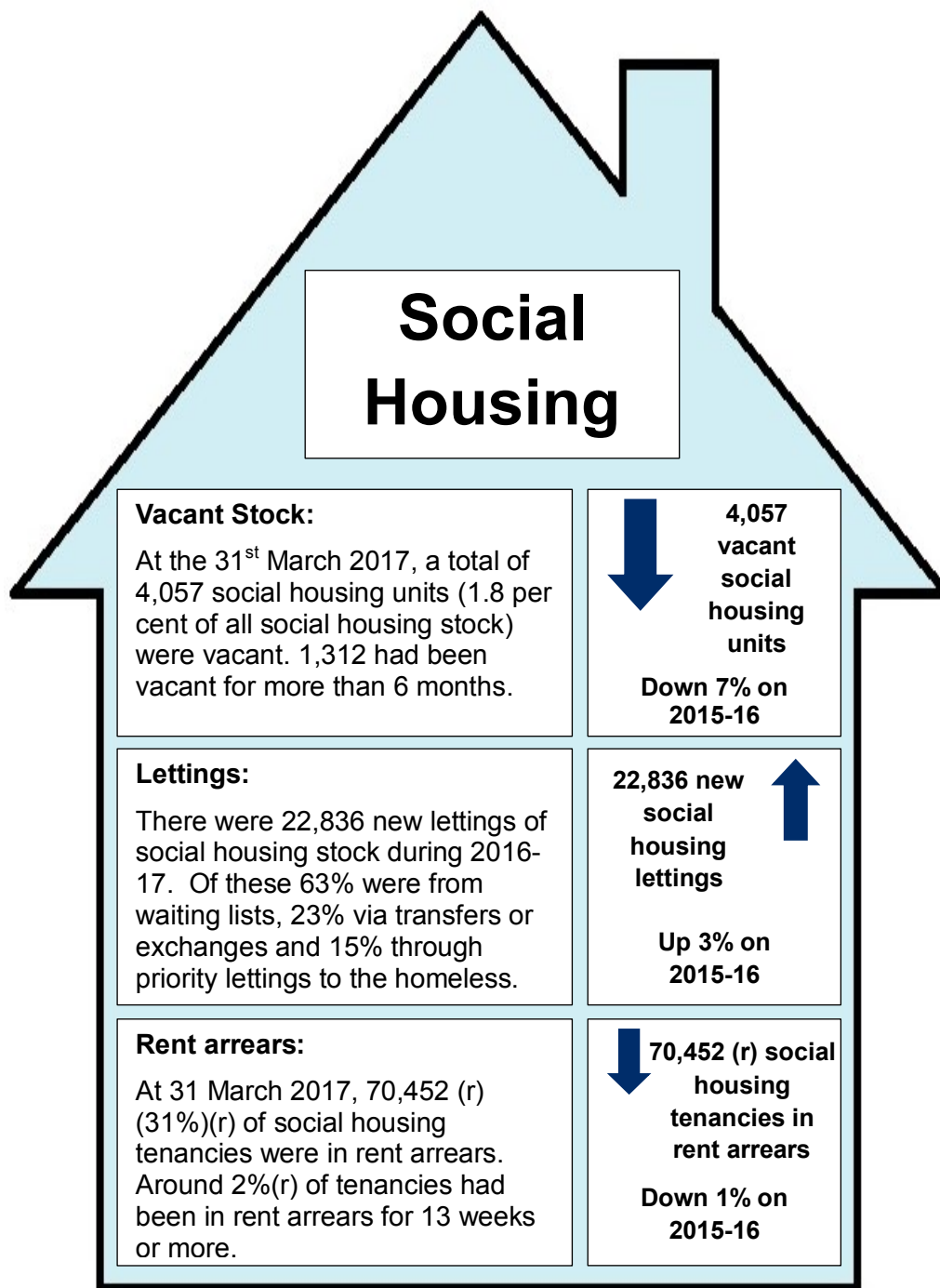




Social Housing Vacancies, Lettings and Rent Arrears, 2016-17- Revised

11 July 2018
SFR 18/2018 (R)

Social housing refers to housing units (including bedsits and bed spaces) owned by and rented from Local Authorities and Registered Social Landlords (RSLs), who are otherwise known as social landlords.



About this release

This release has been revised following receipt of revised figures for social housing tenancies in arrears at 31 March 2017 and earlier years from a number of social landlords.

This release presents information about the number of social housing units that were empty (vacancies), the number of housing units rented to tenants (lettings) and the number of social housing tenants who were in rent arrears during 2016-17. The information is used to assess the effectiveness of social landlords in managing their stock and to gauge turnover rates for social housing. The information on rent arrears is used to monitor the number of social housing tenants in debt across Wales.

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1. Background

The information shown in this release, on the number of social housing units owned by and rented from social landlords in Wales, is based on data provided by local authorities and RSLs.

This release analyses data on social landlord housing stock as outlined below.

Social Housing Units

Social housing which includes:

Housing at social rents - this includes self-contained general needs (included self-contained bedsits) and self-contained sheltered housing let by social landlords at social rent under the [Welsh Government social rents policy](#) framework. This is an agreed rental system which sets a target rent band for each landlord.

Other social housing - this includes Self-contained 'other supported' housing, self-contained extra care housing and non self-contained bed sits and hostel bed spaces. These are not subject to the [Welsh Government social rents policy](#) framework.

More information on the Welsh Government Rent Policy is available in the ['Key quality information'](#) section of this release.

Some social landlords may also own, partly own or manage other non-social housing such as housing units let at intermediate rent levels (where the rents are above those of social rented housing but below market housing rents), shared ownership, flexible tenure for the elderly, housing units let at market rents, Home buy and other investment housing. These are not included in the analysis presented here.

At 31 March 2017 there were a total of 228,684 social housing units in Wales. Of these, 95 per cent (218,321) were self-contained general need or sheltered housing units which were rented from Welsh social landlords at social rents (as regulated by the [Welsh Government Social Rents Policy framework](#)). The remaining 5 per cent (10,363) were social housing units not covered by the Welsh Government Social Rent Policy but still classed as social housing (e.g. 'other supported' and extra care housing units).

RSLs owned 62 per cent (141,378 units) of all social housing units at 31 March 2017 and the 11 stock retaining authorities owned the remaining 38 per cent (87,306 units).

Detailed data sets for social housing stock can be found on [StatsWales](#).

2. Social housing vacancies

This section of the release looks at the amount and proportion of all social housing (housing at social rents and other social housing) which was empty at 31st March 2017 and how long those dwellings had been empty for. This will include vacant general needs, sheltered, other supported and extra care housing units.

There may be a number of reasons why the housing units are vacant, and why some of these are not available for letting, such as awaiting sale, demolition or undergoing improvements and repair.

The number of social housing units that were vacant increased annually between 2012-13 and 2014-15 before starting to decrease. At 31 March 2017, 4,057 social housing units were vacant, down by 7 per cent on 2015-16 ([Table 1](#)). This represented 1.8 per cent of all social housing stock compared with 1.9 per cent the previous year.

Table 1 - Social landlord vacancies by type of social landlord, as at 31 March 2017

Type of social landlord	Total social housing stock (b)	Total vacancies	Percentage (%) of stock vacant (b)	Stock vacant for more than 6 months	Percentage (%) of stock vacant for more than 6 months (b)
Local Authorities:					
2012-13	88,333	1,586	1.8	311	0.4
2013-14	88,159	1,592	1.8	340	0.4
2014-15 (c)	87,891	1,611	1.8	319	0.4
2015-16	87,407	1,692	1.9	264	0.3
2016-17	87,306	1,431	1.6	305	0.3
RSLs:					
2012-13	137,406	2,707	2.0	1,111	0.8
2013-14	138,110	2,720	2.0	940	0.7
2014-15	139,082	2,888	2.1	1,072	0.8
2015-16	140,034 (r)	2,648	1.9	950	0.7
2016-17	141,378	2,626	1.9	1,007	0.7
All social landlords:					
2012-13	225,739	4,293	1.9	1,422	0.6
2013-14	226,269	4,312	1.9	1,280	0.6
2014-15 (c)	226,973	4,499	2.0	1,391	0.6
2015-16	227,441 (r)	4,340	1.9	1,214	0.5
2016-17	228,684	4,057	1.8	1,312	0.6

Source: Annual social landlord stock and vacancies returns, Housing Revenue Account Subsidy (HRAS)

(a) As at 31 March each year.

