

Dwelling Stock Estimates for Wales, 2010-11

This annual statistical release presents estimates of the number of dwellings in Wales by tenure and for each local authority, as at 31 March 2011.

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 shown in this release is estimated from 2001 Census information, and information from the Labour Force Survey, local authority returns and registered social landlord (RSL) returns. Definitions of all terms used can be found in the glossary, alongside the key quality information at the end of this release.

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 1.35 million dwellings at the 31 March 2011, which represents an increase of 6 per cent since 2000-01.
- The majority of dwellings within Wales continue to be owner occupied¹ (70 per cent of all dwellings); however the number of owner occupied dwellings has fallen slightly 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 2011.
- 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 2011.

¹ Includes intermediate tenures and other tenures not socially or privately rented.

Statistician: Rhiannon Caunt

Tel: 029 2082 5055

E-mail: stats.housing@wales.gsi.gov.uk

Next update: February 2013 (provisional)

Twitter: www.twitter.com/statisticswales | www.twitter.com/ystadegaucymru

Cyhoeddwyd gan Y Gwasanaethau Gwybodaeth a Dadansoddi

Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ

Ffôn – Swyddfa'r Wasg **029 2089 8099**, Ymholiadau Cyhoeddus **029 2082 3332**

www.cymru.gov.uk/ystadegau

Issued by Knowledge and Analytical Services

Welsh Government, Cathays Park, Cardiff, CF10 3NQ

Telephone – Press Office **029 2089 8099**, Public Enquiries **029 2082 5050**

www.wales.gov.uk/statistics

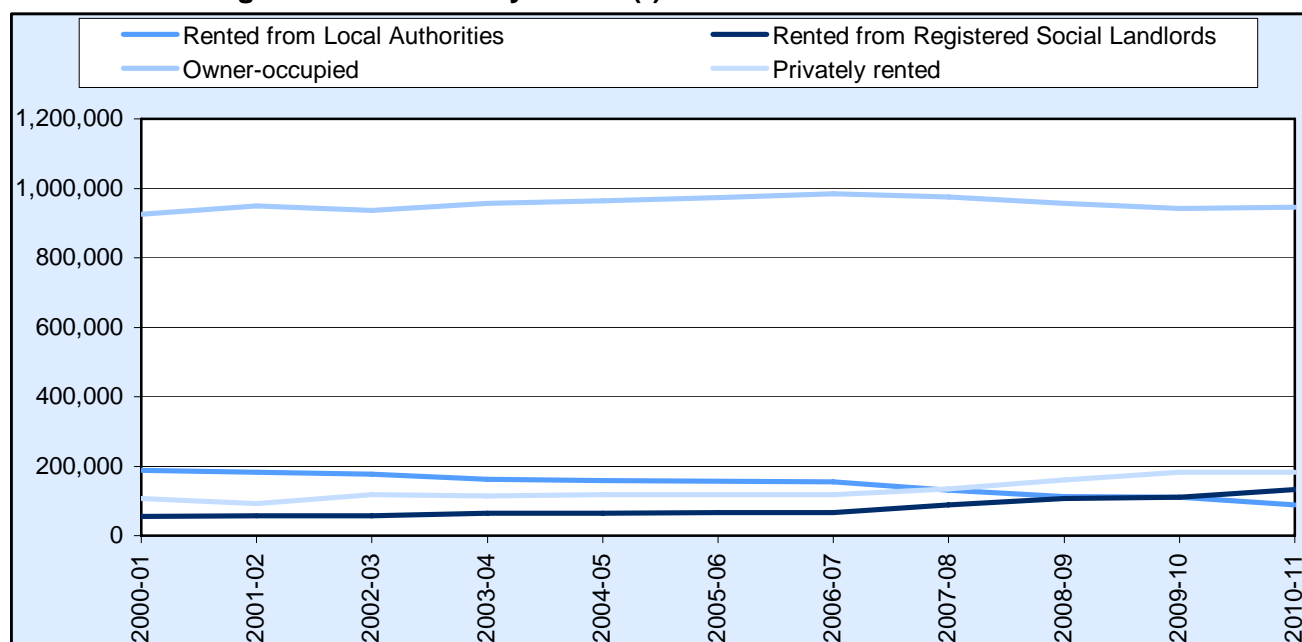


Llywodraeth Cymru
Welsh Government

Total number of dwellings in Wales

- The overall number of dwellings in Wales continues to grow steadily, with an estimated 1.35 million dwellings at the 31 March 2011, which represents an increase of 6 per cent since 2000-01. Over the same period the number of households in Wales has been increasing at a rate of roughly one per cent per year, with the latest figures showing that the number of estimated households in Wales grew to 1.34 million at the 30 June 2011¹. Whilst it is estimated that the number of households' has grown more rapidly than the number of dwellings, the estimated number of dwellings is currently still around 1 per cent higher than the number of households in Wales.

