

Social housing stock and rents, as at 31 March 2015

The Social housing stock is the number of dwellings, bedsits and bed spaces (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 2015, and the average weekly rents for self-contained dwellings rented from social landlords, as set at 31 March 2015 for the following financial year 2015-16. 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 gauge the average weekly rents charged by local authorities and Registered Social Landlords by property type across Welsh authorities and to look at trends over time.

Summary

- There continued to be a very slight increase in socially rented housing stock, with just under 227,000 social landlord dwellings, bedsits and bedspaces (i.e. housing units) in Wales, at 31 March 2015. Since March 2014, socially rented housing stock has increased by 0.3 per cent, resulting in an average availability of 17 social rented housing units per 100 households across Wales (Table 1).
- At 31 March 2015, 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 local authority self-contained properties, which were up by around £3.25 per week compared with the previous year (Chart 2).
- Local authority rent levels for self-contained general needs housing remained below those of the RSLs, though the gap decreased slightly, with the overall average rent of £79.92 per week for 2015-16, compared to £82.05 for RSLs (Table 6).

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1. Wider context

- The number of social rented dwellings, bedsits and bedspaces (known as housing units) in Wales grew by 706 units during 2014-15 to 226,975. This represents a net increase of 0.3 per cent on the 226,269 (r) units at the end of March 2014 and just 14 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 837 new dwellings for social landlords (all of which were RSLs) during 2014-15. 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 2014-15, due to the sale of 544 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.

2. Social rented stock

Social rented stock is 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.

Since 2012-13, social rented housing has been shown separately from dwellings not at social rents (e.g. those at intermediate rents), which are covered in the next section of 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
Local Authorities:								
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 (r)	73,410	13,216	1,542	14,758	40	4	121	88,333
2013-14 (r)	73,299	13,189	1,501	14,690	40	4	126	88,159
2014-15	73,024	13,206	1,495	14,701	40	0	106	87,871
RSLs:								
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	115,524	14,191	2,179	16,370	1,656	422	3,434	137,406
2013-14 (r)	116,372	13,747	2,187	15,934	1,765	550	3,489	138,110
2014-15	116,963	13,657	2,320	15,977	1,965	568	3,631	139,104
All social landlords:								
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)	188,934	27,407	3,721	31,128	1,696	426	3,555	225,739
2013-14 (r)	189,671	26,936	3,688	30,624	1,805	554	3,615	226,269
2014-15	189,987	26,863	3,815	30,678	2,005	568	3,737	226,975

Source: Annual social landlord stock returns

(a) Data for earlier years has been affected by the large scale voluntary transfers of local authority housing stock to RSLs the last of which took place in 2011. Further details are available in the 'Key quality information' section.

(b) Excludes data for English RSLs with stock in Wales. At 31 March 2015, they owned 361 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 2014-15 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 during 2014-15, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. A further 4,305 (2 per cent) were non-self-contained units, comprising bedsits and hostel bedspaces.
- The bulk of social rented housing stock continued 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 2015. 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 2015, 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 their stock, accounting for 17 per cent of all their social rented stock, compared to 12 per cent for RSLs, at 31 March 2015.
- 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 2015, by authority and landlord type (a) (b) (c) (d)

	<i>Number</i>		
	Local authorities	Registered social landlords	All social landlords
Isle of Anglesey	3,790	908	4,698
Gwynedd (e)	.	8,744	8,744
Conwy (e)	.	6,222	6,222
Denbighshire	3,428	2,332	5,760
Flintshire	7,382	2,667	10,049
Wrexham	11,274	2,113	13,387
Powys	5,362	2,912	8,274
Ceredigion (e)	.	3,339	3,339
Pembrokeshire	5,691	2,509	8,200
Carmarthenshire	8,983	3,079	12,062
Swansea	13,512	7,478	20,990
Neath Port Talbot (e)	.	12,479	12,479
Bridgend (e)	.	8,720	8,720
The Vale of Glamorgan	3,965	2,619	6,584
Cardiff	13,603	11,664	25,267
Rhondda Cynon Taf (e)	.	15,519	15,519
Merthyr Tydfil (e)	.	5,931	5,931
Caerphilly	10,881	3,770	14,651
Blaenau Gwent (e)	.	7,956	7,956
Torfaen (e)	.	9,880	9,880
Monmouthshire (e)	.	5,298	5,298
Newport (e)	.	12,965	12,965
Wales	87,871	139,104	226,975

