

Richmond Housing and Regeneration Department
Equalities Information: Lettings and Housing Department Queues 31st March 2023

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.

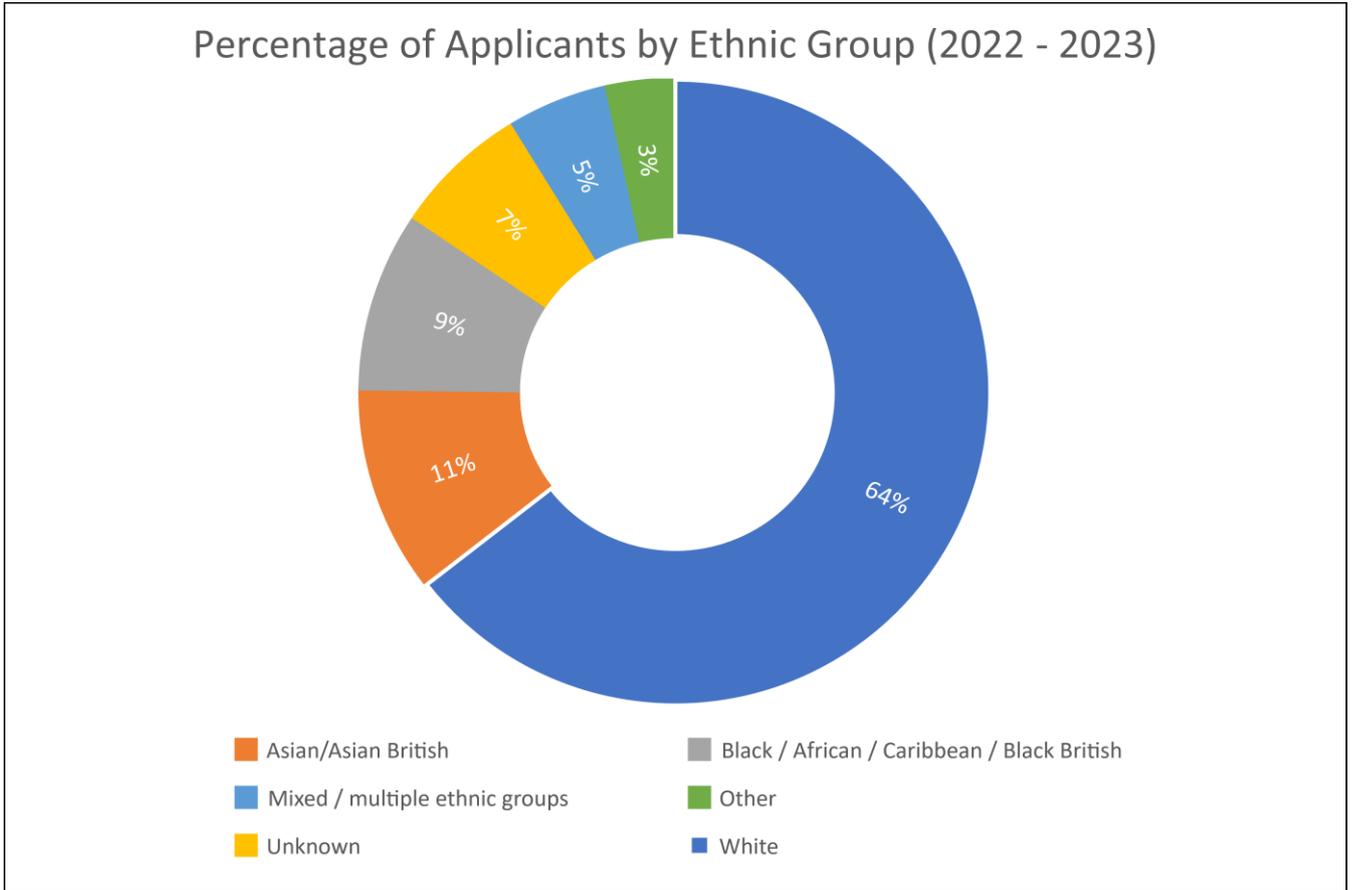
The Council's Allocation Policy gives reasonable preference to these groups through the operation of a number of different housing queues. In order to ensure that properties are allocated in a fair and efficient manner, the Department receives regular monitoring reports about the ethnic origin and gender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

