



Llywodraeth Cymru
Welsh Government

STATISTICS

Affordable housing provision: April 2021 to March 2022

Number of additional affordable housing units delivered and how the planning system contributed to the provision for April 2021 to March 2022.

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Introduction

The analysis in this bulletin relates to the period 1 April 2021 to 31 March 2022; a period affected by the coronavirus (COVID-19) pandemic.

Main points

Affordable housing applies to housing where secure mechanisms are in place to ensure that it is accessible to those who cannot afford market housing, both on first and subsequent occupation as defined in [Technical Advice Note \(TAN\) 2](#). The [Programme for Government](#), first published in June 2021, and updated in December 2021, and the Minister for Climate Change's [Written Statement on Social Housing in Wales](#) (15 June 2021), include the commitment to deliver 20,000 new low carbon homes for rent within the social sector during this government term. Further detail is available in the [glossary](#).

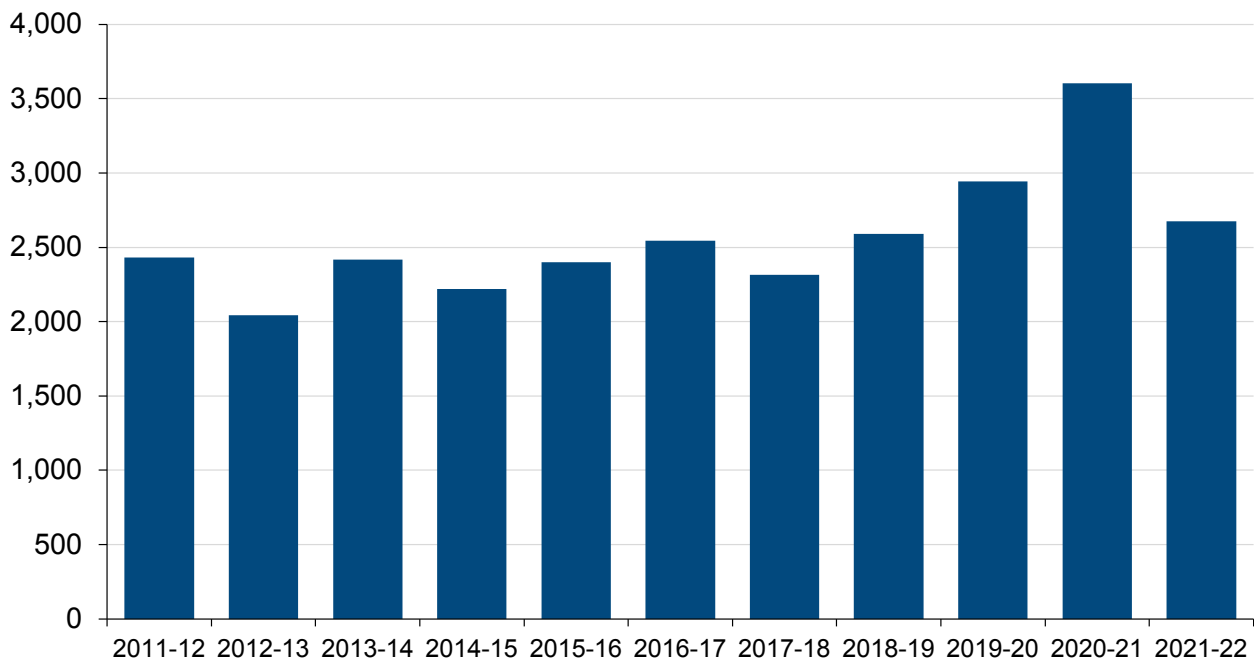
The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. They do not take account of any loss of affordable housing stock through demolitions or sales during the year.

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Figure 1: Additional affordable housing provision, 2011-12 to 2021-22



A bar graph showing the number of additional affordable housing units delivered in Wales each year from 2011-12 to 2021-22. The number of units delivered in 2021-22 decreased from the previous year.

Source: Affordable Housing Provision data collection, Welsh Government

In 2021-22, 2,676 additional affordable housing units were delivered across Wales. This is a 26% decrease on the previous year and 9% less than in 2019-20, but slightly higher than the number delivered annually between 2011-12 and 2018-19.

Welsh Registered Social Landlords (RSLs) continued to make the largest contribution to additional affordable housing in Wales, delivering 80% of all

additional affordable housing provision during 2021-22 (2,130 units).

68% of all affordable housing units were delivered with capital grant funding.

Measuring progress on the Welsh Government commitment to deliver 20,000 new low-carbon homes for rent in the social sector during 2021 to 2026

The [Programme for Government](#), first published in June 2021, and updated in December 2021, and the Minister for Climate Change's [Written Statement on Social Housing in Wales](#) (15 June 2021), include the commitment to deliver 20,000 new low carbon homes for rent within the social sector during this government term.

The affordable homes target for the previous government term (2016 to 2021), included homes delivered through the Help to Buy-Wales and the Rent to Own schemes, the 20,000 homes target definition for the current government term is narrower and excludes homes delivered through these programmes.

Further information on these schemes is shown in the Glossary and in the [quality report](#) accompanying this release.

Additional affordable housing delivered

Affordable Housing Units delivered through the Rent to Own scheme-Wales are not included in the total additional affordable housing figures shown within this section as they do not fully conform with the [TAN 2 definition](#).

