



## Social Landlord Housing Stock and Rents as at 31 March 2019

8 August 2019  
SFR 60/2019

Social landlord housing stock are housing units (including bedsits and bed spaces) owned or partly owned and managed by the 11 stock retaining local authorities and by all Welsh Registered Social Landlords (RSLs). This includes both social housing and other types of housing.

### Stock

There continued to be a slight increase (1 per cent) in social housing stock in Wales with 231,413 social housing units (including bedsits and bed spaces) at 31 March 2019, compared with 230,017 (r) a year earlier.

Of these, RSLs owned 62 per cent and local authorities owned the remaining 38 per cent which was unchanged from the previous year.



At 31 March 2019, there were a further 15,508 other types of housing units owned or partly owned and managed by social landlords in Wales, of which 99 per cent were owned or managed by RSLs.

### Rents

The average rent set by local authorities as at 1 April 2019 for 2019-20 for all self-contained social housing (general needs, sheltered, other supported and extra care) was £92.26 per week. This is an increase of 3 per cent compared to the previous year. The corresponding average rent set by RSLs for 2018-19 was £93.77 per week. This was also an increase of 3 per cent compared to the previous year.

The gap between local authority and RSL average weekly rent levels has been closing in recent years and for 2019-20 was the smallest recorded to date at just £1.51.

(r) 2017-18 data has been revised since published

### About this release

This release is based on information collected annually from all Welsh social landlords.

Information is presented on the amount and type of stock owned or partly owned by all Welsh social landlords as at 31 March 2019 including social housing and other types of housing. It also provides information on the average weekly rents for all self-contained social housing units as set at 1 April 2019 for the following financial year, 2019-20.

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# 1. Introduction

The information shown in this release, on the number of housing units owned or partly owned by social landlords in Wales, is based on data provided by local authorities and RSLs. It covers all social housing and other housing stock owned or partly owned and managed by local authorities and RSLs.

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

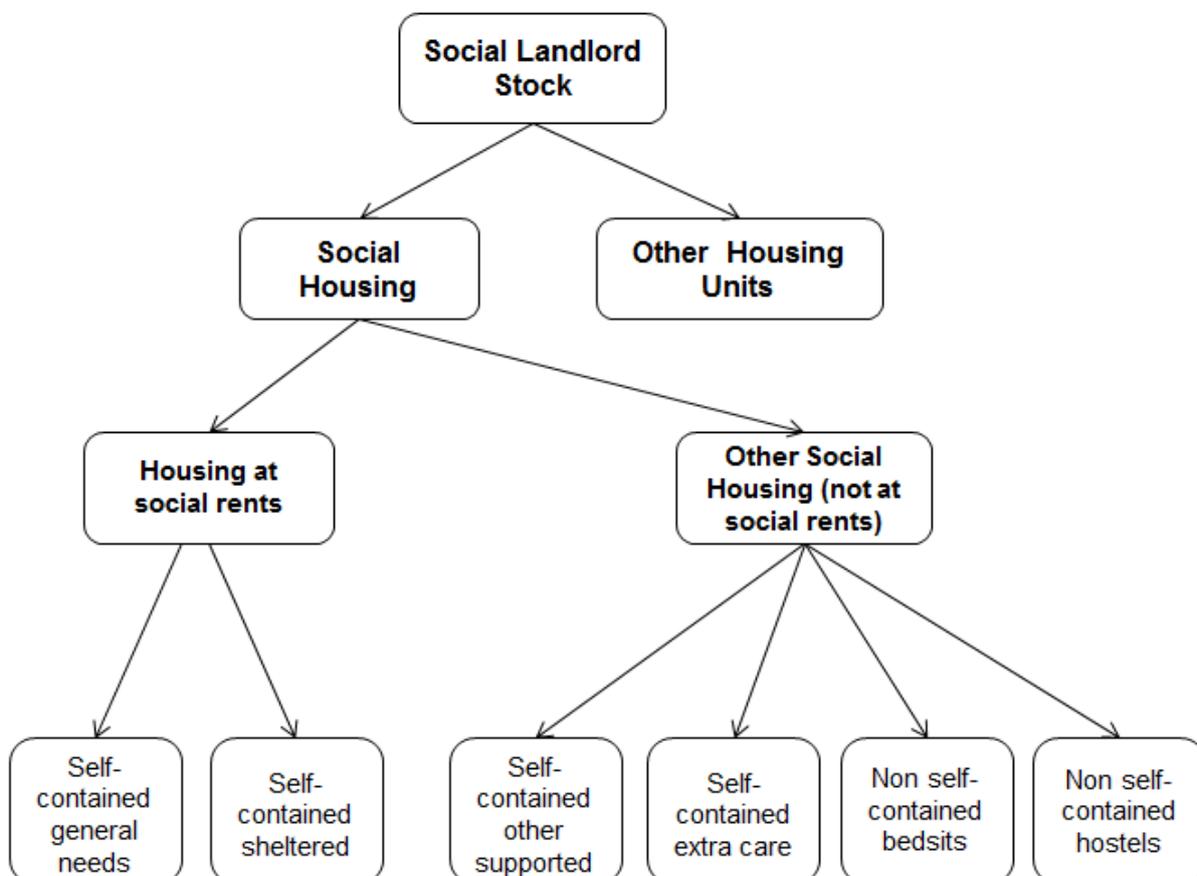
## **Social housing which includes:**

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

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

## **Other housing units which include:**

Housing units let at intermediate rent levels (including Rent First<sup>1</sup>) where the rents are above those of social rented housing but below market housing rents including shared ownership; Flexible tenure for the elderly; housing let at market rents; Homebuy and other investment housing



<sup>1</sup> Rent First is a subsidised intermediate rent solution providing people with a mid-market rental solution as well as potentially assisting them in the outright purchase of their home in the future.

## 2. Context

The overall number of housing units (including bedsits and bed spaces) owned or partly owned and managed by social landlords in Wales grew by 1 per cent (1,663 units) during 2018-19 to 246,921 units. Of these, 231,413 units (94 per cent) were classed as social housing which includes housing units at social rent (self-contained general needs and sheltered) and other social housing (self-contained 'other supported' and extra care housing units and non self-contained bedsits and hostel bed spaces).

The level of social landlord housing stock has increased, in part through the building of 1,288 new housing units<sup>2</sup> for social landlords during 2018-19. Of these 96 per cent were built for RSLs and the remaining 4 per cent (57 housing units) for local authorities. Whilst these housing units were built for social landlords, not all will necessarily be made available at social rents. The overall level of social landlord stock may have also increased due to the acquisition, leasing or conversion of existing housing units during the year. The increase due to newly built stock will have been offset by the reduction of social landlord housing during 2018-19, due to the sale of 801 housing units. Of these, 442 were social housing units sold via the Right to Buy and Right to Acquire schemes, up from 236 the previous year which is likely to be due to the ending of the Right to Buy and Right to Acquire Schemes for existing stock in January 2019.

Social landlord housing stock may have also decreased due to demolitions; however, it is not known how many of those housing units demolished were social landlord housing units. Further information is available in the '[Key quality information](#)' section of this release.

## 3. Social housing stock

The majority of social housing units owned and rented from local authorities and RSLs are at social rents. Social rented housing is provided by local authorities and Welsh RSLs where rent levels are below market rents and are set within the framework of the [Welsh Government Social Rent Policy](#). They include self-contained general needs and self-contained sheltered housing units.

