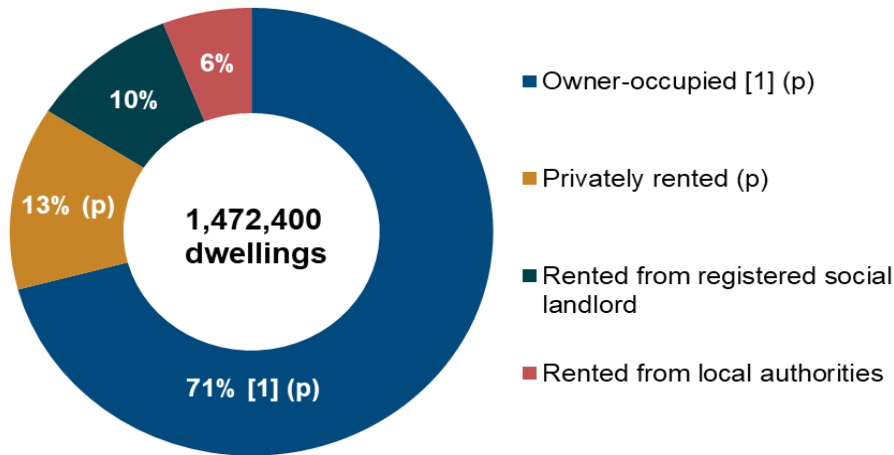




## Dwelling Stock Estimates for Wales, as at 31 March 2022

7 September 2023  
SFR 70/2023

**Figure 1: Estimated dwellings by tenure, as at 31 March 2022**



Description Figure 1: Doughnut chart showing the percentage split of dwellings by tenure at 31 March 2022. Over two thirds of dwellings were owner-occupied.

Source: Welsh Government

[Note 1] Includes intermediate and other tenures.

(p) Estimates are provisional (see [Key quality information](#)).

### Key points at 31 March 2022

- There were an estimated 1,472,400 dwellings in Wales, an increase of 6% compared to 2012.
- Owner-occupied stock has continued to increase in the past decade and accounted for an estimated 71% of all dwelling stock in March 2022 (p).
- Privately rented stock has also increased in the past ten years and accounted for an estimated 13% of all dwelling stock at March 2022 (p).
- Registered social landlord stock has continued to increase over the same time period and accounted for an estimated 10% of all dwelling stock at March 2022.
- Local authority stock has remained fairly stable since 2016 and accounted for an estimated 6% of all dwelling stock at March 2022.
- The proportion of dwelling stock accounted for by each tenure has remained almost constant since 2012.

### About this release

This statistical release presents estimates of the number of dwellings (including vacant) in Wales and each local authority by tenure.

The statistics use the Census as a baseline. Figures for 2012 to 2020 have been revised to calibrate to the Census 2021 dwelling count.

Dwelling stock estimates have been rounded to the nearest 100.

Figures for 2022 are provisional and subject to revision. See [Key quality information](#) for further detail.

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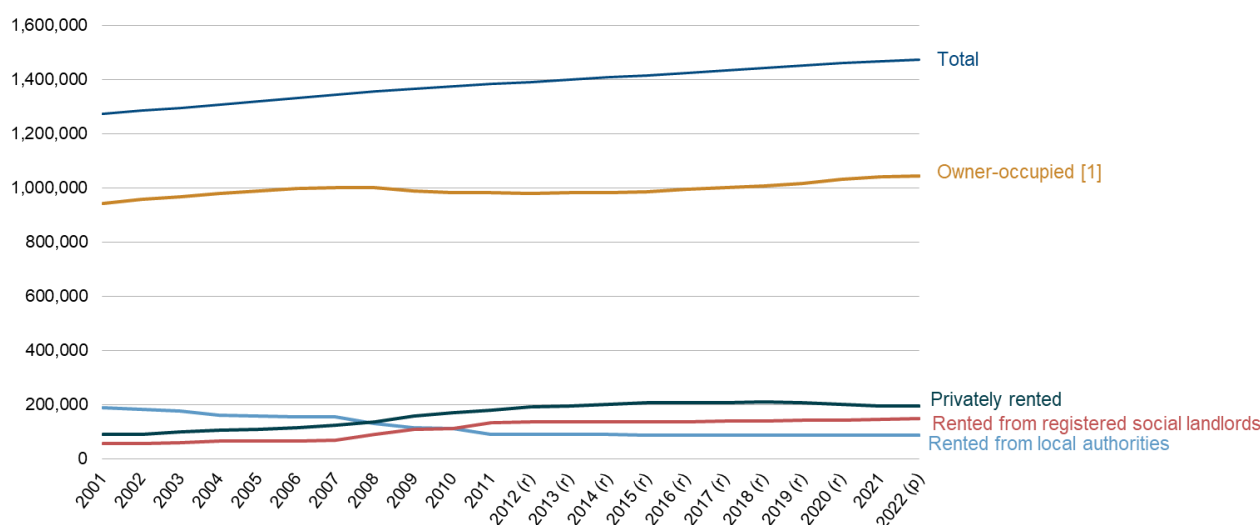
## 1. Total dwelling stock estimates in Wales

At 31 March 2022 there were an estimated 1,472,400 residential dwellings in Wales. The number of dwellings differs from the number of households as there may be more than one household occupying a dwelling, some dwellings may be vacant, and others may be used as second residences.

