

SDR 117/2014

06 August 2014

## Social housing stock and rents, as at 31 March 2014

The Social housing stock is the number of dwellings, bedsits and bedspaces (i.e. housing units) owned or partly owned by local authorities and Registered Social Landlords (RSLs), otherwise known as social landlords. This Statistical Release is based on information collected annually from all Welsh social landlords, and presents information on the amount and type of stock as at 31 March 2014 and the average weekly rents for self-contained dwellings rented from social landlords as set at 31 March 2014 for the following financial year 2014-15. Definitions of all terms used can be found in the Glossary, alongside the Key Quality Information at the end of this release.

This information is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need. The information is used to monitor the effectiveness of current policy, particularly progress against the [National Housing Strategy](#) and [Programme for Government 2011-2016](#) objectives and for future policy development. The stock data are also used by the Welsh Government for calculating dwelling stock estimates whilst the rents data are used to monitor the average weekly rents charged by local authorities and Registered Social Landlords under the existing rent policies.

### Summary

- There continues to be a very slight increase in socially rented housing stock, with 226,221 social landlord dwellings, bedsits and bedspaces (i.e. housing units) in Wales at 31 March 2014. Since March 2013, socially rented housing stock has increased by 0.2 per cent, resulting in an average of 17 social rented housing units being available per 100 households across Wales (Table 1).
- At 31 March 2014, RSLs continued to own 61 per cent of all social rented housing stock and owned all social housing in half of the authorities across Wales (Table 2).
- Since 2003-04 rent levels of self-contained social rented housing has increased across all property types. Over the last year, the highest percentage increase in weekly rents has been for RSL self-contained general needs properties (Chart 2).
- Local authority rent levels for self-contained general needs housing remained below those of the RSLs, though the gap increased slightly with the overall average rent of £76.70 per week for 2014-15, compared to £79.69 for RSLs (Table 6).

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## **Content:**

	<b>Page Number</b>
<b>1. Wider Context</b>	<b>3</b>
<b>2. Social rented Stock</b>	<b>4</b>
<b>3. Social Housing Stock not at Social Rents</b>	<b>8</b>
<b>4. Other Housing Stock Owned or Managed by Social Landlords</b>	<b>9</b>
<b>5. Social Housing Rents</b>	<b>10</b>
<b>5.1 Self-contained – All Properties</b>	<b>11</b>
<b>5.2 Self-contained – Extra Care Properties</b>	<b>14</b>
<b>5.3 Self-contained – General Needs Properties</b>	<b>15</b>
<b>6. Key Quality Information</b>	<b>17</b>
<b>7. Glossary</b>	<b>25</b>
<b>8. Further Information</b>	<b>28</b>

## 1. Wider Context

- In 2010, the Holmans Report<sup>1</sup>, 'Housing Need and Demand in Wales 2006 to 2026', was published which provided estimates of current and projected housing need and demand for Wales between 2006 and 2026. The report estimated that an annual average of 5,100 additional non-market properties is required in Wales each year over this period, where the non-market sector comprises social sector tenants, owner-occupiers buying through the Right to Buy and private sector tenants receiving Housing Benefit.
- The number of social rented dwellings, bedsits and bedspaces (known as housing units) in Wales grew by 464 units during 2013-14 to 226,221. This represents a net increase of less than 1 per cent on the 225,757 (r) units at the end of March 2013 and represents just 9 per cent of the annual need estimated in the Holmans Report.
- The level of social rented housing stock has increased in part through the building of 683 new dwellings for social landlords during 2013-14, of which 98 per cent were for RSLs. However, this may be an undercount of the new house building activity of RSLs, currently reported by the local authorities. Whilst these dwellings were built for social landlords not all will necessarily be made available at social rents.
- The increase due to newly built stock will have been offset by the reduction of social rented housing during 2013-14 due to the sale of 438 social housing units via the Right to Buy, Right to Acquire and other schemes. Social housing stock may have also decreased due to demolitions; however it is not known how many of those dwellings demolished were social housing units.

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<sup>1</sup> Housing Need and Demand in Wales 2006 to 2026, Holmans and Monk, 2010  
<http://wales.gov.uk/topics/housingandcommunity/research/housing/needanddemand/?lang=en>

## 2. Social Rented Stock

Social rented stock are the number of housing units owned by and wholly rented from local authorities and registered social landlords under an agreed rental system at social rents which are below market rents. They will include self-contained general needs, sheltered, other supported and extra care dwellings as well as non self-contained bedsits and hostel bedspaces.

Prior to 2012-13, social housing stock numbers presented in previous editions of this release showed dwellings at social rents alongside intermediate and other dwellings, where the rents are above those of social rented housing but below market housing rents. Following a review of the data items collected on social housing, improvements were made to the data collection form and accompanying guidance to clarify the differences between social rented housing and other stock held and managed by social landlords. This has resulted in a change to the way information is presented in this release with social rented housing now shown separately from other dwellings not at social rents, which are covered later in this release.

**Table 1 – Social rented stock for Welsh social landlords, as at 31 March (a) (b) (c)**

	Self-contained dwellings					Non self-contained		Number
	General needs	Sheltered	Other supported	Supported including sheltered	Extra care	Bedsits	Hostel bedspaces	Total social rented stock
<b>Local Authorities:</b>								
2008-09	98,253	.	.	14,535	52	227	243	113,310
2009-10	96,063	.	.	14,326	59	198	183	110,829
2010-11	75,159	.	.	13,461	52	14	140	88,826
2011-12	73,799	13,187	1,327	14,514	40	4	114	88,471
2012-13	73,414	13,230	1,542	14,772	40	4	121	88,351
2013-14	73,300	13,189	1,501	14,690	40	4	126	88,160
<b>RSLs:</b>								
2008-09	91,946	.	.	12,690	691	252	4,558	110,137
2009-10	93,964	.	.	13,971	913	177	4,635	113,660
2010-11	115,445	.	.	15,412	1,167	148	4,561	136,733
2011-12	115,205	14,597	2,196	16,793	1,444	174	3,565	137,181
2012-13 (r)	115,524	14,191	2,179	16,370	1,656	422	3,434	137,406
2013-14	116,357	13,905	2,192	16,097	1,772	382	3,453	138,061
<b>All social landlords:</b>								
2008-09	190,199	.	.	27,225	743	479	4,801	223,447
2009-10	190,027	.	.	28,297	972	375	4,818	224,489
2010-11	190,604	.	.	28,873	1,219	162	4,701	225,559
2011-12	189,004	27,784	3,523	31,307	1,484	178	3,679	225,652
2012-13 (r)	188,938	27,421	3,721	31,142	1,696	426	3,555	225,757
2013-14	189,657	27,094	3,693	30,787	1,812	386	3,579	226,221

Source: Annual social landlord stock returns

(a) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. Further details are available in the 'Key quality information' section.

(b) Excludes data for English RSLs with stock in Wales. At 31 March 2014, they owned 433 units of stock in Wales.

(c) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

(r) Due to validation and data cleansing work during the 2013-14 data collection exercise, data for earlier years in this table has been subject to minor revisions.

- The majority of social rented housing stock (98 per cent) was self contained, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. A further 3,965 (2 per cent) were non self contained units comprising bedsits and hostel bedspaces.
- The bulk of social rented housing stock continues to be general needs accommodation which is not designated for any specific users and accounted for 84 per cent of all social rented housing at 31 March 2014. Around 14 per cent of all social rented dwellings were supported and sheltered housing units for

those with specific needs due to age, disability or other vulnerability. These proportions are unchanged from the previous year.

- Registered social landlords (RSLs) continued to hold the majority of social rented stock at 31 March 2014 accounting for 61 per cent of all social rented dwellings.
- Local authorities however have continually had a higher percentage of supported and sheltered housing units within its stock, accounting for 17 per cent of all their social rented stock compared to 12 per cent for RSLs at 31 March 2014.
- Another form of housing is extra care housing which offers a higher level of care than 'sheltered housing'. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided. The majority of social rented extra care housing was managed by RSLs (98 per cent), whilst only 40 extra care properties were owned by local authorities.