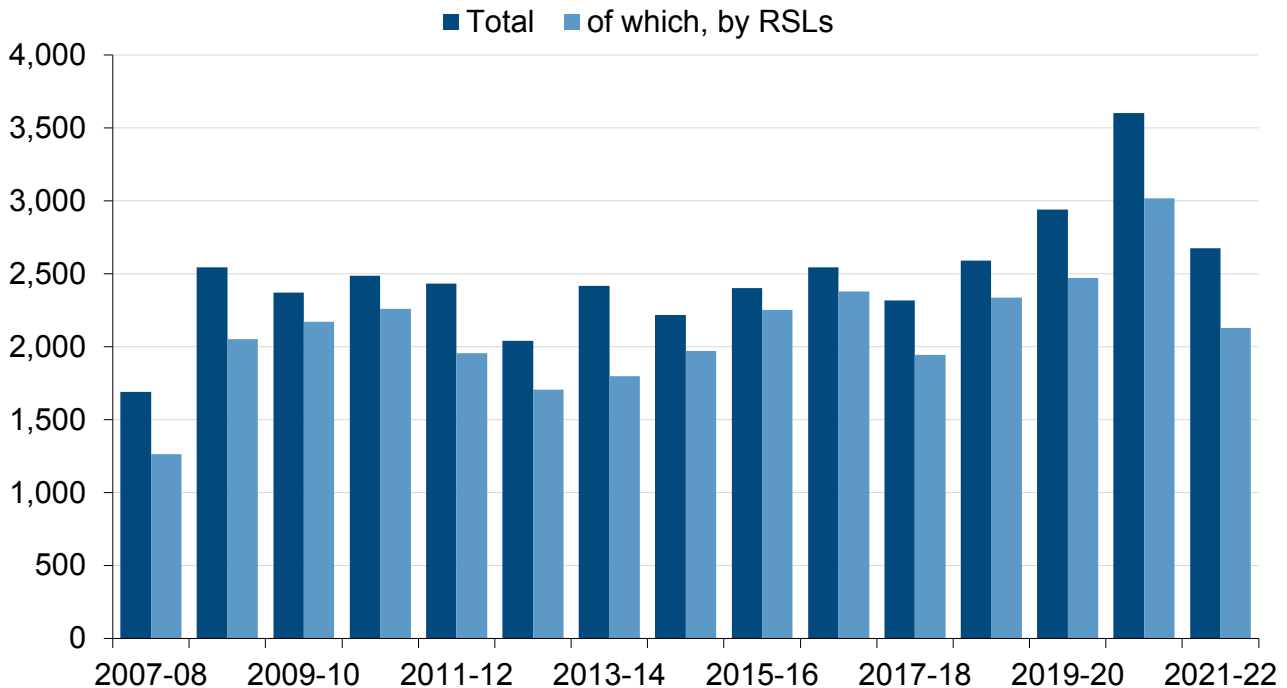
Figure 2: Additional affordable housing delivered in

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Wales, 2007-08 to 2021-22



A bar graph showing the number of additional affordable housing units delivered in Wales each year from 2011-12 to 2021-22, split by total and registered social landlord units. The number of units delivered in 2021-22 decreased from the previous year.

Source: Affordable Housing Provision data collection, Welsh Government

More detailed data on the types and locations of affordable housing units delivered is available on [StatsWales](#).

Figure 2 shows that between 1 April 2021 and 31 March 2022, a total of 2,676 additional affordable housing units were delivered across Wales. Since 1 April 2007, when information on affordable housing was first collected, a cumulative

total of 37,274 additional affordable housing units have been delivered. The 2,676 additional affordable housing units delivered during 2021-22 was a decrease of 26% (927 units) compared to the previous year, 266 lower than 2019-20 and similar to the number delivered in 2018-19

RSLs delivered 29% fewer additional affordable housing units during 2021-22 than in the previous year (2,130 compared with 3,018) and 14% fewer units than 2019-20 (2,470). The proportion of all affordable housing units that were delivered by RSLs decreased to 80% from the 84% seen in 2020-21. Of these 1,918 (90%) were newly built properties.

A further 486 units (18%) were local authority owned affordable housing units. The majority of these (75%), were delivered by 5 local authorities, Cardiff (99 units), Carmarthenshire (91 units), Swansea (60 units), Pembrokeshire (57 units) and Denbighshire (56 units). Of these 486 units, 300 (62%) were newly built properties. In Powys and Caerphilly, all new affordable housing was through newly built properties (35 and 6 respectively). Other local authorities provided new affordable housing units through acquisition or a combination of acquisition and new build (see data on [StatsWales](#) for full details).

The remaining 60 units (2%) were delivered by other providers and included additional affordable housing units delivered directly by private developers through the planning system via Section 106 agreement. Further information on Section 106 agreements is shown in the Glossary section of this release.

The number of additional affordable housing units delivered within the National Park areas decreased significantly from the highest reported since 2011-12 of 140 units in 2020-21 to 53 units in 2021-22. This represented 2% of all additional affordable housing provision during 2021-22, down from 4% in 2020-21 (Table 1).

It is estimated, by local authorities, that a further 3,306 affordable housing units are planned for delivery during 2022-23. However, comparing statistics on

planned and delivered units in previous years, these figures have always been overestimates and may be subject to change so should be treated with caution. Further information is provided in the 'Accuracy' section of the [quality report](#).