(b) As a percentage of total social housing stock.

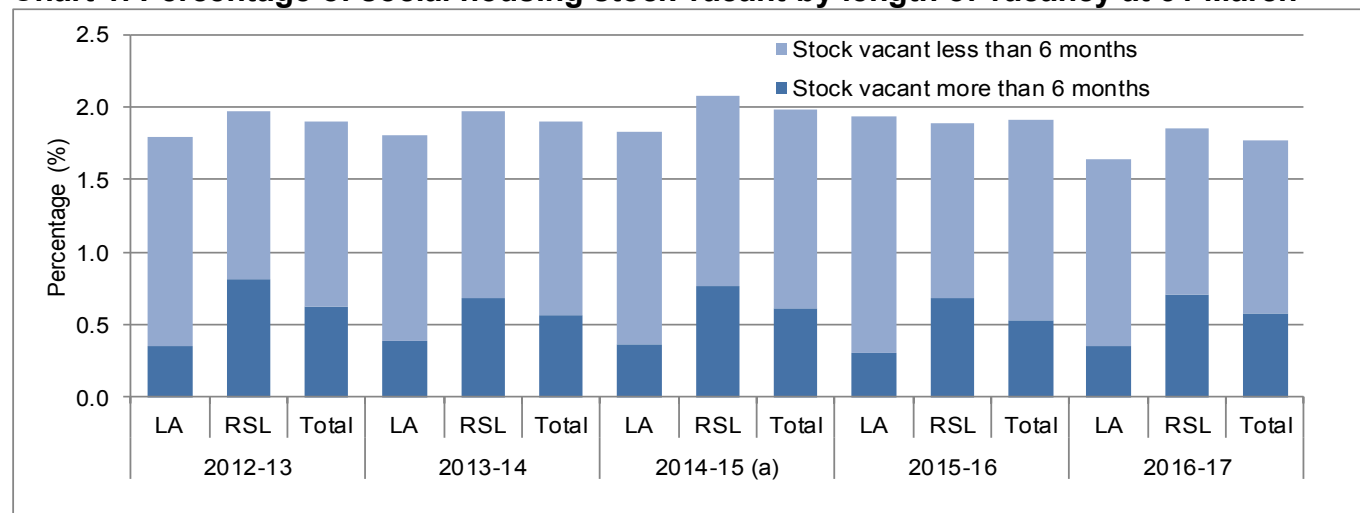
(c) For 2014-15 one local authority (Flintshire) was unable to submit data on vacancies. Therefore information provided by Flintshire for 2013-14 has been used to calculate a Wales total.

(r) The 2015-16 stock data for RSLs and all social landlords has been revised since previously published

Nearly a third (32 per cent) of vacant social housing units (1,312 units) had been empty for more than 6 months at 31 March 2017. This was an increase of 8 per cent on the previous year and accounted for 0.6 per cent of all social housing.

At 31st March 2017, social housing stock owned by RSLs had a slightly higher proportion of vacancies than that owned by local authorities. RSLs continued to have a higher proportion of stock which had been vacant for more than 6 months than was the case for local authorities (0.7 compared with 0.3 respectively).

Chart 1. Percentage of social housing stock vacant by length of vacancy at 31 March



Source: Annual social landlord stock and vacancies returns

(a) For 2014-15 one local authority (Flintshire) was unable to submit data on vacancies. Therefore information provided by Flintshire for 2013-14 has been used to calculate a Wales total.

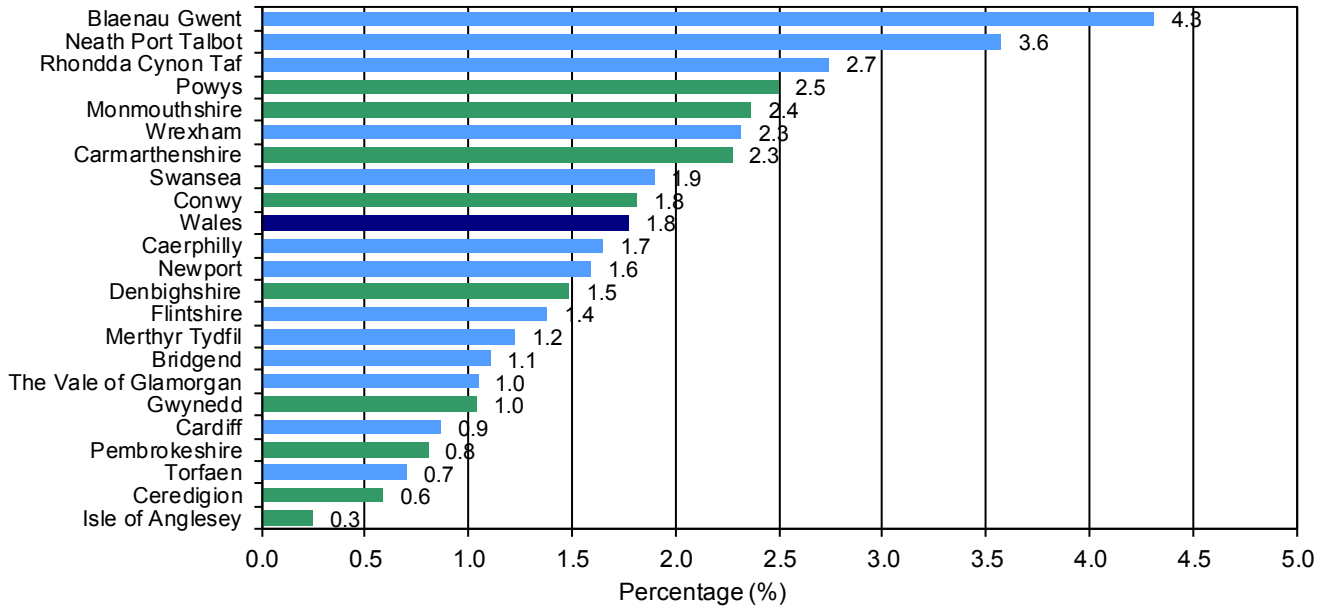
At 31 March 2017, 85 per cent of the social housing stock was general needs housing. The majority of those that were vacant were also general needs housing units (72 per cent of vacant units). Sheltered housing accounted for 19 per cent of the vacant properties whilst extra care housing accounted for 1 per cent. The proportions of vacant ‘other supported’ and ‘non self contained’ housing remained unchanged at 1 per cent and 6 per cent respectively.

The percentage of social housing that was vacant at 31st March 2017 varied across Wales, ranging from 4.3 per cent in Blaenau Gwent to 0.3 per cent in the Isle of Anglesey. 13 of the 22 authorities recorded a percentage of vacant social housing below the Wales average of 1.8 per cent. As [Chart 2](#) below shows, there is no particular pattern associated with rural or urban authorities.

Of those 11 local authorities who have transferred their stock to registered social landlords, 5 transfer authorities had vacancy levels above the Wales average and 6 below ([Chart 2](#)).

Further details, including a list of the large scale voluntary transfers of local authority stock and dates of transfer to registered social landlords, are shown in the [Key quality information](#) section of the release.

