

Appendix 2

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Housing and Regeneration Department (HRD)
Service Area	Work across the HRD
Service/policy/function being assessed	Housing, Homelessness and Rough Sleeping Strategy 2023-2028
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved in developing this EINA	Alex Jones and Joe Wood
Date approved by Directorate Equality Group (if applicable)	N/A
Date approved by Policy and Review Manager	5 th May 2023
Date submitted to Directors' Board	

1. Summary

Please summarise the key findings of the EINA.

This EINA has been produced to support Paper No. 23-172 and the attached draft Housing and Homelessness Strategy 2023-2028, which will be reported to the June 2023 Housing Committee. The Housing and Homelessness Strategy sets out the Council’s plan for housing and homelessness for the period 2023-2028. This Strategy will replace the current strategy which spanned from 2019-2022.

If approved, the draft Strategy will undergo a ten-week consultation. Should no significant amendments be required, approval will be sought to provide the Director of Housing and Regeneration with delegated authority to adopt the Housing and Homelessness Strategy to apply from September 2023. The consultation will include residents, housing providers and relevant stakeholders.

The Housing Act 1985 states that every local housing authority must consider housing conditions and needs for further housing provision and this Strategy has been developed to represent the diverse needs of the Borough. The Strategy is complimentary to other plans developed by the Council, including the Local Plan. The Homelessness Act 2002 requires all local housing authorities to publish a homelessness strategy to identify strategic objectives to tackle homelessness and set out how it will deliver these services. The Homelessness Reduction Act (2017) significantly changed homelessness services across the nation by putting an emphasis on preventing homelessness and extending statutory services to assist households who were not deemed to be in priority need.

The policies and practices in the Housing and Homelessness Strategy 2023-2028 will not negatively impact on any groups of people who have one or more protect characteristics. The policies and practices are aimed to support residents across the borough. The proposed Strategy is aimed to have a positive impact on all residents of the Borough. However, there are data limitations for

some of the protected groups either through data being unavailable from our internal records or through borough wide projections being out of date.

The proposed Strategy reconfirms housing commitments which have been made since May 2022, including delivering the Homes for Wandsworth Programme (Paper No. 22- 252), committing the creation of 23 additional posts into homelessness prevention (Paper No. 22- 161), introducing secure 'lifetime' tenancies for council residents (Paper No. 22- 256) extending leaseholder repayment scheme for resident council leaseholders (Paper No. 22- 258), and reviewing the feasibility of introducing discretionary licensing (Paper No. 22- 257).

The key positive findings of the EINA are summarised as follows:

- The Strategy sets out a range of measures which will improve the housing offer to all residents by delivering additional social rent homes, tackling homelessness and rough sleeping, supporting social housing tenants, leaseholders and vulnerable residents, and improving the standards of Council and private homes in the borough.
- The Council has taken steps to ensure the comfort, security and safety of all residents through improving fire safety and building safety measures, tackling damp and mould and looking for opportunities to improve the energy efficiency of the Council's stock. A comprehensive capital works programme is in place to maintain decency and improve existing standards. Over the last five years, £120 million was invested and a further £170 million is programmed to be invested over the next four financial years.
- The Housing and Regeneration Department will work closely with Adult Social Services to ensure the needs of the Borough's client groups are allocated to the Council's new supported housing provision and to plan for the future needs of the population through robust analysis, determining the types of accommodation required for all client groups.
- Female applicants are more likely to experience domestic abuse, and the number of homeless approaches as a result of domestic abuse has significantly risen since the introduction of the Domestic Abuse Act (2021). The Council will maintain the Domestic Abuse Housing Alliance (DAHA) accreditation.
- Residents aged 65+ are more likely to require support and assistance compared to other age groups. Currently projections suggest that 27% of all Council tenants are aged 65 or over, compared to the borough profile of 9%. The Council is committed to helping residents maintain their independence and building partnerships is key to supporting vulnerable residents.
- The Council's Specialist Housing Occupational Therapists are funded to provide advice on inclusive design, adaptable and accessible housing as part of the Homes for Wandsworth Programme and supported housing developments, as well as supporting the team who provide adaptations to our older and disabled people in their own homes. The Council will continue to deliver home adaptations for residents who may need more support in the home funded through the Disabled Facilities Grant (DFG) Programme.
- Residents from minority ethnic backgrounds are more likely to face homelessness, and the number of evictions via private landlords has been increasing for all applicants, including those with large families and single male and female residents. The increased focus on homeless prevention will help reduce the impact that homelessness has on the lives of residents, and this will be achieved via internal Council prevention schemes and engaging with private landlords to negotiate to increase the number of private lets.
- The Council is committed to protecting the welfare of children and vulnerable adults and are well placed to identify risks. A dedicated housing role within Children Services has been employed, who supports the work of the Department to safeguard vulnerable families and children. Supported housing is crucial to support residents with additional needs in the

Borough and provides a positive impact on resident’s physical and mental wellbeing and quality of life.

