

SDR 59/2014

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## Dwelling Stock Estimates for Wales, 2012-13

This annual statistical release presents estimates of the number of dwellings in Wales by tenure and for each local authority, as at 31 March 2013 and previous years. With the exception of Census years, the estimates presented relate to the end of each financial year i.e. estimates for 2012-13 relate to 31 March 2013.

Estimates of the total number of dwellings are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new house building and demolitions. The breakdown of dwelling stock estimates by tenure is estimated from 2011 Census information, information from the Annual Population Survey, local authority returns and registered social landlord (RSL) returns. More detail on the methodology used for calculating the estimates is shown in the key quality information at the end of this release and definitions of all terms used can be found in the glossary section.

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 and is used as evidence in policy making by both central and local government. The data is 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.

### Key results:

- It is estimated that the total number of dwellings in Wales continues to grow steadily, with an estimated 1.4 million dwellings at the 31 March 2013, which represents an increase of 9 per cent since 2000-01.
- The majority of dwellings within Wales continue to be owner occupied<sup>1</sup> (70 per cent of all dwellings); however the percentage of owner occupied dwellings has fallen in recent years.
- It is estimated that the number of private sector dwellings has increased steadily over the last ten years. This is largely due to the increase in the number of privately rented dwellings which were estimated to account for 14 per cent of all dwellings at 31 March 2013.
- In the social sector, whilst it is estimated the number of dwellings rented from local authorities has decreased by more than half since 2000-01, the number rented from Registered Social Landlords (RSLs) has more than doubled over the same period. Overall though, there has been a general fall in proportion of social sector dwellings which were estimated to account for 16 per cent of all dwellings at 31 March 2013.

<sup>1</sup> Includes intermediate tenures and other tenures not socially or privately rented.

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## Wider Context

In 2013 there were an estimated 1.4 million residential dwellings in Wales and an estimated 1.3 million households<sup>1</sup>. In some cases the number of dwellings will differ from the number of households as there may be more than one household occupying a dwelling. The figures indicate that in 2013 there may have been a sufficient number of dwellings for the overall number of households in Wales. However the size and types of the dwellings available might not meet the needs of the different types of households.

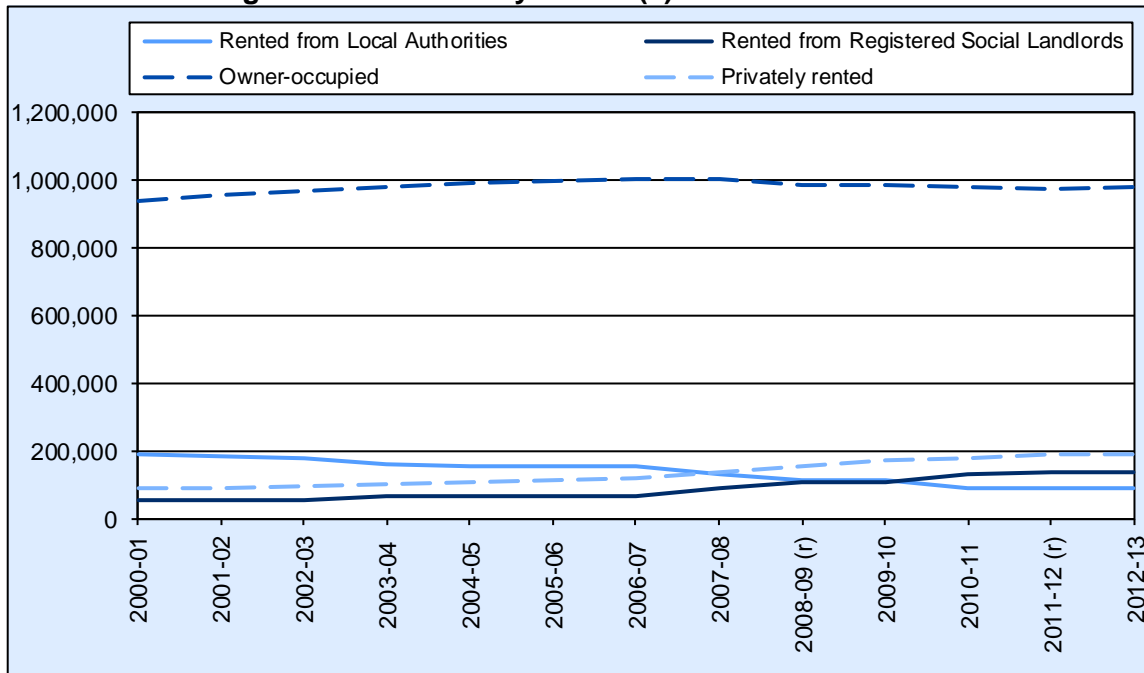
Some of the 1.4 million dwellings in Wales at the 31 March 2013 will not have been occupied and these are sometimes referred to as empty or vacant dwellings. Information is collected annually from all social landlords in Wales covering the number of dwellings which they own and manage that are empty at the 31 March each year and how long those dwellings had been empty for. Local authorities also provide information separately on the total number of private sector dwellings that had been vacant for more than 6 months at 1 April each year as part of the National Strategic Indicators of local authority performance.

