

Wandsworth Housing and Regeneration Department
Equalities Information: Resident Profile 31st March 2024

Introduction

Wandsworth Council owns the freehold of and manages approximately 32,000 properties of which over 17,000 are tenanted and over 15,000 are leasehold properties. In addition, a number of properties have been sold freehold.

The Housing Service does not hold information for households who own or live in properties which the Council has sold freehold. Similarly, equalities related information for leasehold properties is not held by the Housing Service. The only situation where the department may hold equalities information for a leaseholder would be where the leaseholder was a tenant and bought the property via the Right to Buy initiative and the data was held prior to the sale.

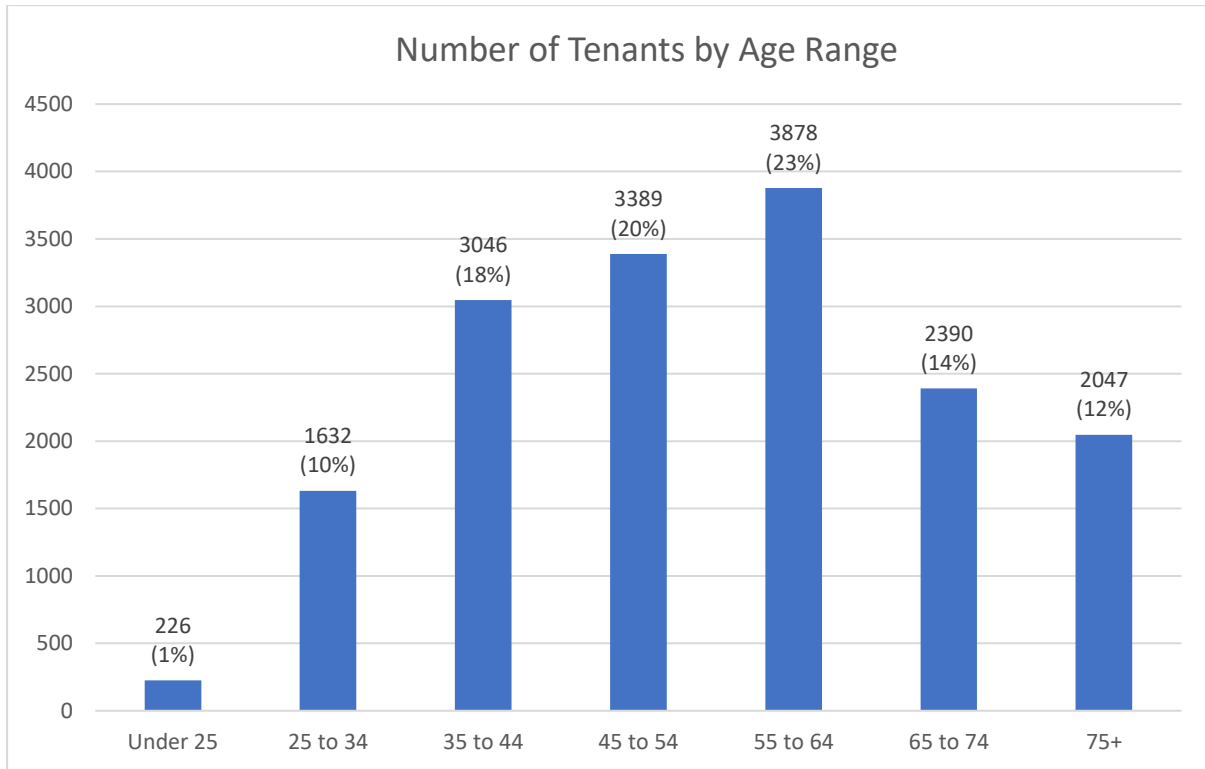
Under the terms of their tenancy conditions, Council tenants are required to notify the Council in writing, within 28 days of any long-term change in the people who are living in the property. However, this does not always happen, and the Housing Service can only update tenancy records as and when it is notified of or becomes aware of any changes in a household's composition. Furthermore, if a tenant advises that a joint tenant is no longer living in the property, the joint tenant's details cannot be removed from the system while they are still a tenant.

