

**Wandsworth Housing and Regeneration Department**  
**Equalities Information: Resident Profile 31st March 2020**

**Introduction**

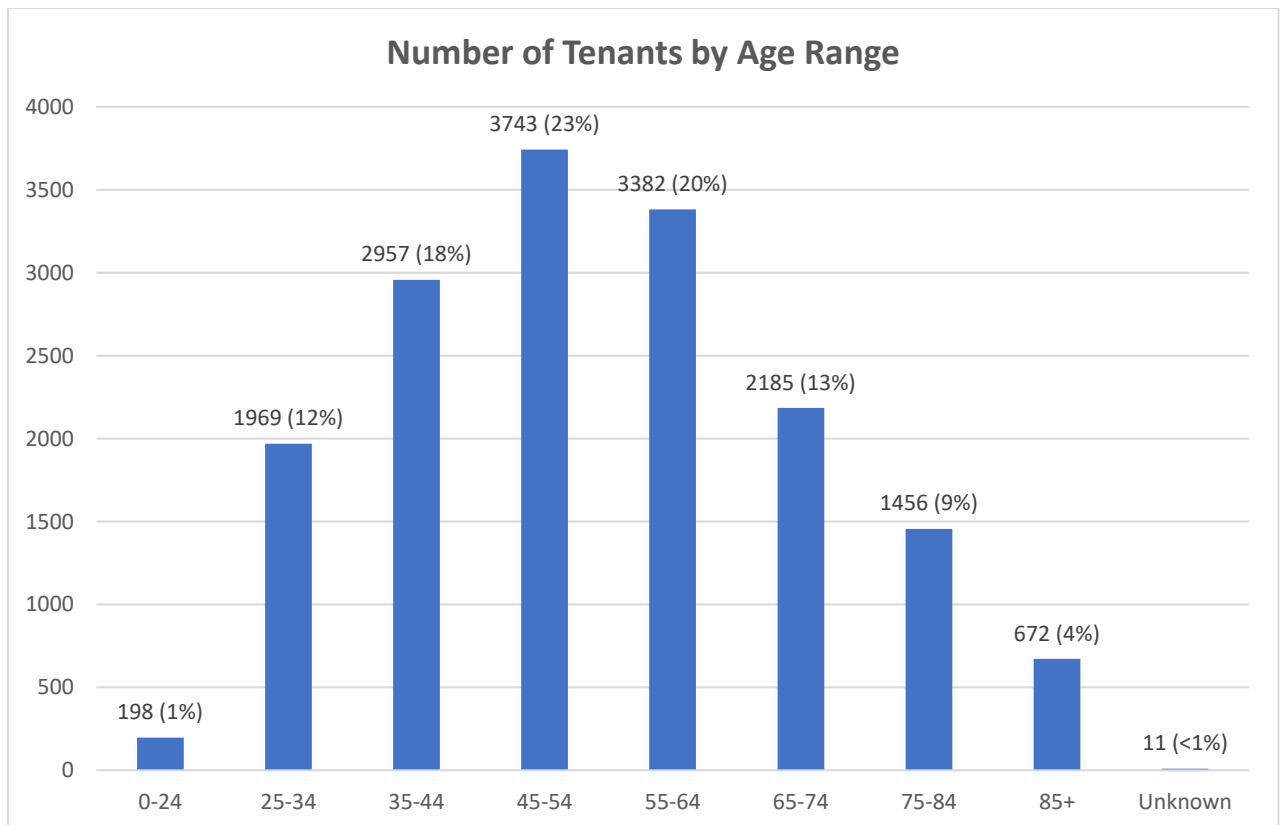
Wandsworth Council owns the freehold of and manages approximately 32,000 properties of which just over 16,500 are tenanted and 15,700 are leasehold properties. In addition, a number of properties have been sold freehold.

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.