Across Wales there are approximately 23 to 24 thousand dwellings a year that have been vacant for more than 6 months, around 95 per cent of which were private sector housing, which accounts for less than 2 per cent of all dwellings. The private sector generally has a higher percentage of empty dwellings with around 2 per cent vacant for more than 6 months compared with less than 1 per cent of social housing.

## Total number of dwellings in Wales

- The overall number of dwellings in Wales continues to grow steadily, with an estimated 1.4 million dwellings at the 31 March 2013, which represents an increase of 9 per cent since 2000-01. However growth has slowed slightly in recent years.
- The majority of dwellings within Wales continue to be owner occupied, accounting for 70 per cent of all dwelling stock at 31 March 2013. However it is estimated that the percentage of owner occupied dwellings has been falling each year since 2006-07.

**Chart 1 – Dwelling stock estimates by tenure (a)**



Source: Welsh Government

(a) The estimates relate to the end of each financial year i.e. estimates for 2012-13 relate to 31 March 2013.

(r) Revised following validation and data cleansing work during the 2012-13 social housing stock data collection exercise

<sup>1</sup> Figures are taken from the 2011 based household projections for Wales available at the following link: <https://stats.wales.gov.uk/Catalogue/Housing/Households/Projections/National/2011-Based>

- The tenure distribution of the rest of the dwelling stock in Wales has changed since 2000-01, most noticeably since 2006-07. The overall number of social sector dwellings, rented from local authorities or Registered Social Landlords (RSLs), is estimated to have dropped by 8 per cent since 2000-01 whilst the number of private sector dwellings has more than doubled over the same period.
- The decline in the level of new house building in recent years, due to the economic downturn, has impacted on the number of dwellings. In the 5 years prior to the economic down turn in 2008-09, the number of new dwellings completed across Wales averaged between 8 and 9 thousand but in the subsequent 5 years the average has been less than 6 thousand.

**Table 1 – Dwelling stock estimates by tenure, as at 31 March (a)**

	<i>Number</i>								
	Rented from local authorities (b) (c)		Rented from registered social landlords (c) (d)		Owner-occupier and other tenures (e) (f)		Privately rented (f)		Total
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number
2000-01	187,855	15	54,999	4	941,201	74	90,445	7	1,274,500
2001-02	182,957	14	56,687	4	956,974	74	88,539	7	1,285,157
2002-03	175,626	14	57,165	4	965,964	75	97,356	8	1,296,111
2003-04	159,740	12	64,498	5	980,226	75	102,746	8	1,307,210
2004-05	155,955	12	65,091	5	989,626	75	108,406	8	1,319,078
2005-06	154,280	12	65,665	5	997,964	75	112,655	8	1,330,564
2006-07	152,815	11	66,632	5	1,001,796	75	122,029	9	1,343,272
2007-08	129,945	10	89,397	7	1,000,902	74	135,037	10	1,355,281
2008-09	112,997 (r)	8	106,930	8	988,563 (r)	72	157,320	12	1,365,809
2009-10	110,575	8	110,452	8	982,974	71	171,184	12	1,375,185
2010-11	88,723	6	133,594	10	980,245	71	181,252	13	1,383,814
2011-12	88,392	6	134,688 (r)	10	975,504 (r)	70	190,534	14	1,389,118
2012-13	88,239	6	134,931	10	981,685	70	189,610	14	1,394,464

Source: Welsh Government

(a) The estimates relate to the end of each financial year i.e. estimates for 2012-13 relate to 31 March 2013. Due to rounding, the percentages may not equal 100% and the total column may not equal the sum of the different tenures.

(b) Data has been affected by the large scale voluntary stock transfers of local authority stock. For further details see Key Quality Information section.

(c) Prior to 2002-03 the data shown for dwellings rented from local authorities was taken from the Housing Revenue Account Subsidy (HRAS) second advance form. For 2002-03 onwards, data is provided via the annual Social Housing Stock returns from local authorities.

(d) Prior to 2002-03 data was taken from the annual RSL1 to 4 forms from registered social landlords. For 2002-03 onwards, data is provided via the annual Social Housing Stock return from registered social landlords.

