

Wandsworth Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2024

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, socio-economic status 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.

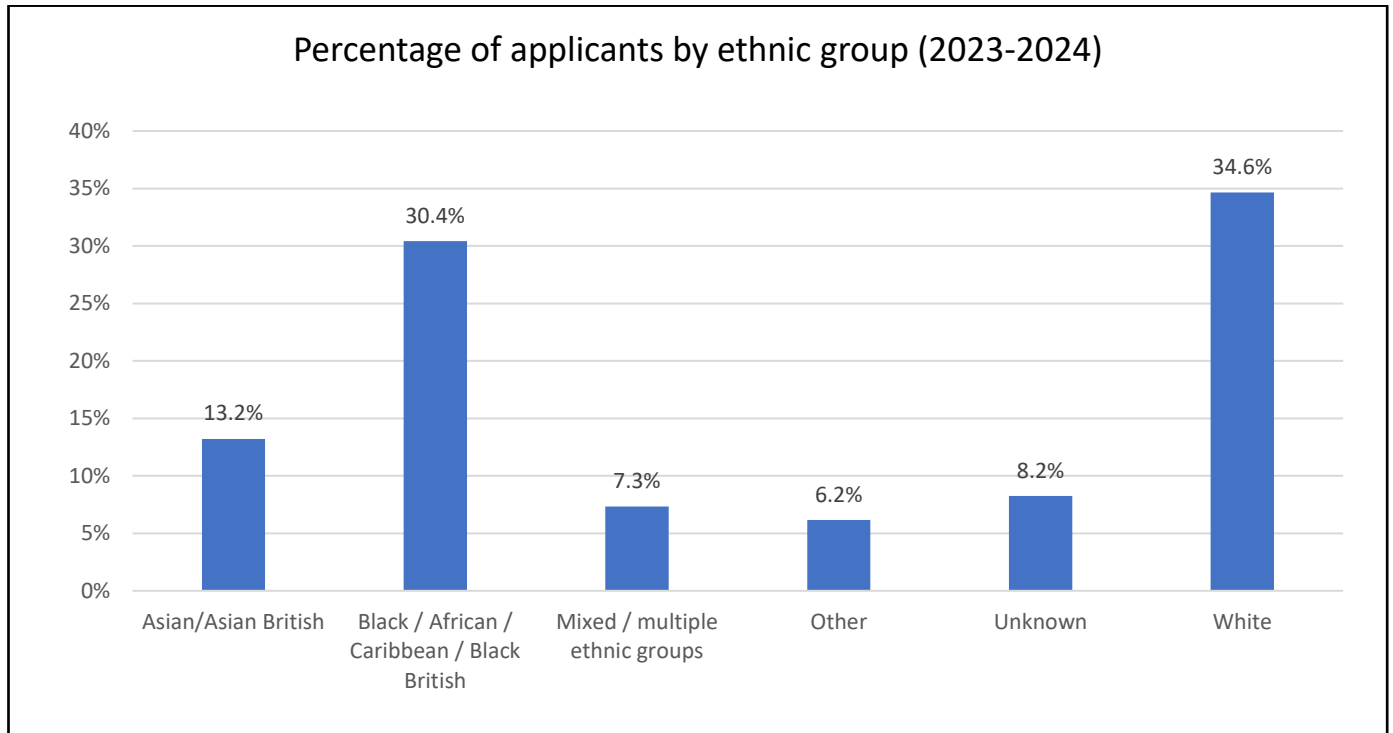
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender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

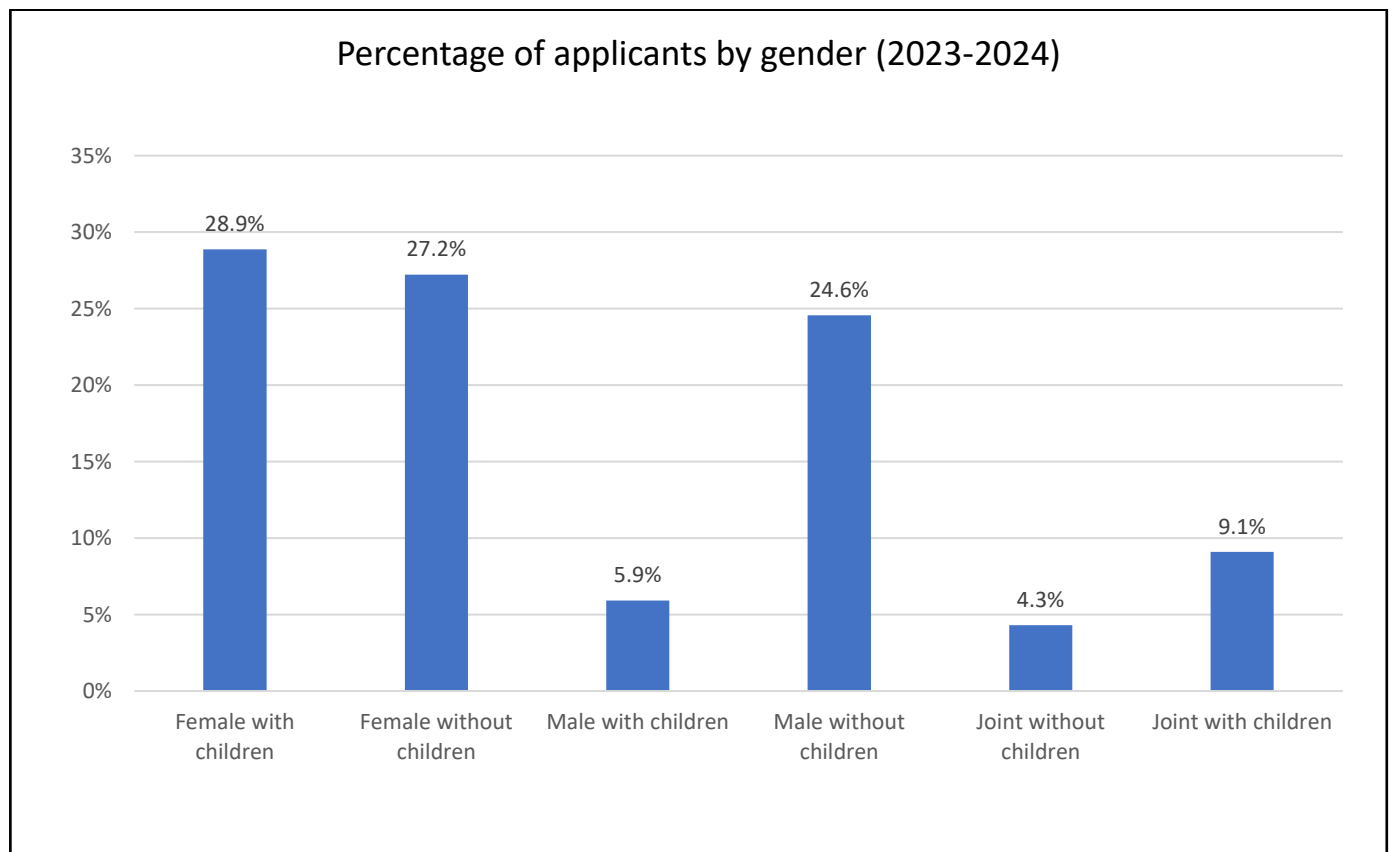
The Council is now collecting data on gender identity, sexual orientation and religion, however, these are relatively new additions to the data fields so many applicants will not have these characteristics recorded. These characteristics have been reported where it is possible to do so and we aim to further explore these characteristics once we receive more data.

