

Ethnic Minorities Housing Strategy for South West London



February 2007

Contents

Foreword

Introduction

Defining Ethnic Minority Communities

Chapter 1: Ethnicity of Residents in South West London

- The White Population
- The Black Population
- The Asian Population
- The Mixed Race Population
- Gypsies and Travellers
- Faith Groups
- Age of the Ethnic Minority Population

Chapter 2: Housing Circumstances of Ethnic Minority Communities

- Household Size and Composition
- Tenure
 - Home Ownership
 - Shared Ownership
 - Social Housing
 - Privately Rented Housing
 - Shared Accommodation
- Housing Need: Housing Register and Homeless Applications
- Housing Conditions
- Income, Deprivation and Ability to Afford Housing

Chapter 3: Summary of key issues

Chapter 4: Priorities and Objectives

Chapter 5: Action Plan

Appendix 1: Tables

Appendix 2: Maps

Foreword

Welcome to the first Ethnic Minorities Housing Strategy for South West London. The South West London Housing Partnership, one of five sub-regional housing partnerships in the capital, was established by seven boroughs in South West London: Croydon, Kingston, Lambeth, Merton, Richmond upon Thames, Sutton and Wandsworth. In April 2004, the Partnership published the first Housing Strategy for South West London. A key objective of the strategy was to research the needs of ethnic minority communities and develop a sub-regional Ethnic Minorities Housing Strategy. As a result, this Strategy and Action Plan have been produced.

1. Introduction

The first Housing Strategy for South West London noted that people from ethnic minority communities are more likely to experience disadvantage in terms of housing and socio-economic factors, more likely to become homeless, more likely to live in unsuitable housing and, with lower income levels, more likely to be reliant on social and affordable housing. The strategy therefore identified, as an early priority for the partnership, the need for further work to identify housing needs amongst ethnic minority communities in South West London and to explore how sub-regional working can help to improve access to housing for this group of residents.

Much good work is already being done to improve the housing situation of ethnic minorities in South West London, and partners have produced this Strategy and Action Plan and worked together to complement and enhance individual borough strategies.

2. Defining Ethnic Minority Communities

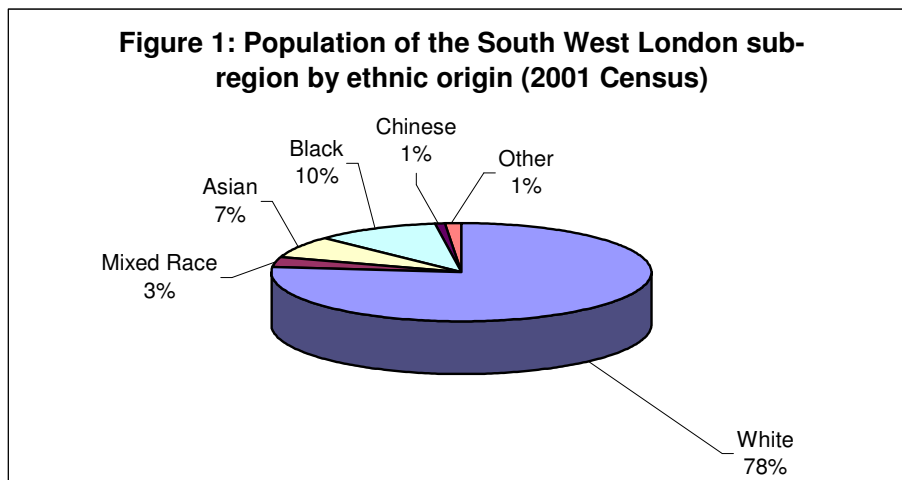
The definition of ethnic minority communities differs over time and between boroughs. This strategy defines ethnic minority communities as including all residents who are not White British. Therefore, ethnic minority communities are defined to include the following census categories of ethnicity: White Irish, White Other, Mixed (White and Black Caribbean, White and Black African, White and Asian, Any other Mixed background), Asian or Asian British (Indian, Pakistani, Bangladeshi, Any other Asian background), Black or Black British (Caribbean, African, Any other Black background), Chinese and Other.

However, due to the different ways in which information has been collected and recorded over time and by different boroughs, it is not always possible to present data in a manner that is consistent with this definition. For example, data from the 1991 Census on the ethnic origin of residents does not distinguish between White British, White Irish, and White Other residents, as an overall figure for White residents is presented but not broken down into these subgroups. Where data in this Strategy regarding ethnic minority communities excludes white ethnic minority groups (i.e. White Irish and White Other), this is made clear.

Chapter 1: Ethnicity of Residents in South West London

Data from the 2001 Census shows that the South West London sub-region has a population of 1,544,450 that is racially diverse and multi-faith. Furthermore, the proportion of the population from ethnic minority communities is increasing.

The proportion of the population from non-white ethnic minority groups increased from 16% in 1991 to 23% in 2001 (33% in 2001 when white ethnic minority groups, i.e. White Irish and White Other, are included), with the proportion of the population from ethnic minority groups increasing in all boroughs and further increases are likely.



As shown in table 1 and figure 2, the proportion of the population who are from ethnic minority communities differs considerably between boroughs and wards. Lambeth has the highest proportion of residents from ethnic minority communities (50%) and Sutton has the lowest (16%). Generally, with the exception of Croydon, the more centrally the borough is located within London, the higher the proportion of the population who are from ethnic minority communities. The proportion of residents who are from ethnic minority communities is low in Sutton, Richmond and Kingston compared to South West London and London as a whole.

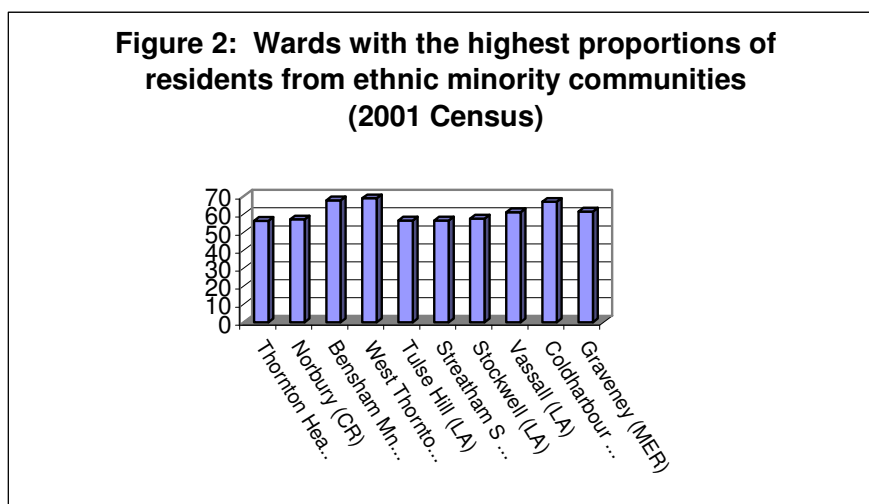
As shown in figure 2, the wards with the highest proportion of residents from ethnic minority communities are in Croydon, Lambeth and Merton.

Table 1: Population of South West London by borough and ethnic origin

	2001: Residents from ethnic minority communities (Including White Irish and White Other as ethnic minorities)	2001: Residents from ethnic minority communities (Excluding White Irish and White Other as ethnic minorities)	1991: Residents from ethnic minority communities (Excluding White Irish and White Other as ethnic minorities)
Lambeth	134,230 (50%)	100,111 (38%)	70,593 (29%)
Croydon	120,014 (36%)	98,642 (30%)	55,176 (18%)
Merton	67,530 (34%)	47,025 (25%)	27,377 (16%)
Wandsworth	91,715 (35%)	57,402 (22%)	50,604 (20%)
Kingston	35,463 (24%)	22,881 (16%)	11,458 (9%)
Sutton	29,253 (16%)	19,417 (11%)	9,978 (6%)
Richmond	36,670 (21%)	15,550 (9%)	8,813 (5%)
Overall	514,885 (33%)	361,028 (23%)	233,999 (16%)

* Data from 1991 and 2001 Census

Figure 2: Wards with the highest proportions of residents from ethnic minority communities (2001 Census)

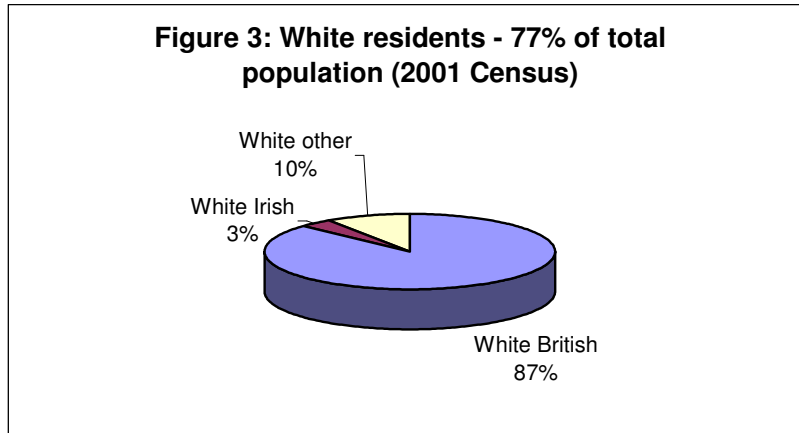


Census information 2001

Table A1, which can be found in appendix 1, shows the proportion of residents from each ethnic group for each borough, as recorded in the 2001 Census.

