

Wandsworth Housing and Regeneration Department
Equalities Information: Resident Profile 31st March 2022

Introduction

Wandsworth Council owns the freehold of and manages approximately 32,000 properties of which just over 17,200 are tenanted and just over 15,700 are leasehold properties. In addition, a number of properties have been sold freehold.

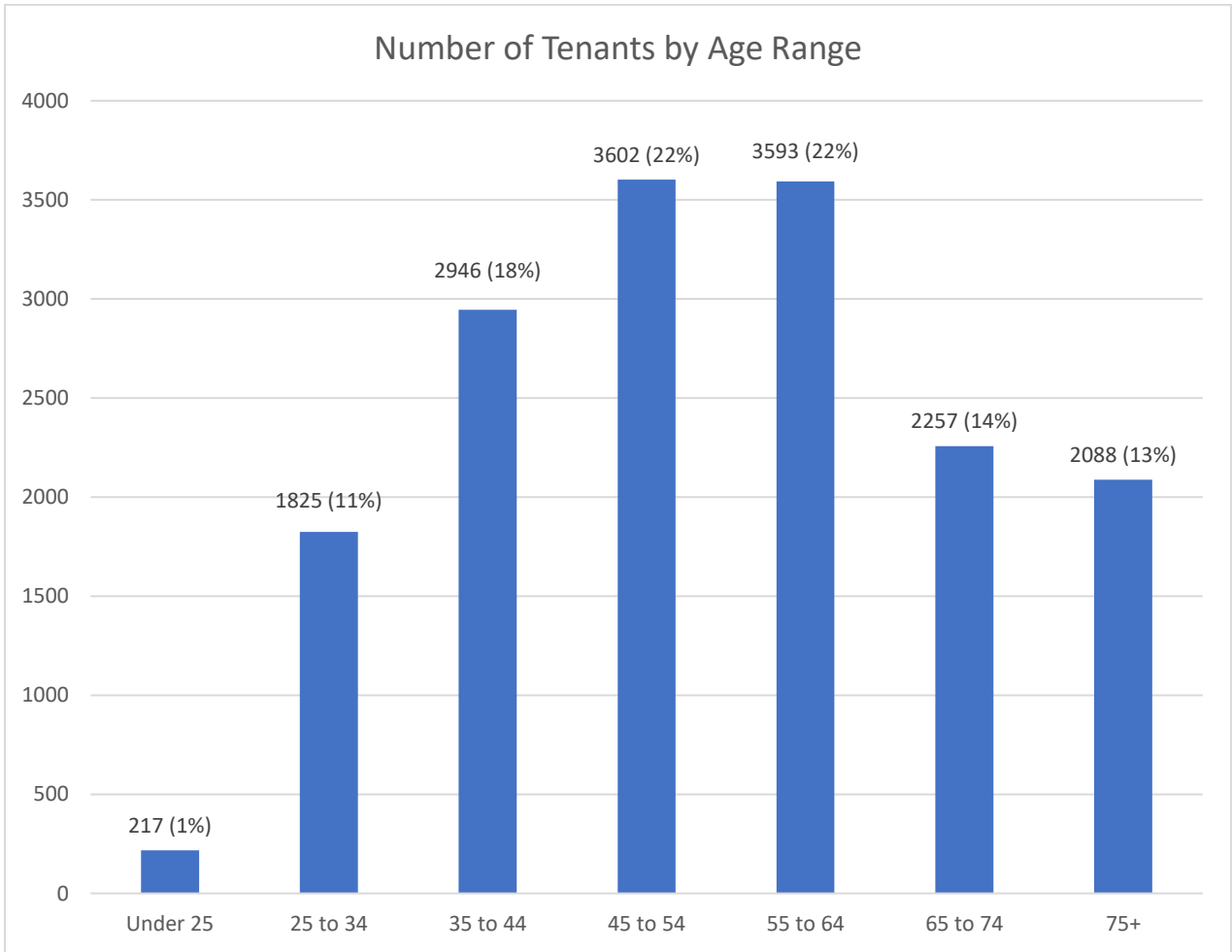
The Housing Service does not hold information for households who own or live in properties which the Council has sold freehold. Similarly, equalities related information for leasehold properties is not held by the Housing Service. The only situation where the department may hold equalities information 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. Ethnic origin information is not routinely collected for 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.

