



Llywodraeth Cymru
Welsh Government

Arolwg Cyflwr Tai Cymru (ACTC) 2017-18: Prif ganlyniadau

Welsh Housing Conditions Survey (WHCS) 2017-18: Headline results

Gowan Watkins

Pennaeth Tîm Rhaglen Tystiolaeth Cyflwr Tai
Head of Housing Conditions Evidence Programme

Arolwg Cyflwr Tai Cymru 2017-18 (1)

- Sefydlu cyflwr a pherfformiad / effeithlonrwydd ynni stoc tai
- Pob math o dai a deiliadaethau
- Beth, os unrhyw beth, sydd i'w gorwel (gwrthsefyll, gwrthdaro, hinsawdd)
- Sefydlu amcangyfrifon ar lefel cenedlaethol yn unig
Bydd gwaith modelu a chysylltu yn caniatáu amcangyfrifon ar lefel is mewn amser
(Northwyo AC)
- Amcangyfrifon ar lefel cenedlaethol
- Polisi a chyllid uniongyrchol

Welsh Housing Conditions Survey 2017-18 (1)

- Establish condition and energy performance/ efficiency of housing stock
- All types of housing are covered
- What, if anything, is to be done in the horizon
- **National level estimates only**
Modelling and linkage will allow lower estimates in time
Research Establishment
(NS), ONS assisting (NS contractor)
- National level estimates
- Direct policy & funding

Arolwg Cyflwr Tai Cymru 2017-18 (2)

- Integredig â'r Arolwg Cenedlaethol Cymru 2017-18
 - Darparwyd sampl: seiliedig ar ymatebydd (HRP/Priod, partneriaid yn unig), argraffiadau cyntaf
 - Pob eiddo ar rent, pob eiddo cyflwr gwael, rhai perchen cyflwr da. DIM OND pan fydd ymatebydd yn HRP/Priod
 - Cwestiynau 'Tlodi Tanwydd' cwestiynau o Orffennaf 2017-Mawrth 2018 ar gyfer aelwydydd cymwys ar gyfer arolygiad yn unig
 - Testunau tai drwy gydol y flwyddyn, a sefydlwyd drwy ddatblygu pwnc AC arferol

- www.gov.wales/arolwgcenedlaethol

GGT, 24 Ionawr 2019

Gowan Watkins, Llywodraeth Cymru

Welsh Housing Conditions Survey 2017-18 (2)

- Integrated with National Survey for Wales 2017-18
 - Provided sample: based on respondent (HRP/Spouse, partners only), first Impressions
 - All rented properties, all poor condition properties, some good condition owner occupied. ONLY when respondent is HRP/Spouse
 - 'Fuel Poverty' questions from July 2017 – March 2018 only for households eligible for an inspection
 - Housing topics throughout the year, established through normal NS topic development

- www.gov.wales/nationalsurvey

HIG, 24 January 2019

Gowan Watkins, Welsh Government

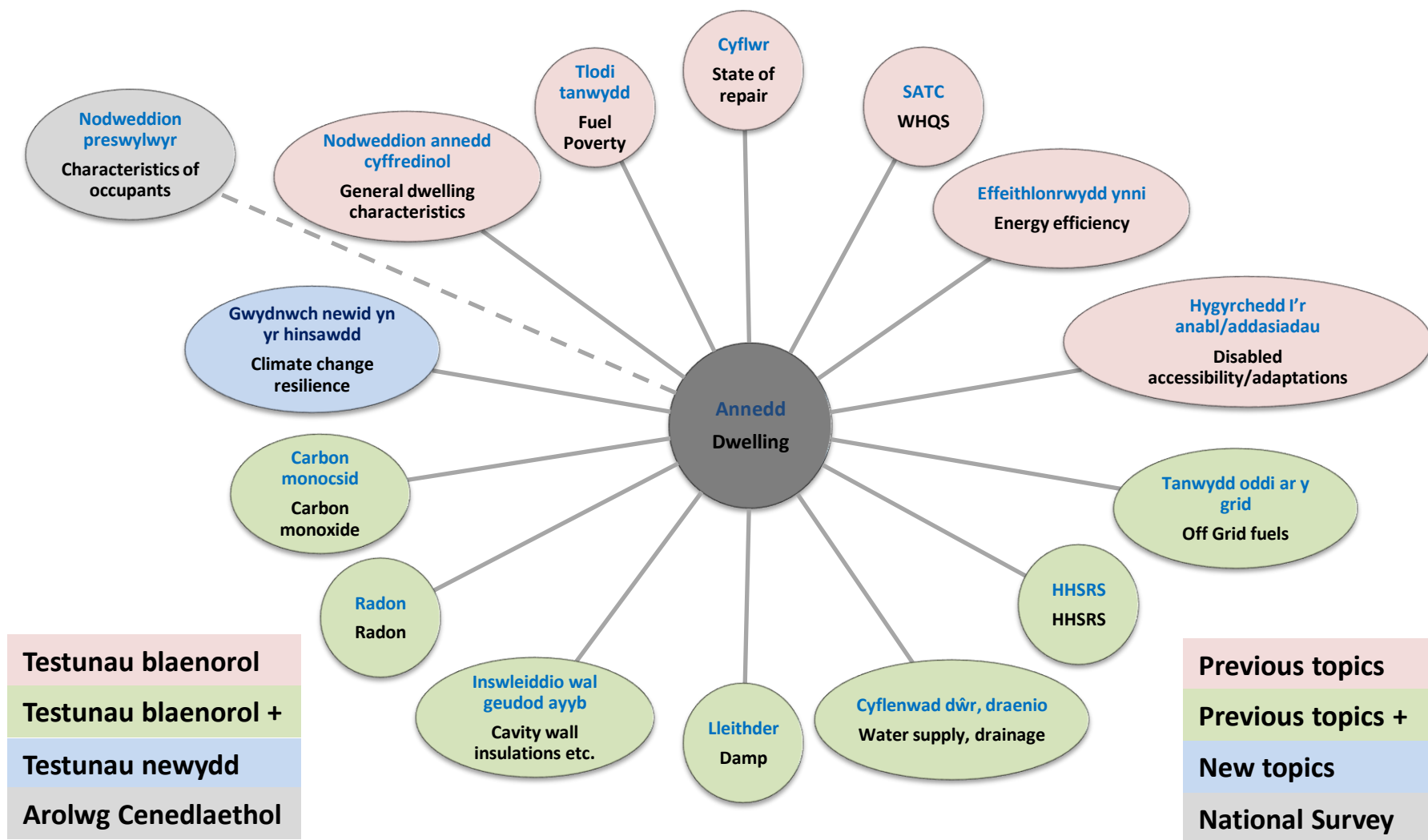
Arolwg Cyflwr Tai Cymru 2017-18 (3)

- Gwaith maes Awst 2017 – Ebrill 2018
- 2,549 o arolygon wedi ei chwblhau ar draws Cymru
- Gweledol yn unig, dim ymledol
- Syrfewyr cymwysedig
- 40-50 munud, 20 munud tu fewn
- Arolygiad ystafell fesul ystafell
- Y tu allan ac o amgylch y plot
- Ardal leol gyfagos

Welsh Housing Conditions Survey 2017-18 (3)

- Fieldwork August 2017 – April 2018
- 2,549 surveys completed across Wales
- Visual only, not invasive
- Qualified surveyors
- 40-50 mins, 20 mins inside
- Room by room inspection
- Outside and around plot
- Immediate local area