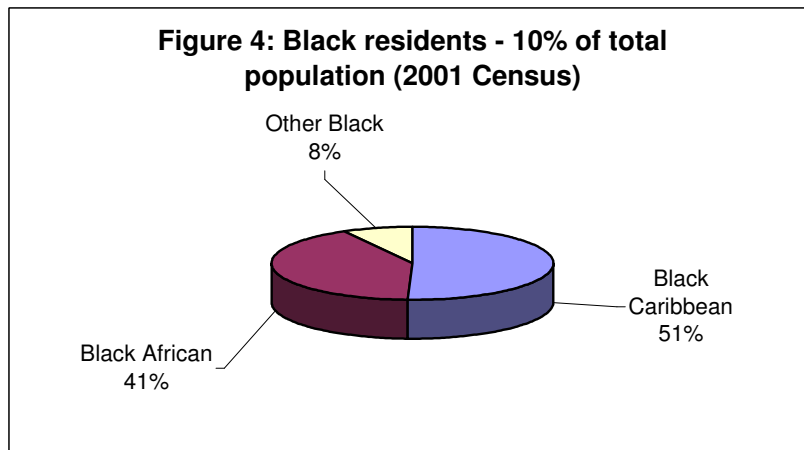
The White Population

77% of the sub-region's residents are White. As shown in figure , 87% of the White population are White British, 3% are White Irish and 10% are from other White groups. The White population and specifically the White Other population is likely to grow as more countries join the European Union.



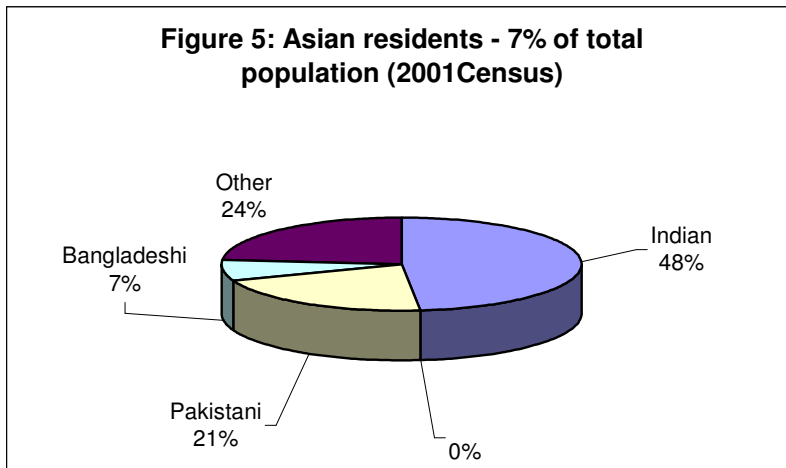
The Black Population

10% of the sub-region's residents are Black but, as shown in table A1, which can be found in appendix 1, the proportion of the population who are Black varies considerably between boroughs: Lambeth (26%), Croydon (13%), Merton (8%), Wandsworth (10%), Kingston (2%), Sutton (3%) and Richmond (1%). As shown in figure 4, 51% of the Black population are Caribbean, 41% are African, and 8% are from other Black groups.



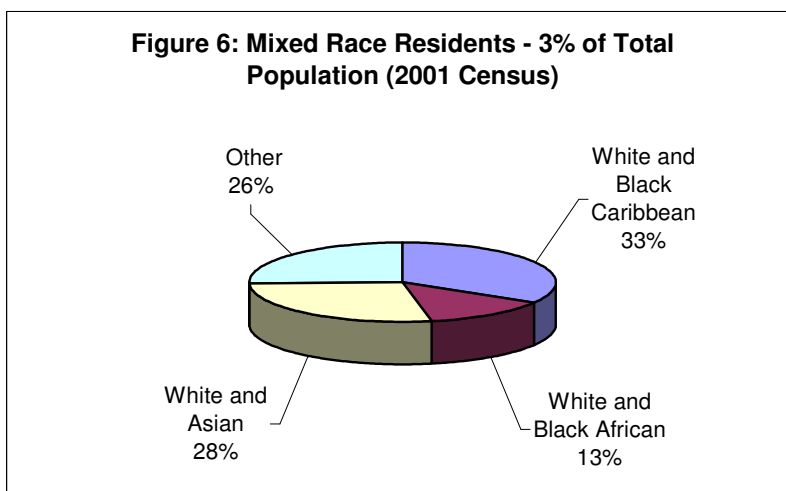
The Asian Population

7% of the sub-region's residents are Asian but, as shown in table A1, which can be found in appendix 1, the proportion of the population who are Asian varies considerably between boroughs: Croydon (11%), Merton (11%), Wandsworth (7%), Kingston (8%), Sutton (5%), Lambeth (5%) and Richmond (4%). As shown in figure 5, 48% of the Asian population are Indian, 21% are Pakistani, 7% are Bangladeshi, and 24% are from other Asian groups.



The Mixed Race Population

3% of the sub-region's residents are Mixed Race, with only minor variation between boroughs, as shown in table A1, which can be found in appendix 1. As shown in figure 6, 33% of the Mixed Race population are White and Black Caribbean, 28% are White and Asian, 13% are White and Black African, and 26% are from other Mixed Race groups.



Gypsies and Travellers

Local authorities now have a duty to assess the housing needs of gypsies and travellers and national guidance strongly recommends that this should be done in partnership. The boroughs in the South West London Partnership are participating in a London-wide assessment, which will identify the housing needs of gypsies and travellers.

Faith Groups

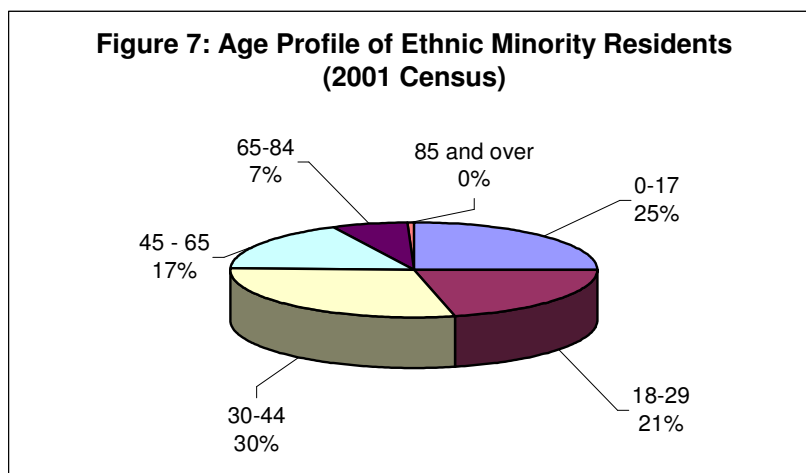
Data from the 2001 Census shows that 64% of the sub-region's population are Christian, 18% have no religion, 5% are Muslim, 3% are Hindu, 1% are Buddhist, 0.5% are Jewish, and 0.5% are Sikh.

Age of the Ethnic Minority Population

Figure 7 below shows the age profile of residents from ethnic minority communities. The ethnic minority population is younger overall when compared with the White British population: 46% of the residents from ethnic minority communities are under the age of 30, compared to 39% of the White British population.

Table A3, which can be found in appendix 1, shows the population by age and ethnic origin. A particularly high proportion of Mixed Race residents are under the age of 30: 78% of the White and Black Caribbean population, 67% of the White and Black African population, and 63% of the White and Asian population and 65% of the Other Mixed Race population.

Within the Asian population, a higher proportion of Bangladeshi and Pakistani residents are under the age of 30 (61% and 54% respectively) compared with the Indian population, where 42% are under 30. Within the Black population, a lower proportion of Black Caribbean residents (41%) are under the age of 30, compared with 52% of the Black African population and 65% of the Black Other population.



Chapter 2: Housing Circumstances of Ethnic Minority Communities

Household Size and Composition

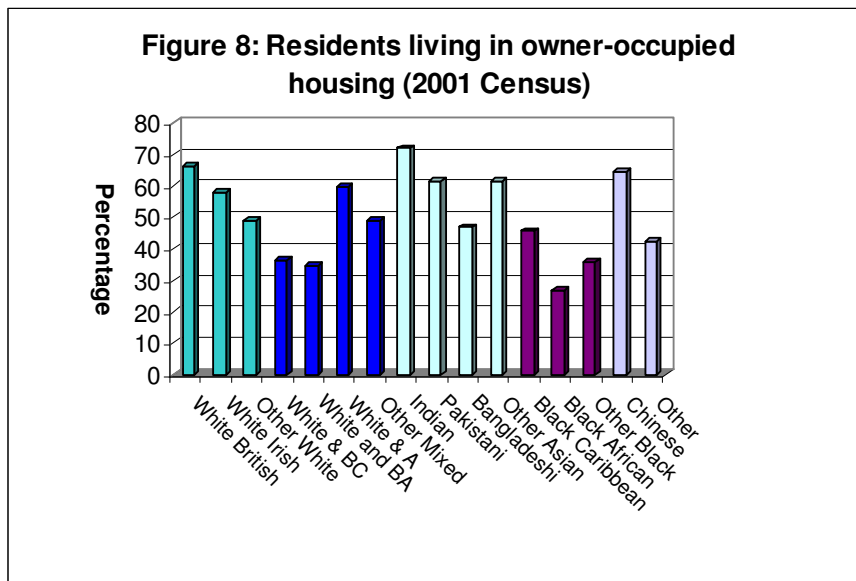
Table A2, which can be found in appendix 1, shows the size and composition of households in the sub-region by ethnic origin. This shows that Asian households tend to be larger: 22% of households have two or more adults plus two or more children, compared with 16% of Black households, 12% of Mixed Race households and 10% of White households. A greater proportion of Black households are lone parent households than from any other group: 18% of Black Caribbean households and 14% of Black African households are lone parent households, compared to 4% of White British households.

Tenure

Overall, residents from ethnic minority communities are less likely than their White British counterparts to live in owner-occupied housing and more likely to live in social housing.

