when compared to 2020/21 when it increased from the previous year. The largest ethnic group on this queue is still the white ethnic group which represents 39% of all households, however, this is a decrease from 58% in 2020/2021. The black ethnic group is the second largest ethnic group and this has increased from 18% in 2020/2021 to 29% in 2021/2022.

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

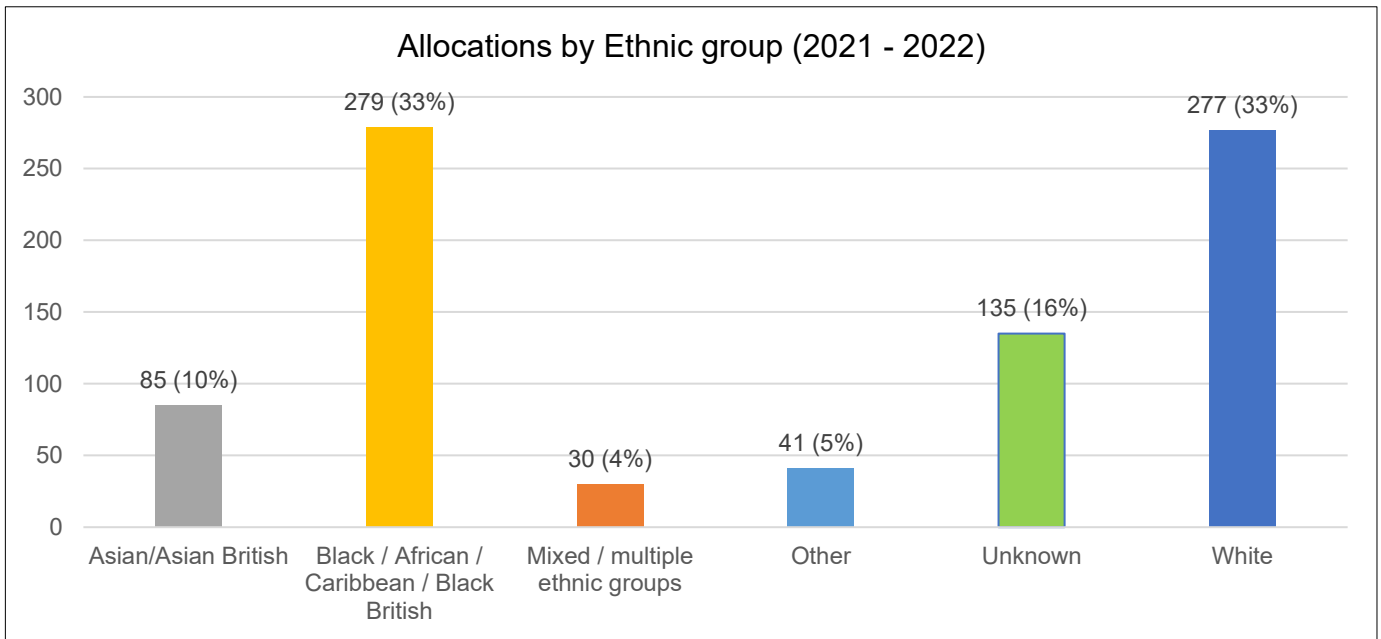
Queue Type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	0.99%	2.10%	0.07%	0.49%	0.13%	0.21%
Council Tenant Transfer Queue	7.63%	0.71%	1.07%	0.44%	2.12%	0.14%
General Needs Queue	13.89%	16.85%	3.13%	15.19%	5.30%	2.23%
Homeless Queue	9.17%	3.04%	2.26%	4.42%	2.55%	0.17%
Older Persons Housing Queue	0.00%	1.80%	0.00%	1.53%	0.00%	0.31%
Pan Mobility	0.07%	0.00%	0.00%	0.01%	0.01%	0.00%
Physical Disability Queue	0.24%	0.18%	0.01%	0.18%	0.13%	0.06%
Social Care Queue	0.29%	0.08%	0.02%	0.17%	0.02%	0.00%
Supported Queue	0.03%	0.17%	0.00%	0.39%	0.00%	0.00%