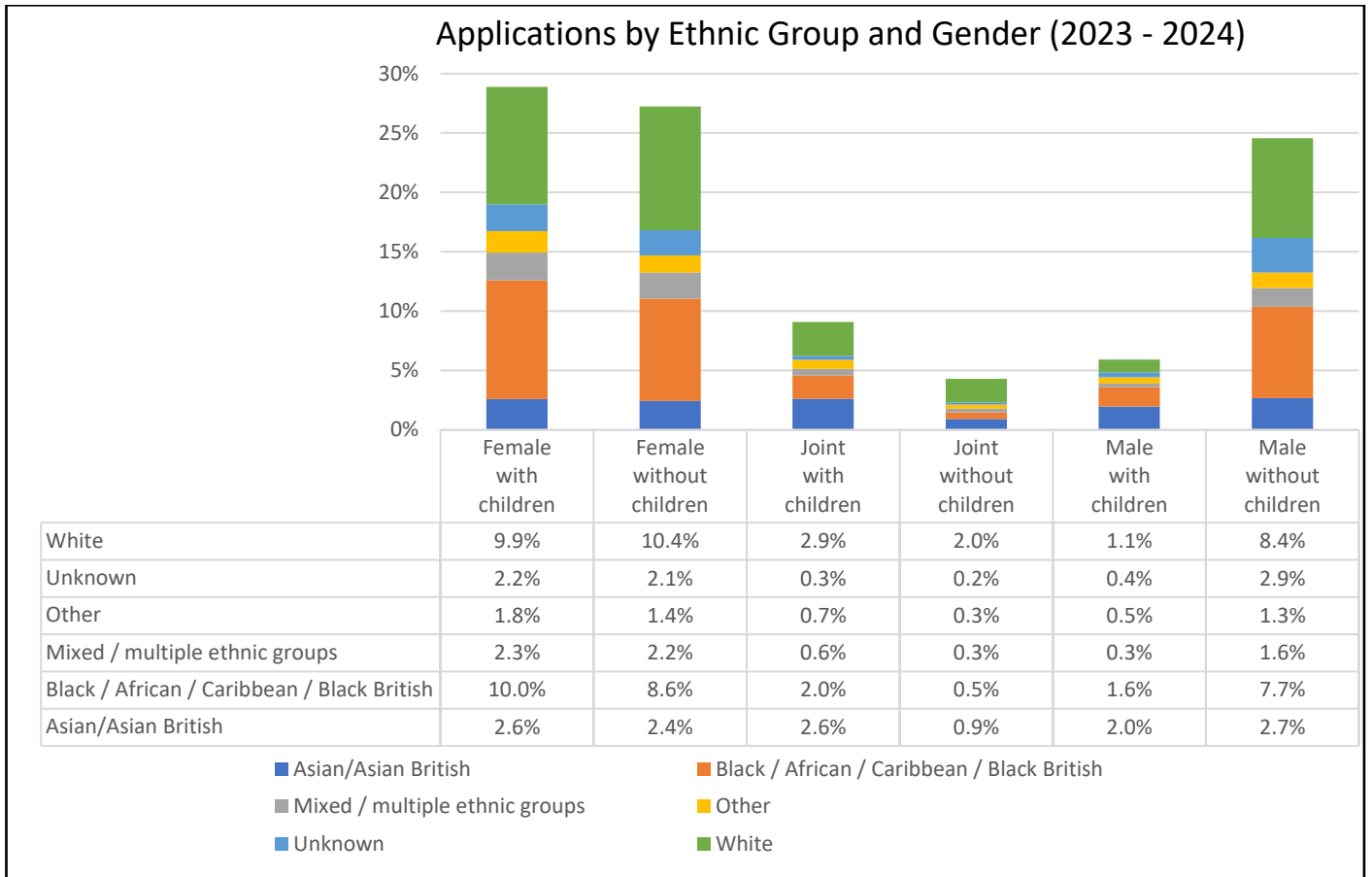
Applications

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 (30%) is much higher than the borough demographic (10%) according to the 2021 census.

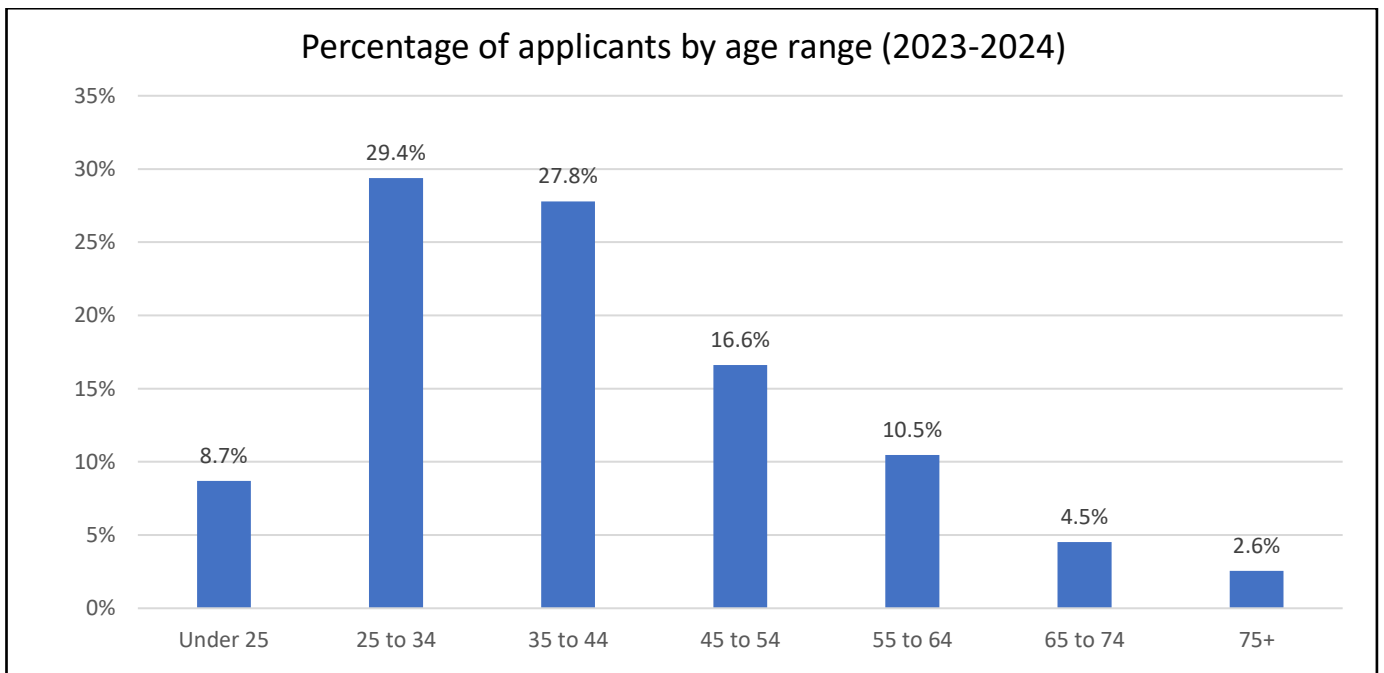


Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 56% of all applications (females with children comprising 29% and females without children comprising 27%).



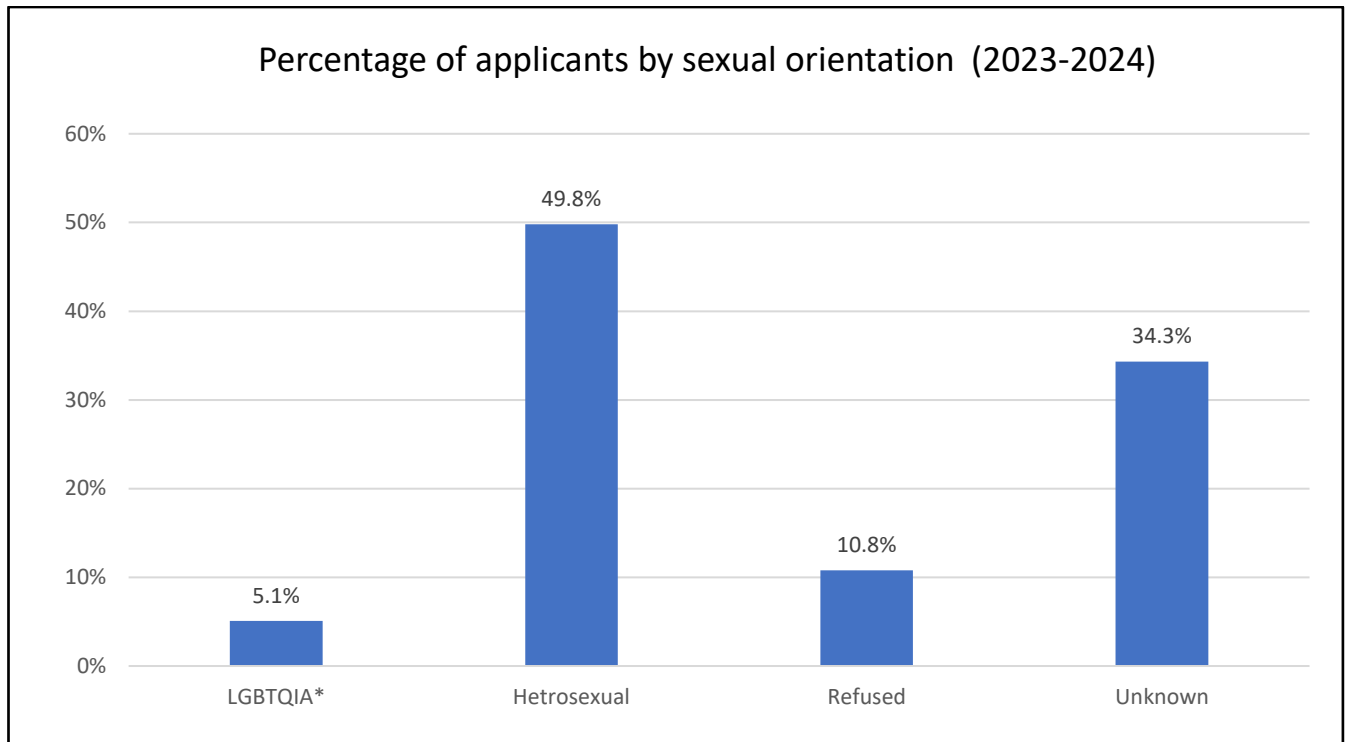


When looking at applications by ethnic group and gender, females without children from the white ethnic group are the largest demographic representing 10.4% of all applicants. The second largest group are females with children from the black ethnic group, representing 10.0%. This is a small change from last year when females with children from the black and white ethnic group were the largest groups to make applications to the housing register.



