Wandsworth Housing Services

Equalities Information

Resident Profile at 31 March 2026

2026 profile	Main tenants
Total	17,911
General needs	14,383
Temporary accommodation	2,482
Supported housing	1,046

Introduction

This report uses the Council's housing records at 31 March 2026 and covers 17,911 main tenants. Of these, 14,383 live in general needs housing, 1,046 in supported housing and 2,482 in temporary accommodation.

The Housing Service does not hold information about households who own or live in homes sold freehold. We do not usually keep information about residents' backgrounds and needs for leasehold homes. It may be kept where a leaseholder previously rented the home from the Council and bought it through Right to Buy.

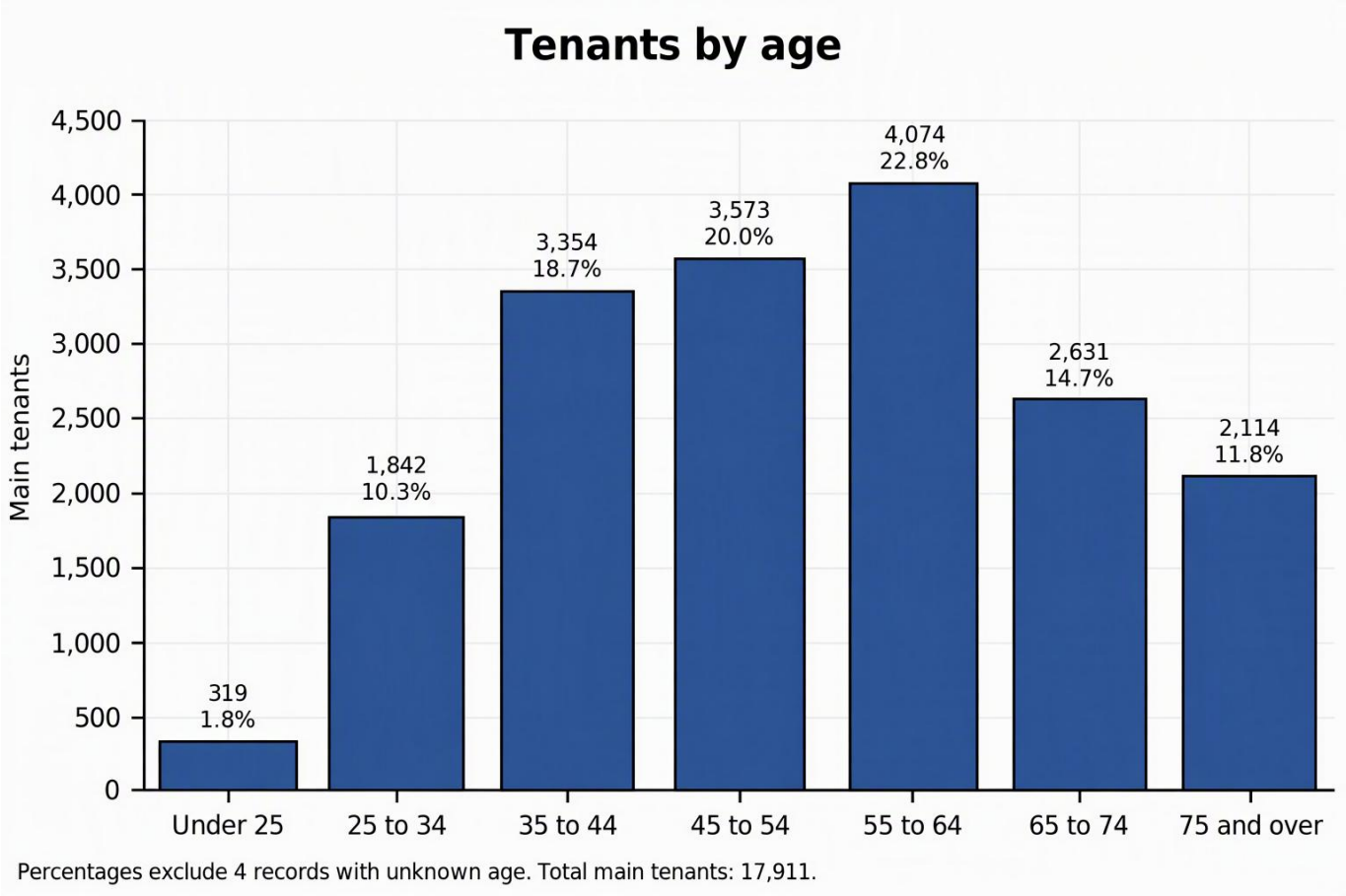
Date of birth and gender information should be recorded for people registered as living at a property. Ethnic origin is held for most main tenants, although we do not usually collect this information about everyone living in the home. Information on gender identity, sexual orientation and religion is not recorded for council tenants.

Comparisons with Wandsworth as a whole use Census 2021 information published by the Office for National Statistics and available on DataWand's Census 2021 webpages. The figures are not directly comparable: the Census covers everyone normally living in Wandsworth in 2021, including children, homeowners and people renting other types of housing. This report covers main tenants at 31 March 2026.