Chart 1 – Dwelling stock estimates by tenure (r)



Source: Welsh Government

(r) Revised January 2012. See Key Quality Information for further details

- The majority of dwellings within Wales continue to be owner occupied, accounting for 70 per cent of all dwelling stock at 31 March 2011. However it is estimated that the number of owner occupied dwellings has been falling since 2006-07 before rising slightly over the last year.
- The tenure distribution of the rest of the dwelling stock in Wales has changed over the last ten years. 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 increased by 9 per cent 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 level of all dwelling stock but this has been particularly apparent within the private sector (owner occupied, private rented sector, intermediate and other tenures). Between 2000-01 and 2007-08 there were around 8,000 new private sector dwellings completed each year but between 2008-09 and 2010-11 this had dropped to around 5,400 each year. Whilst the majority of new build activity continues to be carried out by the private sector, the number of new social sector dwellings completed has increased over recent years rising from around 560 each year between 2000-01 and 2007-08 to around 860 each year between 2008-09 and 2010-11. Almost all of the social sector new house building was carried out by RSLs and therefore may be affected by the availability of capital grants funding which is estimated to decrease over the next two years.

¹ Based on the 2008 Household projections produced by the Welsh Government.

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 (b) (d)		Owner-occupier and other tenures (e) (f)		Privately rented (f)			Total
	Number	Per cent	Number	Per cent	Number (r)	Per cent (r)	Number (r)	Per cent (r)	Number	
2000-01	187,855 (r)	15 (r)	54,999	4	924,963	73	106,683	8	1,274,500	
2001-02	182,957 (r)	14 (r)	56,687	4	950,074	74	92,021	7	1,281,739	
2002-03	176,401 (r)	14 (r)	57,165 (r)	4 (r)	937,221	73	118,488	9	1,289,275	
2003-04	162,276	13	64,498 (r)	5 (r)	956,094	74	114,089	9	1,296,957	
2004-05	158,005 (r)	12 (r)	65,091 (r)	5 (r)	964,766	74	117,545	9	1,305,407	
2005-06	155,768	12	65,665 (r)	5 (r)	973,935	74	118,107	9	1,313,475 (r)	
2006-07	154,412	12	66,632 (r)	5 (r)	984,146	74	117,575	9	1,322,765 (r)	
2007-08	131,524	10	89,397 (r)	7 (r)	975,782	73	134,653	10	1,331,356 (r)	
2008-09	113,013 (r)	8 (r)	106,927 (r)	8 (r)	957,377	72	161,150	12	1,338,467 (r)	
2009-10	110,575 (r)	8 (r)	110,459 (r)	8 (r)	941,258	70	182,133	14	1,344,425 (r)	
2010-11	88,723	7	133,640	10	945,003	70	182,269	14	1,349,636	

Source: Welsh Government

(a) 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 2008-09 data was taken from the Housing Revenue Account Subsidy (HRAS) second advance form. For 2008-09 onwards, data is provided via the annual Social Housing Stock return from local authorities.

(d) Prior to 2008-09 data was taken from the annual RSL1 to 4 forms from registered social landlords. For 2008-09 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 1996-97 onwards using information from the Labour Force Survey.

(r) Revised January 2012. See Key Quality Information 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.

- Within the private sector, whilst owner occupied² still accounted for over two thirds of all housing at 31 March 2011, both the number and proportion of privately rented dwellings have increased substantially since 2000-01. Between 2000-01 and 2010-11 the number of privately rented dwellings increased by around 71 per cent and now accounts for 14 per cent of all dwelling stock. In contrast, the number of owner-occupied dwellings increased only slightly (2 per cent) over this period and as a proportion of all dwelling stock dropped by 3 percentage points.
- 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 has become slightly more affordable in recent years following the economic downturn, there is the added difficulty of there being fewer mortgage products available particularly to first time buyers.

² Includes intermediate tenures and other tenures not socially or privately rented.