**Applicants by Queue and Gender as a percentage of respective queue**

Queue type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	24.83%	52.60%	1.81%	12.19%	3.39%	5.19%
Council Tenant Transfer Queue	62.95%	5.86%	8.83%	3.64%	17.52%	1.19%
General Needs Queue	24.54%	29.78%	5.53%	26.84%	9.36%	3.94%
Homeless Queue	42.45%	14.07%	10.45%	20.43%	11.82%	0.79%
Older Persons Housing Queue	0.00%	49.38%	0.00%	41.98%	0.00%	8.64%
Pan Mobility	80.00%	0.00%	0.00%	10.00%	10.00%	0.00%
Physical Disability Queue	30.00%	22.22%	1.11%	22.22%	16.67%	7.78%
Social Care Queue	50.00%	14.06%	3.13%	29.69%	3.13%	0.00%
Supported Queue	4.62%	29.23%	0.00%	66.15%	0.00%	0.00%

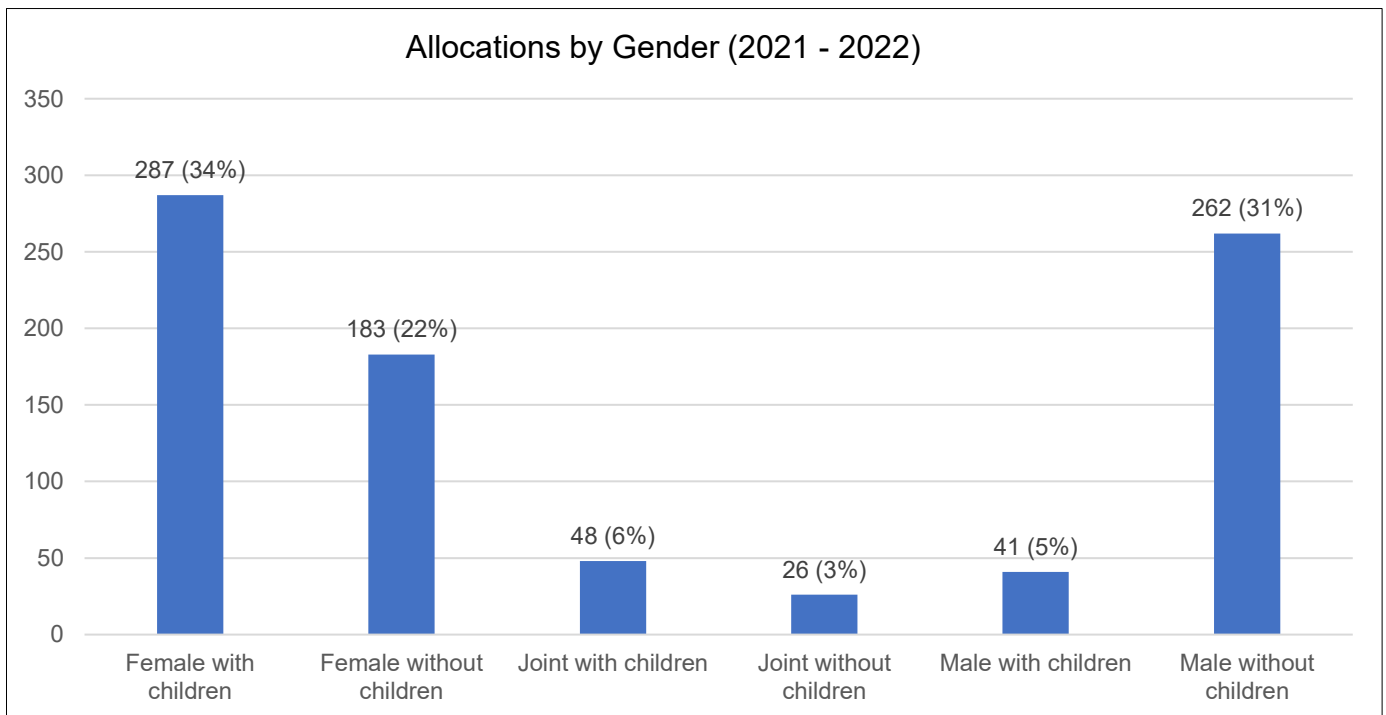
## Housing Allocations

### Allocations by Ethnic Group



In 2021/22 both the Black and the white ethnic group received the largest proportion of allocations with each receiving 33% of allocations which was in proportion to the percentage of housing applications received for these groups. Across all other ethnic groups, the number of allocations and applications were in proportion.