Testunau ACTA 17-18 WHCS 17-18 topics



Pwyntiau allweddol

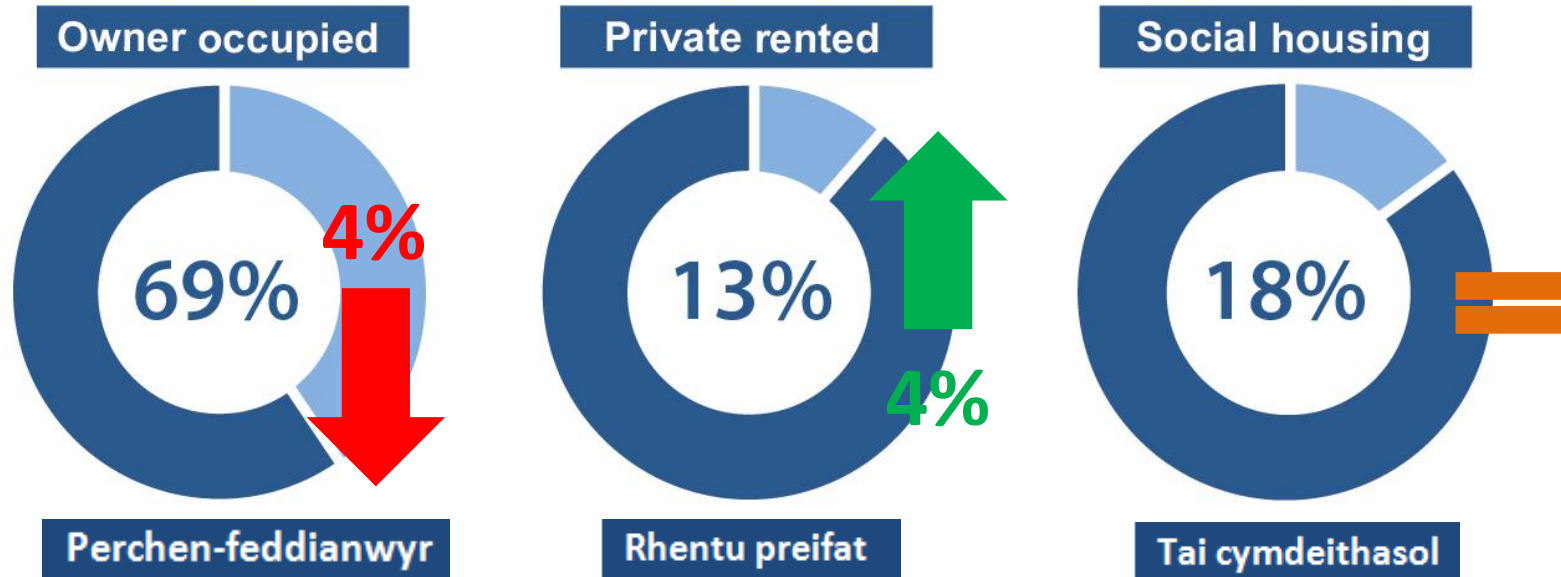
- Mae cyflwr tai ar draws **pob deiliadaeth** yng Nghymru **wedi gwella**.
- Mae gan Gymru'r **stoc dai hynaf**
- Yn gyffredinol mae **Tai Cymdeithasol** o **ansawdd gwell** na thai preifat (eiddo i berchen-feddianwyr ac eiddo sy'n cael ei rentu'n breifat); yn ogystal â thai mwy **newydd**.
- Mae'r band **effeithlonrwydd ynni** cyfartalog wedi gwella o Fand E i **Fand D** yn 2017-18 (SAP 51 to **SAP 61**)
- Mae'r **sector rhentu preifat** wedi **cynyddu'n sylweddol** ers 1981, gyda'r stoc o dai **hynaf a chyfran uwch o dai o ansawdd gwael** (e.e. sy'n cynnwys lleithder neu pheryglon eraill)

Key messages

- Conditions across **all tenures** in Wales have **improved**.
- Wales has the **oldest housing stock**
- Similar picture of housing types
- **Social housing** is generally of **better quality** than private housing (both owner occupied and private rented); as are **newer** houses
- The average **energy efficiency** band has improved from Band E to **Band D** (SAP 51 to **SAP 61**)
- **Private rented sector** has **increased** considerably since 1981, has the **oldest** housing stock and a **higher proportion of poor quality housing** (e.g. containing damp or other **hazards**)

Deiliadaeth

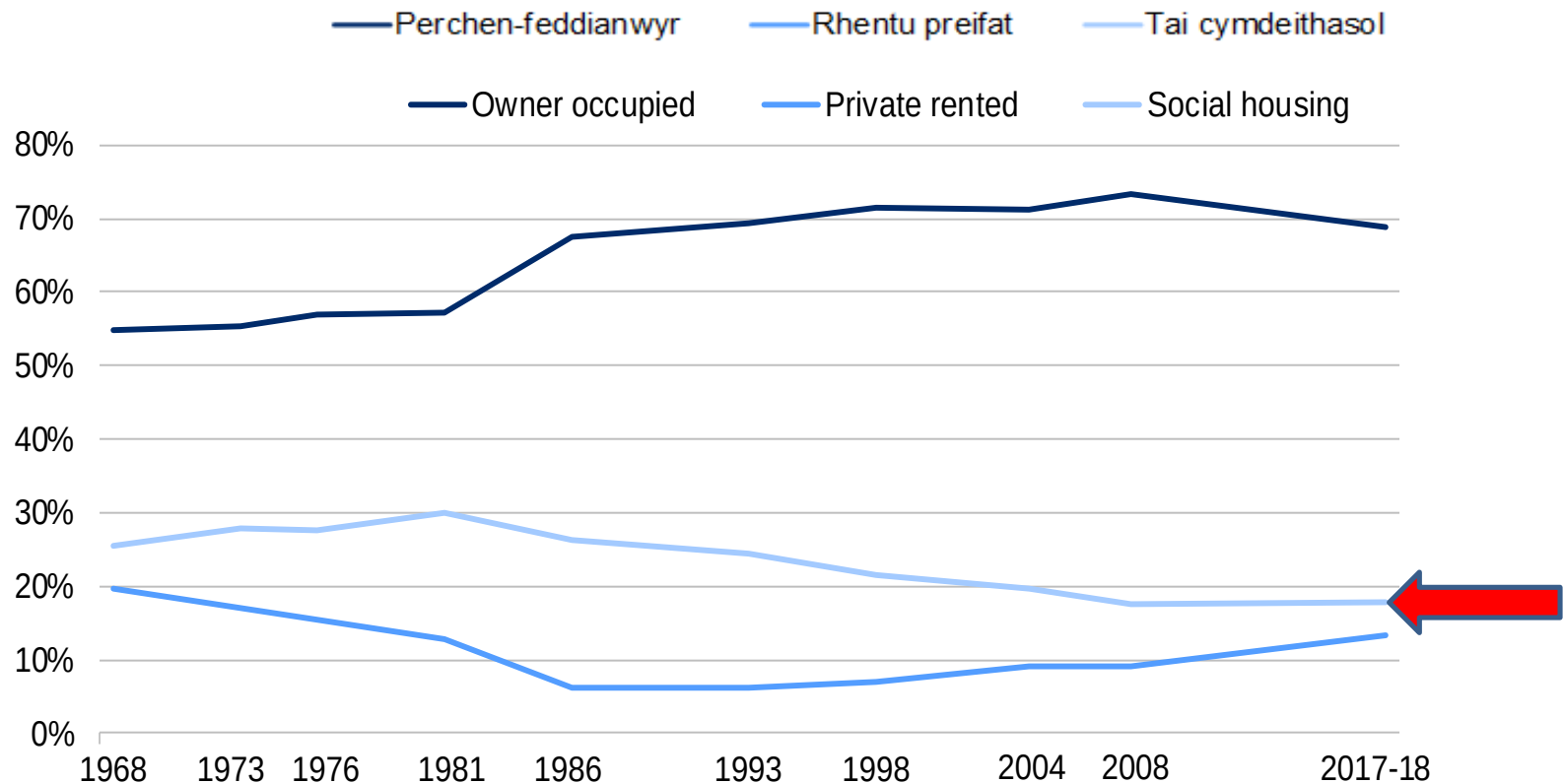
Tenure



- Y gyfradd isaf o eiddo i berchen-feddianwyr ers 1993
- Y gyfradd uchaf o rhentu preifat ers 1981. Y sector lleiaf.
- Darlun tebyg ar draws y DU
- Lowest rate of owner occupied since 1993
- Highest rate of privately rented since 1981. Smallest sector.
- Similar picture across the UK

