

LA newbuild

Quarter: January - March 2023

The Welsh Government's Statistical Directorate runs this data collection from local authorities (LAs) in Wales. It monitors the progress of new build schemes throughout all sectors of housing. It is used to inform policy, to answer queries, in briefings and for publication in First Releases. The level of housebuilding activity also provides an important indication of the state of the economy.

Dewiswch eich iaith penodol / Choose your preferred language:

Provider details

Please select your authority from the list provided 

Validation

Links	Completed
Technical guidance	
General guidance	
Definitions	
Contact information	0%
Survey response burden	0%
Form links	Table completed
Table 1 >>	33%
Table 2 >>	45%
Table 3 >>	25%
Total	21%

Please return this spreadsheet via Afon no later than 20 April 2023

<http://www.afonwales.org.uk>

Any queries should be directed to:

Email: housing.collections@gov.wales



ystadegau
ar gyfer cymru
statistics
for wales



Technical guidance for completing the form

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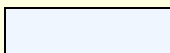
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Navigation

You will be able to move from sheet to sheet by clicking the appropriate hyperlink. For example, to return to the home page click the "Back to Home Page" hyperlink.

Required data items

In this spreadsheet, the cells that require data have the following properties:



All cells requiring data will be coloured pale blue.



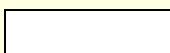
Some cells derive values from other data items. These cells are coloured in grey. You will not be able to enter data into these cells.



Some cells do not need to be completed as they are not applicable. These cells are coloured in dark grey. You will not be able to enter data into these cells.

If you are unable to provide any data item, please leave the cell BLANK. Do not enter text (NA, N/A or Not collected etc.) into any cell other than the comments cells. We will assume that a zero in any cell signifies a zero count for this data item.

Comments



A white space has been provided next to each table for comments. If any data items are missing then a comment must be added to the spreadsheet.

Validation 1

Validation 1 involves checking for common sense errors. These errors must be resolved before the spreadsheet is submitted via AFON.



Data items that pass validation will be coloured green.



Data items where no data is entered, or which break a validation rule, are coloured red. You should enter a zero where the data item is nil, or make a comment.



Missing data items with a comment provided will be coloured amber.

Table 1 & 2 – Starts and completions of new permanent dwellings during the quarter

- 1.1 Report permanent dwellings created by new construction and inspected by the local authority under the Building Control Regulations.
- 1.2 Houses include bungalows (living accommodation in a building of one storey).
- 1.3 Flats include maisonettes.
- Exclude:
- New dwellings inspected by the National House-Building Council (NHBC) and Private Approved Inspectors (PAIs) under Building Control Regulations as these are reported separately;
 - Hostels; and
 - Acquisitions of existing properties and acquisitions of newly built properties that were not originally intended for social housing such as properties acquired from private developers by an RSL. In the case of newly built properties these should be regarded as Private Sector completions regardless of whether the dwelling was acquired by the local authority or an RSL prior to completion.
- 1.4
- Include:
- Dwellings created through any conversion or improvement, where there has been:
 - a change of use e.g. from a barn, warehouse or chapel; or
 - splitting a house into flats or vice versa.
- 1.5
- 1.6 When recording dwellings created through conversion or improvement, only the net increase or decrease should be counted. E.g. if a house is converted into 3 flats, this should only be recorded as 2 new dwellings.
- 1.7 Not all dwellings on one site will necessarily start in the same quarter.
- 1.8 Report all dwellings in a block of flats when the individual block is started.
- 1.9 Dwellings should be reported as completed in the quarter in which they become ready for occupation.

Table 3 – Number of bedspaces in multi-occupancy accommodation completed during the quarter

- 3.1 No specific guidance.