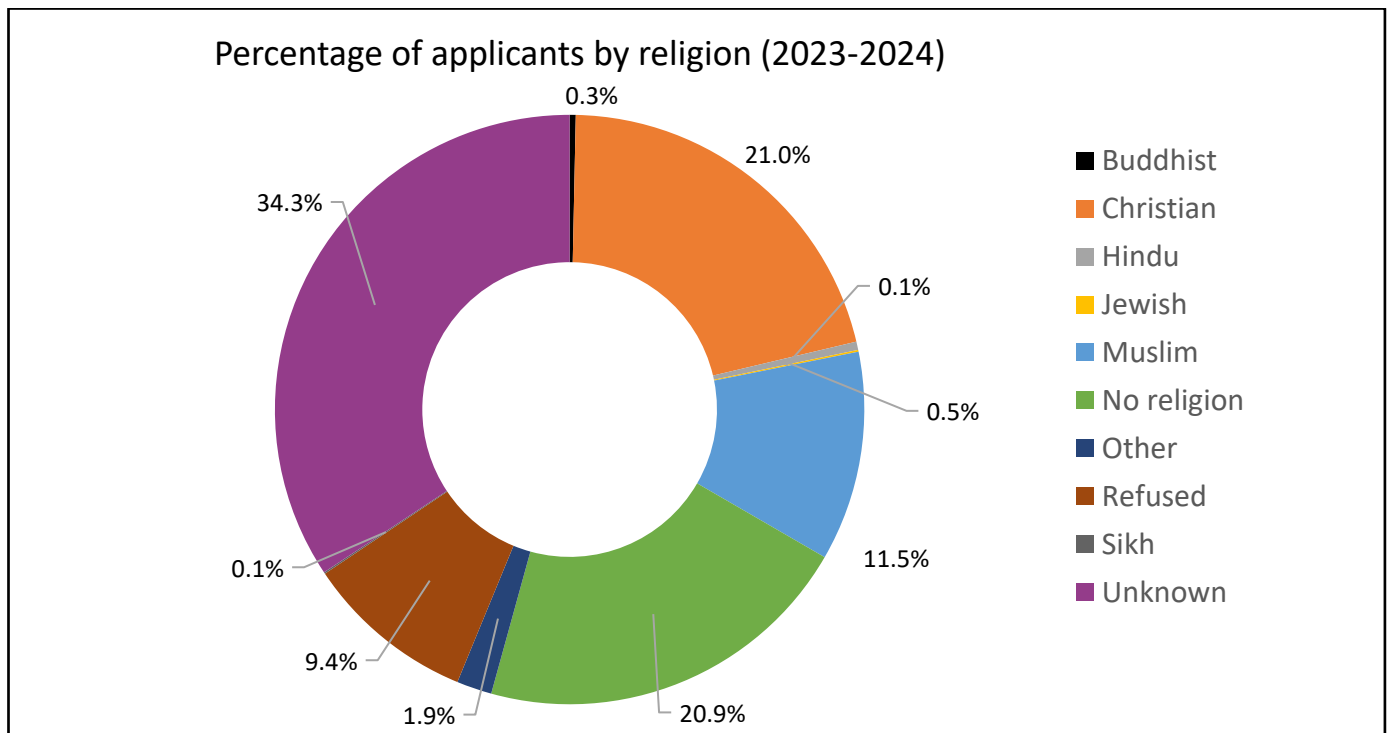
Most of the applicants are aged under the age of 45 representing 66% of all applicants, which is a small increase from 2022/23 (63%). This is almost consistent with the age profile for the Borough as 70% of all residents are below the age of 45.

Applications by sexual orientation and religion¹



*Lesbian, Gay, Bisexual, Transgender, Queer, Intersex and Asexual plus other groups

The majority of applicants identify as heterosexual and 5% of applicants are represented by the LGBTQIA+ community.

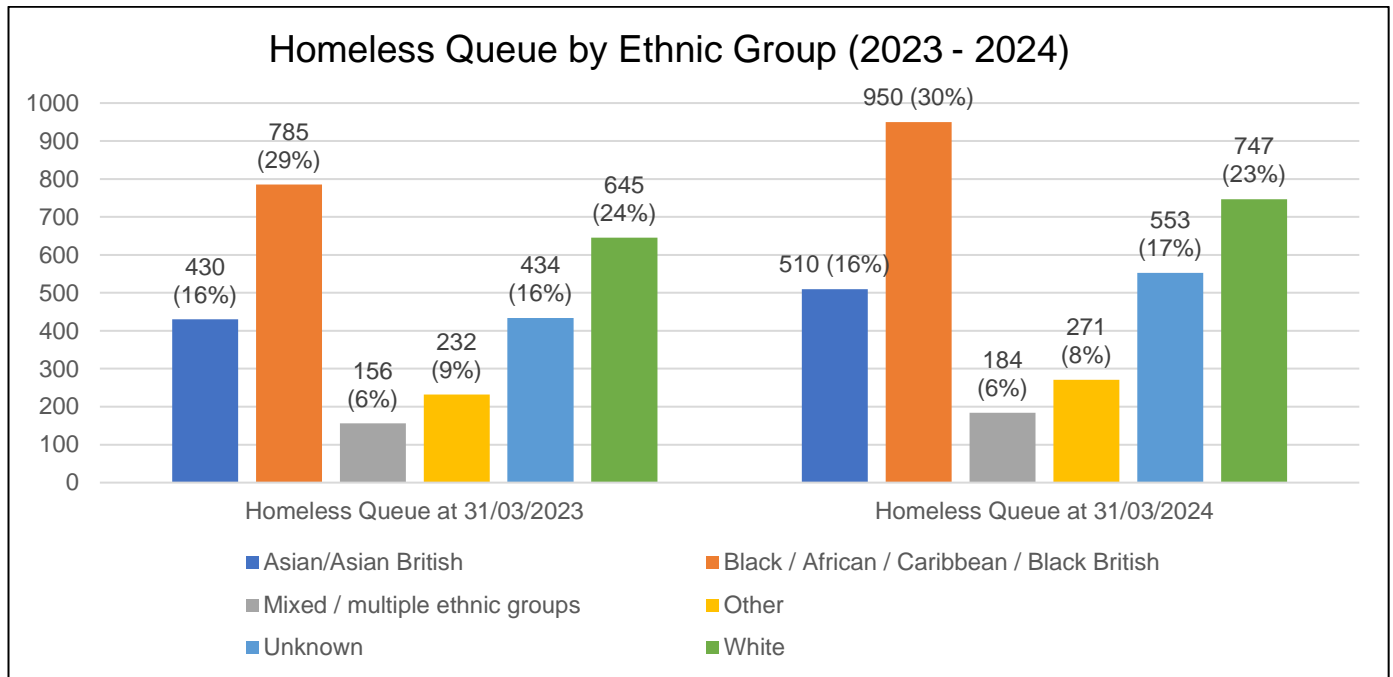


Christians are the largest demographic representing 21% of applicants followed by applicants with no religious belief.

¹ The Department is working to collect data on sexual orientation and religion since these are relatively new data fields. As of March 2024, approximately 34% of applicants' sexual orientation and religion remain unknown, however the data for these two groups will continue to improve.