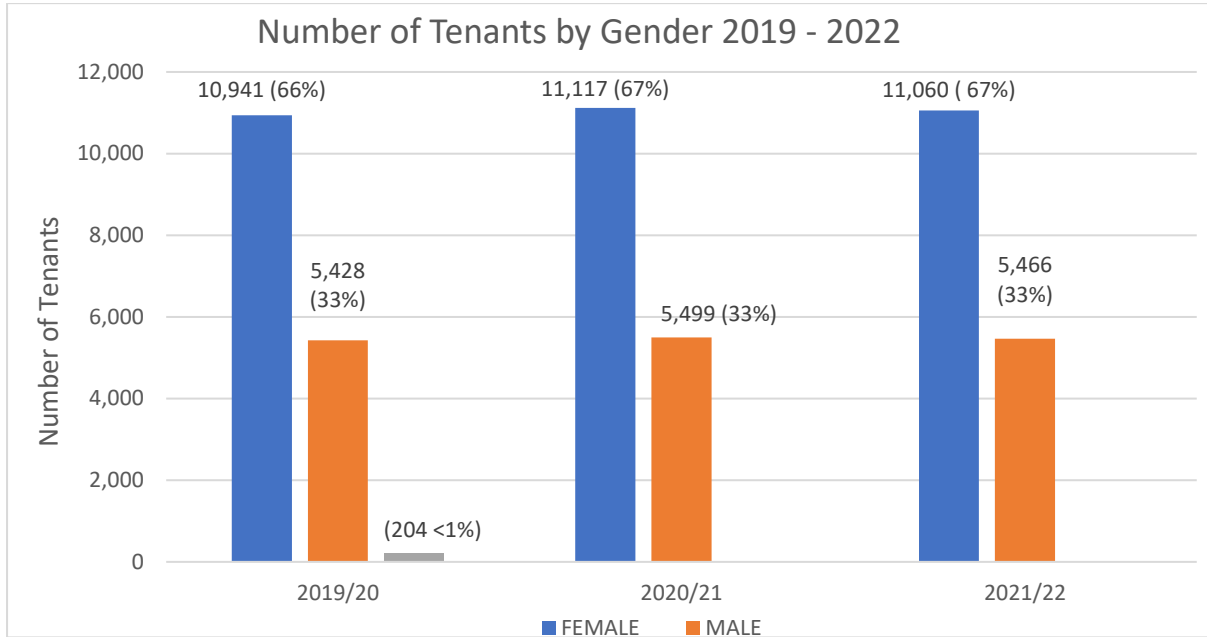
Information on gender identity, sexual orientation and religion is not recorded by the Council for council tenants.