The estimated dwelling stock in Wales has increased by 6% (80,700 dwellings) since 2012 and by 0.4% (5,200 dwellings) since 31 March 2021.

Between 2012 and 2022, there has been a 6% increase in private sector stock and a 5% increase in social sector stock.

**Figure 2: Dwelling stock estimates by tenure, at 31 March each year**



Description of Figure 2: A line graph showing the number of dwellings for each tenure, as well as the Wales total, between 2001 and 2022. Dwellings in the private sector have increased in this period and since 2011, dwellings rented from registered social landlords have increase while those rented from local authorities have decreased.

Source: Welsh Government

[Note 1] Includes intermediate and other tenures.

(p) Estimates of owner-occupied and privately rented stock are provisional and subject to revision following publication of 2022 Annual Population Survey (APS) (see [Key quality information](#)).

(r) Dwelling stock estimates have been revised September 2023 due to the rebasing of estimates to the 2021 Census dwelling count.

## 2. Private sector stock

Private sector stock includes all dwellings that are owner occupied (whether owned outright or bought with a mortgage) and rented from private landlords. It also includes intermediate and other tenures. Please see Glossary for full definition of tenure. Estimates of owner-occupied and privately rented dwelling stock, as at 31 March 2022, are provisional and subject to revision following publication of 2022 Annual Population Survey (APS) (see [Key quality information](#) for details).

Between 2012 and 2022, there has been an increase in owner-occupied stock annually, with the total stock increasing by 7% (66,200 dwellings) to give a total estimate of 1,043,100. Since March 2021, there has been an increase of 3,000 (less than 1%) in owner-occupied stock (based on provisional data).

In the private sector, there was a sharp increase (21%) in privately rented stock between 2010 and 2016. Between 2016 and 2019, estimates of privately rented stock remained fairly stable however there has been a decrease since of 5% (10,600 dwellings) compared to 2019, to give a total of 194,900 in 2022 (based on provisional data). These estimates are calculated using the 2021 APS, which has some volatility. Also, due to the Coronavirus (COVID-19) pandemic, from March 2020, the mode of data collection for this survey changed, which resulted in a change in the characteristics of people who responded to the survey (see the [Key quality information](#) for further details).

## 3. Social sector stock

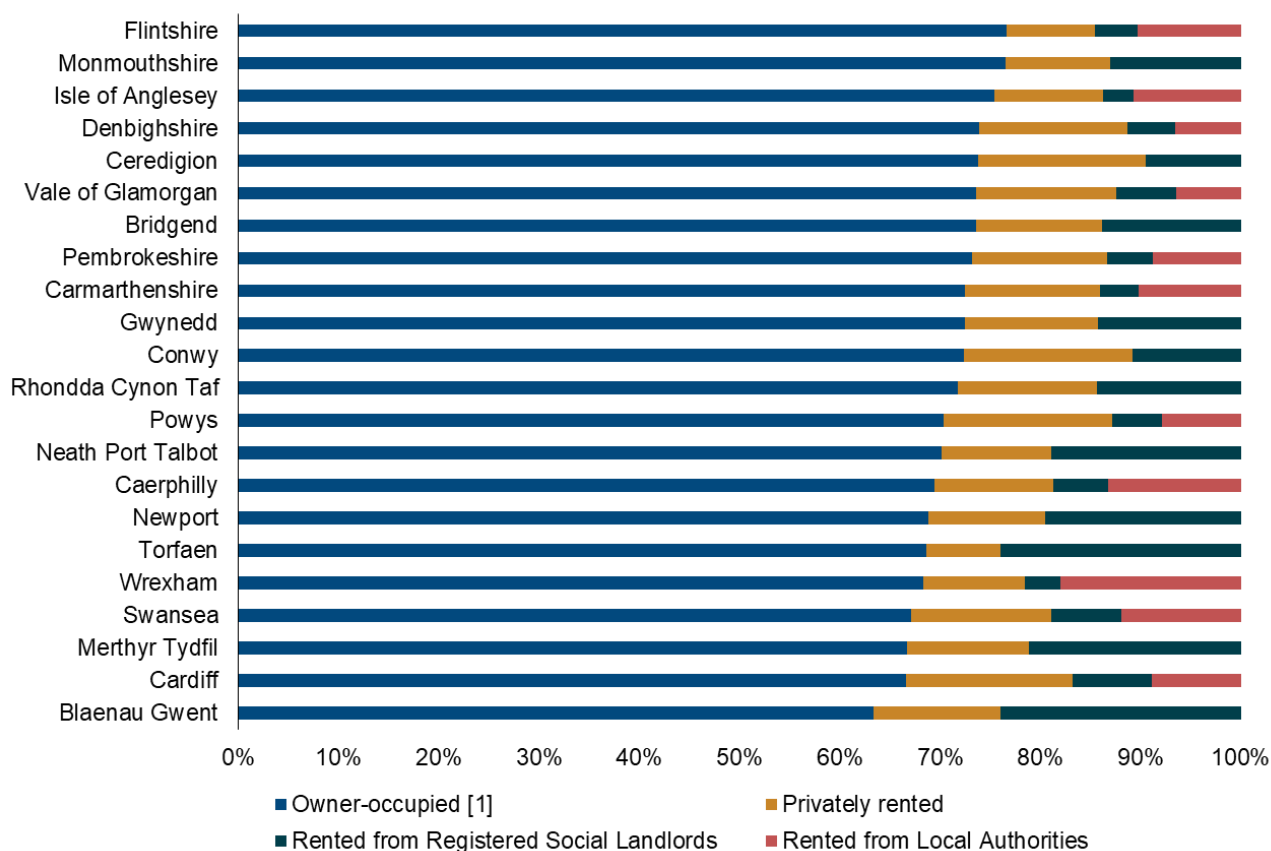
Social sector stock includes dwellings rented from registered social landlords and local authorities. Figures include all self-contained dwellings, and for the purpose of this release, three non-self-contained units are considered to be equal to one dwelling (see [Key quality information](#) for full details). The figures published in this release therefore differ slightly to those published in the [Social Landlord Housing Stock and Rents](#) release.