Deiliadaeth, Cymru, 1968 i 2017-18

Tenure, Wales, 1968 to 2017-18

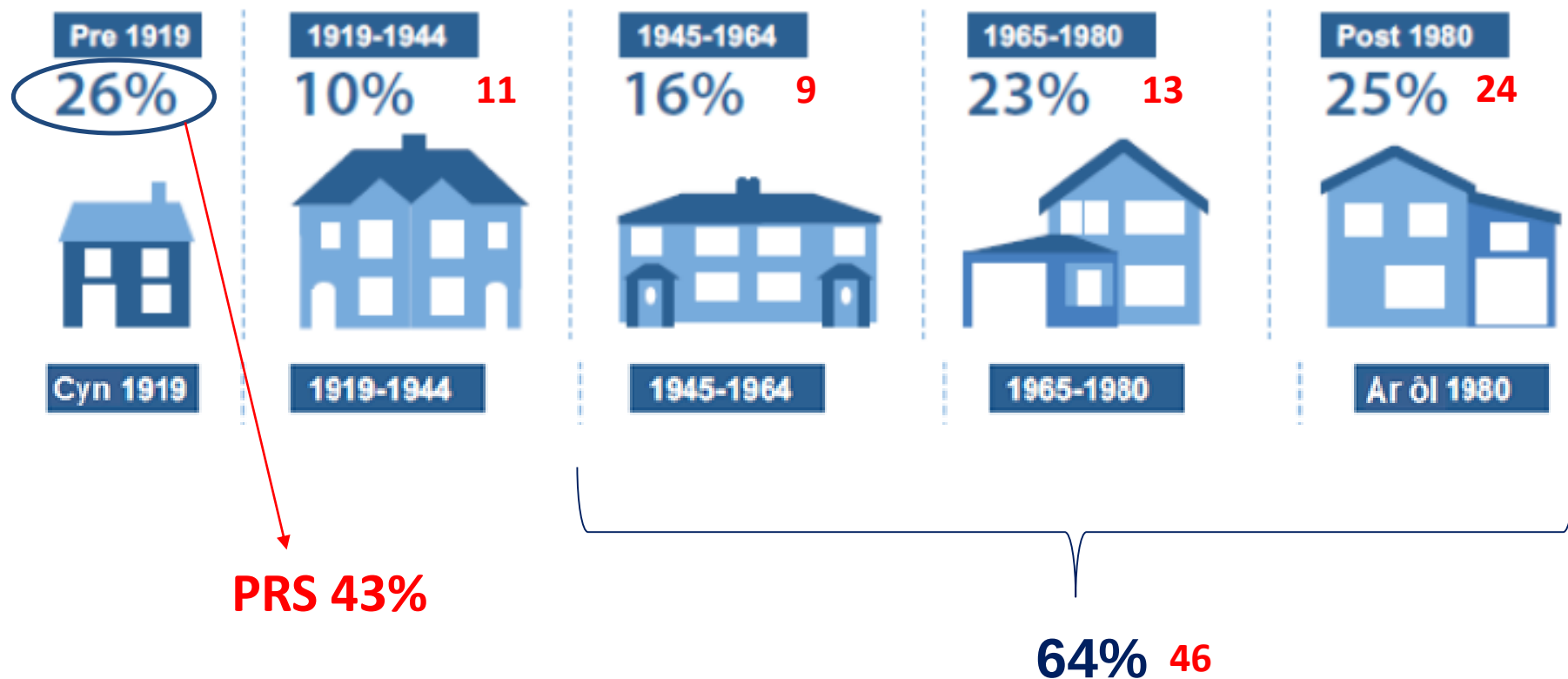


Manylion y Sector Rhentu Preifat yn goch, ffigyrau
ddim o reidrwydd yn arwyddocaol yn ystadegol