Tenants by Age



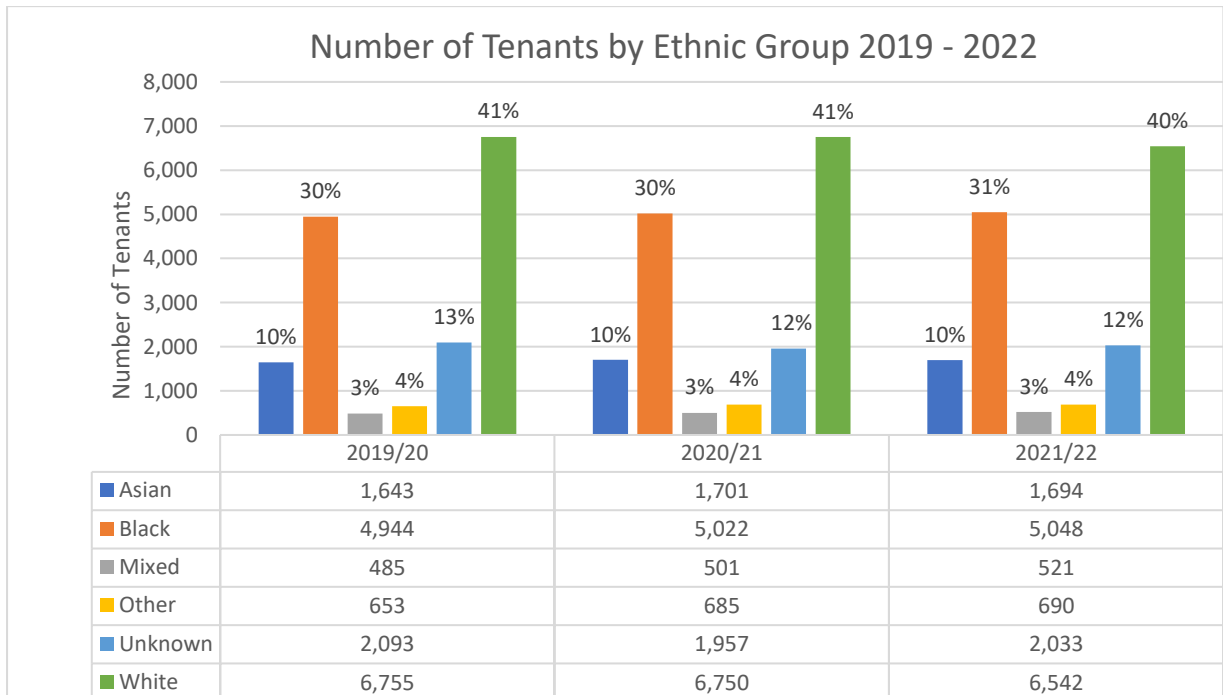
Of the 16,528 tenants where the council knows the age of the tenant, the largest number of tenants are in the 45-54 age range (22% of all tenants). 49% of tenants are aged 55 and over. Both of these figures are comparable with 2020/21 figures which were 23% and 46% respectively. The 7,938 tenants aged 55 and over is proportionately much higher than the borough demographic where the largest age group is aged between 30 and 44⁽¹⁾. This is partly due to sheltered housing tenants (there are approximately 1,100 council owned sheltered properties).

Tenants by Gender



For 2021/22 the proportion of female tenants was 67% compared to 33% for male tenants, which has been consistent for the past three years. The number of male and female tenants increased from 2019/20 to 2020/21 and from 2021 to 2022 there are now no tenants where the gender is unknown. The 67%/33% breakdown between female and male tenants closely matches the percentage breakdown between female and male applicants on the housing queues and those receiving a housing allocation.