Between 2010 and 2011, there was a 21% increase in the number of dwellings rented from registered social landlords and a 20% decrease in the number of dwellings rented from local authorities. This was largely owing to the large-scale transfer of local authority stock to registered social landlords between 2008 and 2011 (see [Key quality information](#) for more details). Between 2012 and 2022, registered social landlord stock has continued to increase, by 9% to 146,700 dwellings. Estimates of local authority stock decreased by 1,400 (2%) between 2011 and 2016. Between 2016 and 2022, local authority stock has remained fairly constant at between 87,000 and 88,000 dwellings. In 2022, the estimated number of dwellings rented from local authorities was 87,700.

## 4. Dwelling stock estimates by local authority

Estimated dwelling stock in Wales increased by 5,200 (0.4%) between March 2021 and March 2022. Annual increases ranged from 100 (0.2%) in Merthyr Tydfil to 800 (0.5%) in Cardiff.

**Figure 3: Dwelling stock estimates, percentages by tenure and local authority, as at 31 March 2022 (p)**



Description of Figure 3: A stacked bar chart showing the tenure percentage breakdown for each local authority in Wales. The chart highlights that the large majority of dwellings in each local authority are owner-occupied.

Source: Welsh Government

[Note 1] Includes intermediate and other tenures.

(p) Estimates are provisional (see [Key quality information](#)).

At 31 March 2022, the local authority with the highest proportion of private sector stock (owner occupied and private rental) was Ceredigion (90%). Flintshire and Monmouthshire had the highest proportion of owner-occupied stock (77%); whilst Cardiff, Ceredigion, Conwy and Powys had the highest proportion of privately rented stock (17%).

Contrastingly, the local authorities with the highest proportion of social sector stock were Torfaen and Blaenau Gwent (24%).

## 5. Vacant Dwellings

There were an estimated 1.47 million dwellings in Wales at 31 March 2022, however, not all of these were occupied. The dwelling stock estimates shown in this release include vacant as well as occupied dwellings.

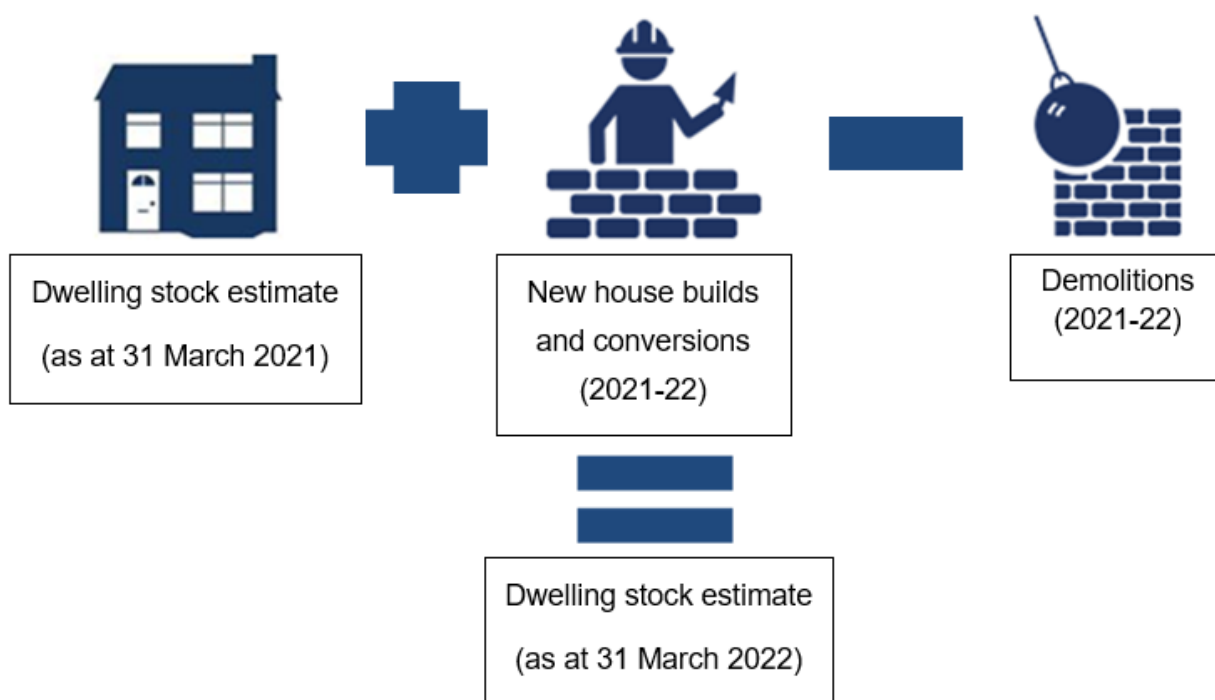
At the Census 2021, there were a total of 120,450 [unoccupied dwellings in Wales](#). The tenure breakdown provided by the Census should not be compared to the dwelling stock estimates, as Census tenure estimates do not include vacant dwellings, whereas social sector dwelling stock estimates include vacant dwellings.

