

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

**Introduction:**

The Council allocates social housing made available by RPs (Registered Providers made up of 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 housing association properties but may also include properties in the private rented sector.

The [Council's Housing 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.

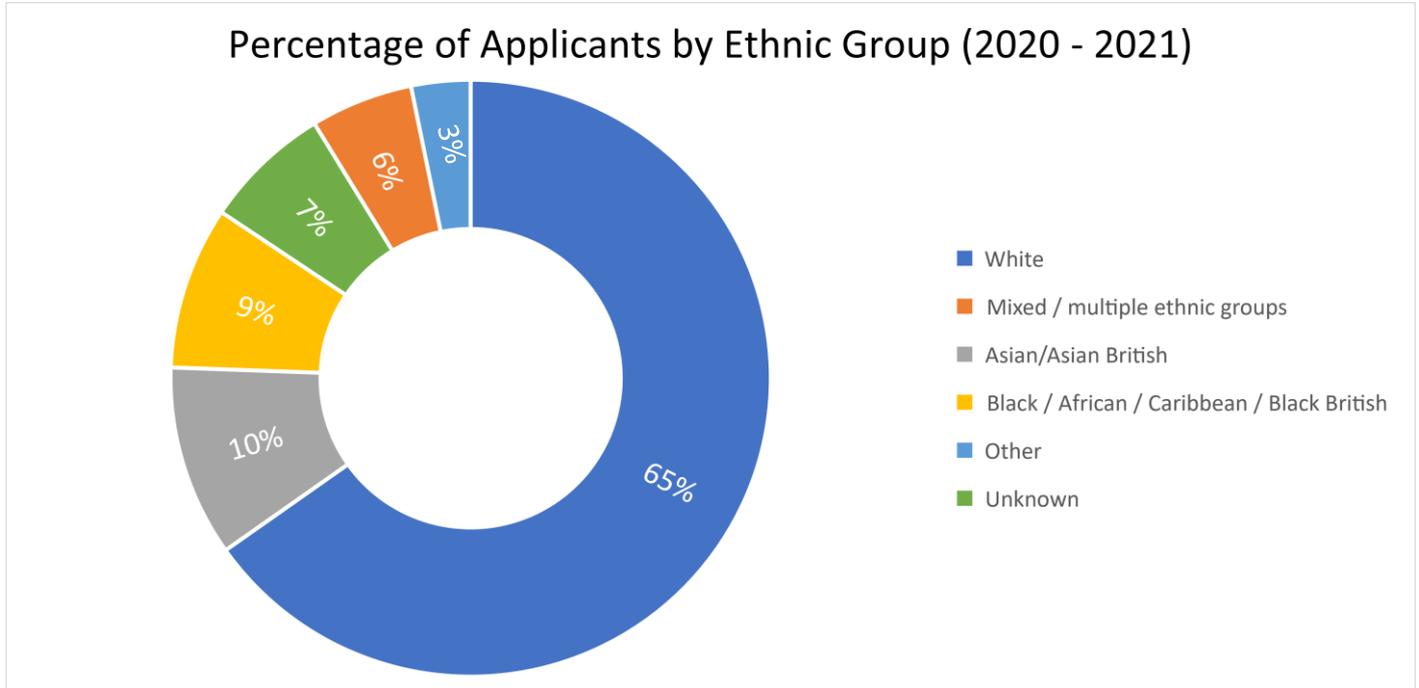
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender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

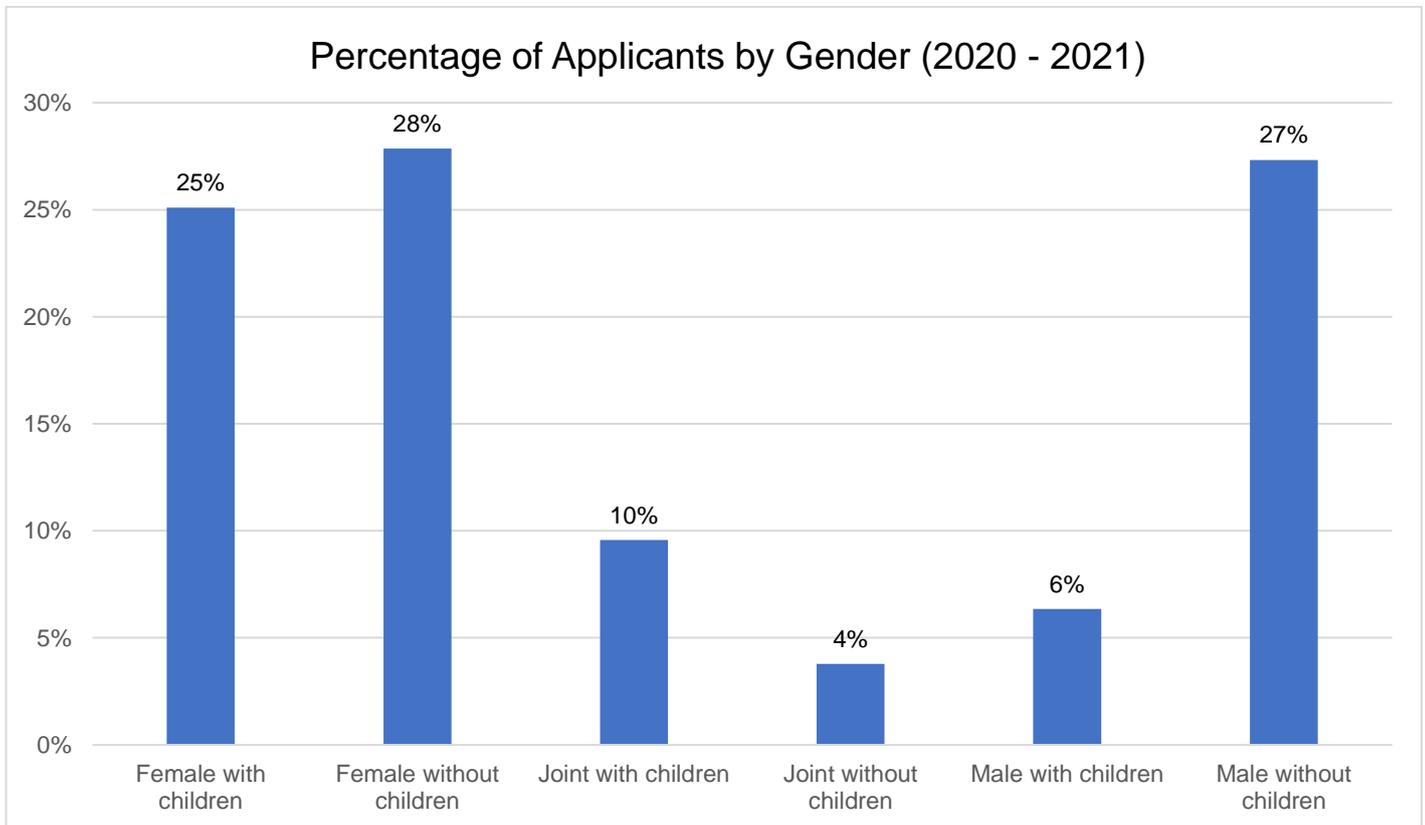
Information on gender identity, sexual orientation and religion is not recorded by the Council for housing register applications.