Tenant overview

Measure	2026 figure
Main tenant records	17,911
Aged 55 or over	49% of tenants
Female	68% of tenants
Ethnic background not provided	2,278 (12.7%)

Tenants by age

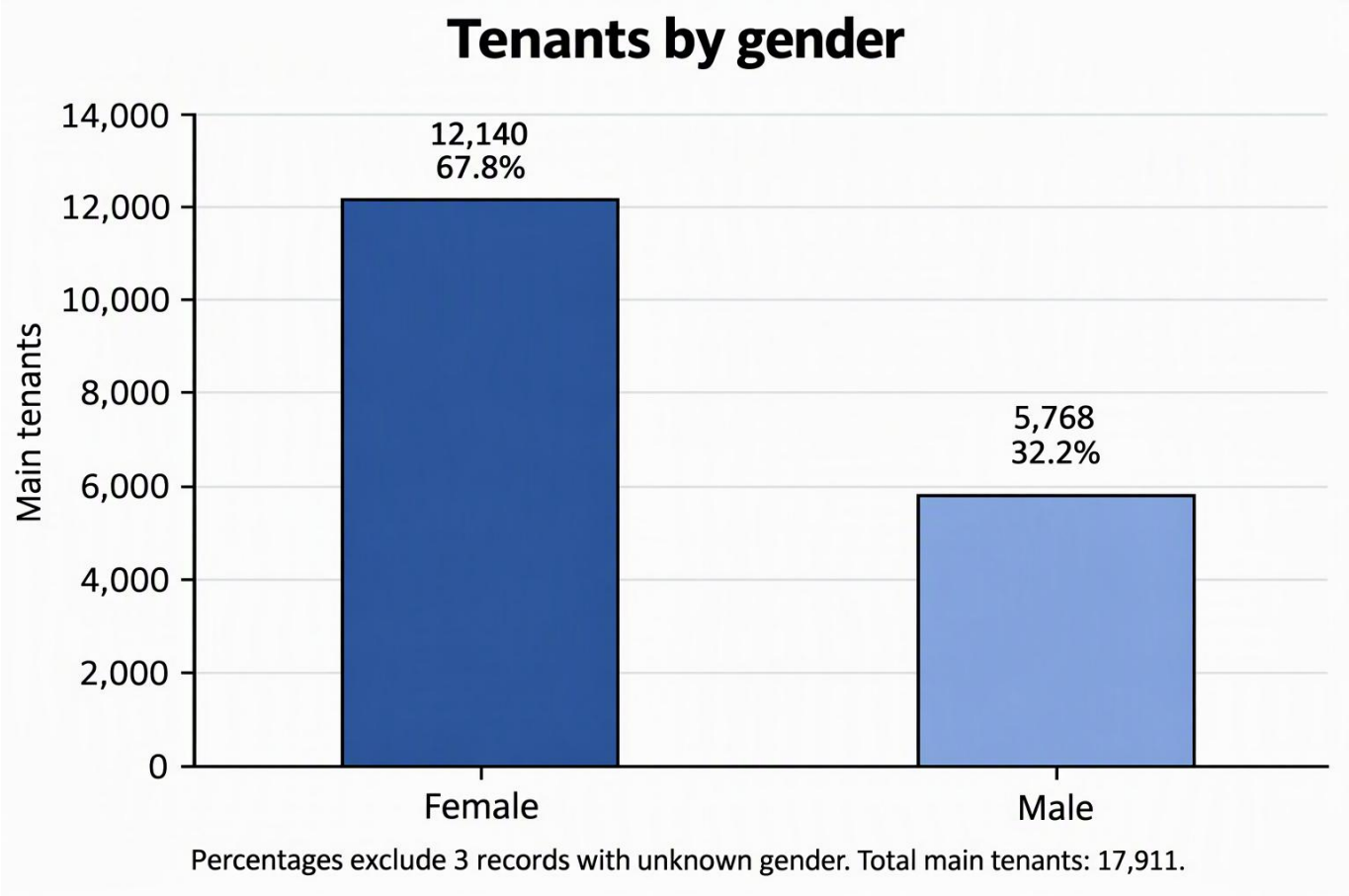


Almost half of main tenants (49%) are aged 55 or over. The largest age group is 55 to 64, making up 23% of tenants, while 12% are aged under 35.

Main tenants tend to be older than Wandsworth residents as a whole. Census 2021 shows that around 18% of Wandsworth residents are aged 55 or over, compared to 49% of main tenants. Residents aged 25 to 34 form Wandsworth's largest ten-year age group, making up 26% of residents compared to 10% of main tenants.

Age group	Main tenants	Share of valid age
Under 25	319	1.8%
25 to 34	1,842	10.3%
35 to 44	3,354	18.7%
45 to 54	3,573	20.0%
55 to 64	4,074	22.8%
65 to 74	2,631	14.7%
75 and over	2,114	11.8%
Age not disclosed	4	0.02%

