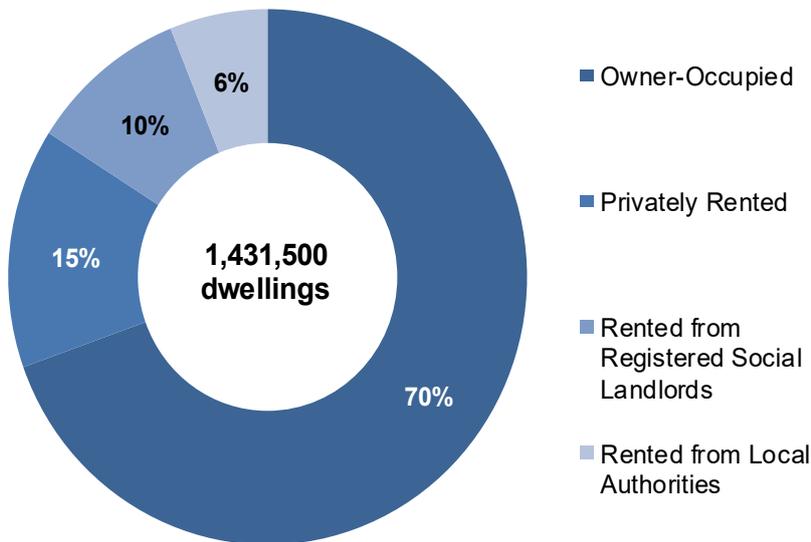




## Dwelling Stock Estimates for Wales, as at 31 March 2019 - Revised

20 Nov 2019  
SFR 89/2019(R)

### Dwellings by tenure, 31 March 2019 (a)



Source: Welsh Government

(a) Due to rounding, percentages do not sum to 100 per cent.

### Key Points

- The number of dwellings in Wales continues to grow steadily with an estimated 1.43 million dwellings at 31 March 2019, an increase of 5 per cent over the last 10 years.
- 70 per cent of dwellings were owner occupied in 2019, this proportion has remained stable since 2012.
- The number of privately rented dwellings has risen in the last decade and accounted for 15 per cent of all dwellings at 31 March 2019.
- In 2019, the social sector accounted for 16 per cent of all dwellings, a proportion that has remained stable over the past ten years.
- 10 per cent of all dwellings are owned by Registered Social Landlords and 6 per cent by local authorities.

### About this release

Table 2 of this release, originally published in September 2019, has been revised. StatsWales is unaffected.

This annual statistical release presents estimates of the number of dwellings in Wales by tenure and for each local authority. These estimates include vacant dwellings.

Estimates for 2018 and 2019 are published for the first time. An improved method for determining the owner-occupier and private rented sector split has been used within this release. Tenure data for 2013-2017 have been revised (see release for details).

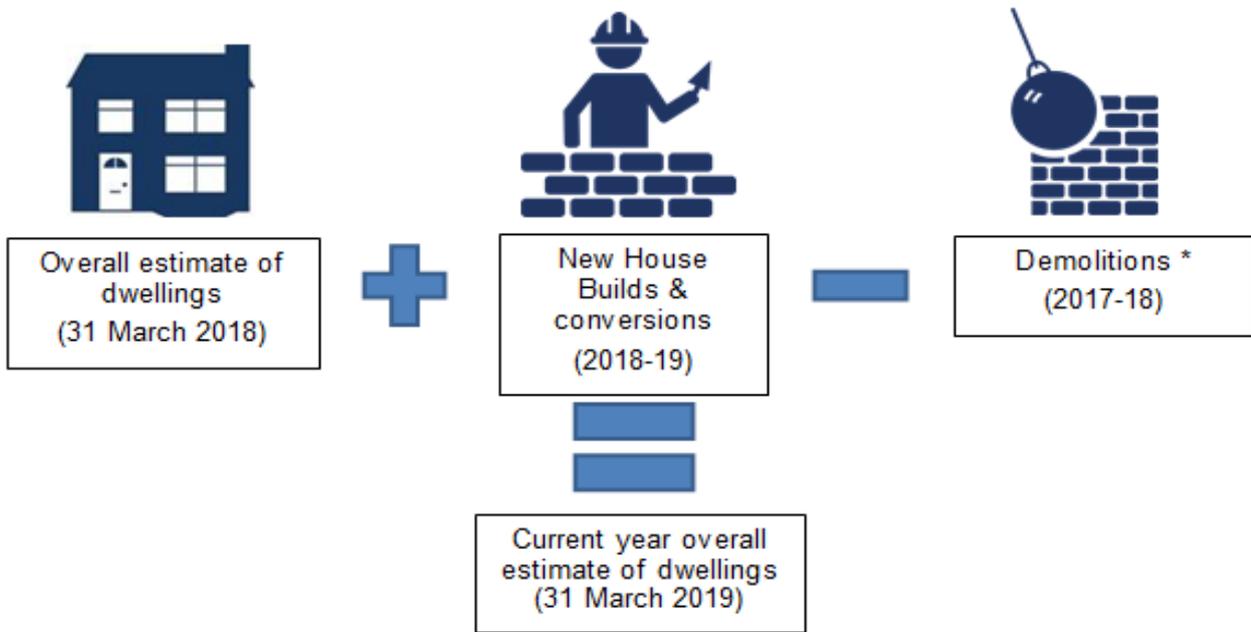
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# 1. Background and methodology

