

Wandsworth Resident Services

Equalities Information: Resident Profile 31st March 2025

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.

This report analyses 17,899 properties, by the main tenant, from the housing management system's End Of Year 2024/2025 Tenancy Report, of those are 14,307 general needs, 1,049 supported housing and 2,543 temporary accommodation properties.

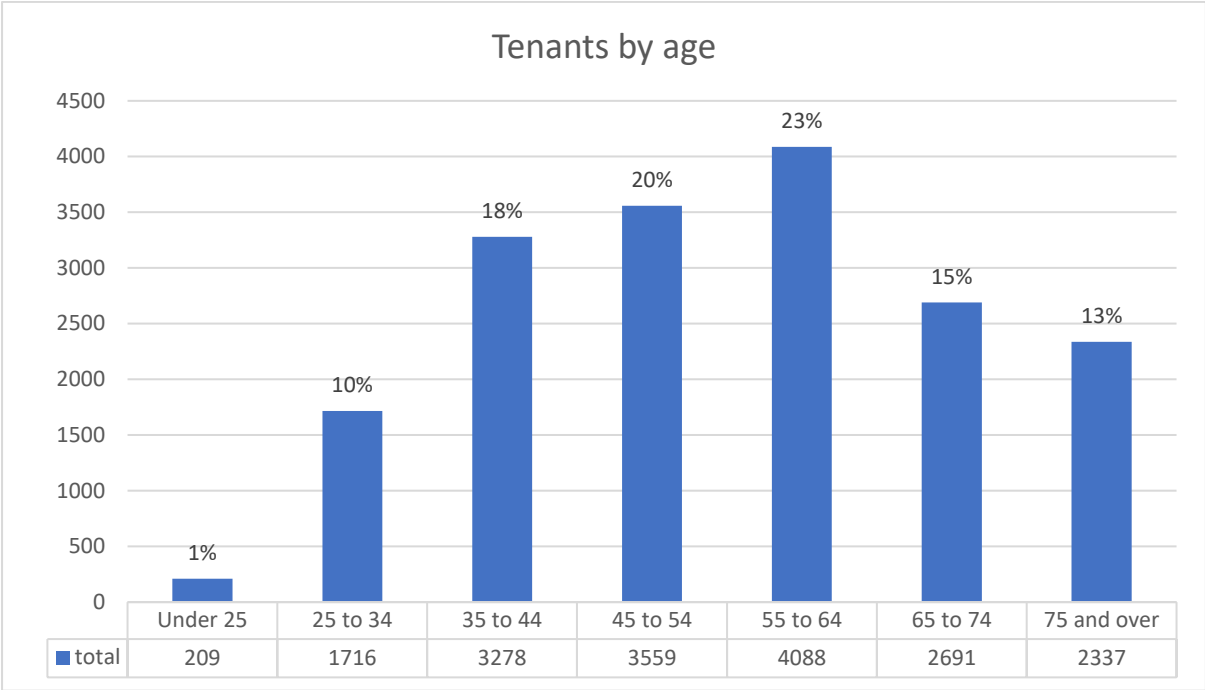
The Housing Service does not hold information for households who own or live in properties which the Council has sold freehold. Similarly, equalities related information for leasehold properties is not held by the Housing Service. The only situation where the department may hold equalities information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

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](#).