PRS specifics in red, figures not necessarily
statistically significant

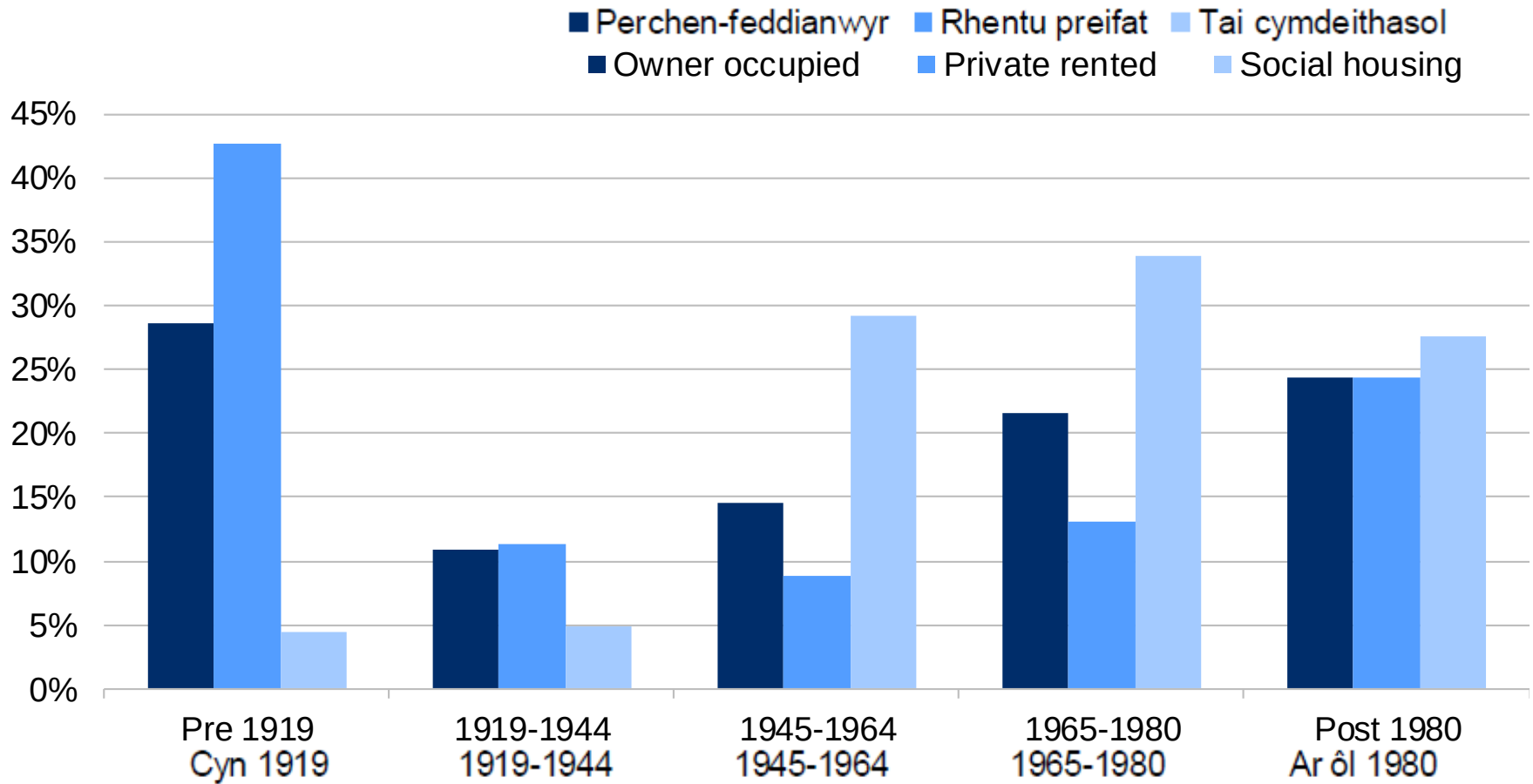
Oedran yr anheddu - Cymru

Age of dwellings - Wales



Oedran yr anheddau - deiliadaeth

Age of dwellings - tenure



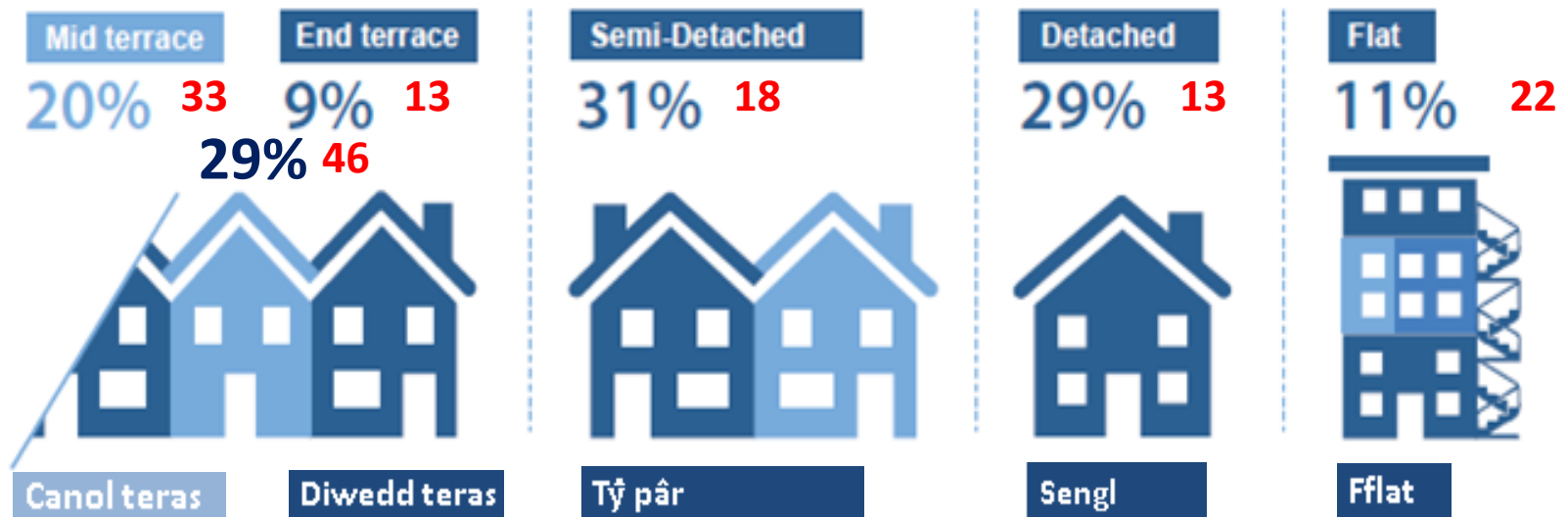
Manylion y Sector Rhentu Preifat yn goch, ffigyrau
ddim o reidrwydd yn arwyddocaol yn ystadegol

PRS specifics in red, figures not necessarily
statistically significant

Y math o anheddau

Type of dwellings

Wales has similar housing types to the rest of the UK



Mae gan Gymru fathau o dai tebyg i weddill y DU

Effeithlonrwydd ynni Energy Efficiency

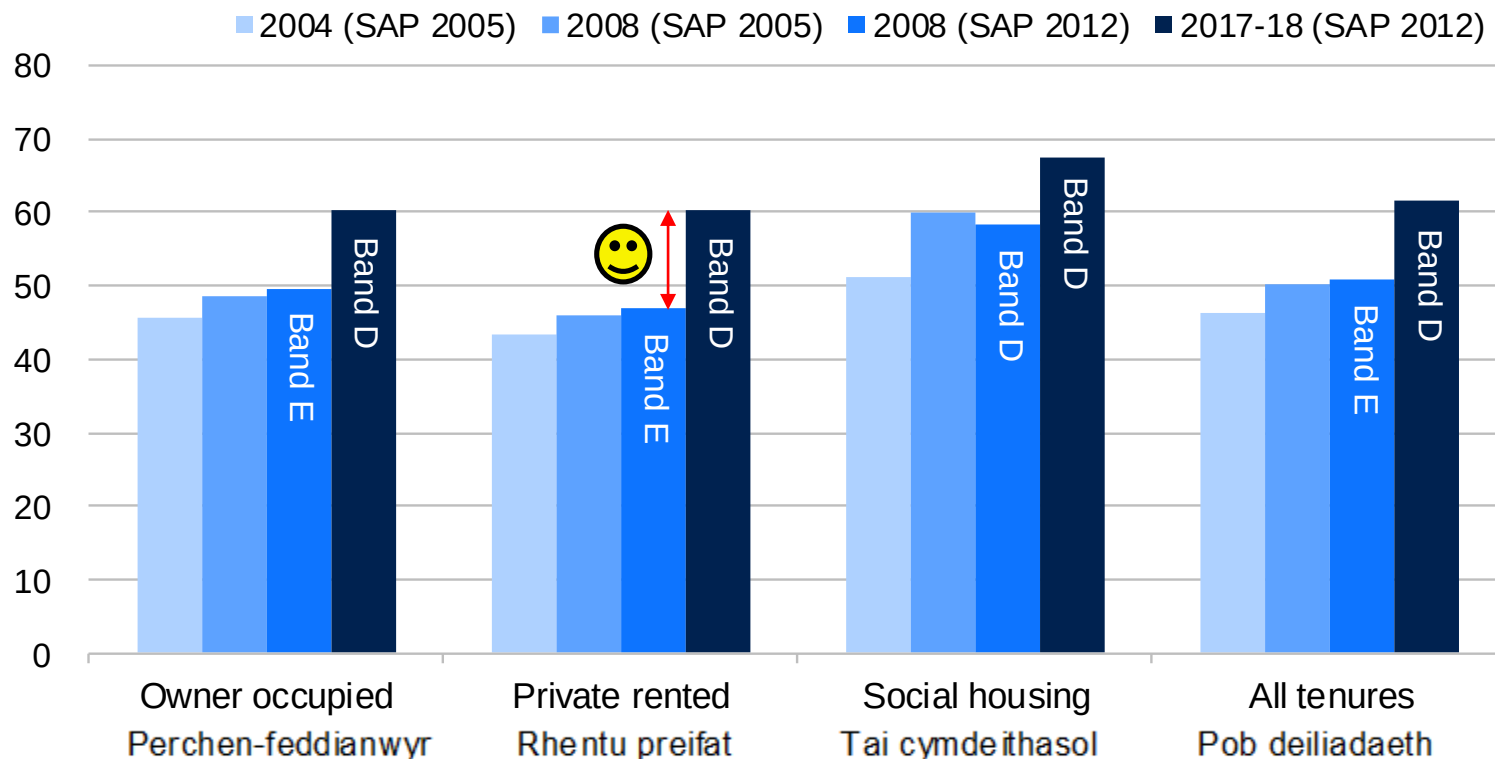


- Anheddau cymdeithasol ar rent oedd â'r sgôr SAP uchaf (68, Band D). Perchen-feddianwyr a'r sector rhentu preifat yn 60 (Band D).
- Y sector rhentu preifat oedd â'r gwellhad mwyaf (13 pwynt).
- Cymru oedd â'r sgôr SAP cyfartalog isaf yn y DU (Lloegr 62, Yr Alban 64, Gogledd Iwerddon 66) [2016].

- Social rented dwellings had highest SAP rating (68, Band D). OO and PRS both 60 (Band D).
- PRS made biggest improvement (13 points).
- Wales lowest average SAP rating in UK (Eng 62, Scot 64, NI 66) [2016].