- Private housing plays a key role in meeting housing demand and providing good quality homes for residents. Licensing is a vital part of improving and maintaining conditions in the private rented sector and the Council is reviewing the feasibility of introducing discretionary licensing to improve standards in the private rented sector.

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
Breakdown of projected groups by population	<p>The majority of data for each protected groups presented by Wandsworth population used Office for National Statistics (ONS) 2021 census data (327,500 total population) and where appropriate 2011 census data (just under 307,000 total population).</p> <p>Where there were gaps in 2021 census data, the most up to date DataWand data was used (sources include: 2020 GLA projections, Office for National Statistics 2011 and the 2021 census data).</p> <p>In 2021. Wandsworth population by housing tenure comprised of 36.3% private rented, 19.3% social rent, and 42.5% home ownership.</p>
Tenant profile	<p>Data from our internal records on the tenant profile (as of 31st March 2022). The Housing and Regeneration Department is responsible for the management of approximately 32,000 properties. 16,600 are tenanted an 15,700 are leasehold. The tenant profile information is based on the lead tenant or leaseholder.</p> <p>To obtain an accurate breakdown of our tenants by protected characteristics, our end of year tenant profile (as of 31st March 2022) was obtained which provides a reliable update on the makeup of our tenants by some protected characteristics, which was compared against the projections of the borough demographics per each protected group. Internal data for applicants who have either made an application for homelessness or to join the Council’s housing</p>

	<p>register was also analysed, although there are some data limitations because the Departments internal data does not include all protected groups.</p> <p>To ensure the highest level of accuracy when completing comparative data analysis, the internal data used reflects the last financial year (April 2021 to March 2022).</p>
Number of applicants on the housing register awaiting an offer of social housing (as of March 2022)	<p>Data from our internal records on our access queue (housing register).</p> <p>To ensure the highest level of accuracy when completing comparative data analysis, the internal data used reflects the last financial year (April 2021 to March 2022).</p>
Historic annual equalities reports	Data from Housing and Regeneration Department’s Annual Equalities Report .
The total number of social housing allocations made throughout the financial year (2021/22).	Annual Housing Resources and Commitments for 2021/22 (Paper No. 21-140), Appendix 2 .
Homelessness, temporary accommodation and main duty decisions (s.184 under the Housing Act) data	Data from our internal records. To ensure the highest level of accuracy when completing comparative data analysis, the internal data used reflects the last financial year (April 2021 to March 2022).

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
Wandsworth Residents	TBC (consultation will be carried out should the draft Strategy be approved)	July to September 2023	TBC
Council tenants and leaseholders	TBC (consultation will be carried out should the draft Strategy be approved)	July to September 2023	TBC
Housing providers	TBC (consultation will be carried out should the draft Strategy be approved)	July to September 2023	TBC
Stakeholders	TBC (consultation will be carried out should the draft Strategy be approved)	July to September 2023	TBC

3. Analysis of need

Potential impact on this group of residents and actions taken to mitigate impact and advance equality, diversity and inclusion

Protected group	Findings																																				
Protected Characteristics																																					
Age	<p data-bbox="379 344 1396 389"><u>Tenant profile (as of 31st March 2022) and resident population (ONS Census 2021):</u></p> <p data-bbox="379 412 1396 636">The Borough-wide population is based on ONS Census 2021 data. The average (median) age of Wandsworth residents is 33 years of age. This is a lower average (median) age than London as a whole in 2021 (35 years) and a lower average (median) age than England (40 years). The number of people aged 50 to 64 years rose by just over 11,000 (an increase of 30.6%), while the number of residents aged 4 years and under fell by around 3,000 (13.7% decrease).</p> <p data-bbox="379 658 1396 837">Residents under the age of 35 represent a larger proportion of the Wandsworth Borough (52%) when compared to residents aged 35 +. Although Wandsworth borough has a higher percentage of young people living within the borough, young people are also less likely to own their own home nor hold a Council tenancy, as shown by the tenant profile in the table below.</p> <p data-bbox="379 860 1396 1106">The population of residents aged 65+ make up 27% of Council tenants although they represent only 9.5% of all residents in the borough. This will largely be a result of elderly residents being more prone to vulnerabilities thus requiring urgent housing support, and also the fact that there is a better balance between the supply and demand for sheltered housing schemes (for residents aged 55+) when compared to the very high demand and low supply of general needs dwellings.</p> <table border="1" data-bbox="432 1128 1347 1675"> <thead> <tr> <th>Age Group</th> <th>Tenant profile (%)</th> <th>Tenant profile</th> </tr> </thead> <tbody> <tr> <td>Under 25</td> <td>1</td> <td>211</td> </tr> <tr> <td>25 to 34</td> <td>11</td> <td>1813</td> </tr> <tr> <td>35 to 44</td> <td>18</td> <td>2937</td> </tr> <tr> <td>45 to 54</td> <td>22</td> <td>3585</td> </tr> <tr> <td>55 to 64</td> <td>22</td> <td>3573</td> </tr> <tr> <td>65 to 74</td> <td>14</td> <td>2248</td> </tr> <tr> <td>75+</td> <td>13</td> <td>2081</td> </tr> <tr> <td>Total</td> <td>100</td> <td>16448</td> </tr> </tbody> </table> <table border="1" data-bbox="427 1800 1353 2020"> <thead> <tr> <th>Age Group</th> <th>Borough population (%)</th> <th>Borough population</th> </tr> </thead> <tbody> <tr> <td>Under 25</td> <td>27</td> <td>88,215</td> </tr> <tr> <td>25 to 34</td> <td>26</td> <td>86,123</td> </tr> </tbody> </table>	Age Group	Tenant profile (%)	Tenant profile	Under 25	1	211	25 to 34	11	1813	35 to 44	18	2937	45 to 54	22	3585	55 to 64	22	3573	65 to 74	14	2248	75+	13	2081	Total	100	16448	Age Group	Borough population (%)	Borough population	Under 25	27	88,215	25 to 34	26	86,123
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35 to 44	16	53,880
45 to 54	12	39,619
55 to 64	9	28,336
65 to 74	5	17,381
75+	4	13,953
Total	100	327,507