**Table 2 – Social rented stock for all Welsh social landlords, as at 31 March 2014, by authority and landlord type (a) (b) (c) (d)**

	<i>Number</i>		
	Local authorities	Registered social landlords	All social landlords
Isle of Anglesey	3,802	878	4,680
Gwynedd (e)	.	8,668	8,668
Conwy (e)	.	6,182	6,182
Denbighshire	3,454	2,320	5,774
Flintshire	7,393	2,635	10,028
Wrexham	11,304	2,068	13,372
Powys	5,385	2,884	8,269
Ceredigion (e)	.	3,353	3,353
Pembrokeshire	5,697	2,489	8,186
Carmarthenshire	9,011	3,064	12,075
Swansea	13,555	7,392	20,947
Neath Port Talbot (e)	.	12,467	12,467
Bridgend (e)	.	8,703	8,703
The Vale of Glamorgan	3,972	2,487	6,459
Cardiff	13,692	11,461	25,153
Rhondda Cynon Taf (e)	.	15,467	15,467
Merthyr Tydfil (e)	.	5,890	5,890
Caerphilly	10,895	3,603	14,498
Blaenau Gwent (e)	.	7,962	7,962
Torfaen (e)	.	9,843	9,843
Monmouthshire (e)	.	5,273	5,273
Newport (e)	.	12,972	12,972
<b>Wales</b>	<b>88,160</b>	<b>138,061</b>	<b>226,221</b>

Source: Annual social landlord stock returns

(a) Includes self contained general needs, supported (including sheltered) and extra care housing, non-self contained bedsits, non-self contained hostels.

(b) Excludes data for English RSLs with stock in Wales. At 31 March 2014, they owned 433 units of stock in Wales.

(c) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling

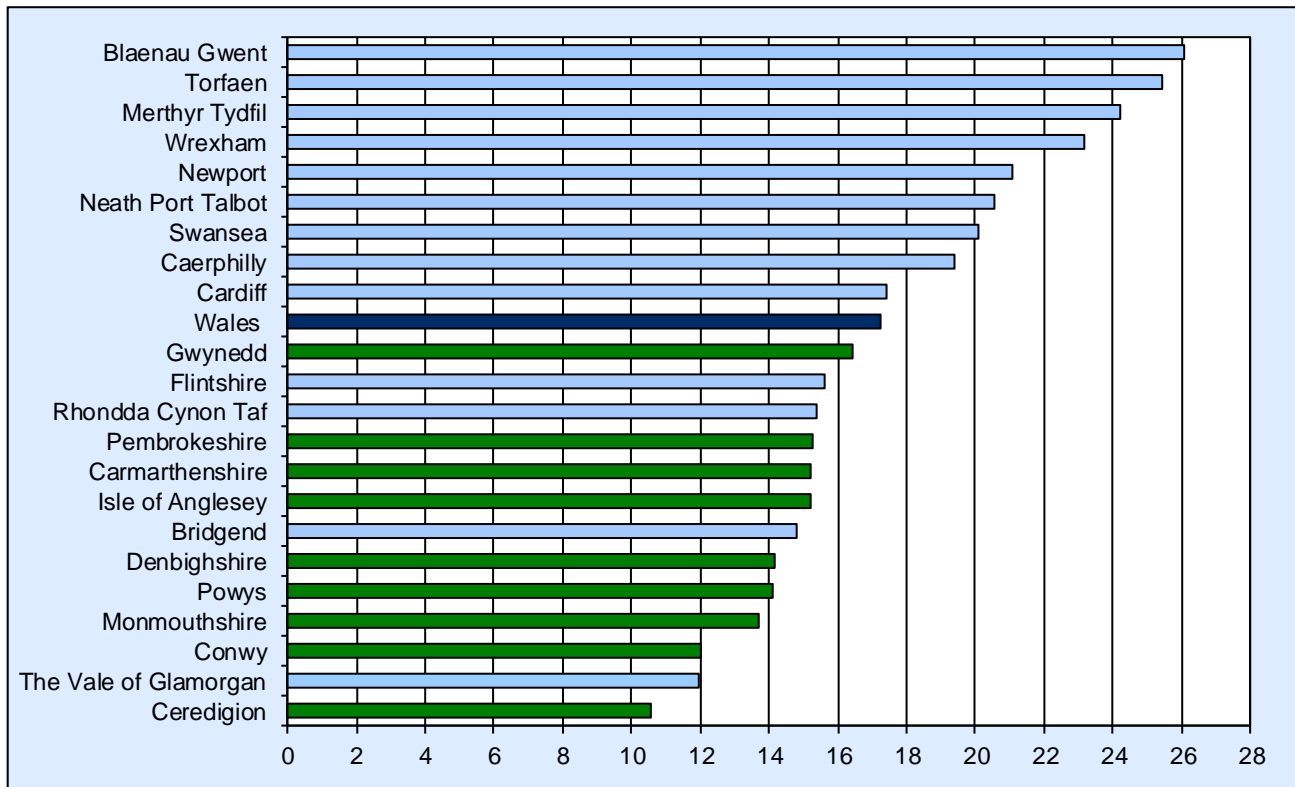
(d) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

(e) These local authorities transferred their stock to registered social landlords prior to 2011-12. For further details on large scale voluntary transfers of local authority housing stock to registered social landlords see the 'Key quality information' section.

The amount of social rented housing will vary across local authorities in Wales partly due to the overall size of the authorities in terms of households living in each area, but also due to the varying needs of households within each authority for social rented housing.

- Taking into account the number of households in each local authority, the authorities with the highest rate of social rented housing per 100 households were Blaenau Gwent at 26.1 units per 100 households and Torfaen at 25.4, whilst Ceredigion had the lowest at 10.6 units per 100 households followed by the Vale of Glamorgan and Conwy at 12.0.
- Chart 1 below shows that at 31 March 2014, the rate of social rented housing per 100 households continued to be higher in urban than in rural authorities. This was particularly the case for some of the valley authorities including Blaenau Gwent, Torfaen and Merthyr Tydfil, whilst all nine rural authorities had rates below the Wales average of 17.2 units per 100 households.

**Chart 1 - Rate of social rented housing stock per 100 households as at 31 March 2014 (a)**



Source: Annual social housing stock returns

(a) 2012 Household estimates for Wales produced by the Welsh Government are used in this release to calculate the rate of social housing units per 100 households. These estimates are available at the following link: <https://stats.wales.gov.uk/Catalogue/Housing/Households/Estimates>

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.

- The order of the local authorities shown in the chart above remains unchanged from the previous year, with the exception of Rhondda Cynon Taf and Pembrokeshire which switched places.
- As can be seen in Table 3 below, at both a Wales and individual local authority level, the majority of social rented housing was general needs accommodation though this varied from 91 per cent in Wrexham, Neath Port Talbot and Merthyr Tydfil to 67 per cent in Denbighshire and Flintshire.
- The percentage of supported and sheltered housing also varied considerably at a local authority level with some authorities such as Wrexham, Bridgend and Neath Port Talbot recording very low levels (7 per cent) whilst in Flintshire this type of accommodation accounted for almost a third (30 per cent) of all social rented stock.