### Applications

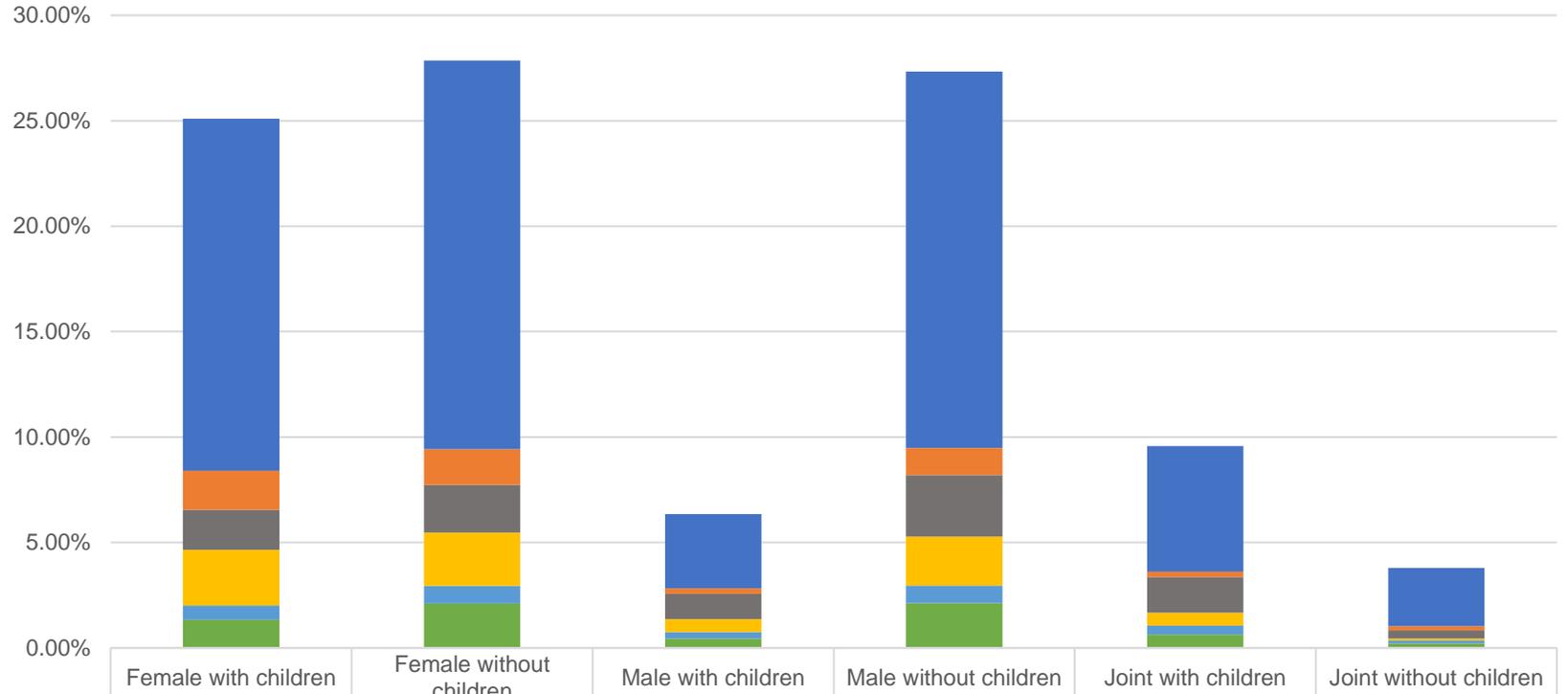
Across all queue types the largest ethnic group from which applications were received was the white ethnic group. The proportion of applicants originating from the black ethnic group (9%) is much higher than the borough demographic (1.5%) according to the 2011 census.



Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 53% of all applications with those with children comprising 25% and those without children comprising 28%.



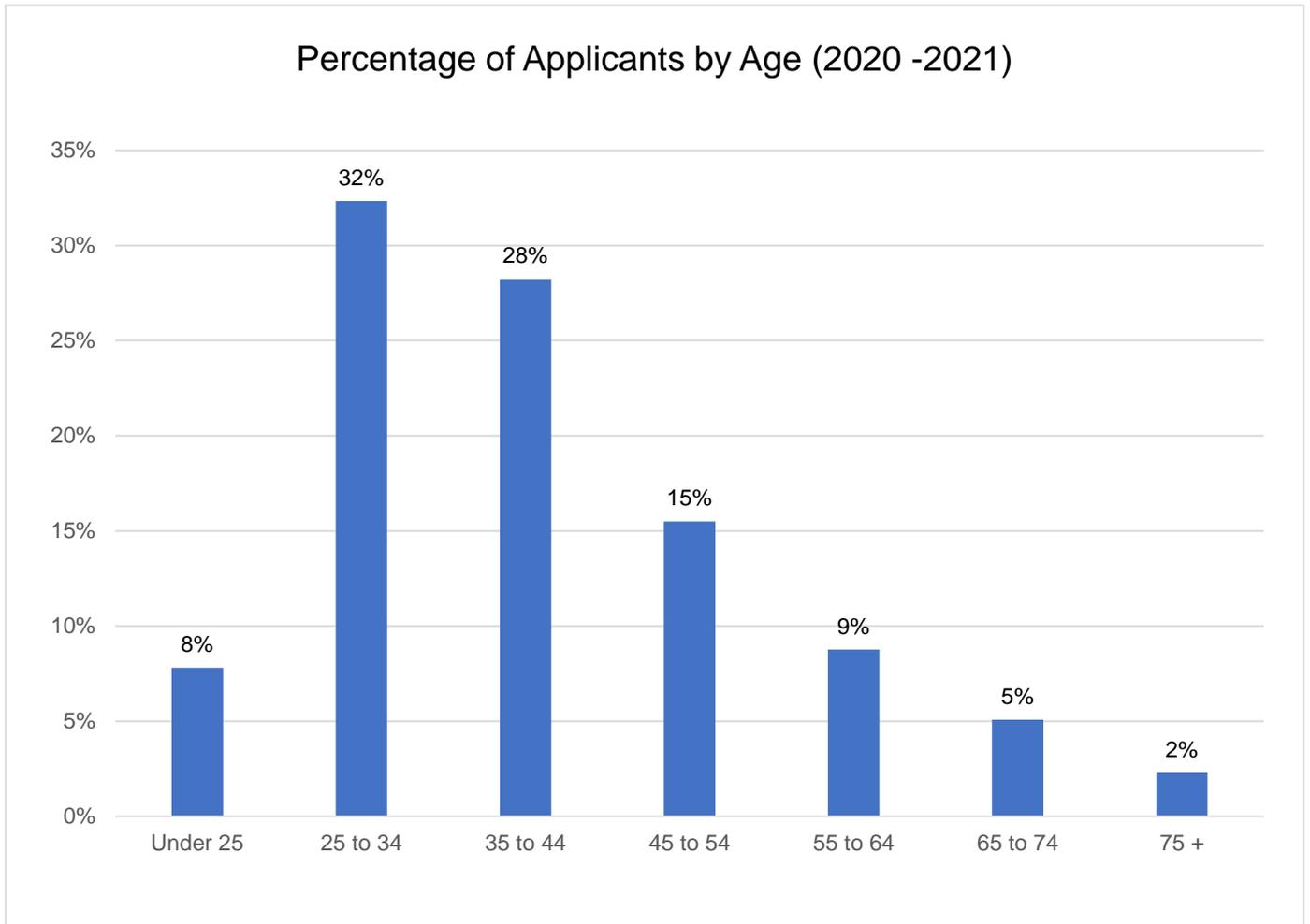
Applications by Ethnic Group and Gender (2020 - 2021)



	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
White	16.69%	18.43%	3.53%	17.84%	5.96%	2.76%
Mixed / multiple ethnic groups	1.85%	1.70%	0.26%	1.28%	0.24%	0.20%
Asian/Asian British	1.89%	2.27%	1.20%	2.92%	1.70%	0.37%
Black / African / Caribbean / Black British	2.64%	2.53%	0.61%	2.33%	0.61%	0.10%
Other	0.67%	0.83%	0.30%	0.83%	0.43%	0.14%
Unknown	1.34%	2.11%	0.45%	2.13%	0.63%	0.22%