## 6. Methodology

The dwelling stock figures are estimates and are therefore subject to several data limitations. This section provides an overview of the methodology and data limitations, together with information on methodological improvements.

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.

Estimates of the total number of dwellings are based on data from the population censuses, the latest of which was in March 2021. Estimates from the censuses are updated annually to take account of new house building and demolitions.



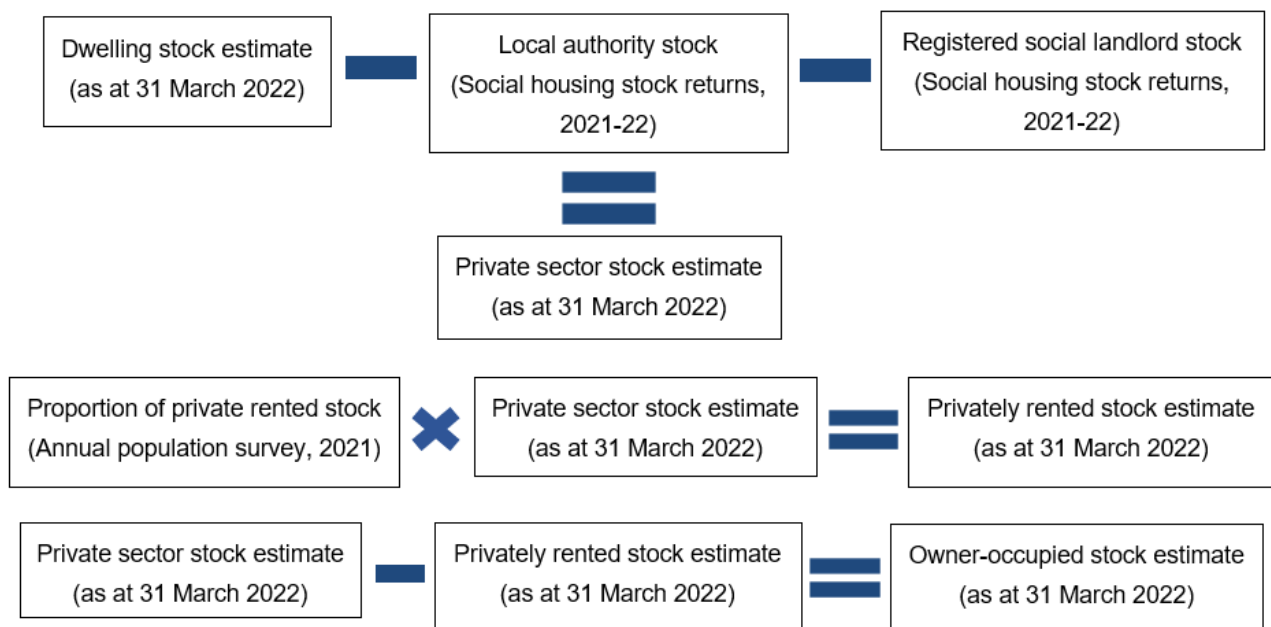
The figures shown in this release are estimates of the number of dwellings at 31 March each year, and are based on data from the 2001, 2011 and 2021 population censuses updated annually to take account of additional dwelling stock through new build completions plus any gains or losses

through conversions and demolitions. This method of ‘rolling forward’ the estimates from a census provides estimates between the census years. However, after rolling forward estimates for 10 years, discrepancies are usually observed between the rolled forward estimates and the next census figures. The rolled forward method, whilst the best available methodology between censuses, is likely to produce less reliable estimates for years further away from the census base.

Please see Annex for further information on adjustments made to 2012 to 2020 annual figures following the publication of the 2021 Census.

The information on new house building is based on the reports of local authority building inspectors and the National House Building Council (NHBC), which is a private approved inspector (PAI). It does not include information from other private approved inspectors.

The breakdown of dwelling stock estimates by tenure is estimated from local authority returns, registered social landlord returns and estimates from the Annual population survey (APS).



Currently, data from the Annual population survey (APS) is used to calculate an estimate of the number and proportion of private rented dwellings. The APS provides estimates for the private rental sector but it only covers occupied dwellings, therefore no account is taken of vacancy rates in producing the private sector tenure split.

The APS is a household survey and therefore has an associated level of uncertainty. Please refer to the [Key quality information](#) for confidence intervals for estimates of owner-occupied and privately rented stock, as at 31 March 2022.

Estimates of owner-occupied and privately rented dwellings, as at 31 March 2022, are provisional and subject to revision following publication of the 2022 APS.

## **Methodological improvement**

In 2018-19 we carried out a review of the methodology used to calculate the tenure split of private sector stock. Please refer to [Dwelling Stock Estimates, as at 31 March 2019](#) for full details of methodological improvements and its impact on the data.