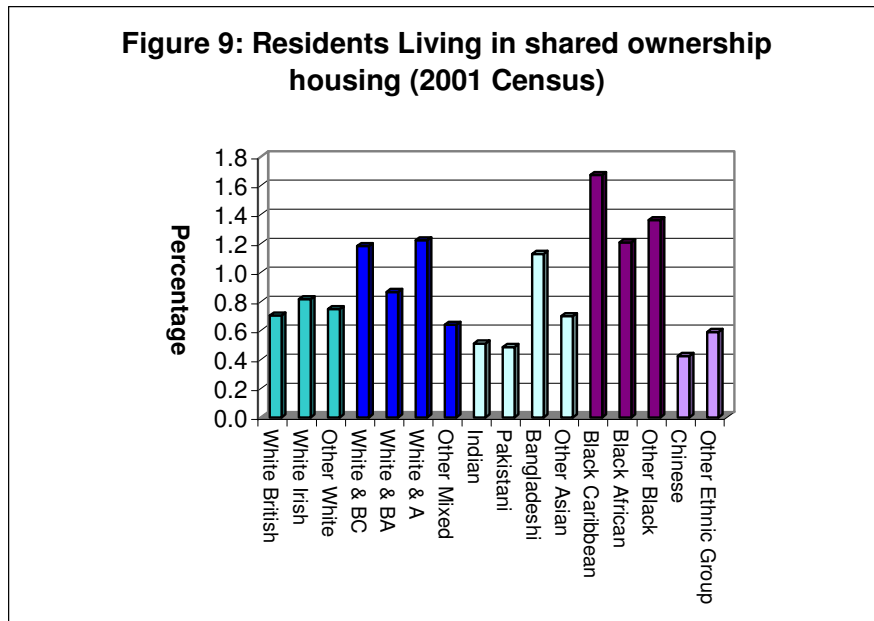
Home Ownership

As illustrated in figure 8, Indian, White British, Chinese, Pakistani, and Other Asian residents are most likely to live in owner-occupied housing, while Black African, White and Black African, White and Black Caribbean, and Other Black households are least likely to occupy housing of this tenure.



Shared Ownership

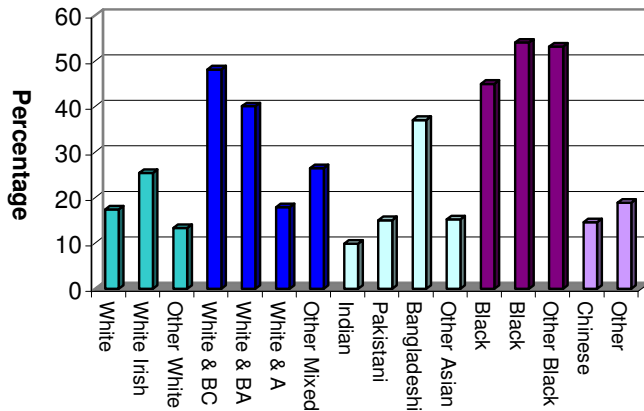
As illustrated in figure 9, the proportion of the population living in shared ownership properties is relatively low. However, a higher proportion of Black, Mixed Race and Bangladeshi residents live in shared ownership housing, than other groups.



Social Housing

As shown by figure 10, as for shared ownership, Black, Mixed Race and Bangladeshi residents are more likely to live in social housing than residents from other ethnic groups. Conversely, White, Chinese and Asian (except Bangladeshi) residents are less likely to live in housing of this tenure. It should be noted that levels of social housing occupation might be related to how recently a group has migrated to the UK.

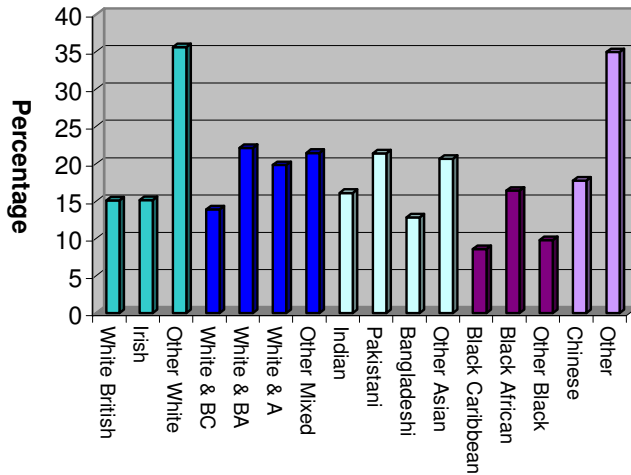
Figure 10: Residents living in social housing (2001 Census)



Privately Rented Housing

As illustrated by figure 11 below, residents from Other White or Other ethnic groups are more likely to live in privately rented housing. This suggests that, for new groups that have settled in the UK, privately rented accommodation is the main route to obtaining accommodation.

Figure 11: Residents living in privately rented housing (2001 Census)



Shared accommodation

Data from the 2001 Census shows that 1% of the borough's residents who live in households (rather than communal establishments) live in shared dwellings (i.e. where at least one room is shared with other households). There is very little difference between ethnic groups in the proportion who live in shared housing, although a slightly higher proportion (2%) of White and Black African residents live in shared housing. For many, living in shared housing is a natural step on the path towards independent living.

Housing Need: Housing and Homelessness Applications

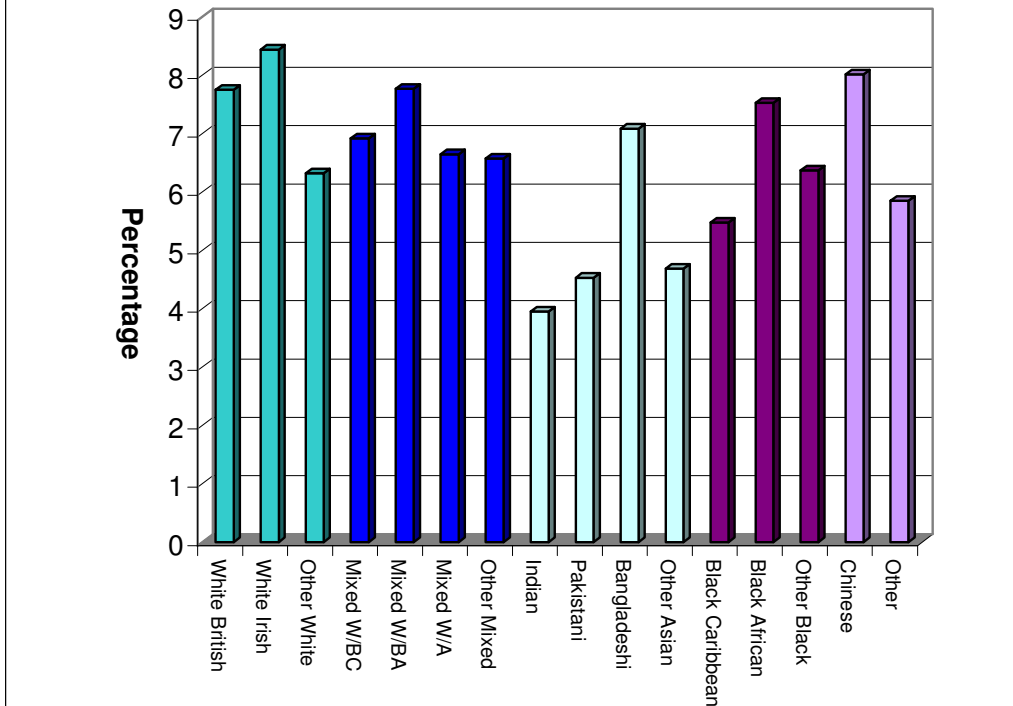
Information about housing needs and homeless applications is not available broken down by the census categories used in other sections of this strategy and are only available in broad categories. Table A4, which can be found in appendix 1, shows that non-white groups, including Black, Asian and Other are more likely to apply and be accepted as homeless than White groups. In 2003/4, 57% of homeless applications were made by non-white groups compared with their 23% share of the population. Table A5, which can be found in appendix 1, shows that 54% of housing applications at March 2004 were from non-white groups, compared with their 23% share of the population. Black groups are particularly over represented in applying for social housing and made up 32% of sub-regional housing registers at March 2004, compared with their 10% share of the population. Asian groups are only slightly over represented on sub-regional housing registers making up 8% compared with their 7% share of the population. Conversely White groups are under represented making up 46% of all applications compared with their 78% share in the population.-

Housing conditions

Central Heating

As shown in figure 12 below and table A6, which can be found in appendix 1, data from the 2001 Census shows that 7% of the sub-region's households were living in properties with no central heating and the groups most likely to be living without central heating are White British (8%), White Irish (8%), White and Black African (8%) and Chinese (8%). Households most likely to have central heating are Asian.

Figure 12: Residents living in properties with no central heating (2001 Census)

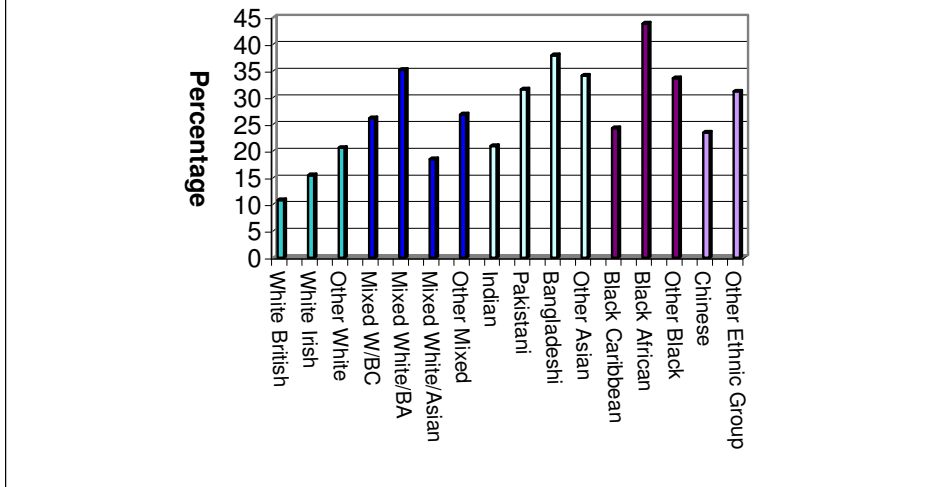


Overcrowding

As shown in figure 13 below and table A6, which can be found in appendix 1, data from the 2001 Census showed that 15% of the sub-region's households were living in overcrowded households (Note: this measure of overcrowding assumes that every household, including one person households, require a minimum of two common rooms, excluding bathrooms).