However the term social housing also includes other social housing units not covered by the [Welsh Government Social Rent Policy](#). These include self-contained 'other supported' housing units and self-contained 'extra care' housing units where an additional level of support is provided as well as non self-contained bedsits and hostel bed spaces. More information on the Welsh Government Rent Policy is available in the '[Key quality information](#)' section of this release.

At 31 March 2019 there were a total of 231,413 social housing units in Wales. Of these, 95 per cent (220,582) were self-contained general need or sheltered housing units which were rented from Welsh social landlords at social rents (as regulated by the [Welsh Government Social Rent Policy](#)<sup>3</sup>). The remaining 5 per cent (10,831) were social housing units not covered by the Welsh Government Social Rent Policy but still classed as social housing.

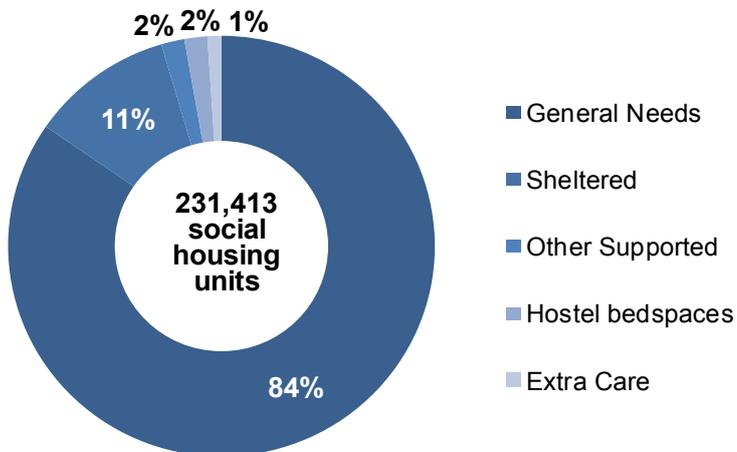
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<sup>2</sup> Source is new house building data collection from local authorities & National House Building Council.

<sup>3</sup> The [Welsh Government Social Rent Policy](#) covers those social landlords with 100 units or more of housing stock. All units of stock have been included in this figure.

RSLs owned 62 per cent (144,009 units) of all social housing units at 31 March 2019 and the 11 stock retaining authorities owned the remaining 38 per cent (87,404 units).

**Chart 1- Percentage of all social housing units by type as at 31 March 2019**



Source: Annual social landlord stock returns

**Table 1 Social housing units for Welsh social landlords, as at 31 March each year (a)**

Social Landlords	Housing at social rents			Other social housing					Total social housing
	Self-contained General needs	Self-contained Sheltered	Total social rented	Self-contained Other supported	Self-contained Extra care	Non self-contained Bedsits	Non self-contained Hostel bedspaces	Total 'other' social	
<b>Local Authorities</b>									
2012-13	73,410	13,216	86,626	1,542	40	4	121	1,707	<b>88,333</b>
2013-14	73,299	13,189	86,488	1,501	40	4	126	1,671	<b>88,159</b>
2014-15	73,024	13,206	86,230	1,495	40	0	126	1,661	<b>87,891</b>
2015-16	74,663	11,108	85,771	1,485	25	0	126	1,636	<b>87,407</b>
2016-17	74,698	10,956	85,654	1,516	25	0	126	1,667	<b>87,321</b>
2017-18 (r)	74,959	10,748	85,707	1,516	25	0	126	1,667	<b>87,374</b>
2018-19	74,889	10,707	85,596	1,625	25	0	158	1,808	<b>87,404</b>
<b>RSLs</b>									
2012-13	115,524	14,191	129,715	2,179	1,656	422	3,434	7,691	<b>137,406</b>
2013-14	116,372	13,747	130,119	2,187	1,765	550	3,489	7,991	<b>138,110</b>
2014-15	116,941	13,657	130,598	2,320	1,965	568	3,631	8,484	<b>139,082</b>
2015-16	117,273	14,214	131,487	2,274	2,030	562	3,681	8,547	<b>140,034</b>
2016-17	118,572	14,206	132,778	2,310	2,132	432	3,832	8,706	<b>141,484</b>
2017-18 (r)	119,617	14,362	133,979	2,377	2,144	310	3,833	8,664	<b>142,643</b>
2018-19	120,666	14,320	134,986	2,440	2,411	317	3,855	9,023	<b>144,009</b>
<b>All social landlords</b>									
2012-13	188,934	27,407	216,341	3,721	1,696	426	3,555	9,398	<b>225,739</b>
2013-14	189,671	26,936	216,607	3,688	1,805	554	3,615	9,662	<b>226,269</b>
2014-15	189,965	26,863	216,828	3,815	2,005	568	3,757	10,145	<b>226,973</b>
2015-16	191,936	25,322	217,258	3,759	2,055	562	3,807	10,183	<b>227,441</b>
2016-17	193,270	25,162	218,432	3,826	2,157	432	3,958	10,373	<b>228,805</b>
2017-18 (r)	194,576	25,110	219,686	3,893	2,169	310	3,959	10,331	<b>230,017</b>
2018-19	195,555	25,027	220,582	4,065	2,436	317	4,013	10,831	<b>231,413</b>

Source: Annual social landlord stock returns

(a) Excludes data for English RSLs with stock in Wales. At 31 March 2019, they owned 208 units of stock in Wales.

(r) The data for 2017-18 has been revised since previously published.

### 3.1 Housing at social rents

- The bulk of housing units at social rents continued to be self-contained general needs accommodation (including self-contained bedsits), which is not designated for any specific users, and accounted for 89 per cent of all the 220,582 social rented housing units at 31 March 2019.
- The remaining 11 per cent were self-contained sheltered housing units (including self-contained bedsits) for those with specific needs due to age, disability or other vulnerability. These were similar to the proportions seen in the previous year.
- Local authorities had a higher percentage of self-contained sheltered housing units within their stock, accounting for 13 per cent of all their social rented stock at 31 March 2019.