## 7. Annex - Dwelling Stock Estimates - 2021 Census Count and Rolled Forward Estimates

This section covers the differences between the number of dwellings recorded during the Census 2021 and the rolled forward estimates based on the 2011 Census.

### Total dwelling stock in Wales

[At 31 March 2021, the census](#) gave a total count of 1,467,190 dwellings in Wales. This is an increase of 6% (83,376 dwellings) compared to the [2011 Census](#).

The rolled forward dwelling stock estimate for 31 March 2021 was 1,442,000, which is 1.7% (25,200 dwellings) lower than the Census 2021 figure. This is equivalent to an underestimate of approximately 2,500 dwellings per year over the 10-year period from 2011-12 to 2020-21. In 2011, the difference between the 'rolled forward' estimates and the 2011 Census count was around 34,200 dwellings more, accounting for approximately 3,400 dwellings per year above the previously [published totals](#).

**Table 1: Dwelling stock estimates, by local authority, at 31 March 2021 [Note 1] [Note 2]**

	<i>Number and percentage</i>			
	<b>2011 based rolled forward dwelling stock estimates for 2021</b>	<b>Census 2021 dwellings count</b>	<b>Difference</b>	<b>Percentage Difference %</b>
Isle of Anglesey	35,200	36,217	1,000	2.9%
Gwynedd	62,700	63,221	500	0.8%
Conwy	58,100	57,984	-100	-0.2%
Denbighshire	43,700	50,326	6,600	15.2%
Flintshire	69,400	70,553	1,100	1.7%
Wrexham	60,900	61,256	400	0.6%
Powys	64,900	66,866	1,900	3.0%
Ceredigion	35,800	36,744	900	2.6%
Pembrokeshire	63,300	64,402	1,100	1.7%
Carmarthenshire	88,600	89,404	800	0.9%
Swansea	112,200	114,461	2,200	2.0%
Neath Port Talbot	66,000	66,404	400	0.6%
Bridgend	65,100	65,552	500	0.7%
Vale of Glamorgan	60,100	60,609	500	0.8%
Rhondda Cynon Taf	108,500	110,752	2,300	2.1%
Merthyr Tydfil	27,200	27,491	300	1.1%
Caerphilly	79,500	80,211	700	0.9%
Blaenau Gwent	32,800	32,864	-	0.2%
Torfaen	42,400	42,756	400	0.8%
Monmouthshire	42,800	43,457	700	1.5%
Newport	68,700	69,720	1,000	1.5%
Cardiff	154,100	155,939	1,900	1.2%
<b>Wales</b>	<b>1,442,000</b>	<b>1,467,189</b>	<b>25,200</b>	<b>1.7%</b>



Description of Table 1: A table comparing the 2011 Census based rolled forward estimated number of dwellings in each local authority with the Census 2021 dwelling count. In 21 of the 22 local authorities the Census 2021 dwelling count was higher than the rolled forward dwelling stock estimates.

Source: Welsh Government and Office for National Statistics (ONS)

[Census 2021, Number of dwellings \(ONS\)](#)

[Note 1] Please note that due to statistical disclosure control applied to the Census 2021 dissemination system the dwelling count for the local authorities does not sum to the Wales total.

[Note 2] The 2011 based rolled forward dwelling stock estimates for 2021 are rounded to the nearest 100. The percentage differences are calculated using unrounded numbers (not shown in this table).

The differences between the Census 2021 count and the 2011 based rolled forward estimates for 31 March 2021 were not evenly spread across the local authorities. Denbighshire had the largest difference (6,600 dwellings), followed by Rhondda Cynon Taf (2,300 dwellings) and Swansea (2,200 dwellings). Denbighshire also had the largest percentage difference when comparing to the Census 2021 figure at 15.2%, followed by Powys at 3% and the Isle of Anglesey at 2.8%. Conwy was the only local authority where the estimated dwellings were higher than the Census 2021 count, with an overestimate of approximately 100 dwellings. ([Table 1](#)).

