



Llywodraeth Cymru
Welsh Government

STATISTICS, DOCUMENT

Affordable housing provision: April 2022 to March 2023

Number of additional affordable housing units delivered and how the planning system contributed to the provision for April 2022 to March 2023.

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Introduction

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](#).

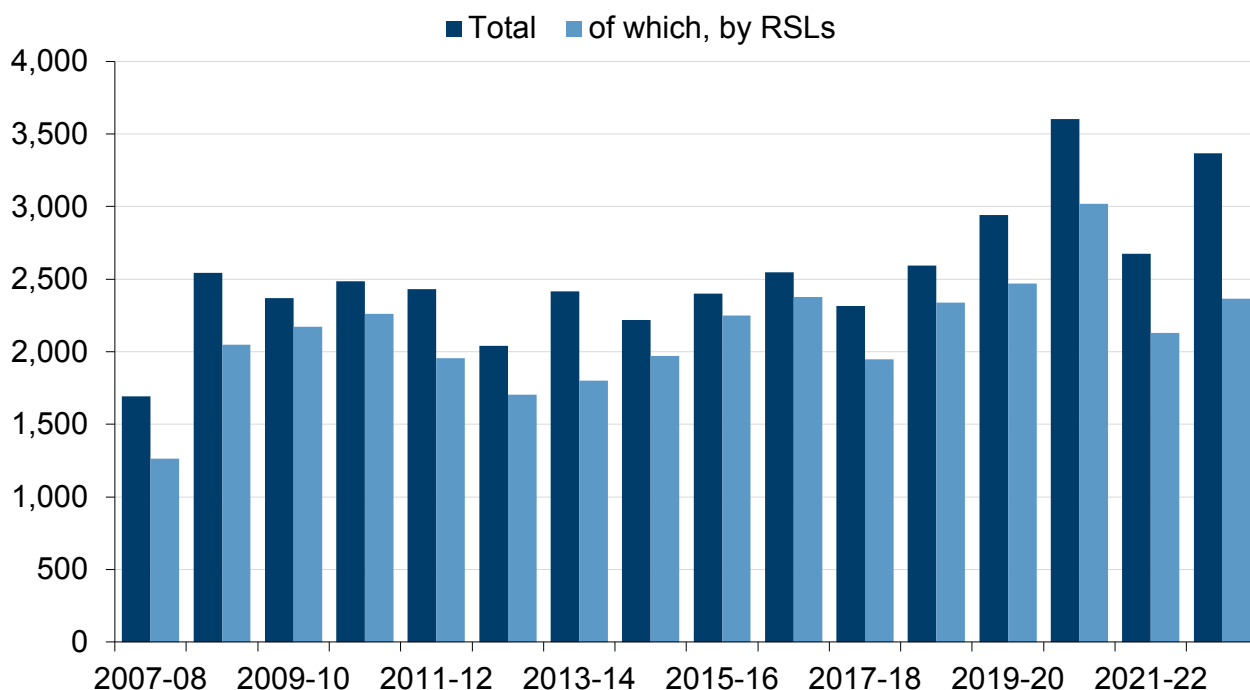
The [Programme for Government](#), first published in June 2021, and updated in December 2021, and the Minister for Climate Change's [Written Statement on Social Housing in Wales](#) (15 June 2021), include the commitment to deliver 20,000 new low carbon homes for rent within the social sector during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

Throughout the report, references to financial years are used. When referencing financial years '-' are used (e.g. 2022-23).

Main points

Figure 1: Additional affordable housing provision, 2007-08 to 2022-23



A bar graph showing the number of additional affordable housing units delivered in Wales each year from 2007-08 to 2022-23, split by total and registered social landlord units. The number of units delivered in 2022-23 increased from the previous year.

Source: Affordable Housing Provision data collection, Welsh Government

[Additional affordable housing provision by location and year \(StatsWales\)](#)

In 2022-23, 3,369 additional affordable housing units were delivered across

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Wales. This is a 26% increase on the previous year and the second highest total since data was first recorded in 2007-08.

Welsh Registered Social Landlords (RSLs) continued to make the largest contribution to additional affordable housing in Wales, delivering 70% of all additional affordable housing provision during 2022-23 (2,366 units).