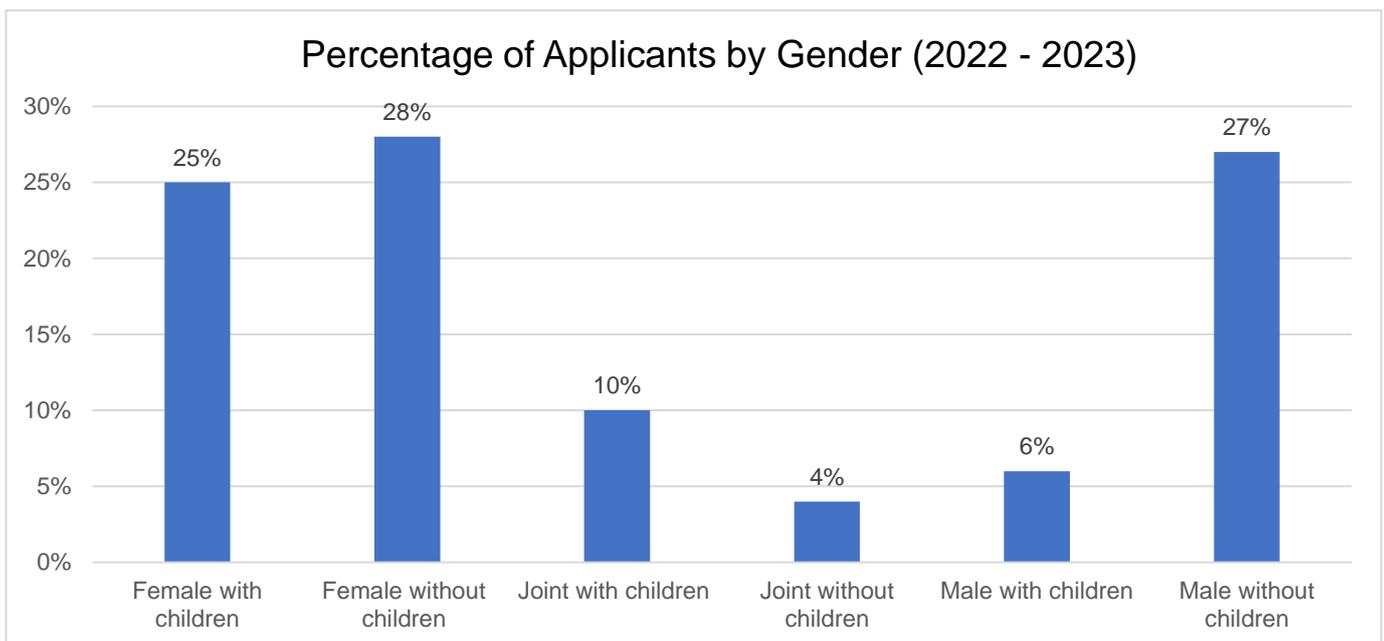
Applications

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 (1.9%) according to the 2021 census.