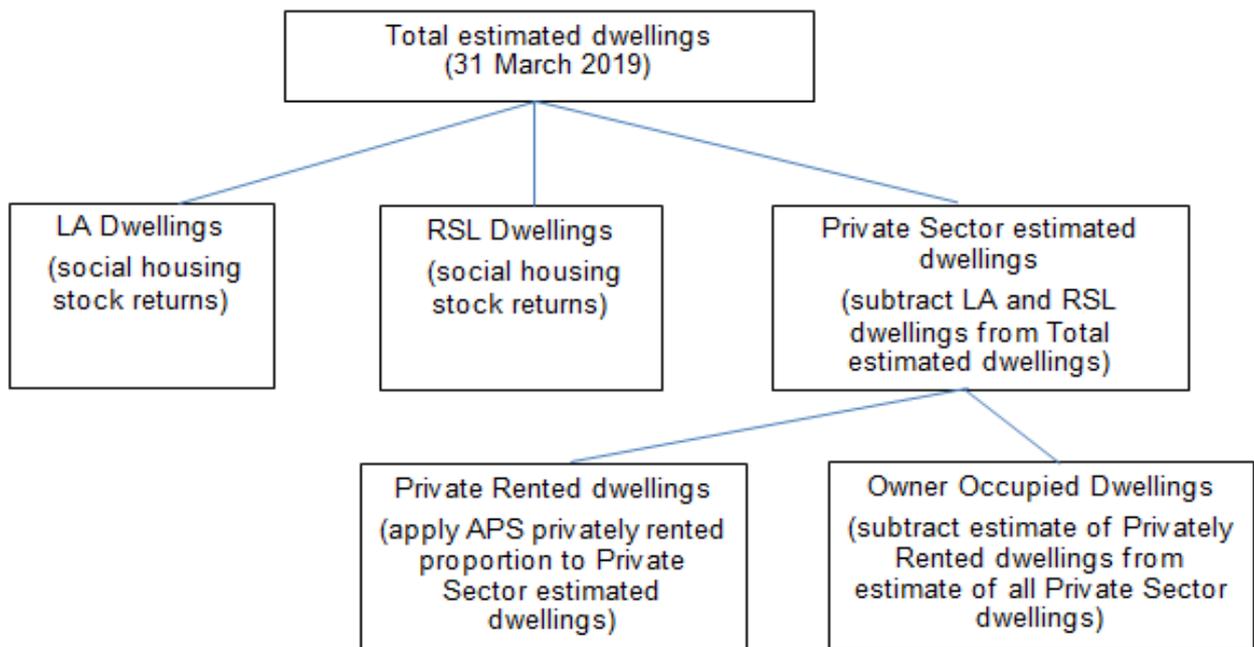
A dwelling is a self-contained unit of accommodation. A self-contained dwelling is accommodation occupied by a household with exclusive use of bath/shower, inside WC and some cooking facilities. A dwelling can therefore house a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.

Estimates of the total number of dwellings are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new house building and demolitions.



\*Demolitions data for 2018-19 are not published until December 2019. Therefore demolitions data for 2017-18 are used as a proxy for 2018-19. The number of demolitions is very small (137 in 2017-18).

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



## Methodological improvements

During 2018-19 we carried out a review of the methodology used to calculate the way in which the estimate of Private Sector dwellings was split into:

- (a) Owner-occupied
- (b) Private rented sector

As a result of this review, and after considering the methodology used for similar estimates elsewhere in the UK we have made a number of methodological improvements:

- Changed from using the APS person data set to the APS household data set.
- Used APS data on the proportion of Private Sector dwellings that are in the private rented sector (and applied to the private sector dwelling estimates) rather than the proportion of all dwellings that are in the private rented sector (and applying to all dwellings).
- Introduced an element of smoothing across years to reduce the volatility.

These changes do not affect the overall number of dwellings, only the split for the Owner-Occupier and Private Rented Sector categories. Further information on the methodology and these changes are explained in the Annex along with a comparison of the dwelling stock estimates under the old and new methodology.

Definitions of all terms used can be found in the glossary section.

## Vacant dwellings

There were an estimated 1.4 million dwellings in Wales at 31 March 2019, however, not all of these were occupied. The dwelling stock estimates shown in this release include vacant as well as occupied dwellings.

Information is collected annually from all social landlords in Wales to determine the number of dwellings which they own and manage, the number of dwellings that are empty at 31 March each year, and the length of time these dwellings have been empty for. Up until 2015-16, local authorities provided 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. From 2016-17 onwards the information was provided under the Public Accountability Measures (PAMs) set by local government, available on the [Data Unit Wales website](#).

On average over the last 5 years, 27,000 dwellings a year have been vacant for more than 6 months. Around 95 per cent of these vacant dwellings were private sector dwellings, accounting for 2 per cent of all private sector dwellings. The social housing sector generally has a lower percentage of empty dwellings with less than 1 per cent of social housing empty for 6 months or more.

## **Data limitations**

The dwelling stock figures are estimates and are therefore subject to a number of data limitations:

### **Census data**

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 and 2011 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 annually in 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. Following the 2011 census, the annual figures (2002 to 2011) were adjusted, with any difference spread evenly across the ten years following the previous census. These adjustments amounted to increases/decreases of around 3,400 dwellings per year, over the 10 year period at the all Wales level. 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.

### **New house building data**

The information on new house building used in the annual dwelling stock estimates 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. We are currently exploring options for improving the quality of new builds data.

### **Annual Population Survey**

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 split.

The APS is a household survey and therefore has an associated level of uncertainty. By next year's publication, we plan to publish measures of uncertainty surrounding these estimates.