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 2015, they owned 361 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

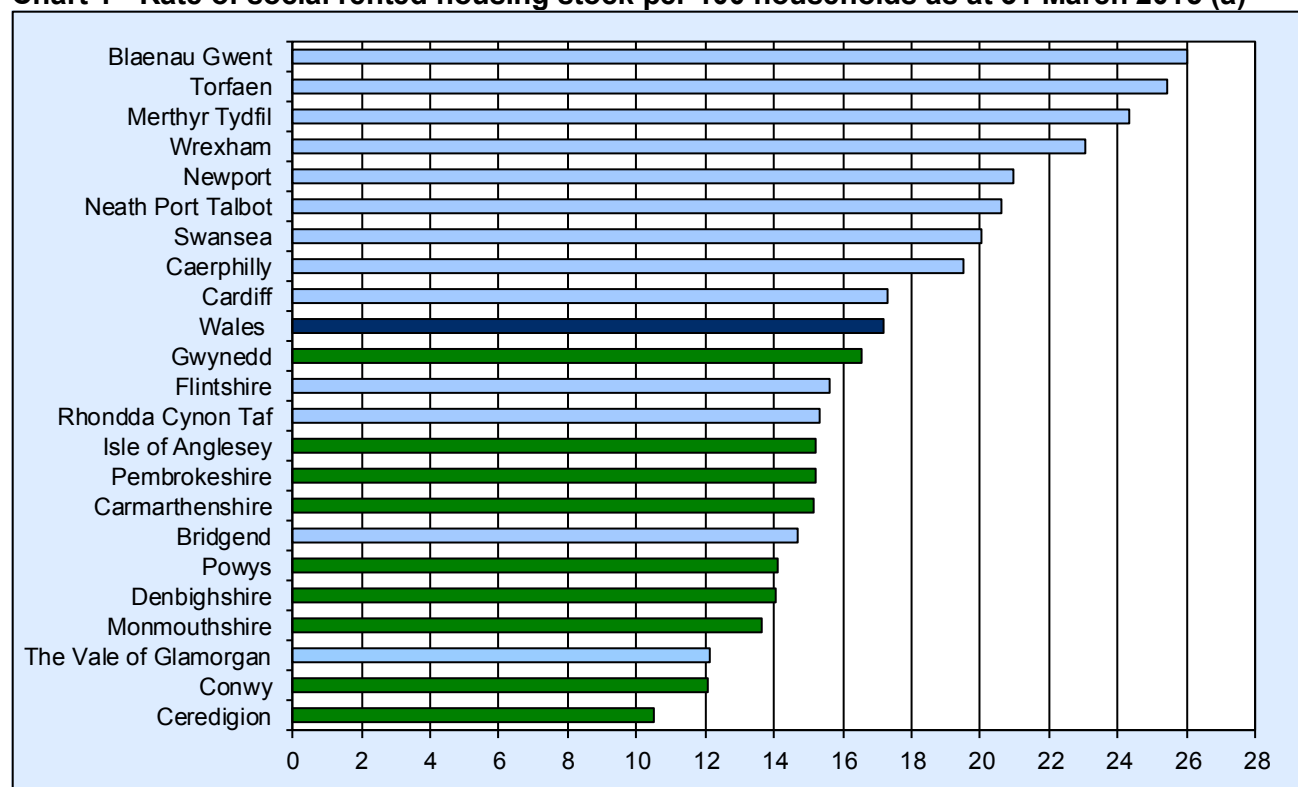
(d) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

(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 (units per 100 households) were Blaenau Gwent at 26.0 and Torfaen at 25.4, whilst Ceredigion had the lowest at 10.5, followed by Conwy and Vale of Glamorgan at 12.1.
- The number of social rented housing units per 100 households continued to be higher in urban than in rural authorities (Chart 1). 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.
- The order of the local authorities remains unchanged from the previous year, with the exception of Carmarthenshire and Isle of Anglesey, which switched places, and Conwy and the Vale of Glamorgan, which also switched places.
- As can be seen in Table 3, 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 and Neath Port Talbot, and 90 per cent in Merthyr Tydfil and Bridgend, 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 recording very low levels, such as Neath Port Talbot at 6 per cent, and Wrexham and Bridgend at 7 per cent, whilst in Flintshire this type of accommodation accounted for almost a third (30 per cent) of all social rented stock.