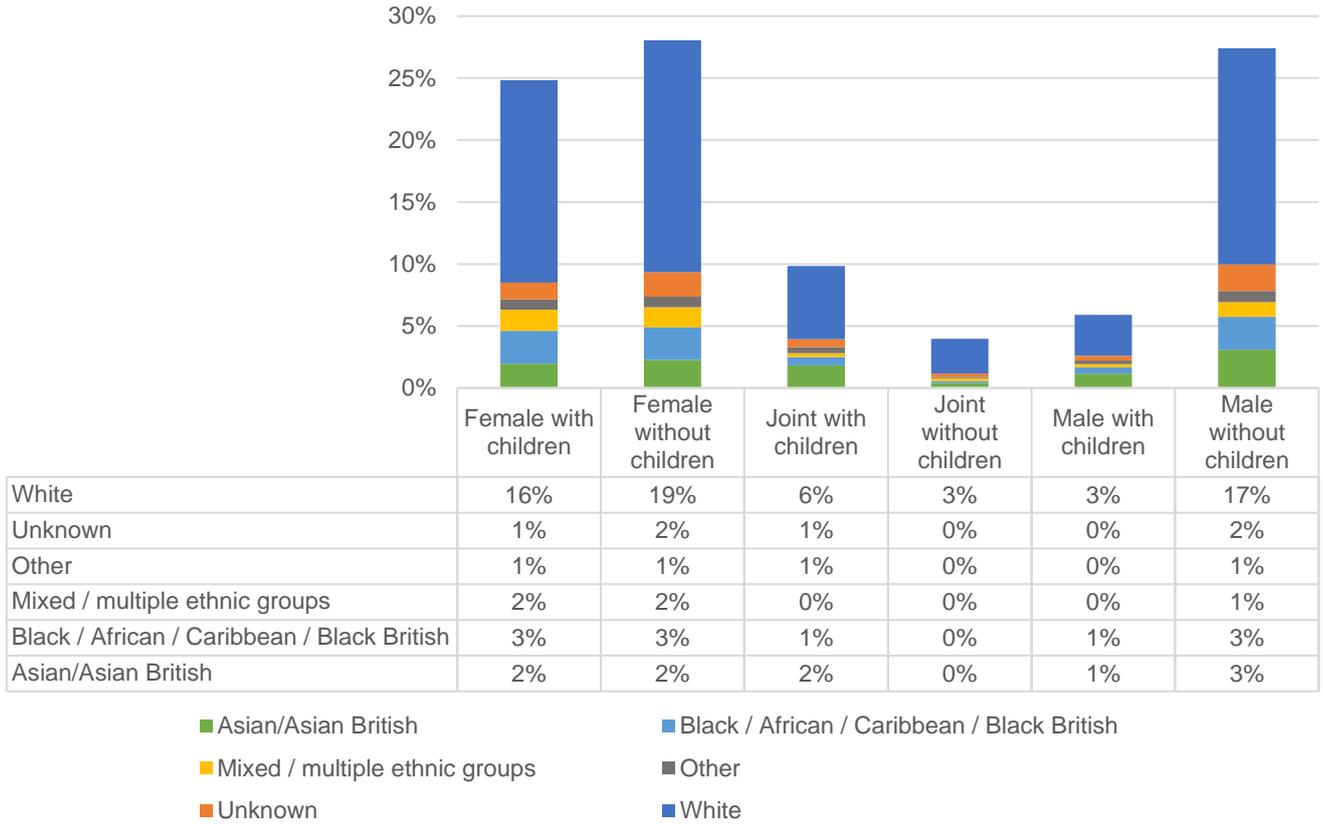


Applications by Gender

Female applicants make up the largest percentage of applicants when assessed by gender. Combined this group made up 53% of all applications.

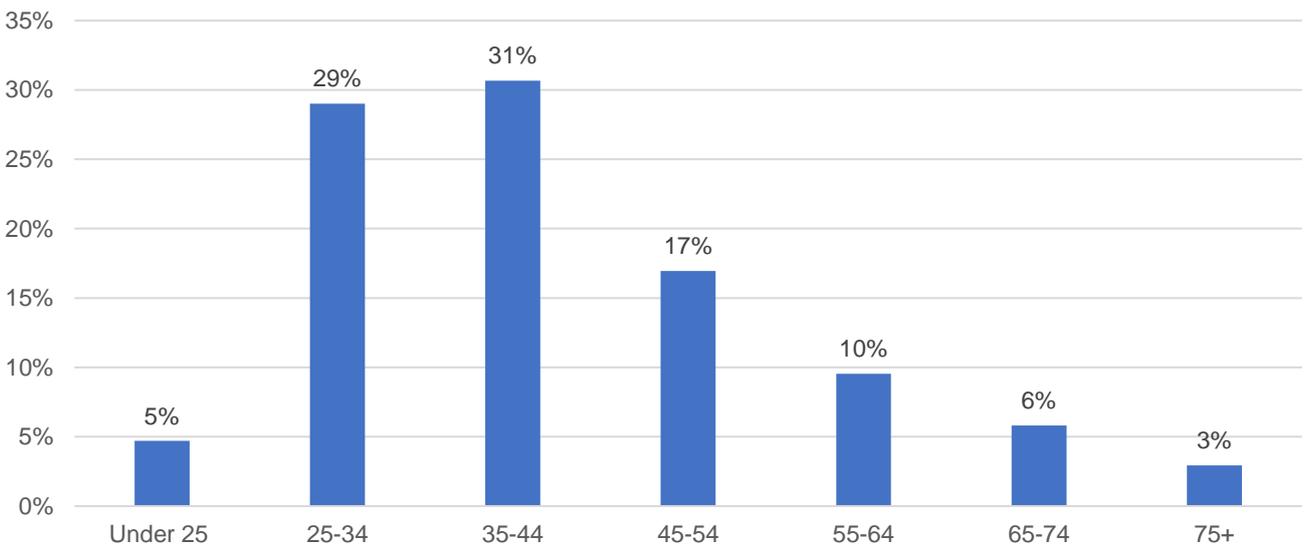


Applications by Ethnic Group and Gender (2022 - 2023)



When looking at applications by ethnic group and by gender, females without children from the white ethnic group are the largest group (19% of all applicants), followed by males without children in the white ethnic group (17%).

Percentage of Applicants by Age (2022 - 2023)