Sgorau SAP cyfartalog - deiliadaeth

Average SAP rating - tenure

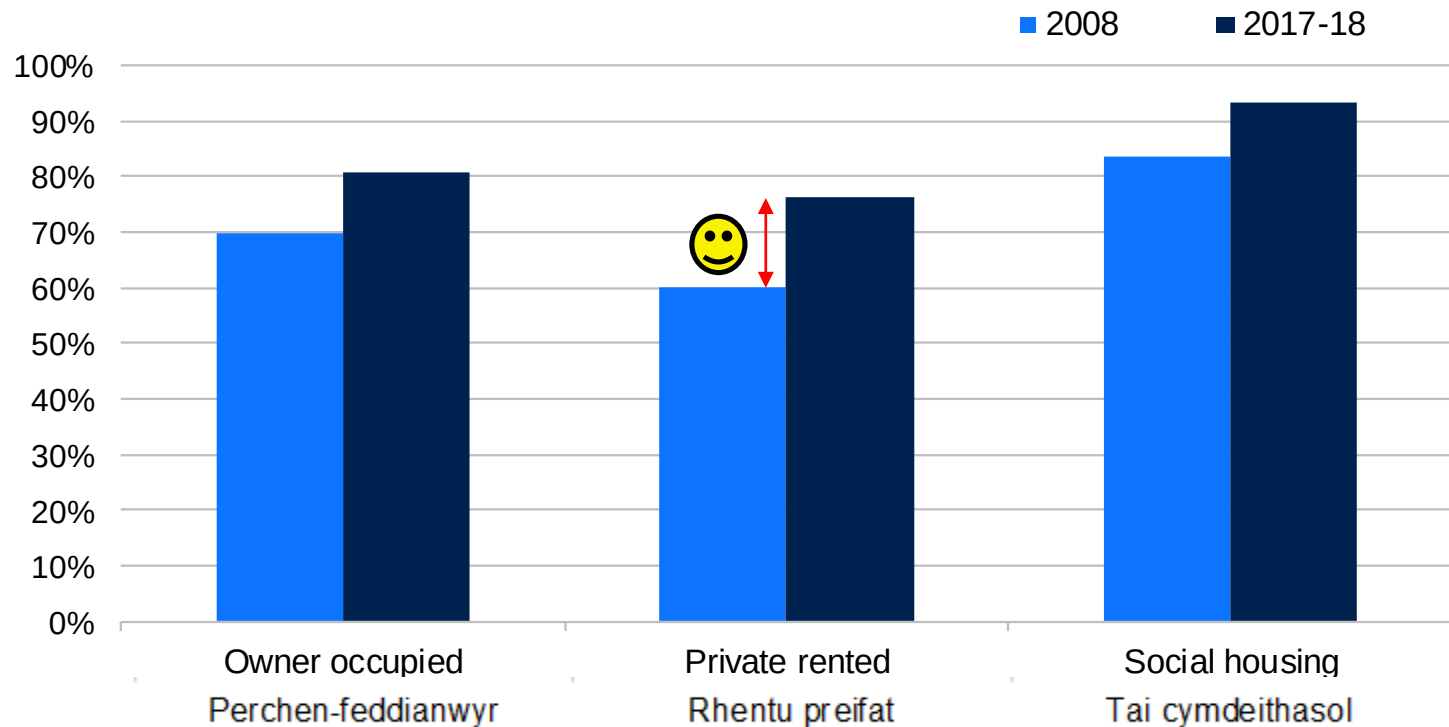


Ffynonellau: Arolwg Cyflwr Tai Cymru 2017-18
Arolwg Eiddo Byw yng Nghymr 2004 a 2008
GGT, 24 Ionawr 2019
Gowan Watkins, Llywodraeth Cymru

Sources: Welsh Housing Conditions Survey 2017-18
Living In Wales Property Survey 2004 & 2008
HIG, 24 January 2019
Gowan Watkins, Welsh Government

System Mesur Iechyd a Diogelwch ar gyfer Tai

Housing Health and Safety Rating System



- Pob deiliadaeth wedi gwella ers 2008
- 82% o holl anheddau yn rhydd o beryglon categori 1 [71%, 2008]
- 88% yn Lloegr; 91% yn Gogledd Iwerddon [2016]

GGT, 24 Ionawr 2019
Gowan Watkins, Llywodraeth Cymru

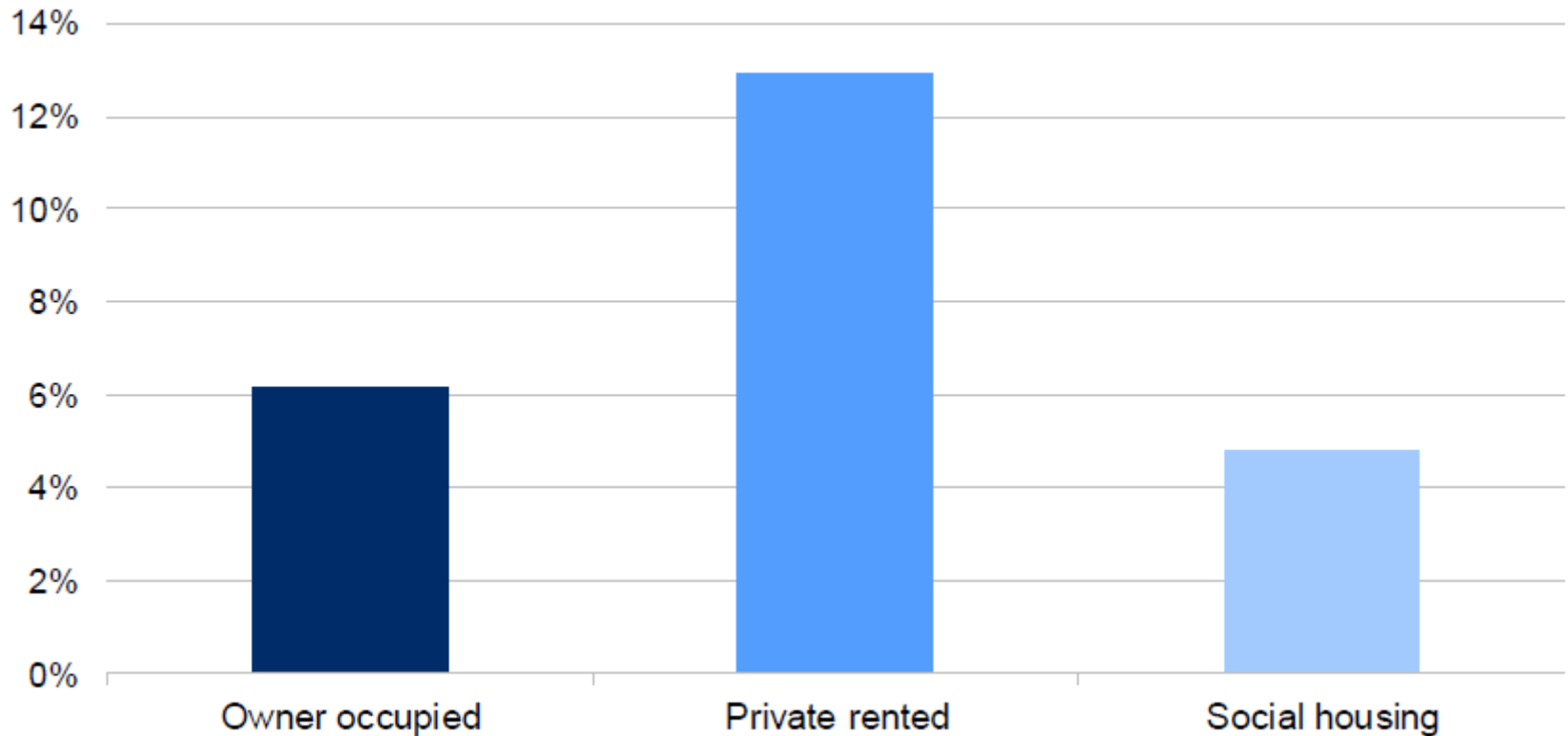


- All tenures improved since 2008
- 82% of all dwellings free from category 1 hazards [71%, 2008]
- 88% in England; 91% in Northern Ireland [2016]

HIG, 24 January 2019
Gowan Watkins, Welsh Government

Lleithder

Damp



- 93% yn rhydd o unrhyw fath o gyddwysiad, llwydni neu leithder

GGT, 24 Ionawr 2019
Gowan Watkins, Llywodraeth Cymru

- 93% free from any form of condensation, mould or damp

HIG, 24 January 2019
Gowan Watkins, Welsh Government

Syllwr canlyniadau

Results Viewer

www.gov.wales/whcs

www.llyw.cymru/actc

Welsh Housing Conditions Survey

CURRENT RELEASE

BACKGROUND INFORMATION

 Release date: 6 December 2018  Period covered: 2017/18

The Welsh Housing Conditions Survey (WHCS) collects information about the condition and energy efficiency of all types of housing in Wales.