Tenants by Ethnic Group

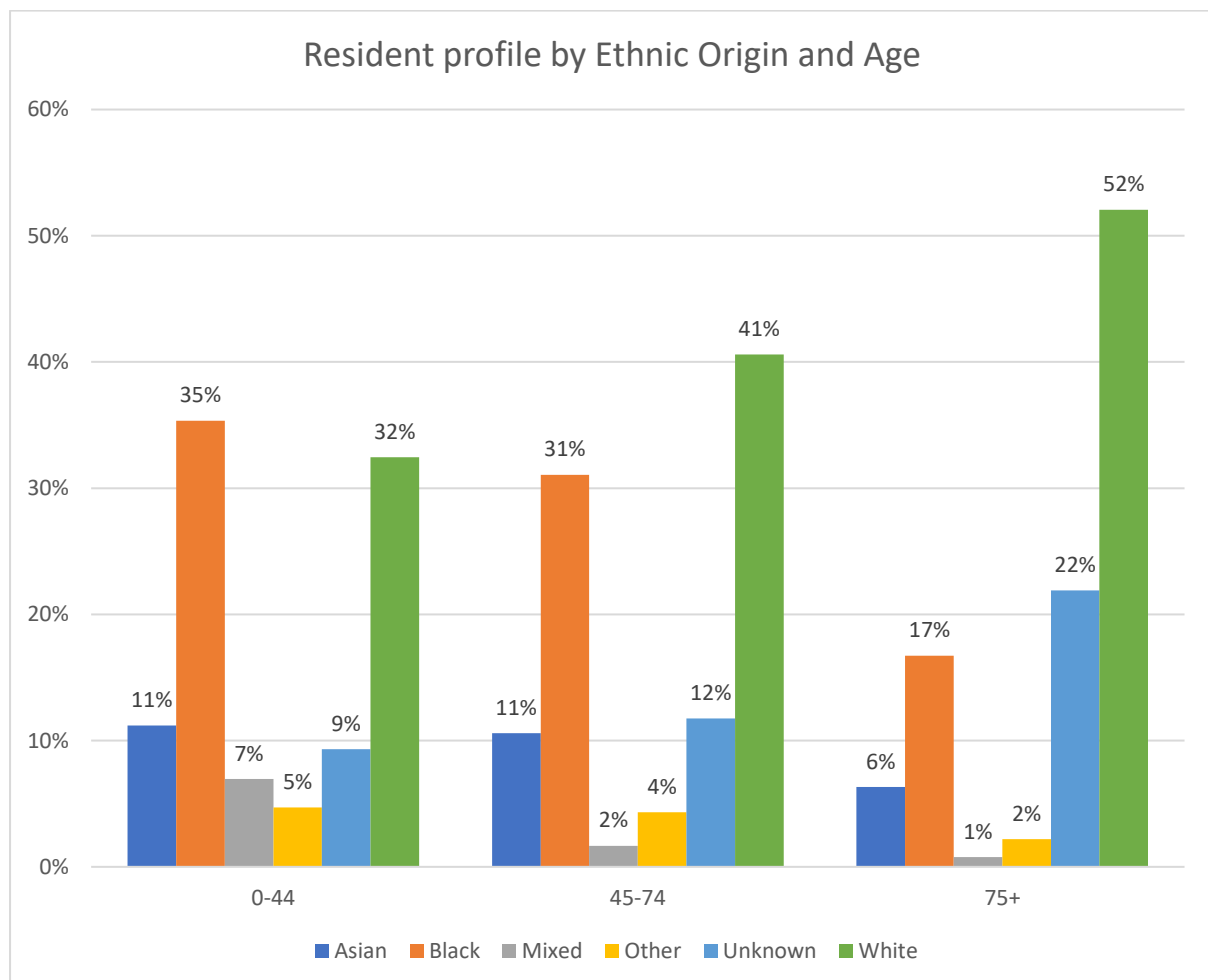


The two largest ethnic groups are the white ethnic group (40%) and the black ethnic group (31%). The percentage breakdown of tenants by ethnic group has remained largely similar for the last three years. However, the number of tenants from the black ethnic group is higher than the borough demographic which equates to 10.9%. The borough demographic for the white ethnic group is 71.4% which is greater than the number recorded for household tenants.

Ethnic Origin by Age

Ethnic Origin By Age										
	0-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	Unknown	Grand Total
Asian/Asian British	5	167	387	473	332	197	100	32	1	1,694
Black / African / Caribbean / Black British	54	635	1,074	1,325	1,136	475	245	104	0	5,048
Mixed / multiple ethnic groups	22	158	167	86	55	17	13	3	0	521
Other	17	82	136	180	165	64	33	13	0	690
Unknown	55	178	232	291	439	380	312	145	1	2,033
White	64	605	950	1,247	1,466	1,124	714	372	0	6,542
Grand Total	217	1825	2946	3602	3593	2257	1417	669	2	16528