**Table 3 – Social rented stock for Welsh social landlords by local authority area, as at 31 March 2014  
(a)(b)(c)(d)(e)**

	<i>Number</i>						
	Self-contained dwellings				Non self-contained		Total
	General needs	Sheltered	Other Supported	Extra care	Bedsits	Hostel bedspaces	
Isle of Anglesey	3,933	589	2	54	4	98	4,680
Gwynedd	7,603	689	55	129	27	165	8,668
Conwy	4,179	1,605	57	132	38	171	6,182
Denbighshire	3,851	1,493	24	138	45	223	5,774
Flintshire	6,706	2,984	20	113	0	205	10,028
Wrexham	12,150	859	36	54	0	273	13,372
Powys	5,728	2,306	61	0	9	165	8,269
Ceredigion	2,768	436	24	48	45	32	3,353
Pembrokeshire	6,230	925	844	88	0	99	8,186
Carmarthenshire	8,840	2,958	19	78	0	180	12,075
Swansea	18,191	1,992	201	176	41	346	20,947
Neath Port Talbot	11,334	799	84	122	10	118	12,467
Bridgend	7,858	534	55	78	6	172	8,703
The Vale of Glamorgan	4,977	624	721	0	16	121	6,459
Cardiff	22,502	1,534	367	117	5	628	25,153
Rhondda Cynon Taf	13,783	1,330	77	0	0	277	15,467
Merthyr Tydfil	5,338	431	30	60	0	31	5,890
Caerphilly	12,765	1,437	99	102	0	95	14,498
Blaenau Gwent	6,995	800	28	85	0	54	7,962
Torfaen	8,725	189	838	40	20	31	9,843
Monmouthshire	3,784	1,402	0	28	36	23	5,273
Newport	11,417	1,178	51	170	84	72	12,972
Wales	189,657	27,094	3,693	1,812	386	3,579	226,221

Source: Annual social landlord stock returns

(a) Includes self contained general needs, sheltered and extra care housing, non-self contained bedsits and non-self contained hostels.

(b) Excludes data for English RSLs with stock in Wales. In March 2014, they owned 433 units of stock in Wales.

(c) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling.

(d) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

(e) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see 'Key quality Information' section.

- The number of 'Extra care' social rented housing units continued to increase, rising by 7 per cent since 31 March 2014, from 1,696 (r) to 1,812. This increase may have been affected by the Welsh Government's 'All Wales Social Housing Grant Programme' which has supported 38 schemes through the specific budget for Extra care schemes and 2 schemes through local authorities main programme allocations. As the specific budget for Extra care schemes is coming to an end, any future Extra care schemes will be supported via local authorities main programmes.
- At a local authority level, there continues to be no extra care units in 3 of the 22 authorities at the end of March 2014, as was the case at the end of March 2013. In the Vale of Glamorgan and Powys this is due to the extra care schemes being on site and awaiting completion, whilst for Rhondda Cynon Taf the site has been acquired and the scheme will start on site in 2014.

### 3. Social Housing Stock not at Social Rents

As well as social rented stock, social landlords may also hold and manage other types of social housing. These will include intermediate rented properties where the rents are above social housing rents but below market housing rents, shared ownership properties which allow qualifying purchasers to buy a share of the property and pay rent on the remaining share, flexible tenure for the elderly schemes and other properties not at social rents. Prior to 2012-13 these were presented alongside and collated with social rented stock to provide overall figures for social housing stock. However following a review these are now shown separately from social rented stock. Further details of these property types can be found in the glossary at the end of this release.

**Table 4 – Social housing stock not at social rents for Welsh social landlords by local authority, as at 31 March 2014 (a)**

	<i>Numbers</i>			
	Shared ownership	Flexible tenures for the elderly	Intermediate rents and other social housing	Total
Isle of Anglesey	3	0	13	16
Gwynedd	62	0	20	82
Conwy	362	0	9	371
Denbighshire	175	0	29	204
Flintshire	206	1	19	226
Wrexham	72	0	31	103
Powys	14	0	36	50
Ceredigion	5	5	16	26
Pembrokeshire	5	0	187	192
Carmarthenshire	14	0	110	124
Swansea	60	3	248	311
Neath Port Talbot	25	0	68	93
Bridgend	24	0	102	126
The Vale of Glamorgan	20	0	43	63
Cardiff	166	25	530	721
Rhondda Cynon Taf	7	1	17	25
Merthyr Tydfil	1	0	53	54
Caerphilly	99	26	204	329
Blaenau Gwent	0	0	35	35
Torfaen	143	0	86	229
Monmouthshire	37	57	108	202
Newport	263	0	301	564
Wales	1,763	118	2,265	4,146

Source: Annual social landlord stock returns

(a) Excludes 2,888 Home buy properties and 1,063 other investment properties not classed as social housing.

- The majority of social housing not at social rents tends to be RSL properties. At 31 March 2014, 99 per cent of all of these types of properties were RSL properties, whilst only 1 per cent were local authority properties.
- At a Wales level the majority (55 per cent) of social housing not at social rents were properties at intermediate rents, which are above those of social rented housing but below market housing rents, and other types of social housing not at social rents. A further 43 per cent were shared ownership properties, where qualifying purchasers buy a share of the property with a proportional rent payable to the social landlord. A year earlier there was a higher proportion of shared ownership properties, however this changed due to a reduction in the number of shared ownership properties and an increase in properties at intermediate rents and other types of social housing not at social rents.
- At 31 March 2014, 99 per cent of all shared ownership properties and 99 per cent of all intermediate rented housing were RSL properties.



- Flexible tenure for the elderly accounted for 3 per cent (118 properties) of social housing not at social rents at 31 March 2014 and all of these were RSL properties. The number of these types of properties fell by over a third compared with the previous year.

#### **4. Other Housing Stock Owned or Managed by Social Landlords**

In addition to social housing, both at or not at social rents, local authorities and RSLs also own or manage non social housing including properties at market rents and other investment properties.

Information was collected for the first time on these types of properties at 31 March 2013. By 31 March 2014 the number of both market rental and other investment properties had increased, with 4,274 properties at market rents and a further 1,063 other investment properties held by social landlords across Wales. All of these types of properties continued to be owned or managed by RSLs.

Social landlords also reported 2,888 Homebuy properties across Wales at 31 March 2014, an increase of less than 1 per cent on the previous year. These comprise housing where the social landlord has provided a loan to a previous tenant to purchase the property outright and though holding no equity stake in the stock, finance has been provided and remains outstanding. Again RSLs were responsible for all of these types of properties.

## **5. Social Housing Rents**

Information on social housing rents are only collected for self contained properties, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. Therefore no rental information is available for bedsits, hostel bedspaces, and intermediate and other tenures.

The information on social housing rents shown in this release are the actual average weekly rents charged by local authorities and RSLs for the 2014-15 financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates.

The Welsh Government has developed a new policy for social housing rents that is a policy framework that will, subject to local authorities exiting from the Housing Revenue Account Subsidy system (HRAS) apply to all social landlords and consistently reflect variations in the type, size, quality and location of each landlord's housing stock. The rent policy sets a target rent band for each landlord and landlords will be required to operate with average weekly rent levels that fall within the scope of those bands. The rent policy applies to general needs and sheltered housing only.

The policy has been implemented by RSLs from April 2014 and will be implemented by the stock retaining local authorities from April 2015, subject to exit from the HRAS system.

For local authorities in 2014, the Welsh Government has continued to set Guideline Rents, which are notional rents for the purposes of calculating Housing Revenue Account Subsidy. While local authorities are free to charge actual rents which may be above or below the Guideline Rent there are financial disincentives for doing so.

## 5.1 Self-contained – All Properties

Tables 5 & 6 and Charts 2 & 3 present information on the average rents charged by both local authorities and RSLs for all self-contained dwellings, which includes all general needs, sheltered and supported housing as well as extra care units.