Chart 1 - Rate of social rented housing stock per 100 households as at 31 March 2015 (a)



Source: Annual social housing stock returns

(a) 2013 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://statswales.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.

Table 3 – Social rented stock for Welsh social landlords by local authority area, as at 31 March 2015 (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	3,963	581	2	54	0	98	4,698
Gwynedd	7,637	689	55	171	27	165	8,744
Conwy	4,204	1,579	60	181	28	170	6,222
Denbighshire	3,840	1,494	31	138	45	212	5,760
Flintshire	6,696	3,017	20	113	0	203	10,049
Wrexham	12,162	861	36	54	0	274	13,387
Powys	5,729	2,311	57	3	9	165	8,274
Ceredigion	2,765	427	21	49	45	32	3,339
Pembrokeshire	6,214	921	838	128	0	99	8,200
Carmarthenshire	8,801	2,975	24	78	0	184	12,062
Swansea	18,161	1,992	225	176	41	395	20,990
Neath Port Talbot	11,315	663	81	115	177	128	12,479
Bridgend	7,860	535	58	78	6	183	8,720
The Vale of Glamorgan	5,063	617	724	42	16	122	6,584
Cardiff	22,529	1,543	388	117	8	682	25,267
Rhondda Cynon Taf	13,778	1,331	100	0	0	310	15,519
Merthyr Tydfil	5,365	431	37	60	12	26	5,931
Caerphilly	12,882	1,443	117	102	19	88	14,651
Blaenau Gwent	6,983	798	35	86	0	54	7,956
Torfaen	8,712	189	839	78	20	42	9,880
Monmouthshire	3,901	1,311	7	21	31	27	5,298
Newport	11,427	1,155	60	161	84	78	12,965
Wales	189,987	26,863	3,815	2,005	568	3,737	226,975

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 2015, they owned 361 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 11 per cent since 31 March 2014, from 1,805 (r) to 2,005. 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 4 schemes through local authorities main programme allocations, 2 of which are part funded by other sources. As the specific budget for Extra care schemes has now ended, any future Extra care schemes will be supported via local authorities' main programmes.
- There was only 1 out of the 22 local authorities, Rhondda Cynon Taf, with no extra care units, at the end of March 2015. In Rhondda Cynon Taf, a site has been acquired and the scheme has started, but this is not due for completion until April 2016.

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 (rents are above social housing rents, but below market housing rents), shared ownership properties (qualifying purchasers buy a share of the property and rent the remaining share), flexible tenure for the elderly schemes and other properties not at social rents.

Table 4 – Social housing stock not at social rents for Welsh social landlords by local authority, at 31 March 2015 (a)

	<i>Numbers</i>			
	Shared ownership	Flexible tenures for the elderly	Intermediate rents and other social housing	Total
Isle of Anglesey	5	0	18	23
Gwynedd	48	14	19	81
Conwy	304	58	9	371
Denbighshire	174	0	31	205
Flintshire	204	1	25	230
Wrexham	72	0	79	151
Powys	12	0	87	99
Ceredigion	5	4	32	41
Pembrokeshire	1	0	311	312
Carmarthenshire	15	0	113	128
Swansea	55	3	350	408
Neath Port Talbot	21	0	94	115
Bridgend	23	0	201	224
The Vale of Glamorgan	19	0	71	90
Cardiff	309	21	701	1,031
Rhondda Cynon Taf	7	1	47	55
Merthyr Tydfil	1	0	52	53
Caerphilly	103	36	187	326
Blaenau Gwent	0	0	45	45
Torfaen	148	0	96	244
Monmouthshire	36	57	102	195
Newport	290	31	267	588
Wales	1,852	226	2,937	5,015

Source: Annual social landlord stock returns

(a) Excludes 2,902 Homebuy properties and 1,057 other investment properties not classed as social housing.