(e) Includes owner-occupied, intermediate and other tenures.

(f) The tenure split between owner-occupied and privately rented dwellings has been calculated for 2000-01 onwards using information from the Annual Population Survey.

(r) Revised April 2014. See the Key Quality Information section for further details.

## **Private sector dwellings**

Private sector dwellings cover all dwellings that are owner occupied (whether owned outright or bought with a mortgage), rented from private landlords, intermediate and other dwellings that are not at social rents.

- It is estimated that the number of private sector dwellings has increased steadily over the last ten years, largely due to the increase in the number of privately rented dwellings.
- Whilst owner occupied<sup>2</sup> still accounted for over two thirds of all housing at 31 March 2013, both the number and proportion of privately rented dwellings have increased substantially since 2000-01. Between 2000-01 and 2012-13 the number of privately rented dwellings has more than doubled and now accounts for 14 per cent of all dwelling stock. In contrast, the number of owner-occupied dwellings increased by 4 per cent over this period but as a proportion of all dwelling stock dropped by 4 percentage points to 70 per cent of all dwelling stock.
- The rise in the number of privately rented dwellings may have been influenced by an increased uptake of buy-to-let mortgages during the period as well as the decrease in affordability of owner occupation. Whilst housing became slightly more affordable in the years following the economic downturn, there is the added difficulty of there being fewer mortgage products available particularly to first time buyers and recent figures indicate house prices are beginning to rise again.

## **Social sector dwellings**

Social sector dwellings cover all dwellings rented from local authorities and Registered Social Landlords (RSLs) at social rents.

- Whilst it is estimated that there has been a steady fall in the number of dwellings rented from local authorities since 2000-01 (falling from 15 per cent to 6 per cent of all dwellings), the number of dwellings rented from Registered Social Landlords (RSLs) has more than doubled (increasing from 4 per cent to 10 per cent of all dwellings). This has been predominantly influenced by the large scale voluntary transfers of stock from local authorities to RSLs<sup>3</sup> over recent years with RSLs now responsible for all the social housing in 11 of the 22 local authorities.
- The decrease in the number of local authority dwellings has also been influenced by the transfer of housing into the private sector through Right to Buy and other schemes. Between 1 April 2000 and 31 March 2013, around 27,000 local authority dwellings have transferred to the private sector via Right to Buy sales whilst over the same period around 1,000 RSL dwellings were sold via Right to Buy or Right to Acquire schemes. The amount of new house building by local authorities has also declined over recent years with around 200 new local authority dwellings completed between 2000-01 and 2012-13, whilst there were nearly 9,000 new RSL dwellings completed during the same period.

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<sup>2</sup> Includes intermediate tenures and other tenures not socially or privately rented.

<sup>3</sup> Further details on the stock transfers can be found in the 'Key Quality Information' section at the end of this release.

## Dwelling stock estimates by local authority area

- The overall number of dwellings in Wales at 31 March 2013 was estimated to have increase by 9 per cent since 2000-01. However across Wales this varied from 3 per cent in Blaenau Gwent and Denbighshire to 17 per cent in Cardiff. The highest number of new dwellings completed over this period was also seen in Cardiff whilst the lowest number was in Blaenau Gwent.

**Table 2 – Dwelling stock estimates by tenure and local authority, at 31 March 2013 (a)**

	Rented from local authorities (b)	Rented from registered social landlords (b) (c)	Owner-occupied and other tenures (d)	Privately rented (d)	Total
Isle of Anglesey	3,807	800	24,843	4,923	34,373
Gwynedd	0	8,531	44,405	8,331	61,267
Conwy	0	5,972	41,682	8,725	56,380
Denbighshire	3,458	2,149	30,258	7,102	42,967
Flintshire	7,402	2,424	50,428	5,995	66,249
Wrexham	11,322	1,792	39,084	7,335	59,533
Powys	5,407	2,745	47,299	8,467	63,918
Ceredigion	0	3,303	25,431	6,104	34,838
Pembrokeshire	5,679	2,532	45,786	7,014	61,011
Carmarthenshire	9,073	2,951	63,045	10,200	85,270
Swansea	13,590	7,124	71,657	17,307	109,677
Neath Port Talbot	0	12,198	46,129	6,125	64,452
Bridgend	0	8,525	45,854	7,632	62,011
The Vale of Glamorgan	3,911	2,397	41,563	7,880	55,750
Cardiff	13,677	11,009	91,490	32,917	149,093
Rhondda Cynon Taf	0	15,271	76,191	14,510	105,971
Merthyr Tydfil	0	5,863	17,698	2,826	26,388
Caerphilly	10,912	3,517	55,726	7,660	77,815
Blaenau Gwent	0	7,924	20,527	3,725	32,177
Torfaen	0	9,760	27,947	2,857	40,564
Monmouthshire	0	5,306	30,876	4,325	40,506
Newport	0	12,839	43,830	7,586	64,254
Wales	88,239	134,931	981,685	189,610	1,394,464

Source: Welsh Government

(a) The estimates relate to the end of each financial year i.e. estimates for 2012-13 relate to 31 March 2013. Due to rounding, the Wales total may not equal the sum of the local authority numbers for some tenures.