The figures show that significantly more residents from ethnic minority communities (30%) than White British residents (11%) live in overcrowded households. The highest level of overcrowding (44%) is found in the Black African community, and there are also high levels in the Bangladeshi (38%) and Mixed White and Black African (35%) communities.

Figure 13: Residents Living in Overcrowded Households (2001 Census)



Dissatisfaction with Housing: Overcrowding, Disrepair and Harassment

In 2004 the South-West Partnership commissioned Fordhams Research to analyse the housing in the sub-region. This research showed that the main reasons that homes were considered unsuitable were overcrowding, disrepair, and harassment. Residents from ethnic minority communities were more likely to consider their homes to be unsuitable than White British households. Black African households showed the highest levels of dissatisfaction, with 32% considering their housing unsuitable.

Of those dissatisfied with their homes, Other, Bangladeshi and Indian residents were the most likely to describe their homes as too small and Black African and Caribbean residents were most likely to cite disrepair as a problem. Greater proportions of residents of Mixed race, Pakistani or Black African ethnic origin cited harassment as a problem.

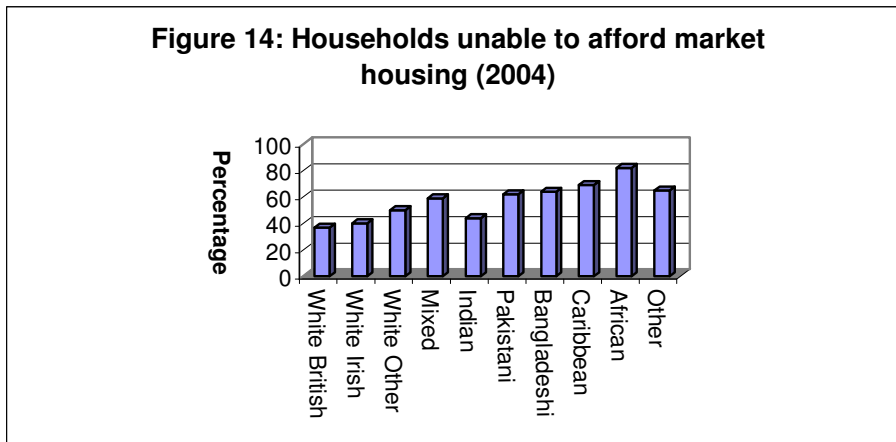
The results of this research can be seen in table A7, which can be found in appendix 1.

Income, Deprivation and Ability to Afford Market Housing

Being on a low income can affect every aspect of life but particularly the ability to afford market housing and also the ability to maintain privately owned homes. Fordhams research (2004) reveals that 58% of the sub-region’s heads of household are in employment. Table A8, which can be found in appendix 1, shows the average gross income (excluding benefits) of households and the average weekly net income (including benefits) by ethnic origin. The table shows that White households have average household incomes that are higher than the average weekly net income (including benefits) of £394 per week, while the average income of ethnic minority

households is lower than the average, with Black households having the lowest average income of £268 per week.

The Fordhams research also shows that 44% of households are unable to afford housing in the sub-region without a subsidy and figure 14 shows that overall ethnic minority groups are less likely to be able to afford market housing and White British and White Irish households are the most likely. Black African households (82%) are the least likely to be able to afford housing without a subsidy as are a significant number (69%) of Black Caribbean's.



Mapping Deprivation

The maps in Appendix 2 show the distribution of deprivation across the sub-region (based on the 2004 index of multiple deprivation) against the distribution of ethnic minority communities. These maps show that deprivation tends to be higher in areas, generally inner London boroughs, where higher proportions of the population are from ethnic minority communities. There are also some areas with high levels of deprivation and high proportions of the population from ethnic minority communities in Croydon, Merton and Wandsworth, which are outer London boroughs.

Chapter 3: Summary of key issues

	Demographic	Housing circumstances	Housing needs <i>Note: information about all ethnic groups not always available</i>	Housing conditions	Income & deprivation
Ethnic minorities overall (compared with the White British Population)	<ul style="list-style-type: none"> Generally higher concentrations in inner London boroughs Growing & younger population Largest populations in Lambeth, Croydon and Wandsworth 	<ul style="list-style-type: none"> Lower levels of home ownership More likely to live in social housing Larger household size 	<ul style="list-style-type: none"> Over represented in homelessness decisions/acceptances & on waiting lists Over represented in temporary accommodation 	<ul style="list-style-type: none"> More likely to consider their homes unsuitable More likely to have central heating More likely to be overcrowded 	<ul style="list-style-type: none"> Lower weekly income
Black population					
Caribbean	<ul style="list-style-type: none"> Highest percentages in Croydon and Lambeth 	<ul style="list-style-type: none"> High level of social housing occupation 		<ul style="list-style-type: none"> More likely to consider homes unsuitable 	<ul style="list-style-type: none"> Lower weekly income
African	<ul style="list-style-type: none"> Highest percentages in Lambeth 	<ul style="list-style-type: none"> Highest level of social housing occupation Lowest level of home ownership 		<ul style="list-style-type: none"> Most likely to consider homes unsuitable Most likely to be overcrowded High levels have no central heating 	<ul style="list-style-type: none"> Lowest weekly income Least likely to afford market housing
Other		<ul style="list-style-type: none"> Low levels of home ownership 	<ul style="list-style-type: none"> Most likely to be overcrowded 		

	Demographic	Housing circumstances	Housing needs <i>Note: information about all ethnic groups not always available</i>	Housing conditions	Income & deprivation
Black Caribbean/ White	<ul style="list-style-type: none"> • Youngest population overall 	<ul style="list-style-type: none"> • Low levels of home ownership 			
Black African/ White	<ul style="list-style-type: none"> • Highest percentages in Lambeth 	<ul style="list-style-type: none"> • High levels of social housing occupation • Low levels of home ownership 		<ul style="list-style-type: none"> • High levels of overcrowding • High levels have no central heating 	
Asian/White	<ul style="list-style-type: none"> • Young population 	<ul style="list-style-type: none"> • High levels of home ownership 			
Mixed Race – Other	<ul style="list-style-type: none"> • Young population 				
Indian	<ul style="list-style-type: none"> • Highest percentages in Croydon • Older ethnic minority population 	<ul style="list-style-type: none"> • Highest level of home ownership 	<ul style="list-style-type: none"> • High levels of overcrowding 	<ul style="list-style-type: none"> • Less likely to consider homes unsuitable • Most likely to have central heating 	<ul style="list-style-type: none"> • Higher weekly income
Pakistani	<ul style="list-style-type: none"> • Highest percentages in Croydon & Wandsworth 	<ul style="list-style-type: none"> • High levels of private renting • High levels of home ownership 		<ul style="list-style-type: none"> • Less likely to consider homes unsuitable • More likely to have central heating 	<ul style="list-style-type: none"> • Low weekly income
Bangladeshi	<ul style="list-style-type: none"> • Younger ethnic minority population 		<ul style="list-style-type: none"> • High levels of overcrowding 	<ul style="list-style-type: none"> • More likely to consider homes unsuitable 	

	Demographic	Housing circumstances	Housing needs <i>Note: information about all ethnic groups not always available</i>	Housing conditions	Income & deprivation
Asian Other	<ul style="list-style-type: none"> • Highest percentages in Merton 	<ul style="list-style-type: none"> • High levels of home ownership 		<ul style="list-style-type: none"> • High levels of overcrowding • More likely to have central heating 	
Chinese/ Other		<ul style="list-style-type: none"> • High levels of private renting 		<ul style="list-style-type: none"> • High levels have no central heating 	
White British	<ul style="list-style-type: none"> • Highest Percentages in Sutton & Richmond • Older population 	<ul style="list-style-type: none"> • High levels of home ownership 	<ul style="list-style-type: none"> • Least likely to be overcrowded 	<ul style="list-style-type: none"> • Least likely to consider homes unsuitable • Lowest levels of overcrowding • High levels have no central heating 	<ul style="list-style-type: none"> • Higher weekly income
White Irish	<ul style="list-style-type: none"> • Oldest ethnic minority population 	<ul style="list-style-type: none"> • High levels of home ownership 		<ul style="list-style-type: none"> • Less likely to consider homes unsuitable • Low levels of overcrowding • High levels have no central heating 	<ul style="list-style-type: none"> • Highest weekly income
White Other	<ul style="list-style-type: none"> • Group with largest percentage of 18-29 year olds 	<ul style="list-style-type: none"> • Highest levels of private renting 			<ul style="list-style-type: none"> • Higher weekly income

Chapter 4: Priorities and Objectives

The Ethnic Minorities sub-group has developed this strategy, which is one of a number of sub-groups in the South West London Housing Partnership. In addition to collating information and data about the housing position of ethnic minority communities in South-West London, there has also been consultation with other sub-groups in the partnership and with community groups, voluntary organisations and RSLs about what needs to be done. A stakeholder event was held in 2004, with a number of workshops about specific issues. Colleagues were also asked to identify the main issues this strategy should address.

The needs information, feedback from the stakeholder event and knowledge and experience of officers working in the partner boroughs has resulted in a set of priorities and objectives and an action plan which we hope will add value and deliver benefits additional to the work the boroughs are already doing individually. Below are our four priorities. Each priority is accompanied by specific objectives and actions, which are detailed in the action plan in chapter 5.