72% 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 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. In measuring progress, we have included social rented, intermediate rented and shared ownership units, delivered by registered social landlords, local authorities, and private sector providers. Figures also include housing units leased to provide accommodation for homeless families where the lease is for more than a year. The reported target figure excludes shared equity affordable units and is therefore lower than the total figure of additional affordable housing delivered.

In 2022-23, 3,212 affordable units were delivered for rent in the social sector across Wales.

This includes 1,940 social rented units, 201 intermediate rented, and 111 shared ownership units delivered by RSLs, 642 units delivered by local authorities at social or intermediate rent and a further 318 delivered by other providers.

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This brings the total units delivered since 2021 to 5,775.

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](#).

Between 1 April 2022 and 31 March 2023, a total of 3,369 additional affordable housing units were delivered across Wales. Since 1 April 2007, when information on affordable housing was first collected, a cumulative total of 40,643 additional affordable housing units have been delivered. The 3,369 additional affordable housing units delivered during 2022-23 were an increase of 26% (693 units) compared to the units delivered the previous year and the second highest total since data was first recorded in 2007-08.

RSLs delivered 11% more additional affordable housing units during 2022-23 than in the previous year (2,366 compared with 2,130), however 22% fewer units than in 2020-21 (3,018). The proportion of all affordable housing units that were delivered by RSLs decreased to 70% in 2022-23 from the 80% seen in 2021-22. Of these 2,062 (87%) were newly built properties.

A further 685 units (20%) were local authority owned affordable housing units, the highest total since data was first recorded in 2007-08. The majority of these (83%) were delivered by 5 local authorities, Cardiff (223 units), Carmarthenshire (134 units), Swansea (86 units), Powys (69 units) and Isle of Anglesey (56 units). Of these 685 units, 449 (66%) were newly built properties. In The Vale of Glamorgan and Caerphilly, all new affordable housing was through newly built properties (23 and 18 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](#)).

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The remaining 318 units (9%) 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 increased slightly to 58 units in 2022-23. This is an increase of 5 units compared to the 53 units seen in 2021-22. This represented 2% of all additional affordable housing provision during 2022-23, similar to the proportion seen in 2021-22 (Table 1).

It is estimated, by local authorities, that a further 3,135 affordable housing units are planned for delivery during 2023-24. However, when comparing statistics on planned and delivered units in previous years, figures 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, 2020-21 to 2023-24 [Note 1]

Provider	Delivered 2020-21	Delivered 2021-22	Delivered 2022-23	Planned 2023-24 [Note 1]
Isle of Anglesey	101	71	124	131
Gwynedd	101	38	80	0
Conwy	107	116	89	220
Denbighshire	120	256	143	72
Flintshire	228	76	50	92
Wrexham	69	54	100	6
Powys	137	139	148	75
Ceredigion	83	70	22	48
Pembrokeshire	117	126	92	255
Carmarthenshire	106	242	241	70
Swansea	297	213	290	250

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Neath Port Talbot	107	98	78	130
Bridgend	166	63	85	104
Vale of Glamorgan	232	202	171	255
Cardiff	541	324	705	619
Rhondda Cynon Taf	238	160	189	297
Merthyr Tydfil	49	7	25	0
Caerphilly	174	67	188	108
Blaenau Gwent	90	43	4	6
Torfaen	163	134	120	90
Monmouthshire	146	91	66	128
Newport	231	86	359	179
Wales	3,603	2,676	3,369	3,135
Of which, total delivered in National Parks:				
Snowdonia NP	34	1	11	0

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Pembrokeshire NP	33	21	27	45
Brecon Beacons NP	73	31	20	2
Total National Parks	140	53	58	47
Total outside National Parks	3,463	2,623	3,311	3,088
Wales	3,603	2,676	3,369	3,135

Source: Affordable Housing Provision data collection, Welsh Government

Additional affordable housing provision by location and year (StatsWales)

[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, 11 of the 22 authorities reported increases in the provision of additional affordable housing during 2022-23 compared to the previous year, with notable increases in Cardiff (from 324 to 705), Newport (from 86 to 359) and Caerphilly (from 67 to 188). The largest decreases were seen in Denbighshire (from 256 to 143), Ceredigion (from 70 to 22) and Blaenau Gwent (from 43 to 4).