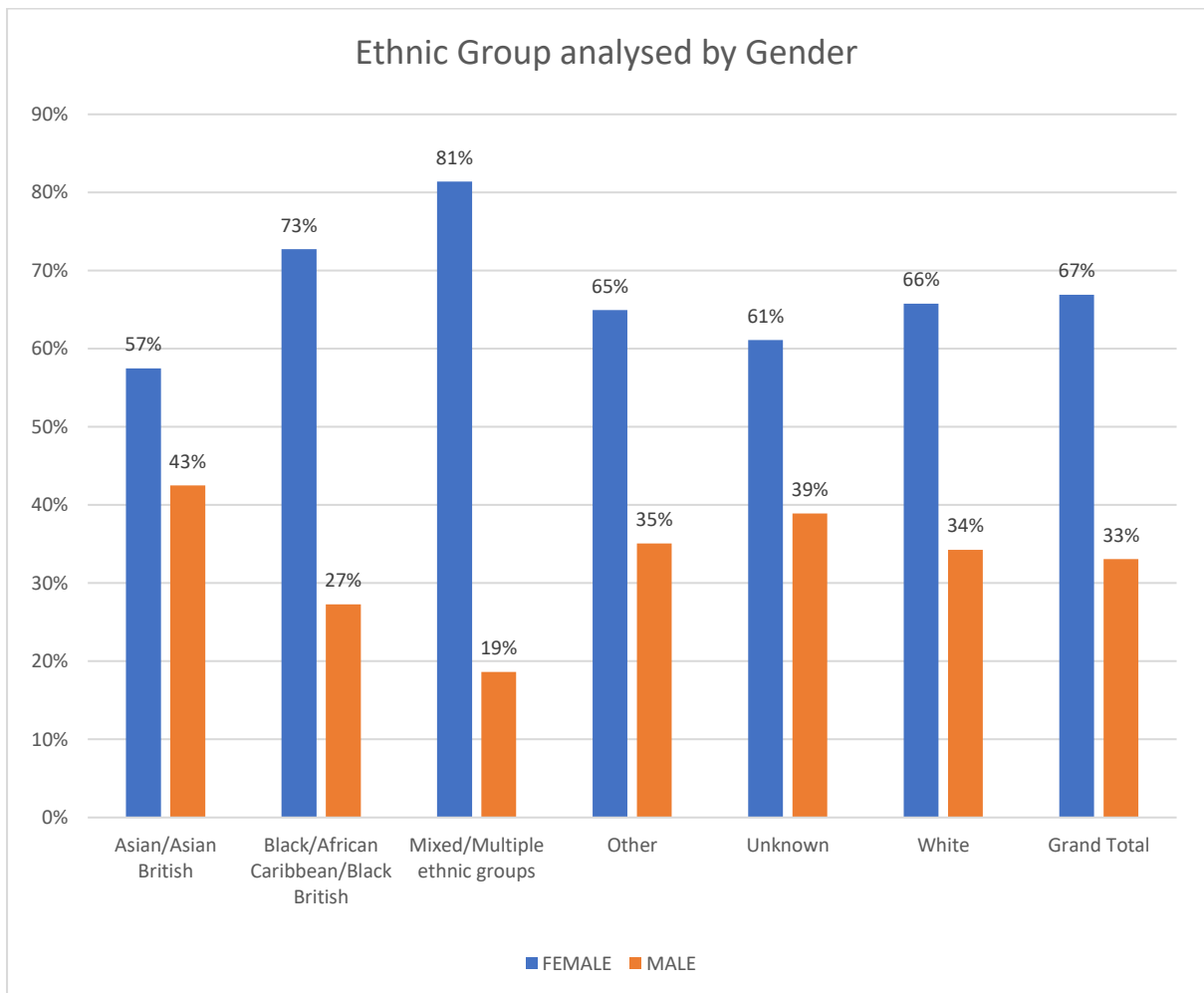
Within the age range 0-44 the two largest ethnic groups are drawn from the black (35%) and white (32%) communities. The same is true within the age range 45-74 although the number of white residents is higher at 41% compared to the black ethnic group at 31%.