Table 1: Additional affordable housing provision in Wales, 2019-20 to 2022-23 [note 1]

Provider	Delivered 2019-20	Delivered 2020-21	Delivered 2021-22 [note 1]	Planned 2022-23 [note 1]
Isle of Anglesey	27	101	71	104
Gwynedd	97	101	38	0
Conwy	79	107	116	78
Denbighshire	119	120	256	137
Flintshire	96	228	76	85
Wrexham	25	69	54	116
Powys	75	137	139	112
Ceredigion	38	83	70	30
Pembrokeshire	164	117	126	140
Carmarthenshire	192	106	242	67

Provider	Delivered 2019-20	Delivered 2020-21	Delivered 2021-22 [note 1]	Planned 2022-23 [note 1]
Swansea	245	297	213	304
Neath Port Talbot	171	107	98	93
Bridgend	94	166	63	101
Vale of Glamorgan	294	232	202	190
Cardiff	439	541	324	864
Rhondda Cynon Taf	135	238	160	212
Merthyr Tydfil	21	49	7	43
Caerphilly	126	174	67	226
Blaenau Gwent	12	90	43	0
Torfaen	141	163	134	64
Monmouthshire	113	146	91	72
Newport	239	231	86	268
Wales	2,942	3,603	2,676	3,306

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Provider	Delivered 2019-20	Delivered 2020-21	Delivered 2021-22 [note 1]	Planned 2022-23 [note 1]
Of which, total delivered in National Parks:				
Snowdonia NP	0	34	1	0
Pembrokeshire NP	28	33	21	22
Brecon Beacons NP	3	73	31	0
Total National Parks	31	140	53	22
Total outside National Parks	2,911	3,463	2,623	3,284
Wales	2,942	3,603	2,676	3,306

Source: Affordable Housing Provision data collection, Welsh Government

[Note 1] The figures collated from local authority returns cover planned and proposed provision for all tenures including provision by RSLs, local authorities and the private sector. Figures for these years are estimates and are subject to change when reported as 'Delivered' in 'future years'.

Table 1 shows that at an individual local authority level, 17 of the 22 authorities reported decreases in the provision of affordable housing during 2021-22 compared to the previous year, with notable decreases in Cardiff (from 541 to 324), Flintshire (228 to 76) and Newport (from 231 to 86). 2020-21 was the

highest recorded number of additional affordable housing units delivered, with the units delivered for 2021-22 returning to similar figures seen between 2011-12 and 2019-20.

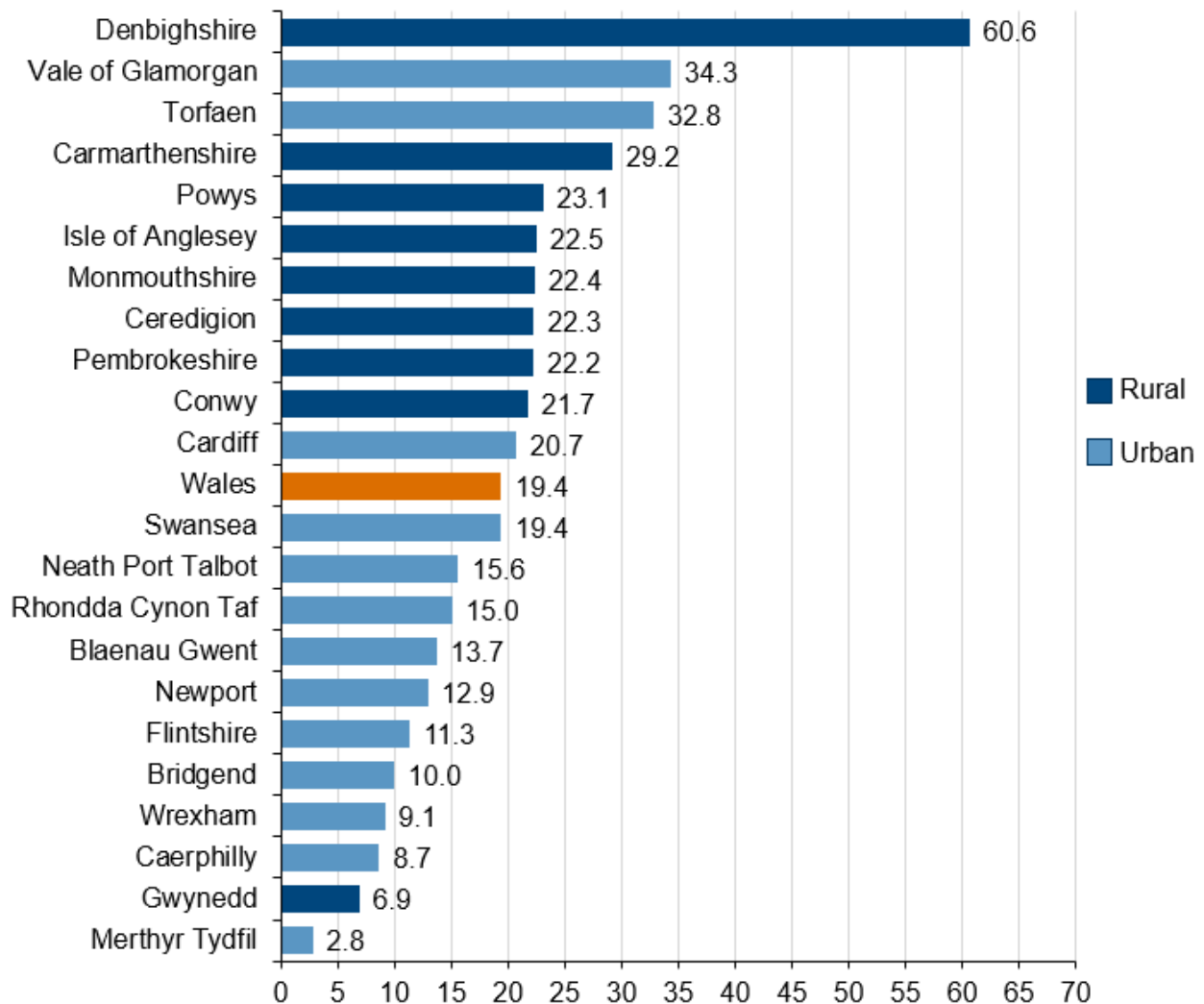
Each local authority sets an affordable housing target and this will influence provision (Table 1).