**Table 5 - Stock and average rents for all self-contained dwellings including general needs, sheltered, supported and extra care units, by local authority and social landlord (a) (b)**

	Local authorities		Registered social landlords (c)	
	Total self-contained stock as at 31 March 2014	Average weekly rents for all self-contained dwellings, 2014-15 (d) (e)	Total self-contained stock as at 31 March 2014	Average weekly rents for all self-contained dwellings, 2014-15 (d) (e)
	Number	£s	Number	£s
Isle of Anglesey	3,798	70.28	780	77.20
Gwynedd	.	.	8,476	75.96
Conwy	.	.	5,973	79.55
Denbighshire	3,454	69.82	2,052	81.59
Flintshire	7,393	77.67	2,430	83.51
Wrexham	11,304	74.50	1,795	82.92
Powys	5,385	82.02	2,710	78.38
Ceredigion	.	.	3,276	76.55
Pembrokeshire	5,669	65.50	2,418	81.49
Carmarthenshire	9,011	70.14	2,884	78.16
Swansea	13,555	72.97	7,005	81.15
Neath Port Talbot	.	.	12,339	76.70
Bridgend	.	.	8,525	81.34
The Vale of Glamorgan	3,923	82.07	2,399	83.30
Cardiff	13,643	83.67	10,877	87.03
Rhondda Cynon Taf	.	.	15,190	78.72
Merthyr Tydfil	.	.	5,859	73.05
Caerphilly	10,895	74.89	3,508	83.59
Blaenau Gwent	.	.	7,908	70.20
Torfaen	.	.	9,792	82.11
Monmouthshire	.	.	5,214	81.27
Newport	.	.	12,816	81.14
Wales	88,030	75.41	134,226	79.56

Source: Annual social landlord stock and rent returns

(a) Includes self contained general needs, sheltered and extra care housing. Excludes non-self contained bedsits, non-self contained hostels, other tenures not at social rents, homebuy and Other investment properties.

(b) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling.

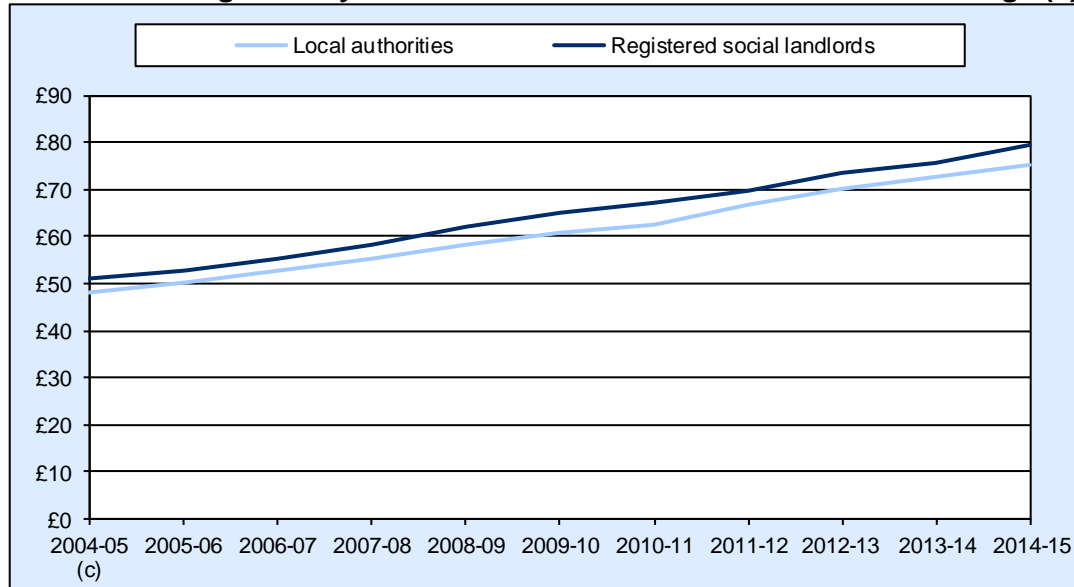
(c) Excludes data for English RSLs with stock in Wales. In March 2014, they owned 433 units of stock in Wales.

(d) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key quality Information' section provides a list of stock transfers and dates of transfer.

(e) The properties covered include secure as well as assured tenancies.

- The 2014-15 average weekly rents set for all the 88,030 self contained local authority units at 31 March 2014 were nearly 6 per cent lower at £75.41 per week than those set for the 134,226 RSL units at £79.56 per week (Table 5).
- RSL rent levels have been consistently higher than local authority rent levels for a number of years mainly due to historic differences in rent setting policies that are still currently in place. It is also noticeable that RSLs tend to have a higher percentage of 4 and 5 bedroom properties than local authorities and these inevitably attract a higher average weekly rent.

**Chart 2 - Average weekly rents of all self-contained LA and RSL dwellings (a) (b)**



Source: Annual returns from local authorities and RSLs

- (a) Includes self contained general needs, sheltered and extra care housing. Excludes non-self contained bedsits, non-self contained hostels and intermediate and other tenures.
- (b) The properties covered include secure as well as assured tenancies.
- (c) Local authority rents for 2004-05 do not include data for Merthyr Tydfil

- The gap between local authority and RSL rent levels has increased again. During 2014-15 the average weekly rent for RSL dwellings was over £4 more expensive than for local authority dwellings, compared with a difference of less than £3 in 2013-14.
- Local authority rents for 2014-15 for all dwelling types averaged £75.41 per week which is an increase of nearly 4 per cent on 2013-14 and similar to the 4 per cent increase seen between 2012-13 and 2013-14.
- RSL rents for 2014-15 for all dwelling types averaged £79.56 per week which is an increase of 5 per cent on 2013-14, nearly twice the increase seen between 2012-13 and 2013-14.

Table 6 below shows the average weekly rents for the different types of self-contained local authority and RSL dwellings in Wales, including sheltered, supported and extra care housing. Rents charged for extra care housing may be significantly higher on average than those charged for general needs housing and supported and sheltered housing depending on the type of extra care scheme and type of services provided. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided for extra care housing.

- The difference between RSL and local authority average weekly rents is greater for all self-contained dwellings (£79.56 compared with £75.41) than for general needs dwellings only (£79.69 compared with £76.70). It would appear that this is due to local authority rents being brought down by the generally lower rents for supported and sheltered housing, whilst RSL rents increasing slightly due to the higher rents for extra care schemes.

**Table 6 - Average weekly rents of local authority and registered social landlord self-contained dwellings for 2014-15 by local authority area (a) (b) (c)**

	<i>£s per week</i>									
	General needs		Sheltered		Other supported		Extra care		All dwellings	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
Isle of Anglesey	70.83	77.41	66.56	71.39	.	65.52	.	85.78	70.28	77.20
Gwynedd	.	76.64	.	66.63	.	80.34	.	83.35	.	75.96
Conwy	.	81.27	.	71.69	.	76.71	.	121.88	.	79.55
Denbighshire	72.89	80.50	64.04	67.79	.	103.70	.	119.53	69.82	81.59
Flintshire	80.44	81.93	72.60	76.38	.	129.25	.	125.63	77.67	83.51
Wrexham	75.29	82.48	61.53	75.27	.	92.45	.	118.28	74.50	82.92
Powys	84.70	79.13	77.48	72.06	.	82.05	.	.	82.02	78.38
Ceredigion	.	76.88	.	68.37	.	99.36	.	120.59	.	76.55
Pembrokeshire	66.18	80.19	61.66	72.41	65.06	91.46	.	137.54	65.50	81.49
Carmarthenshire	71.65	78.18	66.83	73.09	.	109.59	.	78.83	70.14	78.16
Swansea	73.34	81.81	68.31	77.42	.	74.37	65.69	90.37	72.97	81.15
Neath Port Talbot	.	76.67	.	66.78	.	78.56	.	142.88	.	76.70
Bridgend	.	80.92	.	73.35	.	99.15	.	166.06	.	81.34
The Vale of Glamorgan	84.23	84.53	75.62	73.71	75.83	90.41	.	.	82.07	83.30
Cardiff	84.32	86.32	59.65	80.95	.	109.83	.	131.83	83.67	87.03
Rhondda Cynon Taf	.	79.88	.	66.06	.	91.40	.	.	.	78.72
Merthyr Tydfil	.	72.10	.	68.92	.	67.01	.	189.86	.	73.05
Caerphilly	75.89	83.43	66.20	78.61	.	71.37	68.96	126.54	74.89	83.59
Blaenau Gwent	.	69.75	.	68.12	.	80.81	.	122.82	.	70.20
Torfaen	.	82.27	.	72.36	.	78.29	.	174.58	.	82.11
Monmouthshire	.	83.28	.	75.48	.	.	.	98.95	.	81.27
Newport	.	81.63	.	72.09	.	84.44	.	110.19	.	81.14
Wales	76.70	79.69	68.88	72.25	69.90	85.86	67.73	120.21	75.41	79.56