- The majority of social housing not at social rents is RSL properties. At 31 March 2015, 93 per cent of these were RSL properties and 7 per cent were local authority properties compared with 99 per cent and 1 per cent a year earlier. The main reason for the increase in the proportion of local authority properties is the increased number of local authority shared ownership and intermediate and other social housing properties.
- At a Wales level, the majority (59 per cent) of social housing not at social rents were properties at intermediate rents and other types of social housing not at social rents. A further 37 per cent were shared ownership properties.
- A year earlier, the proportion of shared ownership properties was higher and whilst the number of shared ownership properties did increase by 5 per cent during 2014-15, there were much greater increases in the number of flexible tenure for the elderly properties (up 42 per cent) and properties at intermediate rents and other types of social housing not at social rents (up 31 per cent).
- At 31 March 2015, 91 per cent of all shared ownership properties and 95 per cent of all intermediate rented and other social housing were RSL properties.
- Flexible tenure for the elderly accounted for 5 per cent (226 properties) of social housing not at social rents, at 31 March 2015, and all of these were RSL properties.

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 can also own or manage non-social housing, including properties at market rents and other investment properties.

Information was collected for the first time in 2013 on these types of properties. At 31 March 2015, the number of both market rental and other investment properties remained broadly similar to the previous year, with 4,293 properties at market rents and a further 1,057 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 2,902 Homebuy properties across Wales, at 31 March 2015, an increase of 0.5 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; although the former landlord holds 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 is 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 social housing rents shown in this release are the actual average weekly rents charged by local authorities and RSLs for the 2015-16 financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates.

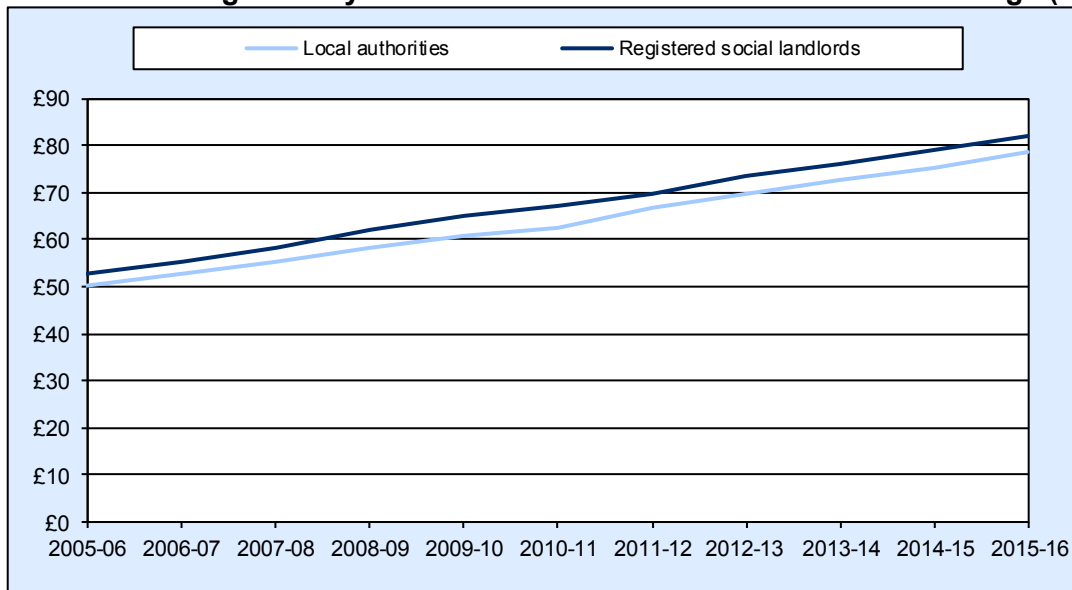
The Welsh Government has developed a new policy for social housing rents that is a policy framework which applies to all social landlords and consistently reflects variations in the type, size, quality and location of each landlord's housing stock. The rent policy sets a target rent band for each landlord and landlords will be required to operate with average weekly rent levels that fall within the scope of those bands. It applies to general needs and sheltered housing only. The policy has been implemented by RSLs from April 2014 and by the stock retaining local authorities from April 2015.