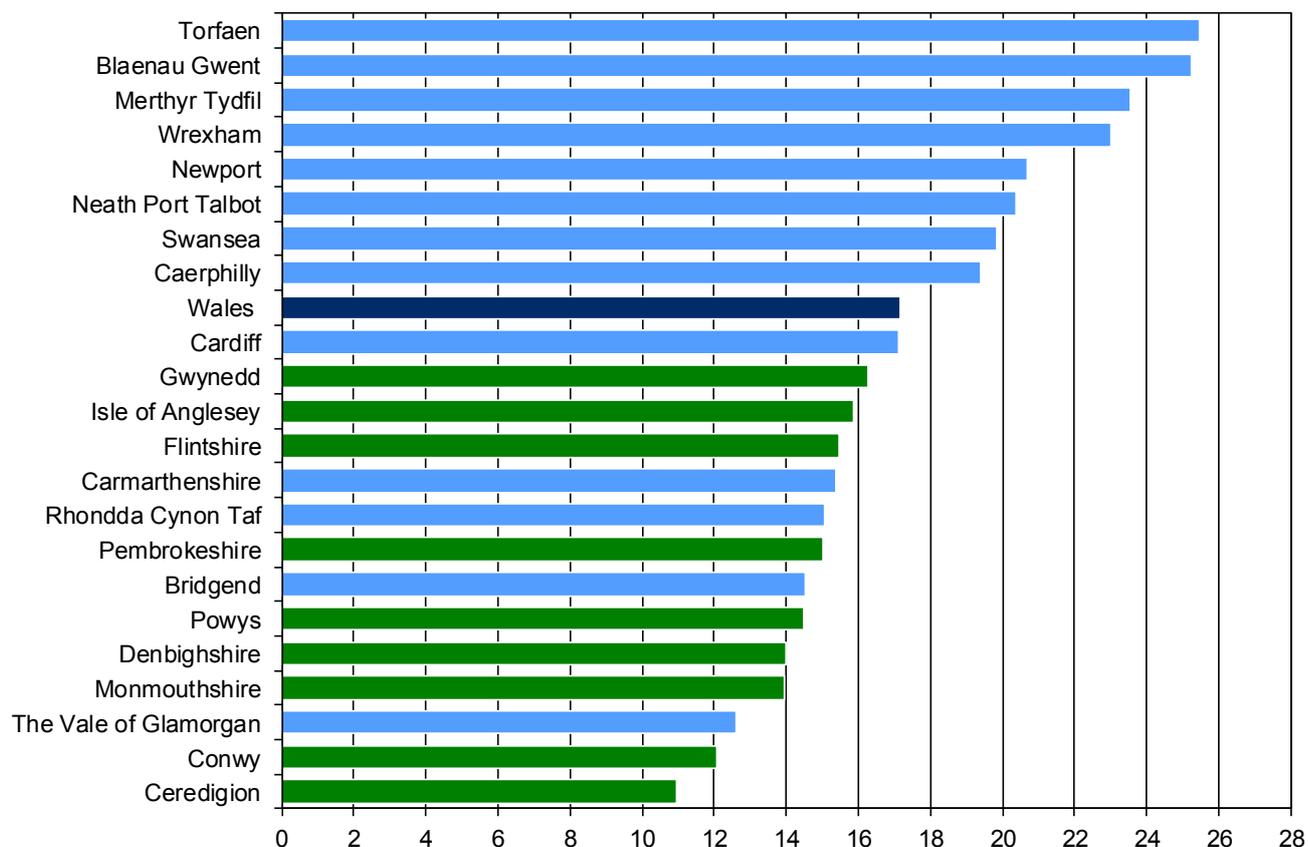
### 3.2 Other social housing

- At 31 March 2019 there were 10,831 other social housing units across Wales which were not covered by the [Welsh Government social rents policy](#) framework.
- Registered social landlords (RSLs) continued to hold the majority of other social housing at 31 March 2019, accounting for 83 per cent (9,023 units) of all other social housing.
- At 31 March 2019, the majority (60 per cent) of other social housing was self-contained, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. The remaining 40 per cent (4,330 units) were non-self-contained units, comprising bedsits and hostel bed spaces.
- Following a decrease of over a quarter during the previous year, in 2017-18 the number of non self-contained bedsits were up very slightly (2 per cent) to 317 units and all continued to be owned by RSLs.
- Self-contained 'Other Supported' housing units accounted for 38 per cent (4,065 units) of all other social housing. Local authorities had a much higher percentage of 'other supported' housing within their stock (90 per cent) than was the case for RSLs (27 per cent).
- A further 22 per cent (2,436 units) were self-contained extra care housing units which offer a higher level of care than 'sheltered housing'. The services offered vary between schemes but can include the provision of meals, help with domestic tasks and other personal care. At 31 March 2019, almost all of the self-contained extra care housing units continued to be owned and managed by RSLs (99 per cent), with only 25 self-contained extra care housing units owned by local authorities.

### 3.3 Social housing by local authority area

[Chart 2](#) below shows the rate of all social housing per 100 households (both housing at social rents and ‘other’ social housing combined) at an individual local authority level.

**Chart 2 - Rate of all social housing units per 100 households as at 31 March 2019 (a)**



Source: Annual social housing stock returns

(a) Mid-2017 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 from the [StatsWales website](#).

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

- Taking into account the number of households in each local authority area, the authorities with the highest rates of all social housing (social rented and ‘other’ social housing) per 100 households were Torfaen at 25.5 and Blaenau Gwent at 25.2. Ceredigion had the lowest at 10.9, followed by Conwy at 12.1 ([Chart 2](#)).
- The rate of all social housing units per 100 households continued to be higher in urban than in rural authorities, particularly some of the valley authorities including Blaenau Gwent, Torfaen and Merthyr Tydfil, whilst all nine rural authorities continued to record rates below the Wales average of 17.1 units per 100 households.

**Table 2 – Social housing units for Welsh social landlords by local authority area, as at 31 March 2019 (a)**

Local Authorities	Housing at social rents			Other social housing					Number
	Self-contained General needs	Self-contained Sheltered	Total social rented	Self-contained Other supported	Self-contained Extra care	Non self-contained Bedsits	Non self-contained Hostel bedspaces	Total 'other' social	Total social housing
	Isle of Anglesey	4,098	587	4,685	21	117	0	97	235
Gwynedd	7,711	620	8,331	93	202	22	144	461	<b>8,792</b>
Conwy	4,349	1,503	5,852	78	185	36	194	493	<b>6,345</b>
Denbighshire	3,901	1,473	5,374	28	138	35	234	435	<b>5,809</b>
Flintshire	6,745	2,971	9,716	29	186	18	236	469	<b>10,185</b>
Wrexham	12,147	865	13,012	58	114	0	244	416	<b>13,428</b>
Powys	6,024	2,308	8,332	58	51	8	166	283	<b>8,615</b>
Ceredigion	2,844	408	3,252	20	48	10	71	149	<b>3,401</b>
Pembrokeshire	6,187	933	7,120	938	128	0	108	1,174	<b>8,294</b>
Carmarthenshire	11,397	660	12,057	20	189	0	184	393	<b>12,450</b>
Swansea	18,605	2,053	20,658	198	161	29	421	809	<b>21,467</b>
Neath Port Talbot	11,432	786	12,218	68	115	0	163	346	<b>12,564</b>
Bridgend	8,060	592	8,652	80	64	6	141	291	<b>8,943</b>
The Vale of Glamorgan	5,597	621	6,218	704	42	11	135	892	<b>7,110</b>
Cardiff	23,041	1,561	24,602	485	133	8	807	1,433	<b>26,035</b>
Rhondda Cynon T	13,747	1,426	15,173	146	40	0	292	478	<b>15,651</b>
Merthyr Tydfil	5,283	431	5,714	29	60	0	34	123	<b>5,837</b>
Caerphilly	13,096	1,375	14,471	101	99	18	119	337	<b>14,808</b>
Blaenau Gwent	6,930	724	7,654	31	86	0	46	163	<b>7,817</b>
Torfaen	8,901	192	9,093	860	77	20	37	994	<b>10,087</b>
Monmouthshire	4,191	1,275	5,466	5	21	37	27	90	<b>5,556</b>
Newport	11,269	1,663	12,932	15	180	59	113	367	<b>13,299</b>
<b>Wales</b>	<b>195,555</b>	<b>25,027</b>	<b>220,582</b>	<b>4,065</b>	<b>2,436</b>	<b>317</b>	<b>4,013</b>	<b>10,831</b>	<b>231,413</b>

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 2019, they owned 208 units of stock in Wales.

### **3.4 Housing at social rents by local authority area**

- As can be seen in [Table 2](#), at both a Wales and individual local authority level, the majority of all social rented housing was self-contained general needs accommodation. This varied from 98 per cent in Torfaen to 69 per cent in Flintshire.
- As was the case last year, the percentage of all social rented housing that was self-contained sheltered housing also varied considerably at a local authority area level. Some authorities recorded very low levels, whilst in Flintshire this type of accommodation accounted for almost a third (31 per cent) of all social rented housing and in Powys 28 per cent.