Date of birth and gender information for everyone registered as living at the property should be recorded. Ethnic origin information is held for the majority of council tenants although it is not routinely collected for all household members. The main reason for the Council not holding information about a tenant's ethnic origin is because at the time the allocation was made the information was not requested or was requested in a different format.

Information on gender identity, sexual orientation and religion is not recorded by the Council for council tenants.

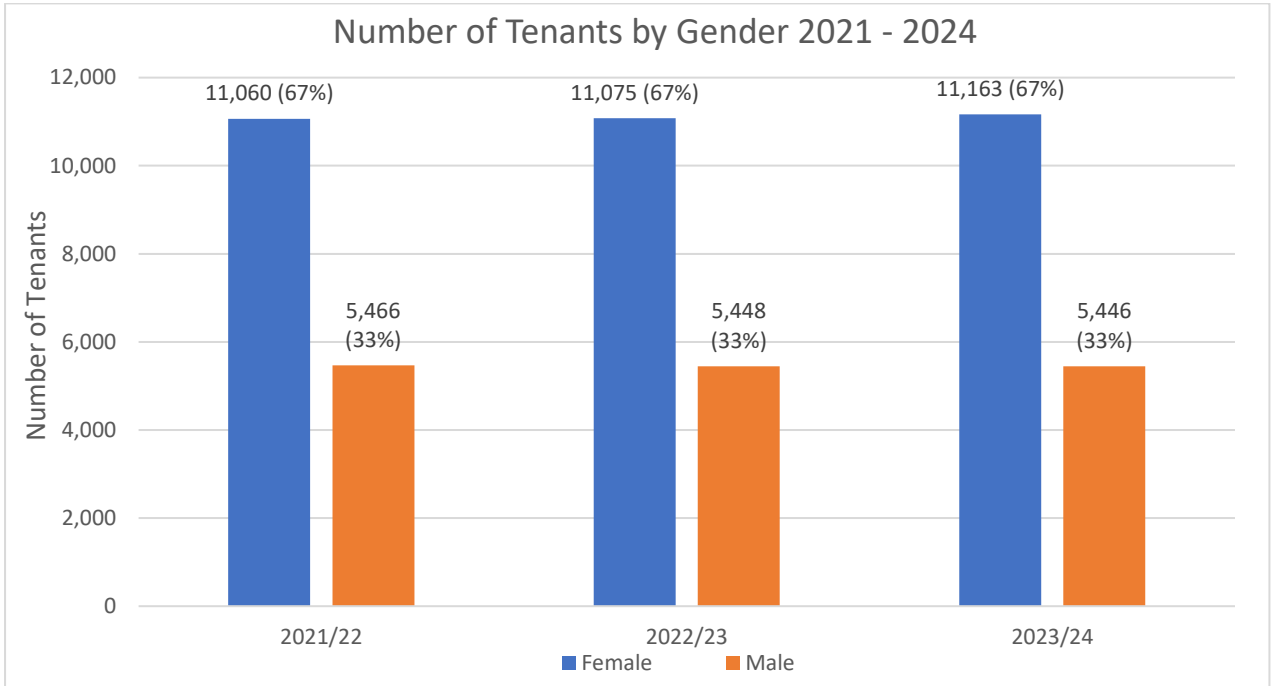
In preparing this report, the tenant population for some of the reported demographics have been prepared against the borough population contained in the most recent Census 2021 data that is published on [DataWand](#) and the [Council webpages](#).