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

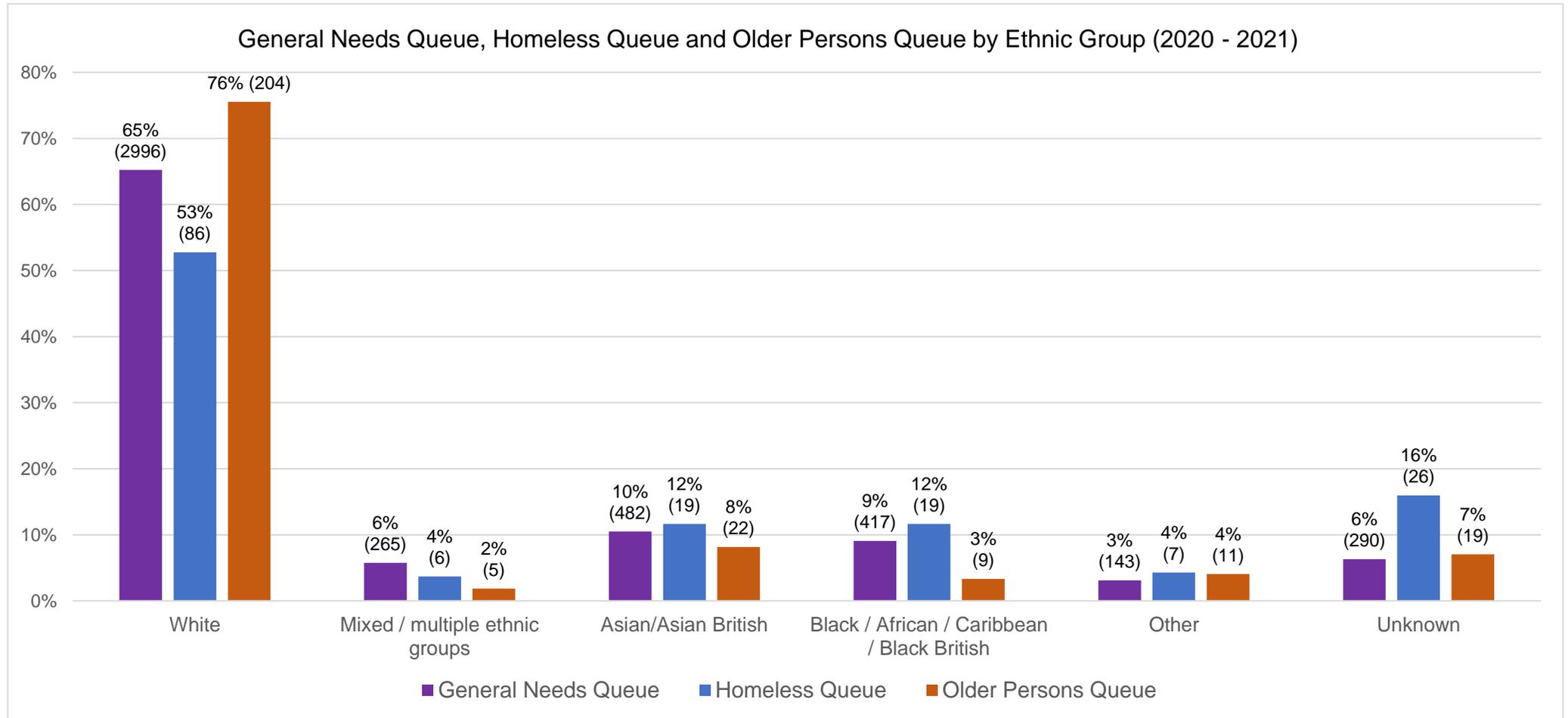
When looking at applications by ethnic group and by gender, females without children from the white ethnic group are the largest group (18.43% of all applicants), followed by males with children in the white ethnic group (17.84%).



The distribution by age grouping is dominated by applicants aged under 45, representing 68% of all applicants. The age group 25 to 34 represent most applicants on the housing register, representing 32% of all applicants.

**Queues by Ethnic Group**

**Comparison of the Homeless, General Needs and the Older Person’s Queue by ethnic group**



Across all queues, the white ethnic group represent the largest proportion of applicants, although there are noticeable differences between the homeless and older persons queue, with applicants in the white ethnic group respectively representing 53% and 76% of applicants on these queues. In contrast, the black ethnic group have a higher proportion of applicants on the homeless queue (12%) with a low percentage of applicants on the older persons queue (3%). There are fluctuations within each ethnic group across the three housing queues, except for the other ethnic group, who has a similar representation across the general needs, homeless and older person’s queue.

