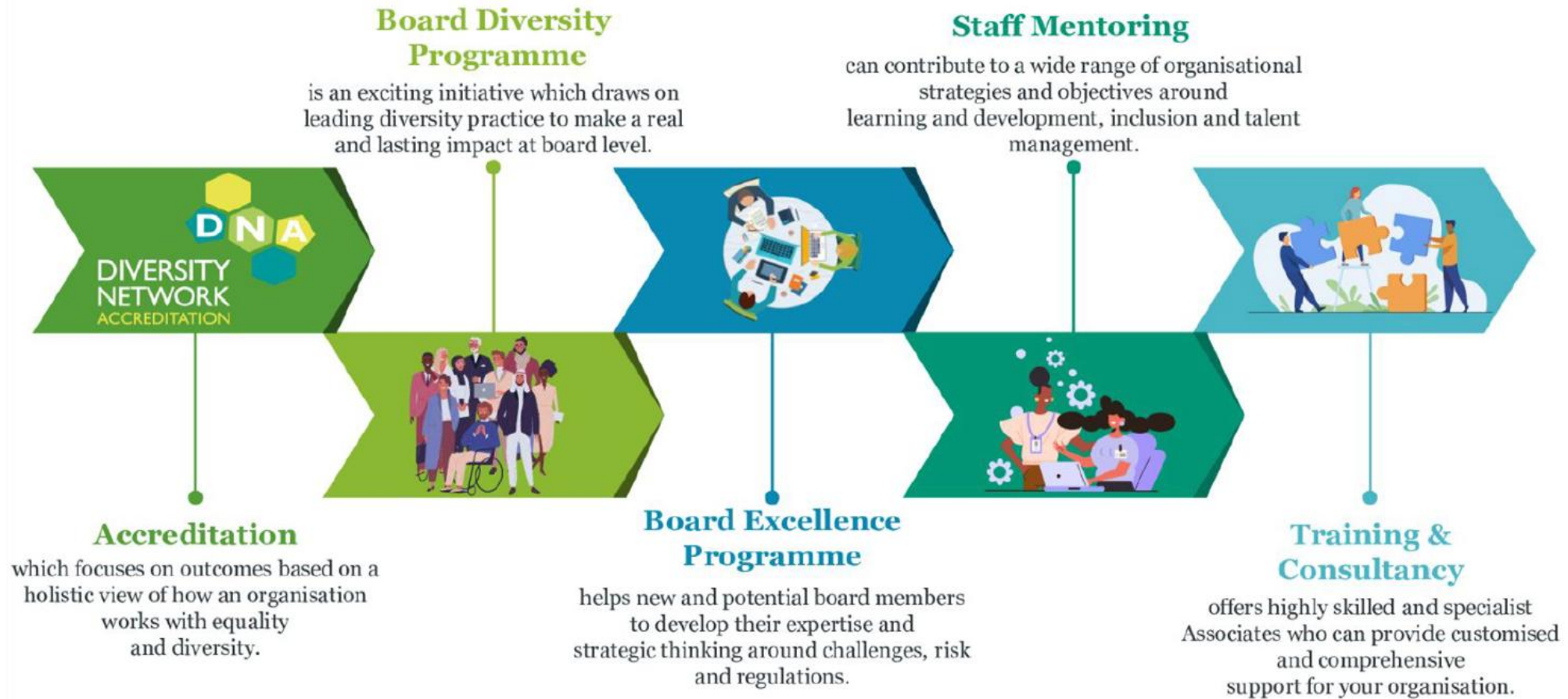


# Meeting the Housing Needs of Ageing BME Communities

Mushtaq Khan, Housing Diversity Network





# Ageing BME Demographics

- BME populations in the UK are ageing
- By 2036, Muslim population aged 65+ expected to rise from ~110,000 to 450,000
- Nearly 30% of Muslim women aged 65+ report 'bad' or 'very bad' health
- Implications for care, support, and housing needs



# Cultural Needs Being Missed

- Limited culturally appropriate housing options
- Lack of faith-sensitive and communal housing models
- Older people feel excluded by mainstream provision



# Housing Quality Inequality

- Older BME adults more likely to live in disrepair
- Links to poor health outcomes (damp, mould)
- Underinvestment in repairs in marginalised communities



## Our Research



## Top 10 themes

- Promoting EDI
- Education and training
- Data and analytics
- Recruitment
- Customer Engagement
- Accessibility of services
- Supporting staff development
- Board and leadership diversity
- Reporting and tackling discrimination

# Equality Impact & Strategy Gaps

- EIAs often ignore ethnicity-age intersection
- Strategies treat age and race in silos
- Missed opportunity to address structural inequality





# Housing Board Demographics: Age & Ethnicity

- 59% of board members are aged 55+\*\* (NHF 2023)
- Only ~5–6.8% of board members are from BME backgrounds\*\*
- Contrast: ~14–17% of UK population and ~27% of social tenants are BME
- Younger and ethnically diverse voices underrepresented in leadership
- Limits responsiveness to ageing BME tenant needs



# Systemic Barriers in Practice

- Lack of BME leadership in housing associations
- Faith and communal norms not reflected in policy
- Multigenerational and cultural living needs ignored



# What should landlords be thinking about?

1. Demographic mapping
2. Design culturally sensitive homes
3. Conduct intersectional EIAs
4. Promote BME representation
5. Monitor housing quality by ethnicity and age



# Mushtaq Khan

[mushtaq@housingdiversitynetwork.co.uk](mailto:mushtaq@housingdiversitynetwork.co.uk)