### **3.5 Other social housing by local authority area**

- At a Wales level, 38 per cent (4,065 units) of 'other social housing' units were self-contained 'other supported' housing and over a fifth (22 per cent, 2,436 units) were self-contained extra care housing ([Table 2](#)).
- The number and proportion of both types varied considerably at an individual local authority area level. The proportion of 'other social housing' units that were self-contained 'other supported' housing ranged from 87 per cent in Torfaen to just 4 per cent in Newport. The proportion of 'other social housing' units that were self-contained extra care housing ranged from 53 per cent in Blaenau Gwent to 5 per cent in the Vale of Glamorgan and 8 per cent in Torfaen.
- The remaining 40 per cent of 'other social housing' units across Wales was made up of 317 non self-contained bedsits and 4,013 non self-contained hostel bed spaces. At an individual local authority level, Newport recorded the highest number of non self-contained bedsits (59 units) whilst none were recorded in 8 of the 22 authorities.
- Cardiff and Swansea continued to record the highest numbers of non self-contained hostel bed spaces at 807 units and 421 units respectively.

#### 4. 'Other housing' stock owned or managed by social landlords

As well as social rented and other social housing stock, social landlords may also own or partly own and manage other types of housing. These include housing units let at intermediate rents (including Rent First<sup>4</sup>) where rents are set above social rent but below market rent levels. They also include, Shared Ownership-Wales (a part-buy, part-rent scheme for aspiring buyers who have some deposit but are unable to obtain the mortgage required to purchase outright) and Rent to Own – Wales<sup>5</sup> where buyers pay market rents for new-build homes and have the option to purchase from the end of the second year. Also included is flexible tenure for the elderly schemes, housing units let at market rent levels, 'Home buy' and other investment housing. Further information is available in the '[Key quality information](#)' section and [Glossary](#).

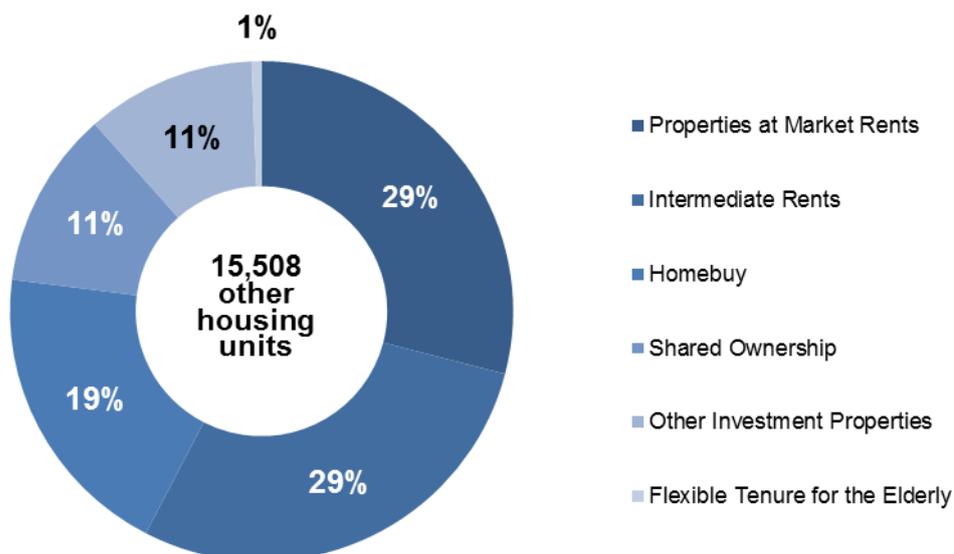
- At 31 March 2019, there were 15,508 housing units owned or partly owned and managed by social landlords which were not classed as 'social housing'. This is an increase of 1 per cent on the previous year and of these, 99 per cent were owned or partly owned and managed by RSLs (Table 3).
- At a Wales level, at 31 March 2019, 29 per cent (4,503 units) of other housing units owned or managed by social landlords were housing units let at market rent and a further 29 per cent (4,430 units) were let at intermediate rents.
- Just under a fifth (19 per cent, 3,011 units) of all other housing units were Homebuy which comprises housing where the social landlord has provided a loan to a previous tenant to purchase the housing unit outright; although the former landlord holds no equity stake in the stock, finance has been provided and remains outstanding.
- Shared ownership housing units accounted for 11 per cent (1,775 units) and a further 11 per cent (1,690 units) were other investment housing.
- There were only 99 (1 per cent) flexible tenure housing units for the elderly across Wales at 31 March 2019 ([Chart 3](#)).

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<sup>4</sup> Rent First is a subsidised intermediate rent solution providing people with a mid-market rental solution as well as potentially assisting them in the outright purchase of their home in the future.

<sup>5</sup> In February 2018 the Welsh Government introduced two new schemes, [Rent to Own – Wales](#) and [Shared Ownership - Wales](#), aimed at offering the opportunity of home ownership to households who can afford the monthly mortgage payments but do not have the level of deposit normally required to purchase a home

**Chart 3 - Percentage of All Other Housing Units by Type as at 31 March 2019**



Source: Annual social landlord stock returns

- At 31 March 2019, social landlord owned housing units let at market rent levels continued to be concentrated in just three authorities. A third were recorded in Ceredigion (1,474 units), a further 31 per cent in Swansea (1,396 units) and a quarter cent in Gwynedd (1,135 units). These units are predominantly student accommodation owned by one registered social landlord.
- At a local authority area level, over a fifth (21 per cent) of all the intermediate rented housing units at 31 March 2019 were in Cardiff (909 units). A further 14 per cent (634 units) were recorded in Pembrokeshire and 12 per cent (533 units) in Swansea.
- Homebuy housing units continued to be relatively evenly spread across all 22 local authorities with Torfaen recording the highest proportion at 10 per cent
- The largest proportion of shared ownership housing units continued to be recorded in Newport at 19 per cent followed by Cardiff and Conwy each with 16 per cent respectively.
- As was the case with housing at market rent, other investment housing units were mainly concentrated in just three authorities with 40 per cent (675 units) recorded in Cardiff, 14 per cent (242 units) in the Vale of Glamorgan and 12 per cent (208 units) in Swansea.
- Over half (59 per cent) of the 99 flexible tenure for the elderly housing units at 31 March 2019 were in Conwy. This may be influenced by the fact that in Conwy over a quarter (27 per cent) of the population were aged 65 or over in 2018<sup>6</sup> compared to a Wales average of 21 per cent ([Table 3](#)).

<sup>6</sup> Mid year population estimates by local authority and age available on [StatsWales](#).

**Table 3 – Other housing units owned or managed by Welsh social landlords by local authority area, at 31 March 2019**

*Numbers*

Local authority	Shared ownership	Flexible tenures for the elderly	Intermediate rents	Housing units let at market rents	Homebuy	Other investment housing	Total
Isle of Anglesey	5	0	30	32	149	2	218
Gwynedd	48	14	68	1,135	240	9	1,514
Conwy	282	58	57	13	184	50	644
Denbighshire	155	0	39	39	161	41	435
Flintshire	165	0	60	31	112	15	383
Wrexham	62	0	79	9	47	64	261
Powys	10	0	82	10	51	53	206
Ceredigion	5	1	62	1,474	113	16	1,671
Pembrokeshire	8	0	634	6	133	0	781
Carmarthenshire	11	0	154	0	91	2	258
Swansea	60	2	533	1,396	110	208	2,309
Neath Port Talbot	23	0	116	33	16	10	198
Bridgend	19	0	387	1	67	84	558
The Vale of Glamorgan	16	0	144	12	170	242	584
Cardiff	279	24	909	191	270	675	2,348
Rhondda Cynon Taf	7	0	75	0	116	102	300
Merthyr Tydfil	1	0	135	51	30	41	258
Caerphilly	103	0	227	1	198	38	567
Blaenau Gwent	0	0	45	3	69	0	117
Torfaen	142	0	89	51	300	0	582
Monmouthshire	33	0	155	14	169	38	409
Newport	341	0	350	1	215	0	907
<b>Wales</b>	<b>1,775</b>	<b>99</b>	<b>4,430</b>	<b>4,503</b>	<b>3,011</b>	<b>1,690</b>	<b>15,508</b>

Source: Annual social landlord stock returns

## 5. Social housing rents

Information on average weekly social housing rents is collected for all social housing units (both self-contained and non self-contained) however this release only presents information on the average weekly rents charged for **self-contained social housing units**. Self-contained housing units cover accommodation which is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities.