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.

- The 2015-16 average weekly rents set for all the 87,765 self contained local authority units at 31 March 2015 were around 5 per cent lower, at £78.44 per week, than those set for the 134,905 RSL units at £82.04 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. From April 2015 onwards, however, the same rent setting policy will apply to both RSLs and local authorities. 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.

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 2015	Average weekly rents for all self-contained dwellings, 2015-16 (d) (e)	Total self-contained stock as at 31 March 2015	Average weekly rents for all self-contained dwellings, 2015-16 (d) (e)
	Number	£s	Number	£s
Isle of Anglesey	3,790	73.83	810	80.33
Gwynedd	.	.	8,552	79.55
Conwy	.	.	6,024	82.36
Denbighshire	3,428	74.95	2,075	85.20
Flintshire	7,382	78.76	2,464	86.69
Wrexham	11,274	77.44	1,839	86.17
Powys	5,362	77.93	2,738	81.14
Ceredigion	.	.	3,262	82.21
Pembrokeshire	5,663	68.54	2,438	85.57
Carmarthenshire	8,983	76.25	2,895	80.64
Swansea	13,512	76.92	7,042	83.33
Neath Port Talbot	.	.	12,174	79.76
Bridgend	.	.	8,531	83.89
The Vale of Glamorgan	3,916	84.99	2,530	89.26
Cardiff	13,574	87.46	11,003	90.47
Rhondda Cynon Taf	.	.	15,209	76.78
Merthyr Tydfil	.	.	5,893	75.61
Caerphilly	10,881	77.48	3,663	86.28
Blaenau Gwent	.	.	7,902	72.53
Torfaen	.	.	9,818	84.58
Monmouthshire	.	.	5,240	84.50
Newport	.	.	12,803	83.95
Wales	87,765	78.44	134,905	82.04

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 2015, they owned 361 units of stock in Wales.

(d) Rents for each financial year relate to the position at 31 March before the year commences.

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

- The gap between local authority and RSL rent levels for 2015-16 has decreased slightly compared with the previous year. During 2015-16, the average weekly rent for RSL dwellings was £3.60 more expensive than for local authority dwellings, compared with a difference of £3.97 in 2014-15.
- Local authority rents for 2015-16 for all dwelling types averaged £78.44 per week, which is an increase of 4 per cent on 2014-15 and similar to the 4 per cent increase seen in the previous year.
- RSL rents for 2015-16 for all dwelling types averaged £82.04 per week, which is also an increase of 4 per cent on 2014-15 and similar to the increase seen in the previous year.

Table 6, below, shows 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 (£82.04 compared with £78.44) than for general needs dwellings only (£82.05 compared with £79.92). 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.
- 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. The only exception to this was sheltered housing in the Vale of Glamorgan where the local authority rent was slightly higher than that charged by RSLs.