Chart 2 - Percentage of social housing stock vacant at 31st March 2017, by local authority



Source: Annual social housing stock and vacancies returns

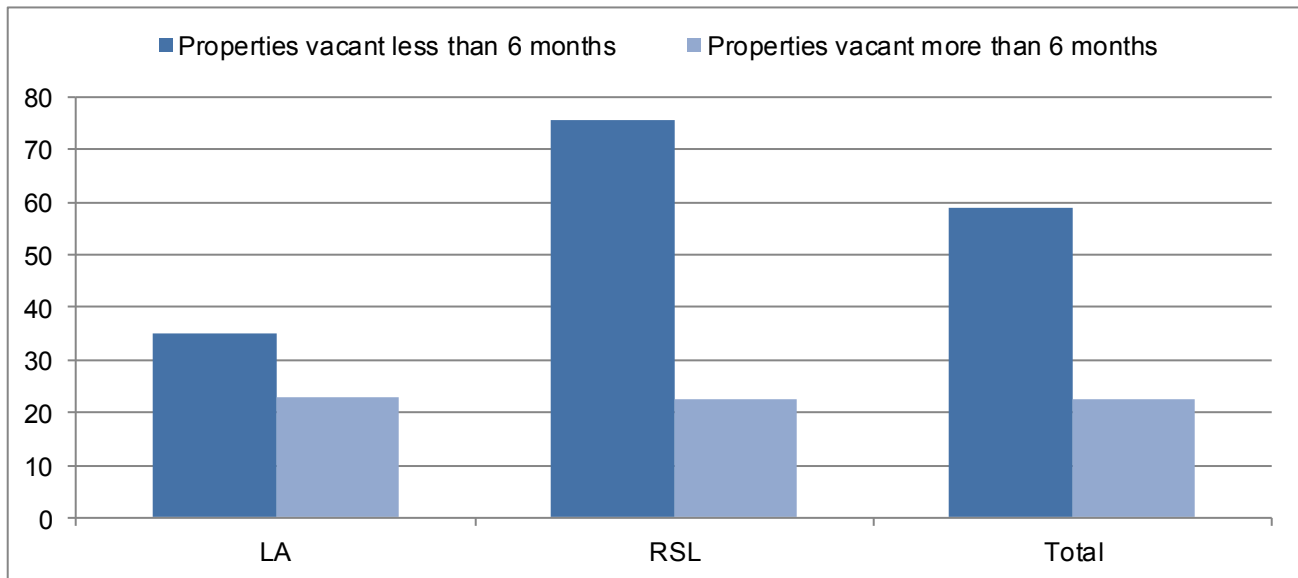
Note: Rural authorities are in green and urban authorities are in blue. Details of which authorities are in which group, can be found in the [‘Key quality information’](#) section at the end of this release.

2.1 Vacant social housing available for letting

Not all stock that is vacant at 31st March 2017 will be available for letting. Reasons why social housing stock may not be available for letting include the housing units undergoing or awaiting improvements, or awaiting sale or demolition.

The percentage of vacant social housing stock which was available for letting has decreased in recent years (from 59 per cent in 2012-13 to 47 per cent in 2016-17). Across Wales, vacant stock available for letting varied between 95 per cent in Ceredigion to 20 per cent in Flintshire.

Chart 3 - Percentage of vacant social housing stock available for letting at 31st March 2017



Source: Annual social housing stock and vacancies returns

At 31 March 2017, 59 per cent of all social housing units that had been vacant for less than 6 months were available for letting. The proportion was higher for RSL properties that had been vacant for less than 6 months at 76 per cent but lower for local authority properties at 35 per cent.

When looking at stock which has been vacant for more than 6 months, the percentage available for letting has fluctuated in recent years. At 31st March 2017, 23 per cent of both local authority and RSL social housing units were available for letting, down from 43 percent and 30 per cent respectively a year earlier.

At a local authority level, the number of social housing units vacant for more than 6 months can be relatively small so the percentage available for letting can vary considerably depending on local circumstances. In Torfaen and Ceredigion, all of the stock which had been vacant for more than 6 months was available for letting. In Merthyr Tydfil, however, none of the 18 social housing units which had been vacant for more than 6 months were available for letting and in Monmouthshire only 1 of the 76 social housing units vacant for more than 6 months was available for letting. A detailed data set for vacant social housing available for letting by local authority can be found on [StatsWales](https://stats.wales.gov.uk/).

3. Housing stock at social rents - let and lettings

3.1 Social housing stock let

A total of 224,627 social housing units were let at 31st March 2017 which is 98 per cent of all social housing stock. The number of RSL social housing units let increased by 1 per cent during the year and the number of lets of local authority social housing units was also up slightly (0.2 per cent). However the percentage of stock let remains at around 98 per cent for both local authorities and RSLs.

Table 2 - Social housing stock let, by type of social landlord (a)

Type of Social landlord	Total number of social housing stock (b)	Total number of social housing stock let	Percentage (%) of social housing stock let
Local Authorities:			
2012-13	88,333	86,747	98.2
2013-14	88,159	86,567	98.2
2014-15	87,891	86,280	98.2
2015-16	87,407	85,715	98.1
2016-17	87,306	85,875	98.4
RSLs:			
2012-13	137,406	134,699	98.0
2013-14	138,110	135,390	98.0
2014-15	139,082	136,194	97.9
2015-16	140,034	137,386	98.1
2016-17	141,378	138,752	98.1
All social landlords:			
2012-13	225,739	221,446	98.1
2013-14	226,269	221,957	98.1
2014-15	226,973	222,474	98.0
2015-16	227,441 (r)	223,101 (r)	98.1 (r)
2016-17	228,684	224,627	98.2

Source: Annual social landlord stock and vacancies returns

(a) As at 31 March each year.

(b) This figure will differ to dwelling stock estimates published in the annual publication, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. For 2008-09 onwards, stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(r) The 2015-16 stock data for RSLs and all social landlords has been revised since previously published

3.2. Social housing lettings

This section of the release covers the number of lettings made to tenants of housing at social rents during the year. The lettings information covers all lettings made to new tenants of local authorities and RSL's social housing during the financial year as well as re-lets, transfers and exchanges within their existing social rented housing stock.

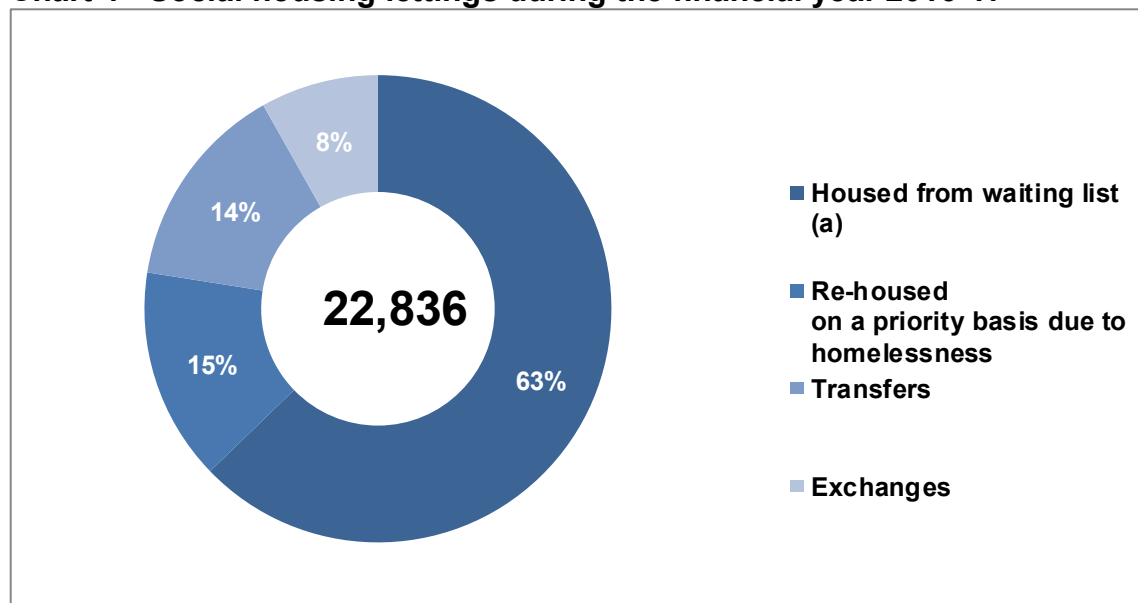
The lettings information includes all self-contained general needs (including self-contained bedsits) and self-contained sheltered housing units let by social landlords at social rent under the under the [Welsh Government Social Rents Policy framework](#). It does not include information on lettings made to tenants of other social housing including 'other supported' housing units and self-contained 'extra care' housing units or to non-social housing.

New lettings¹ of social housing stock increased by 3 per cent during 2016-17, to 22,836 lettings. As in previous years, the majority of these (63 per cent) were via housing waiting lists² which were up by 4 per cent on the previous year to 14,333 ([Chart 4](#)).

Lettings for households re-housed on a priority basis, due to being homeless were also up at 3,362 lettings. This was 6 per cent more than during 2015-16 and accounted for 15 per cent of all lettings ([Chart 4](#)).

During 2016-17, there were a total of 5,141 transfers and exchanges, where existing tenants transfer within a social landlord's stock (transfer) or moves from another social landlord's stock (exchange), accounting for almost a quarter (23 per cent) of all lettings. Whilst the number of exchanges was up by 23 per cent compared to 2015-16, the number of transfers fell by 15 per cent.