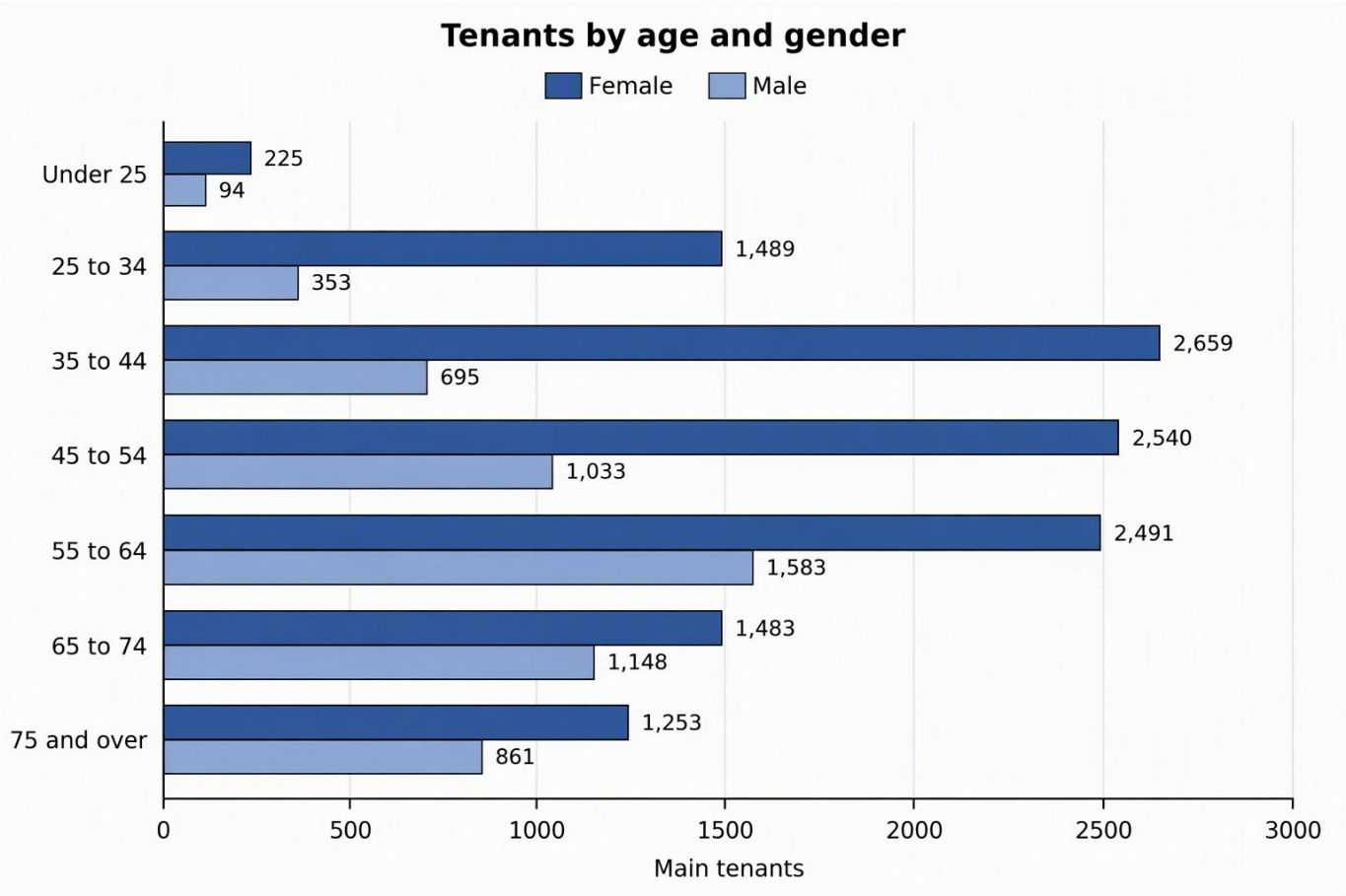
Tenants by gender



For 2025/26, 68% of main tenants are female and 32% are male. These percentages are unchanged from 2024/25.

Gender	Main tenants	Percentage
Female	12,140	67.8%
Male	5,768	32.2%
Gender not disclosed	3	0.02%