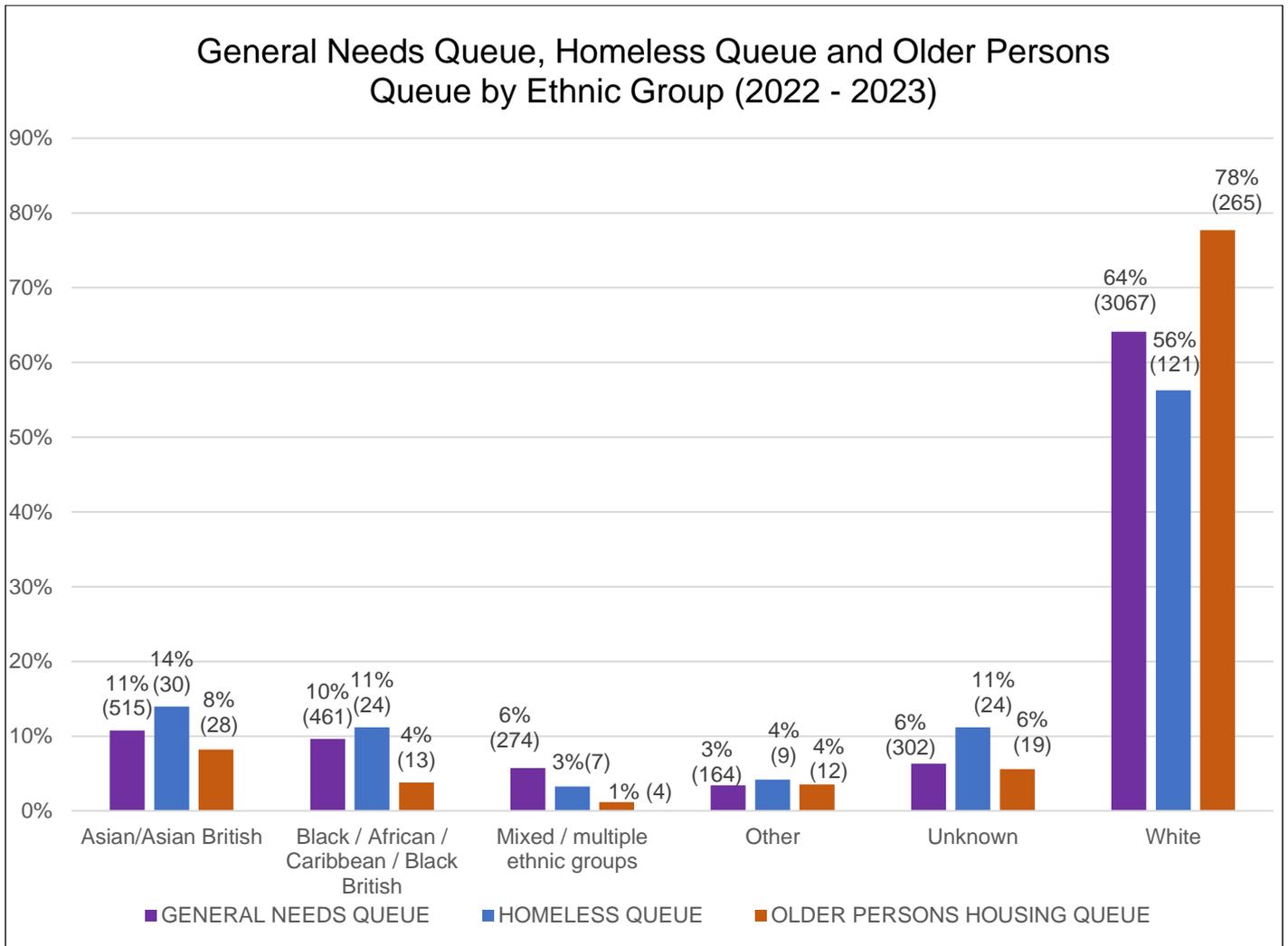


The distribution by age grouping is dominated by applicants aged under 45, representing 65% of all applicants. The age group 35-44 represent most applicants on the housing register, representing 31% of all applicants. Applicants aged 75+ make up the smallest age grouping (3%) on the housing register, followed by the under 25 age group (5%).

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 64%, 56% and 78% of applicants on these queues. In contrast, the black ethnic group have a higher proportion of applicants on the homeless queue (11%) with a low percentage of applicants on the older persons queue (4%). 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**

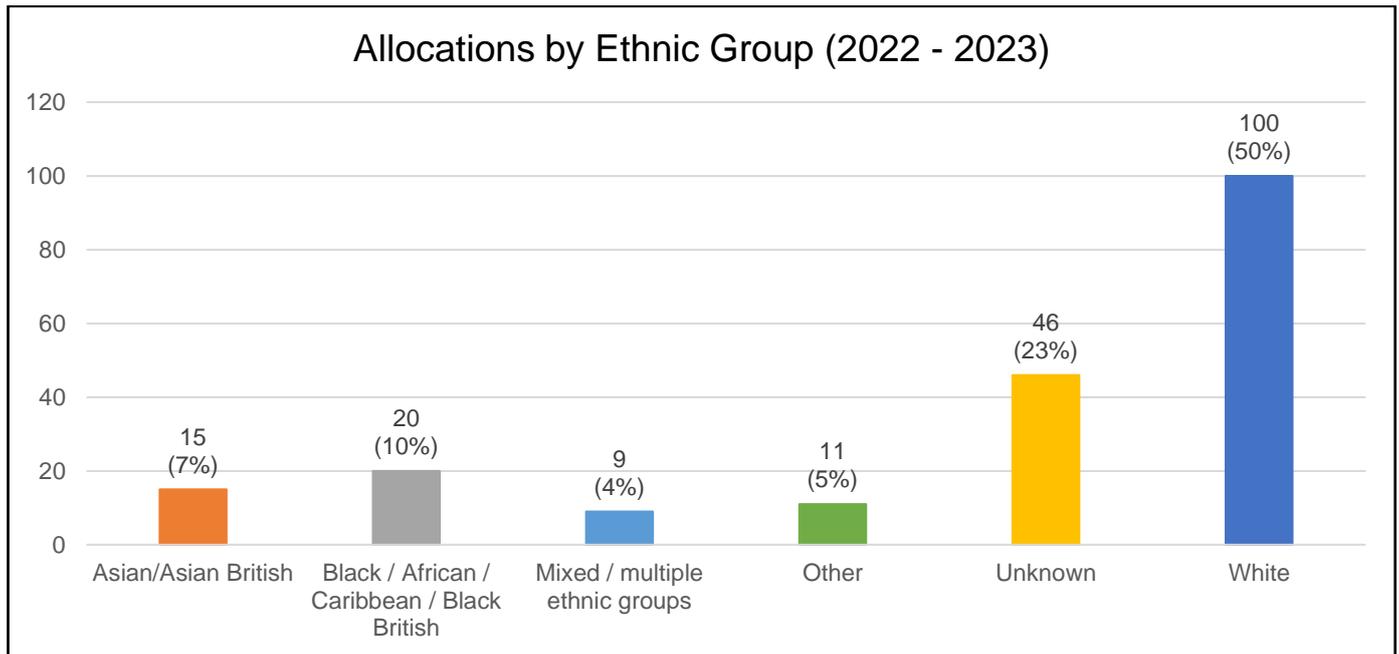
Queue Type	Female with children	Female without children	Male with children	Male without children	Joint with children	Joint without children
General Needs Queue	22.88%	23.81%	5.57%	23.60%	9.55%	3.42%
Homeless Queue	1.93%	0.76%	0.28%	0.71%	0.26%	0.06%
Older Persons Queue	0.02%	3.19%	0.00%	2.66%	0.02%	0.45%
Physical Disability Queue	0.00%	0.09%	0.06%	0.09%	0.02%	0.06%
Social Care Queue	0.00%	0.11%	0.00%	0.13%	0.00%	0.00%
Supported Queue	0.00%	0.07%	0.00%	0.22%	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
General Needs Queue	25.76%	26.80%	6.27%	26.57%	10.75%	3.85%
Homeless Queue	48.37%	19.07%	6.98%	17.67%	6.51%	1.40%
Older Persons Queue	0.29%	50.44%	0.00%	41.94%	0.29%	7.04%
Physical Disability Queue	0.00%	29.41%	17.65%	29.41%	5.88%	17.65%
Social Care Queue	0.00%	46.15%	0.00%	53.85%	0.00%	0.00%
Supported Queue	0.00%	25.00%	0.00%	75.00%	0.00%	0.00%