Source: Annual social landlord rent returns

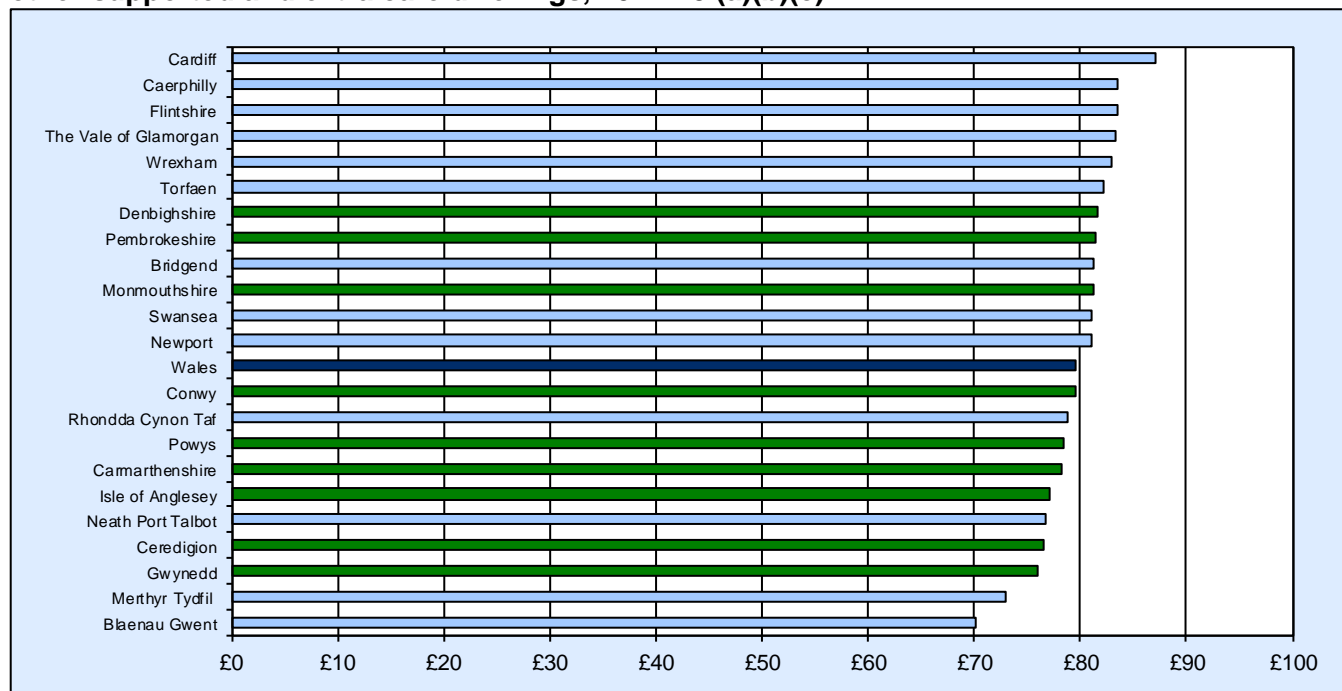
(a) This table includes all self-contained units but excludes non self-contained units as well as other tenures not at social rents, Homebuy and other investment properties

(b) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key quality Information' section provides a list of stock transfers and dates of transfer.

(c) The properties covered include secure as well as assured tenancies.

- When comparing RSL rents with local authority rents for those local authorities that have retained social rented stock, the RSLs rents were higher than local authority rents at individual local authority level with the exception of Powys. This is possibly due to the higher than average percentage of larger (three or more bedrooms) local authority rented properties within this authority.
- Cardiff continued to have the highest local authority rent for 2014-15 at £83.67 per week and also the highest RSL rent at £87.03 per week.
- In general RSL weekly rents were lower in the rural authorities than urban authorities, however Denbighshire, Pembrokeshire and Monmouthshire had rents above the Wales average of £79.56 per week. The lowest RSL weekly rents however were in the urban authorities of Blaenau Gwent and Merthyr Tydfil (Chart 3).

**Chart 3 - RSL weekly rents for all self-contained dwellings including general needs, sheltered, other supported and extra care dwellings, 2014-15 (a)(b)(c)**



Source: Annual returns from local authorities and RSLs

(a) The average weekly rent for wholly rented Welsh registered RSLs. Includes secure as well as assured tenancies

(b) Includes all self-contained units but excludes non self-contained units as well as intermediate tenures and tenures not at social rents

(c) Rents are shown as at 31 March for the following financial year. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key Quality Information' section provides a list of stock transfers and dates of transfer

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

## 5.2 Self-contained - Extra Care Properties

- The 2014-15 average weekly RSL rents charged for extra care housing across Wales was £120.21 which is an increase of 2 per cent since 2013-14 and substantially higher than the RSL average weekly rents for other types of the self-contained properties. Extra care rents varied considerably across the individual authorities, probably due to differences in the extra care schemes and in the levels of service and care provided. The highest RSL extra care rents for 2014-15 were in Merthyr Tydfil at £189.86 per week, whilst the lowest were in Carmarthenshire at £78.83 per week.
- In comparison the 2014-15 average local authority rents charged for extra care housing across Wales was £67.73 per week, which was lower than the average charged for other types of local authority self-contained properties. However it should be noted that the local authority rents for extra care schemes was only based on 40 properties in 2 of the 22 local authorities in Wales (Swansea and Caerphilly) (Table 6).

### 5.3 Self-contained – General Needs Properties

Table 7 looks at the average weekly rents by type and size of property for self-contained general needs accommodation only. From 2012-13, data are shown separately for 4 bedroom and for 5 or more bedroom properties.

**Table 7 - Average weekly rents of local authority and registered social landlord self-contained general needs dwellings, by type of dwelling (a)(b)(c)(d)**

	<i>£s per week</i>											
	2009-10		2010-11		2011-12		2012-13		2013-14 (r)		2014-15	
	LA	RSL	LA	RSL	LA	RSL (r)	LA	RSL (r)	LA	RSL	LA	RSL
1 bedroom:												
Houses and bungalows	52.27	59.75	53.76	61.50	57.70	62.80	58.96	65.03	61.42	67.65	63.72	70.94
Flats (e)	54.39	56.87	56.21	58.63	59.28	61.66	61.21	64.75	63.19	66.91	65.06	69.85
2 bedrooms:												
Houses and bungalows	58.93	65.93	60.87	67.78	65.27	70.04	68.65	73.86	71.52	76.33	74.23	80.45
Flats	58.08	61.86	59.93	63.55	63.70	65.81	66.36	69.33	68.87	71.20	71.27	74.42
3 bedrooms:												
Houses and bungalows	65.13	69.18	67.04	70.85	72.57	73.16	76.00	77.25	79.20	79.47	82.19	83.92
Flats	61.77	65.79	64.04	67.99	68.52	70.66	71.69	74.83	74.68	76.80	77.30	80.93
4 (or more) bedrooms:												
Houses and bungalows	71.24	83.06	73.35	85.98	80.16	87.82	83.94	92.70	87.41	95.42	92.39	100.67
Flats	73.48	73.59	77.11	80.25	86.78	80.69	91.64	85.66	95.06	89.55	98.21	96.95
4 bedrooms:												
Houses and bungalows	.	.	.	.	.	.	83.17	90.18	86.65	92.82	91.61	98.25
Flats	.	.	.	.	.	.	91.64	85.66	95.06	89.55	98.21	96.95
5 (or more) bedrooms:												
Houses and bungalows	.	.	.	.	.	.	93.05	122.00	95.70	124.31	99.71	127.65
Flats	.	.	.	.	.	.	.	.	.	.	.	.
All dwellings:	61.40	65.23	63.31	67.10	67.95	69.73	71.10	73.56	74.00	75.80	76.70	79.69

Source: Annual social landlord rent returns

(a) This table includes all self-contained units only and excludes non self-contained units.