Table 6 – Average weekly rents of local authority and registered social landlord self-contained dwellings for 2015-16 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	74.44	80.60	69.65	73.94	.	67.29	.	89.10	73.83	80.33
Gwynedd	.	79.88	.	68.79	.	79.87	.	107.70	.	79.55
Conwy	.	83.68	.	73.69	.	77.14	.	129.08	.	82.36
Denbighshire	78.59	83.89	68.21	69.91	.	109.97	.	127.30	74.95	85.20
Flintshire	81.73	85.37	73.35	79.31	.	123.62	.	129.08	78.76	86.69
Wrexham	78.23	85.90	64.45	77.33	.	95.71	.	121.48	77.44	86.17
Powys	80.53	81.86	73.56	75.50	.	80.63	.	108.68	77.93	81.14
Ceredigion	.	82.45	.	74.04	.	122.63	.	122.95	.	82.21
Pembrokeshire	69.35	83.63	63.72	75.46	68.20	87.96	.	136.94	68.54	85.57
Carmarthenshire	78.06	80.67	72.33	76.09	.	103.08	.	80.96	76.25	80.64
Swansea	77.30	84.08	72.15	79.41	.	75.70	69.46	92.81	76.92	83.33
Neath Port Talbot	.	79.52	.	71.86	.	77.28	.	150.35	.	79.76
Bridgend	.	83.49	.	75.50	.	100.28	.	170.05	.	83.89
The Vale of Glamorgan	87.26	88.86	78.26	77.11	78.49	91.56	.	190.98	84.99	89.26
Cardiff	88.15	89.90	62.41	83.99	.	110.33	.	135.53	87.46	90.47
Rhondda Cynon Taf	.	77.81	.	65.61	.	84.43	.	.	.	76.78
Merthyr Tydfil	.	74.64	.	70.90	.	76.84	.	194.99	.	75.61
Caerphilly	78.53	86.23	68.52	80.72	.	74.95	66.33	129.89	77.48	86.28
Blaenau Gwent	.	72.18	.	69.17	.	87.31	.	126.02	.	72.53
Torfaen	.	84.71	.	74.31	.	78.56	.	159.96	.	84.58
Monmouthshire	.	86.37	.	78.78	.	145.01	.	75.27	.	84.50
Newport	.	84.44	.	74.39	.	91.85	.	115.09	.	83.95
Wales	79.92	82.05	70.97	74.66	72.85	86.92	67.50	127.23	78.44	82.04

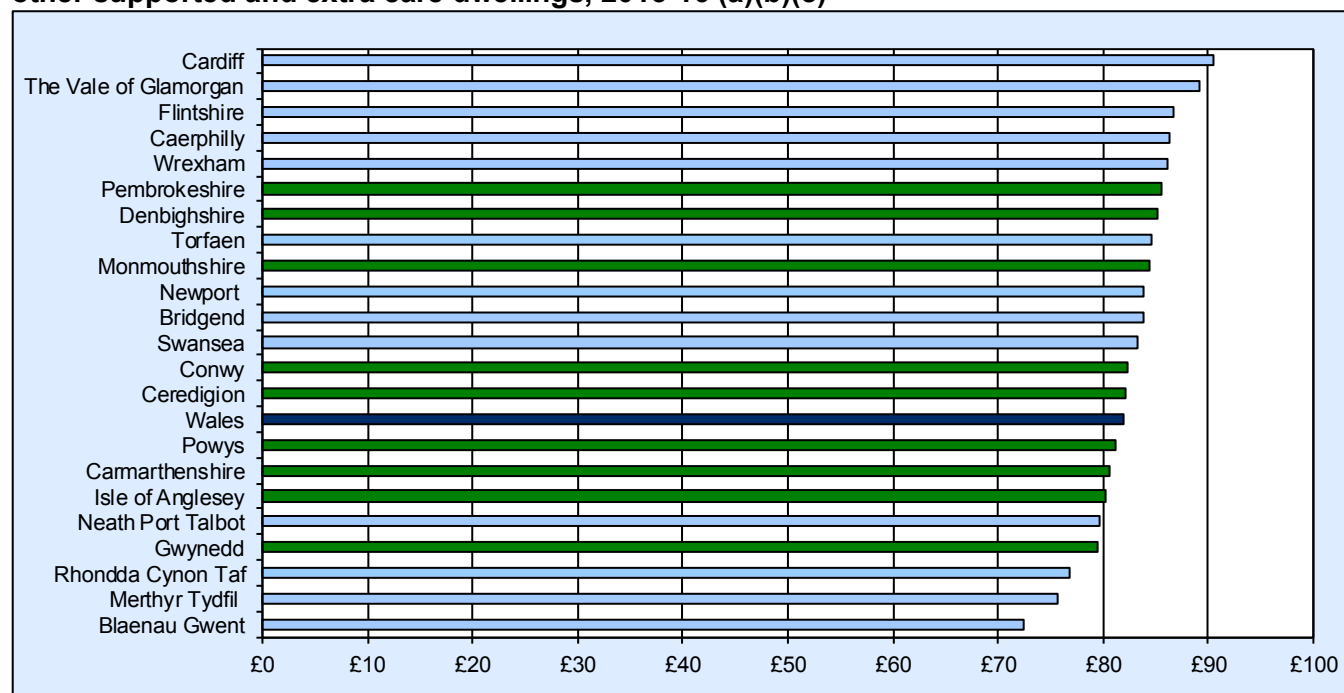
Source: Annual social landlord rent returns

(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.