Rental information for all non self-contained social housing units (including bedsits and hostel bed spaces) has been excluded from the analysis shown within this release but is available on [StatsWales](#).

Rental information covering any non social housing units owned and managed by Welsh social landlords is not collected by the Welsh Government.

The social housing rents shown in this release are the average weekly rents set at 1 April 2019 by local authorities and RSLs to cover the 2019-20 financial year. This excludes any rent allowances, service charges and any charges for amenities and water rates.

[The Welsh Government's Policy for Social Housing Rents](#) provides a framework within which each social landlord is responsible for setting the rents for their own housing units. The Rent Policy 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 are required to operate with average weekly rent levels that fall within the scope of those bands. It applies specifically to self-contained general needs and sheltered housing units and **only covers** those social landlords who hold 100 or more units of self-contained general needs and sheltered housing at 31 March each year. The policy was implemented by RSLs from April 2014 and by the 11 stock retaining local authorities from April 2015.

An independent review of the Rent Policy was undertaken by Heriot Watt University during 2018-19 and a [final report](#) was published on 17 July 2019.

The independent review of Affordable Housing Supply carried out during 2018-19 also included consideration of the Rent Policy. A [report published](#) on 1 May 2019 included recommendations in relation to the Welsh Government's policy for social housing rents. Further information is available in the '[Key quality information](#)' section.

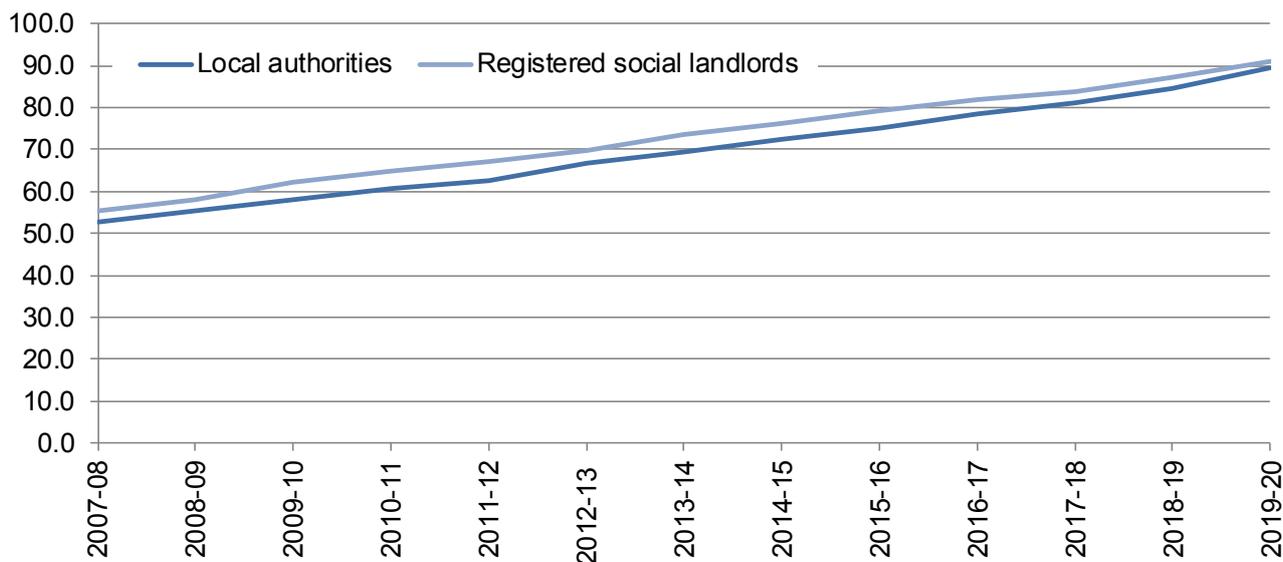
The information shown in this release covers the average weekly rents charged for all self-contained social housing and not just the housing units covered by the Rent Policy. It will therefore include information on the average rents charged by all social landlords and not just those with 100 or more units of self-contained general needs and sheltered housing at 31 March 2019. Further information on the Welsh Government Rent Policy is available in the '[Key quality information](#)' section of this release.

## 5.1 Rents for all self-contained social housing units.

[Table 4](#) and [Charts 4 & 5](#) present information on the average weekly rents charged by both the 11 stock retaining local authorities and all RSLs for all self-contained social housing units. This includes self-contained general needs and sheltered housing units subject to the Rents Policy as well as other self-contained social housing including ‘other’ supported housing and extra care units.

- The 2019-20 average weekly rents set (at 1 April 2019) for all the 87,246 self-contained social housing units owned and managed by local authorities was £92.26. This was 2 per cent lower than £93.77 average weekly rent set for the 139,837 self-contained social housing units owned and managed by RSLs ([Table 4](#)).
- RSL average weekly rent levels have been consistently higher than local authority average weekly 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 has applied to both RSLs and local authorities. It is also noticeable that RSLs tend to have a higher percentage of 4 and 5 bedroom units than local authorities and these inevitably attract a higher average weekly rent.

**Chart 4 – Average weekly rents (£s) of all self-contained social housing units owned and managed by Welsh social landlords (a) (b)**



Source: Annual returns from local authorities and RSLs

- (a) Includes self contained general needs, sheltered, other supported and extra care housing. Excludes all non-self contained social housing units, non self-contained bedsits and non-self contained hostels. Excludes all non social housing units.  
 (b) The rents relate to the position at 1 April before the financial year commences.