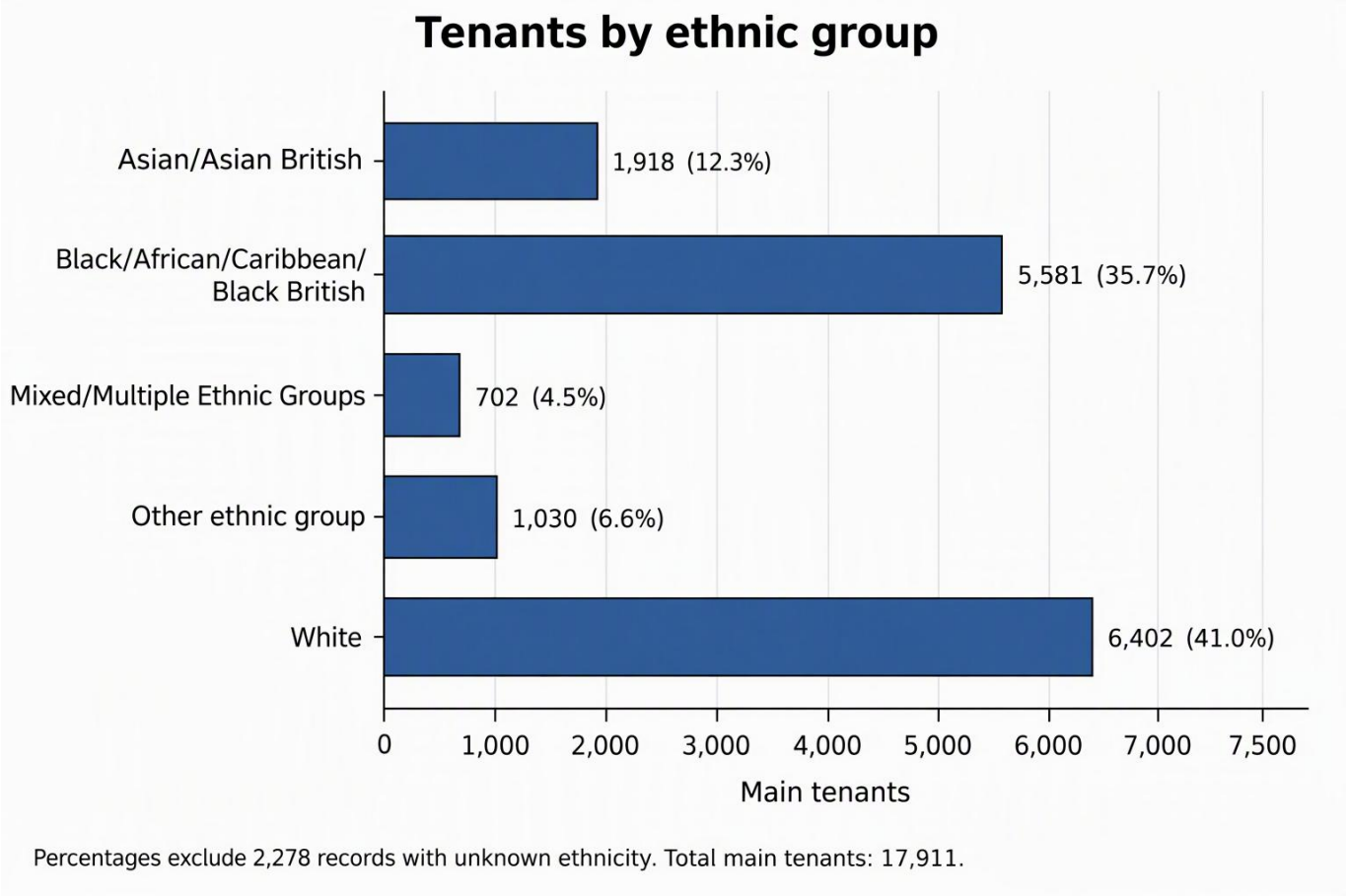
Tenants by age and gender



There are more female than male tenants in every age group, as there are among tenants overall: 68% are female and 32% are male. The difference is greatest among tenants aged 25 to 34, where 81% are female, and those aged 35 to 44, where 79% are female. Among tenants aged 65 to 74, the percentages are closer, at 56% female and 44% male. Female tenants aged 35 to 64 make up 43% of all main tenants.

Age group	Female	Male	Total
Under 25	225	94	319
25 to 34	1,489	353	1,842
35 to 44	2,659	695	3,354
45 to 54	2,540	1,033	3,573
55 to 64	2,491	1,583	4,074
65 to 74	1,483	1,148	2,631
75 and over	1,253	861	2,114

Tenants by ethnic group

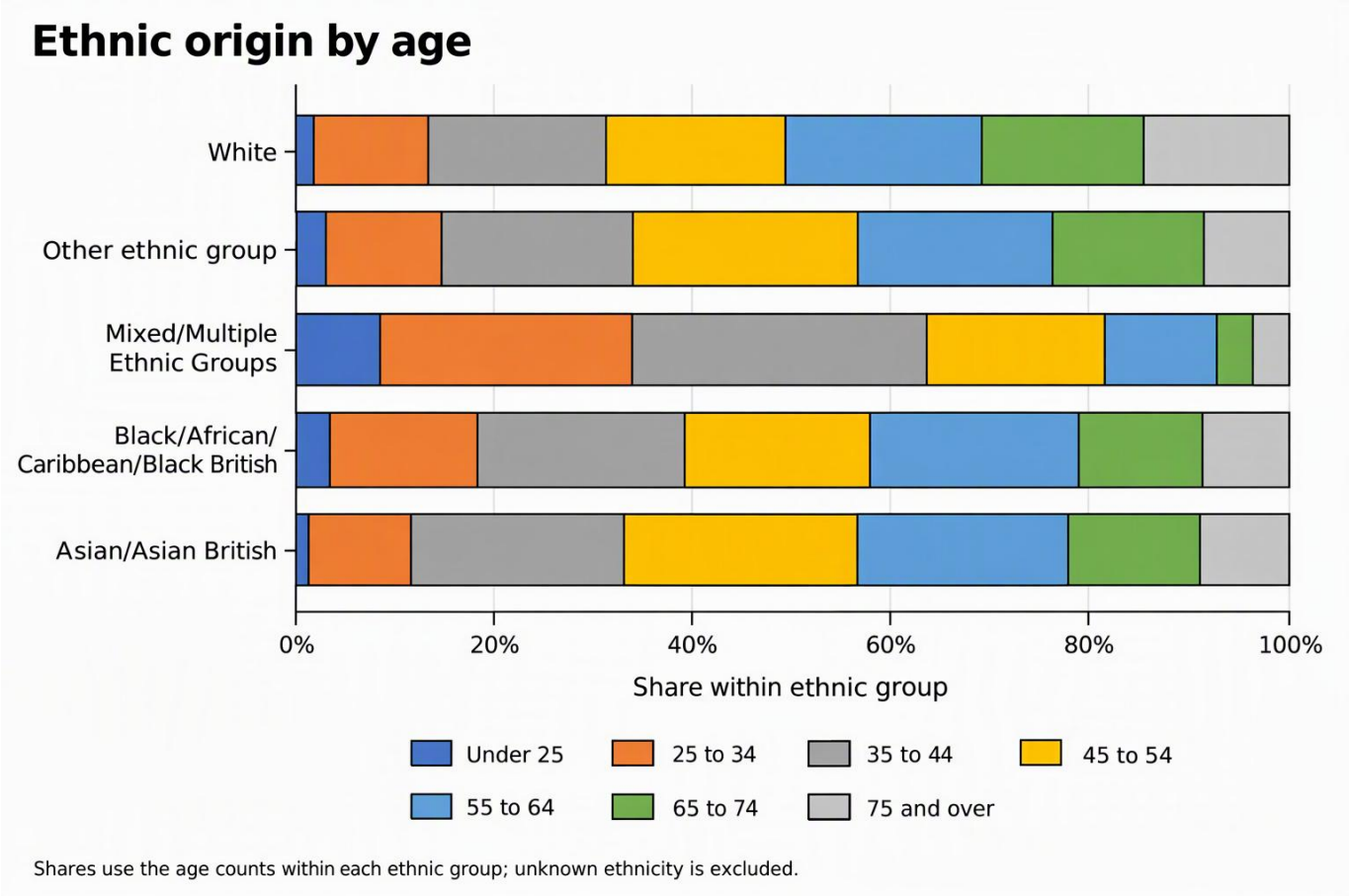


Among tenants who have provided their ethnic background, the two largest groups are White (41%) and Black/African/Caribbean/Black British (36%). We do not have this information for 2,278 tenants, or 12.7% of all main tenants.