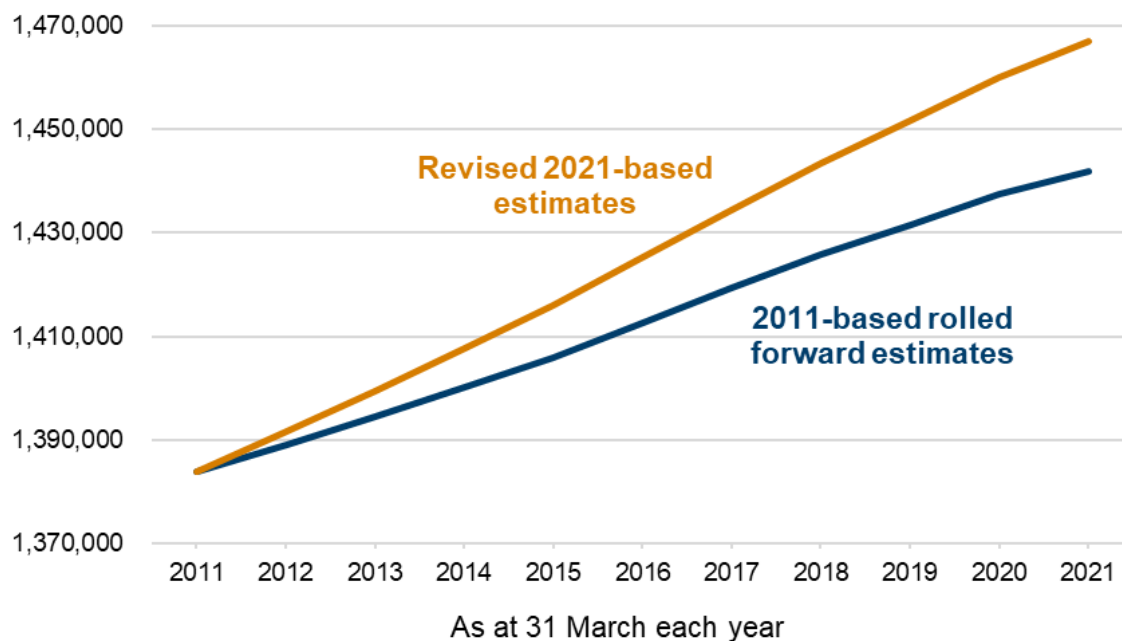
### **Re-based estimates**

To ensure consistency and make allowance for incremental differences in the rolled forward estimates, the dwelling stock estimates are calibrated against the census dwelling counts every 10 years on its release. This involves producing estimates based on the new census, in this case Census 2021, assessing the accuracy of the estimates of dwellings at the end of the last intercensal period and revising the historic series so that it is consistent with both the previous and the latest census.

For each local authority and for Wales, the difference between the rolled forward estimates at 31 March 2021 and the Census 2021 was divided by the number of years in the intercensal period (10 years) to produce an adjustment factor. This factor is multiplied by the number of years elapsed since the starting point (2010-11) to produce an adjustment for each particular year. These adjustments were then added to the 2011 based estimates for each local authority and the Wales total to produce the revised estimates.

The Department for Levelling up, Housing and Communities use a similar method to adjust the annual figures with any difference spread evenly across the ten years since the previous census.

**Figure 4: Trends in dwelling stock estimates, Wales**



Description of Figure 4: A line graph showing that the 2021 rebased figures are consistently higher each year when compared to the 2011 based rolled forward estimates.

Source: Welsh Government and Office for National Statistics (ONS)

[Dwelling stock estimates by year and tenure \(StatsWales\)](#)

## 7.1. Reasons for differences

### New builds and conversions

Between the census years the annual dwelling stock estimates are calculated by taking the number of dwellings in the previous year and adding to this the number of residential dwellings completed during the year (including conversions) and taking away the number of residential dwellings demolished during the year. Some of the difference between the Census 2021 figures and the rolled forward dwelling stock estimates could potentially be due to both the number of new dwellings built and the number converted not being fully recorded.

The information on new dwellings completed in Wales is based on the reports of local authority building inspectors and the National House Building Council (NHBC) which is a private approved inspector (PAI). It does not include information from other PAIs. The exclusion of this information means that there is currently a small under count in the overall number of new dwellings completed. Previous investigations suggested that the number of PAIs for residential property in Wales was small.

### Census 2021 improvements

In [Census 2021](#) improvements to the address frame were made. The data sources used to construct the frame provided a more accurate listing of multiple household spaces within the same

building; for example, specific units within houses of multiple occupation or converted flats within a property. This allowed the ONS to address census initial contact letters to these units and follow up any non-response as necessary. This has meant that the resultant data are more often counted as distinct households within separate dwellings, better reflecting their living arrangements.

Improvements were also made in the estimation of empty properties and second homes. For Census 2021, ONS estimated the number of dwellings that did not record any usual residents. As in the 2011 Census, they calculated this from the number of responses identifying that a household space was unoccupied, or was solely occupied by short-term residents. However, in 2021, they could also include those dwellings from which ONS received no response and which were therefore considered to be vacant. This led to a large increase in Census values for unoccupied dwellings between 2011 and 2021. This improved estimation may be a contributing factor to the discrepancy seen between the 2011-based rolled forward estimates and the 2021 Census estimates.

### **Differences in Denbighshire**

The improvements in estimation of empty properties and second homes provides some context around the differences between the rolled forward estimates and the Census 2021 dwellings count seen in Denbighshire. From Census 2021, Denbighshire had the 8<sup>th</sup> highest percentage of unoccupied dwellings of all local authorities in England and Wales. Between 2011 and 2021, there was a 10.8 percentage point increase in the number of unoccupied dwellings recorded in Denbighshire. This difference could be explained by the fact the ONS determined non-responding dwellings as vacant in 2021.

## **8. Glossary**

### **Bedsits**

Bedsits are a combination bedroom and sitting room.

### **Dwelling**

For the 2021 Census, a dwelling is a unit of accommodation that may be empty or being lived in, for example houses or flats. They are usually made up of one household, but those with more than one household are shared and called a “shared dwelling”.

If a dwelling has no usual residents living in them, for example they are empty after being sold, these are called “unoccupied dwellings” but may be used by short-term residents or visitors on Census Day, 21 March 2021, for example holiday homes.

### **Household**

A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

### **Intermediate and other tenures**

This includes properties developed for sale (including shared ownership and flexible tenure) where ownership of the freehold (or head-leasehold) remains with the landlord; and wardens’ and caretakers’ accommodation and all dwellings owned by the landlord but managed by another landlord.

This excludes fully stair-cased shared ownership dwellings and properties where the social landlord has sold the leasehold through right to buy but retains the freehold.