(b) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key Quality Information' section provides a list of stock transfers and dates of transfer.

(c) The properties covered include secure as well as assured tenancies.

(d) There are some minor inconsistencies in the series as presented, but these are not sufficient to invalidate the general trends that can be inferred from this table. Rents for Abbeyfield Societies, Almshouse Charities and Co-ownership Societies are excluded up until 2010-11, but from 2011-12, they are included.

(e) Self-contained bedsits are included with one bedroom flats.

(r) Due to validation and data cleansing work during the 2013-14 data collection exercise, data for 2011-12, 2012-13 and 2013-14 in this table has been subject to minor revisions.

- The average rents charged by RSLs for all general needs accommodation in 2014-15 was £79.69 per week which was around £3 more than the £76.70 per week charged by local authorities.
- The gap between the lowest and highest amount of rent charged for the various dwellings during 2014-15 was greater for RSLs than for local authorities. Whilst rents for local authorities ranged from £63.72 to £99.71 per week, RSL rents ranged from £69.85 per week for a one bedroom flat to £127.65 per week for 5 (or more) bedroom houses or bungalows.

- Across different property types, the largest price difference between the local authorities and RSLs was seen in houses and bungalows with 5 or more bedrooms. On average RSL tenants were charged nearly £28 per week more than local authority tenants for these types of properties. As there are a relatively small number of larger properties the average rents may be more susceptible to particularly high or low rents. The smallest price difference was seen in 4 bedroom flats where on average local authority tenants were charged £1.26 more per week.
- For all size and type of dwellings, RSLs charged, on average, higher weekly rents than local authorities, with the exception of large flats (4 bedrooms). In 2014-15, the local authority average rent for these types of flats was £1.26 higher than the RSL rents. Most of these local authority properties (11 out of 12) were located in Cardiff and were subject to a 4 per cent rent increase over the year.



## 6. Key Quality Information

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

### Dissemination

2. Data on social housing stock and average social housing rents were published together for the first time in the 2011-12 version of this statistical release. Previously information on stock was published alongside lettings and vacancies and information on average rents alongside rent arrears. Both releases were published in the autumn each year.
3. It was recognised that there was a need to collect and publish information on social housing stock and rents data earlier in the year so that information was available to support the new rent framework requirement. It was also recognised that there was a natural link between the two topics which made it beneficial to publish the information for both within the same release. Collecting and publishing stock data earlier also means that, we can limit the further forms we send out that relate to stock to only those who have reported non-zero stock and more forms can be pre-populated with relevant data, reducing form completion time for the data providers and consequently the number of validation issues.

### Policy and Operational Context

#### Social Housing Stock

4. This release provides data on the level and type of stock held by all social landlords in Wales at 31 March 2014. The information is used by the Welsh Government to assess the availability of social housing in relation to current and future housing need at a local and national level. It is of continued importance in monitoring the commitment outlined in the Welsh Government's [National Housing Strategy](#) - 'Improving Lives and Communities - Homes in Wales' to provide '*more housing of the right type and offering more choice*'. The [Programme for Government 2011 -2016](#), which is the current government strategy, also outlines the Welsh Government commitment to increase supply and to '*Support local authorities who wish to build new homes for rent*'.

#### Social Housing Rents

5. This Statistical Release presents information on the average weekly rents for wholly rented local authority (LA) and Registered Social Landlord (RSL) dwellings set at the 31 March 2014, for the financial year 2014-15. This information is collected in order to establish the average weekly rents for all social housing stock for 2014-15 and is used to monitor trends over time in the level of average local authority and registered social landlord weekly rents by property type across Welsh authorities.
6. The Welsh Government makes a decision in December each year on the level of rent increases to be applied in the following year. Consideration is given to the impact on tenants, landlords and general economic conditions. Existing local authority and housing association rent policies in Wales have evolved over a long period. The underlying policy approach for each sector was entirely different, and this necessarily limited earlier attempts to achieve greater consistency between the two sectors given that both provided for households in need. The Essex Review of affordable housing policy recommended a full review of the arrangements for setting social housing rents. Following the Essex Review, a Review Group was established with a remit to develop proposals for a new policy that would apply consistently to both sectors, and that would be fairer to tenants in terms of the rents charged for equivalent homes.

#### New Rents policy

7. The Welsh Government has developed a new policy for social housing rents that is a policy framework that will, subject to local authorities exiting from the Housing Revenue Account Subsidy system (HRAS) apply to all social landlords and consistently reflect variations in the type, size, quality and location of each landlord's housing stock. The rent policy sets a target rent band for each

landlord and landlords will be required to operate with average weekly rent levels that fall within the scope of those bands. The rent policy applies to general needs and sheltered housing only.

8. The policy has been implemented by RSLs from April 2014 and will be implemented by the stock retaining local authorities from April 2015, subject to exit from the HRAS system.
9. For local authorities in 2014, the Welsh Government has continued to set Guideline Rents, which are notional rents for the purposes of calculating Housing Revenue Account Subsidy. While local authorities are free to charge actual rents which may be above or below the Guideline Rent there are financial disincentives for doing so.

### Guideline Rents

10. For local authority housing, the Welsh Ministers set Local Authority Guideline Rents and specify rent increases each year. Those Guideline rents are set in the context of a housing revenue account subsidy framework that reflects the values of dwellings sold under the right to buy. Whilst local authorities have the freedom to charge actual rents that are above or below the Guideline Rent there are financial disincentives for doing so. This means that there are strong pressures for local authorities to set actual rents, on average, at the Guideline Rent level. Under section 24 of the Housing Act 1985 (as amended by the Local Government and Housing Act 1989 and the Local Government Act 2003) a local housing authority may make such reasonable charges as they may determine for the tenancy or occupations of their houses but must from time to time review their rents.

### Data Source and Coverage

11. Information is collected annually via Excel spreadsheets which are downloaded from the Afon file transfer website which provides a secure method for users to submit data. Copies of the current social housing stock and rents data collection forms are available at the following link:  
<http://wales.gov.uk/statistics-and-research/social-housing-stock-rent-data-collection/?lang=en>
12. Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#).
13. Data for 2013-14 were collected from all of the Local Authorities and all Welsh Registered Social Landlords at 31 March 2014 including Abbeyfield societies, Almshouse Charities and Co-ownership societies.
14. 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 as shown below. All transfers covered 100 per cent of the local authority housing stock.

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

## **Social Housing Stock**

15. The stock data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2014. It only includes units in which the RSL has an equity stake (except in relation to Homebuy Option). The data excludes all non-residential properties and excludes investment properties for those RSLs that are registered charities. It also excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency.
16. All RSLs registered in England who operate in Wales were also contacted to obtain information on the level and location of stock held in Wales. They reported a total of 433 units as at 31 March 2014. This figure has not however been included in the total social housing stock shown in this release which covers Welsh social landlords only.
17. The 2014-15 collection achieved a 100 per cent response rate.

## **Social Housing rents**

18. Rents are shown as at 31 March for the following financial year. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March.
19. The average rents shown for 2009-10 onwards in table 6 only include self-contained general needs dwellings as a complete breakdown by bedroom type is not available for self-contained sheltered and extra care accommodation. For 2009-10 onwards the figures shown in Table 6 for one bedroom flats includes self-contained bedsits. Figures shown in Table 7 will differ to those in table 6 as table 7 only shows rents for self-contained general needs housing.
20. The actual average weekly rents charged by local authorities and RSLs for the financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates. However some local authorities may not be able to disaggregate and therefore exclude service charges. The extent of this issue is unknown.
21. Average weekly rents for 2014-15 are based on 88,030 local authority and 134,226 RSL self-contained social rented dwellings.