**Applications by queue and gender**

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

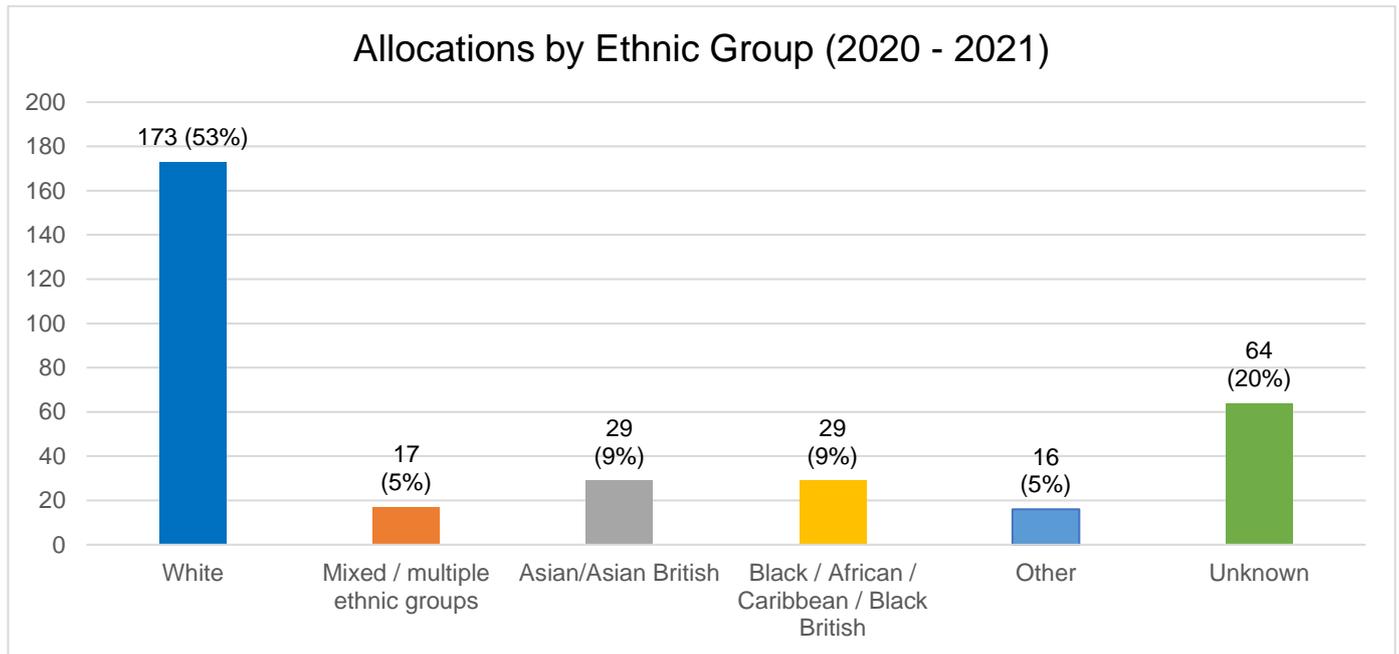
<b>Queue Type</b>	<b>Female with children</b>	<b>Female without children</b>	<b>Male with children</b>	<b>Male without children</b>	<b>Joint with children</b>	<b>Joint without children</b>
General Needs Queue	23.60%	24.33%	9.35%	3.35%	6.02%	23.97%
Homeless Queue	1.44%	0.61%	0.20%	0.02%	0.24%	0.71%
Older Persons Queue	0.02%	2.70%	0.02%	0.36%	0.00%	2.23%
Physical Disability Queue	0.04%	0.08%	0.00%	0.06%	0.10%	0.06%
Social Care Queue	0.00%	0.06%	0.00%	0.00%	0.00%	0.04%
Supported Queue	0.00%	0.08%	0.00%	0.00%	0.00%	0.32%

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

<b>Queue Type</b>	<b>Female with children</b>	<b>Female without children</b>	<b>Male with children</b>	<b>Male without children</b>	<b>Joint with children</b>	<b>Joint without children</b>
General Needs Queue	26.04%	26.85%	10.32%	3.70%	6.64%	26.45%
Homeless Queue	44.79%	19.02%	6.13%	0.61%	7.36%	22.09%
Older Persons Queue	0.37%	50.74%	0.37%	6.67%	0.00%	41.85%
Physical Disability Queue	11.76%	23.53%	0.00%	17.65%	29.41%	17.65%
Social Care Queue	0.00%	60.00%	0.00%	0.00%	0.00%	40.00%
Supported Queue	0.00%	20.00%	0.00%	0.00%	0.00%	80.00%