Chart 4 - Social housing lettings during the financial year 2016-17



Source: Annual social landlord stock and lettings returns

(a) Housed from the waiting list includes: Lettings from a landlord's or another waiting list; non-priority homeless; lettings resulting from a nomination from another landlord; and lettings resulting from resettlement/move-on strategies or disabled registers.

¹ New lettings include lettings to new tenants, re-lets, transfers and exchanges.

² Includes lettings from a landlord's or another waiting list; non-priority homeless; lettings resulting from a nomination from another landlord; and lettings resulting from resettlement/move-on strategies or disabled registers.

The majority of lettings during the year were made to those on housing waiting lists and this was also the case in all but one of the 22 local authorities, varying from 79 per cent in Vale of Glamorgan to 42 per cent in Cardiff.

During 2016-17, Cardiff had the highest rate of priority lettings to the homeless at 27 per cent followed by Conwy at 25 per cent. Both these local authorities had reported relatively high rates of homelessness. During 2016-17, Cardiff reported the highest number of households assessed as homeless under Section 73 of the new legislation (2,163 households) and the second highest rate of households assessed as homeless at 145.2 per 10,000 households, whilst Conwy reported the fourth highest rate of households assessed as homeless at 105.5 per 10,000 households. However, it is possible that households accepted as homeless or threatened with homelessness may not be re-housed on a priority basis in the same year, due to the timing of processes or households initially being placed in temporary accommodation.

Whilst the highest number of lettings through transfers and exchanges during 2016-17 was in Cardiff (702 lettings), the highest percentage was in Monmouthshire, where a third of all lettings were through transfers and exchanges.

During 2016-17, the Vale of Glamorgan had both the lowest number of lettings through transfers and exchanges (61 lettings) and the lowest percentage (7 per cent).

During 2016-17, only 2 authorities, Cardiff and the Vale of Glamorgan, had higher rates of transfers within their own stock than exchanges from other social landlords. Cardiff had the highest percentage of exchanges across all 22 authorities accounting for 20 per cent all its lettings during the year.

Looking at the number of lettings per 100 units of stock at social rent gives an indication of the turnover rate for social rented stock (general needs and sheltered housing)³. The letting rate for Wales was 10.4 per 100 units of stock at social rents during 2016-17.

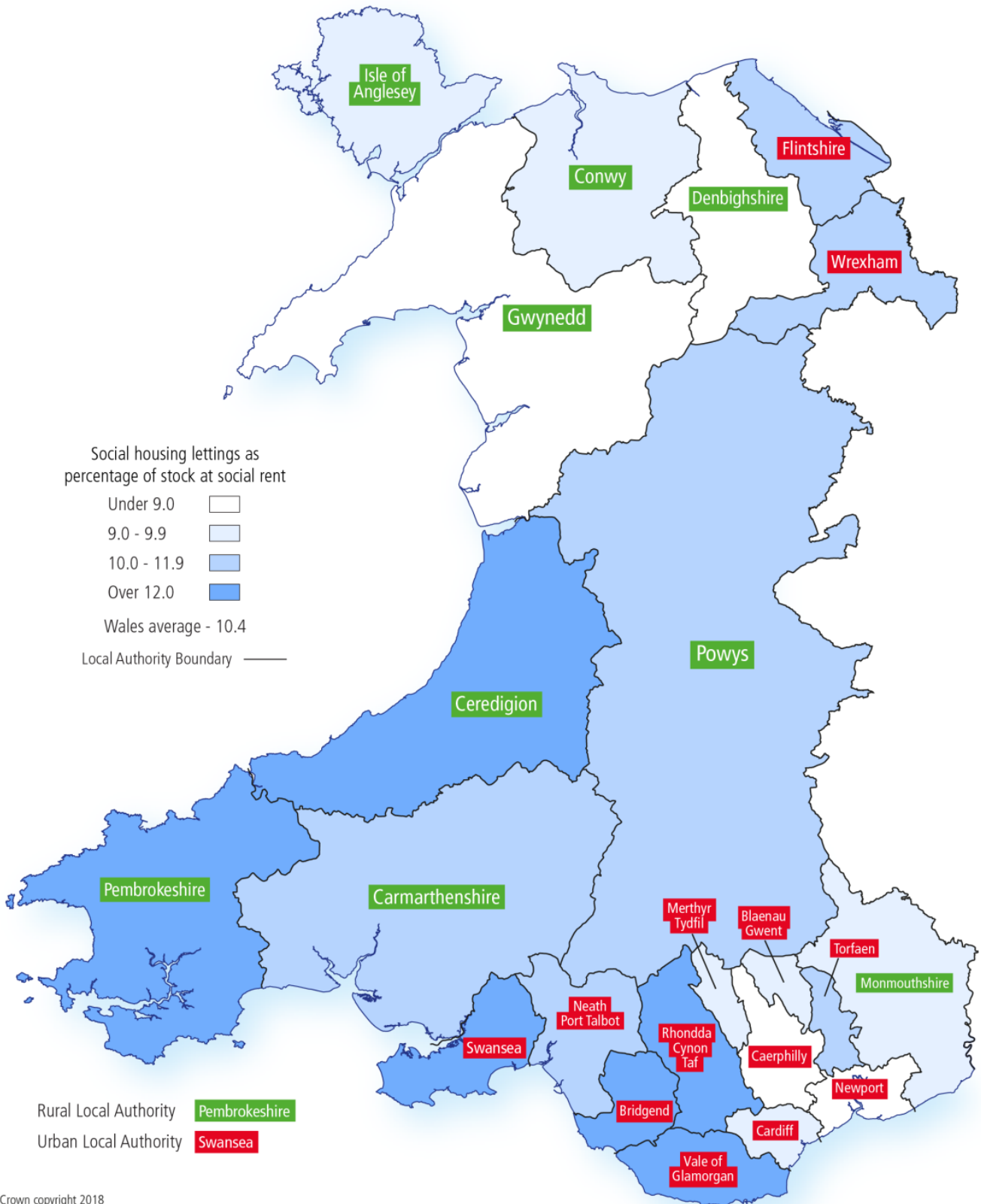
At the local authority level, Swansea had the highest number of lettings (2,578) in 2016-17, whilst Pembrokeshire had the highest number of lettings per 100 units of stock at social rent at 15.4.

Ceredigion had the lowest number of lettings during 2016-17 (405), whilst both Denbighshire and Gwynedd had the lowest number of lettings per 100 units of all stock at social rents at 7.6. In 9 of the 22 local authorities, the number of lettings per 100 units of stock at social rent (general needs and sheltered) was above the Wales average and there was no clear distinction between the urban and rural authorities (Map 1).

A full data set for social housing lettings by local authority is available on [StatsWales](#).

³ Lettings information includes only general needs and sheltered housing units let by social landlords at social rent under the under the [Welsh Government Social Rents Policy framework](#). The rate of lettings per 100 units of stock is based on general needs and sheltered stock only. In previous releases the rate had been based on all social housing stock.

Map 1: Social housing lettings as percentage of stock at social rents (general needs and sheltered), 2016-17



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 February 2018

4. Social housing rent arrears

This section provides information on the number of social housing tenancies where there was a failure to pay the rent due at the appropriate time and therefore the tenancy would be in rent arrears at 31st March 2017. Tenancies refer to the tenancy agreements between an individual (or individuals, in the case of joint tenancies) and the social landlord. A tenancy, as referred to in this release, relates to the tenancy agreement for an individual social housing unit. It is not a count of the number of social housing tenants living in a property.

The figures previously published (1 March 2018) for the number and percentage of social housing tenancies in arrears at 31 March 2017 and earlier years have been revised following receipt of revised data. Data as at 31 March 2017 was revised for 11 social landlords and as at 31 March 2016 for 5 social landlords. Two social landlords also provided revised data for 31 March 2015 and 31 March 2014, and one social landlord revised their data back to 31 March 2013.

This additional validation exercise was undertaken following errors identified in the data originally supplied by some providers. Further information is available in the [Key quality information](#) section.

At the end of March 2017, there were 70,452 (revised) tenancies in arrears, accounting for 31 per cent (revised) of all social housing tenancies. This was a decrease of 1 per cent (revised) on the 71,433 (revised) tenancies in arrears at the end of March 2016.