## **Users and Uses**

22. Generally the information is used for:
  - Monitoring housing trends
  - Policy development
  - Advice to Ministers
  - Informing debate in the National Assembly for Wales and beyond
  - Geographic profiling, comparisons and benchmarking.
23. 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 [Housing Statistics Quality Report](#).

## **Social Housing Stock**

24. The information in this release is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need. The information is used to monitor the effectiveness of current policy, particularly progress against the National Housing Strategy and [Programme for Government 2011 -2016](#) objectives and for future policy development.

25. The stock data are also used by the Welsh Government for calculating dwelling stock estimates at a local authority and all Wales level. For detailed methodology and quality information for dwelling stock estimates, please see the statistical first release:  
<http://wales.gov.uk/statistics-and-research/dwelling-stock-estimates/?lang=en>
26. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively. Information on the amount and type of social housing stock available may also be used by local authorities when providing evidence of housing pressure as part of an application to suspend the right to buy legislation under the Housing (Wales) Measure 2011.

### **Social Housing Rents**

27. The information in this release is used by the Welsh Government to establish and monitor the average weekly rents charged by local authorities and registered social landlords by property type across Welsh authorities and to make comparisons with the rent levels set for social housing each year under the new rents policy. The new rents policy has been implemented by RSLs from April 2014 and will be implemented by the stock retaining local authorities from April 2015, subject to exit from the HRAS system. For local authorities in 2014, the Welsh Government has continued to set Guideline Rents, which are notional rents for the purposes of calculating Housing Revenue Account Subsidy. While local authorities are free to charge actual rents which may be above or below the Guideline Rent there are financial disincentives for doing so.
28. The information is used by local authorities and RSLs for showing compliance with the new rents policy as outlined above and for informing internal processes and procedures. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking and for planning and allocating resources effectively.

### **Quality**

29. 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 Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

30. National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political reference.
31. 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.
32. More detailed quality information relating specifically to social housing stock and rents, which is not included in the quality report, is given below.

## Symbols

33. The following symbols may have been used in this release:
- negligible (less than half the final digit shown)
  - . not applicable
  - .. not available
  - ~ not yet available
  - \* disclosive or not sufficiently robust for publication
  - p provisional
  - r revised

## Comparability

34. Following a consultation in 2008 on the housing management information collected from local authorities and registered social landlords, it was agreed that for the 2008-09 collection onwards, Abbeyfield societies, Almshouse Charities and Co-ownership societies would not be required to complete the rent return. This changed for the 2010-11 and subsequent collections as it has been agreed by the Welsh Government, in consultation with the Housing Information Group that all Welsh Registered Social Landlords, regardless of size, type or function, will in future be required to complete all relevant housing data collection returns. It is therefore not possible to directly compare the data for average social housing rents for those years with the data for other years.
35. From 2009-10 onwards LA and RSL rents only include self-contained general needs accommodation. Prior to 2009-10, RSL rents included supported and sheltered units and LA rents included both general needs and sheltered.
36. Following a review during 2012 of the data items collected and published on social housing stock changes were made to the way the information is presented within this release with social rented and non social rented housing now shown separately.

## Accuracy

37. There was a minor reclassification of stock from non-self contained stock to self-contained stock in 2011-12, following the adoption of more comprehensive definitions in the data collection process. This represented less than 0.5% of stock and accounted for some of the increase in sheltered and other supported stock seen in 2011-12, however it had little impact on the trend in average rents.
38. For 2009-10, 2010-11 and 2011-12, further details are available in the relevant years First Release published on the Welsh Government website: <http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en#/statistics-and-research/social-housing-stock-rents/?tab=previous&lang=en>
39. Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March.
40. Local authorities and Welsh Registered Social Landlords completed data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carried out secondary validation and worked closely with the different providers to ensure information provided was accurate and on a consistent basis. Copies of the data collection forms can be found on the website: <http://wales.gov.uk/statistics-and-research/?topics=Housing+and+community&view=Search+results&types=Data+collection&lang=en>
41. This data collection was fully reviewed in 2008-09 by a sub-group of the then Housing Technical Working Group, now Housing Information Group. This sub-group was made up of data providers and policy colleagues who were involved in the development of both the forms and the guidance.

This work concluded with a consultation exercise that checked that the forms and guidance were clear and that the data could be provided on a consistent basis.

42. We undertake a series of validation steps to ensure that the data is correct and consistent. Upon receipt of the data, we check that it is complete and internally consistent. We also check that the data is consistent with the number of new build units and sales reported during the past year and resolve any queries with landlords. Next we compare the data provided by Local Authorities and Registered Social Landlords with their previous year's data. Where these figures are not consistent, we work with the data providers to make the data consistent. In a small number of cases, data providers were unable to make their data consistent within the timescale for publication. In these cases we use agreed figures with the data providers based on agreed calculations on previously published or confirmed revised data, in such instances we keep the landlords informed of what will be published.

### **Revisions**

43. This release contains revised stock data for the 2012-13 financial year as well as revised data for rents charged for 2011-12, 2012-13 and 2013-14. 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.
44. Occasionally, revisions can occur due to errors in our statistical processes. In 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 stock figures may be reflected in the StatsWales tables prior to that next release.
45. Revised data is marked with an (r) in the statistical release.
46. We follow the Welsh Government's statistical revisions policy, details of which are available at: <http://wales.gov.uk/statistics-and-research/about/statement-of-compliance/revisions-errors-postponements/?lang=en>

### **Limitations**

47. Due to changes to the collection forms, following a major review, and changes to the number of RSLs from whom data was collected, this does limit the use of making comparisons over time. Such issues are highlighted in the footnotes of relevant tables. However this shouldn't affect the overall messages of what is happening to social housing stock in Wales, and should be less of an issue in future years.

### **Accessibility**

48. A full set of data on social housing stock and rents by type including information by individual local authority and individual RSL back to 2002-03 is available to download from our StatsWales interactive website at the following link: <https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Stock-and-Rents>

### **Coherence with Other Statistics**

49. Estimates of the total number of dwellings are calculated by the Welsh Government and are based on data from the population censuses and data collected from local authorities and Registered Social Landlords.  
For detailed methodology and quality information for dwelling stock estimates, please see the statistical first release: <http://wales.gov.uk/statistics-and-research/dwelling-stock-estimates/?lang=en>
50. The total local authority and Registered Social Landlord dwelling stock estimates published in the release 'Dwelling Stock Estimates, 2012-13' will differ from those figures shown in this release which presents the number of housing units (dwellings, bedsits and bedspaces). The totals in the dwelling stock estimates release assume 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling. The totals in the dwelling stock estimates also exclude intermediate and other tenures not at social

rents as these dwellings appear in the owner-occupied, privately rented and other tenures category. Information on the number of non self-contained units for intermediate and other tenures is not available and the same calculation can not therefore be applied.

51. The mid 2012 household estimates were used within this release to calculate the rate of social housing units per 100 households. These household numbers are available at the following link: <http://wales.gov.uk/statistics-and-research/household-estimates/?lang=en>  
This will differ to the previous year when the 2011 Census estimates, produced by the Office for National Statistics, were used to calculate the rate of social housing per 100 households.
52. Prior to 2009-10, the Landlord Services Core Performance Indicators collected by the Local Government Data Unit as part of the Performance Measurement Framework also provided information on rents for Welsh social landlords. The information shown in the Landlord Services Performance Indicators is not comparable with that shown in this or previous releases.