Tenants by Age

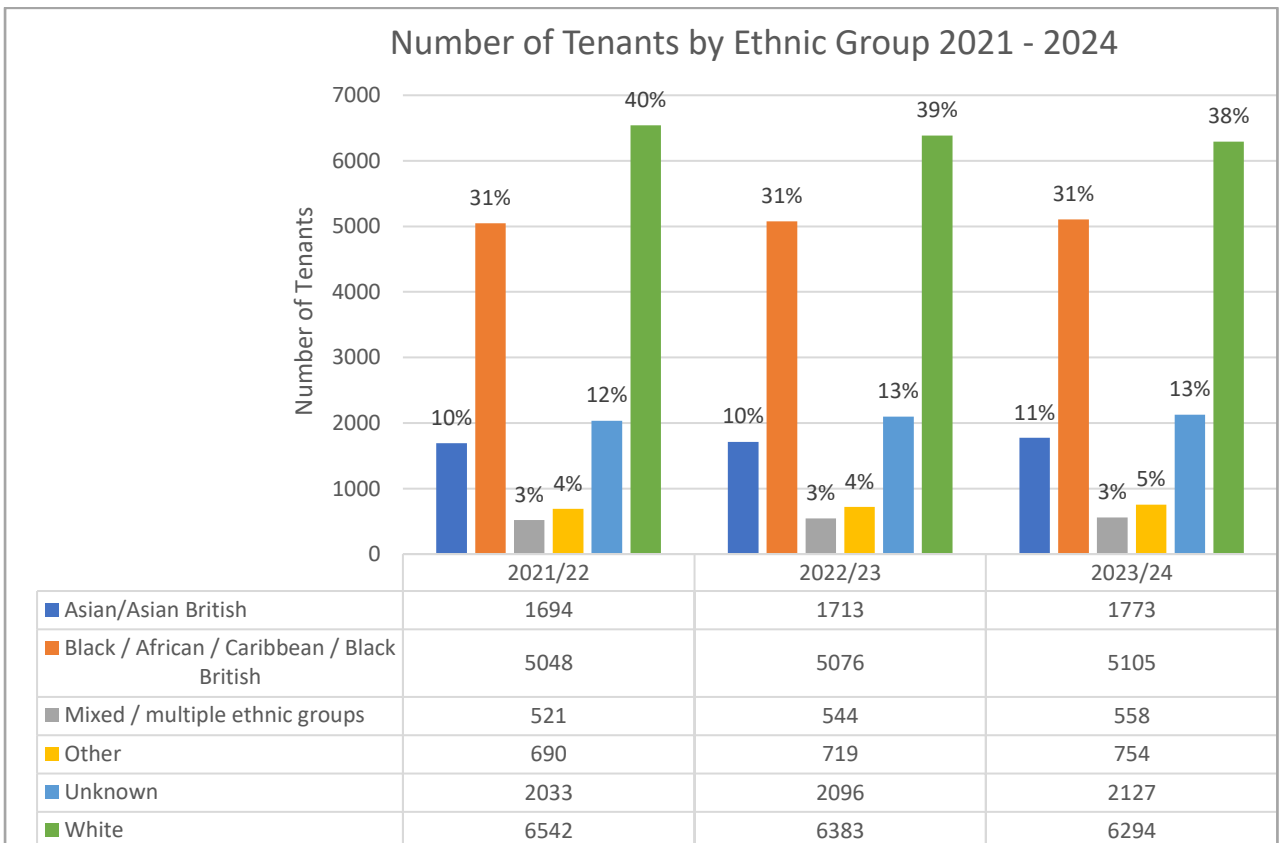


In Wandsworth, nearly 50% of all council tenants are aged 55 or more. Within this group, the 55-64 years age range represents the largest number of tenants (23% of tenants overall). However, this is disproportionate to the borough, particularly when considering that the largest age group in the borough¹ is residents aged between 25 to 34 years old. Underlying reasons include the Council having a high profile of sheltered housing for residents aged 55+, and older residents are more likely to be offered social housing than younger residents due to the increased likelihood of having some form of vulnerability that requires a social housing allocation.

¹ As per the Census 2021 data published on [DataWand](#) and the [Council webpages](#)



For 2022/23 the proportion of female tenants was 67% compared to 33% for male tenants, which has been consistent for the past three years. This mirrors the percentage breakdown between female and male applicants on the housing queues and those receiving a housing allocation.