PRIORITY 1: To develop and maintain a clear and comprehensive picture of the housing needs of ethnic minority communities across South West London

PRIORITY 2: To respond effectively to housing needs and work to prevent homelessness

PRIORITY 3: To promote sustainable communities and ensure fair access to housing and housing services

PRIORITY 4: To mainstream ethnic minority housing issues within the work of the Partnership

Priority 1: To develop and maintain a clear and comprehensive picture of the housing needs of ethnic minority communities across South West London

Objectives:

Objective 1.1: Develop more effective engagement and consultation mechanisms with ethnic minority communities particularly new, emerging and under researched groups to find out about housing needs

Objective 1.2: Develop a good understanding within the sub-region of the housing needs of different groups within ethnic minority communities

Objective 1.3: Improve and update methods of data collection across the sub-region

Identifying and understanding the housing needs of ethnic minority communities is essential to improving their housing situation, so that issues and solutions can be identified and new homes and services developed. Having a good picture of housing needs, together with an understanding that needs change over time, was identified at the stakeholder event as a priority for the strategy. While developing this strategy, it became clear that there are gaps in our knowledge and information and that the strategy should address some key issues, which include:

- A lack of information about some groups particularly new and emerging ones;
- The need for a greater understanding of the supported housing needs of ethnic minority communities and particularly of ethnic elders;
- A need for more innovative ways of engaging and consulting with ethnic minority communities, possibly through organisations such as GP surgeries, schools and hospitals, to be developed as traditional methods are not always effective and communities do not always trust local authorities;
- A need for more consistent data collection in the sub-region to enable compilation and comparison of data to give a clear picture of housing need.

For many smaller ethnic groups and those that are new and emerging, little is known about their housing needs and issues, and while they may make up only a small proportion of the population in individual boroughs, they may make up a more significant proportion of the sub-regional population. We aim to identify gaps and carry out joint research where appropriate.

Local authorities now have a duty to assess the housing needs of gypsies and travellers and national guidance strongly recommends that this should be done in partnership. Most of the boroughs in the South West London Partnership are participating in a London-wide assessment, which will identify the housing needs of gypsies and travellers.

Work will also be undertaken to better understand the supported housing needs of, particularly elderly, residents from ethnic minority communities, and the desirability of, and potential for, boroughs working together to develop new provision will be fully explored.

We aim to increase the numbers of groups consulted with and to improve our methods of engagement and consultation across the sub-region, so communities are able to make their views known and help to identify their own solutions. Best practice guidelines about consultation and engagement, both from knowledge in the sub-region and nationally, will be drawn together for all boroughs to use in future consultation. Consultation carried out by individual boroughs will be shared so that each borough can benefit from the work.

In order to develop a more accurate picture of the housing needs of ethnic minority communities in South West London we will standardise data collection, so that we can better understand needs and will be in a stronger position to bid for cross authority funding. We will therefore collect core data on a regular basis and distribute it to other sub-groups in the Partnership as necessary to inform their work.

Priority 2: To respond effectively to housing needs and work to prevent homelessness

Objectives:

Objective 2.1: Develop new homes that meet the needs of ethnic minority households

Objective 2.2: Improve existing private sector housing conditions

Objective 2.3: Work to prevent homelessness amongst ethnic minority communities and improve housing advice and the range of housing options provided by partners in the sub-region

In most cases, the housing needs of ethnic minority communities are the same as for all communities: good quality services and affordable housing of the right size in the right location. General efforts to improve housing and services will therefore benefit ethnic minority communities too. As a sub-region, we clearly need to ensure that the housing and related services we provide are appropriate and meet need. This is addressed in the South West London Housing Strategy and complementary strategies. We recognise, however, that ethnic minority communities have some specific housing needs and issues, which include:

- The need for larger units – 30% of ethnic minority households are overcrowded compared with 12% of White British households;
- The need for culturally sensitive design and services - the stakeholder event identified the need to make services more accessible, visible and tailored towards the needs of specific communities;
- Greater levels of dissatisfaction with their housing and greater likelihood of living in homes that are overcrowded and in need of repair. The greatest levels of dissatisfaction are amongst Black African households with high levels also amongst Black Caribbean and Bangladeshi households;
- Greater levels of homelessness - In 2003/4, applicants from ethnic minority communities made up 52% of all homelessness applications.

To develop new homes which meet the needs of ethnic minority households, 15% of new development funding in 2006-8 will go to BME RSLs who have specialist knowledge and experience of developing and managing homes for ethnic minority communities. To ensure fairness and equity between BME and mainstream RSLs, where development is being undertaken on behalf of a BME partner, all RSLs will work to the *Brent protocol*, which sets out working arrangements between parties. Our new homes will also be designed to meet

cultural requirements and partners in the sub-region will work to a design brief using National Housing Federation guidelines.

To improve housing conditions in the private sector, we will ensure that the allocation of funding for repairs and energy efficiency in the sub-region is fairly distributed, relative to the needs of different communities, and will analyse current take up and target resources as necessary. Ethnic minority households make up a large proportion of those applying to local authorities and being found homeless. A lack of knowledge of housing options and a need for some advice services to be more accessible to ethnic minority communities have been identified. To address this, better methods of disseminating information will be identified, a programme of talks and meetings with voluntary and community groups will be carried out and there will also be a regular flow of information to these groups.

Priority 3: Promote sustainable communities and ensure fair access to housing and housing services

Objectives:

Objective 3.1: Ensure that sub-regional work on allocation processes address the impact on ethnic minority communities

Objective 3.2: Ensure that supported housing services are being accessed by ethnic minority communities

Objective 3.3: Promote fair access to employment in housing jobs

Sustainable communities, the cornerstone of the government's current housing policy, are communities where people want to live and work, now and in the future. They are communities with decent, affordable housing, good transport and services in pleasant and safe environments. Many of the objectives and actions outlined above support the promotion of sustainable communities.

Creating sustainable communities cuts across the work of the whole partnership and we will ensure that the housing needs of ethnic minority communities are fully reflected in the new South-West London Housing Strategy by ensuring that the Partnership is kept up to date about our work.

Lettings policies can contribute to the creation of mixed and sustainable communities and this was emphasised by the government in their Communities Plan (2003). The government's community cohesion guidance also emphasised that lettings policies may contribute to concentrations of people from one ethnic group in certain areas. We know that, in the sub-region, Black residents are more likely than White and Asian (with the exception of Bangladeshi) residents to occupy social housing.

To ensure that current allocation policies are fair and ethnic minority communities have equal access to them, sub-regional monitoring of allocations will be developed and standards set with an acceptable benchmark for performance.

It is unlawful under the Race Relations Act 1976 for local authorities to have policies and procedures that lead to direct or indirect discrimination and segregation. Local authorities are required to develop 'choice' based lettings schemes (CBL) by 2010. The government's community cohesion guidance highlights the need for housing authorities to assess whether housing preferences and lettings policies have any impact upon community cohesion.

Also the Commission for Racial Equality's Statutory Code of Practice on Racial Equality in Housing (September 2006) points out that there is potential

for disadvantage as a result of CBL, unless steps are taken to ensure that all that groups have access to bidding processes and there is a need to ensure it doesn't lead to segregation of communities. We will therefore investigate what impact the introduction of CBL has had on ethnic minority communities, by sharing the results of reviews between boroughs, and learning from any good practise in ensuring that ethnic minorities are fully participating.

It is essential that policies and practices in the sub-region promote race equality and equal opportunities so that ethnic minorities have fair access to housing and services. Our consultation and research has highlighted a number of issues in relation to this:

- Ethnic minority communities want staff providing services to represent and understand them and there is a particular need for them to be represented in senior positions in housing;
- There is some mistrust of mainstream services, a lack of knowledge about the range of services provided across the sub-region, and a need for more accessible services;
- A greater overall knowledge about supported housing services is required.

In response to this, fair access to housing jobs will be promoted by identifying and sharing current good practice across boroughs and exploring any potential for joint work, such as working with RSLs and private developers to encourage housing as a career choice so that greater numbers of workers from ethnic minority communities enter the housing profession. Advice will be improved to ethnic minority communities (see priority 2) and the take up of supported housing services will also be examined so we have a clear understanding of how ethnic minority communities are accessing them and whether there are any issues that need to be addressed.

Priority 4: To mainstream ethnic minority housing issues within the work of the partnership

Objectives:

Objective 4.1: Ensure that any new information and research findings about ethnic minority housing issues are considered by the Partnership

Objective 4.2: Ensure that each sub-group in the Partnership identifies and addresses ethnic minority housing issues as part of its work

Objective 4.3: Carry out race equality impact assessments on all sub-regional strategies and action plans using CRE guidelines

The need for ethnic minority housing issues to be addressed as mainstream issues by the Partnership was one of the priorities identified for this strategy at the Stakeholder event. We want the sub-region to be up to date with best practice, new thinking and data on ethnic minority housing issues and the Ethnic Minorities Sub-Group will bring to the attention of the Partnership all new work and information as it is gathered. Each sub-group also has a role to play in delivering this strategy and will review and report back on their progress regularly. As new strategies and policies are developed, race equality impact assessments will be carried out using Commission for Racial Equality Code of Practice so that we can be sure they have no negative impact on ethnic minority communities.

Chapter 5: Action Plan

Priority 1: To develop and maintain a clear and comprehensive picture of the housing needs of ethnic minority communities across South West London.