[Housing Act 2004](#)

Definitions

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Bedspaces	The space for one person. A double bedspace is two bedspaces and a cot is one bedspace. A single bedsit counts as one bedspace, a double bedsit counts as two bedspaces.
Completions	A dwelling is defined as completed when a completion notice has been served and when it has become ready for occupation.
Dwelling	A building or any part of a building that forms a separate and self contained set of premises designed to be occupied by a single family or household.
Local Authorities	This refers to dwellings built or dwellings to be managed by the authority. Include dwellings built by authorities for sale to private owners.
Non self-contained/multiple occupancy accommodation	A non self contained dwelling is accommodation which lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of a bedsit, shared housing, refuge, hostel, or hostel type accommodation in which each bedspace is therefore normally considered a non self
Private Enterprise	This refers to dwellings built for owner occupiers or for private landlords, if they are persons or companies. Report: <ul style="list-style-type: none">• All dwellings financed and built by private developers in the local authority area; and• Dwellings built and financed by private developers on land owned by the authority.
Registered Social Landlords	These are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit-making basis. This includes all registered social landlords [(previously stated as Housing Associations), as defined in Section 5(1) of the Housing Act 1985], who are registered with the Welsh Assembly Government (previously stated as Housing for Wales / Tai Cymru or the Housing Corporation) and the new Community Mutuals created through stock transfer. All registered social landlord dwellings should be included whether intended for sale or rent.
Starts	A house or flat is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

Contact information

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Please provide contact details for your authority or RSL below. This will help us to direct any queries to the correct contact.

Form completed by/Main contact for data queries:

	V1
Name	<input type="text"/>
Telephone number	<input type="text"/>
E-Mail address	<input type="text"/>

Alternative contact details

Name	<input type="text"/>
Telephone number	<input type="text"/>
E-Mail address	<input type="text"/>

Monitoring survey response burden

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PLEASE SELECT

[Table 1 & 2](#)

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The Welsh Government is monitoring the burden placed on local authorities completing the data collection forms. This helps us when planning future changes to data collection forms. We would be grateful if you could assist us by completing the table below.

Please enter the time it has taken you (and any colleagues) to prepare and send the return. A number of staff employed in different roles may have been involved. You are asked to count the hours spent by staff in each full time equivalent annual salary band indicated below. You will need to round staff salaries to the nearest £1,000. Please record your time to the nearest hour.

Please only include time spent on activities to prepare and send this return, such as:

- Retrieval and saving the empty form;
- Collection, collation, analysis and aggregation of records and figures required;
- Filling in, checking, amending, reviewing and, when completed, approving the form; and
- Sending the form back to the Welsh Government's Statistical Directorate through AFON.

Grade of staff	Hours taken	V1
Band 1 (£11,500 - £19,999)		X
Band 2 (£20,000 - £26,999)		X
Band 3 (£27,000 - £33,999)		X
Band 4 (£34,000 - £53,999)		X
Band 5 (£54,000+)		X

Comment

Table 1 & 2: Number of starts and completions of new permanent dwellings during the quarter

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PLEASE SELECT

Only include Local Authority inspected data. Exclude figures from National House Building Council (NHBC) and Private Approved Inspectors (PAIs)

[Table 3](#)
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Table 1: Started during this quarter

	New dwellings for private enterprise	New dwellings for registered social landlords	New dwellings for local authority	Total	V1	Comment
	a				a	
1 Houses					✘	
2 Flats					✘	
Total houses and flats started during this quarter				0	✔	

Table 2: Completed during this quarter

		a	b	c	d	a	b	c	d		
3	Houses with:	i) 1 bedroom				0	✘	✘	✘	✔	
		ii) 2 bedrooms				0	✘	✘	✘	✔	
		iii) 3 bedrooms				0	✘	✘	✘	✔	
		iv) 4 or more bedrooms				0	✘	✘	✘	✔	
	Total houses	0	0	0	0	0	✔	✔	✔	✔	
4	Flats with:	i) 1 bedroom				0	✘	✘	✘	✔	
		ii) 2 bedrooms				0	✘	✘	✘	✔	
		iii) 3 bedrooms				0	✘	✘	✘	✔	
		iv) 4 or more bedrooms				0	✘	✘	✘	✔	
	Total flats	0	0	0	0	0	✔	✔	✔	✔	
5	Total houses and flats completed during this quarter	0	0	0	0	0	✔	✔	✔	✔	

Comment

Table 3: Number of multiple occupancy bedspaces completed during the quarter

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Only include Local Authority inspected data. Exclude figures from National House Building Council (NHBC) and Private Approved Inspectors (PAIs)

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	New dwellings for private enterprise	New dwellings for registered social landlords	New dwellings for local authority	Total	V1				Comment
	a	b	c	d	a	b	c	d	
1 Total number of multiple occupancy bedspaces completed during this quarter				0					
Comment									