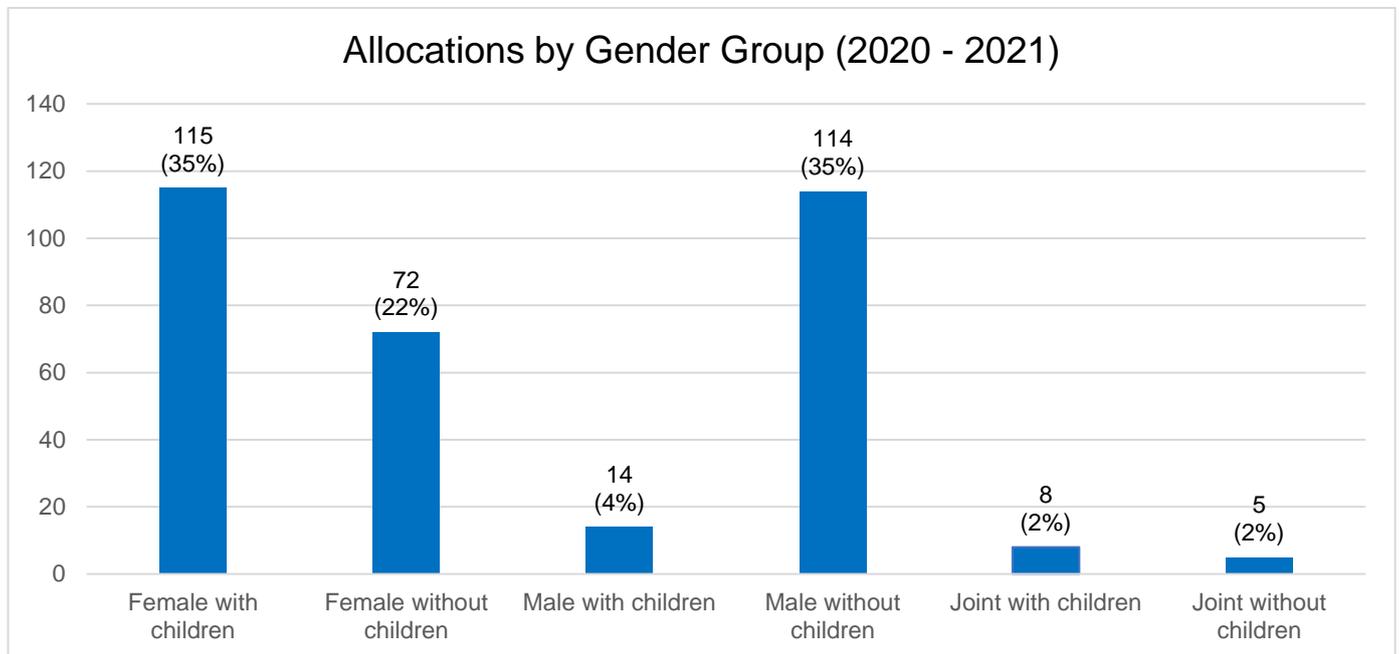
## Housing Allocations

### Allocations by Ethnic Group



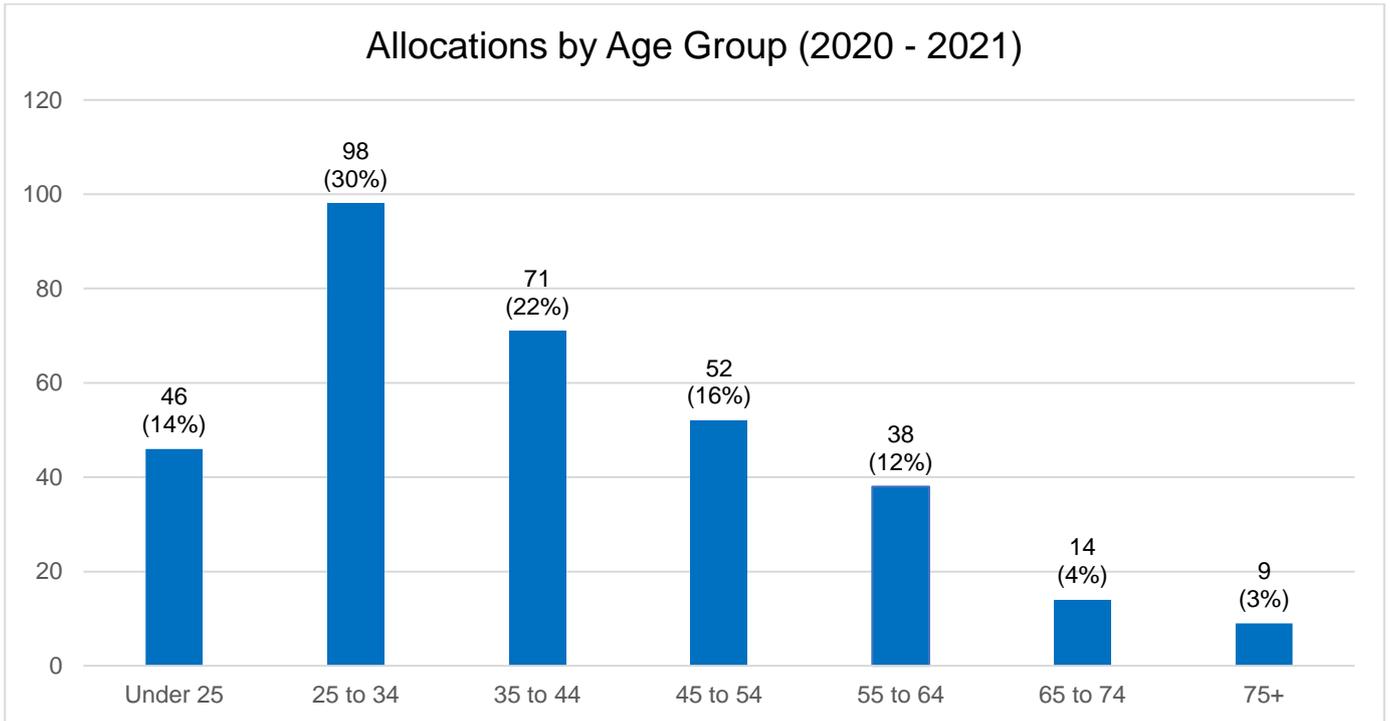
The white ethnic group received the largest proportion of allocations at 53% while representing 65% of all housing applications. Comparatively, the black and Asian ethnic groups are the second largest groups receiving 9% of allocations each, while respectively representing 9% and 10% of all applications on the housing register.

### Allocations by Gender



Females with children and males without children received the largest percentage of allocations, each representing 35% of allocations, which is an overrepresentation when considering these gender groups represent 25% and 27% of respective applicants on the housing register. Females without children are underrepresented in the percentage of allocations (22%) when compared to the percentage of applicants on the housing register (28%).