## **2. Total number of dwellings in Wales**

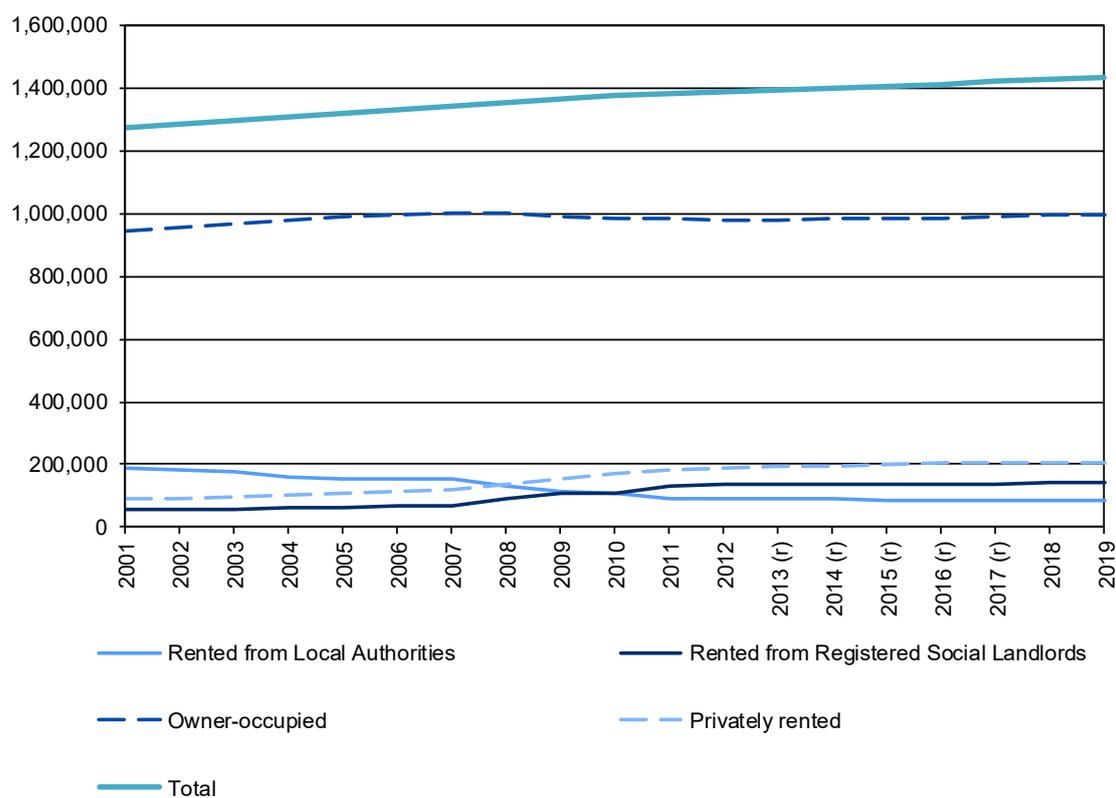
At 31 March 2019 there were an estimated 1.43 million residential dwellings in Wales. The 2014-based household projections for [Wales](#) projected 1.36 million households in mid-2019. The number of dwellings differs from the number of households as there may be more than one household occupying a dwelling, some dwellings may be vacant and others may be used as second residences. The figures seem to suggest that in 2019 there may have been a sufficient number of dwellings for the overall number of households in Wales. However, some homes are empty and not in a fit state to be occupied, some may be second homes and others may be otherwise unsuitable. The location, size, type and tenure of dwellings available may not meet the needs of the different types of households.

Whilst the estimated overall number of dwellings in Wales has increased by 12 per cent since 2001, and by 5 per cent over the last 10 years, growth has slowed slightly in more recent years with increases of around 0.4 to 0.5 per cent each year since 2012.

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 a year but from 2008-09 the average decreased to 6

thousand a year. There has been an annual decrease in new house building from 2015-16. During 2018-19, the number of new dwellings completed decreased by 13 per cent compared to the previous year to 5,777<sup>1</sup>.

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



Source: Welsh Government

(a) As at 31 March each year

(r) Private rented and owner-occupier estimates for 2013-17 revised in September 2019 due to methodological improvements (see Annex)

Care should be taken when comparing historic dwelling stock estimates for the owner-occupier and private rented sector tenures due to the methodological improvement implemented for 2013 estimates onward. They should be regarded as broad comparisons only.

The majority of dwellings in Wales continue to be owner occupied, with 70 per cent of all dwellings estimated to be owner occupied at 31 March 2019. The number and proportion of owner occupied dwellings decreased between 2007 and 2012 however the proportion has since remained stable at 70 per cent ([Table 1](#)).

The number and proportion of privately rented dwellings has more than doubled since 2001, when 90,400 of these properties accounted for 7 per cent of estimated dwellings. The number of privately rented dwellings rose steadily between 2007 to 2016, falling slightly in 2017 and 2018. At 31 March 2019, there were an estimated 207,700 private rented sector dwellings. This is the highest figure to date and accounted for 15 per cent of all dwellings.

The tenure distribution of the remaining dwelling stock has also changed somewhat since 2000-01. In 2001, social sector dwellings accounted for 19 per cent of all dwellings in Wales, but this fell to 16 per

<sup>1</sup> Figures are taken from the New House Building in Wales, 2018-19

cent in 2007. Whilst the number of social sector dwellings has generally increased since 2009, the proportion of social sector dwellings has remained unchanged at 16 per cent.