Social sector dwellings

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

- Within the social sector, 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 7 per cent of all dwellings), in contrast 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 RSLs³, with approximately 22,000 dwellings transferring from three local authorities (Gwynedd, Blaenau Gwent and Neath Port Talbot) to RSLs during 2010-11.
- 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 2011, a total of 27,200 local authority dwellings have transferred to the private sector via Right to Buy and other sales. The amount of new house building by local authorities has also declined over recent years with only 195 new local authority dwellings completed between 2000-01 and 2010-11, whilst there were 6,900 new RSL dwellings completed during the same period.

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

Table 2 – Dwelling stock estimates by tenure and local authority, at 31 March 2011

	<i>Number</i>			
	Rented from local authorities (a)	Rented from registered social landlords (a) (b)	Owner-occupied, privately rented, intermediate and other tenures	Total
Isle of Anglesey	3,809	687	27,877	32,373
Gwynedd	0	8,512	49,795	58,307
Conwy	0	5,966	47,374	53,340
Denbighshire	3,463	2,132	37,969	43,564
Flintshire	7,432	2,378	54,283	64,093
Wrexham	11,309	1,713	45,644	58,666
Powys	5,429	2,651	52,481	60,561
Ceredigion	0	3,208	31,581	34,789
Pembrokeshire	5,696	2,460	48,935	57,091
Carmarthenshire	9,145	2,904	69,977	82,026
Swansea	13,629	6,824	85,571	106,024
Neath Port Talbot	0	12,145	51,519	63,664
Bridgend	0	8,521	50,697	59,218
The Vale of Glamorgan	4,180	2,332	47,579	54,092
Cardiff	13,689	10,980	117,713	142,382
Rhondda Cynon Taf	0	15,297	88,148	103,445
Merthyr Tydfil	0	5,778	19,963	25,741
Caerphilly	10,943	3,483	61,400	75,826
Blaenau Gwent	0	7,879	24,340	32,219
Torfaen	0	9,762	29,939	39,701
Monmouthshire	0	5,250	34,194	39,444
Newport	0	12,777	50,293	63,070
Wales	88,723	133,640	1,127,272	1,349,636

Source: Welsh Government

(a) 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 Quality Information section. Excludes intermediate and other tenures not at social rents.

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

- Since 2000-01 the overall number of dwellings in Wales at 31 March 2011 was estimated to increase by 6 per cent. However across Wales this varied from less than 3 per cent in Torfaen, Blaenau Gwent, Flintshire and Gwynedd to 12 per cent in Cardiff.
- By 31 March 2011, 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 Torfaen and Blaenau Gwent 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.
- Whilst at an all Wales level the estimated number of dwellings at 31 March 2011 was higher (1 per cent) than the projected number of households⁴ this was not the case in 10 of the 22 authorities. The difference between the estimated number of dwellings and the number of households varied from around 3 per cent (1,800) less dwellings than households in Flintshire to around 10 per cent (5,300) more dwellings than households in Gwynedd.

⁴ Based on the 2008 Household projections produced by the Welsh Government.

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

2. 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

3. Official 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. The dwelling stock estimates are official statistics but are not currently classified as National Statistics.
4. Welsh housing statistics adhere to the Welsh 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. More detailed quality information relating specifically to dwelling stock estimates, which is not included in the quality report, is given below.
6. The source of the dwelling counts for these estimates is the 2001 Census. Following publication of the 2001 Census, an undercount of the population was identified in some areas across England and Wales. Whilst the subsequent mid-year population estimates were adjusted to account for the undercount, the 2001 Census data, including the number of dwellings, was not revised. Although DCLG have estimated the impact the undercount had on the number of dwellings in England no similar work has been undertaken within Wales.
7. 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

8. 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 2001 (Office for National Statistics)

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

Labour Force Survey (Office for National Statistics)

<http://www.ons.gov.uk/ons/guide-method/surveys/list-ofsurveys/survey.html?survey=%27Labour+Force+Survey%27>

New House Building Completions (Welsh Government)

<http://wales.gov.uk/topics/statistics/headlines/housing2011/111214/?lang=en>

Demolitions data (Welsh Government)

<http://wales.gov.uk/topics/statistics/headlines/housing2011/110824/?lang=en>

Local authority stock and registered social landlord stock (Welsh Government)

<http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en>

Large Scale Voluntary Transfers

9. 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.