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

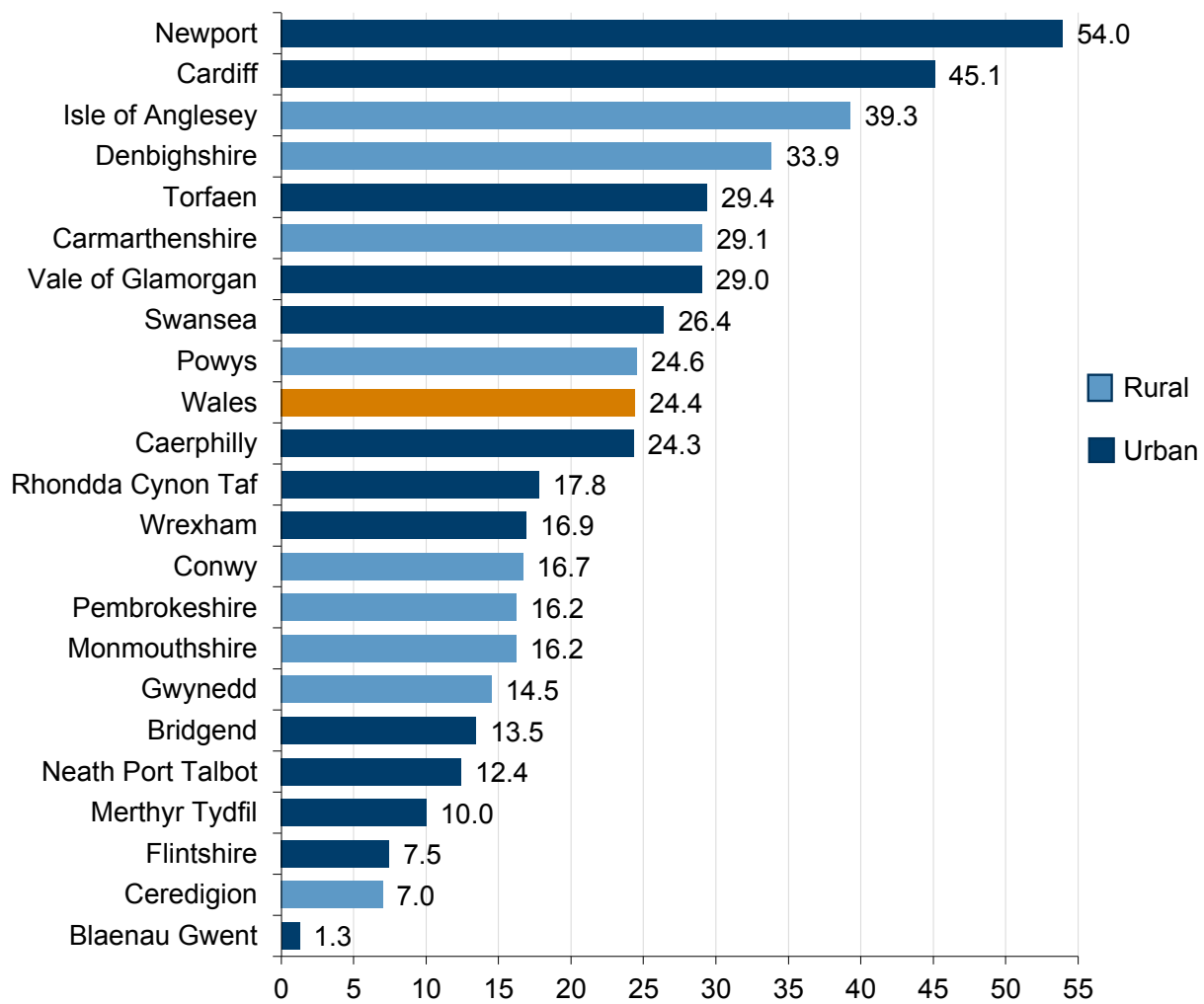
The additional affordable housing figures shown within this release also includes housing units leased to provide accommodation for homeless families where the

lease is for more than a year. In 2022-23 there were 225 such housing units, up from the 43 units in 2021-22 and the highest total since 2013-14.