(b) Data are taken from the annual Social Housing Stock return for local authorities and registered social landlords. Data has been affected by the large scale voluntary stock transfers of local authority stock. For further details see Key Quality Information section. Includes all self contained and non self contained dwellings and assumes 3 bedspaces is equal to one dwelling. Excludes intermediate and other tenures not at social rents.

(c) Includes Abbeyfield Societies, Almshouse Charities and Co-ownership Societies, Excludes rented stock owned by English registered social landlords. For more information see the Key Quality Information section.

(d) The tenure split between owner-occupied and privately rented dwellings has been calculated for 2012-13 using information from the Annual Population Survey using an average over 2 years to reduce the impact of any year on year variations in sample size at a local authority level.

- By 31 March 2013, 11 of the 22 local authorities in Wales had transferred their dwelling stock to RSLs; however this would not affect the overall number of social sector dwellings within the areas. Generally the proportion of socially rented stock continues to be lower in rural authorities than for other local authorities in Wales. Across Wales, the valley authorities of Blaenau Gwent and Torfaen had the highest proportion of social housing at 25 and 24 per cent respectively, whilst the lowest proportion was seen in the rural authority of Ceredigion at 9 per cent.

- At a local authority level, the highest percentage of owner-occupied dwellings at 31 March 2013 was seen in Monmouthshire and Flintshire at 76 per cent followed by Pembrokeshire and the Vale of Glamorgan where three quarters of all dwellings were owner-occupied. Cardiff had the lowest percentage of owner-occupied dwellings (61 per cent) but the highest percentage of privately rented dwellings at 22 per cent. Ceredigion also had a high percentage of privately rented dwellings (18 per cent) and like Cardiff, is an area with a high student population which may influence the levels of private renting.

## Key Quality Information

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

## Policy and Operational Context

1. 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.

## Quality

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

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

3. National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political reference.
4. Welsh housing statistics adhere to the Government's [Statistical Quality Management Strategy](#), and this is in line with the European Statistical System's six dimensions of quality, as listed in Principle 4 of the Code of Practice for Official Statistics. Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#), which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.
5. Information on the accuracy and quality of the other data sources used to provide the tenure profile can be found in the separate statistical releases for each source. See the 'Data Source and Coverage' section for a list of these sources and web inks to each.

## Data Source and Coverage

6. 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 are listed below.

Census 2011 (Office for National Statistics)

<http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

Census 2001 (Office for National Statistics)

<http://www.ons.gov.uk/ons/guide-method/census/census-2001/index.html>



Annual Population Survey (Office for National Statistics)  
[http://www.ons.gov.uk/ons/guide-method/surveys/list-of-surveys/survey.html?survey=Annual+Population+Survey+\(APS\)](http://www.ons.gov.uk/ons/guide-method/surveys/list-of-surveys/survey.html?survey=Annual+Population+Survey+(APS))

New House Building Completions (Welsh Government)  
<http://wales.gov.uk/statistics-and-research/new-house-building/?lang=en>

Demolitions data (Welsh Government)  
<http://wales.gov.uk/statistics-and-research/housing-demolitions-hazards/?lang=en>

Local authority stock and registered social landlord stock (Welsh Government)  
<http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>

Local authority stock and registered social landlord vacant stock (Welsh Government)  
<http://wales.gov.uk/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en>

National Strategic Indicators (Welsh Government)  
<http://wales.gov.uk/statistics-and-research/national-strategic-indicators/?lang=en>

### Large Scale Voluntary Transfers

7. 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. Where transfers have occurred all of the local authority's stock has been transferred.

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

### Methodology

8. Estimates of the total dwelling stock are calculated based on data from the population censuses. The estimates shown in this release are produced by using the dwelling count from the most recent 2011 census as a baseline. This count is then projected forward using information collected on annual changes to the dwelling stock through new build completions plus any gains or losses through conversions and demolitions.