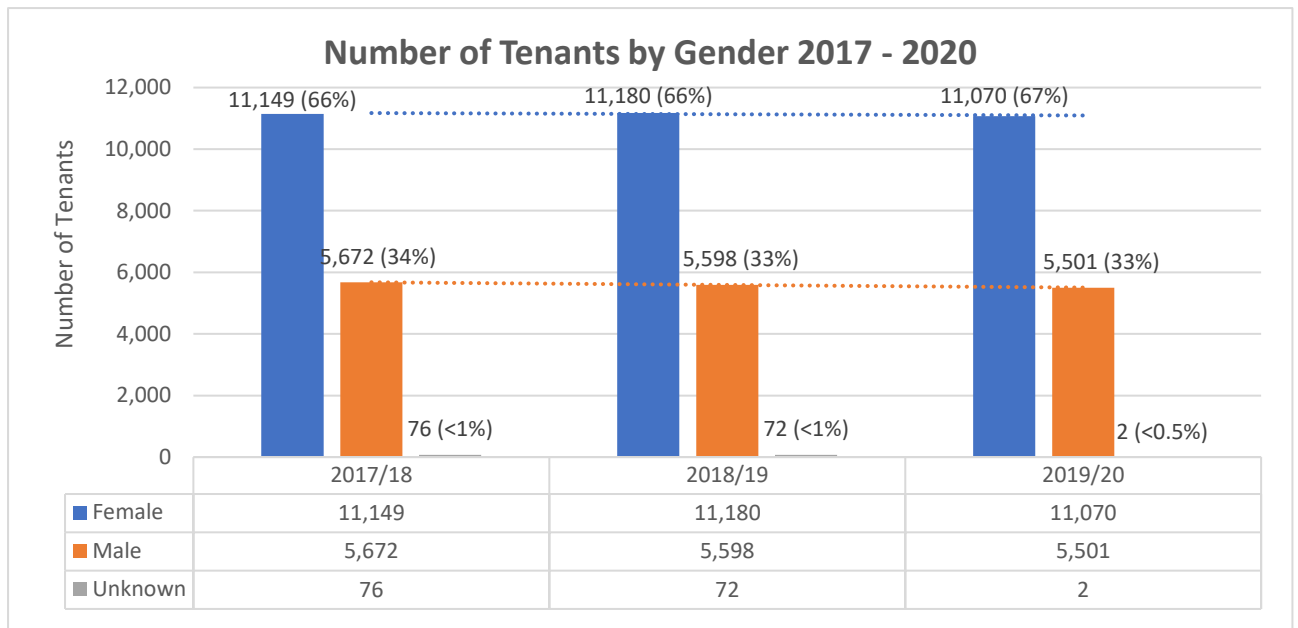
Date of birth and gender information for everyone registered as living at the property should be recorded. Ethnic origin information is held for the majority of Council tenants. Ethnic origin information is not routinely collected for household members. The main reason for the Council not holding information 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.