Table 3 - Number of social housing tenancies in rent arrears at 31st March (a)

Tenancies	2012-13	2013-14	2014-15	2015-16 (r)	2016-17
Local Authority:					
Number of tenancies	86,747	86,567	86,280	85,715	85,875
Tenancies in rent arrears	26,800	29,308	29,584	29,071	28,099
Percentage of tenancies in rent arrears	30.9	33.9	34.3	33.9	32.7
RSLs:					
Number of tenancies	134,699	135,390	136,194	137,386	138,752
Tenancies in rent arrears	43,050 (r)	43,751 (r)	43,517 (r)	42,362 (r)	42,353 (r)
Percentage of tenancies in rent arrears	32.0 (r)	32.3 (r)	32.0 (r)	30.8 (r)	30.5 (r)
All Social Housing:					
Number of tenancies	221,446	221,957	222,474	223,101	224,627
Tenancies in rent arrears	69,850 (r)	73,059 (r)	73,101 (r)	71,433 (r)	70,452 (r)
Percentage of tenancies in rent arrears	31.5 (r)	32.9 (r)	32.9 (r)	32.0 (r)	31.4 (r)

(a) The total number of tenancies is calculated as total social housing stock minus vacant dwellings at 31 March.

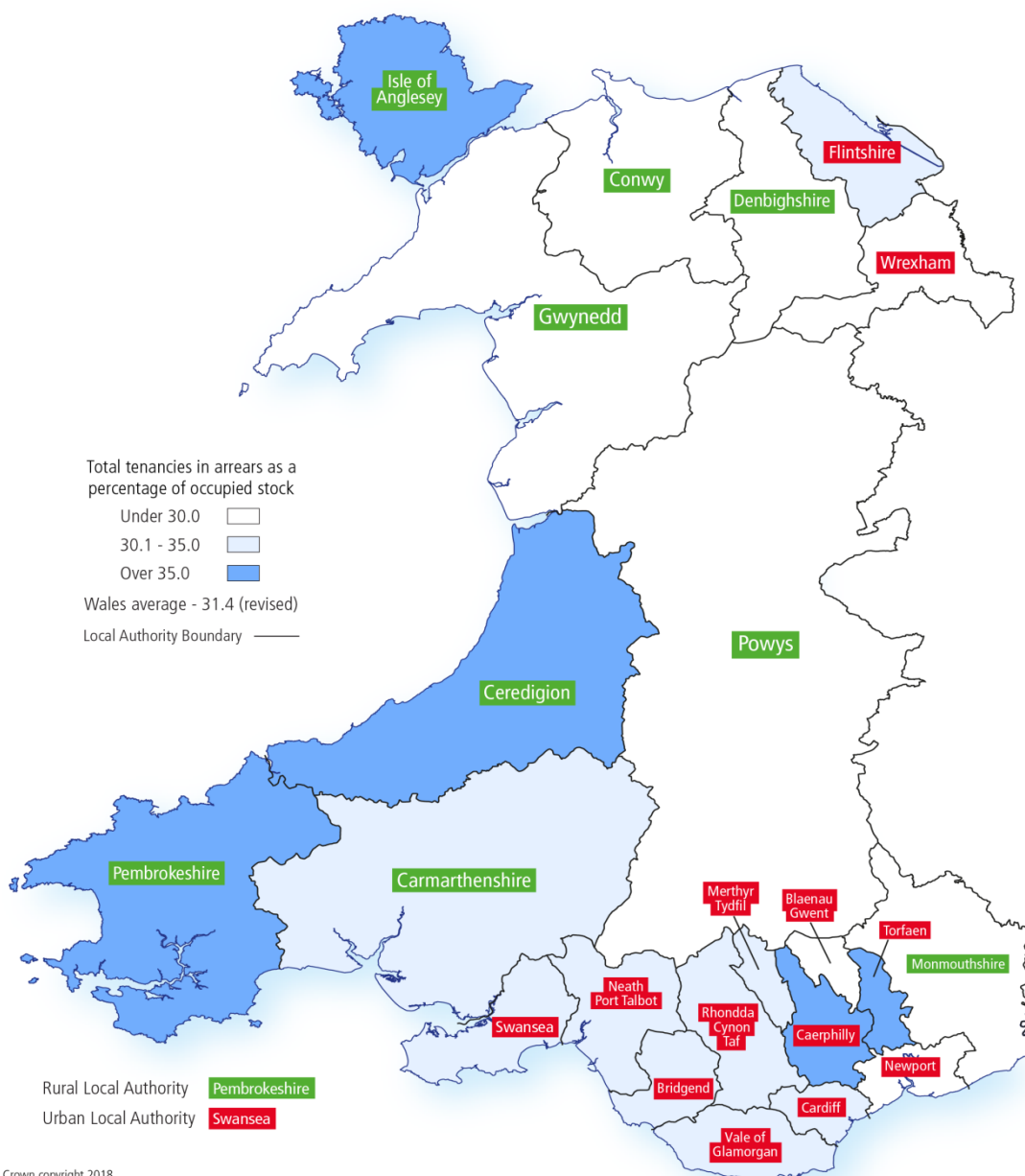
(r) Data has been revised since previously published as a result of a detailed validation exercise

At a Wales level, the number of RSL tenancies in rent arrears at 31st March 2017 remained higher than the number of local authority tenancies in arrears mainly due to the higher number of tenancy agreements with RSLs than with local authorities. The proportion of tenancies in rent arrears however remained higher for local authority tenants than for RSL tenants (revised).

At 31 March 2017, both the number and proportion of RSL tenants in rent arrears remained roughly similar to the previous year at 42,353 (31 per cent) (revised). In comparison, the number of local authority tenants in rent arrears at 31 March 2017 was down by 3 per cent to 28,099 accounting for a third of all local authority tenancies (33 per cent), compared with 34 percent a year earlier ([Table 3](#)).

Across Wales, the highest percentage of social housing tenancies in arrears was seen in Torfaen (42.7 per cent) (revised) and the lowest in Blaenau Gwent (19.0 per cent) (revised). There was considerable variation in the percentage of tenancies in arrears amongst both the rural and urban authorities with 12 (revised) authorities recording arrears below the Wales average of 31.4 per cent (revised) (Map 2).

Map 2: Percentage of social housing tenancies in arrears at 31 March 2017 - revised



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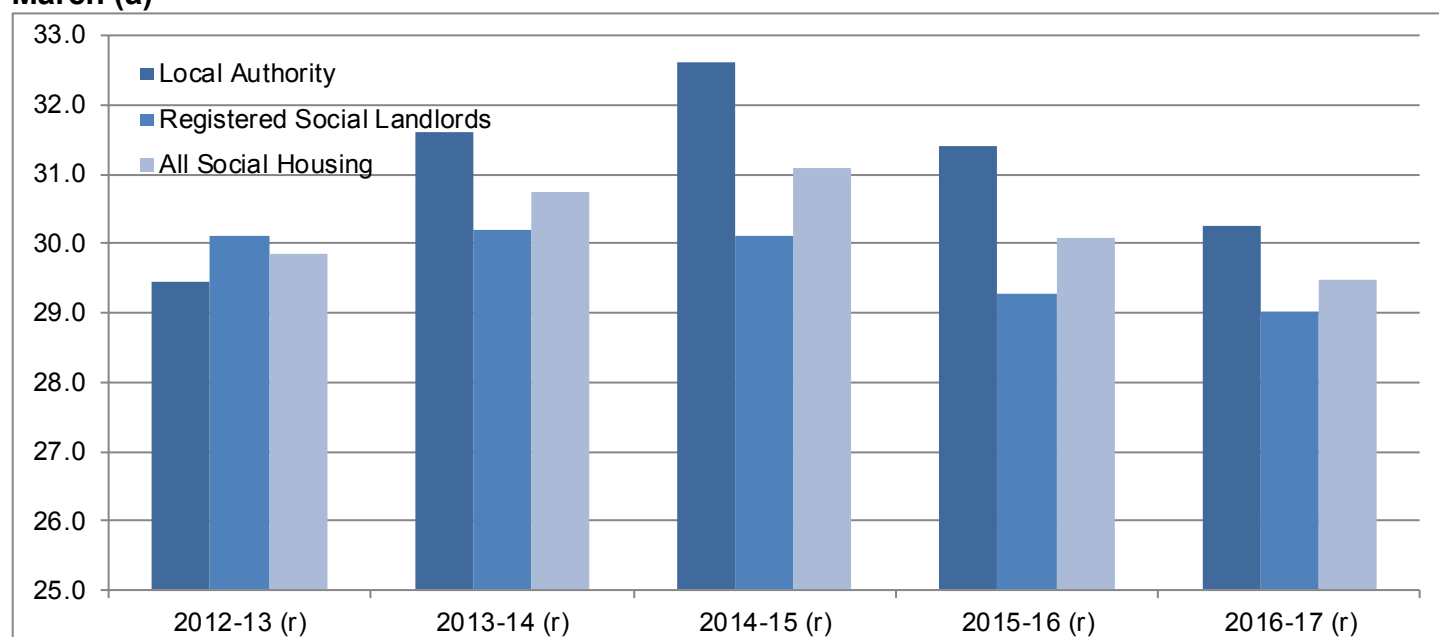


4.1 Length of time of rent arrears

At 31 March 2017, 29.5 per cent (revised) of all social housing tenancies had been in arrears for less than 13 weeks and 1.9 per cent (revised) had been in arrears for 13 weeks or more. This represents a decrease (revised) in the proportion of those social housing tenancies which have been in arrears for less than 13 weeks, whilst the proportion in arrears for 13 weeks or more has remained the same.