### Rebasing the estimates

9. The estimate of total dwellings in the 2011 Census was higher than the rolled forward estimate for 31 March 2011 by 34,178 dwellings. To ensure consistency with the 2011 Census figures the dwelling stock estimates for Wales and the individual local authorities from 2001-02 to 2010-11 were revised based on the 2011 Census figures.
10. Further information on the differences between the 2001 and 2011 Census is available in a series of evaluation reports produced by the Office of National Statistics and available at the following link:

<http://www.ons.gov.uk/ons/guide-method/census/2011/how-our-census-works/how-did-we-do-in-2011-/index.html>

11. The difference between the rolled forward dwelling stock estimates for 2010-11 and the 2011 Census and the possible reasons is also covered in greater depth in the statistical article 'Dwelling Stock Estimates - 2011 Census count and rolled forward estimates' available at the following link:  
<http://wales.gov.uk/statistics-and-research/dwelling-stock-estimates/2011-census-count-rolled-forward-estimates/?lang=en>

### Total number of dwellings in Wales

12. During a census year the total number of dwellings in Wales is taken directly from the Census. Between censuses the total number of dwellings is estimated as follows:

Total number of dwellings in Wales	=	Number of dwellings in previous year	+	Number of dwellings completed during the year (including conversions)	-	Number of residential demolitions
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For example:

Total number of dwellings (2011 Census)	1,383,814
<b>Plus</b>	
Number of completions during 2011-12	5,575
<b>Minus</b>	
Number of demolitions during 2011-12	271
<b>Equals</b>	
Total number of dwellings as at 31 March 2012	<b>1,389,118</b>

### Total number of dwellings by tenure

#### Local authority dwellings

13. The breakdown of stock estimates by tenure shown in this release is estimated from 2011 Census information, information from the Annual Population Survey, local authority returns and registered social landlord (RSL) returns. This information takes into account any changes in tenure through sales and acquisitions. For further details, please see below.
14. The data on local authority housing stock are taken from the annual returns from the 22 local authorities which is published in the following release:  
<http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>  
The full data set is available on our StatsWales interactive web site at:  
<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Stock-and-Rents>
15. This data is used directly in the dwelling stock tenure split and include all self-contained and non self-contained dwellings but exclude intermediate and other tenures which are not at social rents, which are included in the owner-occupied, privately rented and other tenures category.
16. The data for local authorities includes all stock wholly owned and rented, whether Welsh funded or otherwise as at 31 March 2013. The data excludes all non-residential properties and excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency.
17. As the annual returns collect the number of non self-contained bed spaces rather than dwellings, it is assumed on average that 3 non self-contained bedspaces is equal to one dwelling. Information on the number of non self-contained units for intermediate and other tenures is not collected; therefore the same calculation cannot be applied for these tenures.

18. Therefore the total number of local authority dwellings is calculated as follows:

Total number of LA self-contained dwellings	88,353	Includes general needs, supported including sheltered and extra care
<b>Plus</b>		
Number of LA non self-contained dwellings/3	118/3	
<b>Equals</b>		
Total number of LA dwellings as at 31 March 2012	<b>88,392</b>	Excludes intermediate and other tenures

### Registered Social Landlord dwellings

19. The data on registered social landlord stock are taken from the annual returns from all Welsh registered social landlords which is published in the following release:

<http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>

The full data set is available on our StatsWales interactive website at:

<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Stock-and-Rents>

20. This data is used directly in the dwelling stock tenure split and include all self-contained and non self-contained dwellings but exclude intermediate and other tenures which are not at social rents, which are included in the owner-occupied, privately rented and other tenures category. It includes information from Abbeyfield Societies, Almshouses Charities and Co-ownership Societies but excludes socially rented stock owned by English registered social landlords.

21. The data for registered social landlords includes all stock wholly owned and rented, whether Welsh funded or otherwise as at 31 March 2013. The data excludes all non-residential properties and excludes investment properties for those RSLs that are registered charities. It also excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency. The data shown for RSLs also excludes 434 units of rented stock owned by English registered social landlords. These dwellings appear in the owner-occupied, privately rented and other tenures category.

22. As the annual returns collect the number of non self-contained bed spaces rather than dwellings, it is assumed on average that 3 non self-contained bedspaces is equal to one dwelling. Information on the number of non self-contained units for intermediate and other tenures is not collected; therefore the same calculation cannot be applied for these tenures.