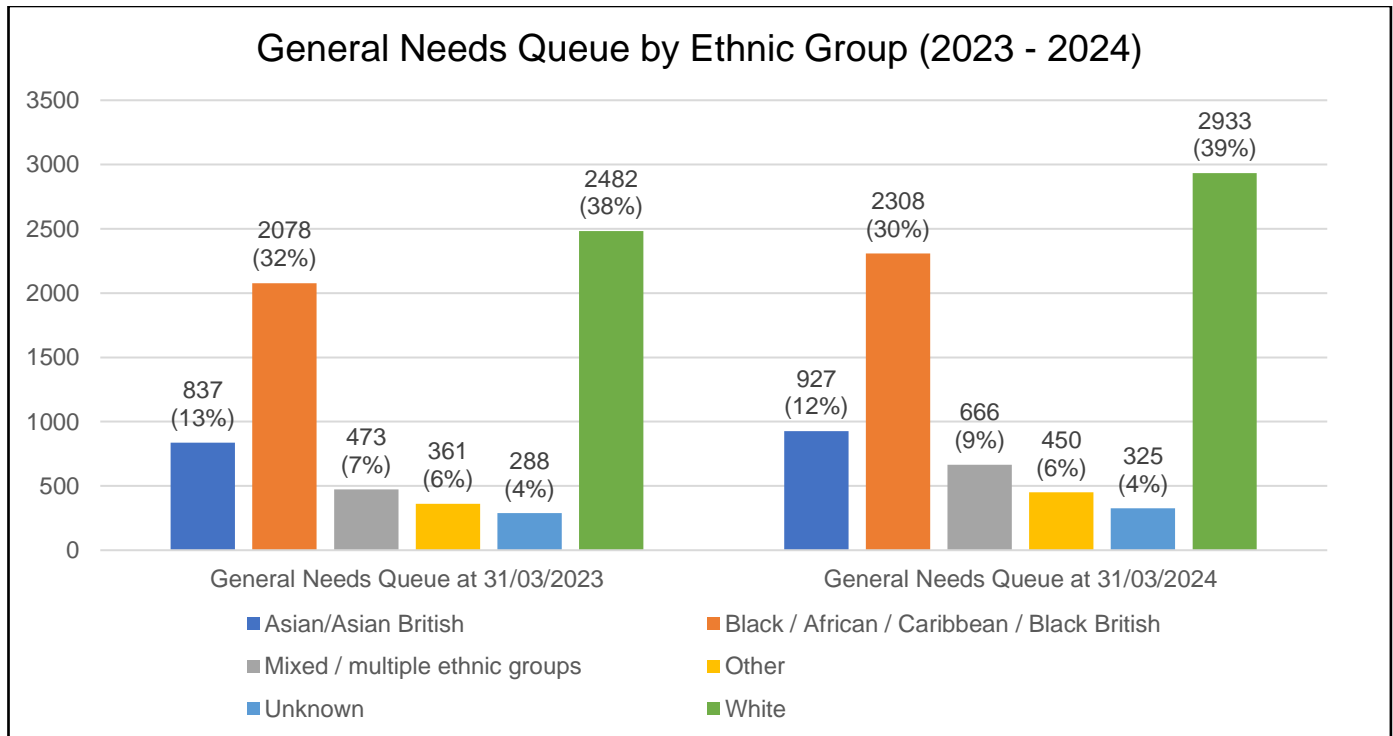
Queues by Ethnic Group

Homeless Queue



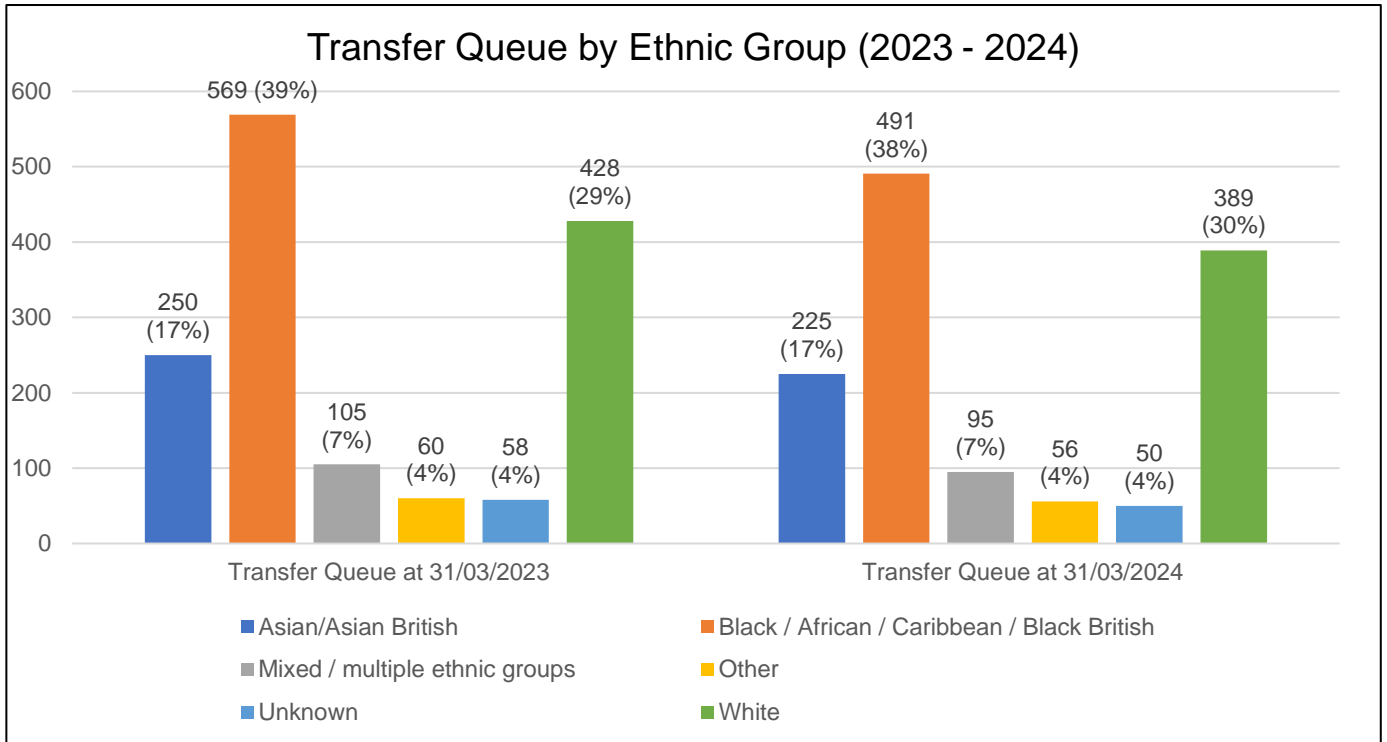
When compared to 2022/23 there has been a 20% increase (2,682 to 3,215) in the number of households on the homeless queue, although the percentage breakdown across all ethnic groups has not significantly changed. The black ethnic group remains the largest group of applicants representing 30% of households on this queue.

General Needs Queue



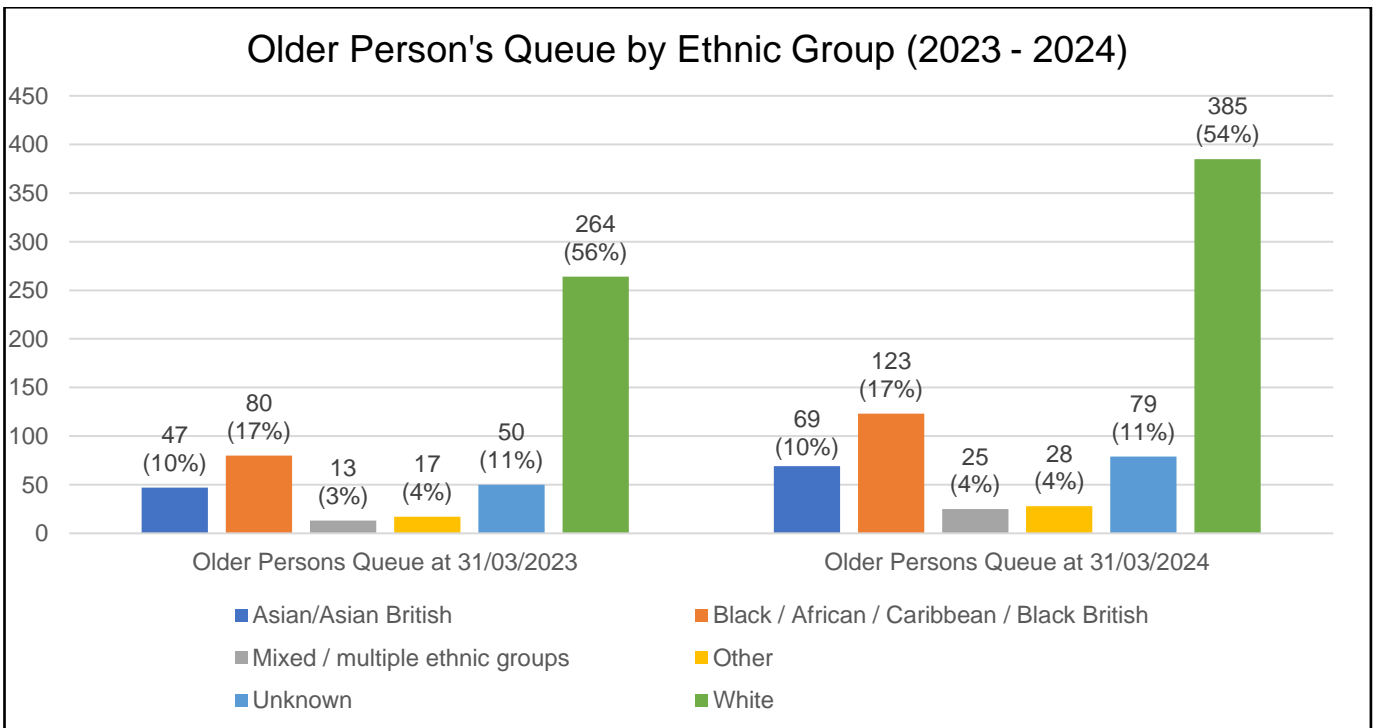
The number of applicants on the General Needs queue has increased by 17% when compared to 2022/23 and there has been no significant change in the percentage breakdown between all ethnic groups. The largest two groups are the white (2,933) and black (2,308) ethnic groups which equate to 39% and 30% of all respective applicants on this housing queue.