## **Related Statistics for Other UK Countries**

### **England**

#### **Social Housing Stock**

53. The Department for Communities and Local Government (DCLG) collect information on local authority housing stock in England. Until 2010 to 2011, the information was collected directly from local authorities via the annual Housing Strategy Statistical Appendix (HSSA) and Business Plan Statistical Appendix (BPSA) returns. From 2011 to 2012 onwards they were collected annually from the Local Authority Housing Statistics (LAHS) return/ Latest published data for 2012 to 2013 are available in an annual release and associated tables available at the following link: <https://www.gov.uk/government/publications/local-authority-housing-statistics-for-england-2012-to-2013>
54. The local authority figures are an annual snapshot at a specified date but this date differs in England being 1 April rather than 31 March as in Wales, Scotland and Northern Ireland. The information covers local authorities only and not all social landlords. There are a number of differences between the statistics that are collected and published for Local Authorities in England through the LAHS collection and the other UK countries. These differences can arise for a number of reasons, but the majority are a result of different legislation, methodology or coverage. Details describing these differences can be found at the following link. <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/local-authority-housing-data>
55. Information on registered social landlord/private registered providers is collected via the Homes and Communities Agency's Statistical Data Return (SDR). This replaced the regulatory and statistical return (RSR) managed by the Tenant Services Authority (TSA) when the Homes and Communities Agency (HCA) took over responsibility for the regulation of social housing providers in England from the TSA on 1 April 2012. The SDR is an annual return that has to be completed by all private registered providers (PRPs), although smaller providers have a shorter form to complete. The SDR captures a wide variety of information from each PRP about all properties they own. More information about the SDR is available on the [HCA website](#)

#### **Social Housing Rents**

56. In England, information on how much local authorities charge for their properties was collected through the housing revenue account subsidy claim form up until April 2012. Following the move to housing revenue account self-financing, local authorities are no longer required to complete the subsidy claim form. To ensure that key data on rent levels and stock composition are still collected, the local authority housing statistics (LAHS) return captures this information for the first time in 2011 to 2012

57. For registered social landlords/private registered providers, Data on the cost of renting private registered provider (PRP) (housing association) properties comes from the Statistical Data Return (SDR) managed by the Homes and Communities Agency (HCA).

The latest published data for England are available at the following link:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/rentslettings/livatables/>

## Scotland

### Social Housing Stock

58. The Scottish Government collect information on local authority housing stock via its Housing Statistics Annual Return: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/surveysingleannualreturn>
59. 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
- Evictions
- Right to Buy Sales

can be accessed for both local authorities and RSLs via the Scottish Government's Housing Statistics for Scotland webpage:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>

### Social Housing Rents

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

LA data:

<http://www.scotland.gov.uk/Publications/Recent>

RSL data:

<http://www.scottishhousingregulator.gov.uk/annual-performance-and-statistical-return-apsr>

RSL and LA data is combined in an excel table here:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>

61. The LA data comes from the Housing Revenue Account returns by local authorities to the Scottish Government. The RSL data comes from the Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return

## Northern Ireland

### Social Housing Stock and Rents

62. 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: [http://www.dsdni.gov.uk/index/stats\\_and\\_research/stats-publications/stats-housing-publications/housing\\_stats.htm](http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm)



## 7. Glossary

### **Bedsits**

Bedsits are a combination bedroom and sitting room.

### **Bedspaces**

See 'Hostel bedspaces'.

### **Dwelling**

As defined in the 2001 Census, a dwelling is a self-contained unit of accommodation. A self-contained dwelling is accommodation occupied by a household with exclusive use of bath/shower, inside WC and some cooking facilities. A dwelling can therefore house a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.

### **Extra care**

Extra care sheltered housing' or 'assisted living housing' offer a higher level of care than 'sheltered housing'. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided. 'Close care housing' is usually located in the grounds of a care home, with staff from the home providing extra care and assistance. Rent levels will vary depending on the level of care provided.

### **Flexible Tenure for the elderly**

Includes specific housing schemes developed in the 1990s to provide flexible tenure options for older people in housing schemes designed specifically for their needs.

### **General Needs**

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

### **HomeBuy**

Stock where a social landlord has provided a loan to a previous tenant to purchase the property outright. Although the social landlord has no equity stake in the stock, finance has been provided and remains outstanding.

### **Hostel bedspaces**

These are individual spaces or beds within a hostel.

### **Hostels**

A hostel is a building that:

- provides domestic accommodation which is not in separate and self-contained premises, and
- provides board or facilities for preparing food adequate to the needs of those people, or both board and facilities, and is
- is managed or owned by a social landlord, or
- is funded wholly or in part by a government department or agency or local authority and operated other than on a commercial basis, or
- is managed by a voluntary organisation or charity and provides care, support or supervision with a view to helping the residents become rehabilitated or resettled within the community, and
- is not a care home, an independent hospital or an Abbeyfield Home.

The legal definition of a hostel is in regulation 2(1) of the Housing Benefit Regulations 2006.

### **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.

### **Housing Revenue Account Subsidy**

The Housing Revenue Account Subsidy System (HRAS) is administered, and subsidy either paid, or negative subsidy collected under provisions set out in the 1989 Act. Under Section 80 of the Act Welsh Ministers annually determine the basis for the calculation of HRAS.

### **Intermediate rented**

These are properties where the rents are above those of social rented housing but below market housing rents.

### **Local authority groupings**

In the charts shown in this release local authorities have been grouped to help compare similar local authorities.

- **Rural authorities:** Carmarthenshire, Ceredigion, Conwy, Denbighshire, Gwynedd, Isle of Anglesey, Monmouthshire, Pembrokeshire, Powys.
- **Urban authorities:** Cardiff, Flintshire, Newport, Swansea, Wrexham Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Neath Port Talbot, Rhondda Cynon Taff, Torfaen , Vale of Glamorgan.

### **Non self-contained units**

A non self-contained unit is accommodation occupied by a household that lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of bedsit, shared housing, hostel or hostel type accommodation. Each bed space is therefore normally considered a non self-contained unit.

### **Other Investment Properties**

Any other non social housing not already included in properties at market rents or homebuy. This should only include residential properties.

### **‘Other’ social housing not at social rents**

Other social housing should include any other type of social housing which is not social rented. This may include student accommodation owned and managed by social landlords.

### **Properties at Market Rents**

These are non-social housing properties which are at market rents

### **Rents**

The average weekly rent is the average of the standard rent chargeable, before deduction for rent allowances and also excludes service charges or other charges for amenities (e.g. central heating, hot water supply or laundries) and water rates.

Rents are based on a 52 week year. If rent free weeks are given the total amount payable is divided by 52. Properties of unusual size are assigned to the closest available category. Maisonettes are categorised as flats.

### **Self-contained units**

A self-contained unit is accommodation occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities.

**Shared Ownership**

These are schemes which allows qualifying purchasers to buy a share of the property with a proportional rent payable on the remaining share to the social landlord.

**Sheltered housing**

This includes sheltered housing units that are either:

- Warden call alarm system with a Warden call alarm only; and
- Warden call alarm system and resident scheme manager.

**Supported housing**

This covers self-contained supported housing stock for rent not covered by the definition of sheltered accommodation, where there is a restriction on who can be allocated the unit. The accommodation will have been specifically designated for a client group or groups to enable residents to adjust to independent living or to enable them to live independently.

**Staircasing**

Shared Ownership leases gives tenants the option of buying more shares in their shared ownership home. This process is called 'Staircasing'.

## 8. Further information

Further information is available from the statistics web site:

<http://www.wales.gov.uk/statistics>

More detailed data are available on the StatsWales website:

<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Stock-and-Rents>

'Improving Lives and Communities - Homes in Wales' - National Housing Strategy:

<http://wales.gov.uk/topics/housingandcommunity/housing/strategy/publications/strategydoc/?lang=en>

'Programme for Government 2011 -2016' - current government strategy:

<http://wales.gov.uk/about/programmeforgov/?lang=en>

We actively encourage feedback from our users. If you have any comments please contact us at

[stats.housing@wales.gsi.gov.uk](mailto:stats.housing@wales.gsi.gov.uk)

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