23. Therefore the total number of RSL dwellings is calculated as follows:

Total number of RSL self-contained dwellings	133,627	Includes general needs, supported including sheltered and extra care
<b>Plus</b>		
Number of RSL non self-contained dwellings/3	4,138/3	
<b>Equals</b>		
Total number of RSL dwellings as at 31 March 2012	<b>135,006</b>	Excludes intermediate and other tenures and stock owned by English RSLs

### Private sector dwellings

24. Private sector dwellings are calculated by subtracting the number of local authority dwellings and RSL dwellings from the total number of dwellings in Wales.

$$\text{Number of private sector dwellings} = \text{Total number of dwellings in Wales} - \text{Number of local authority dwellings} - \text{Number of RSL dwellings}$$

For example:

Total number of dwellings at 31 March 2012	1,389,118
<b>Minus</b>	
Number of local authority dwellings at 31 March 2012	88,392
<b>Minus</b>	
Number of RSL dwellings at 31 March 2012	135,006
<b>Equals</b>	
Number of private sector dwellings at 31 March 2012	<b>1,165,719</b>

25. Whilst private sector stock covers both owner-occupied<sup>4</sup> and private rented dwellings, there is no direct measure of these tenures due to the difficulty of collecting information on the private sector and the relatively fluid interchange between these two parts of the private dwelling stock.

### **Owner occupied and private rented dwellings**

26. In order to estimate the number of private sector dwellings that are privately rented the current methodology estimates what proportion of the private sector are privately rented using information from the Annual Population Survey (APS). The owner-occupied tenure is then calculated as the residual after the other tenures have been removed.
27. The APS is a boosted version of the Labour Force Survey (LFS). Like the LFS 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 split. Unlike the LFS, the APS is based on a sufficiently large enough sample to provide a separate percentage breakdown for privately rented stock at a local authority level within Wales. For 2012-13 the percentage of private rented dwellings at an individual local authority level has been calculated using an average over 2 years to reduce the impact of any year on year variations in sample size at a local authority level. We will review the method used to apply the APS data on an annual basis for subsequent releases.
28. The APS is a survey of households living at private addresses in the UK (therefore NHS accommodation, prisons and army barracks are excluded). The purpose of the APS is to provide the information on the UK labour market required by the European Statistical Office (EuroStat) under the Treaty of Rome. The APS collects a wide variety of information from labour market situation to education, health, place of residence and work and household and family characteristics.
29. The main contacts for the APS in the Welsh Government are the Economic and Labour Market Statistics Team. For further information on the APS please contact the Economic and Labour Market Statistics Team or see the ONS website:  
<http://www.ons.gov.uk/ons/about-ons/who-we-are/services/unpublished-data/social-survey-data/aps/index.html>
30. Calculation of privately rented dwellings:

$$\text{Number of privately rented dwellings} = \text{Percentage of privately rented stock taken from APS} \times \text{Total number of dwellings}$$

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<sup>4</sup> Includes intermediate tenures and other tenures not socially or privately rented

For example:

Percentage of privately rented stock taken from APS for 2011-12	14 per cent (rounded)
<b>Multiply by</b>	
Total number of dwellings at 31 March 2012	1,389,118
<b>Equals</b>	
Number of privately rented dwellings at 31 March 2012	<b>190,574</b>

31. Calculation of owner-occupied dwellings:

Number of owner occupied dwellings	=	Number of private sector dwellings	-	Number of privately rented dwellings
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For example:

Number of private sector dwellings at 31 March 2012	1,165,719
<b>Minus</b>	
Number of privately rented dwellings at 31 March 2012	190,574
<b>Equals</b>	
Number of owner occupied dwellings at 31 March 2012	<b>975,1453</b>

## Users and uses

32. The dwelling stock estimates provide annual base line information on the overall amount of housing stock at a Wales and local authority level. It is used as evidence for policy making by both central and local government. 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. The data are also used by the Welsh Government in the calculation of local government standard spending assessments.
33. Local authorities use dwelling stock information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing need and demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively. Outside of government the dwelling stock estimates are used by the finance and investment industries, for example to help develop a picture of demographic trends.
34. Generally the information is used for:
- 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](#).
35. The following symbols may have been used in this release:
- negligible (less than half the final digit shown)
  - . not applicable
  - .. not available
  - ~ not yet available
  - \* disclosive or not sufficiently robust for publication
  - p provisional
  - r revised

## **Comparability**

36. Prior to 2002-03 the data for local authority dwellings shown in this release was taken from the Housing Revenue Account Subsidy (HRAS) second advance form. For 2002-03 onwards data are from the annual Social Housing Stock return for local authorities. The annual Social Housing Stock return is completed by all local authorities who retain stock.
37. Prior to 2002-03 the data for registered social landlords shown in this release are from the annual RSL 1 to 4 returns. For 2002-03 onwards data are from the annual Social Housing Stock return for registered social landlords. The annual Social Housing Stock return is completed by all Welsh registered social landlords including Abbeyfield societies, Almshouse Charities and Co-ownership societies.
38. The data presented within this release for local authority and RSLs will differ from that shown in the releases 'Social Housing Stock and Rents 2012-13' and 'Social Housing Vacancies, Letting and Arrears 2012-13' as this release presents information on the number of dwellings whereas the social housing stock release present information on the number of housing units where non self-contained bedspaces are counted as individual housing units.