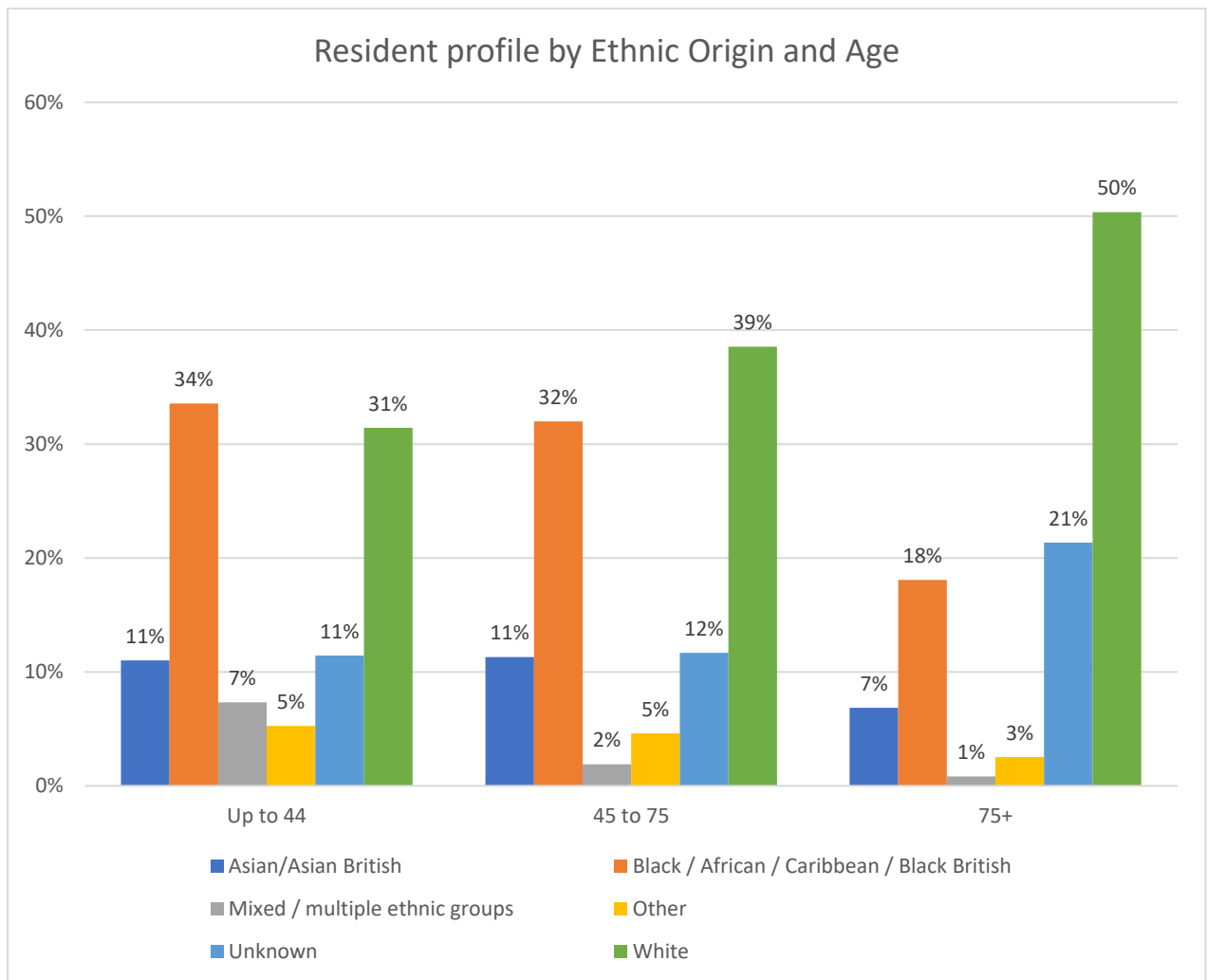


The two largest ethnic groups are the white (38%) and black ethnic group (31%). The percentage breakdown of tenants by ethnic group has remained largely similar for the last three years. However, the number of tenants from the black ethnic group is higher than the borough demographic which equates to 10% and in contrast, the borough demographic for the white ethnic group is 68%.