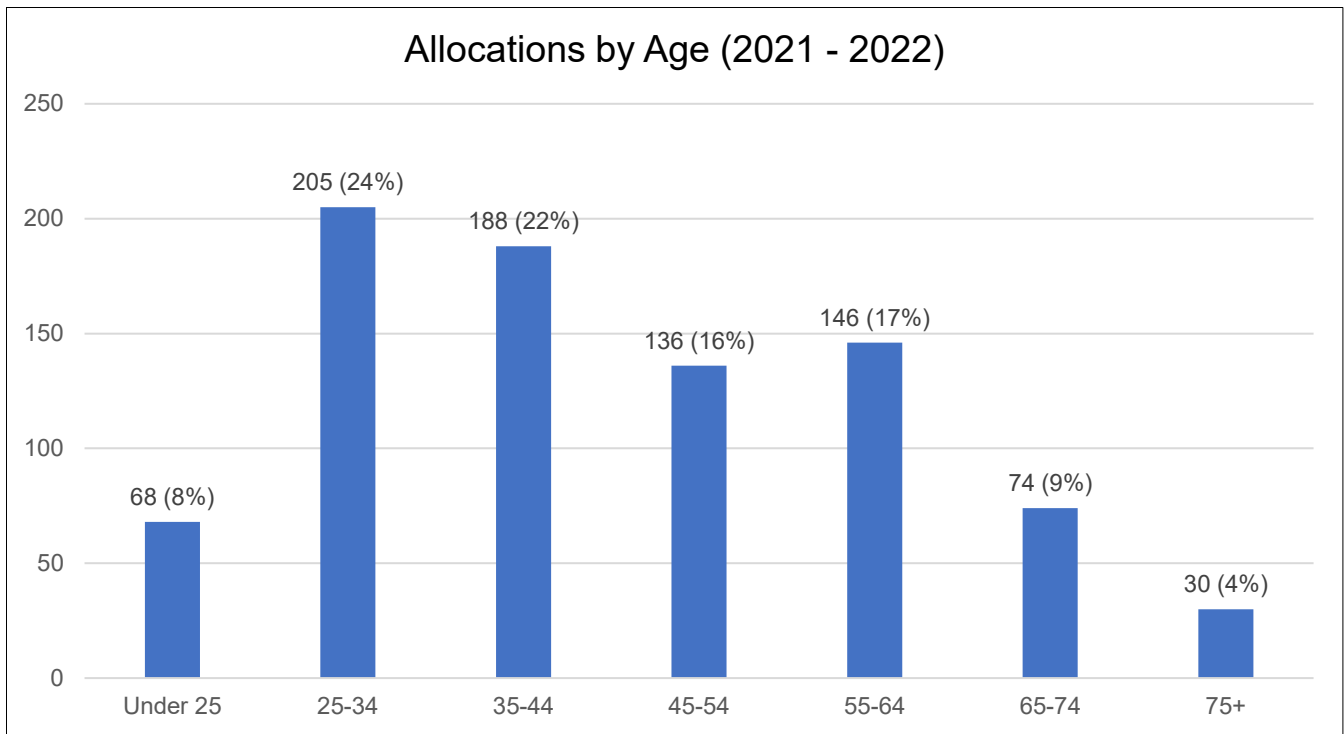
### Allocations by Gender



The gender group female with children saw a decrease in allocations from 43% in 2020/21 to 34% in 2021/22, whilst representing 35% of applicants on the housing queues. The gender group male without children were the second largest group to receive an allocation, which is an increase from 27% in 2020/21 to 31% in 2021/22. The group female without children also saw an increase in allocations received which rose from 15% in 2020/21 to 22% in 2021/22. All other gender groups had a similar percentage of allocations when compared to 2020/21.