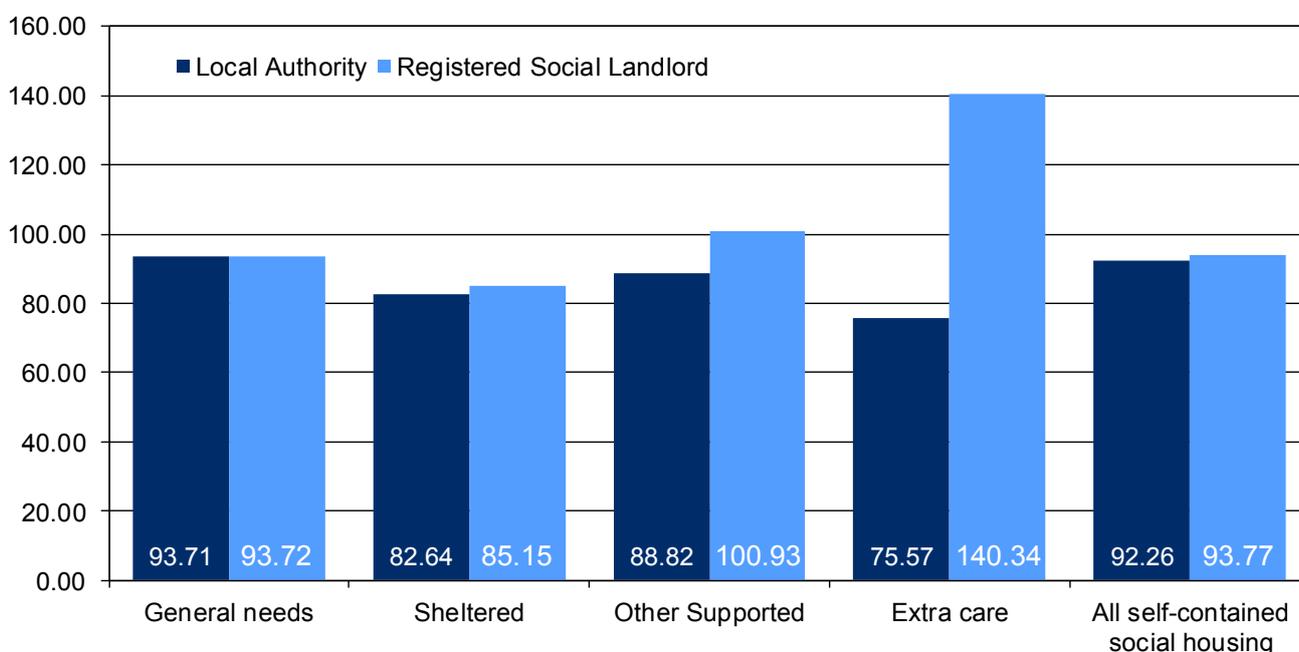
- The gap between local authority and RSL average weekly rent levels has been gradually closing over recent years and this continued for 2019-20. The average weekly rent for RSL self-contained social housing units for 2019-20 was £1.51 higher than for local authority self-contained social housing units. This was the smallest difference recorded to date and compares with a difference of £1.80 per week for 2018-19 and £2.45 per week for 2017-18.
- Local authority rents set for 2019-20 for all self-contained social housing averaged £92.26 per week, which is an increase of 3 per cent on 2018-19 compared with a 6 per cent increase between 2017-18 and 2018-19.

- RSL rents set for 2019-20 for all self-contained social housing averaged £93.77 per week, which is an increase of 3 per cent on 2018-19 and the same percentage increase as recorded for local authority rents. It compares with a 5 per cent increase in RSL rents in the previous year.

[Chart 5](#) below shows average weekly rents for the different types of self-contained local authority and RSL social housing units in Wales, including general needs, sheltered, ‘other supported’ and extra care housing.

Rents charged for self-contained extra care housing may be significantly higher, on average, than those charged for self-contained general needs, sheltered and ‘other supported’ 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.

**Chart 5 – Average weekly rents (£’s) of all Welsh social landlord self-contained social housing units for 2019-20 by type of housing (a) (b)**



Source: Annual returns from local authorities and RSLs

(a) Includes self contained general needs, sheltered, other supported and extra care housing. Excludes all non-self contained social housing units, non self-contained bedsits and non-self contained hostels. Excludes all non social housing units.

(b) Rents are set at 1 April 2019 for the 2019-20 financial year

- Whilst the difference between RSL and local authority average weekly rents for all self-contained social housing is £1.51 per week, for self-contained general needs housing units the difference between average rents is just 1 pence per week.
- The mix of housing types differs between the local authorities and RSLs and this may impact on the average weekly rent levels for all self-contained social housing. The average weekly rents for local authority self-contained sheltered and ‘other supported’ housing are generally lower than for RSL units of the same type, whilst RSL rents for self-contained extra care housing are much higher ([Chart 5](#)).

- The rent difference between local authorities and RSLs was highest for self-contained extra care housing at £64.77 per week. This is to be expected given that 99 per cent of all self-contained extra care housing at 31 March 2019 was owned and managed by RSLs, with local authorities continuing to be responsible for just 25 self-contained extra care units all of which were in one local authority, Caerphilly.

**Table 4 – Average rents for all self-contained social housing units (general needs, sheltered, supported and extra care units by local authority area and social landlord type for 2019-20 (a) (b)**

Local authority	<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	92.57	93.64	86.15	85.56	.	93.05	.	127.57	91.75	96.79
Gwynedd	.	91.65	.	81.13	.	105.17	.	125.12	.	91.82
Conwy	.	97.52	.	86.37	.	113.55	.	144.13	.	96.39
Denbighshire	94.10	96.89	81.84	80.66	.	122.37	.	143.01	89.81	97.97
Flintshire	97.80	98.84	86.41	88.29	.	135.74	.	147.56	93.71	101.15
Wrexham	91.95	98.78	76.88	87.03	.	116.51	.	144.60	91.04	100.53
Powys	93.37	92.70	83.43	85.71	.	88.75	.	149.50	89.66	92.86
Ceredigion	.	97.84	.	88.79	.	87.28	.	137.75	.	97.24
Pembrokeshire	83.26	94.07	75.05	79.44	81.41	147.71	.	147.75	82.00	95.31
Carmarthenshire	88.27	91.17	73.08	85.87	.	123.15	.	115.64	87.41	92.62
Swansea	92.33	93.33	86.63	86.36	.	89.84	.	103.23	91.92	92.45
Neath Port Talbot	.	90.00	.	78.21	.	90.96	.	169.23	.	89.99
Bridgend	.	96.34	.	96.51	.	114.70	.	105.15	.	96.58
The Vale of Glamorgan	99.98	102.35	89.70	88.47	90.21	101.67	.	208.35	97.47	102.46
Cardiff	104.14	104.13	79.92	96.37	.	135.89	.	146.90	103.93	105.02
Rhondda Cynon Taf	.	89.66	.	76.09	.	97.70	.	201.74	.	88.77
Merthyr Tydfil	.	86.74	.	79.22	.	83.84	.	216.60	.	87.51
Caerphilly	89.19	94.51	78.75	90.22	.	94.75	75.57	145.27	88.25	95.00
Blaenau Gwent	.	83.22	.	75.47	.	106.17	.	139.37	.	83.21
Torfaen	.	95.14	.	82.75	.	82.49	.	177.51	.	94.45
Monmouthshire	.	96.35	.	85.27	.	105.63	.	83.72	.	93.73
Newport	.	94.36	.	87.33	.	105.48	.	124.98	.	93.91
<b>Wales</b>	<b>93.71</b>	<b>93.72</b>	<b>82.64</b>	<b>85.15</b>	<b>88.82</b>	<b>100.93</b>	<b>75.57</b>	<b>140.34</b>	<b>92.26</b>	<b>93.77</b>

Source: Annual social landlord rent returns

(a) This table includes all self-contained social housing units but excludes non self-contained social housing units and excludes all non social housing owned and managed by Welsh social landlords.

(b) Rents are set at 1 April 2019 for the 2019-20 financial year.

'.' = not applicable

- Average social housing rents for 2019-20 varied considerably depending on the provider, housing type and local authority area.
- The RSL weekly rents for all self-contained social housing units for 2019-20 were lowest in the valley authorities of Blaenau Gwent (£83.21 per week), Merthyr Tydfil (£87.51 per week) and Rhondda Cynon Taf (£88.77 per week). They continued to be highest in Cardiff (£105.02 per week) and the Vale of Glamorgan (£102.46 per week).
- The RSL weekly rents for all self-contained social housing units set for 2019-20 was below the Wales average of £93.77 per week in 9 of the 22 local authorities.
- For the 11 local authorities that still retain stock, the average local authority weekly rents for all self-contained social housing units for 2019-20 continued to be lowest in Pembrokeshire at £82.00 per week and highest in Cardiff at £103.93 per week.
- The gap between local authority and RSL rent levels for all self-contained social housing units continued to be greatest in Pembrokeshire with average RSL rents of £13.31 per week more than those charged by the local authority, though this was down from a difference of £14.75 the previous year. The gap continued to be lowest in Swansea at just 53 pence per week.
- While RSL rents continued to be generally higher than local authority rents across all housing types there were some exceptions. In Powys the local authority average general needs rent for 2019-20 was 67 pence a week higher than the equivalent RSL rents. For sheltered housing the local authority rents were higher than the RSL rents in 4 local authorities; the Isle of Anglesey (59 pence per week), Denbighshire (£1.18 per week), Swansea (27 pence per week) and the Vale of Glamorgan (£1.23 per week) ([Table 4](#)).