Ethnic Origin by Age

Ethnic origin by age								
Ethnicity:	0-24	25-34	35-44	45-54	55-64	65-74	75-84	Total
Asian / Asian British	11	133	396	488	374	230	140	1773
Black / African / Caribbean / Black British	50	522	1074	1230	1282	577	370	5105
Mixed / multiple ethnic groups	17	151	191	88	75	19	17	558
Other	20	80	157	188	171	86	52	754
Unknown	69	220	272	279	473	375	437	2127
White	59	526	956	1116	1503	1103	1031	6294
Total	226	1632	3046	3389	3878	2390	2047	16611

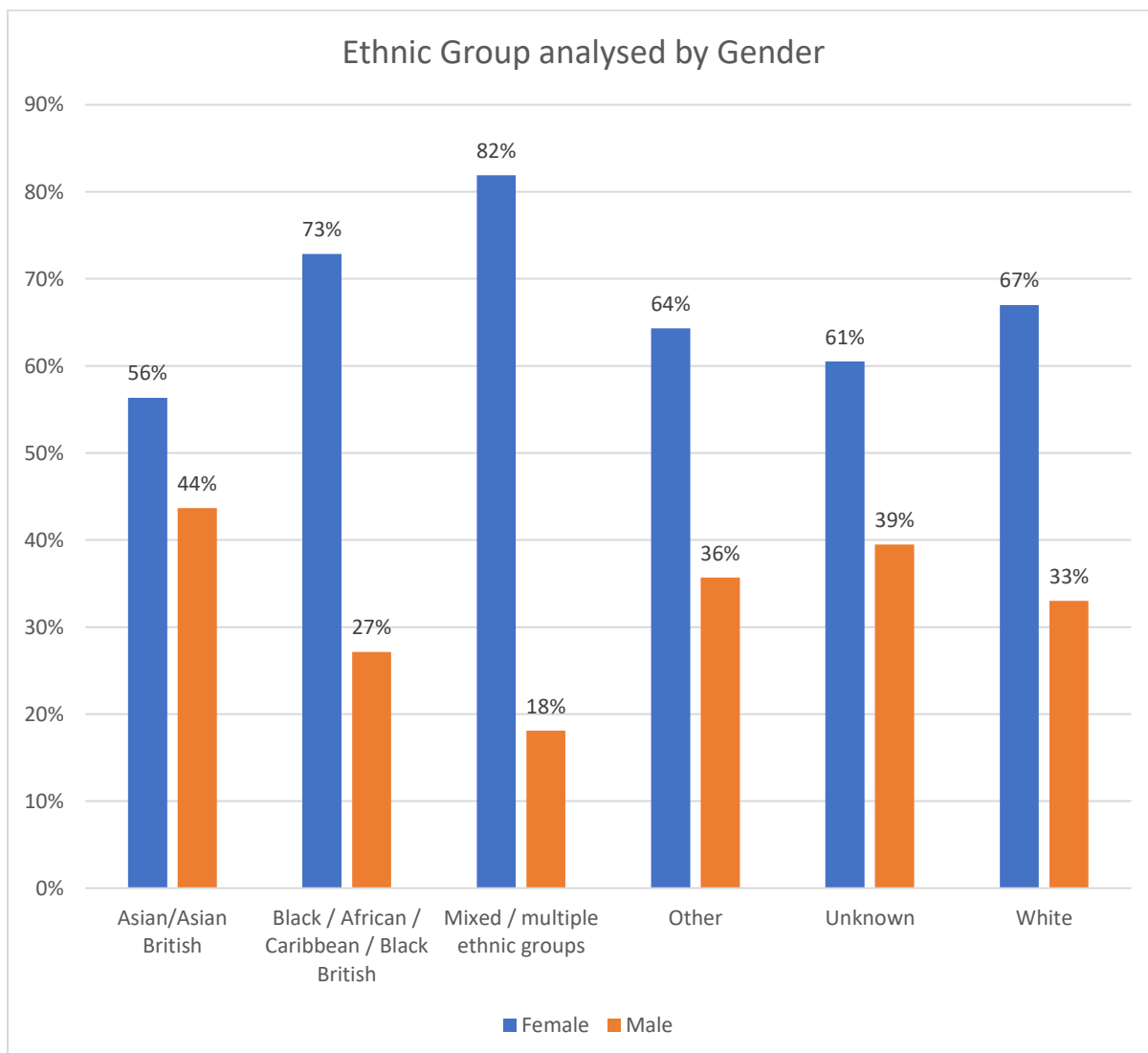
Within the age range 0-44 years, the two largest ethnic groups are drawn from the black (34%) and white (31%) communities and the representation changes to 32% for the black community and 39% for the white community in the age group 45 to 74 years. For the age group 75+, the white ethnic group represents 50% of all tenants.