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

	<i>Number</i>								
	Rented from Local Authorities		Rented from Registered Social Landlords		Owner-Occupied (b)		Privately Rented		Total
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number
2001	187,900	15	55,000	4	941,200	74	90,400	7	1,274,500
2007	152,800	11	66,600	5	1,001,600	75	122,200	9	1,343,300
2008	129,900	10	89,400	7	1,001,200	74	134,800	10	1,355,300
2009	113,000	8	106,900	8	989,200	72	156,700	11	1,365,800
2010	110,600	8	110,500	8	983,700	72	170,500	12	1,375,200
2011	88,700	6	133,600	10	981,400	71	180,100	13	1,383,800
2012	88,400	6	134,700	10	976,700	70	189,300	14	1,389,100
2013	88,200	6	134,800	10	979,300 (r)	70 (r)	192,100 (r)	14 (r)	1,394,500
2014	88,100	6	135,400	10	981,800 (r)	70	194,800 (r)	14	1,400,100
2015	87,800	6	136,300	10	981,200 (r)	70 (r)	200,600 (r)	14	1,406,000
2016	87,300	6	137,200	10	981,900 (r)	70	206,300 (r)	15	1,412,700
2017	87,200	6	138,600	10	988,300 (r)	70	205,200 (r)	14	1,419,400
2018	87,300	6	139,900	10	994,300	70	204,400	14	1,425,900
2019	87,300	6	141,200	10	995,300	70	207,700	15	1,431,500

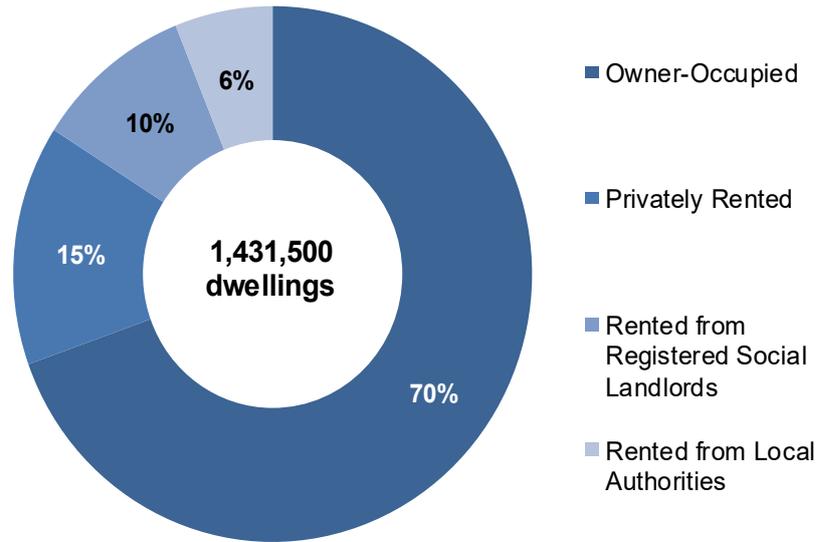
Source: Welsh Government

(a) Numbers rounded to nearest 100. Due to rounding, percentages may not equal 100% and the total column may not equal the sum of the different tenures.

(b) Includes intermediate and other tenures.

(r) Private rented and owner-occupier estimates for 2013-2017 revised in September 2019 due to methodological improvements (see Annex).

**Chart 2 – Percentage of dwellings by tenure, as at 31 March 2019 (a)**



Source: Welsh Government

(a) Due to rounding, percentages do not sum to 100 per cent.

### 3. Private sector dwellings

Private sector dwellings refer to 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. Please see glossary for full definition of tenure.

The estimated number of private sector dwellings has steadily increased over the last ten years, largely due to an increase in the number of privately rented dwellings. Despite the consistent increase in the number of private sector dwellings, the proportion of private sector dwellings has remained largely unchanged since 2010.

It should be noted that the proportion of privately rented dwellings at both an all Wales and individual local authority level is calculated using data from the Annual Populations Survey (APS) and the variability within a sample survey may cause small fluctuations in the time-series. Any increases or decreases should therefore be treated with caution.

The estimated number of owner occupied<sup>2</sup> dwellings has increased by less than 1 per cent over the last ten years, with an increase of 13,400 dwellings in the past 3 years. Despite an overall increase in the number of owner occupied dwellings from 2009 to 2019, the proportion of these dwellings has decreased from 72 per cent to 70 per cent ([Table 1](#)). The introduction of the Help to Buy – Wales Shared Equity Loan scheme in January 2014 may have influenced an increase in the number of owner occupied dwellings by providing support to those wishing to purchase a new home but constrained in doing so by deposit requirements, particularly first time buyers. Latest published figures show that from the introduction of the Help to Buy Wales in January 2014 to the end of June 2019 a total of 9,208 dwellings have been purchased under the scheme. Over three quarters (76 per cent) of these purchases were by first time buyers<sup>3</sup>.

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

<sup>3</sup> Figures are taken from [2019 Help to Buy Wales](#).

The estimated number of privately rented dwellings has more than doubled since 2001. From 2009 to 2019, the number of privately rented dwellings has increased by one third and the proportion of privately rented dwellings has increased from 11 per cent to 15 per cent ([Table 1](#)). At 31 of March 2019, the number of privately rented dwellings rose to a new high of 207,700, accounting for 15 per cent of all dwellings.

In Wales, there is a legal obligation for private landlords to register with Rent Smart Wales. Rent Smart Wales is a service in place to administer the requirements for landlord registration and agent and landlord licensing under the Housing (Wales) Act 2014. In order to register, a landlord must provide accurate and up-to-date information about themselves and their rental properties in Wales. This only applies to rental properties rented out on Assured, Assured Shorthold or Regulated Tenancy. A list of exemptions is given at the end of the glossary.

As part of our recent review of dwelling stock estimates methodology, we have compared our estimates with the latest data provided by Rent Smart Wales (August 2019). There were 204,000 properties registered with Rent Smart Wales. This is very similar to the estimated 208,000 dwellings in the private rented sector in this release. Not all dwellings counted in the private rented sector for the purposes of this release require registration with Rent Smart Wales (see above).