Homelessness (during April 2021 to March 2022):

The age group most impacted by homelessness is the 25-34 age group, representing 31% of all homeless applicants, showing an overrepresentation when considering this age group represents 24% of the resident population in the borough.

The number of applications against those accepted for a main housing duty is largely in proportion across all age groups.

Age Group	No. homeless applications	% of homeless applications	Accepted Housing Duty	% Accepted Housing Duty
16-24	554	19	133	19
25-34	905	31	226	32
35-44	664	23	186	26
45-54	403	14	104	15
55-64	227	8	39	6
65-74	92	3	11	2
75+	39	1	4	1
Total	2884	100	703	100

Allocations (number of social housing relets during April 2021 to March 2022) and number of applicants on the housing register (as of 31st March 2022):

There is a small disparity between the number of allocations and the number of existing tenants on the housing register, with the age groups 55+ receiving a higher percentage of allocations (30%) considering they represent 18% of all applicants on the housing register. This is not unusual since there is a greater availability of sheltered housing dwellings (which residents aged 55+ would be eligible for) compared to general needs dwellings. There is also a greater housing need across the younger demographic since Wandsworth has a large population of residents aged 34 and younger.

Age range:	No. of allocations	% of allocations	No. of applicants on the housing register	% of applicants
16-24	68	8	932	8.4
25-34	205	24	3085	27.7
35-44	188	22	3157	28.4
45-54	136	16	2054	18.5
55-64	146	17	1202	10.8
65-75	74	9	447	4.0
75+	30	4	245	2.2
Total	847	100	11122	100

Disability Tenant profile (as of 31st March 2022) and resident population (ONS Census 2021 data):

In 2021, 6.5% of Wandsworth residents were identified as being disabled (ONS Census 2021 data), a decreased from 8.9% in 2011. This was similar to the decrease across London (9.4% to 7.1%) and England (9.1% to 7.5%). As of the 31st March 2022, the percentage difference of all tenants with a disability is higher (12%) to the number of residents in the borough with a disability.

Disability	WBC tenants (%)	WBC residents (%)
No	88	93.5%
Yes	12	6.5%

Households with a disability on the housing register:

There are 94 applicants on the housing register waiting for an adapted property due to their disability, representing 1% of all applicants on the housing register.

Disability	No. of applicants	% of applicants
No	11241	99.2
Yes	94	0.8
Total	11335	100