**Tenants by Age**



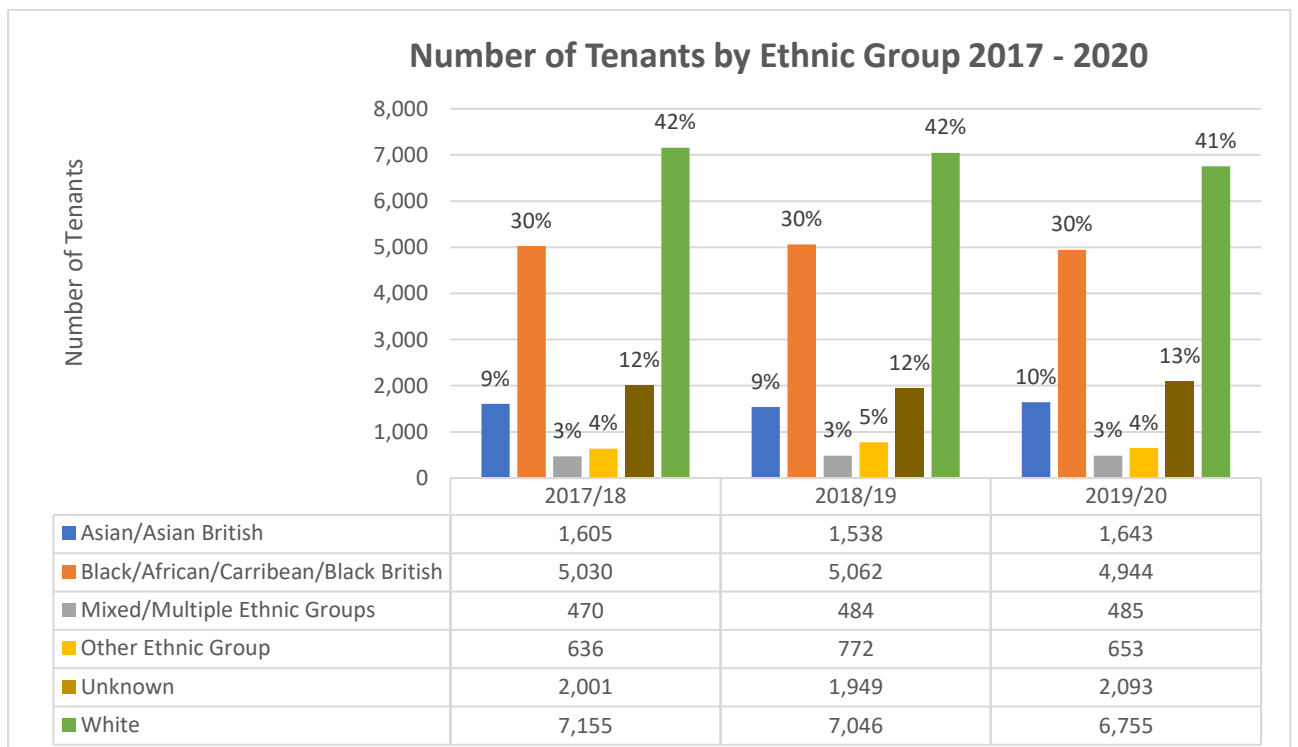
Of the 16,573 tenants where the council knows the age of the tenant, the largest number of tenants are in the 45-54 age range constituting 23% of all tenants. 46% of tenants are aged 55 and over. Both of these figures are comparable with 2018/19 figures which were 23% and 44% respectively. The 7,706 tenants aged 55 and over is proportionately much higher than the borough demographic where the largest age group is aged between 30 and 44<sup>(1)</sup>. This is partly due to sheltered housing tenants (there are approximately 1,100 council owned sheltered properties).

**Tenants by Gender**



For 2019/20 the proportion of female tenants was 67% compared to 33% male with a small number unknown. Over the last three years there has been a steady decrease in the number of male tenants with the total falling from 5,672 in 2018 to 5,501 in 2020.