The percentages in each ethnic group are similar to last year. Among tenants who have provided their ethnic background, 42% were White and 35% were Black/African/Caribbean/Black British last year. This year, the percentages are 41% and 36%.

Ethnic group	Main tenants	Percentage
Asian/Asian British	1,918	12.3%
Black/African/Caribbean/Black British	5,581	35.7%
Mixed/Multiple Ethnic Groups	702	4.5%
Other ethnic group	1,030	6.6%
White	6,402	41.0%
Ethnic background not provided	2,278	12.7%

Ethnic origin by age



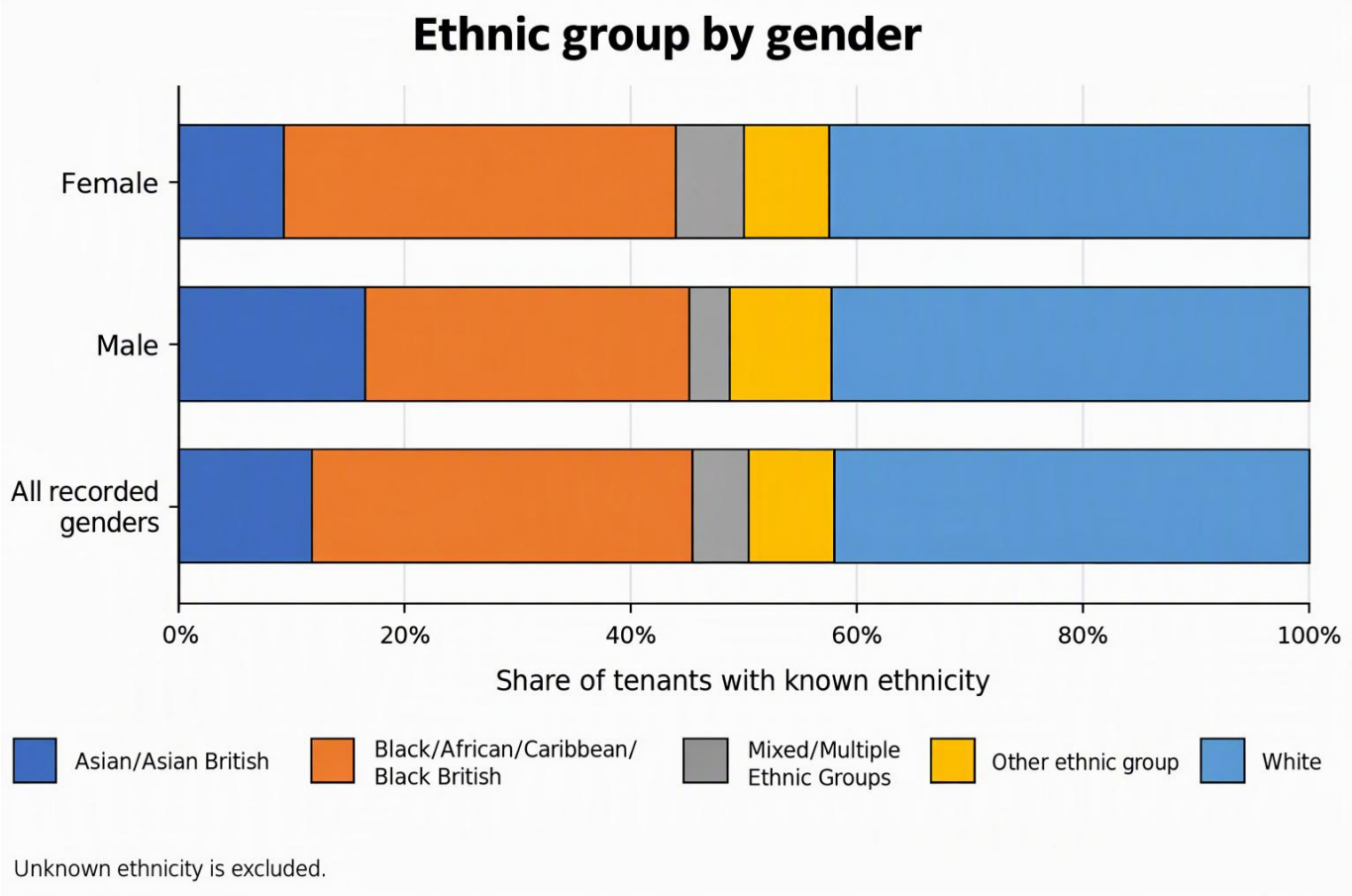
White tenants tend to be older, and tenants from Mixed/Multiple Ethnic Groups tend to be younger, than tenants overall.

Among White tenants, 57% are aged 55 or over, compared to 49% of all main tenants. Among Black/African/Caribbean/Black British tenants, 45% are aged 55 or over. Tenants aged 75 or over make up 16% of White tenants and 7% of Black/African/Caribbean/Black British tenants, compared to 12% of tenants overall.