	<p>Tenants and residents with a disability are likely to be advantaged by the upcoming strategy since the Council pledges to ensure that 10% of all its new homes are wheelchair accessible or capable of full adaption to ensure we are meeting the housing need for this group.</p>																																												
<p>Sex</p>	<p><u>Tenant profile (as of 31st March 2022) and resident population (ONS Census 2021 data):</u></p> <p>The majority of tenants are female, representing 67% of all tenants compared to 53% of residents in the Wandsworth borough for this group.</p> <table border="1" data-bbox="496 629 1283 813"> <thead> <tr> <th>Sex</th> <th>% of WBC tenants</th> <th>% of WBC residents</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>67</td> <td>53</td> </tr> <tr> <td>Male</td> <td>33</td> <td>47</td> </tr> </tbody> </table> <p><u>Homelessness (during April 2021 to March 2022):</u></p> <p>Female applicants are more likely to be accepted for a full housing duty compared to male applicants, even though the percentage of female and male homeless applicants are similar, respectively representing 52% and 48% each of all applicants.</p> <table border="1" data-bbox="387 1070 1391 1352"> <thead> <tr> <th>Sex:</th> <th>No. homeless applications</th> <th>% of homeless applications</th> <th>Accepted Housing Duty</th> <th>% Accepted Housing Duty</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>1515</td> <td>52</td> <td>441</td> <td>63</td> </tr> <tr> <td>Male</td> <td>1380</td> <td>48</td> <td>262</td> <td>37</td> </tr> <tr> <td>Total:</td> <td>2895</td> <td>100</td> <td>703</td> <td>100</td> </tr> </tbody> </table> <p><u>Allocations (number of social housing relets during April 2021 to March 2022) and number of applicants on the housing register (as of 31st March 2022):</u></p> <p>There is a small disparity between the number of allocations and the number of existing tenants on the housing register, with female applicants receiving a lower percentage of allocations (59%) compared to the overall percentage of female applicants on the housing register (64%). This is most likely explained by the fact there are a higher number of female applicants with dependent children who require a larger property, which are in high demand compared to smaller properties.</p> <table border="1" data-bbox="413 1765 1366 2027"> <thead> <tr> <th>Sex:</th> <th>No. of allocations</th> <th>% of allocations</th> <th>No. of applicants on the housing register</th> <th>% of applicants</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>502</td> <td>59</td> <td>7077</td> <td>64</td> </tr> <tr> <td>Male</td> <td>345</td> <td>41</td> <td>4045</td> <td>36</td> </tr> </tbody> </table>	Sex	% of WBC tenants	% of WBC residents	Female	67	53	Male	33	47	Sex:	No. homeless applications	% of homeless applications	Accepted Housing Duty	% Accepted Housing Duty	Female	1515	52	441	63	Male	1380	48	262	37	Total:	2895	100	703	100	Sex:	No. of allocations	% of allocations	No. of applicants on the housing register	% of applicants	Female	502	59	7077	64	Male	345	41	4045	36
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<p>Gender reassignment</p>	<p><u>Resident population (ONS Census 2021):</u></p> <p>The 2021 Census collected data on gender identity for the first time and the question was voluntary and only asked of people aged 16+ (n=273, 565). 254,037 (92.86%) said their gender identity was the same as their sex registered at birth.</p> <p>In total, 1,691 (0.62%) Wandsworth residents indicated a change in gender identity with 713 (0.26%) stating their gender identity was different to that of birth but did not provide a write in response to what they identified with. Of the 1,690 residents who indicated a change in gender identity, there was an even split between males and females. 3 in 5 were aged under 44 years of age. 347 identified as trans woman and 304 identified as trans man. 182 Wandsworth residents identified as non-binary.</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>												
<p>Marriage and civil partnership</p>	<p><u>Resident population (ONS Census 2021):</u></p> <p>Of Wandsworth residents aged 16 years and over, 55.8% said they had never been married or in a civil partnership (ONS Census 2021).</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>												
<p>Pregnancy and maternity</p>	<p><u>Resident population:</u></p> <p>In 2020, the birth rate in Wandsworth was 46.5 per 1000 females of childbearing age (15-44 years) (Office of National Statistics 2020).</p> <p><u>Tenant profile:</u></p> <p>There are data limitations with this protected group, and the Housing and Regeneration Department only has available data if the applicant has been admitted into temporary accommodation (TA), and if the applicant has been accepted for a main housing duty.</p> <p><u>Homelessness (during April 2021 to March 2022):</u></p> <table border="1" data-bbox="504 1615 1275 1915"> <thead> <tr> <th>Applicants</th> <th>TA admissions</th> <th>% of TA admissions</th> <th>% Accepted Housing Duty</th> </tr> </thead> <tbody> <tr> <td>Pregnant applicants:</td> <td>73</td> <td>4</td> <td>4%</td> </tr> <tr> <td>All applicants:</td> <td>1714</td> <td>100</td> <td>100</td> </tr> </tbody> </table>	Applicants	TA admissions	% of TA admissions	% Accepted Housing Duty	Pregnant applicants:	73	4	4%	All applicants:	1714	100	100
Applicants	TA admissions	% of TA admissions	% Accepted Housing Duty										
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Pregnant applicants represent 4% of all TA submissions and also represent 4% of all applicants accepted for a main housing duty.

Race/ethnicity Tenant profile (as of 31st March 2022) and resident population (ONS Census 2021):

Ethnic Group	% of residents
Asian, Asian British or Asian Welsh	11.7
Black, Black British, Black Welsh, Caribbean or African	10.1
Mixed or Multiple ethnic groups	6.3
White	67.8
Other ethnic groups	4.1

67.8% of Wandsworth residents describe themselves as White, compared to 32.2% of residents who are from Black, Asian and Minority Ethnic backgrounds. 40% Wandsworth Council tenants are describe themselves as White and 47% from Black, Asian and Minority Ethnic backgrounds. This signifies a greater housing need for those from Black, Asian and Minority Ethnic backgrounds when comparing council tenants to the Wandsworth residents.

When looking at each protected group of tenants from Black, Asian and Minority Ethnic backgrounds there are differences between each ethnic group with tenants from the Black ethnic group representing 31% of all Wandsworth Council tenants when compared to the Asian ethnic group who represent 10% of all tenants. Both the Black and Asian ethnic group each represent 11% of all residents in the borough.

A full breakdown of the tenant profile by each ethnic group can be found in our annual equalities report (<https://www.wandsworth.gov.uk/housing/about-the-housing-department/housing-and-equalities/>).