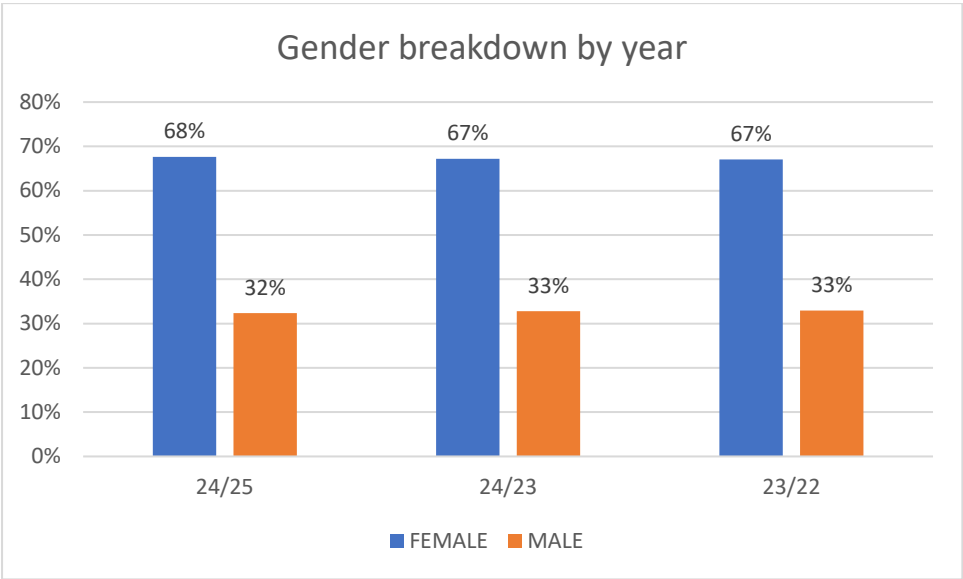
Tenants by Age



In Wandsworth, 51% of main council tenants are aged 55 or more. Within this group, the 55-64 years age range represents the largest number of main tenants (23%). 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 priority that requires a social housing allocation.

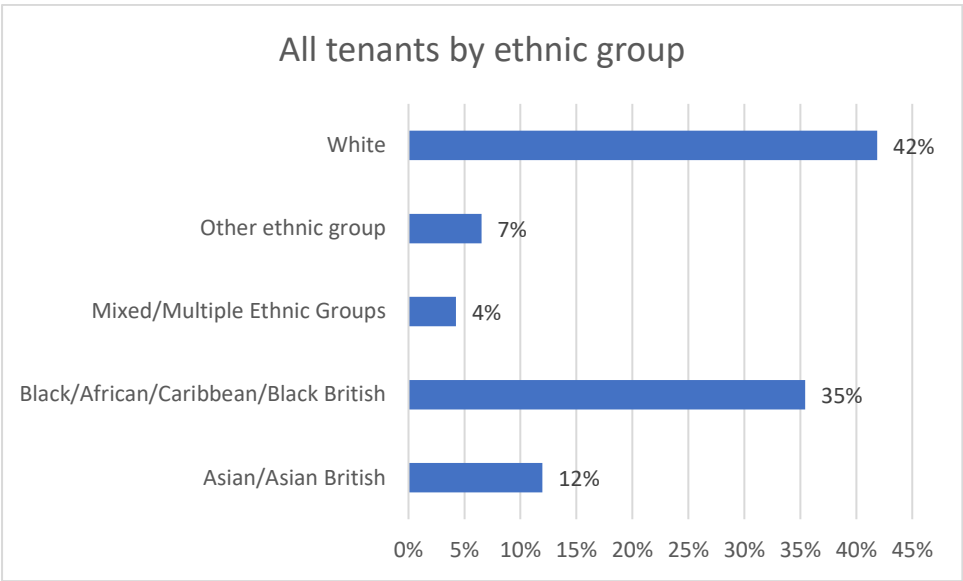
¹ As per the Census 2021 data published on [DataWand](#) and the [Council webpages](#)

Tenants by gender



For 2024/25 the proportion of female tenants was 68% compared to 32% for male tenants, which has been generally 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.