**Allocations by Age**



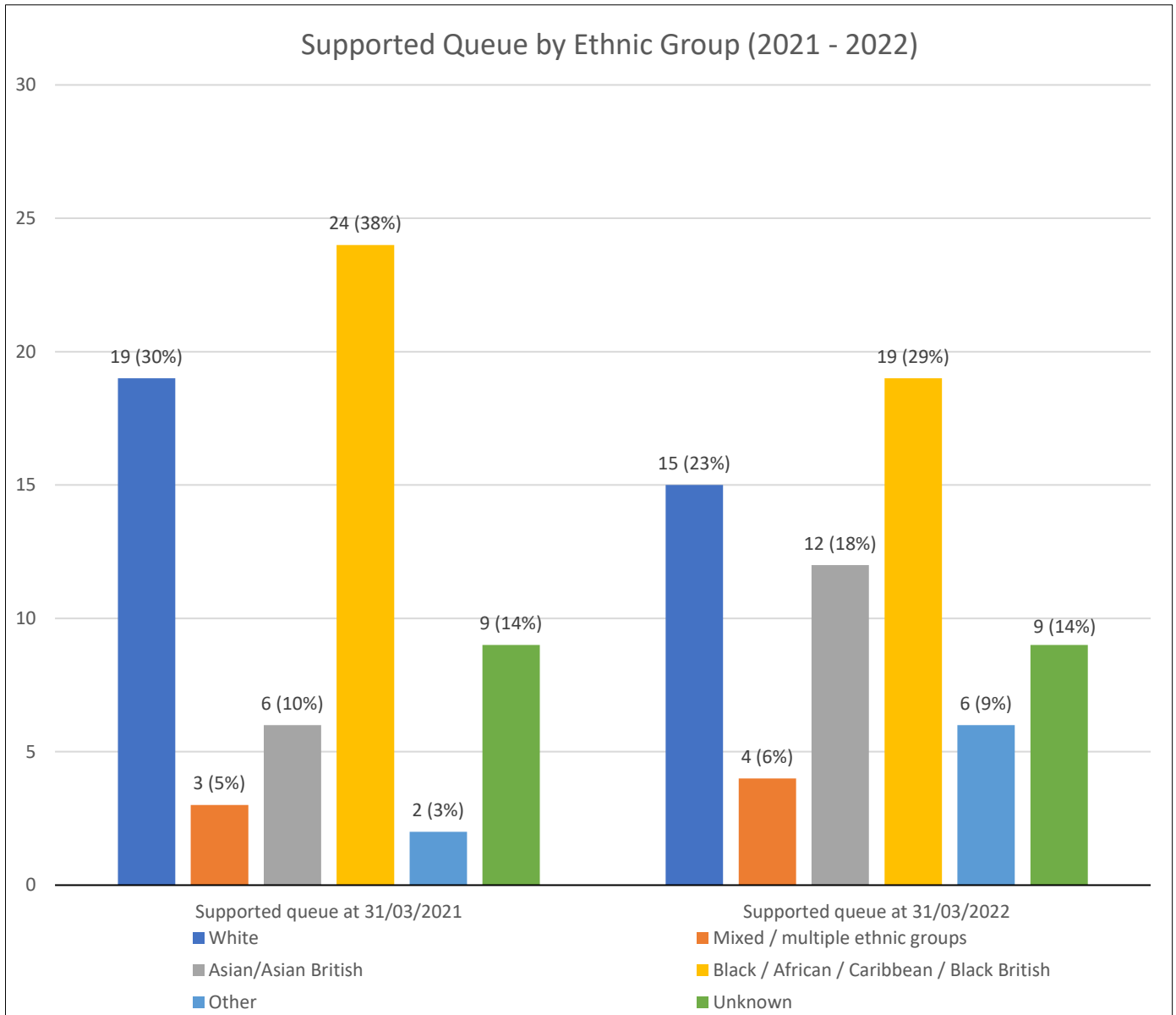
Households under the age of 45 years received the majority of allocations for 2021/22 (54%). The two largest groups were households aged 25-34 years (24%) and 35-44 years (22%) with each representing 28% each of all applicants on the housing queues. In 2020/21, the percentage of allocations compared to the number of applications was similar across all groups, however, during 2021/22, applicants aged between 45-54 received 16% of allocations while representing 18% of all applicants, and applicants aged 55-65 received 17% of all allocations while representing 11% of all applicants.