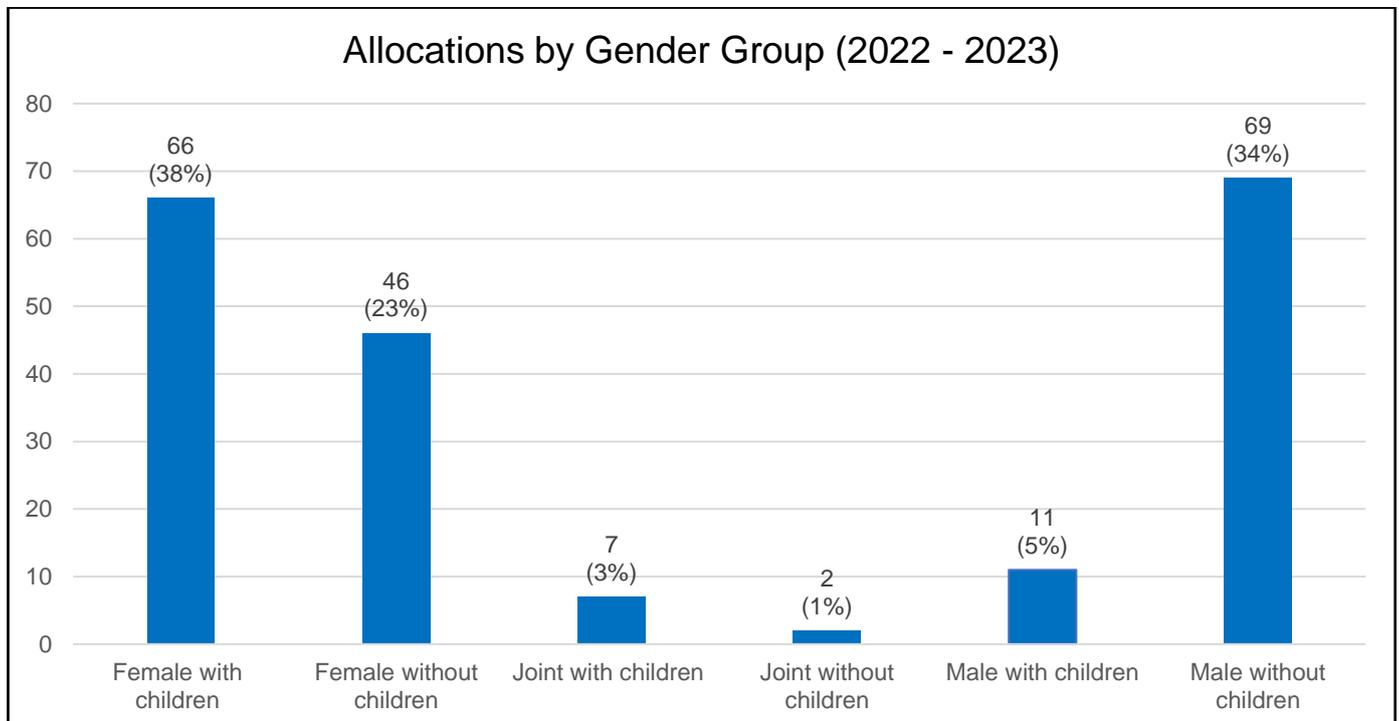
Housing Allocations

Allocations by Ethnic Group



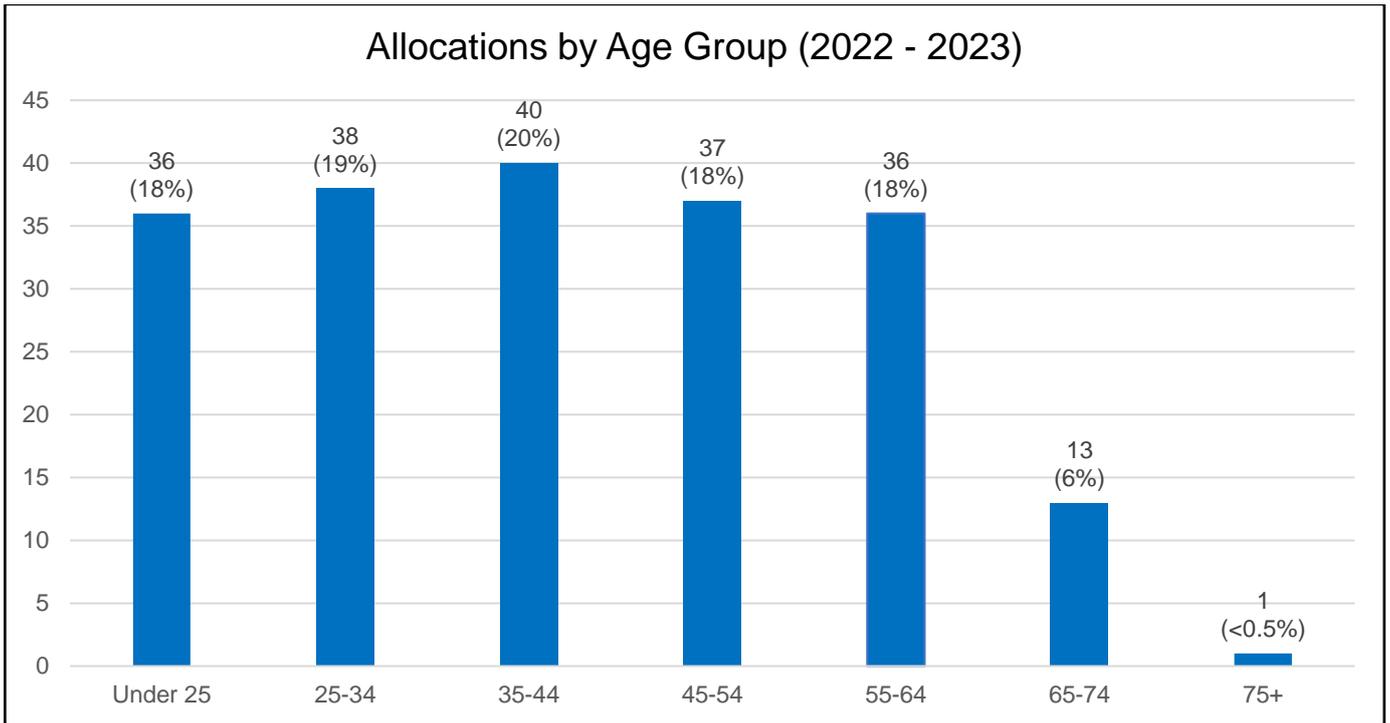
The white ethnic group received the largest proportion of allocations at 50% while representing 64% of all housing applications. Comparatively, the black and Asian ethnic groups each receive 10% and 7% of allocations, while respectively representing 9% and 11% of all applications on the housing register.

Allocations by Gender



Females with children and males without children received the largest percentage of allocations, each representing 38% and 34% respectively of allocations, which is an overrepresentation when considering these gender groups represent 26% and 27% of respective applicants on the housing register. Females without children are underrepresented in the percentage of allocations (23%) when compared to the percentage of applicants on the housing register (28%).