**Tenants by Ethnic Group**

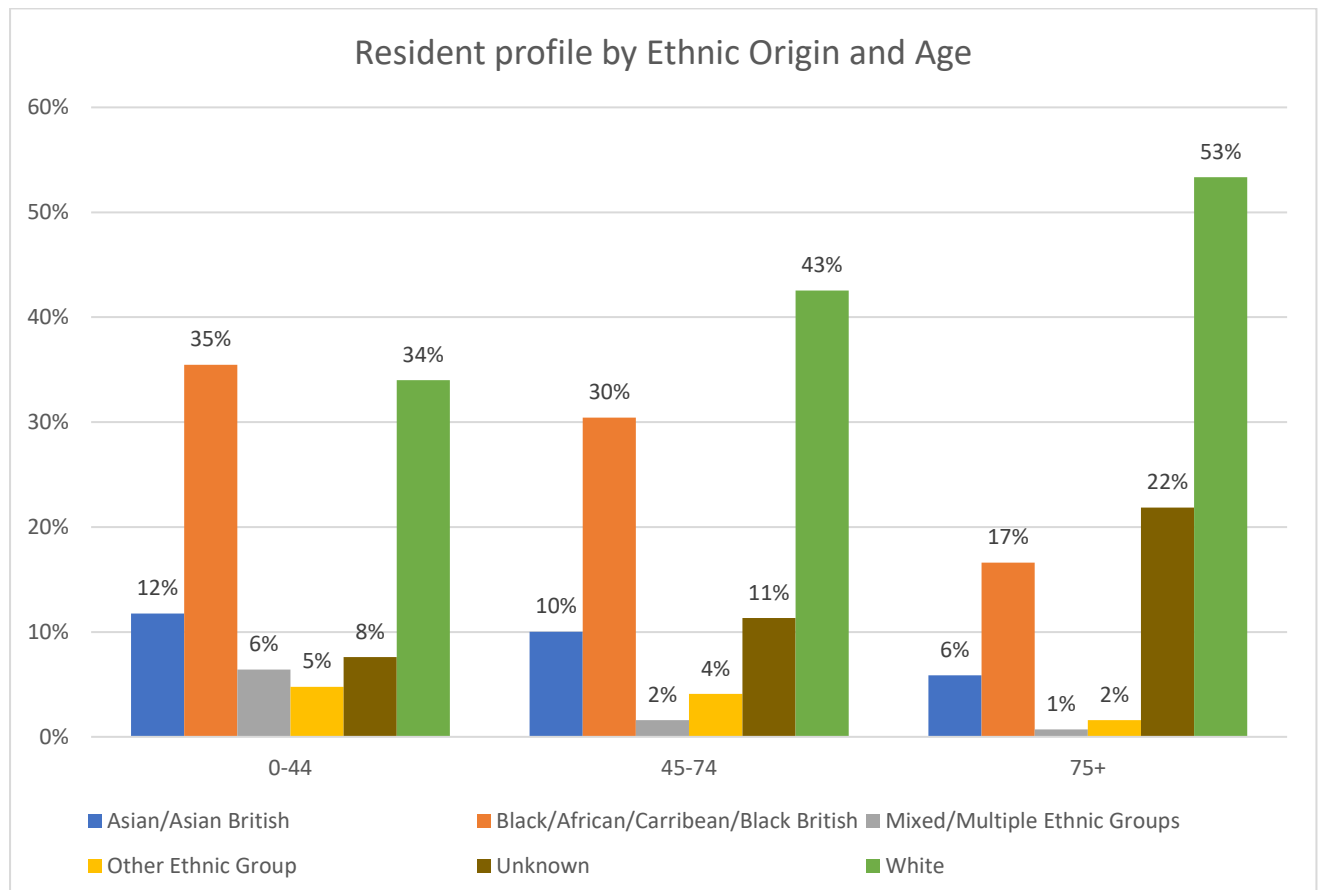


The two largest ethnic groups are the white ethnic group (41%) and the black ethnic group (30%). Ethnic group breakdowns have remained largely similar for the last three years. However, the number of tenants from the black ethnic group is higher than the borough demographic which equates to 10.9%. The 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+	Not Known	Total
Asian/Asian British	9	195	406	456	302	176	94	30	2	1,670
Black/African/Caribbean /Black British	48	700	1,062	1,369	1,044	419	257	99	0	4,998
Mixed/Multiple Ethnic Groups	22	150	156	88	46	15	12	4	1	494
Other Ethnic Group	17	94	132	173	149	58	24	9	0	656
Unknown	30	153	209	295	387	373	328	135	6	1,916
White	72	677	992	1,362	1,454	1,144	741	395	2	6,839