**Disabilities**

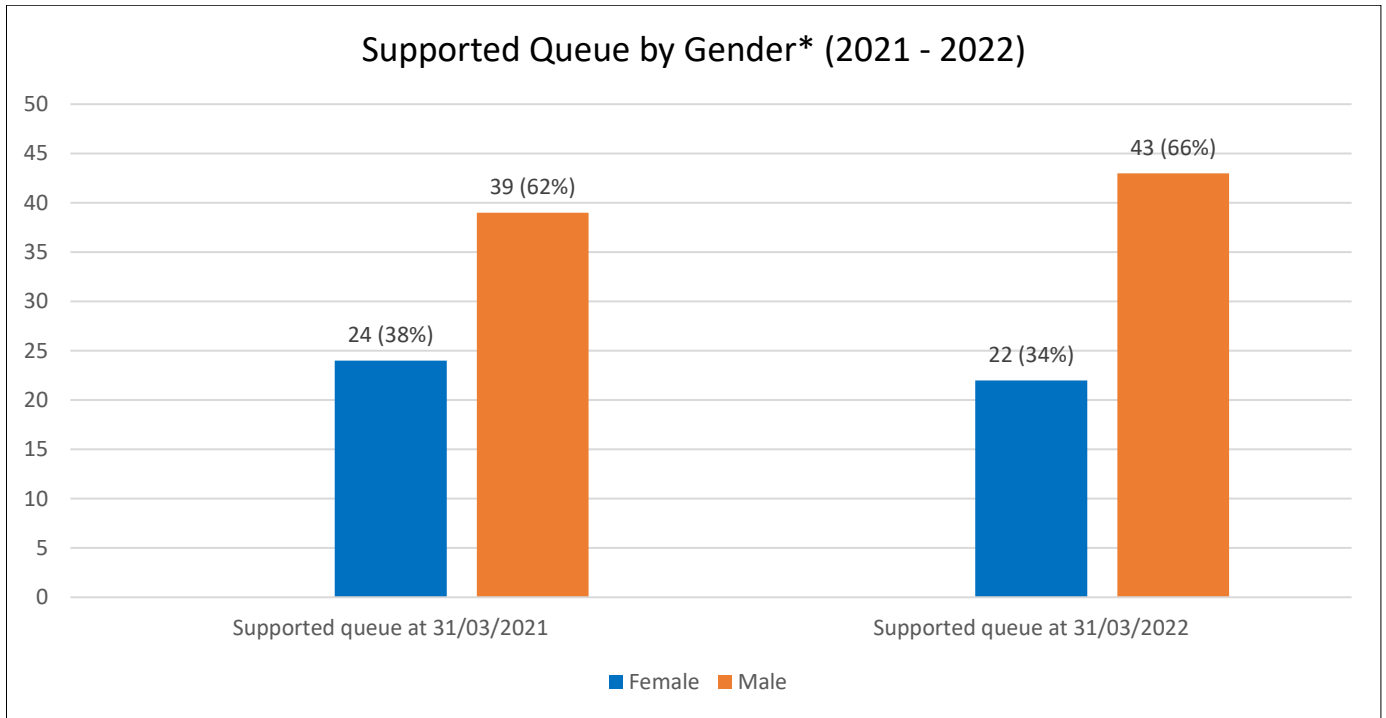
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental health issues. Not all applicants with a disability are placed on the disabilities queue, and their disabilities are assessed and awarded points in accordance with the [Council's Housing Allocation Scheme](#). All offers of a property to a household have to be suitable for their needs.

**Supported Queue**

The number of applicants on the Supported queue has increased from 63 applicants in 2020/21 to 65 applicants in 2021/22.