The additional affordable housing figures shown within this release includes those housing units leased to provide accommodation for homeless families where the lease is for more than a year. Since 2014-15, the number of these units has been significantly lower than in previous years. This may have been influenced by local authorities adapting their practices both in anticipation of and following the introduction of new Homelessness legislation in April 2015 which put greater emphasis on homelessness prevention. In 2021-22 there were 43 such housing units, up from the 10 units in 2020-21.

Rate of all additional affordable housing

To take into account the number of households in each area, for 2021-22, the rate of additional affordable housing provision per 10,000 households has been calculated using mid-2020 [household estimates \(StatsWales\)](#) for Welsh local authorities produced by the Welsh Government.

Figure 3: Rate of all additional affordable housing units delivered per 10,000 households, by local authority area, 2021-22



A bar graph showing the rate of additional housing units delivered per 10,000 households in Wales, by local authority area. The graph is split into urban and rural areas and shows that the majority of rural areas have a higher rate per

10,000 households when compared to urban areas.

Source: Affordable Housing Provision data collection, Welsh Government and mid-2020 Household Estimates, Welsh Government

[Note] Authorities classified as rural authorities are shown in green and those classified as urban are shown in blue. A list of the different authorities within each classification group is provided in the key quality information section of this release.

Figure 3 shows that during 2021-22 the rate of additional affordable housing delivery across Wales as a whole was 19.4 units per 10,000 households.

The local authority with the highest number of affordable housing units delivered in 2021-22 was Cardiff (324 units or 12% of the Wales total). However, when considering the number of households in each area, Denbighshire was the authority with the highest delivery rate at 60.6 units per 10,000 households.

Merthyr Tydfil had the lowest delivery rate at 2.8 units per 10,000 households with 7 units delivered in 2021-22.

Additional affordable housing by funding source

The availability of Welsh Government grant funding for affordable housing such as Social Housing Grant (SHG), recycled Social Housing Grant (RCG), Housing Finance Grant (HFG) and Integrated Care Fund will impact on the ability of all providers, but particularly RSLs, to deliver additional affordable housing across Wales.

Table 2a: Number of additional affordable housing delivered by funding source

Additional affordable housing	2018-19	2019-20	2020-21	2021-22
With capital grant funding	1,903	1,811	2,530	1,813
Without capital grant funding	689	1,131	1,073	863
Total	2,592	2,942	3,603	2,676

Table 2b: Percentage of additional affordable housing delivered by funding source

Additional affordable housing	2018-19	2019-20	2020-21	2021-22
With capital grant funding	73.4	61.6	70.2	67.8
Without capital grant funding	26.6	38.4	29.8	32.2
Total	100	100	100	100

Source: Affordable Housing Provision data collection, Welsh Government

68% of affordable housing units were delivered through capital grant funding in 2021-22, lower than the proportion for 2020-21 (70%). The proportion of affordable housing units delivered without capital grant fund increased from 30% (1,073 units) in 2020-21 to 32% (863 units) in 2021-22.

During 2021-22, 67% of all RSL affordable housing provision in Wales were

delivered with some form of capital grant funding, down from 79% during the previous year. Across Wales, RSL provision with capital grant funding reached over 70% in 12 local authorities.

A breakdown of these figures can be found on the [StatsWales website](#).

Additional affordable housing delivered by RSLs

Welsh Registered Social Landlords (RSLs) continue to make the largest contribution delivering 80% of all additional affordable housing in Wales in 2021-22. As the major provider of additional affordable housing across Wales, RSLs are required to provide more detailed information including the tenure type of the housing units delivered and the number which are delivered by RSLs within the National Park areas.

Welsh RSLs delivered all of the additional affordable housing in 9 of the 22 local authorities across Wales and more than half of all the additional affordable housing in 12 of the 13 remaining local authorities. The exception was Isle of Anglesey where RSLs were responsible for 31% of all affordable housing provision in 2021-22.

Table 3: Additional affordable housing delivered by Welsh Registered Social Landlords, by local authority area

Local authority	2017-18	2018-19	2019-20	2020-21	2021-22
Isle of Anglesey	41	111	20	48	22

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Local authority	2017-18	2018-19	2019-20	2020-21	2021-22
Gwynedd	48	112	97	82	37
Conwy	71	40	79	107	116
Denbighshire	38	19	86	100	200
Flintshire	89	121	37	144	66
Wrexham	21	156	10	64	39
Powys	58	51	70	103	104
Ceredigion	15	34	23	83	70
Pembrokeshire	74	117	146	114	64
Carmarthenshire	35	28	120	67	141
Swansea	134	251	237	253	137
Neath Port Talbot	38	153	171	107	98
Bridgend	61	148	84	166	63
Vale of Glamorgan	223	105	294	204	176
Cardiff	281	255	225	288	225

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Local authority	2017-18	2018-19	2019-20	2020-21	2021-22
Rhondda Cynon Taf	214	87	128	235	150
Merthyr Tydfil	31	21	21	49	7
Caerphilly	45	75	117	174	61
Blaenau Gwent	0	31	12	90	43
Torfaen	132	121	141	163	134
Monmouthshire	100	125	113	146	91
Newport	197	177	239	231	86
Wales	1,946	2,338	2,470	3,018	2,130
Of which, total delivered in National Parks:					
Snowdonia NP	12	0	0	15	0
Pembrokeshire NP	6	15	26	33	16
Brecon Beacons NP	55	3	0	68	3
Total National Parks	73	18	26	116	19