Ethnic Group by Gender

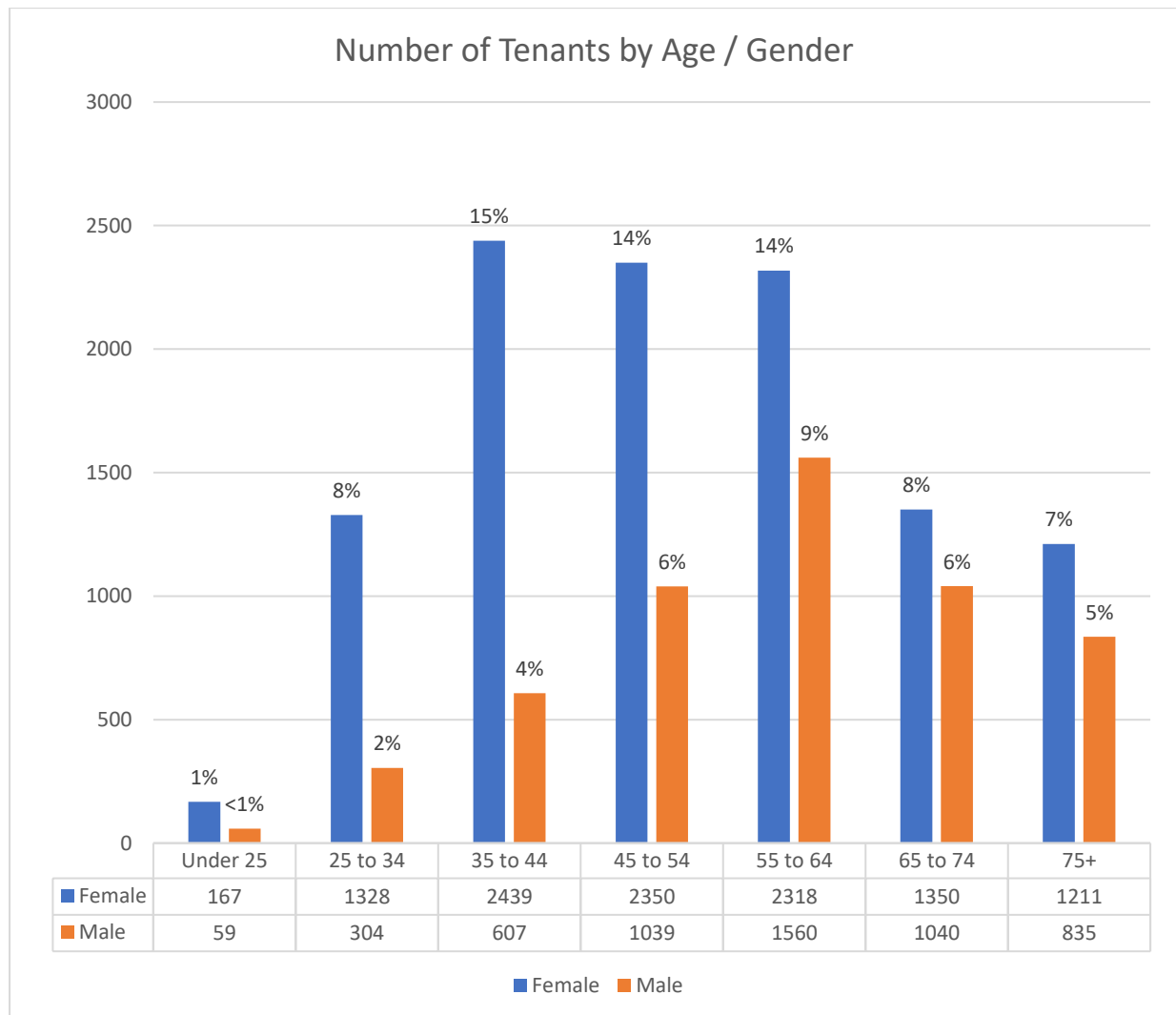
Ethnic Group and Gender	Female	Male	Grand Total
Asian/Asian British	999	774	1773
Black/African/Caribbean/Black British	3719	1386	5105
Mixed/Multiple Ethnic Groups	457	101	558
Other Ethnic Group	485	269	754
Unknown	1286	839	2125
White	4217	2077	6294
Grand Total	11163	5446	16609