Chart 3 – RSL weekly rents for all self-contained dwellings including general needs, sheltered, other supported and extra care dwellings, 2015-16 (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

- Cardiff continued to have the highest local authority rent for 2015-16 at £87.46 per week and also the highest RSL rent at £90.47 per week.
- In general, RSL weekly rents were higher in the urban authorities than rural authorities. However, the rural authorities of Pembrokeshire, Denbighshire, Monmouthshire, Conwy and Ceredigion all had rents above the Wales average of £82.04 per week. The lowest RSL weekly rents were in the urban authorities of Blaenau Gwent and Merthyr Tydfil (Chart 3).

5.2 Self-contained – Extra care properties

- The 2015-16 average weekly RSL rents charged for extra care housing across Wales was £127.23 which is an increase of 6 per cent since 2014-15 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 2015-16 were in Merthyr Tydfil at £194.99 per week, whilst the lowest were in Monmouthshire at £75.27 per week.
- In comparison, the 2015-16 average local authority rent set for extra care housing across Wales was £67.50 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 shows 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>											
	2010-11		2011-12		2012-13		2013-14 (r)		2014-15 (r)		2015-16	
	LA	RSL	LA (r)	RSL	LA (r)	RSL	LA	RSL	LA	RSL	LA	RSL
1 bedroom:												
Houses and bungalows	53.76	61.50	57.67	62.80	58.92	65.03	61.40	68.11	63.76	70.68	67.18	73.03
Flats (e)	56.21	58.63	59.23	61.66	61.16	64.75	63.20	67.20	65.15	69.47	67.72	71.64
2 bedrooms:												
Houses and bungalows	60.87	67.78	65.03	70.04	68.39	73.86	71.37	76.71	74.15	80.19	77.62	83.12
Flats	59.93	63.55	63.52	65.81	66.17	69.33	68.76	71.62	71.19	73.82	74.29	76.13
3 bedrooms:												
Houses and bungalows	67.04	70.85	72.21	73.16	75.63	77.25	78.95	80.00	81.96	83.37	85.54	86.60
Flats	64.04	67.99	68.27	70.66	71.42	74.83	74.43	77.27	76.66	79.70	80.07	83.05
4 (or more) bedrooms:												
Houses and bungalows	73.35	85.98	79.63	87.82	83.38	92.70	86.93	96.25	91.68	100.51	95.36	104.09
Flats	77.11	80.25	86.78	80.69	91.64	85.66	95.06	93.34	98.50	93.78	104.05	97.97
4 bedrooms:												
Houses and bungalows	.	.	.	.	82.63	90.18	86.19	93.62	90.88	98.08	94.66	101.73
Flats	.	.	.	.	91.64	85.66	95.06	93.34	98.50	93.78	104.05	97.97
5 (or more) bedrooms:												
Houses and bungalows	.	.	.	.	92.29	122.00	95.00	125.36	99.17	127.68	101.91	130.72
Flats	.	.	.	.	.	.	.	.	.	.	.	.
All dwellings:	63.31	67.10	67.68	69.73	70.82	73.56	73.82	76.25	76.55	79.23	79.92	82.05

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 2014-15 data collection exercise, data for 2011-12, 2012-13, 2013-14 and 2014-15 in this table has been subject to minor revisions.

- The average rents charged by RSLs for all general needs accommodation in 2015-16 was £82.05 per week which was around £2 more than the £79.92 per week charged by local authorities.
- The gap between the lowest and highest amount of rent charged for the various dwellings during 2015-16 was greater for RSLs than for local authorities. Whilst rents for local authorities ranged from £67.18 to £104.05 per week, RSL rents ranged from £71.64 per week for a one bedroom flat to £130.72 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 £29 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 3 bedroom houses and bungalows where, on average, local authority tenants were charged about £1 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 2015-16, the local authority average rent for these types of flats was around £6 higher than the RSL rents. All of these local authority properties (11 properties) were located in Cardiff and were subject to a 5 per cent rent increase over the year.