## **Revisions**

39. This release contains revised local authority stock data for the 2008-09 financial year as well as revised registered social landlord stock data for the 2011-12 financial year. Revisions can 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.
40. 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.
41. Revised data is marked with an (r) in the statistical release. We also follow the Welsh Government's statistical revisions policy, details of which are available at:  
<http://wales.gov.uk/statistics-and-research/about/statement-of-compliance/revisions-errors-postponements/?lang=en>

## **Tenure split**

42. The tenure split between owner-occupied and privately rented dwellings in terms of both numbers and percentage of total stock has been calculated for 2000-01 to 2002-03 using data from the Welsh Local Labour Force Survey (WLLFS) and for 2003-04 onwards using data from the Annual Population Survey (APS).

## **Accessibility**

43. A full set of data on dwelling stock estimates in Wales, including information by individual local authority is available to download from our StatsWales interactive website at the following link:  
<https://statswales.wales.gov.uk/Catalogue/Housing/Dwelling-Stock-Estimates>

## **Coherence with other statistics**

44. 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 under the council tax system which is provided by the 22 Welsh local authorities. The latest information is available via the following link:  
<https://statswales.wales.gov.uk/Catalogue/Local-Government/Finance/Council-Tax/Dwellings>

45. The Welsh Government collect 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 are published in the release '[Social Housing Stock and Rents 2012-13](#)' however, will differ from the figures shown in this release which assumes 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling and do not include intermediate and other tenures not at social rents. In this release intermediate and other tenures appear in the owner-occupied, privately rented and other tenures category.
46. Information on local authority dwelling stock is also collected by the Welsh Government on the Housing Revenue Account Subsidy (HRAS) claim forms. The information is used in calculating the annual Housing Revenue Account Subsidy (Wales) Determination which provides the basis of calculating a local authority's Housing Revenue Account Subsidy for the year. More information is available at the following link:  
<http://wales.gov.uk/legislation/subordinate/nonsi/housingwal/housing2013/?lang=en>
47. New house building completions are the one of the most important factors affecting the annual change in the size of the dwelling stock. The Welsh Government publishes a quarterly 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 latest house building statistics can be found via the following link:  
<http://wales.gov.uk/statistics-and-research/new-house-building/?lang=en>
48. The number of dwellings demolished is also an important 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. The latest published information can be found via the following link:  
<http://wales.gov.uk/statistics-and-research/housing-demolitions-hazards/?lang=en>
49. **Empty dwellings**  
Information is collected annually from all social landlords in Wales covering the number of dwellings which they own and manage that are empty at the 31 March each year and how long those dwellings had been empty for. The information on vacant dwellings is used to assess the effectiveness of social landlords in managing their stock and to gauge turnover rates for social housing. The latest published information is available in the annual release 'Social Housing vacancies, lettings and Rent Arrears' at the following link:  
<http://wales.gov.uk/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en>
50. Local authorities also provide information separately on the total number of private sector dwellings that had been vacant for more than 6 months at 1 April each year as part of the National Strategic Indicators of local authority performance. The National Strategic Indicators (NSIs) are used to measure the performance of local authorities at a national level and focus on key strategic priorities. The information on empty private sector dwellings is taken from the national Strategic Indicator PSR/004 which measures the percentage of private sector dwellings that had been empty for more than 6 months at 1 April that were returned to occupation during the year through direct action by the local authority. The latest information is available in an annual release at the following link:  
<http://wales.gov.uk/statistics-and-research/national-strategic-indicators/?lang=en>

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

51. Each of the countries of the UK produces its own statistics on Dwelling Stock Estimates.

### **England**

52. The Department for Communities and Local Government (DCLG) is responsible for collecting and publishing data for England. DCLG apply a similar methodology to produce their annual dwelling

stock estimates using the dwelling count from the 2001 Census as a baseline. The count is projected forward using information on net annual changes to the housing stock, which is also collected and published by the DCLG in the [Net supply of housing statistics](#). The same methodology (census + net additions) is used to produce estimates at the national, regional and local authority levels. The 2013 set of dwelling stock estimates for England were published on 27 February 2014 and are available at the following link:

<https://www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2013>

53. The data on local authority housing stock are collected directly from local authorities via the annual Housing Strategy Statistical Appendix (HSSA) and Business Plan Statistical Appendix (BPSA) returns and published in an annual release and associated tables available at the following link:

<https://www.gov.uk/government/publications/local-authority-housing-statistics-for-england-2012-to-2013>

These data are used directly in the dwelling stock tenure split. The local authority figures are an annual snapshot at a specified date but this date differs in England being 1 April rather than 31 March as in Wales, Scotland and Northern Ireland. The information covers local authorities only and not all social landlords.