## **5.2 Self-contained – extra care housing**

- The 2019-20 average weekly RSL rents charged for self-contained extra care housing across Wales were £140.34 which is up on the £136.95 charged in 2018-19, and substantially higher than the RSL average weekly rents for other types of the self-contained social housing units. 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 2019-20 continued to be recorded in Merthyr Tydfil at £216.60 per week and the lowest continued to be recorded in Monmouthshire at £83.72 per week.
- Caerphilly was the only stock retaining local authority with self-contained extra care housing units at 31 March 2019 and set an average rent of £75.57 per week up from £73.26 per week in the previous year and still based on just 25 units.

### 5.3 Self-contained general needs housing

**Table 5 – Average weekly rents of Welsh social landlord self-contained general needs housing units, by type of landlord and type and size of unit (a) (b) (c)**

Dwelling	2014-15		2015-16		2016-17		2017-18		2018-19		2019-20		
	LA	RSL	LA	RSL									
1 bedroom:													
Houses and bungalows	63.76	70.68	67.18	73.03	70.66	74.66	74.27	77.16	78.99	80.71	(r)	82.01	82.45
Flats	65.15	69.47	67.72	71.64	70.00	73.13	72.99	75.36	77.27	78.57	(r)	79.28	80.47
2 bedrooms:													
Houses and bungalows	74.15	80.19	77.62	83.13	80.32	85.10	83.98	88.10	88.77	92.32	(r)	91.61	94.81
Flats	71.19	73.82	74.29	76.13	76.80	77.54	79.92	80.38 (r)	84.38	84.08	(r)	86.47	87.03
3 bedrooms:													
Houses and bungalows	81.96	83.37	85.54	86.60	88.48	88.74	92.25	92.33	97.29	97.07	(r)	100.54	100.13
Flats	76.66	79.70	80.12	83.05	81.38	84.95	84.93	88.15	89.68	92.67	(r)	92.54	95.08
4 bedrooms:													
Houses and bungalows	90.88	98.08	94.67	101.67	97.52	104.38	101.54	108.33	106.83	113.80	(r)	110.40	116.54
Flats	98.50	93.78	104.05	97.97	107.38	100.22	111.68	102.98	116.36	107.09		118.97	105.21
5 (or more) bedrooms:													
Houses and bungalows	99.17	127.68	101.91	130.72	105.51	133.11	109.60	136.18	115.34	139.60	(r)	119.14	141.75
Flats	.	.	.	.	.	.	.	.	.	.	.	.	.
<b>All dwellings:</b>	<b>76.55</b>	<b>79.23</b>	<b>79.92</b>	<b>82.05</b>	<b>82.53</b>	<b>83.90</b>	<b>86.07</b>	<b>86.96</b>	<b>90.86</b>	<b>91.11</b>	(r)	<b>93.71</b>	<b>93.72</b>

Source: Annual social landlord rent returns

(a) This table includes self-contained general needs units only (including self-contained bedsits).

(b) Rents for each financial year relate to the position at 1 April for the following financial year. For example for 2019-20 rents are set at 1 April 2019.

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

(r) RSL data for 2017-18 and RSL and LA data for 2018-19 have been revised since previously published.

- The difference between the average weekly rents charged for all self-contained general needs housing by RSLs and that charged by local authorities has been reducing each year since 2015-16 following the implementation of the [Rent policy framework](#) by local authorities.
- The average rents set by RSLs at 31 March 2019 for all self-contained general needs housing during 2019-20 was £93.72 per week which was just 1 pence per week more than that charged by local authorities, compared with a difference of 25 pence the year before.
- The gap between the lowest and highest amount of rent charged for the various housing units for 2019-20 continued to be greater for RSLs than for local authorities. Whilst rents for local authorities ranged from £79.28 for a one bedroom flat to £119.14 per week for a 5 (or more) bedroom house or bungalow, RSL rents ranged from £80.47 per week for a one bedroom flat to £141.75 per week for 5 (or more) bedroom house or bungalow.

- Across different housing 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 £22.61 per week more than local authority tenants for these types of housing. As there are a relatively small number of larger housing units, 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 41 pence more per week.
- As was the case last year, local authorities also charged higher weekly rents than RSLs for large flats (4 bedrooms). For 2019-20, the local authority average rent for these types of flats was £13.76 higher than the RSL rents. There were however only 12 local authority 4 bedroom flats across Wales at 31 March 2019. Of these, 10 were located in Cardiff where rents are generally higher than in other local authorities, one in the Isle of Anglesey and one was located in Flintshire.

## 6. Key quality information

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

#### Well-Being of Future Generations Act 2015

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals for Wales. These are for a more equal, prosperous, resilient, healthier and globally responsible Wales, with cohesive communities and a vibrant culture and thriving Welsh language. Under section (10)(1) of the Act, the Welsh Ministers must (a) publish indicators (“national indicators”) that must be applied for the purpose of measuring progress towards the achievement of the Well-being goals, and (b) lay a copy of the national indicators before the National Assembly. The 46 national indicators were laid in March 2016.

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

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

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

#### Rents policy

The [Welsh Government’s policy for social housing rents](#) applies to all social landlords with more than 100 self contained units in either general needs or sheltered housing 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 are required to ensure their average weekly rent for their applicable housing units falls within their target rent band. The policy was implemented by RSLs from April 2014 and by the stock retaining local authorities from April 2015.

The Welsh Government makes a decision in the autumn each year on the level of rent increase to be applied to the rent policy and the maximum rent increase a social landlord can apply to tenants for the following year. In making a decision the Welsh Government will aim to strike a balance between the interests of social landlords, their tenants and lenders and Welsh Government policy.

An independent review of the Rent Policy was carried out by Heriot Watt University and a [final report](#) was published on 17 July 2019.

The independent review of Affordable Housing Supply carried out during 2018-19 also included consideration of the Rent Policy. The [report](#) published on 1 May 2019 included the following recommendations:

- The Welsh Government should implement a five year rent policy from 2020-21, providing stability for tenants and landlords

- Further flexibilities should be introduced into the Welsh Government’s rent formula regime in relation to bungalows (a higher upward differential) in order to better differentiate them from flats and the locational index (a limit on annual adjustment) in line with the recommendations of the Heriot Watt report
- There should be a focus on landlords considering Value for Money (VfM) alongside affordability. An explicit annual assessment on cost efficiencies should be part of the rationale for justifying any rent increase.

The [Welsh Government response](#) to these recommendations was published on 9 July 2019.

## Data source and coverage

Copies of the current social housing stock and [rents data collection forms](#) are available.

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

Stock data as at 31 March 2019 and rents data for the 2019-20 financial year (as set at 1 April 2019) were collected from all the Local Authorities and all Welsh Registered Social Landlords, including Abbeyfield societies, Almshouse Charities and Co-ownership societies.