Homelessness (during April 2021 to March 2022):

Ethnicity	No. of homeless application	% of homeless applications	Accepted Housing Duty	% Accepted Housing Duty
Asian/Asian British	303	10	79	11

Black / African / Caribbean / Black British	790	27	216	31
Mixed / multiple ethnic groups	176	6	48	7
Other	236	8	49	7
Unknown	616	21	134	19
White	774	27	177	25
Grand Total	2895	100	703	100

Applicants from the Black ethnic group represent 27% of homeless applicants, and are overrepresented when considering the Black ethnic group represent 11% of applicants in the borough. The White ethnic group represent 70% of all residents in the borough and are underrepresented in terms of homeless applications, representing 27% of all received applications.

Allocations: number of social housing relets during April 2021 to March 2022 and number of applicants on the housing register as of 31st March 2022:

Ethnicity	No. of allocations	% of allocations	No. of applicants	% of applicants
Asian/Asian British	85	10	1555	14
Black / African / Caribbean / Black British	279	33	3530	32
Mixed / multiple ethnic groups	30	4	732	7
Other	41	5	651	6
Unknown	135	16	816	7
White	277	33	3838	35

The ethnic group with the largest number of applicants is the Black ethnic group, representing 32% and 33% of respective applicants and allocations. The Asian ethnic group is slightly underrepresented in terms of allocations (10%) to applicants (14%).

Religion and belief, including non belief

Resident population (ONS Census 2021):

Religion	% of residents

No religion	36.2
Christian	42.6
Buddhist	0.7
Hindu	2.0
Jewish	0.5
Muslim	9.9
Sikh	0.3
Other	0.6
Not answer	7.2

Tenant profile

The Housing and Regeneration Department does not currently hold Religion and belief, including non-belief, data on tenants.

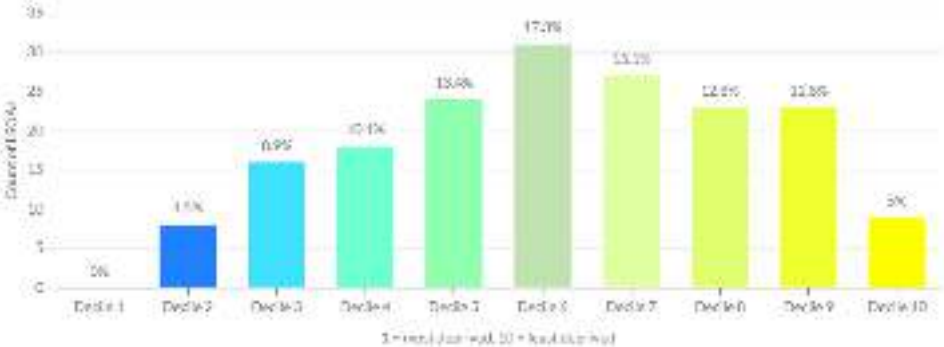
Homelessness (during April 2021 to March 2022):

The Housing and Regeneration department only holds data on this protected group for applicants who have submitted a homeless application.

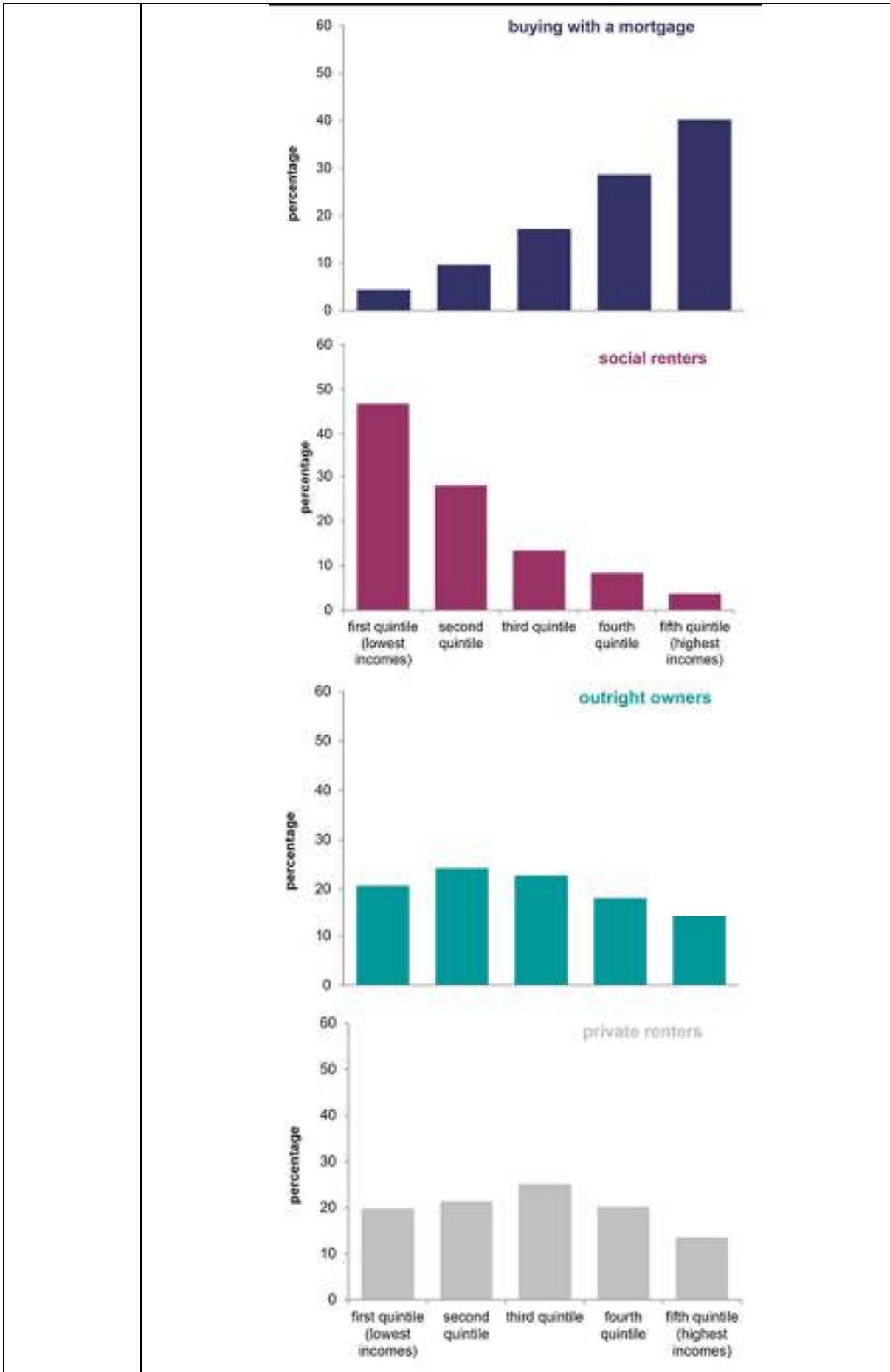
Religion	No. of applicants	% of applicants
Buddhist	14	0.5
Christian	555	19.2
Hindu	20	0.7
Jewish	6	0.2
Muslim	361	12.5
No religion	1178	40.7
Other	80	2.8
Refused / not stated	679	23.5
Sikh	2	0.1
Total	2895	100