Rate of all additional affordable housing

To take into account the number of households in each area, for 2022-23, 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 2: Rate of all additional affordable housing units delivered per 10,000 households, by local authority area, 2022-23



A bar graph showing the rate of additional housing units delivered per 10,000 households in Wales, by local authority area. 9 of the 22 local authorities have rates higher than the Wales average.

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

Figure 2 shows that during 2022-23 the rate of additional affordable housing delivery across Wales as a whole was 24.4 units per 10,000 households.

The local authority with the highest number of affordable housing units delivered in 2022-23 was Cardiff (705 units or 21% of the Wales total). However, when considering the number of households in each area, Newport was the authority with the highest delivery rate at 54.0 units per 10,000 households.

Blaenau Gwent had the lowest delivery rate at 1.3 units per 10,000 households, with 4 units delivered in 2022-23.

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 Housing with 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	2019-20	2020-21	2021-22	2022-23
With capital grant funding	1,811	2,530	1,813	2,440
Without capital grant funding	1,131	1,073	863	929
Total	2,942	3,603	2,676	3,369

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

Additional affordable housing	2019-20	2020-21	2021-22	2022-23
With capital grant funding	61.6	70.2	67.8	72.4
Without capital grant funding	38.4	29.8	32.2	27.6
Total	100.0	100.0	100.0	100.0

Source: Affordable Housing Provision data collection, Welsh Government

Additional affordable housing provision by location, year and funding (StatsWales)

72% of affordable housing units were delivered through capital grant funding in 2022-23, higher than the proportion for 2021-22 (68%). The proportion of affordable housing units delivered without capital grant fund decreased from

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32% (863 units) in 2021-22 to 28% (929 units) in 2022-23.

During 2022-23, 79% of all RSL affordable housing provision in Wales were delivered with some form of capital grant funding, up from 67% during the previous year. Across Wales, RSL provision with capital grant funding reached over 80% 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 70% of all additional affordable housing in Wales in 2022-23. As the major provider of additional affordable housing across Wales, RSLs are required to provide more detailed information to Welsh Government 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 7 of the 22 local authorities across Wales and more than half of all the additional affordable housing in 13 of the 15 remaining local authorities. The exceptions were Carmarthenshire and Powys where RSLs were responsible for 44% and 28% [respectively] of all affordable housing provision in 2022-23.

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

Local Authority	2018-19	2019-20	2020-21	2021-22	2022-23
Isle of Anglesey	111	20	48	22	62
Gwynedd	112	97	82	37	75
Conwy	40	79	107	116	89
Denbighshire	19	86	100	200	95
Flintshire	121	37	144	66	50
Wrexham	156	10	64	39	81
Powys	51	70	103	104	41
Ceredigion	34	23	83	70	15
Pembrokeshire	117	146	114	64	70
Carmarthenshire	28	120	67	141	107
Swansea	251	237	253	137	204
Neath Port Talbot	153	171	107	98	78

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Bridgend	148	84	166	63	85
Vale of Glamorgan	105	294	204	176	148
Cardiff	255	225	288	225	404
Rhondda Cynon Taf	87	128	235	150	160
Merthyr Tydfil	21	21	49	7	25
Caerphilly	75	117	174	61	170
Blaenau Gwent	31	12	90	43	3
Torfaen	121	141	163	134	120
Monmouthshire	125	113	146	91	66
Newport	177	239	231	86	218
Wales	2,338	2,470	3,018	2,130	2,366
Of which, total delivered in National Parks:					
Snowdonia NP	0	0	15	0	9
Pembrokeshire NP	15	26	33	16	22