However, when comparing the dwelling stock estimates at local authority level with the Rent Smart Wales figures there are differences. These differences may be partly attributed to properties that are not required to register with Rent Smart Wales, or a potential time lag in removing properties from Rent Smart Wales. But we plan to review these differences more closely to better understand the differences.

#### **4. Social sector dwellings**

Social sector dwellings refer to dwellings rented from local authorities and Registered Social Landlords (RSLs). Figures include all self-contained dwellings, and for the purpose of this release, 3 non-self contained units are taken to be equal to one dwelling (see methodology Annex). Figures are therefore slightly different to those in the [Social Landlord Housing Stock and Rents](#) statistical release.

Over the last ten years the overall number of social sector dwellings has increased by 4 per cent, largely due to an increase in the number of dwellings rented from RSLs. Between 2018 and 2019, the overall number of social sector dwellings increased by 1,300 dwellings, although the proportion of these dwellings remained unchanged at 16 per cent ([Table 1](#)).

The number of dwellings rented by local authorities decreased from 113,000 in 2009 to 87,200 in 2017, and the proportion of local authority dwellings decreased from 8 per cent to 6 per cent over the same period. However in 2018 and 2019, the estimated number of local authority dwellings increased to 87,300. This is the first increase in the estimated number of local authority dwellings to be observed since 2001.

The number of dwellings rented from Registered Social Landlords (RSLs) has increased by 32 per cent over the last ten years, with the proportion of RSL dwellings increasing from 8 per cent in 2009 to 10 per cent in 2019. This is predominantly due to the large scale voluntary transfers of stock from local

authorities to RSLs between 2008 and 2011 with RSLs now responsible for all social housing in 11 of the 22 local authorities<sup>4</sup>.

During the middle of the last decade, local authorities virtually stopped building their own dwellings but a few have now started building again with 138 local authority new builds completed between 2017 and 2019. In the last 10 years, a further 9,789 new RSL dwellings have been completed. The Welsh Government aims to build 20,000 affordable homes by 2021, with local authorities and RSLs at the forefront of delivery<sup>5</sup>.

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<sup>4</sup> Further details on the stock transfers can be found in the '[Key quality information](#)' section at the end of this release.

<sup>5</sup> Further details can be found at [Welsh Local Government Association](#).

## 5. Dwelling stock estimates by local authority

Whilst the total estimated number of dwellings across Wales increased by 5 per cent between 2009 and 2019 the increase varied across local authorities from 2 per cent in Denbighshire to 9 per cent in Newport. It is worth noting that by 31 March 2019, 11 of the 22 local authorities in Wales had transferred their dwelling stock to RSLs, however this would not have affected the overall number of social sector dwellings within each of the 22 local authority areas ([Table 2](#)).