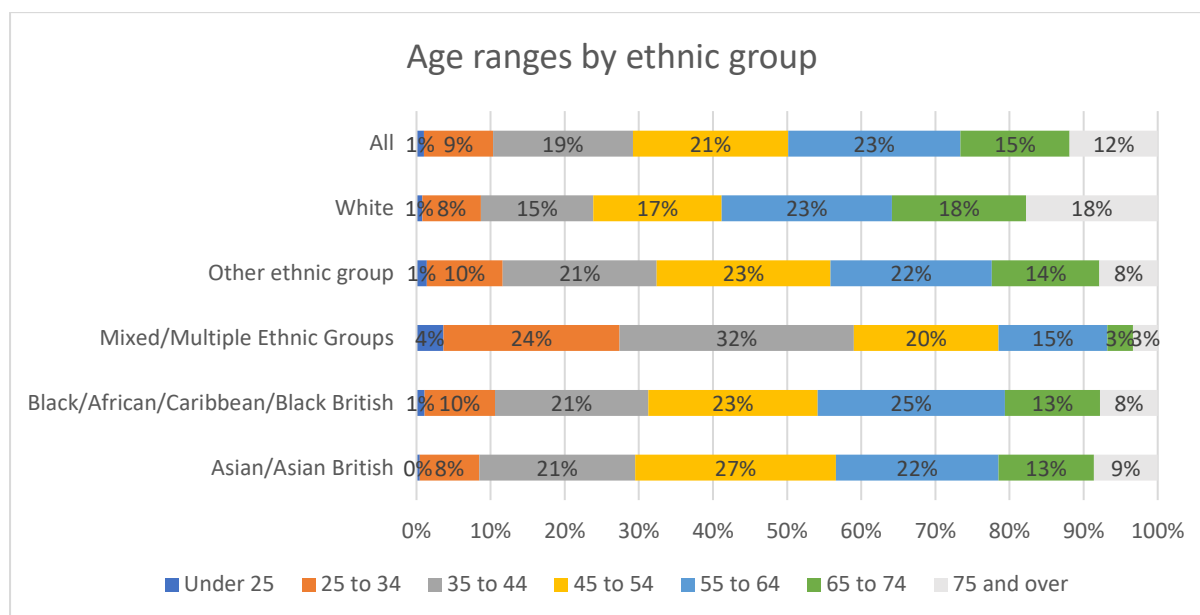
Tenants by ethnic group



The two largest ethnic groups are the White (42%) and black/black British/African/Caribbean (35%).

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



Most represented in the oldest 75+ age group are White (18% of their group) compared to 12% for all.

In the two largest ethnic groups in Wandsworth, White and Black/African/Caribbean/Black British, 41% categorised as White main tenants are under 54. For Black/African/Caribbean/Black British, 54% are under 54.

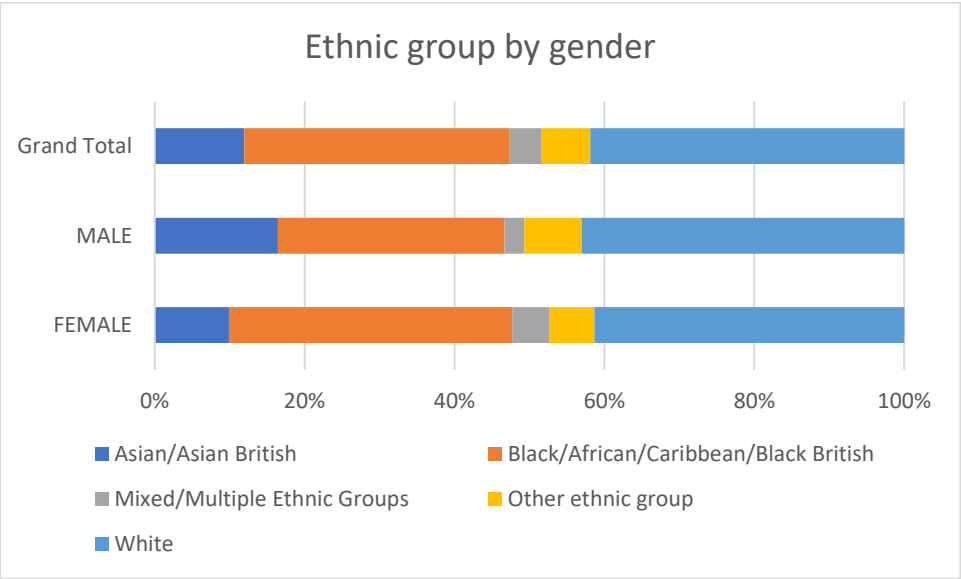
The below table shows the number of main tenants in each ethnic group (excluding 2,306 'unknowns' where the data is unavailable)

	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 and over
Asian/Asian British	8	150	391	504	408	240	160
Black/African/Caribbean/Black British	59	525	1,141	1,260	1,394	709	429
Mixed/Multiple Ethnic Groups	24	157	209	129	97	23	22
Other ethnic group	14	104	211	238	221	147	80
White	51	516	987	1,129	1,500	1,178	1,159