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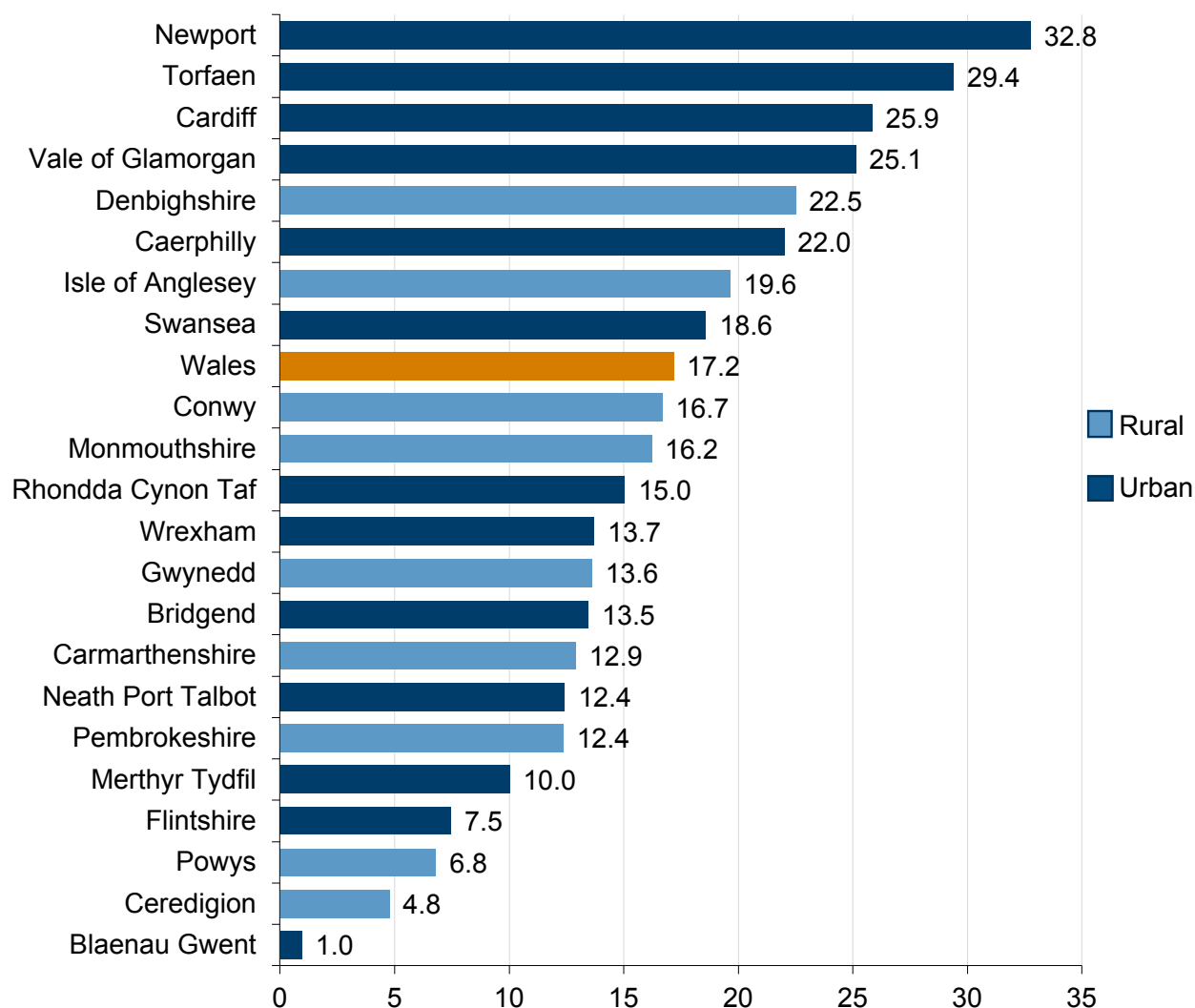
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Brecon Beacons NP	3	0	68	3	7
Total National Parks	18	26	116	19	38
Total outside National Parks	2,320	2,444	2,902	2,111	2,328
Wales	2,338	2,470	3,018	2,130	2,366

Source: Affordable Housing Provision data collection, Welsh Government
Rate of delivery by RSLs

Taking into account the number of households in each area, during 2022-23, RSLs delivered 17.2 additional affordable housing units per 10,000 households across Wales.