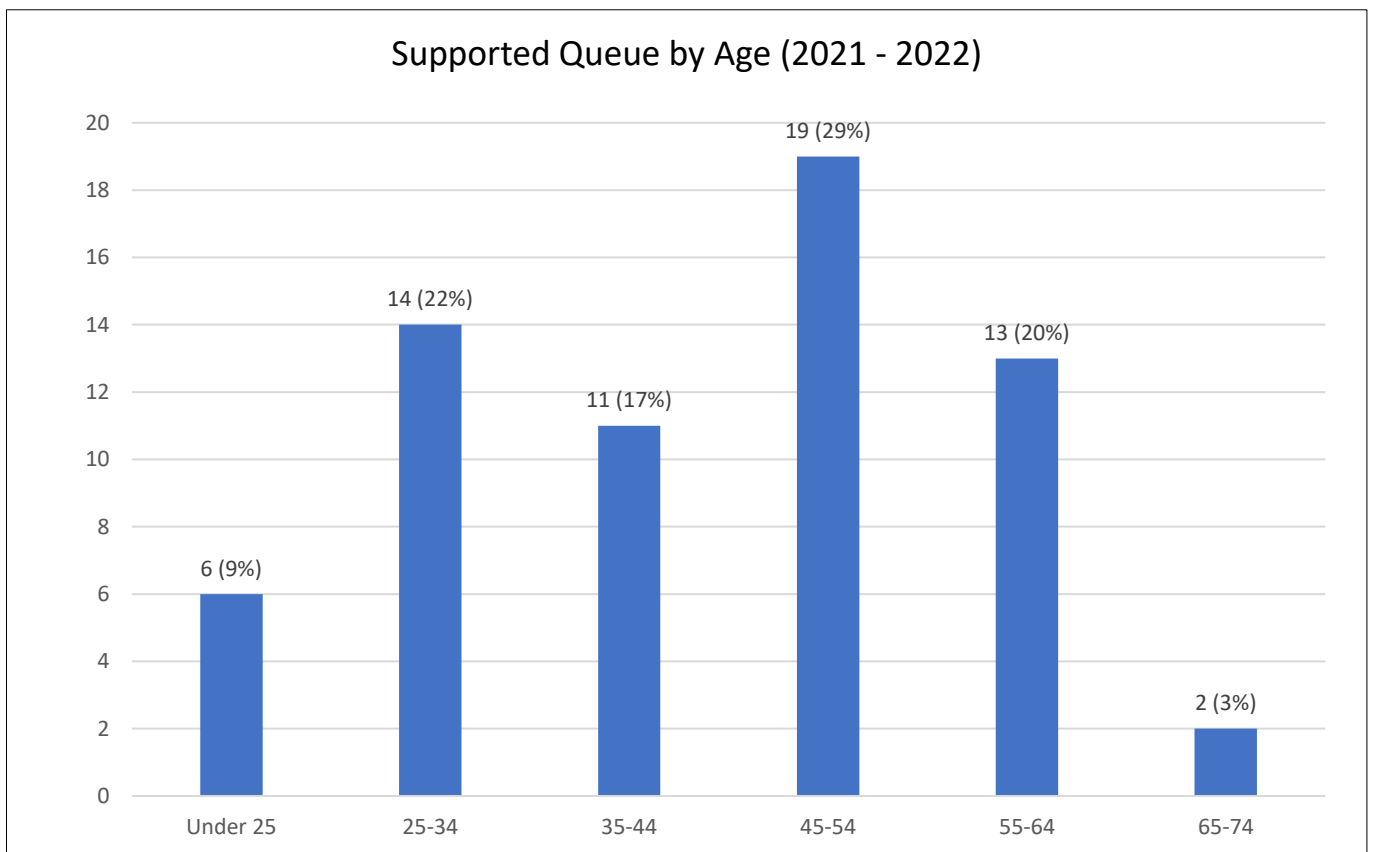


During 2021/22 the largest decrease in the number of applicants were from the black ethnic group, representing 29% of applicants on the supported queue compared to 38% in the previous year. The other ethnic group was the smallest group on the supported queue in 2020/21, representing 3% of applicants, and has increased to 9% of all applications on the supported queue, while representing 6% of applicants across all housing queues.



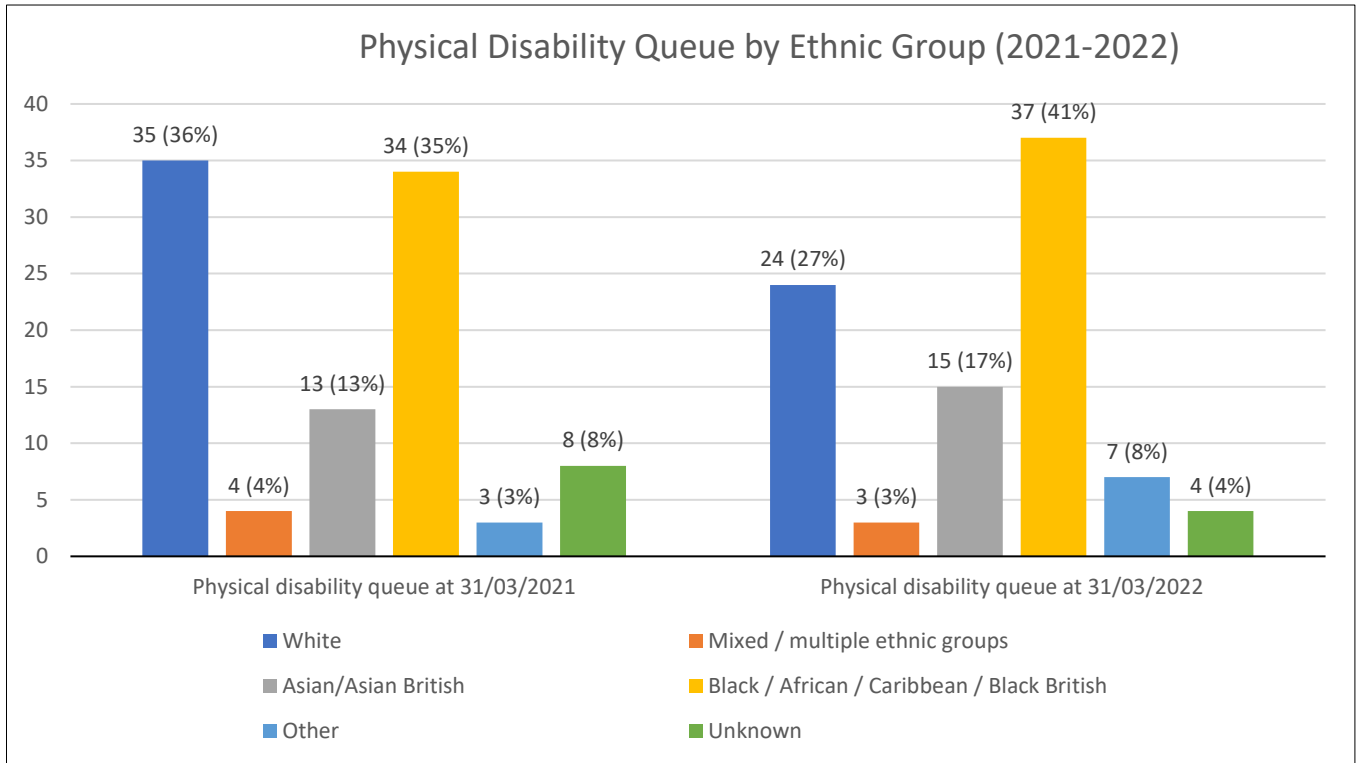
\* there were no joint applicants in the supported queue and a very small number of households with children