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
1.1 Develop more effective engagement and consultation mechanisms with ethnic minority communities particularly new, emerging and under researched groups to find out about housing needs	1.1 a) Draw together best practice about engagement and consultation and produce guidelines for the sub-region to use	<ul style="list-style-type: none"> ○ Pull together known good practice ○ Consider the best approaches for SW London and make recommendations to the Partnership for a sub-regional approach 	By June 07	Lambeth	Ethnic Minorities	All boroughs adopt and use the sub-regional best practice guidelines drawn up on ethnic minority consultation
			By Jan 08	Lambeth		
	1.1 b) Map sub-regional programme of consultation and engagement	<ul style="list-style-type: none"> ○ Establish partners consultation plans ○ Identify gaps and explore sub-regional potential 	By March 07	Richmond	Ethnic Minorities	
		<ul style="list-style-type: none"> ○ Undertake any appropriate joint work 	By July 07	Richmond		
			By March 08	All boroughs		
1.2: Develop a good understanding within the sub-region of the housing needs of different groups within ethnic	1.2 a) Identify the needs of new, emerging and under researched groups	<ul style="list-style-type: none"> ○ Explore the role BME RSLs can play in enabling clients to research their own housing needs ○ Identify areas requiring further research ○ Complete research 	By June 07	Sutton	Ethnic Minorities	We have a good understanding of the housing needs of different groups from the ethnic minority community within the sub-region
			By September 2007	Sutton		
				All boroughs		

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
minority communities	<p>1.2 b) Research the housing needs of older people from ethnic minority communities</p> <p>1.2 c) Work with Supporting People Managers Group to identify supported housing needs</p> <p>1.2 d) Collate existing information on the pressures faced by extended families from ethnic minority communities due to housing shortages</p>	<p>using best practice in the sub-region</p> <ul style="list-style-type: none"> ○ Map existing research ○ Complete borough level research ○ Analyse findings, set out statement of requirements and explore sub-regional potential ○ Review cross authority scheme Pathway Lodge 	<p>By March 08 and ongoing</p> <p>By March 07 By March 08</p> <p>By December 08</p> <p>By Jan 07</p>	<p>Wandsworth All boroughs</p> <p>Wandsworth</p> <p>Merton</p>	Ethnic Minorities	
		<ul style="list-style-type: none"> ○ Analyse borough data and share results ○ Regular links with Supporting People Managers Group ○ Regular provision of relevant data 	<p>Annually</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Sutton</p> <p>Sutton</p>		
		<ul style="list-style-type: none"> ○ Review existing information ○ Identify local and sub-regional issues ○ Recommend an action plan 	<p>By June 07</p> <p>By June 08</p> <p>By April 08</p>	<p>Lambeth</p> <p>Lambeth</p> <p>Lambeth</p>		

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
	1.2 e) take part in the London-wide gypsies and travellers research project to assess housing need and formulate sub-regional approach.	<ul style="list-style-type: none"> o Involvement in study o Analysis of results for sub-region o Determination of sub-regional policy following results analysis. 	<p>By July 2007</p> <p>September/October 2007</p> <p>By December 2007</p>	All boroughs (Partnership Director)	Ethnic minorities (and strategy group)	We have a picture of housing needs of Gypsies and Travellers across the sub-region and have agreed a sub-regional approach for our SW London Housing Strategy
1.3: Improve and update methods of data collection across the sub-region	1.3 a) Work towards standardised data collection across the sub-region	<ul style="list-style-type: none"> o Agree data for collection o Agree a programme & timetable for data standardisation o Start implementation 	<p>By June 07</p> <p>By September 07</p> <p>From April 08</p>	Merton All boroughs	Ethnic Minorities	An ability to easily and regularly compile sub-regional information and compare statistics for boroughs
	1.3 b) Regularly collect high level core data	<ul style="list-style-type: none"> o Collect / update data annually and distribute to all sub-regional groups for analysis 	From April 07 & ongoing	Merton	Ethnic Minorities	

Priority 2: To respond effectively to housing needs and work to prevent homelessness

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
2.1: Develop new homes that meet the needs of ethnic minority	2.1 a) 15 % of new 2006/08 development funding to go to ethnic minority providers either	<ul style="list-style-type: none"> o Review schemes in programme and monitor against target 	By June 2007 and ongoing	Merton (Dev Team)	Affordable housing & Development	BME providers have at least 15% of the development funding within the sub-region

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
households	<p>directly or indirectly</p> <p>2.1 b) Work to Brent/London protocol and associated documents on all relevant new developments</p> <p>2.1 c) Develop culturally sensitive design brief</p> <p>2.1 d) Ensure that the sub-region's priorities for new housing incorporate the needs of ethnic minority households, including the need for larger units. Monitor the delivery of the capital programme to ensure priorities are implemented</p>	<ul style="list-style-type: none"> ○ Use on all new developments Requirement of Preferred Partner RSLs in PP protocol. Monitor through liaison meetings with RSLs ○ Develop design brief using NHF's guideline 'Accommodating Diversity' and Croydon's template ○ Apply to all relevant developments ○ Incorporate into investment framework ○ Analyse schemes in programme to ensure response to identified ethnic minority needs 	<p>Ongoing</p> <p>By July 2007</p> <p>Throughout 2006-8</p> <p>By June 2007</p> <p>By September 2007</p>	<p>Merton (Dev team)</p> <p>Croydon (Dev Team)</p> <p>All boroughs</p> <p>Merton (Dev Team)</p> <p>Merton (Dev Team)</p>	<p>Affordable housing & Development</p> <p>Affordable housing & Development</p> <p>Affordable housing & Development</p> <p>Development</p>	<p>Fairness and equity exist between mainstream and smaller BME RSLs within development agreements</p> <p>New homes are designed to meet cultural requirements</p> <p>Ethnic minority housing priorities are adequately reflected in housing strategy and investment guidance</p>

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
2.2: Improve existing private sector housing conditions	2.2 a) Ensure that funding for improvements to existing housing is fairly distributed	<ul style="list-style-type: none"> ○ Monitor take up of private sector renewal grants and "Houseproud" loans by ethnic origin. Compare against borough level and sub-regional population distribution ○ Distribute quarterly monitoring figures to Ethnic Minorities Strategy Group 	<p>To start April 2006</p> <p>Quarterly from April 2006</p>	<p>Kingston (for Houseproud)</p> <p>Wandsworth for Empty Homes and Croydon for Coldbusters</p>	<p>Private sector</p> <p>Private sector</p>	Fair distribution of funding (relative to needs of different communities) achieved
2.3: Work to prevent homelessness amongst ethnic minority communities and improve housing advice and the range of options provided by partners in the sub-region.	2.3 a) Improve access to housing advice amongst ethnic minority communities	<ul style="list-style-type: none"> ○ Identify methods of disseminating information ○ Produce a schedule of talks to/meetings with community groups ○ Produce a work plan to address gaps in information dissemination ○ Implement work plan 	<p>To start Jan 2007</p> <p>By April 2007</p> <p>By June 2007</p> <p>From July 2007</p>	<p><i>Sub Group to lead</i></p> <p><i>Sub Group to lead</i></p> <p><i>Sub Group to lead</i></p>	<p>Homelessness</p> <p>Homelessness</p> <p>Homelessness</p>	Ethnic minority communities more readily accessing housing advice and have a better understanding of the housing options available.

Priority 3: Promote sustainable communities and ensure fair access to housing and housing services

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
3.1 Ensure that sub-regional work on allocation processes address the impact on ethnic minority communities	3.1 (a) Set sub-regional standards for allocations monitoring to ensure fair access 3.1 (b) Investigate the impact on ethnic minority communities of choice based lettings	<ul style="list-style-type: none"> ○ Statistical data on allocations to ethnic minorities analysed and trends compared ○ Agree sub-regional monitoring standard ○ Investigate options for sub-regional allocations targets ○ Share the results of reviews of CBL between boroughs 	<p>By October 2007 (for 2006/7)</p> <p>By January 2008 By June 2008</p> <p>1 year after CBL schemes start up in boroughs & then ongoing</p>	All Kingston	Alloca-tions Alloca-tions	<p>New allocation policies having no negative impact on ethnic minority communities.</p> <p>Allocation policies are delivering fair access to affordable housing.</p>
3.2 Promote fair access to employment in housing jobs	3.2 (a) Promote housing as a career choice for ethnic minorities, particularly for young people	<ul style="list-style-type: none"> ○ Identify good practice and share with partners ○ Explore potential for any sub-regional work 	<p>By March 2007 By Sept 2007</p>	Richmond	Ethnic Minorities	<p>Clear picture of employment of ethnic minority staff by social landlords and developers in SW London.</p> <p>Recommendations for any remedial action felt necessary and positive promotion of housing careers in the sub-region</p>

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
3.2 Ensure that supported housing services are being accessed by ethnic minority communities	3.2 (b) Examine the take up of supported housing services by ethnic minority households	<ul style="list-style-type: none"> ○ Examine supported housing take up in key services ○ Work with stakeholders to understand findings ○ Develop an Action plan to address findings 	<p>By June 2007</p> <p>To start November 2007</p> <p>By March 2008</p>	<p>Croydon</p> <p>Croydon</p> <p>Croydon</p>	SP cross authority group	We have a clear picture of how ethnic minority communities are accessing supported housing services across the sub region, and a plan to address any issues identified
5.3 Carry out race equality impact assessments on all sub-regional strategies and action plans using CRE guidelines	5.3 (a) Impact assessments to be completed using CRE and other good practice guidelines on all strategy and policy developed in the sub-region	<ul style="list-style-type: none"> ○ Inform Chairs of sub-groups that this is the practice ○ Carry out assessments where new policies and strategies are developed and report to Ethnic Minorities sub-group on findings 	<p>By Sept 07</p> <p>As and when policy is developed</p>	<p>All boroughs</p> <p>All boroughs</p>	All, but esp. Ethnic Minorities & Strategy	No new policies or strategies for the sub-region have a negative impact on ethnic minority communities

Priority 4: Mainstream ethnic minority housing issues within the work of the Partnership