Figure 3: Rate of additional affordable housing units delivered by Welsh Registered Social Landlords per 10,000 households, by local authority area, 2022-23



A bar graph showing the rate of additional housing units delivered by Welsh registered social landlords per 10,000 households, by local authority area. 8 of the local authorities had a rate higher than the Wales average, with most of

these being urban.

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

Figure 3 shows the highest rate of additional affordable housing delivery by RSLs during 2022-23 was in Newport at 32.8 units per 10,000 households. The lowest rate of provision was in Blaenau Gwent at 1.0 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	2019-20	2020-21	2021-22	2022-23
Social rented	1,870	2,443	1,712	1,940
Intermediate rented	392	380	204	201
Shared equity	133	108	77	114
Shared ownership-Wales	75	87	137	111
Total	2,470	3,018	2,130	2,366

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

Tenure	2019-20	2020-21	2021-22	2022-23
Social rented	75.7	80.9	80.4	82.0
Intermediate rented	15.9	12.6	9.6	8.5
Shared equity	5.4	3.6	3.6	4.8
Shared ownership-Wales	3.0	2.9	6.4	4.7
Total	100.0	100.0	100.0	100.0

Source: Affordable Housing Provision data collection, Welsh Government

Additional affordable housing provision by registered social landlords only, by location, tenure and funding (StatsWales)

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

Table 4a shows that of the 2,366 affordable housing units delivered by Welsh RSLs during 2022-23, 82% were social rented housing (1,940 units). This is similar to the proportion of RSL social rented units delivered in 2021-22. The social rented housing units provided by RSLs during 2022-23 accounted for 58% of all additional housing delivered by all providers.

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

During 2022-23 a total of 201 intermediate rented properties were delivered by RSLs, a small decrease on the 204 units delivered in 2021-22. Intermediate rented properties accounted for 8% 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 (see [Glossary](#)). During 2022-23, 114 shared equity units were delivered, an increase of 48% from 2021-22 but similar to the figures seen in previous years. Shared equity units accounted for just 5% of all RSL provision.

Through April 2022 to March 2023, RSLs across Wales delivered 111 additional affordable housing units via the Shared-ownership - Wales scheme (see [Glossary](#)), a decrease of 19% on 2021-22.

2% (38 units) of the 2,366 units delivered by RSLs during 2022-23 were inside the National Park areas, all of which were socially rented.

Most of the additional affordable housing provided during 2022-23 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 2022-23 these types of property accounted for 88% (2,088 units) of all additional affordable housing provision by RSLs. The remaining 12% (278 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](#).

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 5a and 5b 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	2019-20	2020-21	2021-22	2022-23
Local Authorities	1,094	982	1,116	1,014
National Parks	125	105	14	26
All Wales	1,219	1,087	1,130	1,040

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

Planning obligations	2019-20	2020-21	2021-22	2022-23
Local Authorities	699	881	644	941
National Parks	28	39	70	83
All Wales	727	920	714	1,024
Percentage (%) of all additional affordable housing delivered through planning obligations:	24.7	25.5	26.7	30.4

Source: Affordable Housing Provision data collection, Welsh Government

Provision of affordable housing through planning obligations and on exception sites by authority, measure and planning type (StatsWales)

[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 2022-23, the number of additional affordable housing units granted planning permission decreased by 8% to 1,040. Affordable housing units granted planning permission in National Parks increased by 86% from the previous year to 26, whilst in local authorities (outside National Park areas) decreased by 9% to 1,014 units.

During 2022-23, the number of additional affordable housing units delivered through planning obligations (Section 106 agreements) increased by 43% compared with the previous year to 1,024 units.

The number of additional affordable housing delivered through planning obligations was up by 46% (from 644 to 941) for local authorities. Cardiff accounted for 22% of the units delivered through planning obligations, followed by Newport with 13% and Bridgend with 10%. For National Parks the number of additional affordable housing delivered through planning obligations was up by 19% (from 70 to 83 units) during 2022-23 (Table 5b).

During 2022-23, 30% of all additional affordable housing was delivered through planning obligations compared with 27% the previous year and 26% during 2020-21.