Ethnic Group by Gender

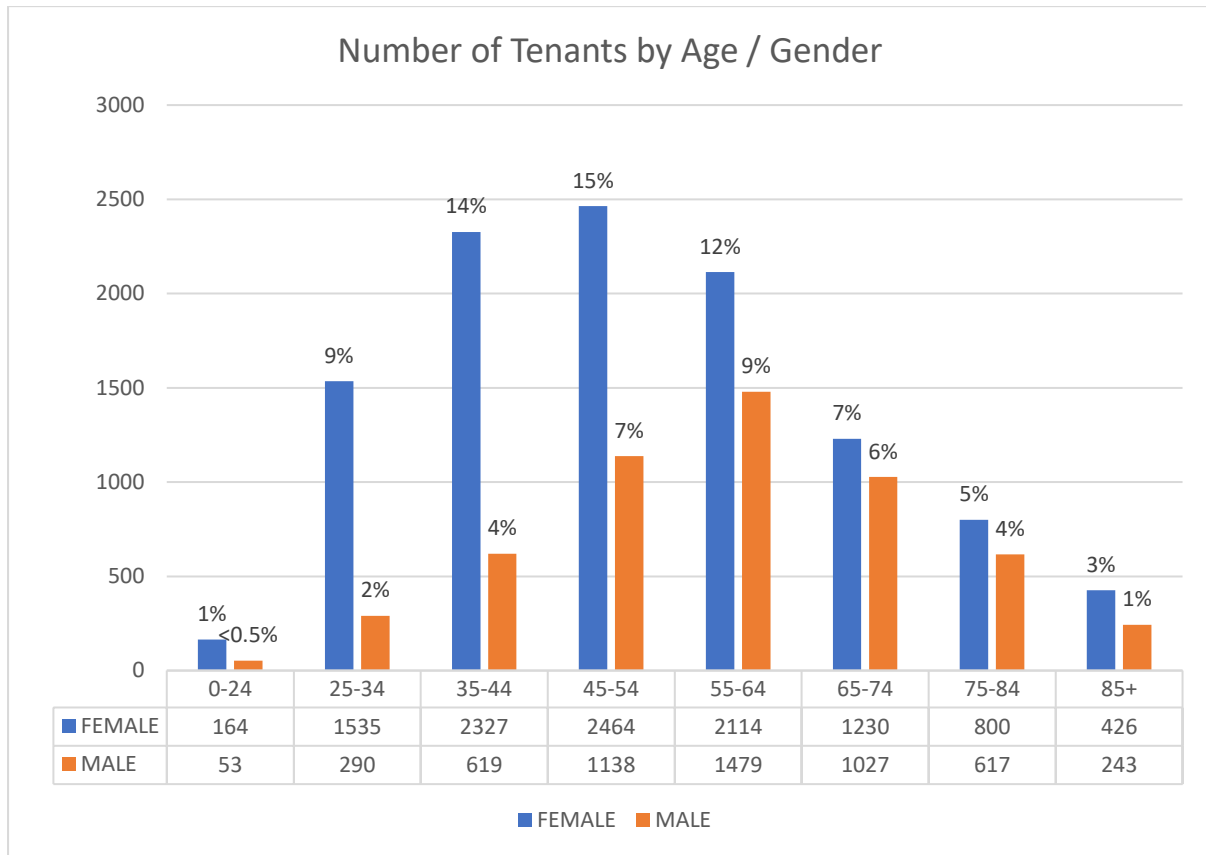
Ethnic Group and Gender	Female	Male	Grand Total
Asian/Asian British	974	720	1694
Black/African/Caribbean/Black British	3671	1377	5048
Mixed/Multiple Ethnic Groups	424	97	521
Other Ethnic Group	448	242	690
Unknown	1242	791	2033
White	4301	2241	6542
Grand Total	11060	5468	16528

The biggest difference between male and female residents within an individual ethnic group is found amongst members of mixed/multiple ethnicity with 81% recorded as female and 19% 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% male.



Number of Tenants by Age/Gender

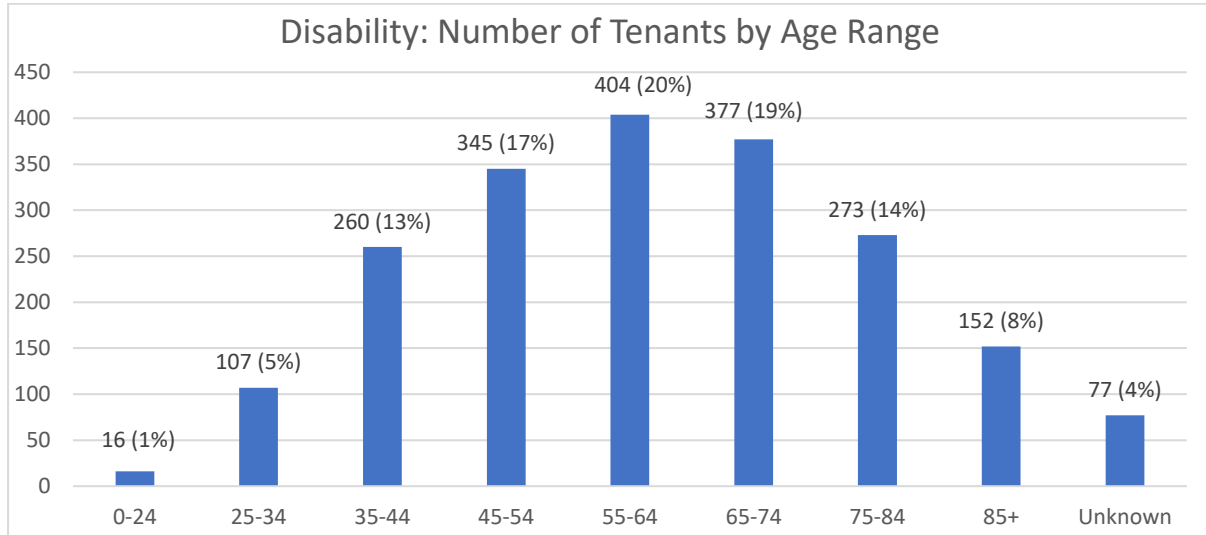
The largest group when analysed by age and gender are female residents aged between 45 and 54 who make up 15% of all female tenants. The largest difference between female and male tenants is found within the 35-44 age range where 14% of this group are female and 4% male.