**Table 2 – Dwelling stock estimates by tenure and local authority, at 31 March 2019 (a)**

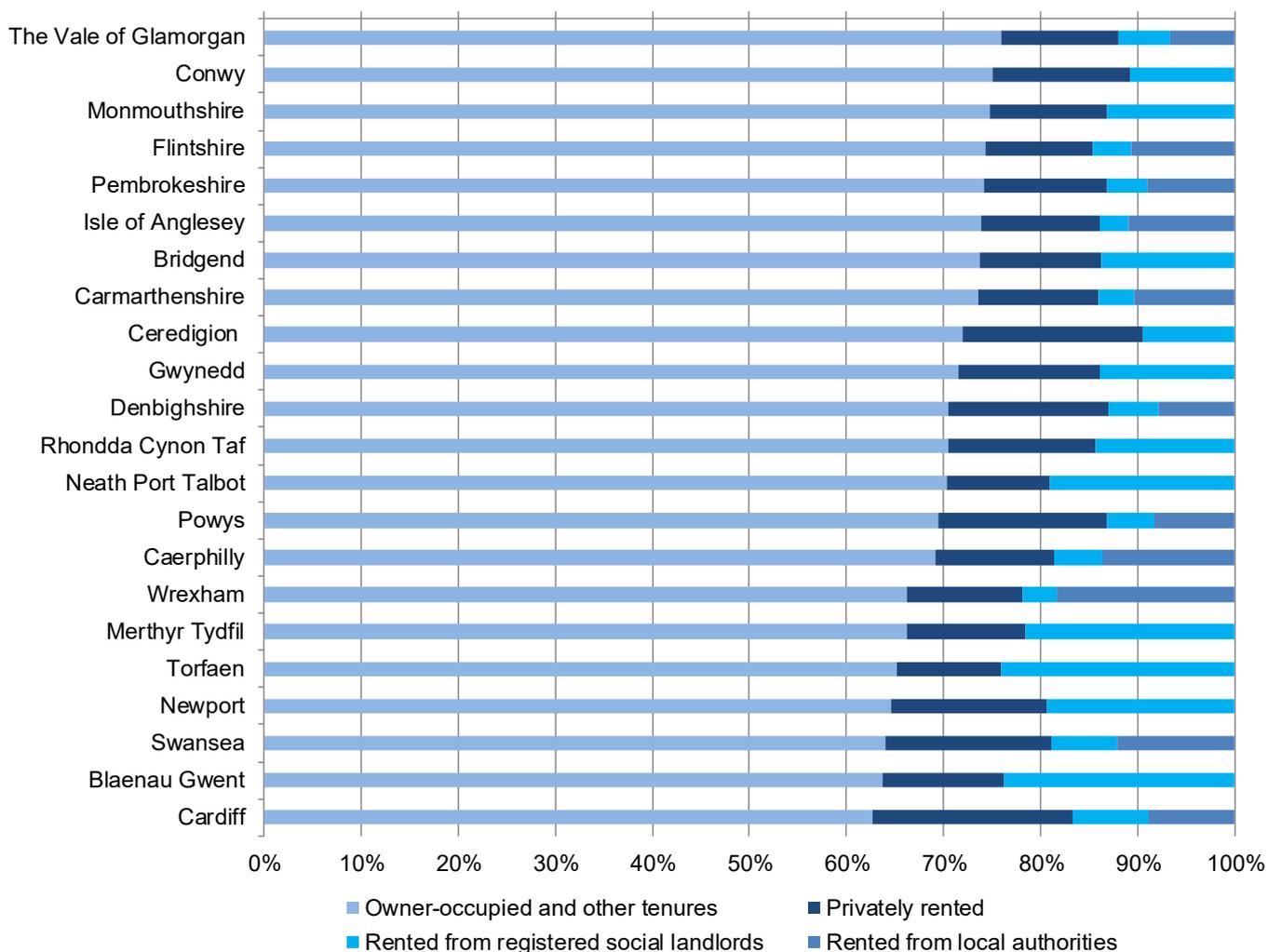
	<i>Number</i>			
	Rented from Local Authorities	Rented from Registered Social Landlords	Owner-Occupied and Privately Rented (b)	Total
Isle of Anglesey	3,800	1,000	30,100	34,900
Gwynedd	0	8,700	53,700	62,400
Conwy	0	6,200	51,400	57,600
Denbighshire	3,400	2,300	37,800	43,400
Flintshire	7,200	2,800	58,600	68,600
Wrexham	11,100	2,100	47,400	60,700
Powys	5,400	3,100	56,300	64,800
Ceredigion	0	3,300	32,200	35,600
Pembrokeshire	5,700	2,600	54,500	62,700
Carmarthenshire	9,200	3,200	75,800	88,200
Swansea	13,500	7,600	90,700	111,900
Neath Port Talbot	0	12,500	53,200	65,700
Bridgend	0	8,800	55,700	64,500
The Vale of Glamorgan	3,900	3,100	51,900	58,900
Cardiff	13,500	12,000	126,900	152,400
Rhondda Cynon Taf	0	15,500	92,800	108,300
Merthyr Tydfil	0	5,800	21,200	27,000
Caerphilly	10,700	4,000	64,400	79,200
Blaenau Gwent	0	7,800	24,900	32,700
Torfaen	0	10,000	31,800	41,900
Monmouthshire	0	5,800	21,200	27,000
Newport	0	13,200	55,100	68,300
Wales	87,300	141,200	1,203,000	1,431,500

Source: Welsh Government

(a) Numbers rounded to nearest 100.

(b) Includes intermediate and other tenures.

**Chart 3 - Dwelling stock estimates, percentage by tenure and local authority, at 31 March 2019 (a)**



Source: Welsh Government

(a) Data for local authorities and registered social landlords are taken from the annual social housing stock returns and includes all self contained and non self contained dwellings but assumes 3 non self contained bed spaces is equal to one dwelling.

Generally, the proportion of socially rented stock appears to be lower in rural authorities<sup>6</sup> in Wales. At March 31 2019, the highest proportion of social sector housing was observed in the valley authorities of Blaenau Gwent and Torfaen (24 per cent), whilst the lowest proportion of social sector housing was observed in the rural authority of Ceredigion (9 per cent; [Chart 3](#)).

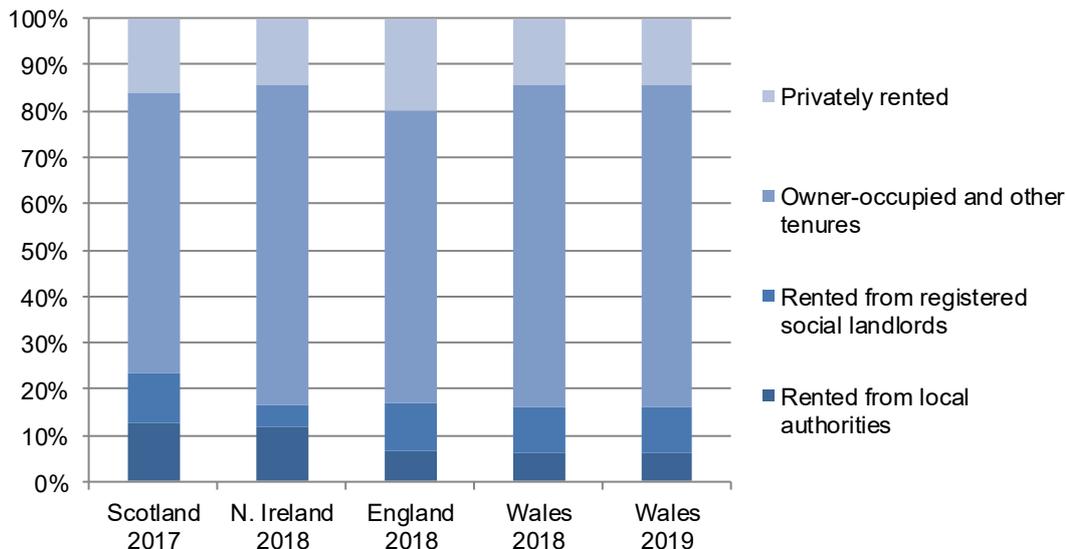
The highest proportion of owner-occupied dwellings at 31 March 2019 was observed in the Vale of Glamorgan with 76 per cent of dwellings estimated to be owner occupied, followed by Conwy and Monmouthshire with 75 per cent. Contrastingly, the lowest proportion of owner occupied dwellings was observed in Cardiff with 63 per cent, followed by Blaenau Gwent and Swansea with 64 per cent.