The proportion of social housing stock managed by registered social landlords will have been influenced by the large scale voluntary transfers of local authority stock 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

The stock data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2019. 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. It also excludes any housing units leased to temporarily house the homeless and any housing units that are managed as a social lettings agency.

All RSLs registered in England who operate in Wales were also contacted to obtain information on the level and location of stock owned or partly owned in Wales. They reported a total of 208 units as at 31 March 2019. This figure has not, however, been included in the total social housing stock shown in this release which covers Welsh social landlords only.

Rents are shown as at 1 April for the following financial year. For example rents shown for 2019-20 are as set at 1 April 2019.

Figures shown in [Table 5](#) will differ to those in [Table 4](#) as [Table 5](#) only shows rents for self-contained general needs housing (including self-contained general needs bedsits) whilst [Table 4](#) shows rents for all self-contained social housing (general needs, sheltered, 'other supported' and extra care).

The actual average weekly rents charged by local authorities and RSLs shown in this release are for the 2019-20 financial year. For the purposes of this collection, they exclude any rent allowances, service charges and charges for amenities and water rates. However, some local authorities are not be able to disaggregate this information and may have included some service charges within their rent figures

The information on average rents shown in this release covers the average weekly rents charged for all self-contained social housing and not just the housing units covered by the [Welsh Government's policy for social housing rents](#). It will therefore include information on the average rents charged by all social landlords and not just those with 100 or more units of self-contained general needs and sheltered housing at 31 March 2019.

Average weekly rents for 2019-20 shown in this release are based on based on 87,246 local authority and 139,837 RSL self-contained social housing units. The 2019-20 collection year achieved a 100 per cent response rate.

## **Users and uses**

### **Social housing stock**

This release provides data on the level and type of stock owned or partly owned by all social landlords in Wales at 31 March 2019. The 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 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](#).

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.

### **Social housing rents**

This Statistical Release presents information on the average weekly rents for rented local authority (LA) and Registered Social Landlord (RSL) housing units set at the 1 April 2019, for the financial year 2019-20. The information is used by the Welsh Government to gauge the average weekly rents charged by local authorities and registered social landlords by housing type across Welsh authorities and to look at trends over time. Specifically, the Welsh Government uses the self-contained general needs and sheltered housing 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](#).

The information is used by local authorities and RSLs for showing compliance with the current 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.

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.

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](#).

### **National Statistics status**

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

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

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

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

These statistics last underwent a [full assessment](#) against the Code of Practice in 2011.

Since the latest review by the Office for Statistics Regulation, we have continued to comply with the Code of Practice for Statistics, and have made the following improvements:

- Included additional information about the different types of social landlord housing and the terminology used.
- Changed the layout of the release to allow users to more easily differentiate between the different types of stock owned or partly owned and managed by social landlords - housing at social rents, other social housing and non social housing units.
- Enhanced trustworthiness by reviewing and reducing the number of officials with pre-release access

## Quality

Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the Quality pillar and principles in the [new Code of Practice for Statistics](#).

Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#), which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.

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

### Administrative data quality assurance

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

The matrix assesses the release against the following criteria:

- operational context and administrative data collection
- communication with data supply partners
- quality assurance principles, standards and checks applied by data suppliers
- producer's quality assurance investigations and documentation.

The release has been scored as 'A2:Enhanced assurance' against each of the above categories and work is on-going to produce a fuller description of the assurances required. Further information is available on the [UK Statistics Authority website](#).

Data are collected from local authorities and registered social landlords via Excel spreadsheets. These are downloaded from the Afon file transfer website which provides a secure method for users to submit data. The spreadsheets allow respondents to validate the data before submitting to the Welsh Government. Respondents are also given an opportunity to include contextual information where large changes have occurred (e.g. data items changing by more than 10% compared to the previous year). This enables some data cleansing at source and minimises follow up queries.

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

Examples of validation checks within the forms include year-on-year changes, cross checks with other relevant data tables and checks to ensure data is logically consistent.

## **Validation and verification**

Once we receive the data, it goes through further secondary validation and verification checks, for example:

- common sense check for any missing/incorrect data without any explanation;
- arithmetic consistency checks;
- cross checks against the data for the previous year;
- cross checks with other relevant data collections;
- thorough tolerance checks;
- verification that data outside of tolerances is actually correct.

If there is a validation error, we contact the local authority or registered social landlord and seek resolution. If we fail to get an answer within a reasonable timescale, we will use imputation to improve data quality. We will then inform the organisation and explain to them how we have amended or imputed the data. The method of imputation and the affected data is highlighted in the 'quality information' section of the first release.

## **Data quality**

In tables where figures have been rounded, the sum of the individual figures may not equal the total shown.

The Welsh Government's [guidance on statistical quality](#) is available.

## Accuracy

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. We 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 ensure the final data recorded is consistent.

## Revisions

Revisions can arise from events such as late returns from a local authority or RSL, or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this.

Occasionally, revisions can occur due to errors in our statistical processes. In 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.

Any revised data is marked with an (r) in the statistical release.

During the 2018-19 data collection and validation process we were informed of changes to the stock data previously provided for the 2017-18 financial year for both local authorities and registered social landlords. The relevant figures for both stock for 2017-18 and associated average rent levels for 2018-19 have been revised accordingly and a marked with an (r) in this release. There was also a minor revision to the RSL average rent level data shown for 2 bedroom flats for 2017-18 ( from £80.35 to £80.38 per week).

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

## Accessibility

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](#).

## Coherence with other statistics

Annual estimates of the total number of dwellings by tenure 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 latest [statistical first release](#).

The total local authority and Registered Social Landlord dwelling stock estimates published in the annual '[Dwelling Stock Estimates, release](#)' will differ from the 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 cannot therefore be applied.

The [mid 2017 household estimates](#) were used within this release to calculate the rate of social housing units per 100 households.

## **Related statistics for other UK countries**

### **England**

The Ministry for Housing Communities and Local Government (MHCLG) collect information on [local authority housing stock and average local authority rents in England](#). The information is collected annually from the Local Authority Housing Statistics (LAHS) return. Latest published data are for the year ending 31 March 2018.

Information on registered social landlord/private registered providers was collected via the Homes and Communities Agency's Statistical Data Return (SDR) between 2012 and 2018 when responsibility for the SDR moved to the Regulator of Social Housing. The [Statistical Data Return](#) is an annual online survey completed by all private registered providers of social housing in England and captures a wide variety of information from each PRP about all housing they own. The return also collects information on the cost of renting private registered provider (PRP) (housing association) housing. The latest published data for 2017-18 are available on the [GOV.UK website](#).

### **Scotland**

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

The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and financial tables based on information input by RSLs from their audited accounts. Latest figures for social sector stock (local authorities and housing associations) as at March 2018 are available on the [Scottish Government website](#).

The latest published data available for Scotland covering the average weekly rents for both local authority and RSL housing units is published in [social sector housing tables](#). 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**

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.

## **7. Glossary**

### **Bedsits**

Bedsits are a combination of a 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. Housing units 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 housing unit 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
- 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.

## Intermediate rented

These are housing units 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 housing

Any other housing not already included in housing let at market rents or HomeBuy. This should only include residential properties.

## Other housing units

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

## **Housing let at market rents**

These are other housing units which are let 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. Housing units 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 allow qualifying purchasers to buy a share of the housing unit 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

The document is available at:

<https://gov.wales/social-landlord-housing-stock-and-rents-31-march-2019>

More detailed data are available on the [StatsWales website](#).

### Next update

August 2020 (provisional)

### We want your feedback

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

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

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