Ethnic group by gender

Count of ethnic group by gender

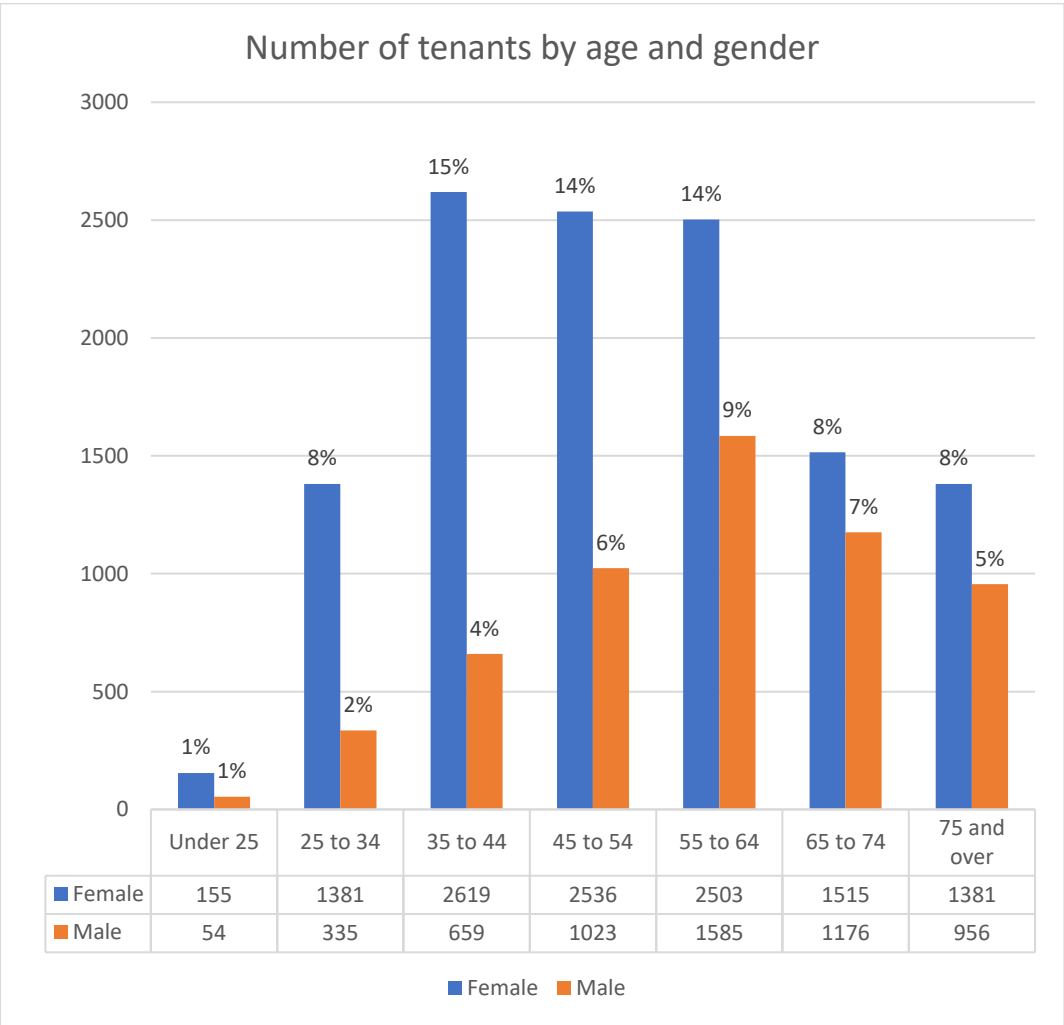
	FEMALE	MALE
Asian/Asian British	1,057	805
Black/African/Caribbean/Black British	4034	1,483
Mixed/Multiple Ethnic Groups	532	129
Other ethnic group	640	375
White	4411	2109



The biggest difference between male and female residents within an individual ethnic group is that 38% of female main tenants are Black/African/Caribbean/Black British, compared to 30% of male tenants in the Black/African/Caribbean/Black British group. Conversely 16% of male main tenants are Asian / Asian British compared to 10% of females.

Tenants by Age and 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. Males are most represented in the 55 to 64 age range, making up 9% of all Wandsworth main tenants,