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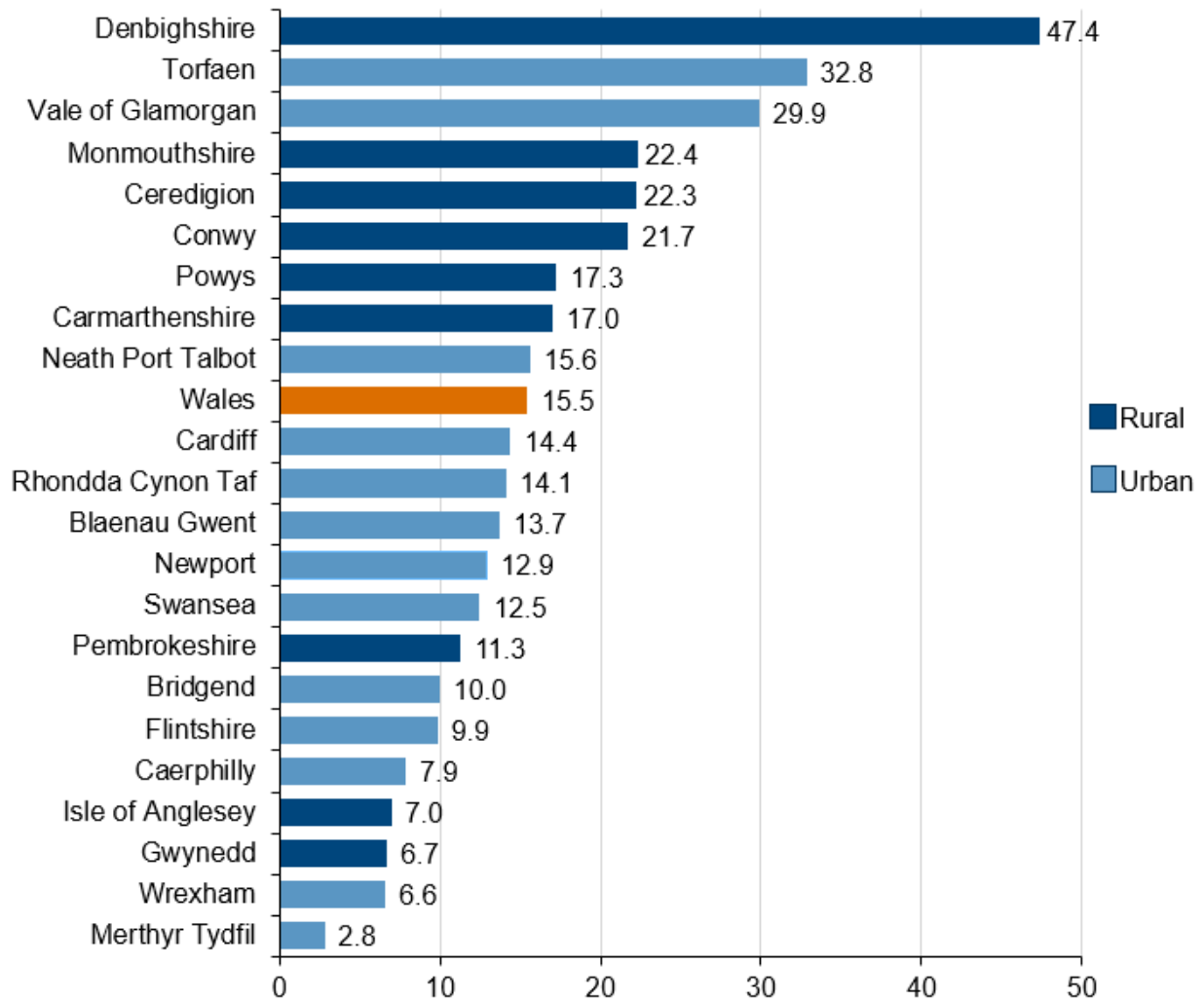
Local authority	2017-18	2018-19	2019-20	2020-21	2021-22
Total outside National Parks	1,873	2,320	2,444	2,902	2,111
Wales	1,946	2,338	2,470	3,018	2,130

Source: Affordable Housing Provision data collection, Welsh Government

Rate of delivery by RSLs

Taking into account the number of households in each area, during 2021-22, RSLs delivered 15.5 additional affordable housing units per 10,000 households across Wales.

Figure 4: Rate of additional affordable housing units delivered by Welsh Registered Social Landlords per 10,000 households, by local authority area, 2021-22



A bar graph showing the rate of additional housing units delivered by Welsh registered social landlords per 10,000 households, by local authority area. The graph is split into urban and rural areas and shows that the majority of rural areas have a higher rate per 10,000 households when compared to urban areas.

Source: Affordable Housing Provision data collection, Welsh Government, and mid-2020 household estimates, Welsh Government

[Note] Authorities classified as rural authorities are shown in green and those classified as urban are shown in blue. A list of the different authorities within each classification group is provided in the [quality information section](#) of this release.

Figure 4 shows the highest rate of additional affordable housing delivery by RSLs during 2021-22 was in Denbighshire at 47.4 units per 10,000 households.

The lowest rate of provision was in Merthyr Tydfil at 2.8 units per 10,000 households.

RSL delivery by tenure

Table 4a: Number of additional affordable housing delivered by Welsh Registered Social Landlords, by tenure [note 1]

Tenure	2018-19	2019-20	2020-21	2021-22
Social rented	1,955	1,870	2,443	1,712
Intermediate rented	223	392	380	204
Shared equity [note 2]	121	133	108	77
Shared ownership-Wales [note 3]	39	75	87	137

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Tenure	2018-19	2019-20	2020-21	2021-22
Total	2,338	2,470	3,018	2,130

Table 4b: Percentage of additional affordable housing delivered by Welsh Registered Social Landlords, by tenure [note 1]

Tenure	2018-19	2019-20	2020-21	2021-22
Social rented	83.6	75.7	80.9	80.4
Intermediate rented	9.5	15.9	12.6	9.6
Shared equity [note 2]	5.2	5.4	3.6	3.6
Shared ownership-Wales [note 3]	1.7	3.0	2.9	6.4
Total	100.0	100.0	100.0	100.0

Source: Affordable Housing Provision data collection, Welsh Government

[Note 1] Information taken from Registered Social Landlords returns, detailing all additional affordable housing delivered within the local authorities in which they operate.