Objective	Target Actions	Steps involved	Timescale	Lead borough	Lead sub-group	Outcomes desired
4.1: Ensure any new information and research findings about ethnic minority housing issues are considered by the Partnership	4.1 (a) Both Ethnic Minorities and strategy sub-groups to ensure new and key research and issues are considered by the sub-region	<ul style="list-style-type: none"> ○ Ethnic Minorities and strategy sub-groups to monitor activity on ethnic minority housing research and practice, and bring it to the attention of the Partnership and relevant sub-groups 	Continuous	Merton	Ethnic Minorities & Strategy sub-group	The sub-region is always up to date with the latest thinking and best practice in relation to ethnic minority housing issues and is able to respond appropriately
4.2: Ensure each sub-group in the Partnership identifies and addresses ethnic minority housing issues as part of its work	4.2 (a) All sub-groups to build into their work plans, review progress at least quarterly and report on progress	<ul style="list-style-type: none"> ○ Provide Chairs of each sub-group with a copy of the action plan with their items marked-up ○ Chairs to add to meeting agendas ○ Quarterly reports to be provided to the Partnership 	By April 2007 Quarterly Quarterly	N/A	All	The delivery of the action plan is an integral part of the work of all sub-groups
4.3: Carry out race equality impact assessments on all sub-regional strategies and action plans using CRE guidelines	4.3 (a) Impact assessments to be completed using CRE and other good practice guidelines on all strategy and policy developed in the sub-region	<ul style="list-style-type: none"> ○ Inform all sub-group Chairs that this is in practice ○ Carry out assessments where new policies and strategies are developed and report to Ethnic Minorities sub-group on findings 	By Sept 2007 As and when policy is developed	All	All, but esp. Ethnic Minorities & Strategy	New policies and strategies do not have a negative impact on ethnic minority communities

APPENDIX 1: TABLES

Table A1: Sub-regional population by Borough and Ethnic Origin (2001)

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth	TOTAL
WHITE								
White British	210,573 (64%)	111,810 (76%)	131,939 (50%)	120,378 (64%)	135,665 (79%)	150,515 (84%)	168,665 (65%)	1,029,535 (67%)
White Irish	7,130 (2%)	3,201 (2%)	8,689 (3%)	5,464 (3%)	4,805 (3%)	3,664 (2%)	8,151 (3%)	41,104 (3%)
White Other	14,242 (4%)	9,381 (6%)	25,430 (10%)	15,041 (8%)	16,325 (9%)	6,172 (3%)	26,162 (10%)	1,070,639 (69%)
Total White	23,1945 (70%)	124,392 (84%)	166,058 (62%)	140,883 (75%)	156,795 (91%)	160,351 (89%)	202,978 (78%)	1,183,392 (77%)
MIXED								
White & Black Caribbean	4,721 (1%)	591 (0.50%)	5,322 (2%)	1,630 (1%)	670 (0%)	1,205 (1%)	2,893 (1%)	17,032 (1%)
White & Black African	1,352 (0.50%)	392 (0.50%)	2,159 (1%)	734 (0.50%)	443 (0.50%)	358 (0.50%)	1,252 (0.50%)	6,690 (0.50%)
White & Asian	3,480 (1%)	1,398 (1%)	2,100 (1%)	1,918 (1%)	1,530 (1%)	1,274 (1%)	2,247 (1%)	13,947 (1%)
Any other Mixed background	2,743 (1%)	976 (1%)	3,273 (1%)	1,587 (1%)	1,154 (1%)	888 (0.50%)	2,336 (1%)	12,957 (1%)
Total Mixed	12,296 (4%)	3,357 (2%)	12,854 (5%)	5,869 (3%)	3,797 (2%)	3,725 (2%)	8,728 (3%)	50,626 (3%)
ASIAN OR ASIAN BRITISH								
Indian	21,246 (6%)	5,322 (4%)	5,316 (2%)	8,043 (4%)	4,232 (2%)	4,133 (2%)	7,412 (3%)	55,704 (4%)
Pakistani	7,429 (2%)	1,916 (1%)	2,634 (1%)	4,504 (2%)	664 (0.50%)	1,216 (1%)	5,449 (2%)	23,812 (2%)
Bangladeshi	1,765 (1%)	384 (0.50%)	2,169 (1%)	1,702 (1%)	622 (0.50%)	578 (0.50%)	1,099 (0%)	8,319 (1%)
Any other Asian background	6,950 (2%)	3,844 (3%)	2,045 (1%)	6,558 (3%)	151 (1%)	2,573 (1%)	4,084 (2%)	27,195 (2%)
Total Asian	37,380 (11%)	11,466 (8%)	12,164 (5%)	20,807 (11%)	6,669 (4%)	8,500 (5%)	18,044 (7%)	115,030 (7%)
BLACK OR BLACK BRITISH								
- Caribbean	26,065 (8%)	722 (1%)	32,139 (12%)	6,976 (3%)	643 (0.50%)	2,054 (1%)	12,665 (5%)	81,314 (5%)
- African	14,625 (4%)	1,406 (1%)	30,836 (12%)	6,438 (3%)	829 (0.50%)	2,208 (1%)	10,013 (4%)	66,351 (4%)

	Croydon	Kingston	Lambeth	Merton	Richmond	Sutton	Wandsworth	TOTAL
- Any other Black Background	3,384 (1%)	131 (0%)	5,579 (2%)	1,212 (1%)	142 (0.50%)	339 (0%)	2,388 (1%)	13,175 (1%)
Total Black	44,076 (13%)	2,309 (2%)	68,554 (26%)	14,626 (8%)	1,614 (1%)	6,601 (3%)	25,066 (10%)	160,846 (10%)
CHINESE	2,212 (1%)	2,026 (1%)	3,362 (0.50%)	2,485 (1%)	1,299 (1%)	1,211 (1%)	2,227 (1%)	14,822 (1%)
OTHER ETHNIC GROUP	26,78 (1%)	3,723 (3%)	3,177 (1%)	3,238 (2%)	2,171 (1%)	1,380 (1%)	3,337 (1%)	19,704 (1%)
TOTAL	330,558	147,274	266,170	187,909	172,346	179,769	260,381	1,544,450

2001 Census

Table A2: Household Size and Composition in the Sub-region by Ethnic Origin (2004)

Ethnic group	Single older person	2+ older people	Single non-older person	2+ adults no children	Lone parent	2+ adults, 1 child	2+ adults, 2+ children	Total
White British	14%	7%	21%	34%	4%	9%	10%	70%
White Irish	15%	6%	23%	31%	8%	8%	8%	3%
White Other	9%	4%	23%	39%	3%	10%	12%	8%
Mixed	3%	4%	26%	29%	8%	17%	12%	2%
Indian	4%	4%	17%	41%	1%	13%	20%	2%
Pakistani	1%	5%	17%	29%	9%	16%	22%	1%
Bangladeshi	2%	1%	15%	38%	3%	16%	25%	2%
Black Caribbean	10%	2%	21%	25%	18%	11%	12%	5%
Black African	3%	1%	28%	20%	14%	13%	21%	4%
Other	4%	3%	28%	28	12%	12%	13%	2%
All Households	12%	6%	22%	33%	6%	10%	11%	100%

Fordhams research 2004

Table A3: Population of the Sub-region by Age and Ethnic Origin (2001)

	0 to 17	18 to 29	30 to 44	45 to 64	65 to 84	85 +	TOTAL
WHITE							
White British	203,585 (20%)	195,0040 (19%)	262,081 (25%)	217,1238 (21%)	1128,834 (13%)	22,903 (2%)	1,029,535 (67%)
White Irish	2,787 (7%)	6,144 (15%)	11,518 (28%)	12,240 (30%)	7,715 (19%)	702 (2%)	41,106 (3%)
White Other	15,507 (14%)	33,951 (30%)	36,771 (33%)	18,862 (17%)	6,947 (6%)	715 (1%)	112,753 (7%)
Total White	221879 (19%)	235,099 (20%)	310,370 (26%)	248,230 (21%)	143,496 (12%)	24,320 (2%)	1,183,394 (77%)
MIXED							
White & Black Caribbean	10,480 (62%)	2,742 (16%)	2,515 (15%)	829 (5%)	436 (3%)	31 (0.18%)	17,033 (1%)
White & Black African	3,191 (48%)	1,294 (19%)	1,538 (23%)	549 (8%)	102 (2%)	3 (0.04%)	6,677 (0.43%)
White & Asian	6,060 (43%)	2778 (20%)	2,893 (21%)	1,447 (10%)	706 (5%)	73 (1%)	13,957(1%)
Any other Mixed	5,874 (45%)	2,607 (20%)	2,686 (21%)	1,283 (10%)	448 (3%)	65 (1%)	12,963 (1%)
Total Mixed	25,605 (51%)	9,421 (19%)	9,632 (19%)	4,108 (8%)	1,692 (3%)	172 (0.34%)	50,630 (3%)
ASIAN OR ASIAN BRITISH							
Indian	12,410 (22%)	11,007 (20%)	14,965 (27%)	12,599 (23%)	4,496 (8%)	227 (0.50%)	55,704 (4%)
Pakistani	7,463 (31%)	5,406 (23%)	5,708 (24%)	4,059 (17%)	1,129 (5%)	56 (0.24%)	2,3821 (2%)
Bangladeshi	2,971 (36%)	2,093 (25%)	1,768 (21%)	1,231 (15%)	257 (3%)	12 (0.14%)	8332 (1%)
Any other Asian background	6,610 (24%)	5,805 (21%)	7,552 (28%)	5,736 (21%)	1,423 (5%)	79 (0.29%)	27,205 (2%)
Total Asian	29,454 (26%)	24,311 (21%)	29,993 (26%)	23,625 (21%)	7,305 (6%)	374 (33%)	115,062 (7%)
BLACK OR BLACK BRITISH							
Caribbean	21,218 (26%)	11,808 (15%)	26,535 (33%)	14,132 (17%)	7,358 (9%)	259 (0.32%)	81,310 (5%)
African	21,114 (32%)	13,142 (20%)	21,221 (32%)	8,413 (13%)	1,422 (2%)	41 (0.07)	66,353 (4%)
Any other Black Background	6,151 (47%)	2,351 (18%)	3,477 (26%)	901 (7%)	290 (2%)	0 (0.07%)	13,179 (1%)
Total Black	48,483 (30%)	27,301 (17%)	51,233 (32%)	23,446 (15%)	9,070 (6%)	309 (0.19%)	160,842 (10%)
CHINESE	3,054 (21%)	3,746 (25%)	3,886 (26%)	3,339 (23%)	743 (5%)	50 (0.34%)	14,818 (1%)
OTHER ETHNIC GROUP	4252 (22%)	4,354 (22%)	6385 (32%)	4062 (21%)	602 (3%)	49 (0.25%)	19,704 (1%)
TOTAL	291,860	276,619	367,010	267,142	189,737	25,274	1,544,450