Tenants by Disability

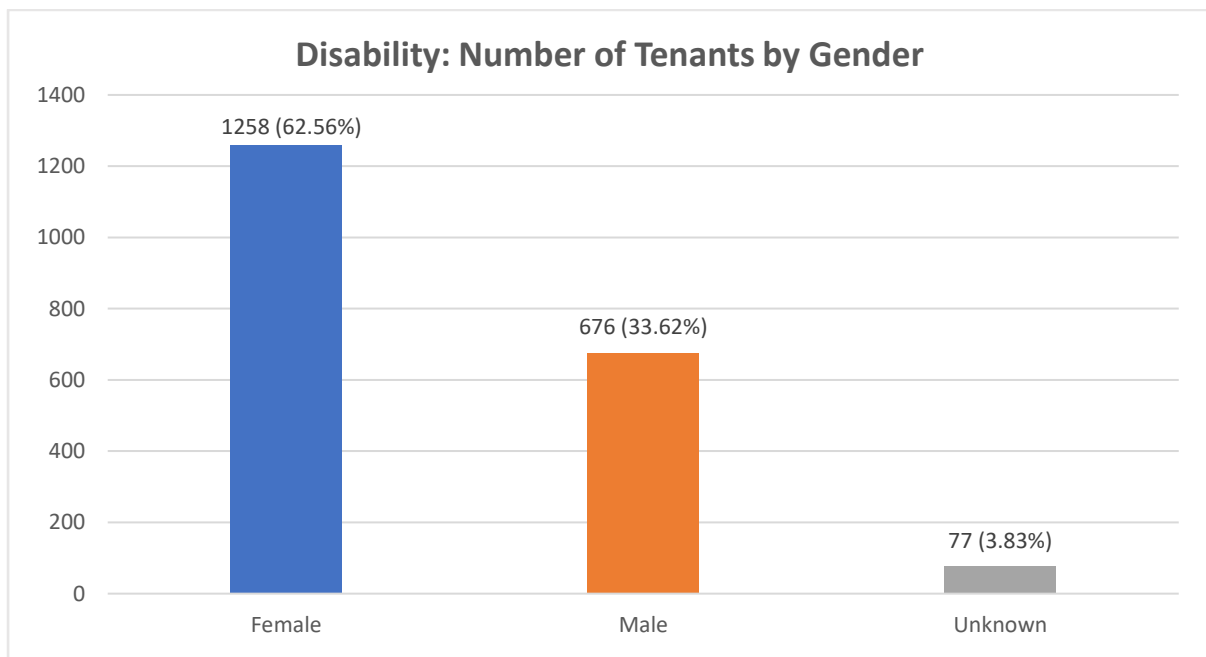
The Council has a portfolio of adapted properties specifically for tenants who have a physical disability to ensure the property meets their individual needs. In addition, properties are continuously reviewed and adapted if an occupational therapist has completed a referral for a property to be adapted 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 Age range