These are the first set of housing conditions results for Wales since the last survey in 2008. Fieldwork ran from August 2017 until the end of April 2018. A sample of addresses was drawn from eligible households taking part in the [National Survey for Wales 2017-18](#). This resulted in physical inspections of 2,549 properties across Wales, which enables us to produce national level estimates.

The headline results include data on housing stock characteristics, housing conditions and the [Housing Health and Safety Rating System](#).

There is also an easy-to-use results viewer if you'd like to explore results on a range of topics

DETAILS



[Headline report, 2017/18](#)



[Results viewer](#)



[Results viewer \(MS Excel 2007\)](#)



[Results viewer \(CSV\)](#)



[Glossary](#)



[Publication plan](#)



[Summary of user](#)

Welsh Housing Conditions Survey results viewer

How to use

You can browse through the topics available, or search for questions by entering a keyword or phrase.

To see the results for a particular question, just click on the dot for the question and year you are interested in.

You can view the results either as a chart or a table (by clicking on "Show as chart" / "Show as table")

For many questions, you can choose the breakdown of results that you want to see.

Click this button to browse the topics available:

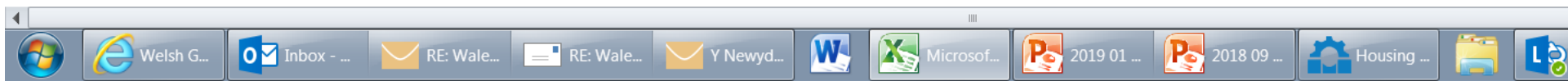


Browse topics

[Found a problem, or can't find what you want? Email us!](#)

Viewer opens in full screen mode. Press 'Esc' to exit full screen mode.

Last updated: 20/12/2018



1. Browse topics below:

2. See what questions are available:

3. Click dot to view results:

Broad topics

Detailed topics

Household information

Stock condition

Stock profile

How to use

Search or filter by

See all topics - remove

Carbon monoxide detector

Children in material depriva...

Damp

Dwelling age

Dwelling type

Economic status

Electricity

Energy efficiency

Fuel type

Gas

Gender and age

Heating type

Household members working

Household type

Housing Health and Safety ...

Carbon monoxide detector

Working carbon monoxide detector

Children in material deprivation

Children in material deprivation

Damp

Damp or condensation problem in one or more rooms

Condensation in one or more rooms

Penetrating damp in one or more rooms

Rising damp in one or more rooms

Dwelling age

Construction date (detailed)

Construction date

Dwelling type

Dwelling type (detailed)

Dwelling type

Dwelling type flat / house

Economic status

Economic status of household reference person

Electricity

Electrical system present

On the mains electricity supply

Electric smart meter present

Electric prepayment meter present

Energy efficiency

Energy Performance Certificate (EPC) band

Energy efficiency rating (SAP2012)

Energy efficiency rating (SAP2012 rating 65+)

[Can't find what you want? Email us!](#)

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Search or filter by keyword

See all topics - remove filter

Detailed topics

Carbon monoxide detector

Damp

Electricity

Energy efficiency

Fuel type

Gas

Heating type

Housing Health and Safety ...

Lead

Smoke detector

Structural defects

Water meter

Children in material depriv...

Dwelling age

Dwelling type

Carbon monoxide detector

Working carbon monoxide detector

Damp

Damp or condensation problem in one or more rooms

Condensation in one or more rooms

Penetrating damp in one or more rooms

Rising damp in one or more rooms

Electricity

Electrical system present

On the mains electricity supply

Electric smart meter present

Electric prepayment meter present

Energy efficiency

Energy Performance Certificate (EPC) band

Energy efficiency rating (SAP2012)

Energy efficiency rating (SAP2012 rating 65+)

Fuel type

Main fuel type

Gas

Gas system present

On the mains gas supply

Gas smart meter present

Gas prepayment meter present

Heating type

Heating type

Heating and fuel type

Housing Health and Safety Rating System (HHSRS)

Can't find what you want? Email us!

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Lead

Smoke detector

Structural defects

Water meter

Children in material depriva...

Dwelling age

Dwelling type

Electricity

Electrical system present

On the mains electricity supply

Electric smart meter present

Electric prepayment meter present

Can't find what you want? [Email us!](#)

Electric smart meter present

Change breakdown:

No breakdown

Browse other topics

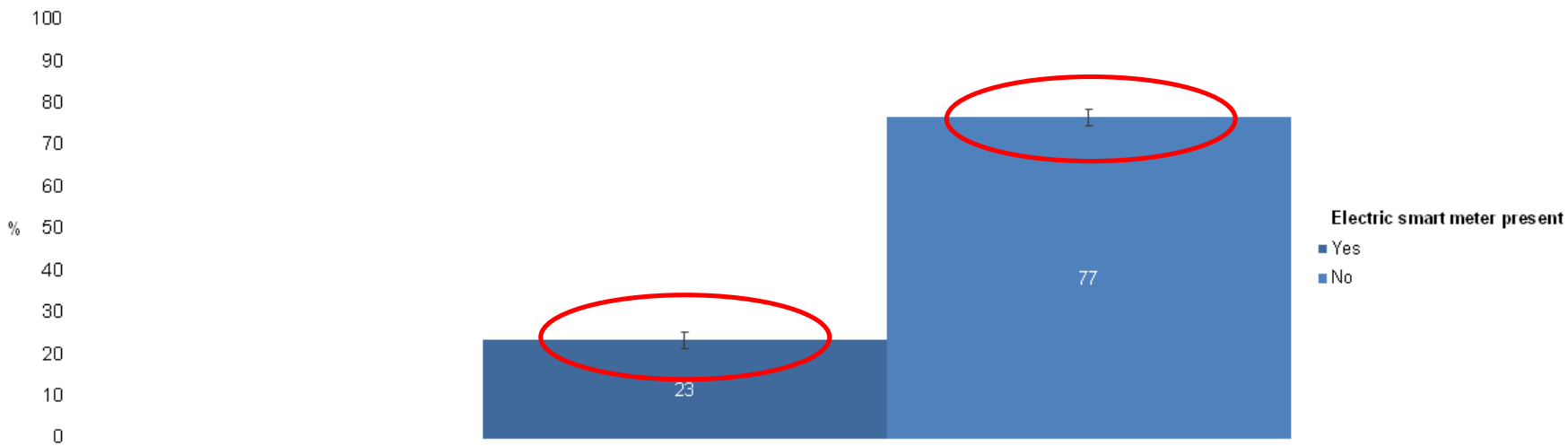
How to use

See technical info

Hide error bars

Show as table

Electric smart meter present, 2017-18



Notes

Question: 'Is there an electricity smart meter present?'

Electric smart meter present

Change breakdown:

No breakdown

Browse other topics

How to use

See technical info

Show as chart

Electric smart meter present

	%	Lower CI	Upper CI
Yes	23	21	25
No	77	75	79

Welsh Housing Conditions Survey, 2017-18. Sample size: 2,550

Notes

Question: 'Is there an electricity smart meter present?'

Margin of error:

	Precise (within +/- 2%)
	Fairly precise (+/- 2% to +/- 4%)
	Less precise (+/- 4% to +/- 6%)
	Least precise (more than +/- 6%)
-	Results based on < 30 responses, not shown

Electric smart meter present

Change breakdown:

No breakdown

Construction date (detailed)
Dwelling type (detailed)
Economic status of household reference person
Gender and age of household reference person
Household members working
Household type
Material deprivation (adults and pensioners combined)
Tenure

Browse other topics

How to use

See technical info

Show as chart

Electric smart meter present

	%	Lower CI	Upper CI
Yes	23	21	25
No	77	75	79

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Electric smart meter present

Change breakdown:

Tenure

▼

Browse other topics

How to use

See technical info

Show as chart

Electric smart meter present

Electric smart meter present	Tenure								
	Owner-occupied			Social Housing			Private rented		
	%	Lower CI	Upper CI	%	Lower CI	Upper CI	%	Lower CI	Upper CI
Yes	24	22	27	27	23	31	14	10	18
No	76	73	78	73	69	77	86	82	90

Welsh Housing Conditions Survey, 2017-18. Sample size: 2,550

Notes

Question: 'Is there an electricity smart meter present?'.