Transfer queue



The transfer queue has decreased by 11% when compared to 2022/23, with no significant change in the percentage representation across all the ethnic groups. The decrease in the overall number of applicants on the transfer queue will largely be due to the focus on moving households who are under-occupying properties to free up larger properties.

Older Person's Queue



The Older Person's queue has seen a 50% increase in the number of applications when compared to 2022/23, although the percentage breakdown between ethnic groups has not significantly changed. The largest ethnic group on this queue is the white ethnic group representing 54% of all households, and the black ethnic group is the second largest group at 17%.

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

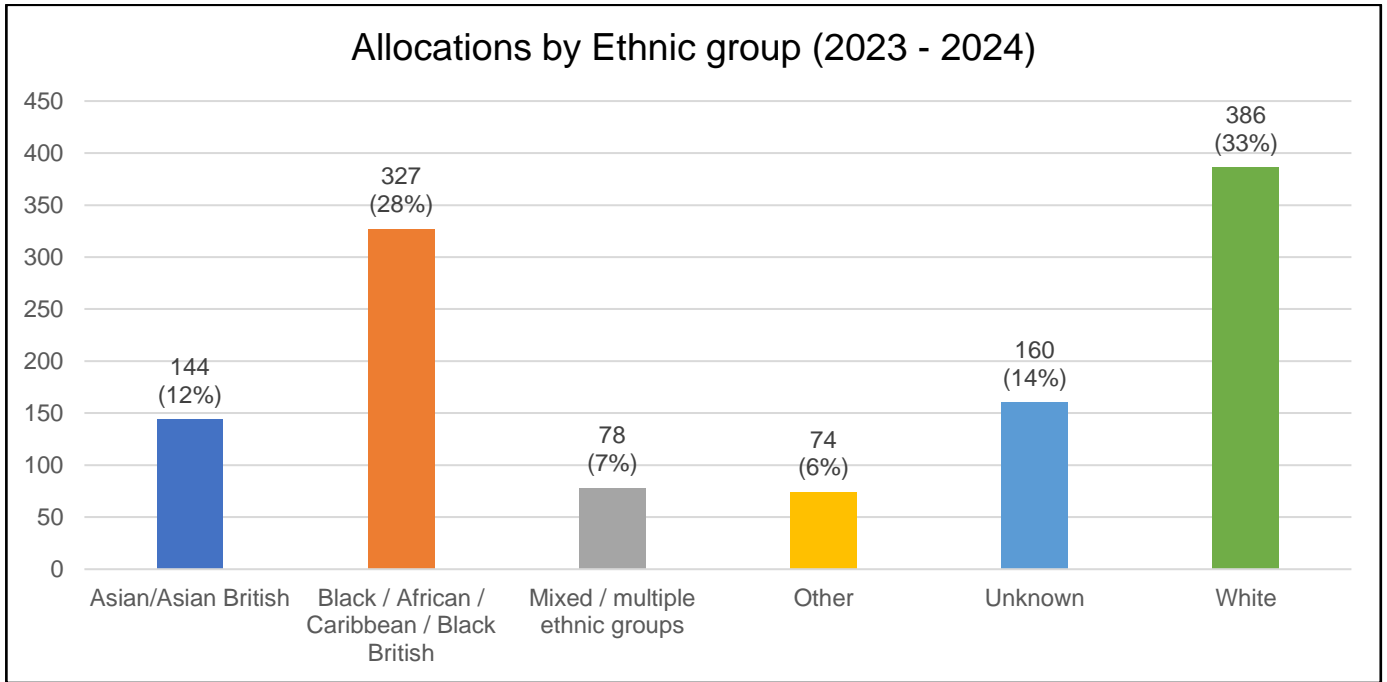
Queue Type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
Council Interest Queue	0.7%	1.5%	0.1%	0.2%	0.1%	0.4%
Council Tenant Transfer Queue	6.0%	0.6%	1.7%	0.2%	0.8%	0.4%
General Needs Queue	12.4%	17.8%	5.0%	3.0%	2.7%	15.2%
Homeless Queue	9.3%	4.2%	2.0%	0.3%	2.3%	5.7%
Older Persons Housing Queue	0.0%	2.5%	0.0%	0.5%	0.0%	2.2%
Pan Mobility	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Physical Disability Queue	0.1%	0.2%	0.2%	0.1%	0.0%	0.1%
Social Care Queue	0.3%	0.2%	0.1%	0.0%	0.0%	0.2%
Supported Queue	0.0%	0.2%	0.0%	0.0%	0.0%	0.3%

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	24.4%	50.0%	2.8%	6.0%	3.8%	13.1%
Council Tenant Transfer Queue	61.7%	6.6%	17.8%	2.5%	7.8%	3.7%
General Needs Queue	22.0%	31.7%	8.9%	5.4%	4.9%	27.1%
Homeless Queue	39.2%	17.9%	8.3%	1.2%	9.5%	24.0%
Older Persons Housing Queue	0.1%	48.4%	0.1%	9.7%	0.0%	41.6%
Pan Mobility	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Physical Disability Queue	16.9%	27.0%	23.6%	9.0%	3.4%	20.2%
Social Care Queue	35.0%	19.2%	15.8%	0.0%	3.3%	26.7%
Supported Queue	1.5%	33.8%	0.0%	0.0%	0.0%	64.7%