Since 2013-14 a slightly higher proportion of local authority tenancies have been in short term rent arrears (of less than 13 weeks) than was the case for RSL tenancies (revised). At 31st March 2017, 29 per cent (revised) of all RSL tenancies had been in rent arrears for less than 13 weeks compared with just over 30 per cent of all local authority tenancies ([Chart 5a](#)).

Chart 5a – Percentage of all tenancies in rent arrears for less than 13 weeks at 31st March (a)



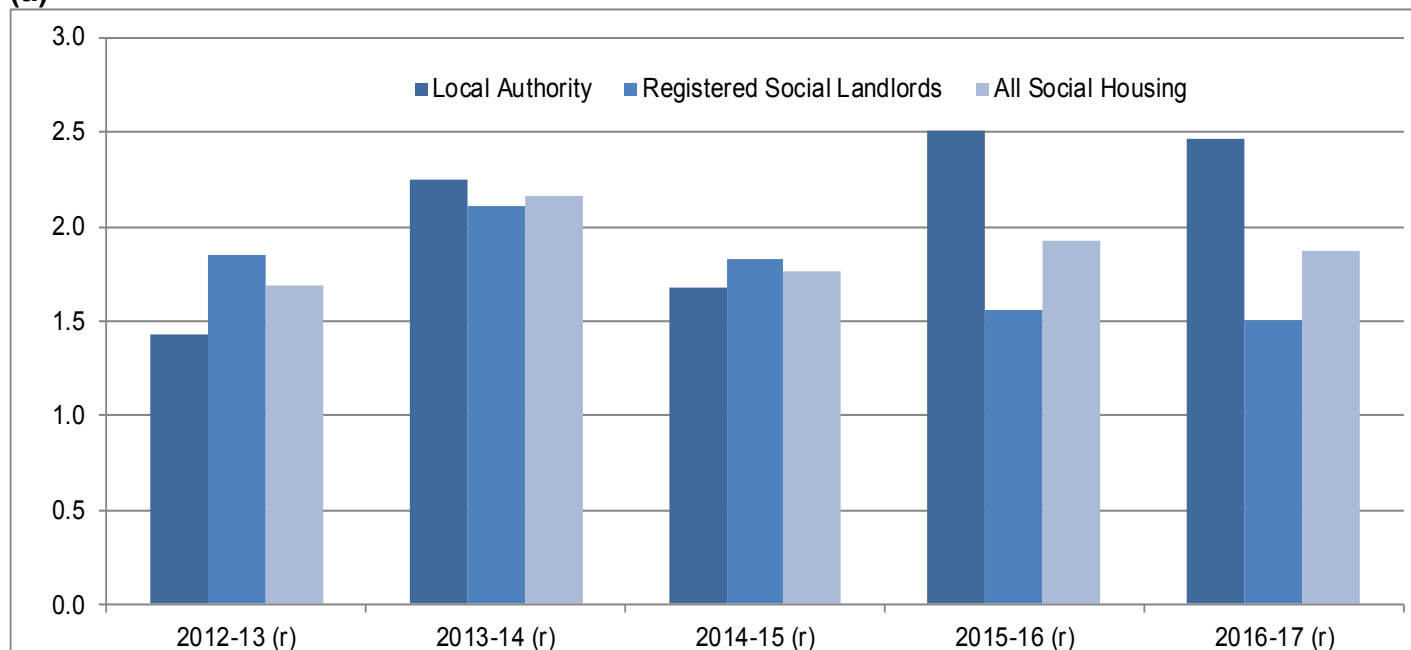
Source: Annual rent arrears returns from local authorities and registered social landlords

(a) Arrears are shown for tenancies in self-contained and non self-contained units of social housing. The total number of tenancies is calculated as total stock minus vacant dwellings. Total excludes intermediate tenures and any other non social housing units owned or managed by social landlords.

(r) Data has been revised since previously published as a result of a detailed validation exercise

Over the last two years the proportion of tenancies in longer term rent arrears (of 13 weeks or more) has been lower for RSL tenancies than for local authority tenancies. At 31 March 2017, 2.5 per cent of local authority tenancies had been in rent arrears for 13 weeks or more compared with 1.5 per cent of RSL tenancies. For local authorities this is a similar percentage to the previous year but this represents a slight decrease for RSL tenancies ([Chart 5b](#)).

Chart 5b – Percentage of all tenancies in rent arrears for 13 weeks or more at 31st March (a)



Source: Annual rent arrears returns from local authorities and registered social landlords

(a) Arrears are shown for tenancies in self-contained and non self-contained units of social housing. The total number of tenancies is calculated as total stock minus vacant dwellings. Total excludes intermediate tenures and any other non social housing units owned or managed by social landlords

(r) Data has been revised since previously published as a result of a detailed validation exercise

[Table 4](#) below covers the number of all social housing tenancies (both local authority and RSL) that were in rent arrears at 31 March 2017 for each local authority area.

At a Wales level of the 70,452 (revised) social tenancies in arrears at 31 March 2017, 6.0 per cent (4,210 tenancies) (revised) had been in arrears for 13 weeks or more.

Cardiff recorded the highest number of social housing tenancies in rent arrears at 8,627 tenancies (revised) followed by Swansea at 7,277 tenancies (revised). Whilst Cardiff had the highest proportion of social housing tenancies in long term arrears (13 weeks or more) at 15.4 per cent (1,332 tenancies), Swansea had the lowest proportion of long term rent arrears at 2.2 per cent (161 tenancies) (revised).

The lowest number of social housing tenancies in rent arrears was recorded in Ceredigion at 1,185 tenancies (revised). Of these 3.9 per cent (46 tenancies) had been in arrears for 13 weeks or more [Table 4](#).

Table 4 - Rent arrears at 31st March 2017, by length of time and local authority (a)

Local Authority	Total number of tenancies (b)	Percentage (%) of all tenancies in arrears for 13 weeks or more	Number of current tenancies in arrears at end of period		Total	Of those in arrears, percentage (%) of tenancies in arrears for 13 weeks or more
			Less than 13 weeks	13 weeks or more		
Isle of Anglesey	4,767	2.3	1,607	112	1,719	6.5
Gwynedd	8,647	1.4	2,009 (r)	123	2,132 (r)	5.8 (r)
Conwy	6,225	1.8	1,572 (r)	110 (r)	1,682 (r)	6.5 (r)
Denbighshire	5,688	1.6	1,491 (r)	92	1,583 (r)	5.8
Flintshire	9,779	2.7	2,963 (r)	264 (r)	3,227 (r)	8.2
Wrexham	13,053	1.1	2,944 (r)	146	3,090 (r)	4.7
Powys	8,162	1.4	1,684 (r)	114	1,798 (r)	6.3
Ceredigion	3,369	1.4	1,139 (r)	46	1,185 (r)	3.9 (r)
Pembrokeshire	8,117	1.8	3,224 (r)	147	3,371 (r)	4.4 (r)
Carmarthenshire	11,999	1.7	3,567 (r)	207	3,774 (r)	5.5 (r)
Swansea	20,796	0.8 (r)	7,116 (r)	161 (r)	7,277 (r)	2.2 (r)
Neath Port Talbot	12,031	0.8	3,610 (r)	91 (r)	3,701 (r)	2.5 (r)
Bridgend	8,682	1.4 (r)	2,567 (r)	123 (r)	2,690 (r)	4.6 (r)
The Vale of Glamorgan	6,809	0.8	2,249	56	2,305	2.4
Cardiff	25,236	5.3	7,295 (r)	1,332	8,627 (r)	15.4
Rhondda Cynon Taf	15,179	1.8	4,389 (r)	270	4,659 (r)	5.8
Merthyr Tydfil	5,798	1.7 (r)	1,699 (r)	98 (r)	1,797 (r)	5.5 (r)
Caerphilly	14,588	1.9	5,467	277	5,744	4.8
Blaenau Gwent	7,565	0.9 (r)	1,374 (r)	65 (r)	1,439 (r)	4.5 (r)
Torfaen	9,898	1.8	4,049 (r)	175	4,224 (r)	4.1 (r)
Monmouthshire	5,320	1.6	1,323 (r)	84 (r)	1,407 (r)	6.0 (r)
Newport	12,919	0.9	2,904 (r)	117 (r)	3,021 (r)	3.9 (r)
Wales	224,627	1.9	66,242 (r)	4,210 (r)	70,452 (r)	6.0 (r)