The highest proportion of privately rented dwellings was observed in Cardiff and Ceredigion (21 per cent and 19 per cent respectively). The high proportions of privately rented accommodation in some authorities, including Cardiff and Ceredigion, may be related to the student populations present in these areas. At March 31 2019, the lowest proportions of privately rented dwellings were observed in Flintshire, Neath Port Talbot and Torfaen with just 11 per cent of dwellings estimated to be privately rented.

<sup>6</sup> Rural Authorities include Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Powys, Ceredigion, Pembrokeshire, Carmarthenshire and Monmouthshire.

## 6. Comparisons with other UK countries

**Chart 4 - Dwelling stock estimates, percentage by tenure and country (a) (b)**



Source: Ministry for Housing, Communities and Local Government (MHCLG), the Scottish Government, Department for Social Development (NI), Welsh Government

(a) For England this will include dwellings rented from local authorities and other public sector dwellings. For Scotland it includes dwellings rented from local authorities, New Towns and Scottish Homes.

(b) These organisations are referred to with different terminology by the 4 UK countries but are broadly similar. For England they include Private Registered Providers, for Scotland and Northern Ireland it covers Housing Associations.

Dwelling stock estimates for 31 March 2019 are currently only available for Wales ([Chart 4](#)). The latest dwelling stock estimates are as at March 2017 for Scotland and March 2018 for Northern Ireland and England.

Across the four UK countries, the highest proportion of owner occupied dwellings is observed in Wales, the highest proportion of privately rented dwellings is observed in England and the highest proportion of social sector dwellings is observed in Scotland. Similar proportions of local authority dwellings are observed in Scotland and Northern Ireland, however the proportion of dwellings rented from Housing Associations is lower in Northern Ireland.

## Annex

This section provides an overview of the methodology together with information on methodological improvements and the impact of these changes.

### Methodology

Estimates of the total dwelling stock are calculated based on data from the population censuses. The estimates from 2011 onwards 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. A diagram of the broad methodology is included in section 1 of this release.

### Social sector dwellings (no change to methodology)

- Data on local authority and registered social landlord housing stock are taken from the annual returns from social landlords as published on [StatsWales](#).
- This data is used directly in the dwelling stock tenure split and includes all self-contained and non self-contained dwellings but excludes intermediate and other tenures. 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.
- 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 bed spaces 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.

### Private sector dwellings (no change to methodology)

- Private sector dwellings are calculated by subtracting the number of local authority dwellings and RSL dwellings from the total number of dwellings in Wales.
- Whilst private sector stock covers both owner-occupied<sup>7</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 (methodological improvement)

- The APS is a survey of households living at private addresses in the UK (therefore NHS accommodation, prisons and army barracks are excluded). 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. 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.

Previous Method (used for 'Dwelling Stock Estimates for Wales 31 March 2017', published April 2018): In order to estimate the number of private sector dwellings that are privately rented, the previous methodology estimated the proportion of all dwellings that were privately rented using

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<sup>7</sup> Includes intermediate tenures and other tenures not socially or privately rented

information from the Annual Population Survey (APS) person data set. The owner-occupied tenure was then calculated as the residual after the other tenures have been removed. No smoothing was applied and the treatment of some of the very small categories (such as living rent free or renting from an employer) was unclear.

After reviewing the methodology, the following improvements have been made:

- Following advice from ONS, we have changed from using the APS person data set to the APS household data set as this is more appropriate when looking at a household variable such as tenure. APS data for the full calendar year prior to the reference year has been used (i.e data for the 2018 calendar year was used in determining the tenure breakdown for 31 March 2019 dwelling stock estimates).
- In order to estimate the number of private sector dwellings that are privately rented, the improved methodology estimates the proportion of private sector dwellings that were privately rented using information from the Annual Population Survey (APS) household data set. The owner-occupied tenure was then calculated as the residual after the other tenures have been removed.
- The APS estimates were smoothed prior to applying to dwelling stock numbers, using data for three years:  
$$0.25 * \text{previous year} + 0.5 * \text{current year} + 0.25 * \text{following year}$$

(For March 2019, the smoothed estimates are based on  $0.25 * \text{previous year} + 0.75 * \text{current year}$ . When new data becomes available, 2019 estimates will be updated using the 3 year smoothing technique.)
- Clarifying that the private rented sector dwelling estimates include those renting or living rent free where their landlord is a private rented landlord/employer/relative.

Note that the APS proportions have been applied to each local authority and to Wales separately. This means that the sum of the dwelling stock estimates for the 22 local authorities (for owner occupier and private rented) is slightly different from the Wales estimate.

## Impact of methodological change

Prior to this publication, the latest dwelling stock estimates relate to March 2017 and were published in April 2018. These used the APS person data sets. Since then, the historic APS person data sets have been revised (due to reweighting). This means that dwelling stock data for 2013-2017 would have been revised even if methodological changes were not implemented. Tables 3 and 4 show estimates based on:

- Published Estimates: the old published estimates (based APS person data set)
- Old method (r) - the old method, but based on the newer reweighted APS person data set
- New method: APS household data set and above improvements including smoothing

At a Wales level, estimates based on the new method are broadly similar to the old published estimates. Using the old method but with the revised reweighted data would have led to an increase in the estimate of privately rented dwellings and a decrease in the number of owner occupied dwellings.