Tenants aged under 45 make up 61% of tenants from Mixed/Multiple Ethnic Groups, compared to 31% of all main tenants. Among White tenants, 25% are under 45. Among Asian/Asian British tenants and Black/African/Caribbean/Black British tenants, 32% are under 45 in each group.

Ethnic group	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 and over
Asian/Asian British	13	178	416	507	418	238	147
Black/African/Caribbean/Black British	88	569	1,171	1,260	1,397	701	395
Mixed/Multiple Ethnic Groups	42	163	225	131	98	21	22
Other ethnic group	16	110	214	248	223	144	75
White	77	554	991	1,126	1,476	1,143	1,035

Ethnic group by gender



Among White tenants, 68% are female and 32% are male, closely matching tenants overall. The percentage who are female is higher among tenants from Mixed/Multiple Ethnic Groups (81%) and Black/African/Caribbean/Black British tenants (73%). Among Asian/Asian British tenants, the percentages are closer, at 56% female and 44% male. Among tenants in the Other ethnic group category, 63% are female and 37% are male.

Ethnic group	Female	Male	Total
Asian/Asian British	1,075	843	1,918
Black/African/Caribbean/Black British	4,090	1,491	5,581
Mixed/Multiple Ethnic Groups	567	135	702
Other ethnic group	650	380	1,030
White	4,364	2,038	6,402

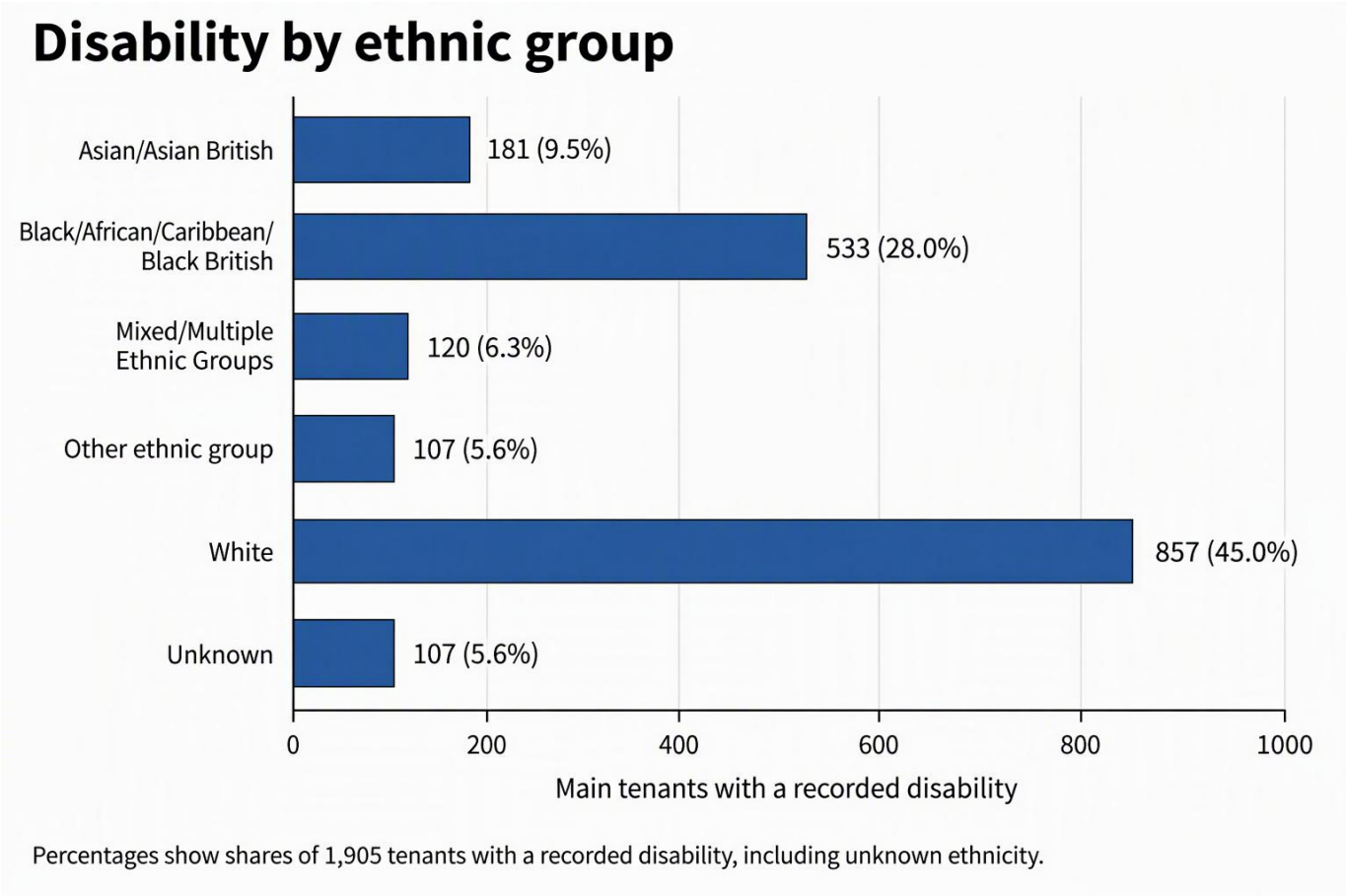
Among tenants who have provided their ethnic background, Black/African/Caribbean/Black British tenants make up 38% of female tenants and 31% of male tenants, compared to 36% of tenants overall. Asian/Asian British tenants make up 10% of female tenants and 17% of male tenants, compared to 12% overall.