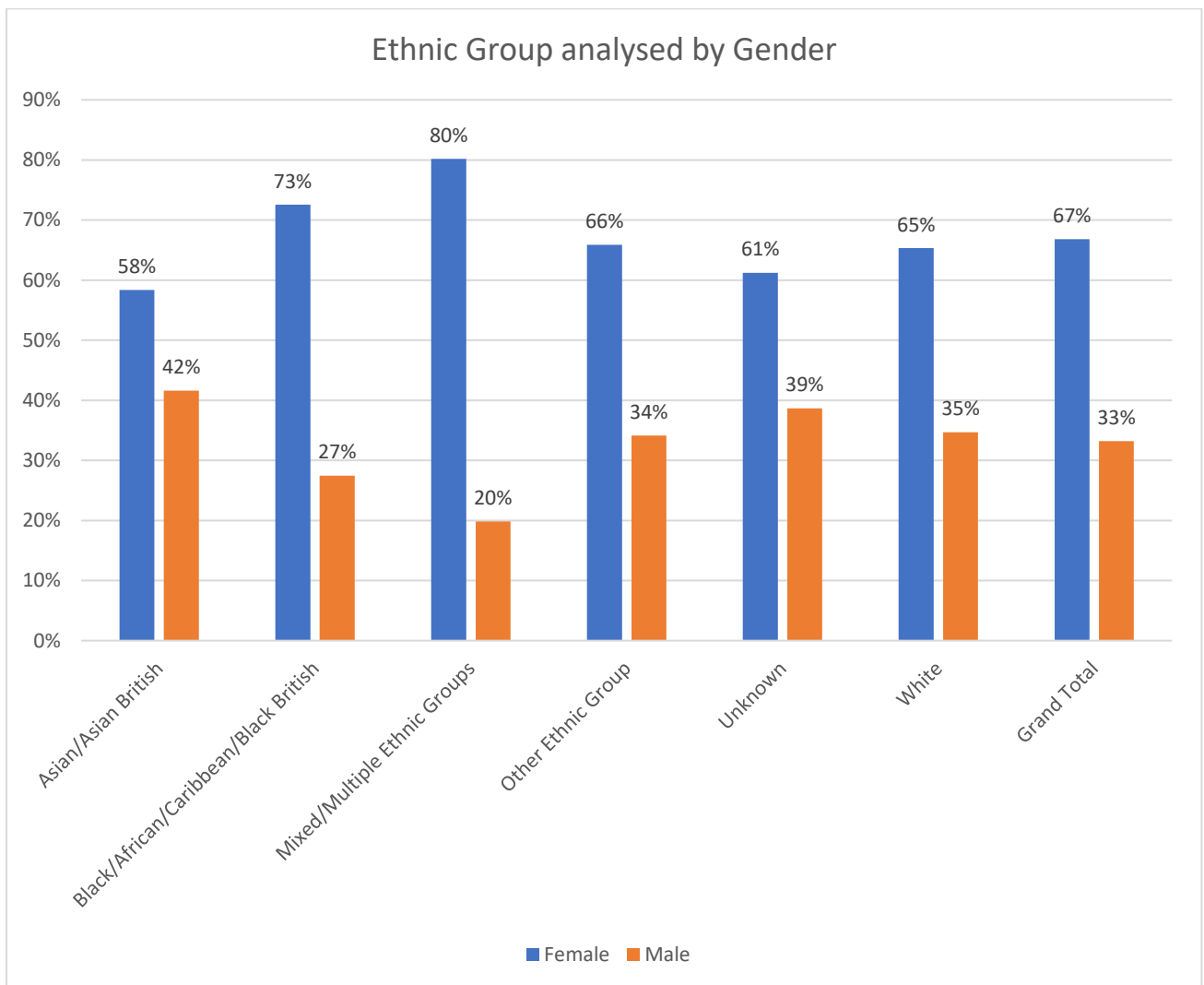
Within the age range of 0 – 44 the two largest ethnic groups are drawn from the white (34%) and black (35%) communities. The same is true within the age range of 45 – 74 although the number of white residents is higher at 43% compared to the black ethnic group at 30%.