[Note 2] Prior to the introduction of the new Shared Ownership-Wales in February 2018, units where there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent) may have been included under 'Shared Equity'.

[Note 3] Shared Ownership - Wales was introduced in February 2018 and is a part-buy, part-rent scheme suitable for aspiring buyers who have some deposit but are unable to obtain the level of mortgage to purchase the home outright. The total includes one unit delivered under this scheme during the 2017-18 financial year.

Table 4 shows that of the 2,130 affordable housing units delivered by Welsh RSLs during 2021-22, 80% were social rented housing (1,712 units). This is very similar to the proportion of RSL social rented units delivered in 2020-21. The social rented housing units provided by RSLs during 2021-22 accounted for 64% of all additional housing delivered by all providers.

A further affordable housing option is intermediate rented properties where the rents are above those of social rents, but below market housing rents.

During 2021-22 a total of 204 intermediate rented properties were delivered by RSLs, a decrease of 46% on 2020-21. Intermediate rented properties accounted for 10% of all RSL provision.

RSLs also provide shared equity units for those who are not eligible for social housing, but who cannot afford to buy or rent a property on the open market. During 2021-22, 77 shared equity units were delivered, a decrease of 29% on the previous year. Shared equity units accounted for just 4% of all RSL provision.

Prior to the introduction of the new Shared Ownership – Wales scheme in February 2018, units where there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent) were included under 'Shared Equity'.

Through April 2021 to March 2022, RSLs across Wales had delivered 137 additional affordable housing unit via the Shared-ownership - Wales scheme introduced in February 2018 (see glossary), an increase of 57% on 2020-21.

1% (19 units) of the 2,130 units delivered by RSLs during 2021-22 were inside the National Park areas. Of these 19 units, 16 were socially rented, the remaining 3 units were shared equity.

Most of the additional affordable housing provided during 2021-22 by RSLs were 'general needs' properties. These properties include self contained units that are not reserved for specific client groups and also properties that are adapted for use for people with disabilities but where no additional services or support are provided as part of the terms of occupancy. During 2021-22 these types of property accounted for 84% (1,781 units) of all additional affordable housing provision by RSLs. The remaining 16% (349 units) were housing units provided for use by particular client groups or for specific purposes.

Further information on social rented, intermediate rented, shared equity and also shared ownership- Wales housing units is available in the [glossary section](#).

Additional affordable housing through planning obligations

The number of affordable homes to be provided in a particular area will be determined by the local planning authority's planning policy and discussions with developers about what is feasible given the economic circumstances and other factors. The agreed affordable housing contribution will be secured by what is known as a planning obligation (or a section 106 agreement) which is a legally binding contract between a developer and a local planning authority that operates alongside a planning permission to make a development acceptable to both parties. These arrangements may be used to offset negative consequences of development, to help meet local needs or to secure benefits which would make a development more sustainable.

Table 5 below shows the number of additional affordable housing units that were

granted planning permission each year through planning obligations (section 106 agreements) or planning conditions either as part of, or as a result of, market housing developments. Granted planning permission refers to final detailed (i.e. not outline) planning permissions granted during the year and will mean that a section 106 agreement (where applicable) has already been signed.

The table also shows information on the number of additional affordable housing units that were delivered each year, irrespective of when the planning permission was granted. This includes local authorities, registered social landlords, community land trusts and private sector provision.

It should be noted that additional affordable housing units delivered or granted planning permission through planning obligations may or may not be on affordable housing exception sites.

Table 5a: Additional affordable housing delivered through planning obligations (number granted planning permission) [note 1]

Planning obligations	2018-19	2019-20	2020-21	2021-22
Local authorities	1,773	1,094	982	1,116
National parks	54	125	105	14
All Wales	1,827	1,219	1,087	1,130

Table 5b: Additional affordable housing delivered through planning obligations (number delivered) [note 1]

Planning obligations	2018-19	2019-20	2020-21	2021-22
Local authorities	573	699	881	644
National parks	31	28	39	70
All Wales	604	727	920	714
Percentage (%) of all additional affordable housing delivered through planning obligations	23.3	24.7	25.5	26.7

Source: Affordable Housing Provision data collection, Welsh Government)

[Note 1] Housing units delivered through planning obligations cannot be summed with those delivered on affordable housing exceptions sites, as a housing unit may be delivered through planning obligations and be on a housing exception site.

During 2021-22, the number of additional affordable housing units granted planning permission increased by 4% to 1,130. Affordable housing units granted planning permission in National Parks decreased by 87% from the previous year to 14 whilst in local authorities (outside National Park areas) increased by 14% to 1,116 units.

During 2021-22, the number of additional affordable housing units delivered through planning obligations (Section 106 agreements) decreased by 22%

compared with the previous year to 714 units.

The number of additional affordable housing delivered through planning obligations was down by 27% (from 881 to 644) for local authorities. The Vale of Glamorgan accounted for 30% of the units delivered through planning obligations, Monmouthshire 10% and Cardiff 9%. For National Parks the number of additional affordable housing delivered through planning obligations was up by 79% (from 39 to 70 units) during 2021-22 (Table 5).

During 2021-22, 27% of all additional affordable housing was delivered through planning obligations compared with 26% the previous year and 25% during 2019-20.

The number of additional affordable housing units delivered through planning obligations is consistently lower than the number granted planning permission. This may be due to the time lag between the planning permission being granted and the final delivery of the housing unit.

Additional affordable housing on housing exception sites

Affordable housing exception sites are small scale housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan. Prior to July 2010 these were known as 'rural exceptions sites'.