Allocations by Age

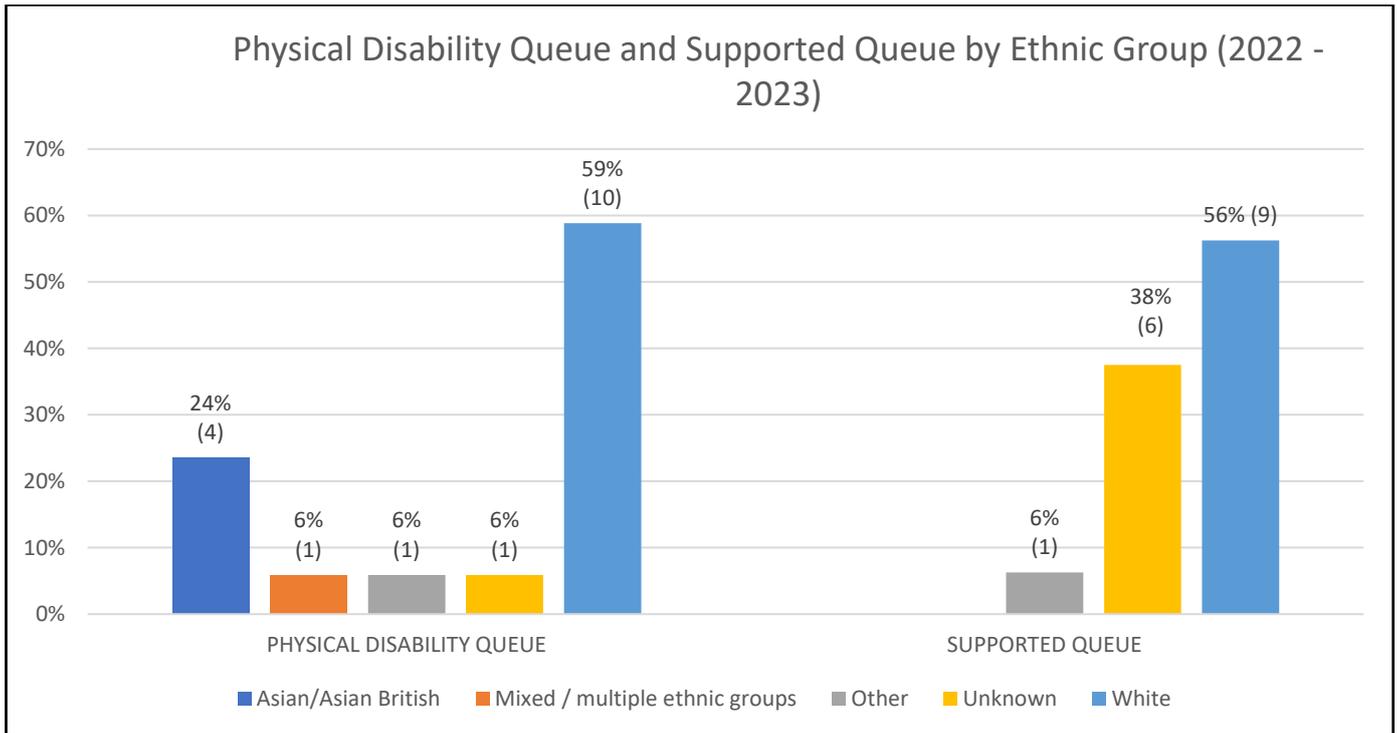


Households that fell within the younger age bracket (under 45 years) received the majority of allocations (57%) offered. The two largest age groups to receive allocations were households aged 35-44 years (20%) and 25-34 years (19%), who represented 31% and 29% of all applicants on the housing register. 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 (18%) is larger than the percentage of applicants on the housing register (5%). Also, the 55-64 age group has a higher percentage (18%) of allocations with 10% of applicants on the housing register.

Disabilities

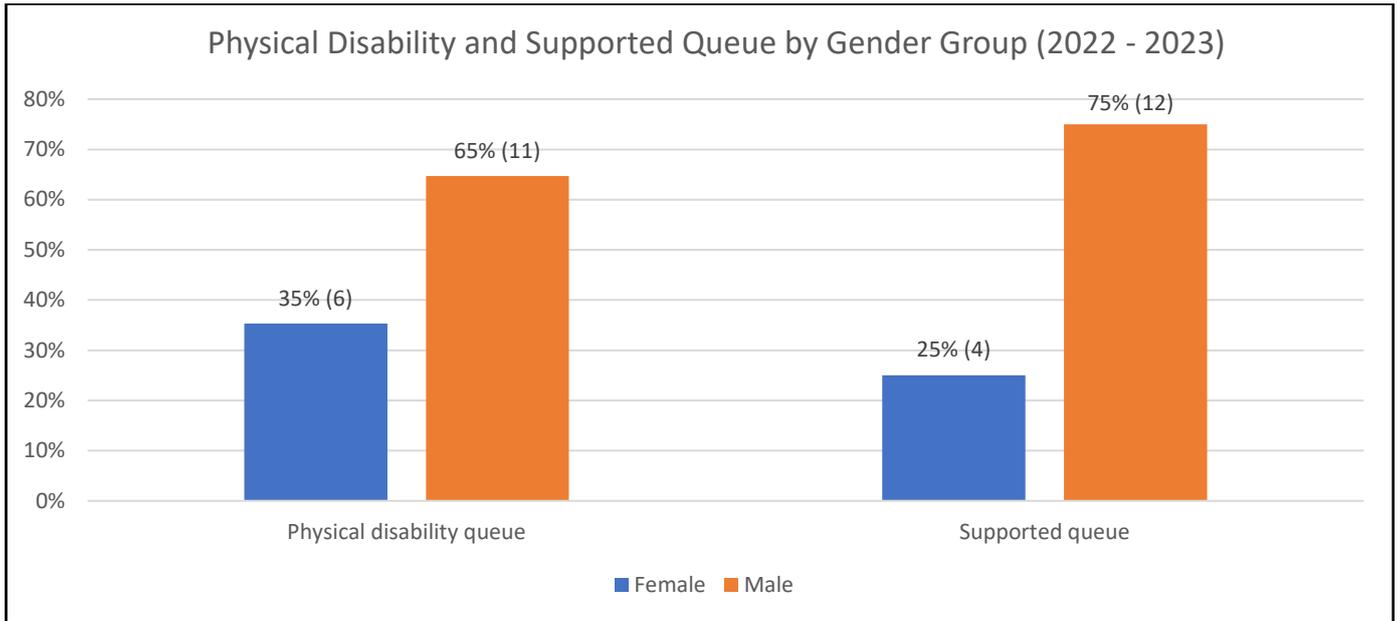
The Council has separate queues for households with a disability. There is a Physical Disabilities queue for those requiring wheelchair adapted accommodation as confirmed by a referral from an occupational therapist and a supported queue for those referred for rehousing through social services with mental 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 does not have any representation on the physical disability or the supported queue and are underrepresented when considering this group represent 9% of all applicants on the housing register. For the supported queue, there were 24% of applicants from the Asian or mixed multiple ethnic groups and this is higher than the percentage of applicants (11%) on the housing register. There is a high proportion of applicants who have not disclosed their ethnic group, resulting in 38% 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.