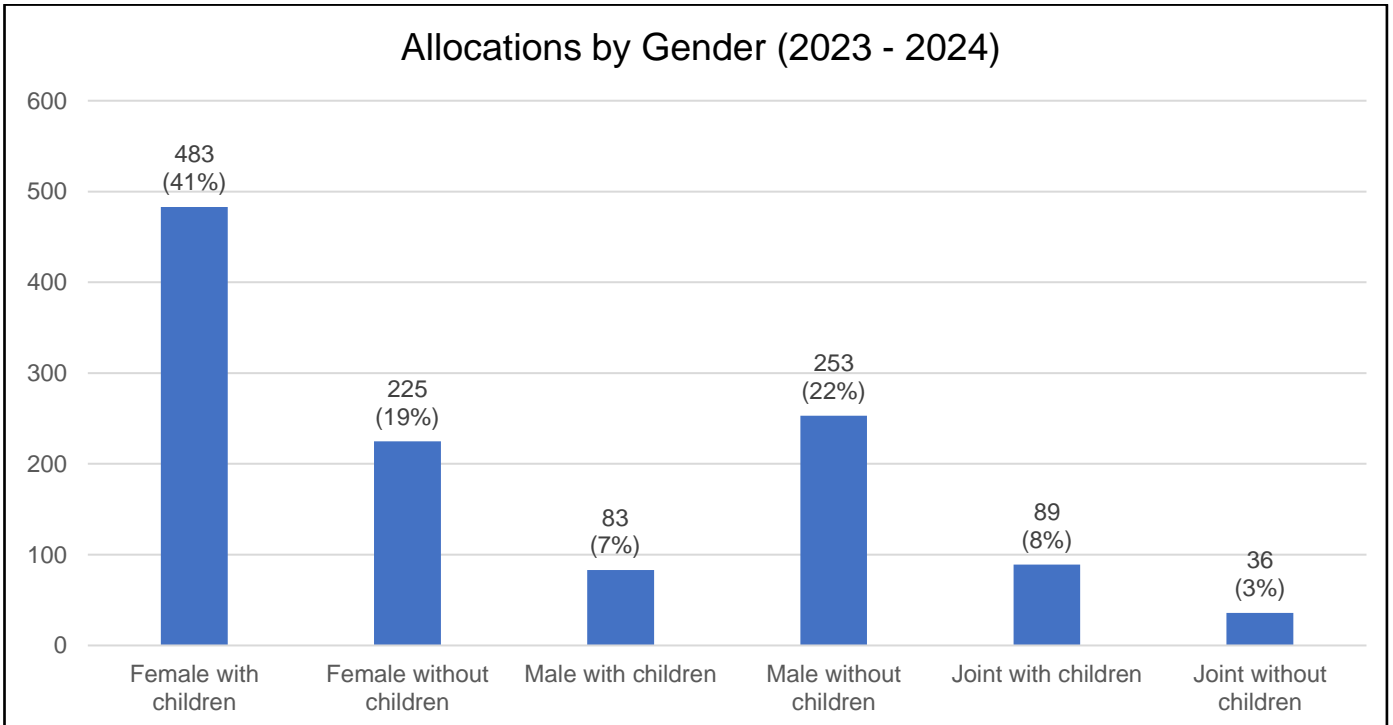
Housing Allocations

Allocations by Ethnic Group



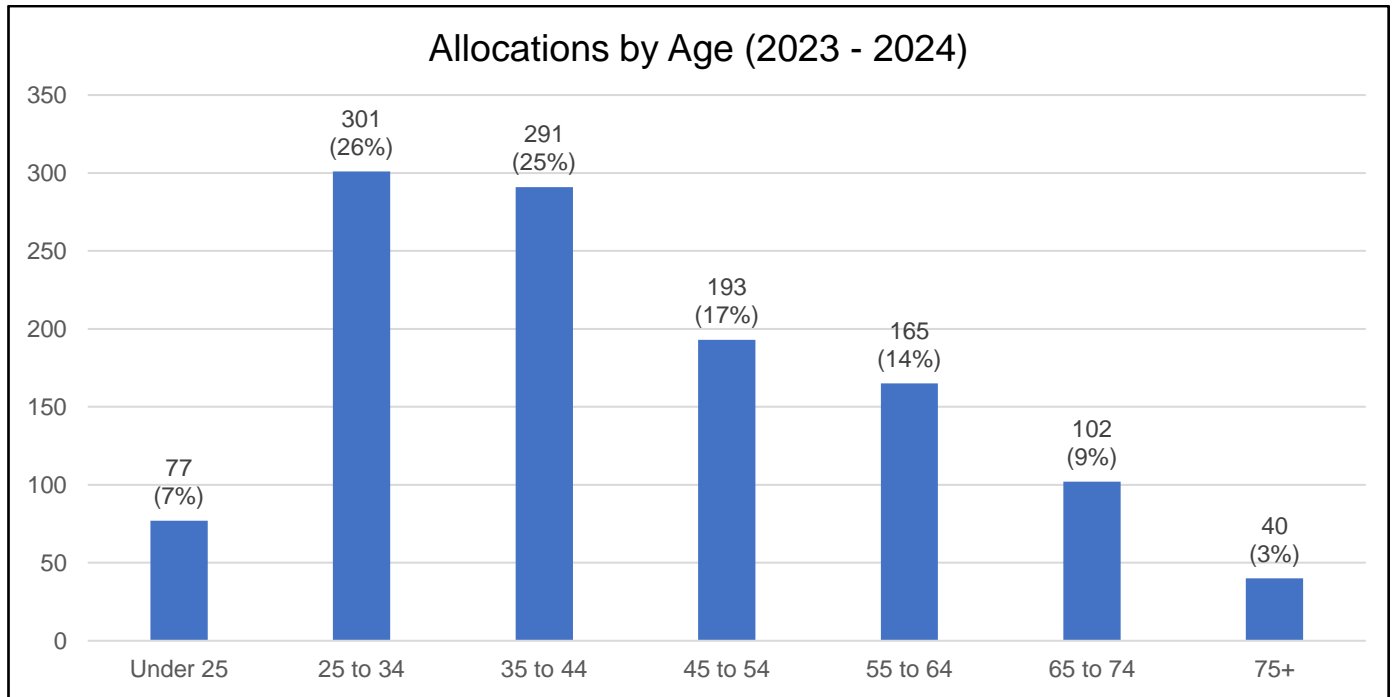
In 2023/24 the white ethnic group received the largest proportion of allocations at 33% followed by the black ethnic group at 28% which is similar to the percentage of housing applications received for these groups. Across all other ethnic groups, the number of allocations to applications were mostly in proportion.

Allocations by Gender



The gender group female with children represents 41% of all allocations while making up 29% of all applications, meaning the percentage of allocations for this group is overrepresented. Males with children also saw a slight overrepresentation of allocations (7%) when compared to the number of applicants (6%) that this group represent. This is however expected considering households with children usually have a higher urgency for an allocation.

Allocations by Age



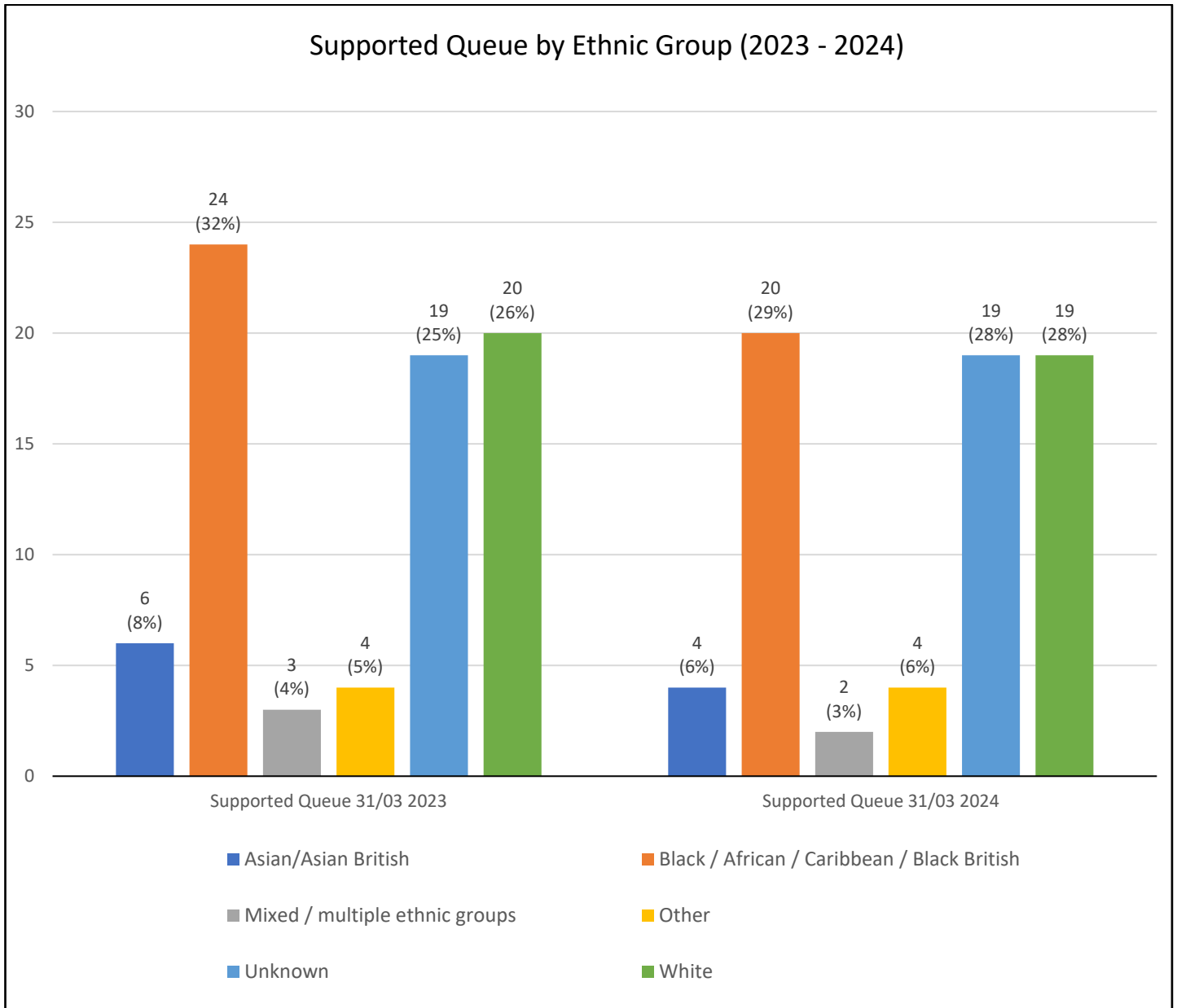
Households under the age of 45 years received the majority of allocations (57%). The two largest groups were households aged 25 to 34 years (26%) and 35 to 44 years (25%) with each representing 30% and 28% of respective applicants on the housing queues. The percentage of allocations across all groups was similar to 2022/23.