Tenants by disability

Not all tenants with a disability need changes to their home to meet their needs, and some may choose not to tell the Council about their disability.

Of the 17,911 main tenants, 1,905 have reported a disability, or 10.6%.

Disability by ethnic group

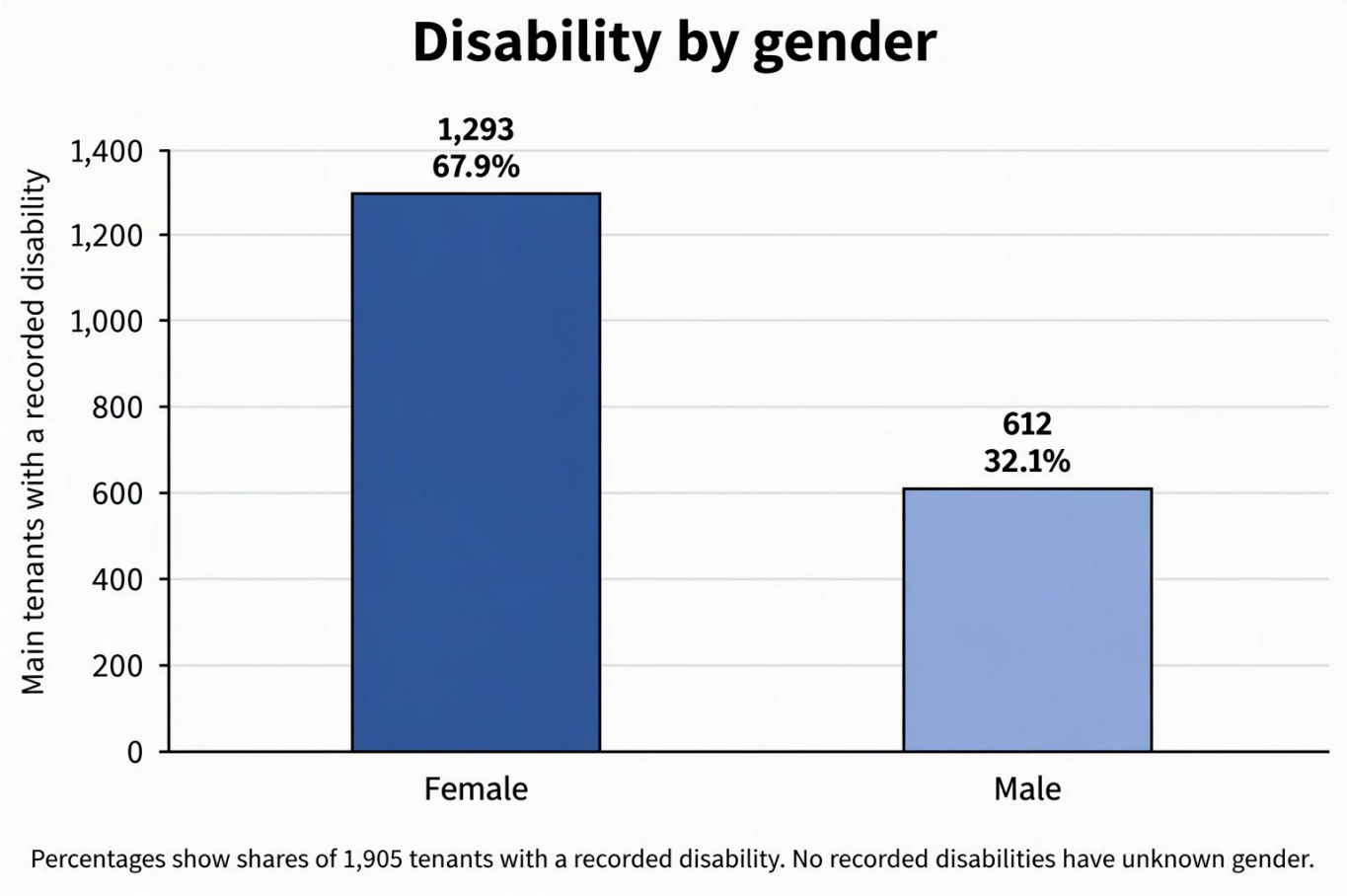


Ethnic group	Main tenants	Reported disability	Percentage of this group who have reported a disability	Percentage of all tenants who have reported a disability
Asian/Asian British	1,918	181	9.4%	9.5%
Black/African/Caribbean/Black British	5,581	533	9.5%	28.0%
Mixed/Multiple Ethnic Groups	702	120	17.1%	6.3%
Other ethnic group	1,030	107	10.4%	5.6%
White	6,402	857	13.4%	45.0%
Ethnic background not provided	2,278	107	4.7%	5.6%

Among tenants who have provided their ethnic background, White tenants make up 48% of those who have reported a disability, compared to 41% of tenants overall. Black/African/Caribbean/Black British tenants make up 30% of those who have reported a disability, compared to 36% overall. Tenants from Mixed/Multiple Ethnic Groups make up 7% of those who have reported a disability, compared to 4% overall. We do not have information about ethnic background for 6% of tenants who have reported a disability, compared to 13% of all tenants.

A disability has been reported by 17.1% of tenants from Mixed/Multiple Ethnic Groups and 13.4% of White tenants, compared to 10.6% of tenants overall. Among Asian/Asian British tenants, 9.4% have reported a disability. Among Black/African/Caribbean/Black British tenants, 9.5% have reported a disability.