54. Information on registered social landlord/registered provider stock is collected on the HSSA at the local authority level. The Homes and Communities Agency also collect and publish annual information from all English Private Registered Providers (PRPs) via the Statistical Data Return (SDR). The collection is carried out electronically, using a web-based system (NROSH+), with individual PRPs completing their own entries. The information collected includes the size location and type of stock and the number and proportion of that stock which is vacant at 31 March each year. This is published in an annual release and the latest 'Statistical data Return 2012/13' is available at the following link:

<https://www.homesandcommunities.co.uk/ourwork/publications>

55. Private sector stock is split into owner-occupied and privately rented by using information from the Labour Force Survey (LFS) and English Housing Survey (EHS). Estimates of the privately rented stock are taken from the LFS and smoothed using a weighted average of the previous year. As the LFS data only includes occupied dwellings data on vacancy from the EHS is used to make an adjustment to give an estimate of the total privately rented sector including vacant. The owner-occupied tenure is then calculated as the residual after the other tenures have been removed. Further information is available in the latest release published by DCLG in February 2014 and available at the following link:

<https://www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2013>

## **Scotland**

56. In Scotland, dwelling stock estimates up to 2000 are based on the 1991 Census. Estimates from 2001 onwards are based on the 2001 Census, council tax records and exemptions, social sector stock counts, and private tenure splits from the Scottish Household Survey and are not strictly comparable with earlier figures.
57. Dwelling stock estimates for Scotland are produced by National Records of Scotland (NRS). They are published in May each year in '[Estimates of Households and Dwellings in Scotland](#)', which is a National Statistics publication available on the NRS website. The Scottish Government's Housing Statistics team produces a breakdown of dwelling stock by tenure for Scotland. As a starting point, they use the council tax based dwelling estimate produced by NRS and adjust it from September back to 31 March. Local authority and housing association stock at March each year are subtracted to give an estimate of the privately owned stock. Vacant dwelling stock estimates for March each year are based on NRS vacant dwelling counts. From these local authority and housing association vacant stock counts at March each year are subtracted to leave an estimate for the privately owned vacant



stock including second homes. This is then subtracted from the privately owned stock to give an estimate for the privately owned, occupied stock. Scottish Household Survey figures are used to estimate the proportion of privately owned, occupied property that is privately rented. This is subtracted to give an estimate of the number of owner occupied stock.

58. Further information is available at the following link:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

A paper called [Household and Dwelling Estimates Across the UK](#) gives information on the methods used to produce estimates of households and dwellings in the four UK countries and is available on the General Register Office for Scotland website at the following link:

<http://www.gro-scotland.gov.uk/statistics/theme/households/estimates/index.html>

### **Northern Ireland**

59. Northern Ireland, like Scotland, uses administrative data from a tax system for total stock. Data for the social rented sector are sourced from the Northern Ireland Housing Executive (NIHE) and the Housing Associations Branch of the Department for Social Development (DSD). The figures for the private sector, i.e. owner-occupied and private rented/other dwellings, are based on information supplied by the Land & Property Services agency (LPS). LPS now includes the Rates Collection Agency and the Valuations and Lands Agency. The methodology used to adjust the owner-occupied and private rented sectors to account for the number of properties paying rates separately from rent has been revised. It has not been possible to apply this revised methodology to figures prior to 2002. Further information is available at the following link:

[http://www.dsdni.gov.uk/housing\\_stats](http://www.dsdni.gov.uk/housing_stats)

## **Glossary**

### **Bedsits**

Bedsits are a combination bedroom and sitting room.

### **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.

### **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; or
- 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 are:

- owner-occupied. This includes accommodation that is owned outright or bought with a mortgage;
- rented privately;
- rented from registered social landlords; and
- rented from local authorities.

'Other tenures' includes intermediate and other tenures not at social rents, dwellings rented with farms or business premises and those occupied by virtue of employment.

## **Further information**

Further information is available from the statistics web site:

<http://www.wales.gov.uk/statistics>

More detailed data, including dwelling stock estimates by tenure, local authority and over time, are available on the StatsWales website: <https://statswales.wales.gov.uk/Catalogue/Housing/Dwelling-Stock-Estimates>

We actively encourage feedback from our users. If you have any comments please contact us at [stas.housing@wales.gsi.gov.uk](mailto:stas.housing@wales.gsi.gov.uk)

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