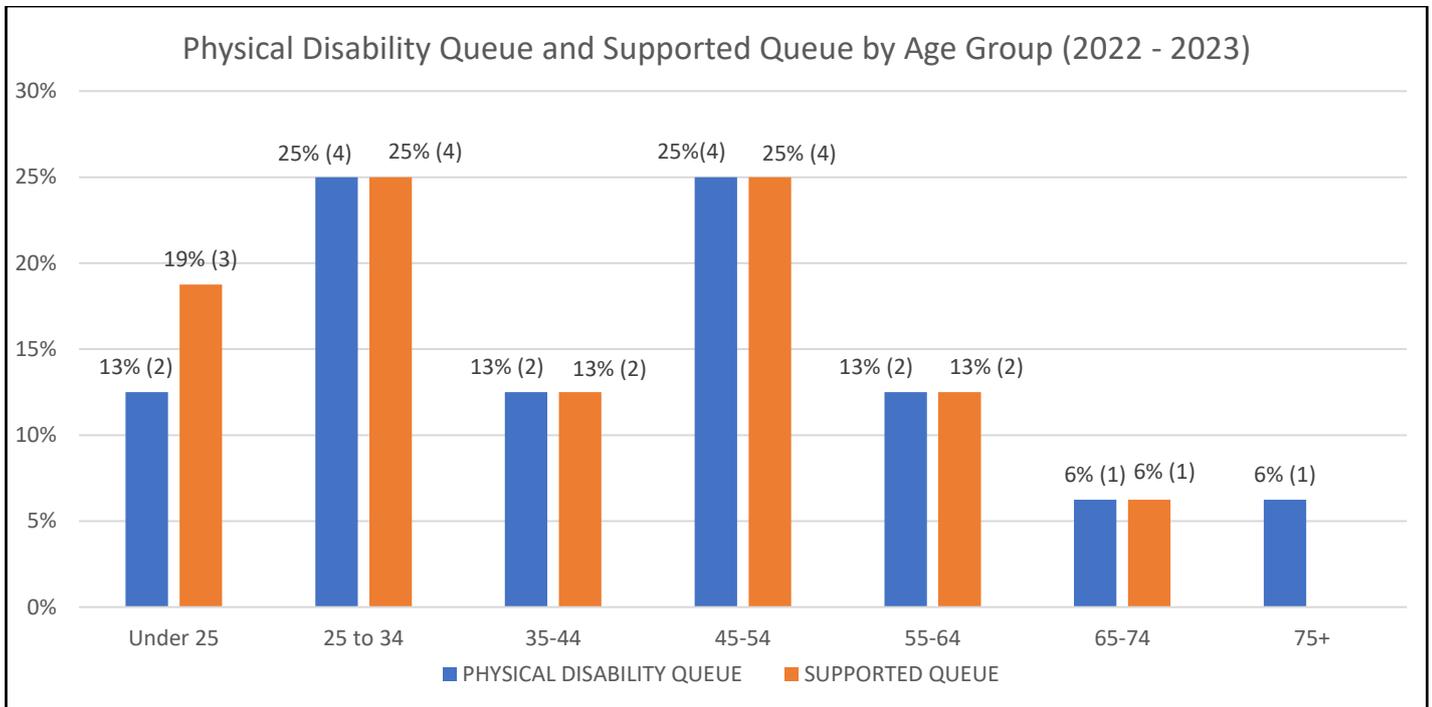
Physical Disability Queue and the Supported Queue by Gender Group (2022 – 202)



* there was only one joint applicant 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 is significantly different, with 35% of households in the female gender group on the physical disability queue compared to 65% of males. There is a higher split on the supported queue, with only 25% of applicants on this queue being female compared to 75% 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 groups 75+ who have nil applicants on the supported queue. Both age groups for the 25 to 34 and the 45-54 age group have the highest percentages for the physical disability queue and the supported queue.