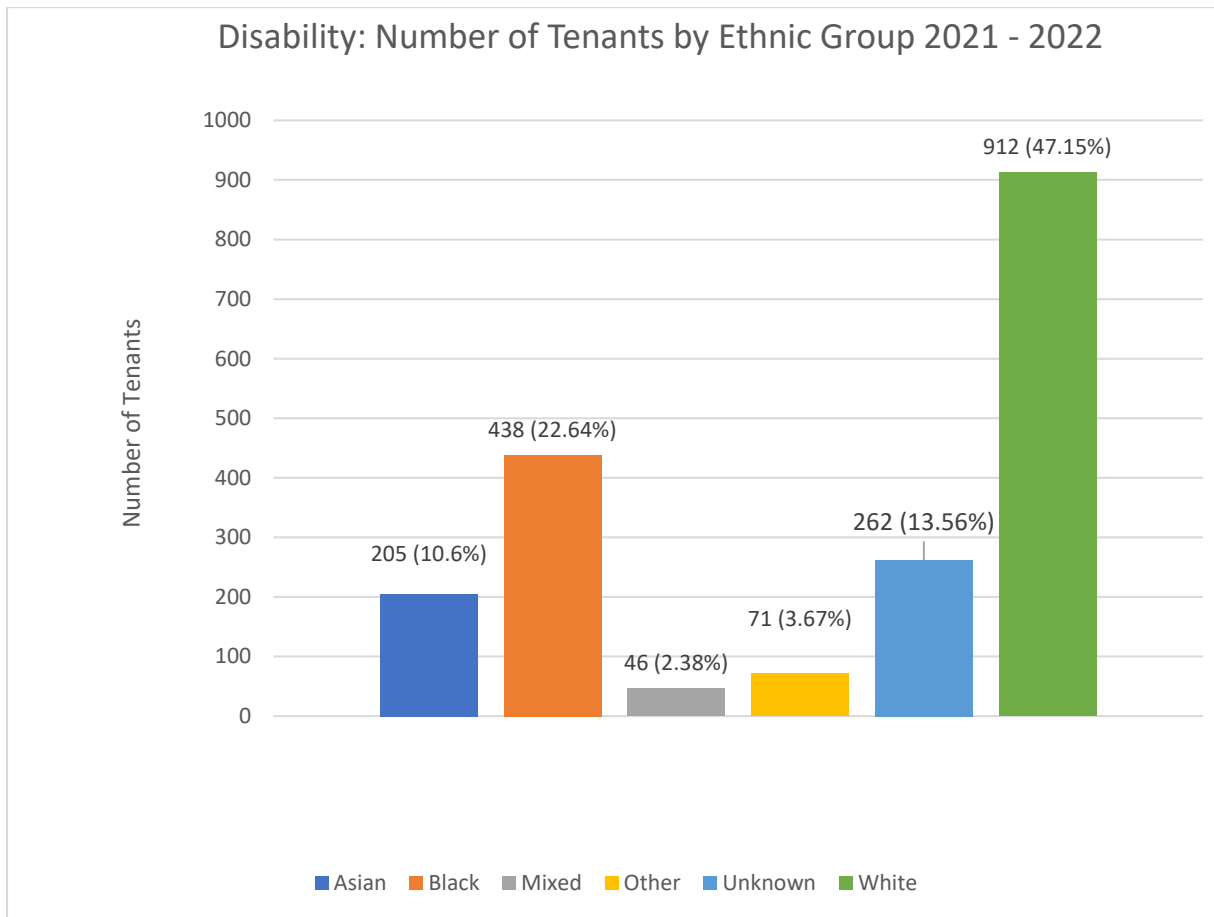
Tenants above the age of 75 + represent 22% of tenants with a disability while representing 12% of all tenanted households. Tenants aged 0 to 34 (the youngest age groups) represent a smaller number of tenants with a disability at 6% when compared to 12% for all tenanted households.

Disability by Gender



The distribution between female and male tenants with a disability (63%/34%) is similar to the breakdown of female and male tenants across all tenanted households (67%/33%).

Disability by Ethnic Group



The largest ethnic group with an identified disability is the white ethnic group, representing 49% of all tenants with a disability, while white tenants represent 40% of all tenanted households. The black ethnic group is the second largest ethnic group with an identified disability, representing 22.64% of tenants with a disability while making up 31% of all tenanted households.

- 1) [Wandsworth Statistics and census information](#)