The number of male applicants has increased from 39 (62%) in 2020/21 to 43 (66%) during 2021/22. The number of female applicants has reduced from 24 (38%) in 2020/2021 to 22 (34%) during 2021/22.

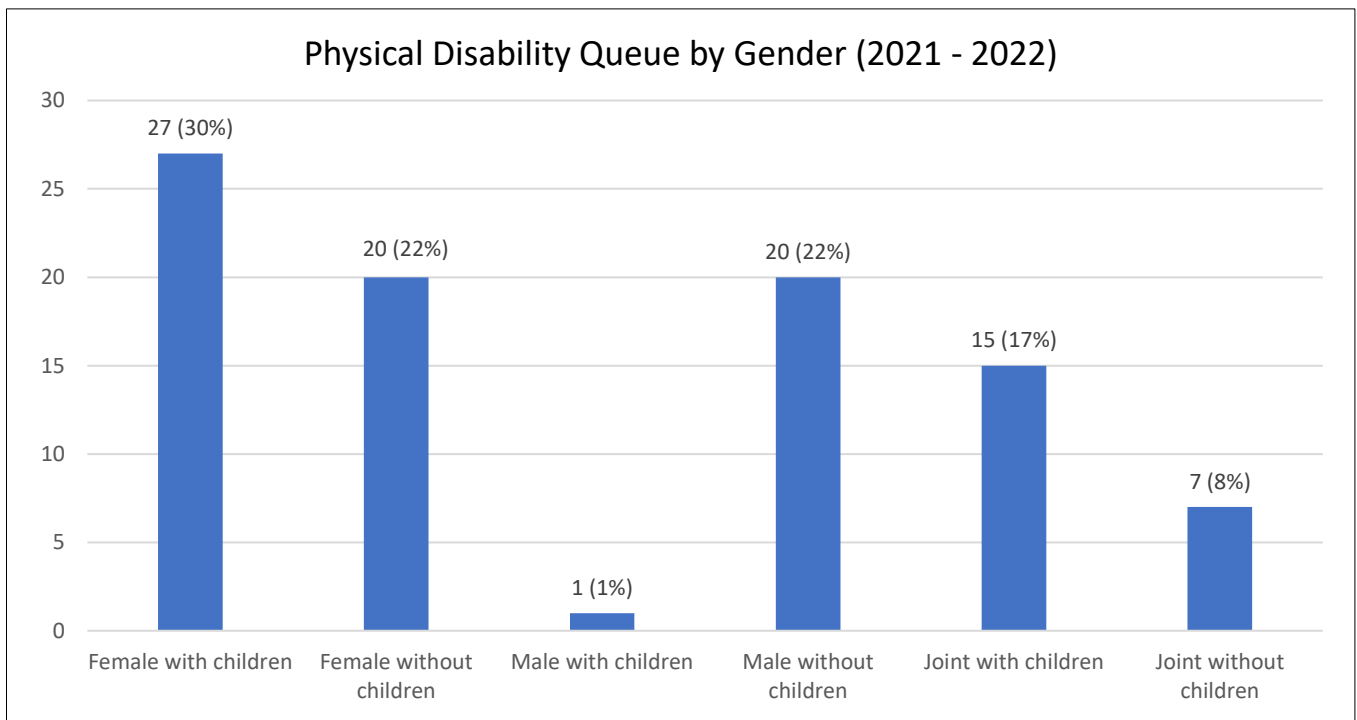


The percentage breakdown of applicants age groups on the supported queue is similar to the percentage breakdown of applicants ages across all housing queues. The biggest difference is in applicants aged 35-44, which represent 17% of all applicants on the supported queue while representing 28% of applicants across all housing queues.