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

10. 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 2001 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.
11. For further information on how dwellings are defined in the 2011 Census and how this differs to the definition used in the 2001 Census please refer to the document titled '2011 Census Definition of Dwellings' published alongside this release, which was produced by colleagues in the Office for National Statistics (ONS).

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
------------------------------------	---	--------------------------------------	---	---	---	-----------------------------------

For example:

Total number of dwellings (2001 Census)	1,274,500
Plus	
Number of completions during 2001-02	8,273
Minus	
Number of demolitions during 2001-02	1,034
Equals	
Total number of dwellings as at 31 March 2002	1,281,739

Total number of dwellings by tenure

Local authority dwellings

13. The breakdown of stock estimates by tenure shown in this release is estimated from 2001 Census information, information from the Labour Force 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/topics/statistics/headlines/housing2011/111116/?lang=en>
- The full data set is available on our StatsWales interactive web site at:
<http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>
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 2011. 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	88,672	Includes general needs, supported including sheltered and extra care
Plus		
Number of LA non self-contained dwellings/3	154/3	
Equals		
Total number of LA dwellings as at 31 March	88,723	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/topics/statistics/headlines/housing2011/111116/?lang=en>
- The full data set is available on our StatsWales interactive website at:
<http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>
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 2011. 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 466 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	132,004	Includes general needs, supported including sheltered and extra care
Plus		
Number of RSL non self-contained dwellings/3	4,909/3	
Equals		
Total number of RSL dwellings as at 31 March	133,640	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 2011	1,349,636
Minus	
Number of local authority dwellings at 31 March 2011	88,723
Minus	
Number of RSL dwellings at 31 March 2011	133,640
Equals	
Number of private sector dwellings at 31 March 2011	1,127,272

25. Whilst private sector stock covers both owner-occupied⁵ 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.

⁵ Includes intermediate tenures and other tenures not socially or privately rented

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 Labour Force Survey (LFS). The owner-occupied tenure is then calculated as the residual after the other tenures have been removed.
27. Whilst the LFS provides estimates for the private rental sector it only covers occupied dwellings, therefore no account is taken of vacancy rates in producing the split. Also there is currently insufficient information available from the LFS to provide a separate percentage breakdown for privately rented stock at a local authority level within Wales. The split between privately rented and owner-occupied stock is therefore only calculated at an all Wales level.
28. The Labour Force Survey (LFS) 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 LFS is to provide the information on the UK labour market required by the European Statistical Office (EuroStat) under the Treaty of Rome. The LFS 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 LFS in the Welsh Government are the Economic and Labour Market Statistics Team. For further information on the LFS please contact the Economic and Labour Market Statistics Team or see the ONS published guidance here:
<http://www.ons.gov.uk/ons/guide-method/user-guidance/labour-market-statistics/index.html>
30. Calculation of privately rented dwellings:

Number of privately rented dwellings = Percentage of privately rented stock taken from LFS × Total number of dwellings

For example:

Percentage of privately rented stock taken from LFS for 2010-11	14 per cent (rounded)
Multiply by	
Number of private sector dwellings at 31 March 2011	1,349,636
Equals	
Number of privately rented dwellings at 31 March 2011	182,269

31. Calculation of owner-occupied dwellings:

Number of owner occupied dwellings = Number of private sector dwellings - Number of privately rented dwellings

For example:

Number of private sector dwellings at 31 March 2011	1,127,272
Minus	
Number of privately rented dwellings at 31 March 2011	182,269
Equals	
Number of owner occupied dwellings at 31 March 2011	945,003

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](#).

Symbols

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 2008-09 the data for local authority dwellings shown in this release was taken from the Housing Revenue Account Subsidy (HRAS) second advance form. For 2008-09 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.
37. Prior to 2008-09 the data for registered social landlords shown in this release are from the annual RSL 1 to 4 returns. For 2008-09 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 release '[Social Housing Stock Lettings and Vacancies 2010-11](#)' 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

Revisions to Labour Force Survey (LFS) data

39. The tenure split between owner-occupied and privately rented dwellings in terms of both numbers and percentage of total stock has been calculated for 1996-97 onwards using information from the Labour Force Survey. These figures were revised in January 2012. The following tables provide a comparison of the revised figures with those published previously for each year. These revisions do not affect the overall total stock figures for each year nor do they affect the numbers and percentages of total stock for local authority and registered social landlord dwellings.