2001 Census

Table A4: Homeless Applications and Acceptances by Ethnic Origin (2003/4)

	White	African / Caribbean	Indian / Pakistani / Bangladeshi	Other Ethnic Origin	Ethnic Origin Unknown	TOTAL
Homeless Applications (Total Decisions)	4,960 (43%)	3,766 (33%)	613 (5%)	1,551 (14%)	584 (5%)	11,474 (100%)
Homeless Acceptances (Eligible, unintentionally homeless and in priority need)	2,079 (41%)	1,759 (35%)	277 (5%)	729 (14%)	224 (4%)	5,071 (100%)
% of total population	78%	10%	7%	5%	0%	100%

Data from sub-regional P1E submissions (2003/4)

Table A5: Housing Waiting List Applicants (Excluding Homeless Applicants and Transfer Applicants) by Bed Size and Ethnic Origin as at March 2004

Numbers on the Waiting List by bedroom size (excluding homeless applicants and transfers) 2004						
Bedrooms	White	Black	Asian	Other	Unknown	Total
0	2,555	3,366	333	662	411	7,327
%	35%	46%	5%	9%	6%	
1	9,144	5,343	1,193	1,348	1,200	18,228
%	56%	29%	7%	7%	7%	
-2	4,589	2,907	851	867	376	9,590
%	48%	30%	9%	9%	4%	
3	1,397	885	524	340	277	3,423
%	41%	26%	15%	10%	8%	
4+	459	338	193	111	71	1,172
%	39%	29%	16%	9%	6%	
Total	18,144	12,839	3,094	3,328	2,335	39,740
	(46%)	(32%)	(8%)	(8%)	(6%)	

Aggregated from data provided by individual boroughs about waiting lists as at March 2004

Table A6: Residents in the Sub-region Living in Households which are Overcrowded or Lack Central Heating (2001)

	All Households	People Living in Overcrowded Households	People Living in Households with No Central Heating
WHITE			
White British	636,396 (70%)	68,943 (11%)	49,313 (8%)
White Irish	30,033 (3%)	4,151 (15%)	2,534 (8%)
White Other	66,337 (7%)	13,685 (21%)	4,193 (6%)
Total White	732,766 (81%)		56,040 (8%)
MIXED			
White & Black Caribbean	4,465 (0.50)	1,167 (26%)	309 (7%)
White & Black African	2,524 (0.27%)	889 (35%)	196 (8%)
White & Asian	5,072 (0.50)	937 (18%)	337 (7%)
Any other Mixed background	4,655 (0.50%)	1,249 (27%)	306 (7%)
Total Mixed	16,716 (2%)	86,779 (12%)	1,148 (7%)
ASIAN OR ASIAN BRITISH			
Indian	27,112 (3%)	5,685 (21%)	1,071 (4%)
Pakistani	11,853 (1%)	3,737 (32%)	537 (5%)
Bangladeshi	3,303 (0.50%)	1253 (38%)	234 (7%)
Any other Asian background	13,611 (1%)	4,645 (34%)	638 (5%)
Total Asian	55,879 (6%)	4,242 (25%)	2,480 (4%)
BLACK OR BLACK BRITISH			
Caribbean	46,995 (5%)	11,376 (24%)	2,568 (5%)
African	32,932 (4%)	14,445 (44%)	2,480 (8%)
Any other Black Background	5,134 (0.50%)	1,797 (34%)	327 (6%)
Total Black		27,548 (32%)	5,375 (6%)
CHINESE	7,662 (1%)	1,797 (23%)	614 (8%)
OTHER ETHNIC GROUP	9,899 (1%)	3,084 (31%)	579 (6%)
TOTAL	907,890	138,770 (15%)	66,236 (7%)

2001 Census . R refers to all people in households (i.e. excludes people in communal establishments). Note: this definition of overcrowding assumes that every household,

including one person households, requires a minimum of 2 common rooms (excluding bathrooms).

Table A7: Unsuitable Housing (2004)

Unsuitable housing and ethnic group by percentage (2004)				
Ethnic group	Households in unsuitable housing	Home too small	Disrepair	Harassment
White British	12%	21%	20%	20%
White Irish	13%	27%	26%	22%
White Other	16	25%	22%	16%
Mixed	20%	27%	16%	39%
Indian	14	32%	12%	8%
Pakistani	14%	26%	0.00%	30%
Bangladeshi & Other Asian	21%	37%	25%	9%
Black Caribbean	20%	23%	38%	23%
Black African	32%	28%	39%	28%
Other	22	45%	14%	18%
All households	14%	24%	22%	20%

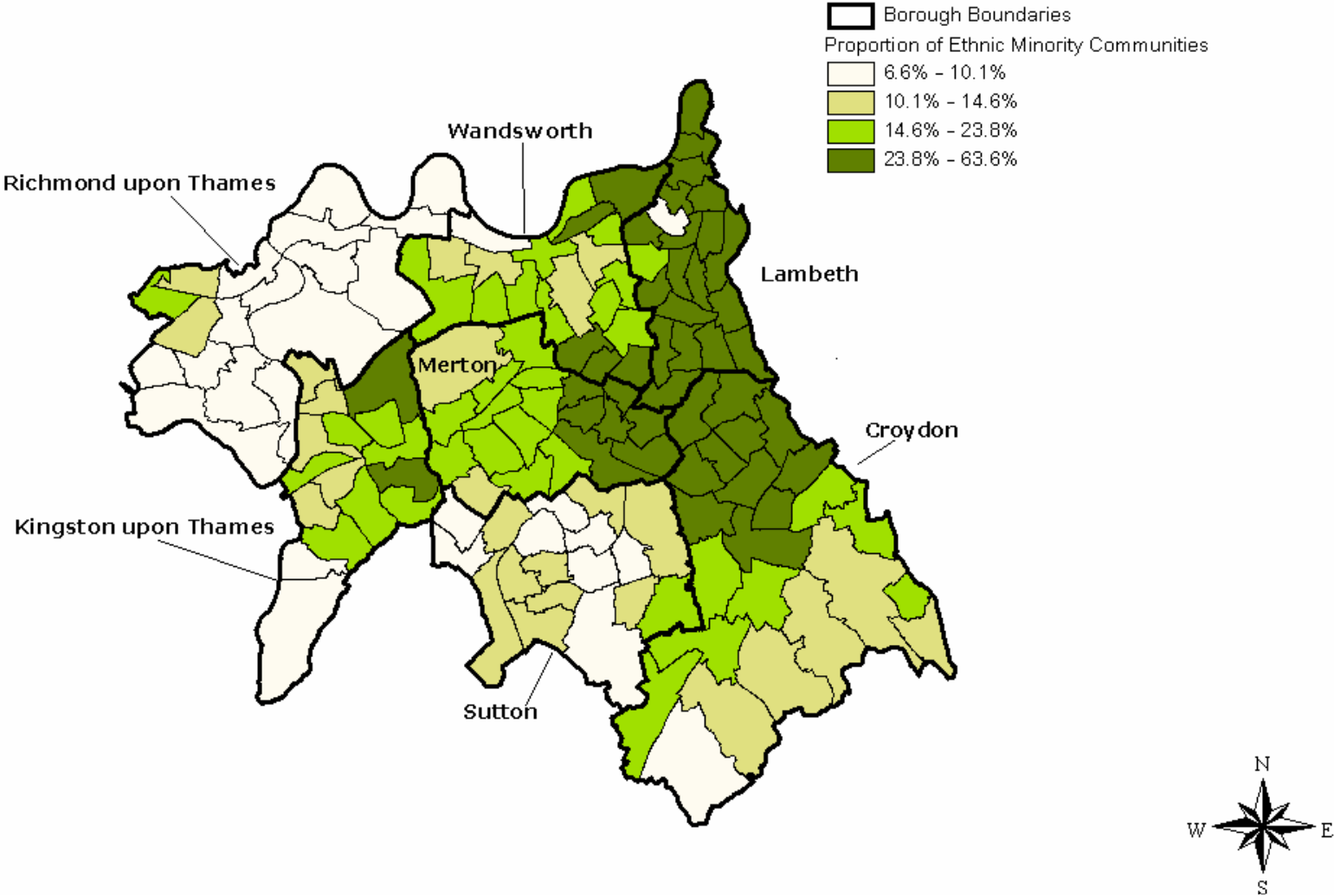
Fordhams research (2004)

Table A8: Household Income (2004)

Ethnic group	Annual Gross income excluding benefits	Weekly net income including benefits
White – British	£32,144	£475
White - Irish	£33,165	£498
White – Other	£32,504	£471
Mixed	£29,455	£426
Asian/Asian British - Indian	£28,581	£410
Asian/Asian British - Pakistani	£23,774	£362
Asian – Bangladeshi & Other	£24,581	£377
Black/Black British - Caribbean	£16,465	£265
Black/Black British – African	£17,262	£272
Other	£25,071	£381
Average	£26,300	£394

Fordhams research (2004)

Distribution of Ethnic Minority Communities in the South-West London Sub-Region



Indices of Deprivation 2004 - South-West London Sub-Region