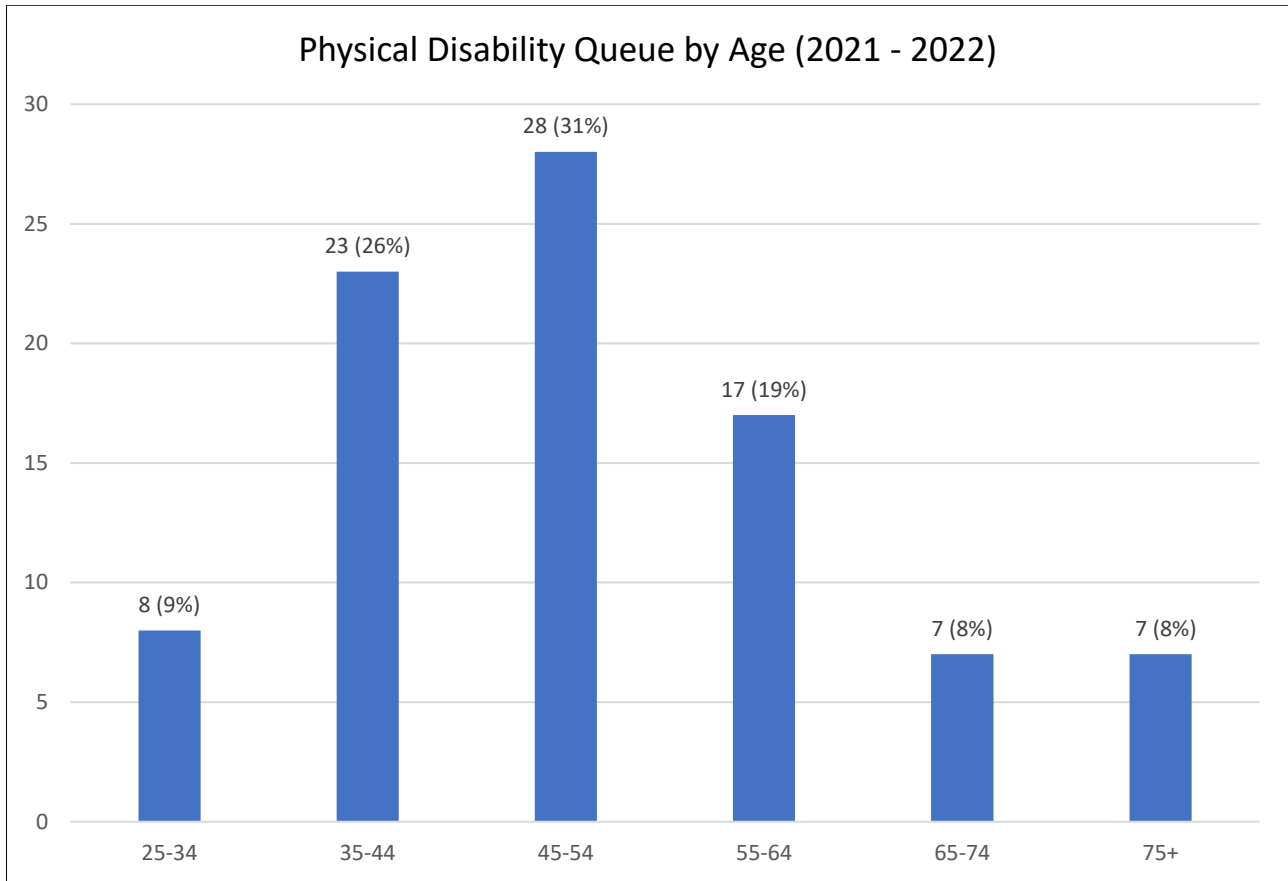
**Physical Disability Queue**



The percentage breakdown of applicants by ethnic group has changed when compared to 2020/21. The black ethnic group are now the largest group on the physical disability queue representing 41% of all applicants, an increase of 6% from the previous year. The white group is the second largest group representing 27% of applications, which is a reduction from 36% in 2020/2021. The distribution of applicants across all ethnic groups is in proportion when looking at all ethnic groups across all queues.



Females with children are the largest gender group on the physical disability queue. Females without children and males without children are the second largest gender group each representing 22% of all applicants on the physical disability queue.



Applicants aged 45 to 75 and over represent 65% of all applicants on the physical disability queue. Applicants under the age of 35 represent only 9% of all applicants on this queue, compared to 36% of applicants across all housing queues.