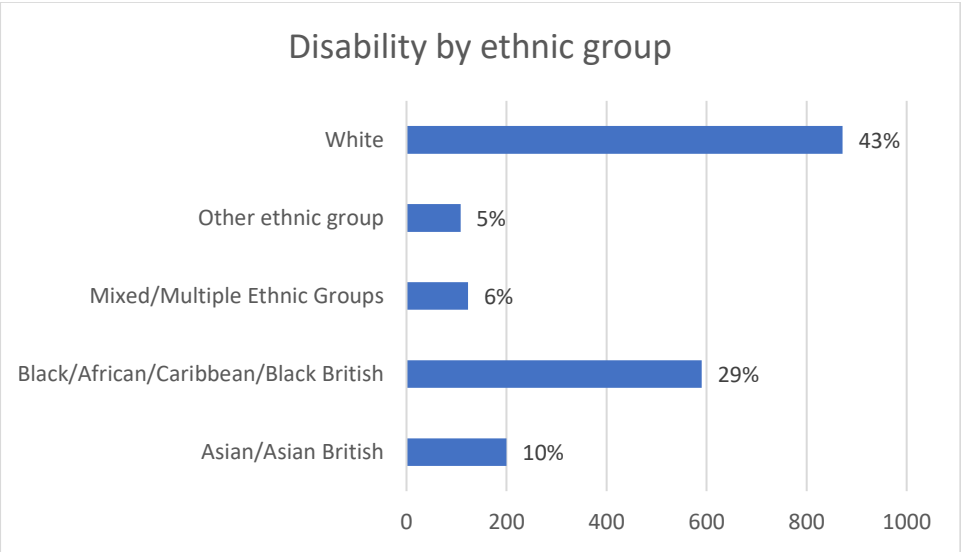


Tenants by Disability

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.

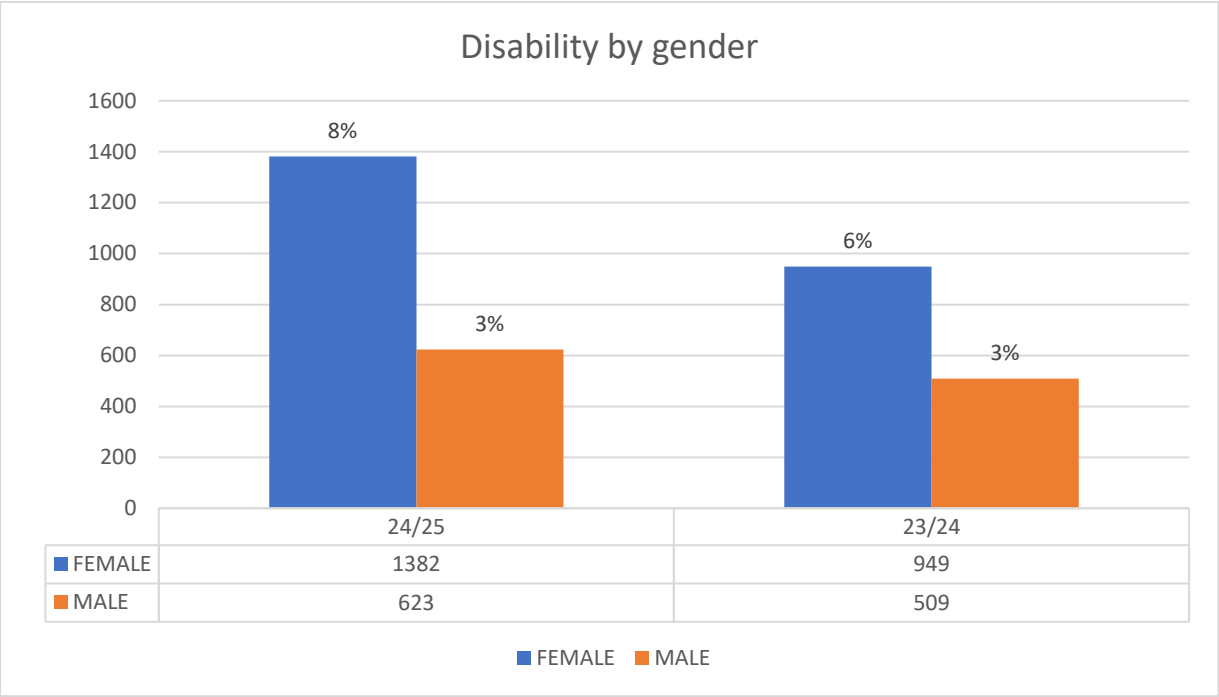
There is a total of 2,005 disabilities recorded against 17,899 main tenants.

Disability by Ethnic Group



Of the recorded disabilities, 43% are white, mirroring the tenant population at 42%. 29% of the recorded disabilities are within the Black/African/Caribbean/Black British group, lower than their main tenant population of 35%.

Disability by Gender



The volume of recorded disabilities increased from the previous year, with 12% of main tenants with a recorded disability compared to 9% last year.

Of the main tenants known to have a disability, the distribution between female and male tenants with a disability (69% female, 31% male) is broadly similar to the breakdown of female and male tenants across all tenanted households (68% female, 32% male).