**Table 3**

Year	<i>Dwellings</i>					
	Owner Occupied			Privately rented		
	New Method	Old Method (r)	Published	New Method	Old Method(r)	Published
2016	981,851	968,031	986,357	206,288	220,107	201,782
2017	988,315	971,373	990,152	205,238	222,180	203,401
2018	994,288	977,205	.	204,438	221,521	.

(r) Revised September 2019 due to reweighting of APS Person data

**Table 4 –Comparison of Methods, Estimates as at 31 March 2017***Dwellings*

Local Authority	Owner Occupied			Privately rented		
	New Method	Old Method (r)	Published	New Method	Old Method (r)	Published
Isle of Anglesey	25,272	24,809	25,299	4,706	5,169	4,680
Gwynedd	43,939	42,021	43,219	9,320	11,238	10,040
Conwy	41,344	41,146	41,730	9,657	9,855	9,271
Denbighshire	31,109	30,002	30,461	6,507	7,615	7,155
Flintshire	50,033	49,686	50,481	7,957	8,305	7,510
Wrexham	40,163	38,844	39,488	7,071	8,390	7,747
Powys	45,279	43,179	44,673	11,038	13,139	11,644
Ceredigion	24,697	24,702	25,220	7,241	7,236	6,718
Pembrokeshire	45,862	45,832	46,545	8,135	8,165	7,452
Carmarthenshire	64,034	64,604	65,247	11,137	10,566	9,923
Swansea	70,261	68,863	70,866	20,123	21,522	19,519
Neath Port Talbot	45,842	46,131	46,631	7,277	6,988	6,487
Bridgend	46,133	46,442	46,934	8,959	8,650	8,158
The Vale of Glamorgan	43,682	44,816	45,644	7,248	6,114	5,285
Cardiff	98,493	91,277	93,411	27,723	34,939	32,805
Rhondda Cynon Taf	77,412	76,481	77,844	14,786	15,717	14,353
Merthyr Tydfil	17,297	17,815	18,355	3,711	3,193	2,653
Caerphilly	55,106	54,548	55,174	9,041	9,599	8,972
Blaenau Gwent	19,821	19,748	20,303	4,873	4,946	4,391
Torfaen	27,370	27,116	27,642	3,958	4,213	3,686
Monmouthshire	31,506	31,231	32,126	4,566	4,841	3,946
Newport	43,604	42,045	43,013	10,258	11,817	10,849
Wales	988,315	971,373	990,152	205,238	222,180	203,401

(r) Revised September 2019 due to reweighting of APS Person data.

## Key quality information

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

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

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

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

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

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

### National Statistics status

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

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

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

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

These statistics last underwent a full assessment against the Code of Practice in 2011.

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

- 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.

### **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 the National Assembly for Wales and beyond; and
- 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 the [Housing Statistics Quality Report](#).

The Welsh Government dwelling stock count 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.

## **Data source and coverage**

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 \(Office for National Statistics\)](#)

[Annual Population Survey \(Office for National Statistics\)](#)

[New House Building Completions \(Welsh Government\)](#)

[Demolitions data \(Welsh Government\)](#)

[Local authority stock and registered social landlord stock \(Welsh Government\)](#)

[Local authority stock and registered social landlord vacant stock \(Welsh Government\)](#)

[National Strategic Indicators \(Welsh Government\)](#)

[Data Unit Wales](#)

## **Comparability**

The data presented within this release for local authority and RSLs will differ from that shown in the releases 'Social Housing Stock and Rents 2018-19' 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 bed spaces are counted as individual housing units.

## **Revisions**

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.

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](#).

Table 2 of this release, originally published in September 2019, was revised in November 2019 following the discovery of an error. StatsWales and the commentary is unaffected.

## **Accessibility**

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](#).

## Coherence with other statistics

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 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 as at 31 March 2019](#)' 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.

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 latest house building statistics are available on our [StatsWales interactive website](#).

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 are available from our [StatsWales interactive website](#).

## 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 Ministry for Housing, Communities and Local Government (MHCLG) produces national statistics on the [number of dwellings by tenure at the national, regional and local authority level in England](#). MHCLG 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 MHCLG in the [net additional dwellings statistics](#). The 2018 set of [dwelling stock estimates for England](#) were published on 24 May 2019.

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. MHCLG 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 – 2019](#).

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 to survey data, for example, the Continuous Household Survey and the NI House Conditions Survey.

## **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 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; and
- rented from local authorities.

Requirement to register with Rent Smart Wales does not apply:

- To an owner occupier who has one or more lodgers in their home and the lodger shares amenities with the homeowner.
- If the residential dwelling is part of an agricultural agreement
- To commercial renting (e.g. of properties used for Commercial Purposes not Domestic Purposes)
- To accommodation rented on a 'licence' (usually only applicable to landlord's exempt from issuing an Assured/Assured Shorthold Tenancy e.g. University Owned Accommodation, Accommodation used for Asylum Seekers, etc).
- Where the landlord of the property is a Residential Social Landlord regulated by the Welsh Government
- To residential dwellings rented to people for a holiday (e.g. Holiday Lets)
- To residential accommodation if it is a mobile home, house boat or static caravan (as it is not considered a 'dwelling' under the legislation).
- Where a dwelling is owned under a freehold and the freeholder leases it under a leasehold agreement (to a person who becomes a leaseholder). However if the leaseholder then rents out a dwelling on an Assured, Assured Shorthold (AST) or Regulated Tenancy then the leaseholder as the 'landlord' in this case needs to register the dwelling in question and a licensee must also be in place.

## **Further details**

The document is available here <https://gov.wales/dwelling-stock-estimates>

## **Next update**

Annual release September 2020.

## **We want your feedback**

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

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