The biggest difference between male and female residents within an individual ethnic group is found amongst members of mixed/multiple ethnicity with 82% recorded as female and 18% recorded as male. A similar statistic can also be identified within the black ethnic group where 73% of residents are female and 27% are male. These figures are higher than the age profiles when analysed as a whole where 67% of residents are recorded as female and 33% as male.



Number of Tenants by Age/Gender

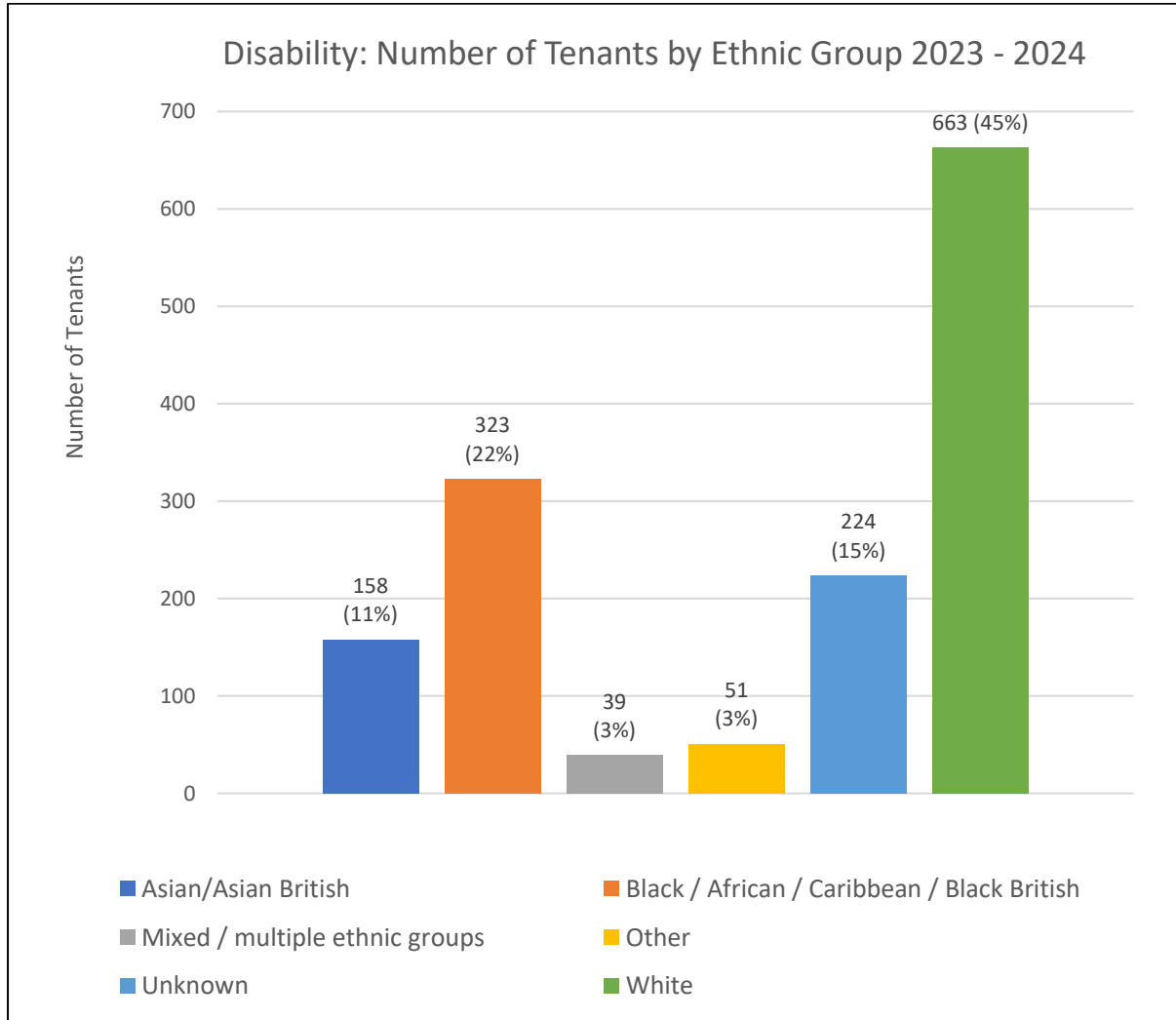
The largest gender groups by age range are females between the ages of 35 to 64, representing 43% of all tenants. The largest difference between female and male tenants is found within the 35-44 age range where, across Wandsworth’s housing stock, 15% of this group are female and 4% male.