The number of affordable housing units granted planning permission to be built on affordable housing exception sites increased to 244 units in 2021-22. 230 of these were within local authorities and the remaining 14 inside National Park boundaries (Table 6).

Table 6a: Additional affordable housing delivered on housing exception sites (number granted planning permission) [note 1]

Affordable housing exception sites	2018-19	2019-20	2020-21	2021-22
Local authorities	51	64	28	230
National parks	1	0	0	14
All Wales	52	64	28	244

Table 6b: Additional affordable housing delivered on housing exception sites (number delivered) [note 1]

Affordable housing exception sites	2018-19	2019-20	2020-21	2021-22
Local authorities	120	91	39	108
National parks	0	0	21	0
All Wales	120	91	60	108

Source: Affordable Housing Provision data collection, Welsh Government)

[Note 1] Housing units delivered through planning obligations cannot be summed with those delivered on affordable housing exceptions sites, as a housing unit may be delivered through planning obligations and be on a housing exception site.

Table 6 shows that in 2021-22, the number of additional affordable housing units delivered on affordable housing exception sites increased by 80% to 108 units compared to 60 in the previous year. The majority of these were in Neath Port Talbot (56 units) and Blaenau Gwent (22 units). There were no units delivered on affordable housing exemption sites for 15 local authorities and all the National Parks.

Where a local planning authority has identified a lack of affordable housing it must consider including an '**affordable housing exception site**' policy in its development plan, setting out the circumstances where sites may be released for 100% affordable housing to meet local needs as an exception to the policies for general housing provision.

Additional affordable housing on public sector land

Table 7 below shows the extent to which the public sector, including local authorities, is releasing their own land for the purpose of providing additional affordable housing.

During 2021-22, the number of additional affordable housing units delivered on all public sector land decreased by 7% to 723 units and accounted for 27% of all affordable housing provision.

Table 7: Additional affordable housing delivered on land made available by the public sector, 2021-22 [note 1] [note 2]

Public sector	With capital grant funding	Without capital grant funding	Total
Local authority land	414	83	497
Other public sector land	181	45	226
All public sector land	595	128	723

Source: Affordable Housing Provision data collection, Welsh Government

[Note 1] Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

[Note 2] Other public sector bodies include the Welsh Government and Welsh Government sponsored bodies, other central government departments, health authorities and police, fire and rescue services/authorities. Further details are provided in the Glossary towards the end of the release.

Table 7 shows the majority of units delivered on all public sector land continued to be delivered with capital grant funding. The percentage of units delivered with capital grant funding increased from 61% in 2020-21 to 82% in 2021-22.

The number of units delivered with capital grant funding on local authority land increased on the previous year from 152 units to 414 while on other public sector land the number of units decreased from 326 units to 181 (Table 7).

The local authority with the highest percentage of units delivered on local authority land was Carmarthenshire at 18%, followed by Denbighshire at 15% and Cardiff at 11%. 7 local authorities recorded no units delivered on local authority land.

Only Torfaen (62% of the units delivered) and Newport (38%) authorities reported additional affordable housing units being delivered on land released by other public sector bodies during 2021-22.

Further details of the other public sector bodies included are provided in the [glossary](#).

Coherence with other statistical publications

The data collected and published annually on affordable housing are based on information collected via annual statistical returns completed by local authorities, registered social landlords and National Park authorities in Wales. It includes provision through new house building as well as the purchase, acquisition, leasing or conversion of existing dwellings. A subset of the affordable housing data will therefore be included in the Welsh Government's [new house building statistics](#), which are published separately.

However, the new house building statistics are based on the reports of local authority building inspectors and the National House Building Council (NHBC). It is sometimes difficult for building control officers who record the data to identify the intended final tenure of the property and this may lead to an under-count of social sector new house building and an over-count for the private sector. As such, there may be some apparent disparity between new build statistics and affordable housing statistics.

Further information can be found in the relevant quality reports for [affordable housing statistics](#) and [new house building statistics](#).

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On 6 November 2019, ONS published two reports on affordable housing statistics as part of a UK wide programme of work to improve housing and planning statistics:

1. **Comparing affordable housing in the UK (ONS)**, an article making cross-UK comparisons of affordable housing statistics.
2. **Affordable Housing Statistics in the UK (ONS)**, a review of definitions, terminology and the feasibility of harmonising affordable housing statistical definitions.

Glossary

Affordable housing exception sites

Affordable housing exception sites are small scale housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan. Prior to July 2010 these were known as 'rural exceptions sites'.

Additional affordable housing

Affordable housing provided through newbuild or through the purchase, leasing or conversion of existing units on or after 1st April 2007. This therefore excludes existing affordable units that have been renovated or refurbished, as they are not classed as being additional. Where there was a net loss of affordable units over the year, this was recorded as zero. For example, if two self contained flats in one property were converted into one family home, the number of additional units is zero as there has been a reduction in the number of affordable units.

Capital Grants Funding

Capital Grants Funding includes Social Housing Grant (SHG), any recycled Social Housing Grant (RCG), Housing Finance Grant (HFG) and Integrated Care Fund (ICF) but excludes those housing units funded from other sources.

Conversions

When one unit is changed into multiple units or multiple units are changed into one. For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.

Delivered

Means that the unit is completed and is available for occupation.

Extra care (sheltered housing)

Offers more support to residents than other retirement housing but allows them to retain more independence than moving to a care home. Residents still live in self-contained flats but meals may be provided, either in the flat or a shared dining room and care staff are often available to provide personal care.

General needs

Self-contained units that are not reserved for specific client groups. Properties adapted for use for people with disabilities were included here if no additional services or support were provided as part of the terms of occupancy.

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Granted planning permission

Refers to final detailed (i.e. not outline) planning permissions granted during the year. Granted Planning Permission will mean that a section 106 agreement has already been signed.