### **Non-self-contained dwelling**

A non-self-contained dwelling is accommodation occupied by a household, which 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 in which each bedspace is normally considered a non- self-contained dwelling.

### **Self-contained dwelling**

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

### **Tenure**

The main tenure categories used in this release are:

- owner-occupied. This includes a dwelling that is owned outright or bought with a mortgage; or is part-rent and part-mortgage
- rented privately. This includes those renting or living rent free where their landlord is a private rented landlord/employer/relative
- rented from registered social landlords
- rented from local authorities.

## 9. Key quality information

### Coronavirus (COVID-19) impact

The data being compared in this article are for 2021 and 2022, and have been affected by the coronavirus pandemic. APS data for the calendar year 2021 is used in the calculation of dwelling stock estimates. Data collection for the APS shifted entirely to telephone interviewing from March 2020. With this change in data collection mode there was also a change in the characteristics of respondents to the survey. The most notable change was in the housing tenure of respondents – with decreases in the proportions of respondents living in privately rented dwellings, and increases in those living in owned-outright properties.

### Relevance

#### Policy and operational context

The dwelling stock estimates are used as evidence in policy making by both central and local government. The information provides an estimate of the number of residential dwellings by each tenure type and by local authority, at the end of March each year. The data are used by the Welsh Government, local authorities and other housing organisations to help monitor trends in the overall level of Welsh housing stock, as well as any changes in its tenure distribution over time.

### Users and uses

Generally the information is used for:

- monitoring housing trends
- policy development
- advice to Ministers
- informing debate in Senedd Cymru 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](#).

The Welsh Government dwelling stock estimates data are also used by the Office for National Statistics (ONS) in the production of CPIH (the Consumer Prices Index including Housing costs), the first inflation measure in ONS's Consumer Price Statistics bulletin. CPIH is a measure of

consumer price inflation that includes owner occupiers' housing costs (OOH). Dwelling stock counts are used directly in the calculation of the OOH measure to derive regional strata weights that reflect the owner occupied population.

## Accuracy

### Data sources

This release draws on information from a range of data sources in order to compile a coherent set of statistics on the total number of dwellings and the tenure profile of the stock. The statistical sources used to calculate dwelling stock estimates include:

- [Census 2021](#) (Office for National Statistics). Data on the number of dwellings was published March 2023.
- 2021-22 [new house building completions](#) (Welsh Government). Latest data was published August 2023.
- 2021-22 [housing demolitions](#) (Welsh Government). Latest data was published March 2023.
- 2021-22 [local authority and registered social landlord stock](#) (Welsh Government). Latest data was published November 2022.
- 2021 [Annual population survey](#) (Office for National Statistics). APS person data was published August 2023. The household dataset (calculated from the person dataset) is published at a later date. The data is from the calendar year 2021.

Typically, there is a degree of uncertainty surrounding the tenure split of private sector stock owing to the nature of the APS dataset. Therefore, estimates in this release have been rounded to the nearest 100.

In order to communicate uncertainty, confidence intervals have been calculated for estimates, as at 31 March 2022 (based on three-year smoothing).

**Table 2 – Private sector stock, as at 31 March 2022, using 2021 APS**

	Dwelling stock estimate	Lower confidence interval	Upper confidence interval
Owner-occupied	1,043,100	1,034,800	1,051,300
Privately rented	194,900	186,700	203,100

Table 2 highlights that there is a degree of uncertainty surrounding the tenure split of private sector stock. However, the confidence intervals are relatively narrow and equal for both owner-occupied and privately rented tenures. To reduce volatility in the APS estimates used to calculate the private sector split, a smoothing technique was introduced in 2019.

For estimates, as at 31 March each year, APS estimates have been smoothed as follows:

$0.25 * \text{previous year APS data} + 0.5 * \text{current year APS data} + 0.25 * \text{following year APS data}$ . For example, estimates at 31 March 2020 have been smoothed using  $0.25 * 2019 \text{ APS data} + 0.5 * 2020 \text{ APS data} + 0.25 * 2021 \text{ APS data}$

For the most recent year, APS estimates have been smoothed as follows:  $0.25 * \text{previous year APS data} + 0.75 * \text{current data}$ .

In applying this three-year smoothing technique, estimates, as at 31 March 2020, have been revised to take into account recently published 2021 APS data. Estimates, as at 31 March 2022, are currently provisional and will be subject to revision when 2022 APS data becomes available.

### **Registered social landlord stock (2019-20)**

Due to covid, registered social landlord data for 2019-20 has been estimated. Registered social landlord stock data is relatively stable from year to year. Therefore, an average two-year annual increase (2016-17 to 2018-19) was calculated for registered social landlord stock. This average increase was then applied at a local authority and Wales level to 2018-19 data.

### **Revisions**

Small revisions are made annually to estimates of owner-occupied and privately rented stock as more recent APS data is made available (further details are provided above).

Revisions can also arise from events such as late returns from a local authority 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 figures may be reflected in the Stats Wales tables prior to that next release.

Revised data is marked with an (r) in the statistical release. We also follow the [Welsh Government's statistical revisions policy](#).

### **Timeliness and punctuality**

All outputs adhere to the Code of Practice by pre-announcing the date of publication through the [upcoming calendar](#) webpage.

### **Accessibility and clarity**

A full set of data on dwelling stock estimates in Wales, including information by individual local authority is available to download from our [StatsWales](#) website. We have also developed an interactive dashboard where you can view [Housing Supply Statistics](#) at a regional and national level.