Disabilities

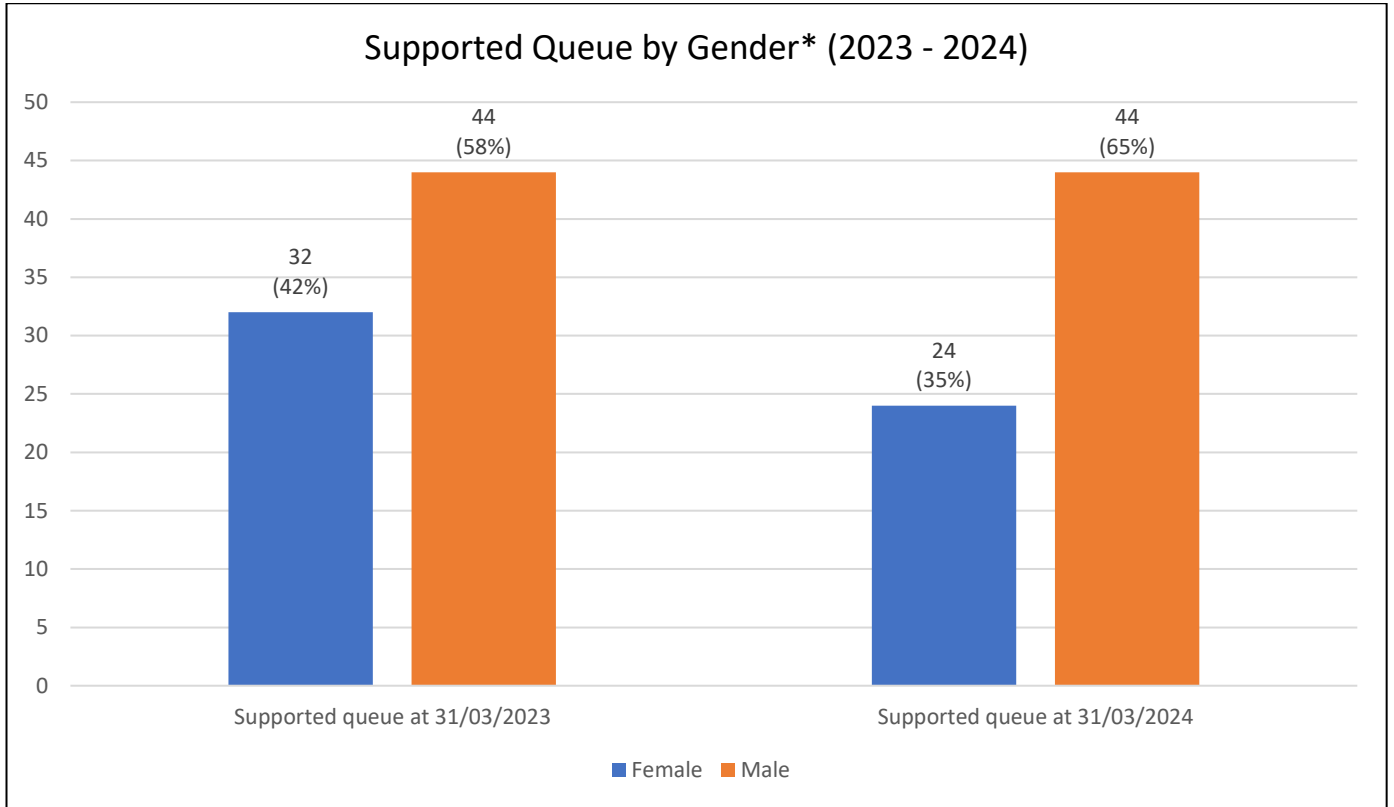
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental 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 decreased from 76 applicants in 2022/23 to 68 in 2023/24.

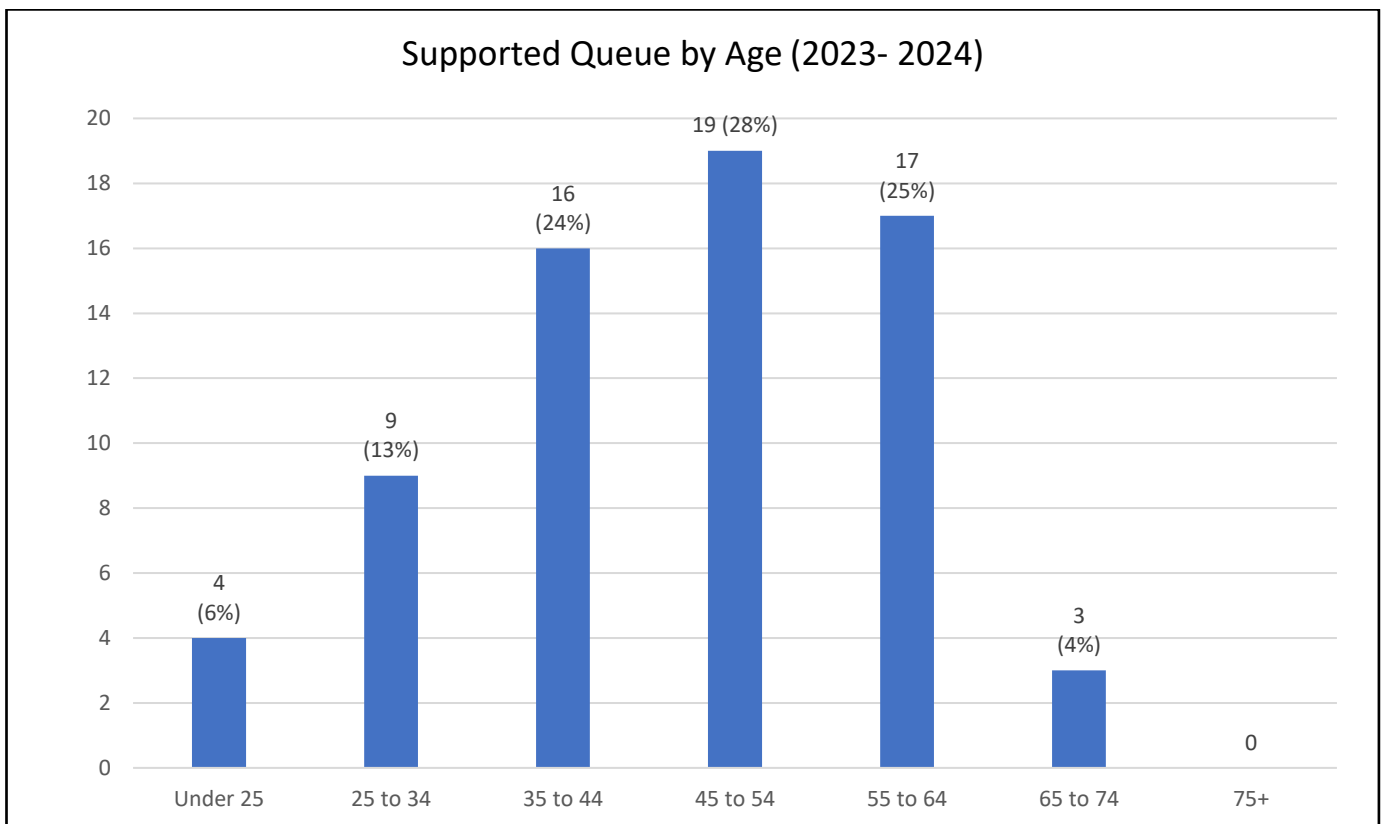


The black ethnic group represents the largest percentage of applicants (29%) on this queue, which is significantly larger than the borough demographic for this group which make up 10% of all residents. The white ethnic group is the second largest group at 28%, although there is also an equally large number of applicants where their ethnicity is unknown.



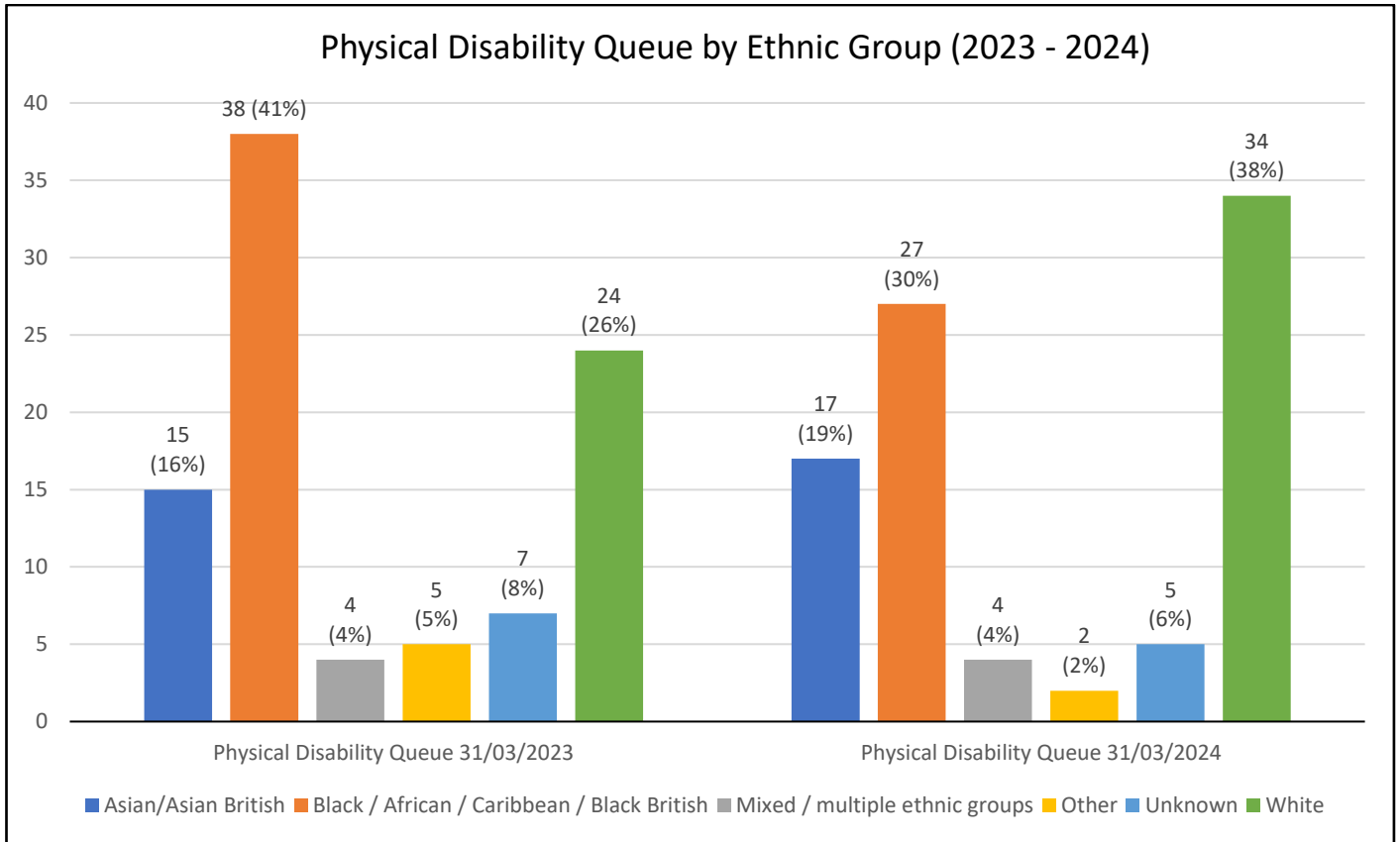
* there were no joint applicants in the supported queue and a very small number of households with children

There is a larger number of male applicants on this queue compared to female applicants.