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 decreased by 58% to 102 units in 2022-23, all of which were within local authorities (Table 6a).

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

Affordable housing exception sites	2019-20	2020-21	2021-22	2022-23
Local Authorities	64	28	230	102
National Parks	0	0	14	0
All Wales	64	28	244	102

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

Affordable housing exception sites	2019-20	2020-21	2021-22	2022-23
Local Authorities	91	39	108	85
National Parks	0	21	0	27
All Wales	91	60	108	112

Source: Affordable Housing Provision data collection, Welsh Government)

Provision of affordable housing through planning obligations and on exception sites by authority, measure and planning type (StatsWales)

[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 6b shows that in 2022-23, the number of additional affordable housing units delivered on affordable housing exception sites increased by 4% to 112 units compared to 108 in the previous year. The majority of these were in Isle of Anglesey (27 units), Powys (23 units) and Pembrokeshire National Park (17 units). There were no units delivered on affordable housing exemption sites for 15 local authorities or in Snowdonia National Park.

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 2022-23, the number of additional affordable housing units delivered on all public sector land increased by 88% to 1,362 units and accounted for 40% of all affordable housing provision.

Table 7: Additional affordable housing delivered on land made available by the public sector, 2022-23 [Note 1] [Note 2]

Public Sector	With capital grant funding	Without capital grant funding	Total
Local authority land	666	157	823
Other public sector land	340	199	539
All public sector land	1,006	356	1,362

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Source: Affordable Housing Provision data collection, Welsh Government

Provision of affordable housing on land made available in last 5 years by location and period (StatsWales)

[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 decreased from 82% in 2021-22 to 74% in 2022-23.

The number of units delivered with capital grant funding on local authority land increased on the previous year from 414 units to 666 while on other public sector land the number of units increased from 181 units to 340 (Table 7).

Of the 666 units delivered on local authority land in Wales, 44% (361 units) were delivered in Newport, followed by 15% (124 units) in Cardiff and 11% (88 units) in Carmarthenshire. 11 local authorities recorded no units delivered on local authority land.

10 of the 22 local authorities reported additional affordable housing units being delivered on land released by other public sector bodies during 2022-23, with the highest proportions in Caerphilly (31%), Torfaen (20%) and Carmarthenshire (19%).

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**.

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 Housing with Care Fund (HCF) but excludes those housing units funded from other sources.

Conversions

When one unit is changed into multiple units or multiple units are changed into

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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.

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.

Housing with Care Fund (HCF)

The Housing with Care Fund (capital) is a nominally allocated to Regional Partnership Boards to support a range of interventions including affordable housing with care at social rent delivered by local authorities and RSLs. This includes, for example, extra care housing for older people and supported living for adults with a learning disability.

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)

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

Pembrokeshire NPA has boundaries in Pembrokeshire only.

Eryri'n (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 2023-24.

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.

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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.

Social rented housing

Social rented housing is provided by local authorities and Welsh RSLs where rent levels are below market rents and are set within the framework of the Welsh

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Government Rent and Service Charge Standard.

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.

Well-being of Future Generations Act (WFG)

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural wellbeing of Wales. The Act puts in place seven wellbeing goals for Wales. These are for a more equal, prosperous, resilient, healthier and globally responsible Wales, with cohesive communities and a vibrant culture and thriving Welsh language. Under section (10)(1) of the Act, the Welsh Ministers must (a) publish indicators (“national indicators”) that must be applied for the purpose of measuring progress towards the achievement of the wellbeing goals, and (b) lay a copy of the national indicators before Senedd Cymru. Under section 10(8) of the Well-being of Future Generations Act, where the Welsh Ministers revise the national indicators, they must as soon as reasonably practicable (a) publish the indicators as revised and (b) lay a copy

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of them before the Senedd. These national indicators were laid before the Senedd in 2021. The indicators laid on 14 December 2021 replace the set laid on 16 March 2016.

Information on the indicators, along with narratives for each of the well-being goals and associated technical information is available in the [Wellbeing of Wales report](#).

Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).

The statistics included in this release could also provide supporting narrative to the national indicators and be used by public services boards in relation to their local well-being assessments and local well-being plans.

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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