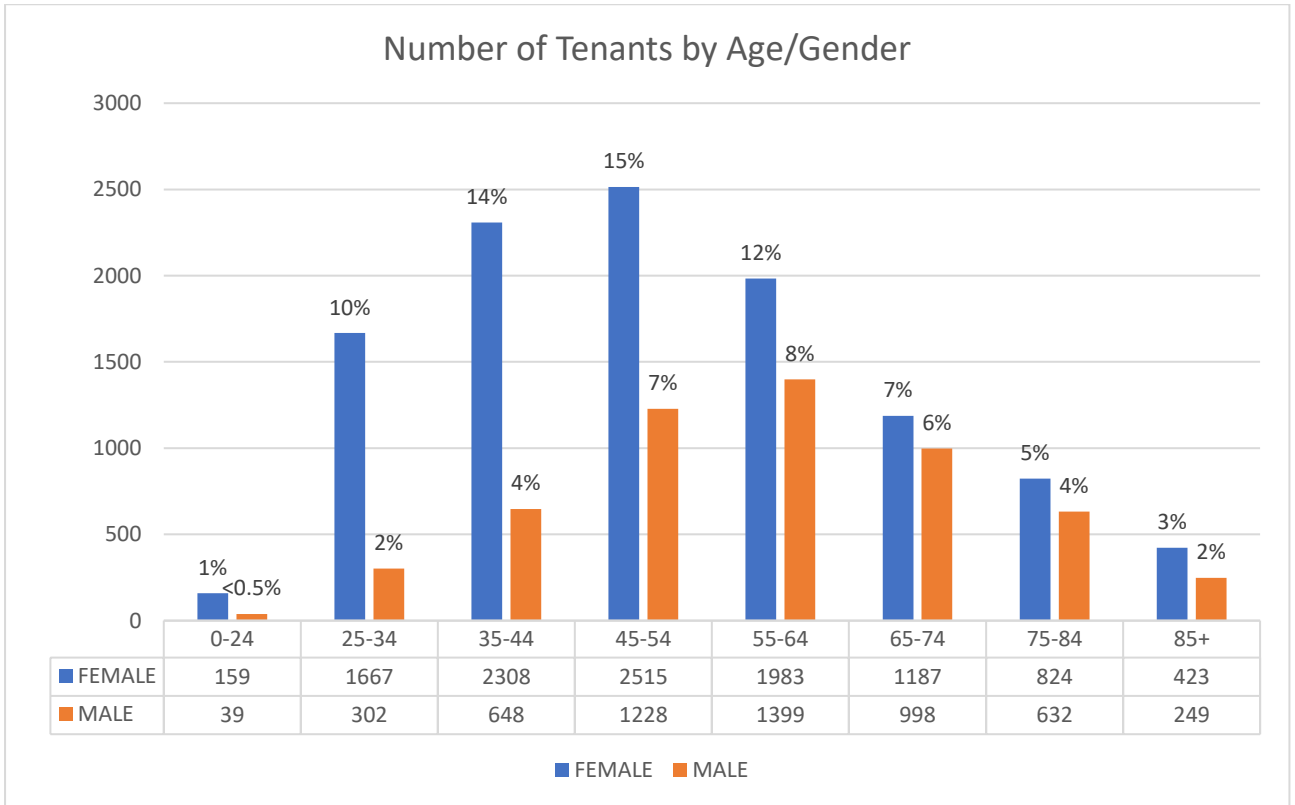
**Ethnic Group by Gender**

Ethnic Group and Gender	Female	Male	Unknown	Grand Total
Asian/Asian British	975	695	0	1,670
Black/African/Caribbean/Black British	3,626	1,372	0	4,998
Mixed/Multiple Ethnic Groups	396	98	0	494
Other Ethnic Group	432	224	0	656
Unknown	1,173	741	2	1,916
White	4,468	2,371	0	6,839
<b>Grand Total</b>	<b>11,070</b>	<b>5,501</b>	<b>2</b>	<b>16,573</b>

The biggest difference between male and female residents within an individual ethnic group is found amongst members of mixed/multiple ethnicity with 80% recorded as female and 20% 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 35 and 54 who make up 41% of all female tenants. The largest difference between female and male tenants is found within the 25-34 age range where 85% of this group are female and the remainder male. The older age groups have a more even distribution where the age group 65-74 have a 54%/46% split between male and female and the age group 75-84 have a 57%/43% split.

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