6. Key quality information

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

Policy and Operational Context

Social Housing Stock

2. This release provides data on the level and type of stock held by all social landlords in Wales at 31 March 2015. 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

3. 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 2015, for the financial year 2015-16. This information is collected in order to establish the average weekly rents for all social housing stock for 2015-16 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.
4. 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

5. The Welsh Government has developed a new policy for social housing rents that is a policy framework which applies 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 by the stock retaining local authorities from April 2015.

Data Source and Coverage

6. 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 current social housing stock and rents data collection forms are available at the following link: <http://gov.wales/statistics-and-research/social-housing-stock-rent-data-collection/?lang=en>
7. Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#)

8. Stock data as at 31 March 2015 and rents data for the 2015-16 financial year were collected from all the Local Authorities and all Welsh Registered Social Landlords, including Abbeyfield societies, Almshouse Charities and Co-ownership societies.
9. 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

10. The stock data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2015. 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.
11. 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 361 units as at 31 March 2015. This figure has not, however, been included in the total social housing stock shown in this release which covers Welsh social landlords only.
12. The 2014-15 collection year achieved a 100 per cent response rate.

Social Housing rents

13. 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.
14. 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.
15. 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.
16. Average weekly rents for 2015-16 are based on 87,871 local authority and 139,104 RSL self-contained social rented dwellings.

Users and Uses

17. 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.

18. 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

19. 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.

20. 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://gov.wales/statistics-and-research/dwelling-stock-estimates/?lang=en>

25. 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

26. The Welsh Government has developed a new policy for social housing rents that is a policy framework which applies 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 information in this release is used by the Welsh Government to gauge the average weekly rents charged by local authorities and registered social landlords by property type across Welsh authorities and to look at trends over time. Specifically the Welsh Government uses the general needs and sheltered rent and stock data as part of the calculation of the Target Rent Band for each social landlord as set out in the Policy for Social Housing Rents.

27. 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

28. 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.

29. 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.
30. 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.
31. More detailed quality information relating specifically to social housing stock and rents, which is not included in the quality report, is given below.

Symbols

32. 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

33. 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.
34. 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.
35. 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

36. 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.
37. 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://gov.wales/statistics-and-research/social-housing-stock-rents/?tab=previous&lang=en>
38. 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.
39. 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://gov.wales/statistics-and-research/social-housing-stock-rent-data-collection/?lang=en>
40. 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.
41. 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

42. This release contains revised stock data for the 2012-13 and 2013-14 financial years 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.
43. 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.
44. Revised data is marked with an (r) in the statistical release.
45. We follow the Welsh Government's statistical revisions policy, details of which are available at: <http://gov.wales/topics/statistics/publications/revisions/?lang=en>

Limitations

46. 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

47. 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

48. 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://gov.wales/statistics-and-research/dwelling-stock-estimates/?lang=en>
49. The total local authority and Registered Social Landlord dwelling stock estimates published in the release 'Dwelling Stock Estimates, 2013-14' 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.
50. The mid 2013 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://gov.wales/statistics-and-research/household-estimates/?lang=en>
51. 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

52. 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 2013 to 2014 are available in an annual release and associated tables available at the following link:
<https://www.gov.uk/government/statistics/local-authority-housing-statistics-year-ending-march-2014>
53. 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>
54. 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 homes and communities agency website at the following link:
<https://www.gov.uk/government/organisations/homes-and-communities-agency>

Social Housing Rents

55. 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
56. 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/livetable/>

Scotland

Social Housing Stock

57. 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>
58. 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; and
- 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

59. The latest published data available for Scotland covering the average weekly rents for both local authority and RSL dwellings is published in social sector housing tables and available at the following link:
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>
60. 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

61. 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

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
- managed or owned by a social landlord, or
- funded wholly or in part by a government department or agency or local authority and operated other than on a commercial basis, or
- 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
- 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.

8. Further information

Further information is available from the statistics web site:

<http://www.gov.wales/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://gov.wales/topics/housing-and-regeneration/publications/strategydoc/?lang=en>

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

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

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

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