Source: Annual rent arrears returns from local authorities and registered social landlords

(a) Arrears are shown for tenancies in self-contained and non self-contained units only. Arrears data is not collected for intermediate tenures and tenures not at social rents.

(b) The total number of tenancies is calculated as total stock minus vacant dwellings at 31 March 2017. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(r) Data has been revised since previously published as a result of a detailed validation exercise

Key quality information

In addition to the information below, further information can be found in the [Housing Statistics Quality Report](#) which is available on our website.

National Statistics status

The [United Kingdom Statistics Authority](#) has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the [Code of Practice for Statistics](#).

National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value.

All official statistics should comply with all aspects of the Code of Practice for Statistics. They are awarded National Statistics status following an assessment by the UK Statistics Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.

It is Welsh Government's responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

Well-being of Future Generations Act (WFG)

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being 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 Well-being goals, and (b) lay a copy of the national indicators before the National Assembly. The 46 national indicators were laid in March 2016.

Information on the indicators, along with narratives for each of the well-being goals and associated technical information is available in the [Well-being 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.

Policy and operational context

The information on vacant dwellings and lettings is used to assess the effectiveness of social landlords in managing their stock and to gauge turnover rates for social housing. The information on rent arrears is used to monitor the number of social housing tenants in debt across Wales and

to assess their requirement for advice and financial assistance. The information is used by the Welsh Government to monitor the effectiveness of policy including progress against the [National Housing Strategy](#) and for future policy development. The information may also be used to monitor the affect of welfare reform and recent changes to housing benefit.

Housing benefit

Since April 2011, a number of policy changes have been introduced which affect those residents of social housing in Wales who are in receipt of housing benefit. In April 2013, size criteria for new and existing working-age Housing Benefit claimants were introduced in the social rented sector, which means that working-age social housing tenants that are claiming Housing Benefit will see a reduction in their entitlement if they are deemed to be living in accommodation that is too large for their needs.

A further significant policy change is the introduction of Universal Credit, which is replacing Housing Benefit, Income Support, income-based Jobseeker's Allowance (JSA), income-related Employment and Support Allowance (ESA), Working Tax Credit and Child Tax Credit. Universal Credit is a payment to help with living costs for those on a low income or out of work, and eligibility depends on individual circumstances and location. It was introduced in April 2013 in certain pathfinder areas of North West England. The pathfinder areas were broadened to include Shotton in Wales in April 2014. During the pathfinder stage, eligibility was initially restricted to new claims from a limited group of single jobseekers without children. It is now available to all types of claimants in certain areas of Great Britain¹ and is continuing to be introduced in stages by postcode area. ¹ In Wales, this includes Flintshire, Torfaen, Neath Port Talbot, Wrexham, Newport, Swansea and Cardiff (up to the end of February 2018).

It is currently expected to be fully rolled out by March 2022 (which will include the migration of existing legacy claimants on to Universal Credit).

Universal Credit is assessed and paid in arrears and if paid on time claimants should only need to wait five weeks for their first payment for new claims (following the removal of the 7 day waiting period from the 14 February 2018). Claimants receive a single monthly household payment, paid into a bank account in the same way as a monthly salary; support with housing costs will usually go direct to the claimant as part of their monthly payment. However, the following Alternative Payment Arrangements are available to help claimants who are identified as needing additional support: paying the housing element of Universal Credit as a Managed Payment direct to the landlord; more frequent than monthly payments; and, a Split Payment of an award between partners.

There have been some early implementation issues with Universal Credit such as some claimants experiencing delays in receiving their full Universal Credit payment on time, particularly in the case of new claims. This along with direct payment to the household (rather than the landlord) could have had an impact on rent arrears. However, the number of households in Wales on Universal Credit, in receipt of payment, and receiving the housing element in the social rented sector was quite low in March 2017, at around 2,300 households (Source: DWP, StatXplore).

Given the early implementation issues with Universal Credit, the UK government announced a £1.5 billion package of improvements to Universal Credit in the [Autumn Budget 2017](#).

Some other examples of welfare changes (in place by the end of March 2017) include most working-age benefits being frozen in cash terms between April 2015 and March 2020, and a reduction in the household benefit cap from £26,000 to £20,000 (or £18,200 to £13,400 for single adults without children) in Wales.

Users and uses

Generally the information is used for:

- Monitoring housing trends;
- Policy development;
- Advice to Ministers;
- Informing debate in the National Assembly for Wales and beyond; and
- Geographic profiling, comparisons and benchmarking.

There are a variety of users of these statistics including national and local government, researchers, academics and students. For further information on the users and uses please refer to the the [Housing Statistics Quality Report](#).

Data source and coverage

Information is collected annually via Excel spreadsheets downloaded from the Afon file transfer website, which provides a secure method for users to submit data. Copies of the [vacancies](#), [lettings](#) and [rent arrears](#) data collection forms are available.

Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#) which is available on our website.

Data for 2016-17 were collected from all of the Local Authorities who retained stock at 31 March 2017 and all Welsh Registered Social Landlords at 31 March 2017, including Abbeyfield societies, Almshouse Charities and Co-ownership societies.

The proportion of social housing stock managed by registered social landlords will have been influenced by the large scale voluntary transfers of local authority stock. All transfers covered 100 per cent of the local authority housing stock. A list of the large scale voluntary transfers of local authority stock and dates of transfer to registered social landlords are shown below.

Local authority	Date of transfer	Registered social landlord
Bridgend	12 September 2003	Valleys to Coast
Rhondda Cynon Taf	10 December 2007	RCT Homes
Monmouthshire	17 January 2008	Monmouthshire Housing
Torfaen	01 April 2008	Bron Afon Community Housing
Conwy	29 September 2008	Cartrefi Conwy
Newport	09 March 2009	Newport City Homes
Merthyr Tydfil	20 March 2009	Merthyr Valleys Homes
Ceredigion	30 November 2009	Tai Ceredigion
Gwynedd	12 April 2010	Cartrefi Cymunedol Gwynedd
Blaenau Gwent	26 July 2010	Tai Calon Community Housing
Neath Port Talbot	05 March 2011	NPT Homes

The information shown in the release excludes vacant dwellings where an offer of tenancy has been accepted, even if no rent is being paid at the end of the financial year.

Stock let covers all housing stock let at the end of the financial year. This is calculated by subtracting the number of vacancies from the social housing stock.

Lettings cover all new lettings during the financial year and include new lets, re-lets, transfers and exchanges.

Current tenants arrears is the gross indebtedness of the then current tenants, in respect of rent and excluding other landlord charges, included in the gross debit at the end of the financial year, not deducting payment received in advance, but deducting the following amounts:

- Amounts received but not applied to tenants' accounts, for example in respect of housing benefit or rebate.
- Amounts receivable other than from tenants, for example from the Department of Work and Pensions (DWP).
- Other adjustments, for example amounts debited to tenants' accounts but not yet contractually payable by tenants.

The arrears amount for each account at the end of the year is divided by the weekly gross rent for that account to give the number of weeks in arrears.

Rent arrears data excludes arrears on garages and arrears for court costs or rechargeable repairs.

The local authority groupings used in the charts are as follows:

Rural authorities: Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Powys, Ceredigion, Pembrokeshire, Carmarthenshire and Monmouthshire.