Social Housing Grant (SHG)

Social Housing Grant is the primary capital funding programme to deliver high quality homes which contribute towards the 20,000 additional low carbon homes for social rent target.

Housing unit

Self-contained dwelling which provides a minimum of one habitable room, with exclusive use of a kitchen, bathroom/shower, sink and toilet.

NB: In shared housing, a unit will relate to the number of bed spaces or bedrooms provided exclusively for use by the occupant or family in the case of hostels or refuges. For example, one house may provide supported accommodation for three occupants – each occupant has exclusive use of a bedroom and shares lounge, kitchen and bathroom facilities. This was counted as three units. Bedrooms used exclusively by staff were not counted.

Integrated care fund (ICF)

The Integrated Care Fund (capital) is a nominally allocated to Regional Partnership Boards and paid via Health Boards to support a range of interventions including accommodation led solutions to health and social care.

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ICF can be used to support affordable housing delivered by local authorities and RSLs.

Intermediate rented housing

Where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Home buy). Intermediate housing differs from low cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system.

National Park Authorities (NPAs)

Brecon Beacons NPA has boundaries in Blaenau Gwent, Caerphilly, Carmarthenshire, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Powys, Rhondda Cynon Taf and Torfaen.

Pembrokeshire Coast NPA has boundaries in Pembrokeshire only.

Snowdonia NPA has boundaries in Conwy and Gwynedd.

Other public sector bodies

Additional affordable housing units are delivered on land made available by the local authority and on land formerly owned by the following public sector bodies:

- Welsh Government including Welsh Government Sponsored Bodies;
- Other Central Government Departments (including for example former Ministry of Defence sites or Courts sites);
- Welsh Health Estates (covering National Health Service sites formerly

- owned by Health Authorities, Health Trusts and Ambulance Trusts etc)
- Police forces/authorities
 - Fire and rescue services/authorities

Planned

This refers to any additional affordable housing units which are currently being developed and are scheduled to be delivered during the financial year 2022-23.

Planning obligations (Section 106 agreements)

As part of market housing developments developers are often asked to make a contribution to meeting identified local need for affordable housing. The number of affordable homes to be provided on a particular site will be determined by the local planning authority's planning policy (usually based on a percentage for sites above a certain size) and negotiations with the developer about what is feasible given the economic circumstances and any other site-specific factors. The agreed affordable housing contribution will be secured by what is known as a planning obligation (or a section 106 agreement) which is a legally binding contract between a developer and a local planning authority that operates alongside a planning permission. The land itself, rather than the person or organisation that develops the land, is bound by a Section 106 Agreement, so this is something any future owners will need to take into account.

These arrangements to overcome obstacles which may otherwise prevent planning permission from being granted, may be used to offset negative consequences of development, to help meet local needs or to secure benefits which would make a development more sustainable.

Rent to Own – Wales

This scheme was introduced in February 2018 and to offer the opportunity of home ownership to households who can afford the monthly mortgage payments but do not have the level of deposit normally required to purchase a home. Under Rent to Own – Wales, aspiring buyers will pay market rents for new-build homes from participating housing associations, and will have the option to purchase these from the end of the second year of their rental period.

Upon exercising the option to purchase, the aspiring buyer will be gifted an amount equivalent to 25% of the rent they have paid and 50% of any increase in the value of the home, to use as a mortgage deposit. This will help them to purchase the home that they are renting.

Housing delivered via the Rent to Own – Wales scheme does not fully conform to the TAN2 definition of affordable housing and the number of units delivered under the scheme is not included in the overall total for additional affordable housing shown in this release.

Section 106 agreements

See '[Planning obligations](#)'.

Shared equity

This includes units where:

the registered social landlord provides an equity loan to assist with the purchase of a property (e.g. through the Homebuy scheme);

there is any other low cost home ownership arrangement; and

that are offered under 'neutral tenure' principles (where applicants can choose to rent or buy depending on individual circumstances) if the first occupancy is on equity sharing terms.

Prior to the introduction of the new Shared Ownership – Wales scheme in February 2018, units where there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent) may have been included under 'Shared Equity'

Shared Ownership – Wales

Shared Ownership - Wales is a part-buy, part-rent scheme introduced in February 2018. It is aimed at aspiring buyers who have some deposit but are unable to obtain the level of mortgage to purchase the home outright. Aspiring buyers can purchase an initial share of 25% to 75% of the value of new-build homes, which are available for this scheme from participating housing associations.

They can staircase up to full ownership at any time. Rent will be payable on the un-owned share. The affordable housing units delivered under this scheme do conform to the TAN 2 definition of affordable housing and the numbers delivered have been included in the overall total for additional affordable housing provision shown in this release.

Sheltered housing

Designed specifically for older people, commonly built in developments of about 20 to 40 self-contained flats or bungalows. There is almost always an alarm system linked to a 24-hour communication centre which can summon help in an emergency and usually a scheme manager (warden) , who may live on site.

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Social rented housing

Provided by local authorities and Welsh Registered social landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents for social rented housing.

Stair-casing

Stair-casing is when the owner of a Shared Ownership – Wales property exercises their legal right to acquire additional shares (equity) in their property.

Supported housing

There are many different types of supported accommodation to meet the needs of a wide range of people. Residents may have extra needs due to disability, their age or other reasons. The accommodation may have been specially adapted or designed to meet particular physical needs or it may provide extra support through the use of wardens or other staff to help residents live independently.

Vibrant and viable places

Vibrant and Viable Places was a 3 year funding programme (2014-2017) which invested over £124 million of capital funding to support regeneration activities in 18 communities across Wales. It focused on deprived Town Centres, Coastal Communities and Communities First Clusters.

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Quality and methodology information

Detailed information on data quality and methodology can be found in the [Affordable housing provision quality report](#).

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