**Allocations by Age**

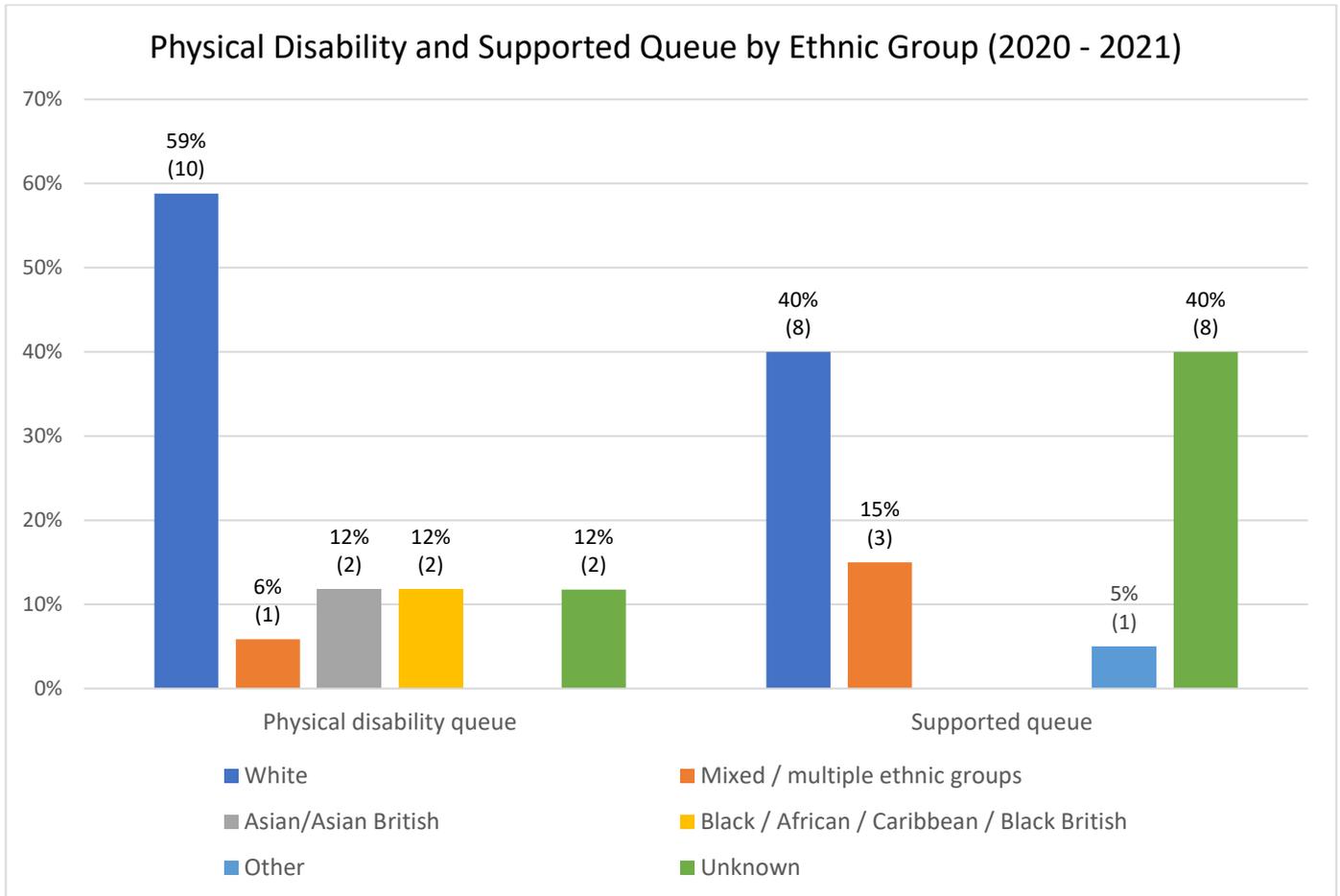


Households that fell within the younger age bracket (under 45 years) received the majority of allocations (66%) offered. The two largest age groups to receive allocations were households aged 25-34 years (30%) and 35-44 years (22%), who represented 32% and 28% of all applicants on the housing register. The percentage of allocations across the age groups when compared to the percentage of applicants on the housing register is in proportion for most age groups, although allocations for the under 25 age group (14%) is larger than the percentage of applicants on the housing register (8%).

**Disabilities**

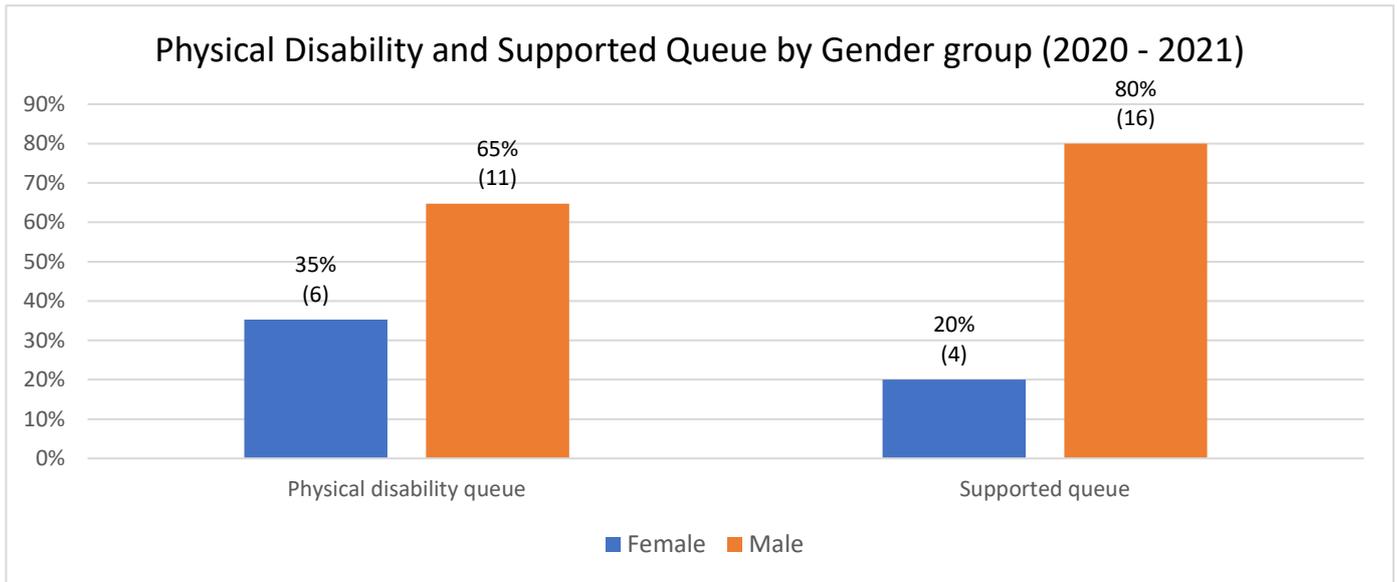
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental health issues. Not all applicants with a disability are placed on the disabilities queue, and applicant’s disabilities / health conditions 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.