Tenants by Disability

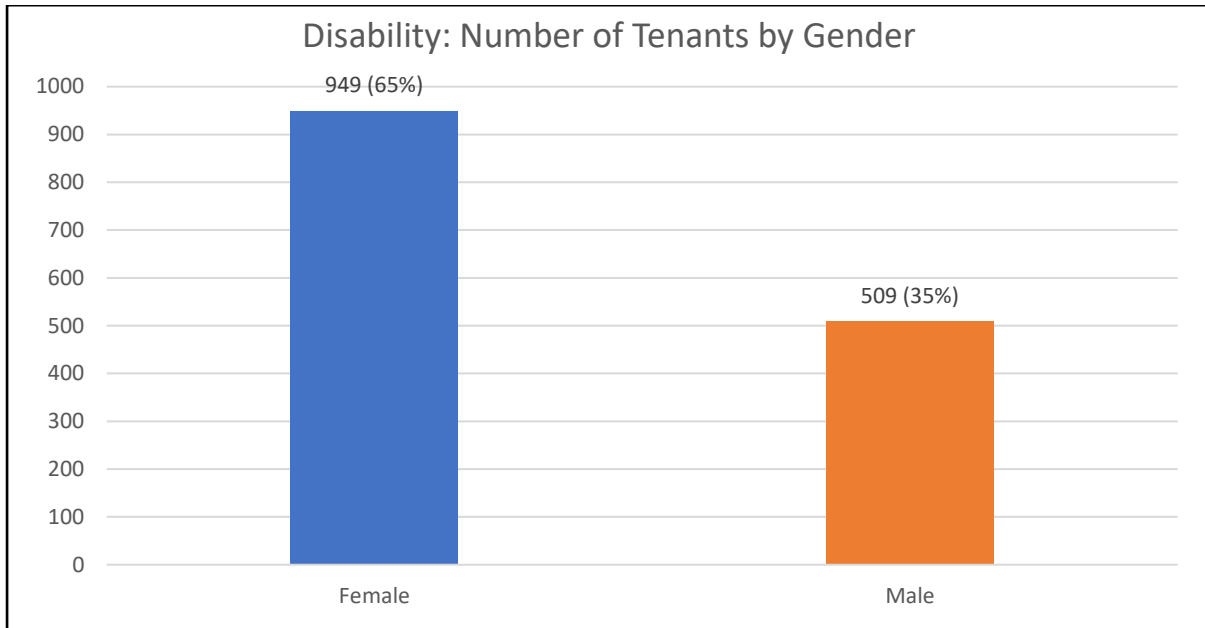
The Council has a portfolio of adapted properties specifically for tenants who have a physical disability to ensure the property meets their individual needs. In addition, properties are continuously reviewed and adapted if an occupational therapist has completed a referral for a property to be adapted for a tenant or household member. Not all tenants who have a disability will have an adapted property if they are able to manage in their current property, and there will be cases where a tenant has opted not to disclose their disability to the Council.

Disability by Ethnic Group



The largest ethnic group with an identified disability is the white ethnic group, representing 45% of all tenants with a disability, while white tenants represent 38% of all tenanted households. The black ethnic group is the second largest ethnic group with an identified disability, representing 22% of tenants with a disability while making up 31% of all tenanted households.

Disability by Gender



The distribution between female and male tenants with a disability (65%/35%) is broadly similar to the breakdown of female and male tenants across all tenanted households (67%/33%).