Question: 'Tenure'.

Margin of error:

	Precise (within +/- 2%)
	Fairly precise (+/- 2% to +/- 4%)
	Less precise (+/- 4% to +/- 6%)
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-	Results based on < 30 responses, not shown

Electric smart meter present

Change breakdown:

Tenure

Browse other topics

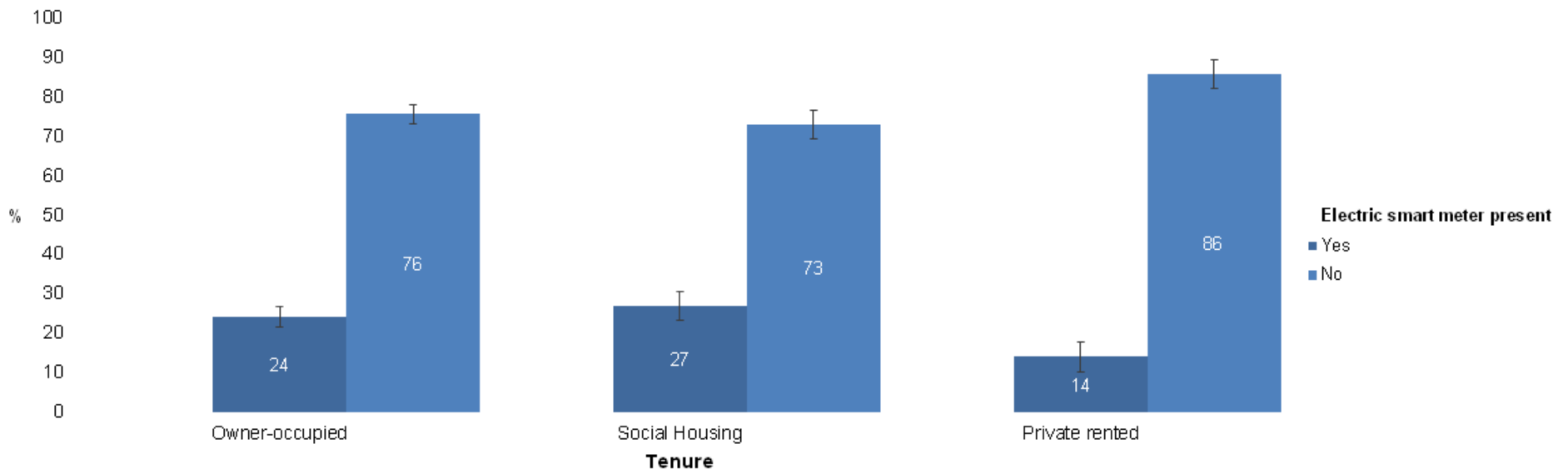
How to use

See technical info

Hide error bars

Show as table

Electric smart meter present, by Tenure, 2017-18



Notes
Question: 'Is there an electricity smart meter present?'.
Question: 'Tenure'.

Technical information about these results

1. Confidence intervals (error bars / margins of error)

All figures from the Welsh Housing Conditions Survey are estimates with a margin of error around them. Confidence intervals are included to show the range the true figure is likely to lie in.

Confidence intervals can be used to help tell whether a difference in the survey results between groups is likely to show a real difference in the population (“statistically significant”) or is more likely to be down to the particular people who happened to take part in the survey. As a rough guide, if the confidence intervals for the two groups don’t overlap, the difference is statistically significant.

This approach is not as rigorous as doing a formal statistical test, but is straightforward, widely used and reasonably robust. For more information on the use of confidence results to identify differences, see the Quality report available on the WHC: [webpage](#)

The confidence intervals given here are 95% confidence intervals, calculated taking the survey design into account.

2. Summary / Derived variables

These are calculated based on the results of questions and/or information from elsewhere. They are not directly asked of National Survey respondents, or collected in this manner during the WHCS inspections. Examples include age grouped into 3 categories, and the local authority a respondent lives in.

3. Technical notes

The sample sizes presented under tables are unweighted and are rounded to the nearest 50.

[Back to results](#)

Allbynnau pellach

- Adroddiadau pwnc manwl i ddilyn o gynnar yn 2019 ac ymlaen:
 - Safon Ansawdd Tai Cymru (SATC)
 - Nodweddion a chyflwr y Stoc Tai
 - Effeithlonrwydd Ynni Anheddau (gan gynnwys gwresogi a mesurau arbed ynni ayyb).
 - System Mesur Iechyd a Diogelwch ar gyfer Tai.
 - Cymhorthion ac Addasiadau
- Ffigurau penawd (cenedlaethol) tlodi tanwydd yn Ebrill 2019
- Dadansoddiad manwl o tlodi tanwydd yn haf 2019
- Cysylltu data
- Dadansoddiad / data ar lefel is
- Setiau data

Further outputs

- Detailed topic reports to follow published from early 2019 onwards:
 - Welsh Housing Quality Standard (WHQS)
 - Housing Stock characteristics and condition
 - Energy Efficiency of Dwellings (inc. heating and energy measures etc.)
 - Housing Health and Safety Rating System (HHSRS)
 - Aids and Adaptations
- Headline (national) fuel poverty figures in April 2019
- Detailed fuel poverty analysis in summer 2019.
- Data linking
- Lower level data/analysis
- Data sets

Adnodd Dadansoddi'r Stoc Tai ar gyfer Cymru (ADST)

Housing Stock Analytical Resource for Wales (HSAR)

Cefndir ADST

- Bwriad: I ddod ag amrywiaeth o ddata ar nodweddion, ffabrig, cyflwr ac effeithlonrwydd egni y stoc tai yng Nghymru at ei gilydd.
- Pwrpas: I ddarparu sail tystiolaeth dienw parhaus a chadarn, lle'n bosib ar lefel eiddo unigol, sy'n ffurfio sail cyfeiriad polisi ar gyfer cyflwr tai, tlodi tanwydd, a pholisïau tai ac amgylchedd eraill
- Mynediad: Wedi ei reoli, ond yn agored i bawb (nid dim ond adnodd LIC)

HSAR Background

- Aim: To bring together a range of data on the characteristics, fabric, condition and energy efficiency of the housing stock in Wales
- Purpose: To provide a continuous and robust anonymised evidence base, where possible at the individual property level, on which to base policy direction for housing conditions, fuel poverty and other housing and environmental policies
- Access: Controlled, but open to all (not just a WG resource)