**Physical Disability Queue and the Supported Queue by Ethnic Group**



The majority of applicants with a physical disability are in the white ethnic group (59%). However, the black ethnic group represent 12% of all applicants with a physical disability, which is a slight overrepresentation considering this group represent 9% of all applicants on the housing register, and 1.5% of all residents in the Richmond borough. For the supported queue, there were no applicants from the Asian or black ethnic groups, although there is a high proportion of applicants who have not disclosed their ethnic group, resulting in 40% of applicant’s ethnicity being unknown. The total number of applicants on the physical disability and supported queue are quite small when compared to other housing queues, so small numerical differences between ethnic groups can result in a large percentage difference.

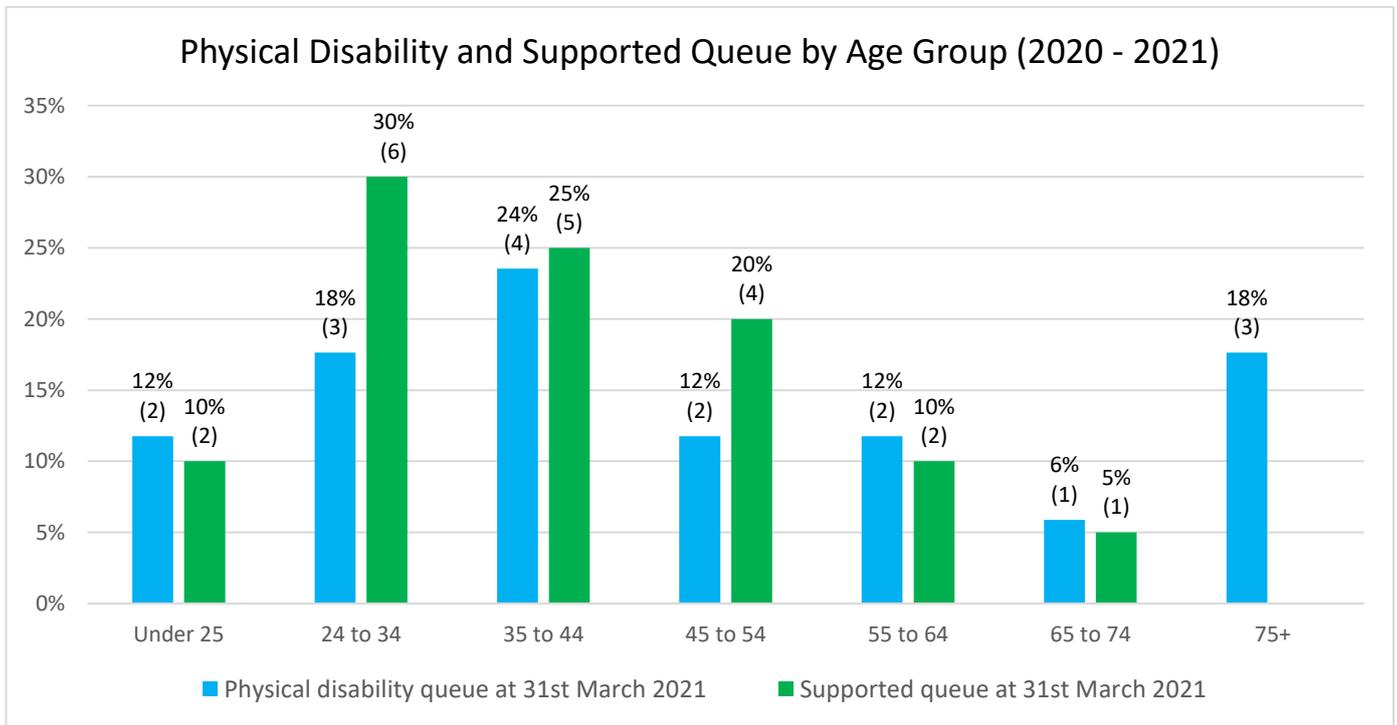
**Physical Disability Queue and the Supported Queue by Ethnic Group (2020 – 2021)**



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

The female and male gender split between the physical disability queue and the supported queue are significantly different, with 35% of households in the female gender group on the physical disability queue compared to 65% of males, and an even greater split on the supported queue, with 80% of applicants on this queue being female compared to only 20% of males.

**Physical Disability Queue and the Supported Queue by Age Group**



The percentage breakdown of applicants age on the supported queue is similar to the percentage breakdown of applicants ages across all housing queues. The most noticeable difference is in the age group 75+, who have nil applicants on the supported queue. In contrast, the 75+ age group represent 18% of all applicants on physical disability queue, compared to representing 2% of applicants across all housing queues, although this is unsurprising since applicants aged 75+ may be more prone to having an identified physical disability, and this group is also likely to be added to the older persons housing queue rather than any other housing queue.