There are some significant differences between the percentage of applicants approaching the Council as homeless and the percentage of residents in the borough by each religion. For instance, 42.6% of the borough categorise themselves as Christian although Christian's are underrepresented considering they constitute 19% of homeless applicants. In contrast, approximately 9.1% of residents are Muslim,

	<p>although Muslim’s are overrepresented since they make up 12.8% of all homeless applicants.</p>																																				
<p>Sexual orientation</p>	<p><u>Resident population (ONS Census 2021):</u></p> <p>The 2021 Census collected data on sexual orientation for the first time and the question was voluntary and only asked of people aged 16+ (n= 273.558). 14,148 (5.2%) of 16+ year olds were either gay/lesbian, bisexual or any other sexual orientation. males were more likely to identify as LGB+ with the majority aged between 25-44 years (higher proportion aged 24-34 years old). In females, the majority of LGB+ were more likely to be aged between 16-34 years (higher proportion aged 25-34 years old).</p> <table border="1" data-bbox="440 645 1342 1088"> <thead> <tr> <th>Sexual Orientation</th> <th>No. of residents</th> <th>% of residents</th> </tr> </thead> <tbody> <tr> <td>Straight or Heterosexual</td> <td>236,553</td> <td>86.5</td> </tr> <tr> <td>Not answered</td> <td>22,821</td> <td>8.3</td> </tr> <tr> <td>Gay or Lesbian</td> <td>8,342</td> <td>3.0</td> </tr> <tr> <td>Bisexual</td> <td>4,762</td> <td>1.7</td> </tr> <tr> <td>All other sexual orientations</td> <td>1,080</td> <td>0.4</td> </tr> </tbody> </table> <p><u>Homelessness (during April 2021 to March 2022):</u></p> <p>The Housing and Regeneration’s internal data for its tenants and service users on this protected group are only available for applicants who have submitted a homeless application.</p> <table border="1" data-bbox="432 1346 1347 1715"> <thead> <tr> <th>Sexual orientation</th> <th>No. of applicants</th> <th>% of applicants</th> </tr> </thead> <tbody> <tr> <td>Bisexual</td> <td>40</td> <td>1</td> </tr> <tr> <td>Gay or lesbian</td> <td>79</td> <td>3</td> </tr> <tr> <td>Heterosexual</td> <td>1632</td> <td>56</td> </tr> <tr> <td>Other</td> <td>130</td> <td>4</td> </tr> <tr> <td>Refused</td> <td>1014</td> <td>35</td> </tr> </tbody> </table> <p>The majority of applicants (56%) categorise themselves as heterosexual, with a large number of applicants (35%) refusing to disclose their sexual orientation. The percentage of applicants who identify as lesbian, gay or bisexual (4%) is slightly above (albeit similar) to the percentage of residents in the borough (2.6%) for this protected group.</p>	Sexual Orientation	No. of residents	% of residents	Straight or Heterosexual	236,553	86.5	Not answered	22,821	8.3	Gay or Lesbian	8,342	3.0	Bisexual	4,762	1.7	All other sexual orientations	1,080	0.4	Sexual orientation	No. of applicants	% of applicants	Bisexual	40	1	Gay or lesbian	79	3	Heterosexual	1632	56	Other	130	4	Refused	1014	35
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<p>Across groups i.e. older LGBT service users or Black, Asian & Minority Ethnic young men.</p>	<p>Please see above sections (sexual orientation and race / ethnicity). No available data for this section.</p>
<p>Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010)</p>	
<p>Deprivation (measured by the 2019 English Indices of Deprivation)</p>	<p><u>Resident population (DataWand):</u></p> <p>The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative deprivation for small areas (or neighbourhoods) in England. The IMD combines information from seven domains to produce an overall relative measure of deprivation. The domains are: Income; Employment; Education; Skills and Training; Health and Disability; Crime; Barriers to Housing Services; Living Environment.</p> <p>The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs.</p> <p>Overall, Wandsworth have more areas of lower deprivation than areas of high deprivation. No Lower Super Output Area (LSOA) has been identified as the most deprived decile (decile 1), but 4.5% are decile 2 and 8.9% are decile 3.</p>  <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>
<p>Low-income groups & employment</p>	<p><u>Resident population (DataWand):</u></p> <p>Income is an important contributing factor to deprivation, increasing LSOAs in Wandsworth in decile 1 from 0% to 1.7%. Of those employed, 85% of people aged 16-64 are in full-time employment and 15% are in part-time employment.</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>