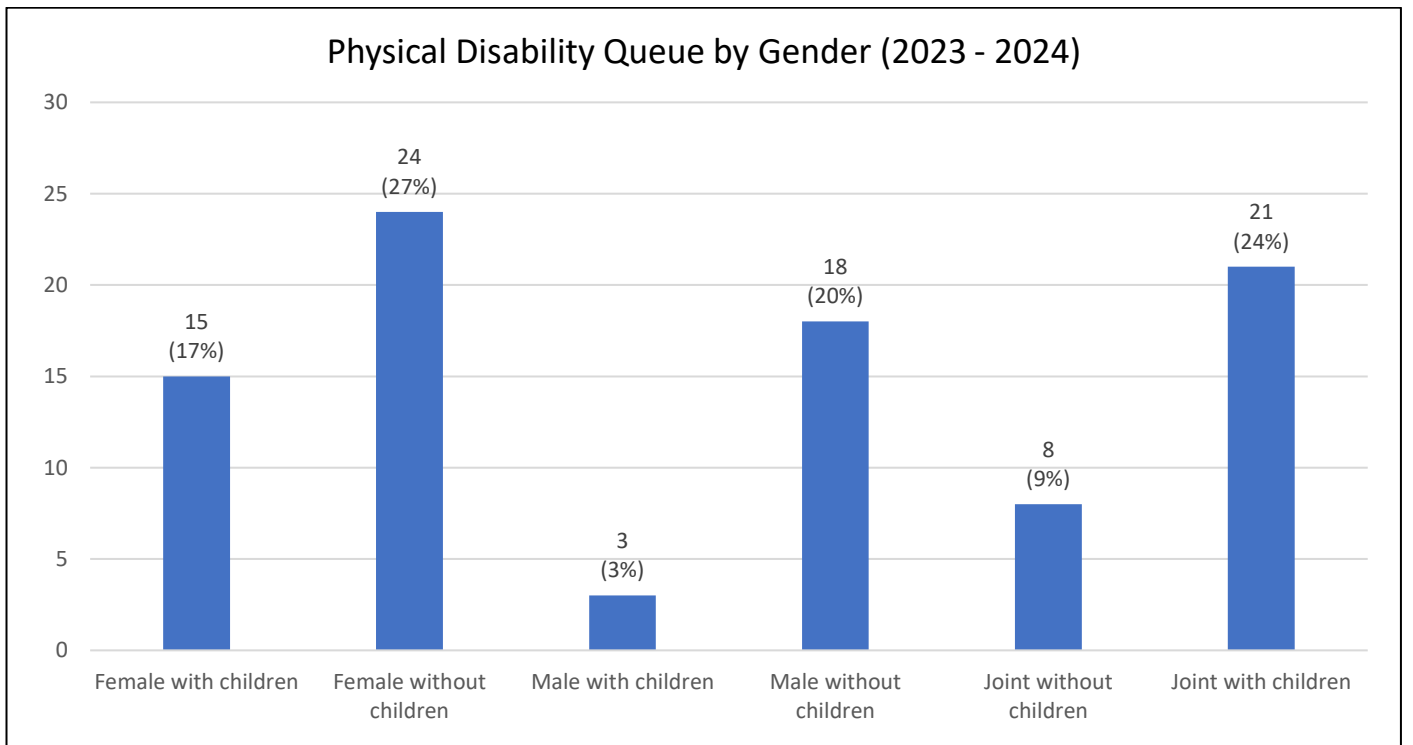


The age group 45 to 54 represent 28% of all applicants on the supported queue, making them the largest group. However, the total number of applicants on the queue is relatively small when compared to other queues and the actual difference between some groups varies by only one to two applicants.

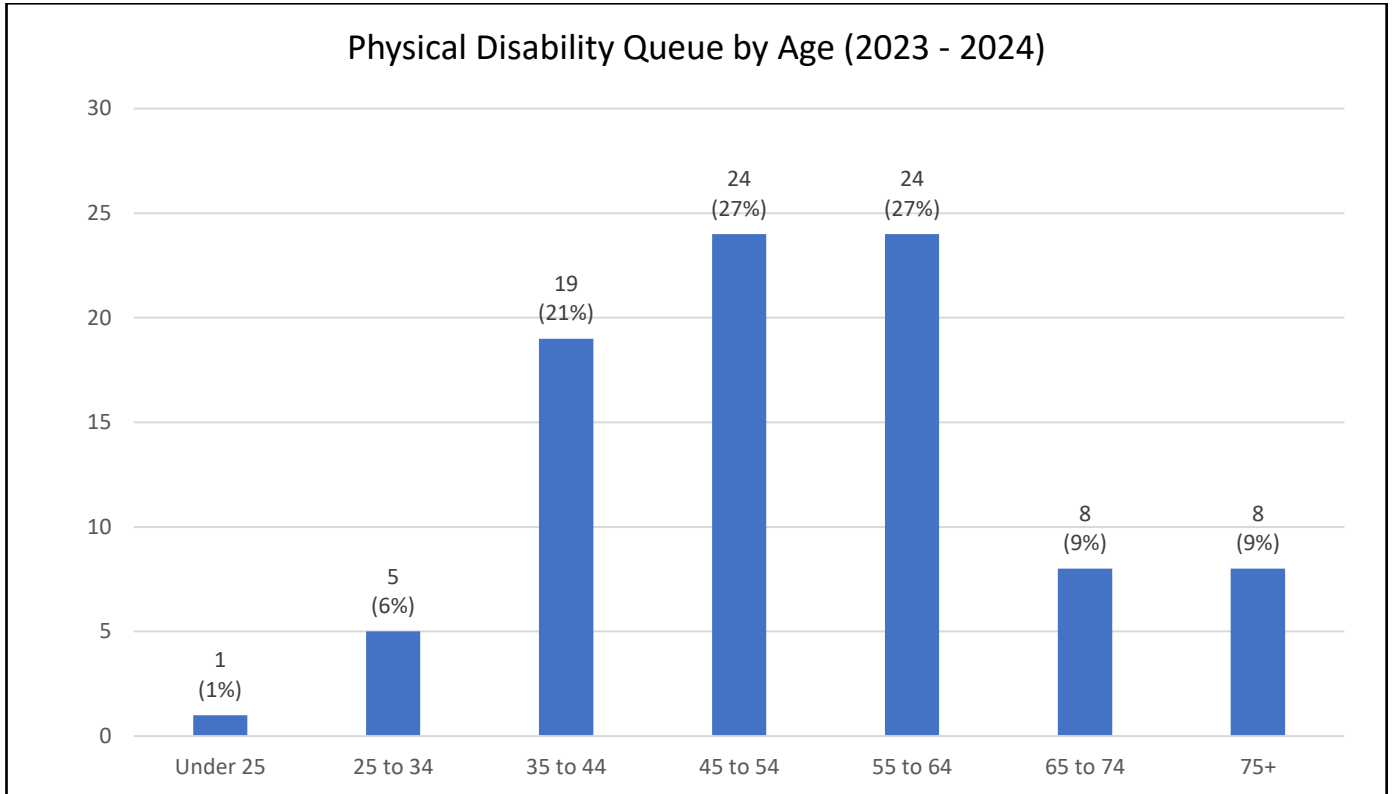
Physical Disability Queue



Applicants whose ethnicity is unknown has increased from 26% in 2022/23 to 38% in 2023/24. Where ethnicity is known, the black ethnic group are the largest group followed by the Asian ethnic group.



Females without children are the largest gender group on the physical disability queue followed by joint applicants with children. As per the supported queue, the number of applicants on the physical disability queue is relatively small when compared to other queues, so the actual number of applicants between each group does not significantly differ.



Applicants aged 45 to 75 and over represent 72% of all applicants on the physical disability queue. Applicants under the age of 35 represent only 7% of all applicants on this queue, compared to 38% of applicants across all housing queues.