Disability by gender

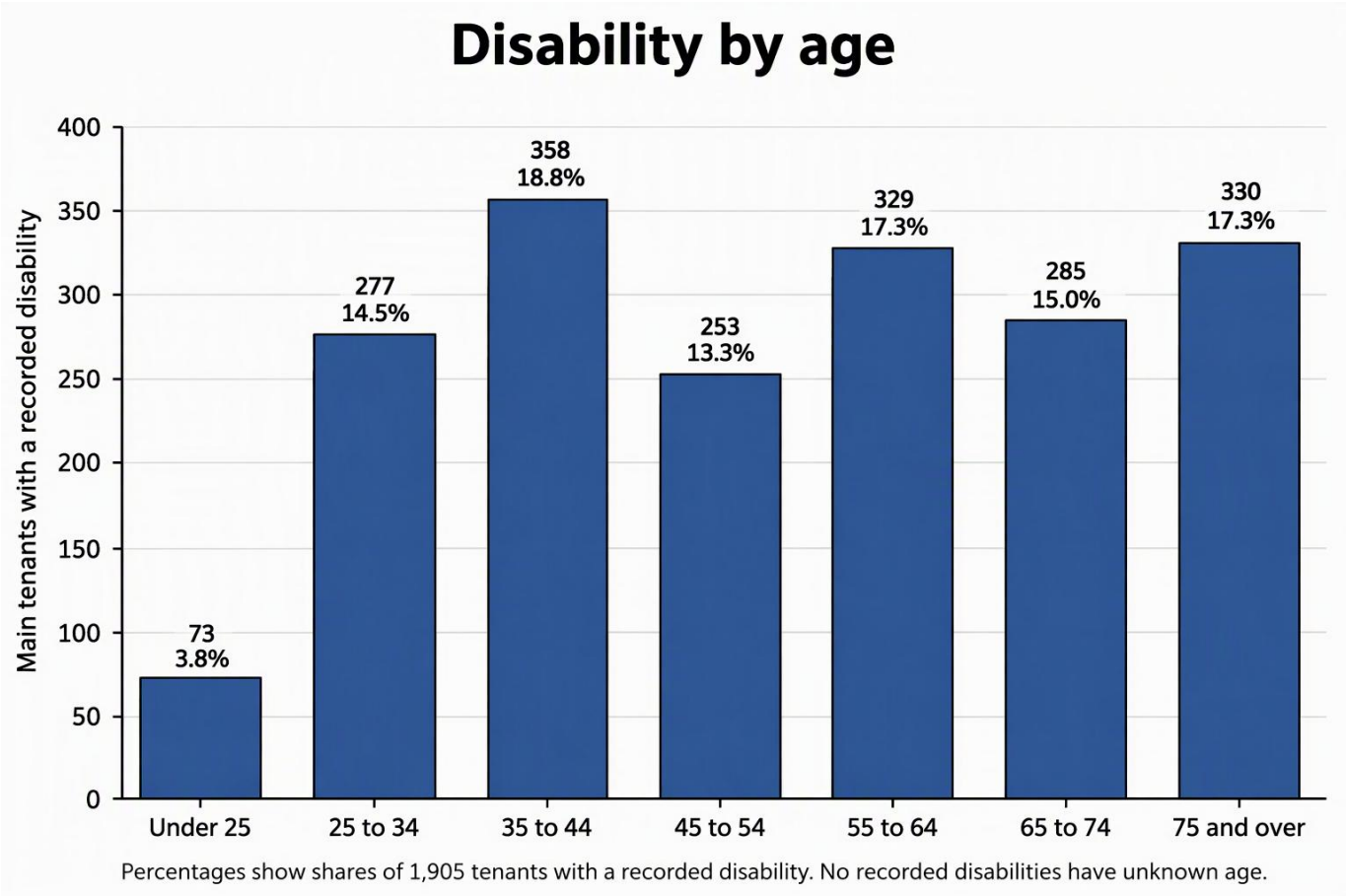


Percentages show shares of 1,905 tenants with a recorded disability. No recorded disabilities have unknown gender.

Gender	Main tenants	Reported disability	Percentage of this group who have reported a disability	Percentage of all tenants who have reported a disability
Female	12,140	1,293	10.7%	67.9%
Male	5,768	612	10.6%	32.1%
Unknown	3	0	0.0%	0.0%

Among tenants who have reported a disability, 68% are female and 32% are male—the same percentages as for tenants overall. A disability has been reported by 10.7% of female tenants and 10.6% of male tenants, so there is little difference between the two groups.

Disability by age



Age group	Main tenants	Reported disability	Percentage of this group who have reported a disability	Percentage of all tenants who have reported a disability
Under 25	319	73	22.9%	3.8%
25 to 34	1,842	277	15.0%	14.5%
35 to 44	3,354	358	10.7%	18.8%
45 to 54	3,573	253	7.1%	13.3%
55 to 64	4,074	329	8.1%	17.3%
65 to 74	2,631	285	10.8%	15.0%
75 and over	2,114	330	15.6%	17.3%
Unknown	4	0	0.0%	0.0%

The percentages in different age groups are similar for tenants who have reported a disability and tenants overall: 50% of those who have reported a disability are aged 55 or over, compared to 49% of all main tenants. However,

tenants aged 75 or over make up 17% of those who have reported a disability, compared to 12% of tenants overall. Tenants aged 55 to 64 make up a smaller percentage, at 17% compared to 23% overall. Tenants aged 35 to 44 make up 19% in both groups.

A disability has been reported by 22.9% of tenants aged under 25 and 15.6% of those aged 75 or over, compared to 10.6% of all tenants. The lowest percentage who have reported a disability is among tenants aged 45 to 54, at 7.1%. These figures are based on information given to the Council and may not include all tenants who have a disability.