	<p>However, as demonstrated through the English Housing Survey 2021/22, social housing tenants are more likely to be lower earners and more likely to be in receipt of benefits when compared to other housing tenures. 57% of tenants receive a form of housing support compared to 25% in private rented sector.</p>
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Carers	<p><u>Resident population (ONS Census 2021):</u></p> <p>17,705 (6.8%) of Wandsworth residents reported providing unpaid care. 3.6% for 1-19 hours per week, 1.4% for 20-49 hours per week, and 1.8% for 50+ hours per week – these are all lower than the London and England percentages.</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>
Care experienced people	<p><u>Resident population (DataWand):</u></p> <p>At the end of 2022, there were 335 care leavers aged 18-25 years in Wandsworth.</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>
Single parents	<p><u>Resident population (DataWand):</u></p> <p>In Wandsworth, 10.2% of households are a lone parent family – equating to 14,041 households. This is lower than London (13.3%) and England (11.1%).</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>
Health inequalities	<p><u>Resident population (DataWand):</u></p> <p>Life expectancy at birth in Wandsworth is 84 years for females and 78.7 years for males, while healthy life expectancy at birth is 70.1 years and 65.4 years for females and males, respectively.</p> <p><u>Tenant and Homelessness profile:</u></p> <p>The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.</p>
Refugee status	<p><u>Resident population (DataWand):</u></p> <p>Borough-level data is not available for Wandsworth. However, using national data statistics reports, and assuming uniform distribution of individuals geographically, there may be approximately 0.26% of people who are refugees in Wandsworth.</p> <p>Nearly 2% of people in Wandsworth are migrants who’s address one year ago was outside the UK. The number of climate change refugees is expected to increase as the impacts of climate change become increasingly severe globally. These individuals will be extremely vulnerable, potentially having lost everything.</p> <p><u>Tenant and Homelessness profile:</u></p>

	The Housing and Regeneration Department does not currently hold comparative tenant or applicant data on this group.
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Data gaps

Data gap(s)	How will this be addressed?
As addressed, data on all protected characteristics is not currently collected.	<p>A large proportion of our tenants will have been a tenant of the Council for many years and data is mainly collected once the tenant has signed up to the property.</p> <p>In addition, the Council is mainly collecting data on age, ethnicity, disability and gender, which restricts our ability to provide a richer assessment of other protected groups based on our tenant profile. However, the Housing Services division (covering homelessness and allocations) have begun recording data on religion and sexual orientation, so over time the Department should have a greater capability to report on a higher number of the protected groups.</p>

4. Impact

Protected group	Positive	Negative
<p>Age</p>	<p>The age group with the greatest housing need in the borough of Wandsworth (e.g. has approached the Council as homeless or is on the Council’s housing register) is the 25-34 age group. There is also a far lower housing need for applicants in the older age groups (65+).</p> <p>The Council supports older residents by providing supported housing schemes and making home improvements more accessible. The Council is committed to helping residents maintain their independence and building partnerships is key to supporting vulnerable residents. The Council will continue to support older residents in sheltered housing schemes.</p> <p>Younger residents (aged under 34) are more likely to be living in private rented dwellings and are underrepresented considering they make up 30% of Council tenants despite representing 51% of all residents in the borough. The strategy sets out how the Council aims to improve the standards for those in the private rented sector.</p> <p>Furthermore, 36% of residents on the Council’s housing register are aged 34 or below. The Council will facilitate residents to downsize to suitable properties which will free up larger properties for those on the waiting list. In order to encourage residents to downsize new build developments are ring fenced for under occupiers and financial incentives are provided. The Council will downsize 143 tenants who are under-occupiers, with 20 tenants to move to older persons queue through publicity and</p>	<p>No negative impact identified for this particular group.</p>