### **Comparability and coherence**

There are several alternative sources of data on total dwelling stock in Wales, including the council tax system. The Welsh Government collects and publishes annual information on dwellings liable for [council tax](#) which is provided by the 22 Welsh local authorities.

The Welsh Government also collects information on [social housing stock](#) which is based on annual stock returns collected from the 22 Welsh local authorities and all Welsh registered social landlords. The total local authority and registered social landlord stock figures published in the social housing stock release will differ slightly from the figures shown in this release. This release assumes 3 bed spaces of a non-self-contained unit is equivalent to 1 dwelling.

[New house building completions](#) are one of the most important factors affecting the annual change in the size of the dwelling stock. The Welsh Government publishes a quarterly headline and an annual release covering new build starts and completions based on the reports of local authority building inspectors and the National House Building Council (NHBC) which is a private approved inspector (PAI).

The number of dwellings demolished is also another factor affecting the annual change in the total dwelling stock. Data on [demolitions](#) is collected annually by the Welsh Government from all 22 local authorities in Wales. The statistics on demolitions cover all demolitions of residential dwellings of which the local authority is aware. They also include dwellings demolished which are to be re-built afterwards.

### **Related Statistics for other UK countries**

Annual national and subnational statistics on the dwelling stock are available for each of the four UK countries. For England, Scotland and Wales these are also available with a breakdown of the number of owner-occupied and privately rented dwellings, as well as social housing down to local authority level. Statistics on the breakdown of owner-occupied and privately rented dwellings by local government district are not yet available for Northern Ireland.

These statistics are produced using different methods and data sources, although the concepts measured are the same.

### **England**

The Department for Levelling Up, Housing and Communities (DLUHC) produces national statistics on the [number of dwellings by tenure](#) at the national, regional and local authority level in England. DLUHC use a similar method used for the Welsh estimates, by taking the dwelling count from census data as baseline. The count is projected forward using information on net annual changes to the dwelling stock (census + net additions), which are also collected and published by the DLUHC in the [net additional dwellings](#) statistics.

At the national and regional level, these statistics contain estimates of the number of dwellings in the private sector (owner-occupied and privately rented) and the number of dwellings in social housing. DLUHC does not produce a breakdown of the number of owner-occupied and privately rented dwellings within the private sector at the local authority level. The [Office for National Statistics](#) (ONS) uses data from the Annual population survey (APS) to provide an estimate of the number of owner-occupied and privately rented dwellings at local authority level by applying this breakdown to the estimate of the total number of privately-owned dwellings. All statistics for



England are adjusted to account for regional variations in the proportion of vacant dwellings by tenure.

## **Scotland**

The [Scottish Government](#) publish summary information on the estimated stock of dwellings by tenure in Scotland in the annual key information and summary tables.

For Scotland, the breakdown of owner-occupied and privately rented dwellings from the Scottish Household Survey are applied to the estimates of privately-owned dwelling stock. This breakdown is achieved by comparing total dwelling figures, provided by the National Records of Scotland, with social housing stock figures, as held by local authorities and housing associations.

## **Northern Ireland**

Northern Ireland, like Scotland, uses administrative data. Land & Property Services (LPS) provide a valuation for all properties in Northern Ireland which are subject to rates. Housing Stock is defined as a count of properties which are valued as domestic or mixed for the purposes of rating and includes both social sector and private sector dwellings in the Valuation List. Housing Stock information is available for [Northern Ireland](#) and each of the Local Government Districts within NI on a comparable basis from 2008 – 2022.

In regard to the social rented sector, the Northern Ireland Housing Executive (NIHE) can provide data on NIHE stock, while information on social housing stock owned by Housing Associations can be provided by the NI Federation of Housing Associations (NIFHA) or DfC's Housing Regulation Branch, upon request.

Tenure estimates, including those for the private rented sector in NI, are sourced from survey data, for example, the Continuous Household Survey and the NI House Conditions Survey.

## **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](#).

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:

- reviewed the methodology – particularly with regard the use of the APS. Worked with colleagues in other parts of the UK to understand their methodology. We subsequently introduced methodological improvements
- added contextual information to the release, for example references to Rent Smart Wales data
- enhanced trustworthiness by reviewing and reducing the number of officials with pre-release access.

## **Well-being of Future Generations Act (WFG)**

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural wellbeing of Wales. The Act puts in place seven wellbeing 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 wellbeing goals, and (b) lay a copy of the national indicators before Senedd Cymru. Under section 10(8) of the Well-being of Future Generations Act, where the Welsh Ministers revise the national indicators, they must as soon as reasonably practicable (a) publish the indicators as revised and (b) lay a copy of them before the Senedd. These national indicators were laid before the Senedd in 2021. The indicators laid on 14 December 2021 replace the set laid on 16 March 2016.

Information on the indicators, along with narratives for each of the wellbeing goals and associated technical information is available in the [Wellbeing 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 wellbeing assessments and local wellbeing plans.

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### **Further details**

The document is available at: <https://www.gov.wales/dwelling-stock-estimates-31-march-2022>

**Next update:** September 2024 (Provisional)

### **We want your feedback**

We welcome any feedback on any aspect of these statistics which can be provided by email to [housing.stats@gov.wales](mailto:housing.stats@gov.wales).

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