Gwaith hyd yn hyn

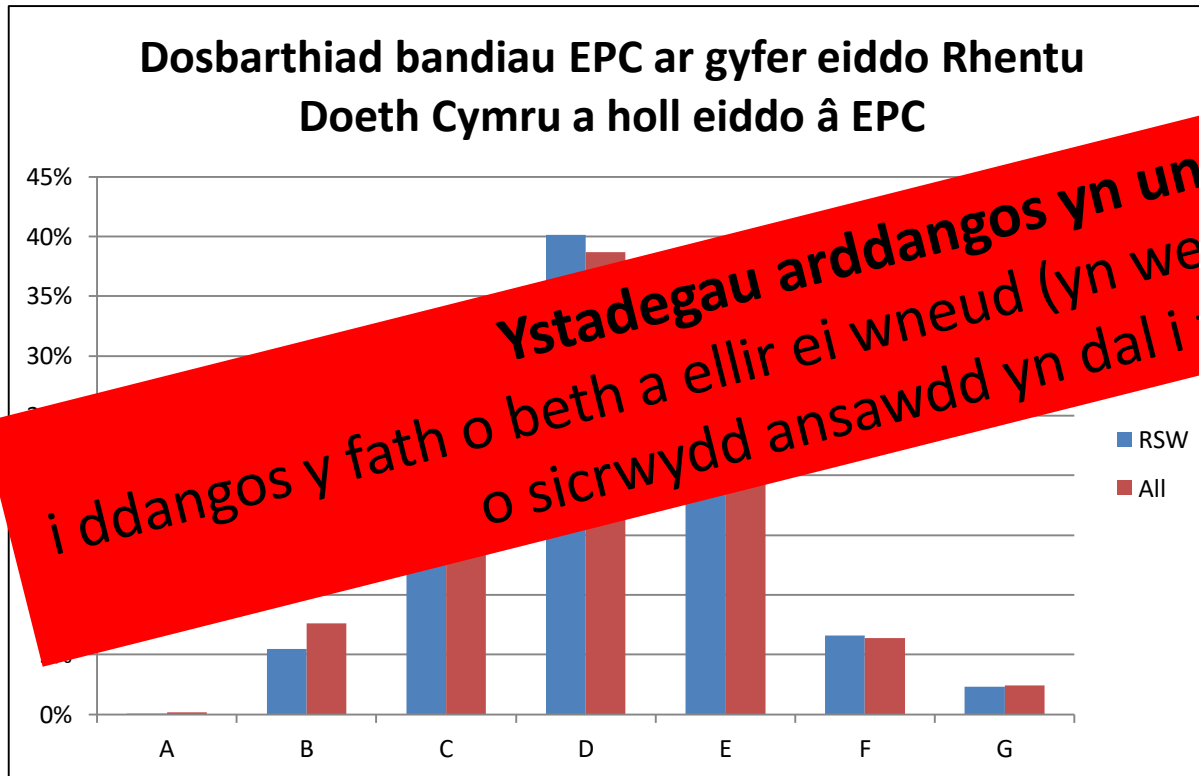
- Wedi siarad i nifer o grwpiau rhanddeiliaid
- Ymgysylltu yn helaeth gyda'r Swyddfa Ystadegau Gwladol
- Trafodaethau gyda Canolfan Ymchwil Data Gweinyddol Cymru a Banc Data Cyswllt Diogel Gwybodaeth Ddienw (SAIL) ym Mhrifysgol Abertawe
- Archwiliad o ddata perthnasol
- Cysylltiadau gyda nifer o gyflenwyr data posibl
- Wedi dod â'r setiau data cyntaf at ei gilydd; prawf o gysyniad – Tystysgrif Perfformiad Ynni, Cofrestrfa Tir EM, RDC
- Lletya a mynediad
- Gwnaed ystyriaethau i ddiogelu data & Moeseg
- [Adroddiad Cynnydd](#)

Work to date

- Talked to a number of stakeholder groups
- Engaging extensively with ONS
- Discussions with the Administrative Data Research Centre Wales (ADRC-W) and SAIL Databank in Swansea University.
- Audit of known relevant data
- Connections with a number of potential data suppliers
- Brought together the first few datasets; proof of concept – EPC, HMLR, RSW
- Hosting & Access
- Considerations have also been made to data protection & Ethics
- [Progress Report](#)

Dadansoddiad Cychwynnol ADST - allbynnau

Bandiau Tystysgrif Perfformiad Ynni (EPC) Rhentu Doeth Cymru



Ystadegau arddangos yn unig
i ddangos y fath o beth a ellir ei wneud (yn weddol rhwydd). Llawer
o sicrwydd ansawdd yn dal i fodoli

EPC	RSW	All
A	0%	0%
B	10%	15%
C	25%	25%
D	40%	39%
E	23%	19%
F	7%	6%
G	2%	2%

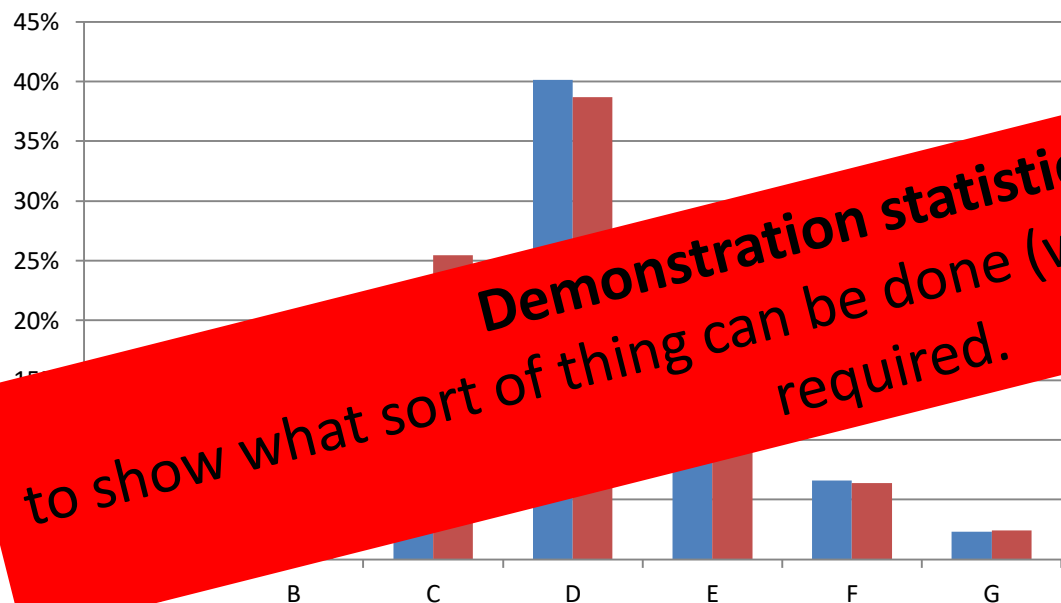
	RDC	Cyfanswm
E neu'n uwch	91%	91%

	RDC	All
SAP 65+	40%	46%

HSAR initial analysis – outputs

Rent Smart Wales EPC bandings

Distributions of EPC bandings for Rent Smart Wales properties and all properties with an EPC



Demonstration statistics only

to show what sort of thing can be done (with ease). Still a lot of QA required.

EPC	RSW	All
A	0%	0%
B	0%	0%
C	1%	25%
D	40%	38%
E	32%	32%
F	12%	12%
G	3%	3%

	RSW	All
E or above	91%	91%

	RSW	All
SAP 65+	40%	46%

Camau Nesaf ADST

- Parhau'r gwaith i lanhau a chysylltu data
- Gweithio tuag at ddefnyddio Llwyfan Ymchwil Diogel yn y DU fel platfform
- Cael gafael ar data trwy Ddeddf yr Economi Ddigidol (Asiantaeth y Swyddfa Brisiol, incwm yr aelwyd, defnydd ynni ayyb.)
- Ystadegau arddangosol
- Asesiad o Effaith ar Breifatrwydd GDPR
- Cysylltu â Addysg, yr Economi ac ati
- Cais Pwyllgor Moeseg
- **Dewch i nôl eich data!**

GGT, 24 Ionawr 2019

Gowan Watkins, Llywodraeth Cymru

HSAR Next steps

- Continue data cleansing and linking work
- Work towards UKSeRP as platform
- Obtain data via DEA (VOA, HH income, energy usage etc.)
- Demonstration stats
- GDPR Privacy Impact Assessment
- Links to Education, Economy etc.
- Ethics Committee application
- **Get your data!**

HIG, 24 January 2019

Gowan Watkins, Welsh Government

Mwy o wybodaeth

RDGT

www.llyw.cymru/rdgt

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Gowan.Watkins@llyw.cymru

03000 25 5050

ADST

www.llyw.cymru/adst

Gareth.Brand@llyw.cymru

03000 25 5050

ACTS

www.llyw.cymru/actc

Jenny.Davies@llyw.cymru

03000 25 5050

GGT, 24 Ionawr 2019
Gowan Watkins, Llywodraeth Cymru

Further information

HCEP

www.gov.wales/hcep

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HIG, 24 January 2019
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