	<p>targeting campaigns and ring fencing new builds to under-occupiers.</p> <p>The Council will continue to fund dedicated Specialist Housing Occupational Therapists to provide advice and support on the design of new inclusive, adaptable, accessible and supported housing, adaptations to homes, and working with older people. The Council provides a range of telecare services to help residents remain safe and independent in their home for longer, alongside ASS community equipment and care technology to support people to live at home.</p>	
Disability	<p>The Housing, Homeless and Rough Sleeping Strategy aims to increase the number of supported housing units, including the supply of specialised housing for older people and those with autism, learning difficulties, physical health problems and those with mental health needs.</p> <p>The Council will deliver home adaptations for residents who may need more support in the home funded through the Disabled Facilities Grant (DFG) Programme and other available funding sources. Funding is dedicated to fund Specialist Housing Occupational Therapists to provide advice and support on the design of new inclusive, adaptable, accessible and supported housing, adaptations to homes, and working with.</p>	No negative impact identified for this particular group.
Sex	<p>Female residents are more likely to have a vulnerability via a housing need (either through being homeless or awaiting housing via the housing register (due to a higher percentage of female residents being caregivers for dependent children) and for this reason female applicants are more likely to receive housing support. The strategy commits to supporting both female and</p>	No negative impact identified for this particular group.

	<p>male applicants and will be extending support (e.g. homeless and rough sleeping advice) to both groups including with those with low and high support needs.</p> <p>The strategy also sets out a range of measures which will improve the housing offer to all residents by delivering additional affordable housing, facilitating Council social housing tenants to downsize to free up larger properties and improve the standards of Council and private homes in the borough. The Council will maintain the Domestic Abuse Housing Alliance (DAHA) accreditation to support victims of domestic abuse.</p>	
Gender reassignment	<p>Although we were unable to provide comparative analysis on this protected group, the strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.</p>	No negative impact identified for this particular group.
Marriage and civil partnership	<p>Although we were unable to provide comparative analysis on this protected group, the strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.</p>	No negative impact identified for this particular group.
Pregnancy and maternity	<p>The strategy will positively impact this group since it sets out a range of measures which will improve the housing offer to</p>	No negative impact identified for this particular group.

	residents by delivering additional affordable housing, increase new supply and redevelopment of social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	
Race/ethnicity	<p>At present, residents from the Black, Asian and Minority Ethnic groups are more likely to require some form of support with their housing compared to White residents and are more likely to be social housing tenants.</p> <p>Residents from minority ethnic groups are proportionally overrepresented and are more likely to be on the Council’s housing register and are more likely to experience homelessness when compared to White residents. The strategy outlines its approach to increasing the number of affordable homes in the borough to make the borough more affordable for all as well as provide more support for Homelessness services.</p> <p>Black, Asian and Minority Ethnic backgrounds considering they constitute a large proportion of the Council’s tenants and housing service users, and this Strategy will ensure good quality homes for Council tenants.</p>	No negative impact identified for this particular group.
Religion and belief, including non belief	Although there are disparities between the percentage of residents against the number of homeless applicants when looking at the number/percentage of people per belief/no belief, the strategy will still positively impact this group since it 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 social housing. It also seeks to	No negative impact identified for this particular group.

	address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	
Sexual orientation	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Deprivation	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Low-income groups & employment	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Carers	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.

Care experienced people	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Single parents	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Health inequalities	The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.	No negative impact identified for this particular group.
Refugee status	<p>The Strategy will positively impact this group since it 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 social housing. It also seeks to address the housing market pressures and homelessness, ensure good quality homes of both Council and private tenants and support the need of vulnerable residents.</p> <p>The Borough of Sanctuary movement is part of a national initiative to create a network of towns and cities throughout the UK that are proud to be places of safety and inclusion for people seeking sanctuary. A Borough of Sanctuary action plan has been</p>	No negative impact identified for this particular group.

	confirmed and the Department will work constructively with partners and refugee/migrant groups to improve processes for refugees	
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5. Actions to advance equality, diversity and inclusion

Action	Lead Officer	Deadline
<p>An annual report analysing equalities data is completed on our tenant profile after the start of a new financial year which is published on the Council website. The annual report provides a breakdown of the tenant profile by age, disability, ethnicity and sex and will be able to identify any negative impact of the proposed change.</p> <p>It is more difficult for the Housing and Regeneration Department to identify a negative impact on the other protected groups due to the reasons as set out above in the Data Gap section, however, the Housing Services division (includes homelessness and allocations) have begun to measure other protected groups such as sexual orientation and religion, and going forward the Department will have larger capacity to start reporting more widely on these groups.</p>	Alex Jones	No deadline – needs further review and consideration

6. Further Consultation (optional section – complete as appropriate)

Consultation planned	Date of consultation
This EINA will be subject to a public consultation alongside the Housing and Homelessness Strategy.	TBC