Urban authorities: Rhondda Cynon Taff, Merthyr Tydfil, Caerphilly, Blaenau Gwent, Torfaen, Flintshire, Wrexham, Swansea, Neath Port Talbot, Bridgend, The Vale of Glamorgan, Cardiff and Newport.

Quality

Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the European Statistical System's six dimensions of quality, as listed in Principle 4 of the Code of Practice for Official Statistics. Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#) which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.

More detailed quality information relating specifically to social housing vacancies, lettings and rent arrears, which is not included in the quality report, is given below.

Administrative data quality assurance

This release has been scored against the UK Statistics Authority Administrative Data Quality Assurance matrix. The matrix is the UK Statistics Authority regulatory standard for the quality assurance of administrative data. The Standard recognises the increasing role that administrative data are playing in the production of official statistics and clarifies what producers of official statistics should do to assure themselves of the quality of these data. The toolkit that supports it provides helpful guidance to statistical producers about the practices they can adopt to assure the quality of the data they receive, and sets out the standards for assessing statistics against the Code of Practice for Statistics.

The matrix assesses the release against the following criteria:

- Operational context and administrative data collection
- Communication with data supply partners
- Quality assurance principles, standards and checks applied by data suppliers
- Producer's quality assurance investigations and documentation.

Data are collected from local authorities and Registered Social Landlords via Excel spreadsheets. These are downloaded from the Afon file transfer website which provides a secure method for users to submit data.

The spreadsheets allow respondents to validate some data before sending to the Welsh Government. Respondents are also given an opportunity to include contextual information where large changes have occurred (e.g. data items changing by more than 10% compared to the previous year). This enables some data cleansing at source and minimises follow up queries.

Local authorities and Registered Social Landlords are notified of the data collection exercise timetable in advance. This allows adequate time for local authorities to collate their information, and to raise any issues they may have. There is guidance in the spreadsheet, which assists users on completing the form.

Examples of validation checks within the forms include year-on-year changes, cross checks with other relevant data tables and checks to ensure data is logically consistent. We pre-populate the forms with stock figures as an additional quality assurance check, and therefore if they include vacancies where they have not reported stock, an error is flagged.

Accuracy

During the 2014-15 data collection and validation, some landlords were unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Whilst this should have only a small effect on data at a Wales level, care may be needed when using data for specific areas and providers.

On receipt of the data collection forms, the data collection team carry out secondary validation and worked closely with the different types of data providers to ensure information provided was accurate and on a consistent basis. Copies of the data collection forms for [vacant social housing](#), social housing [lettings](#) and social housing [rent arrears](#) can be found on the website.

Revisions

Errors were identified in the rent arrears data initially supplied and published by a couple of data providers. A number of questions were also raised around the consistency of the recording of rent arrears by social landlords in specific situations such as where there were delays in the payments of rent for those tenancies in receipt of housing benefit. A detailed validation exercise was therefore carried out which involved working closely with a wide range of data providers to understand these inconsistencies, and to collect revised, consistent data.

The figures shown in this release for the number of social housing tenancies in arrears at 31 March 2017, 31 March 2016 and earlier years have been changed following the receipt of revised data. Data as at 31 March 2017 was revised for 11 social landlords and data for 2016 was revised for 5 social landlords. Two social landlords also provided revised data for 31 March 2015 and 31 March 2014, and one social landlord revised their data back to 31 March 2013.

This resulted in the total number of social housing tenancies in arrears across Wales at 31 March each year being revised as follows:

Date	Original	Revised
31-Mar-13	69,817	69,850
31-Mar-14	73,173	73,059
31-Mar-15	73,556	73,101
31-Mar-16	73,469	71,433
31-Mar-17	79,716	70,452

All relevant data within the charts, tables and Map 2 in Section 3 of this release were also revised accordingly. In general the revisions have resulted in a reported reduction of tenancies in rent arrears.

The guidance accompanying the rent arrears data collection return has been further enhanced to ensure consistency of understanding and accuracy in the calculation of rent arrears for future data collection years.

Revisions can arise from events such as late returns from a local authority or RSL or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this. Occasionally, revisions can occur due to errors in our statistical processes. In all of these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release.

Where changes are not deemed to be significant, i.e. minor changes, these will be updated in the following year's statistical release. However, minor amendments to the figures may be reflected in the StatsWales tables prior to that next release.

Revised data is marked with an (r) in the statistical release

We follow the [Welsh Government's statistical revisions policy](#).

Accessibility

A full set of social housing vacancies, lettings and rent arrears data, including information by individual local authority, individual RSL and property type and size, back to 2003-04 is available to download from our [StatsWales interactive website](#).

Coherence with other statistics

Prior to April 2016, the National Strategic Indicator PSR/004 collected annual information from the 22 local authorities across Wales covering the total number of private sector dwellings that had been vacant for more than 6 months at 1 April each year. It also collected information on the number and on the percentage of those vacant private sector dwellings that were returned to

occupation during the year through direct action by the local authority. The data is available on our [StatsWales website](#).

Similar information is now collected and published annually by the Local Government Data Unit Wales as part of the [Local Authority Performance Bulletins](#).

Related statistics for other UK countries

Vacancies and lettings

England

England collect information on local authority owned stock and stock management via the Local Authority Housing Statistics (LAHS) return., The latest information is published in an [annual release and associated tables](#)

The LAHS is the source for information on local authority stock, whilst for stock owned by housing associations in England, the [Homes and Communities Agency Statistical \(HCA\) Data Return](#) (SDR, formerly the Tenant Services Authority's Regulatory Statistical Return) is the preferred data source.

The latest published information on [social housing lettings for 2016-17](#).

Scotland

The Scottish Government collect information on local authority housing stock, including information on lettings and vacancies via its [Housing Statistics Annual Return](#).

The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and Financial tables based on information input by RSLs from their audited accounts.

Information on social housing statistics, specifically:

- Stock – General needs; Special Needs; Low demand and vacant stock
- Social lets and rents

Can be accessed for both local authorities and RSLs via the Scottish Government's [Housing Statistics for Scotland webpage](#).

Northern Ireland

In Northern Ireland, the Department for Social Development produces an annual publication which brings together [housing statistics](#) collected by the Department including statistics on social housing.

In Northern Ireland, council owned vacant figures are published at a national level in the Northern Ireland Housing Statistics publication. These figures are provided by the Northern Ireland Housing Executive (NIHE) but published alongside other tenures – including Housing Associations and the public sector. Lettings or allocations of Local Authority / council stock are also published at a local authority area level by Northern Ireland based on collections from NIHE for Northern Ireland. The local authority figures are an annual snapshot at 31 March.

Rent arrears

England

The latest published data available for England can be accessed via the [Gov.UK website](#).

Scotland

The latest published data available for Scotland can be accessed here:

- [LA data from the Housing Revenue Account returns by local authorities](#) to the Scottish Government.
- RSL data from the [Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return](#).

Northern Ireland

The Department for Social Development in Northern Ireland publishes an [annual compendium on housing statistics](#). This includes information on average weekly rents and levels of rent arrears.

Glossary

Exchanges

Lettings through exchanges involve units let to tenants of other social landlords through mutual exchanges during the financial year; and existing tenants enabled to move within the local authority's stock through mutual exchange agreements during the financial year.

Housed from the waiting list

This includes lettings from waiting lists, lettings to non-priority homeless, lettings resulting from a nomination from another landlord and lettings resulting from resettlement/move-on strategies or disabled registers.

New-let

A new-let is the letting of a dwelling that comes under registered social landlord or local authority management for the first time and will include newly built dwellings.

Re-let

A re-let is the lettings of an existing registered social landlord or local authority managed dwelling but does not include the renewal of a tenancy.

Tenancies

Tenancies refer to the tenancy agreements between an individual (or individuals in the case of joint tenancies) and the social landlord. The number of tenancies only includes the tenancy agreement for each individual social housing unit and not all social housing tenants living in that property.

The total number of tenancies shown in this release is calculated as total stock minus vacant dwellings at 31st March. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

Transfers

Lettings through transfers involve tenants transferring within the organisation's stock, i.e. where an existing tenant is transferred to another tenancy under the organisation's policy for transfers.

Further details

The document is available at:

<http://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en>

Next update

Annual release March 2019

We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to

stats.housing@gov.wales

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