	Owner-occupier and other tenures (a) (b)					
	Number			Per cent of all dwellings		
	Revised January			Revised January		
	Previous	2012	Difference	Previous	2012	Difference
2000-01	922,616	924,963	2,346	72	73	0.2
2001-02	949,602	950,074	472	74	74	0.0
2002-03	936,004	937,221	1,217	73	73	0.1
2003-04	953,956	956,094	2,138	74	74	0.2
2004-05	961,454	964,766	3,312	74	74	0.3
2005-06	974,715	973,935	-780	74	74	-0.1
2006-07	978,407	984,146	5,739	74	74	0.4
2007-08	974,732	975,782	1,050	73	73	0.1
2008-09	955,419	957,377	1,957	71	72	0.1
2009-10	940,977	941,258	281	70	70	-0.1

Source: Welsh Government

(a) At 31 March. Data are not National Statistics

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

	Privately rented (a)					
	Number			Per cent of all dwellings		
	Revised January			Revised January		
	Previous	2012	Difference	Previous	2012	Difference
2000-01	109,165	106,683	-2,481	9	8	-0.2
2001-02	92,534	92,021	-513	7	7	0.0
2002-03	118,707	118,488	-218	9	9	0.0
2003-04	116,002	114,089	-1,913	9	9	-0.1
2004-05	121,428	117,545	-3,883	9	9	-0.3
2005-06	117,230	118,107	877	9	9	0.1
2006-07	123,317	117,575	-5,742	9	9	-0.4
2007-08	135,824	134,653	-1,170	10	10	-0.1
2008-09	163,183	161,150	-2,033	12	12	-0.2
2009-10	182,214	182,133	-81	14	14	0.0

Source: Welsh Government

(a) At 31 March. Data are not National Statistics

Revisions to new house building and demolition statistics

40. Following a data cleansing exercise the total new house building completions data for 2005-06 and 2009-10 as well as the demolitions data for 2006-07 were revised in January 2012. These revisions will have led to a change in the overall number of dwellings for these years and will have impacted on the overall number of dwellings for subsequent years. The following table provides a comparison of the revised figures with those published previously for each year. These revisions do not affect the numbers and percentages of stock for local authority and registered social landlord dwellings.

	<i>Number</i>		
	Total stock		Difference
	Previous	Revised January 2012	
2000-01	1,274,500	1,274,500	0
2001-02	1,281,739	1,281,739	0
2002-03	1,289,275	1,289,275	0
2003-04	1,296,957	1,296,957	0
2004-05	1,305,407	1,305,407	0
2005-06	1,313,483	1,313,475	-8
2006-07	1,322,788	1,322,765	-23
2007-08	1,331,379	1,331,356	-23
2008-09	1,338,490	1,338,467	-23
2009-10	1,344,439	1,344,425	-14

Source: Welsh Government

(a) At 31 March. Data are not National Statistics

Revisions to local authority and registered social landlord stock

41. Since the previous publication, there have been updates to housing stock information received from social landlords. We have also undertaken a data cleansing exercise on our database since the previous publication. This has resulted in some changes to data for some landlords.

Revisions to data published on StatsWales

42. The data published in the StatsWales tables has also undergone a data cleansing exercise following the revisions listed above. The data in these tables has been marked appropriately to highlight the revisions made.

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:
<http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>

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 collect and publish 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:

<http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>

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, Vacancies and Lettings, 2010-11'](#) 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/2011/4822471/?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/topics/statistics/headlines/housing2011/111214/?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/topics/statistics/headlines/housing2011/110824/?lang=en>
49. The 2008 based household projections for 2011 used within this release were produced by the Welsh Government. Household projections provide estimates of future numbers of households. The assumptions are generally based on past trends. Projections done in this way do not make allowances for the effects of local or central government policies on future population or household levels, distribution and change. Further information can be found via the following link:
<http://wales.gov.uk/topics/statistics/headlines/housing2010/100929/?lang=en>

Related Statistics for Other UK Countries

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

England

51. 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.
52. The data on local authority housing stock are taken from the DCLG's housing strategy statistical appendix (HSSA), which is completed and returned every year by local authorities. These data are used directly in the dwelling stock tenure split. Information on housing association stock comes from the Tenant Services Authority (TSA) Regulatory and Statistical Return (RSR).
53. 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 November 2011 available at the following link:

<http://www.communities.gov.uk/publications/corporate/statistics/housingstock2011>

Scotland

54. 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.

55. 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.

56. 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

57. 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

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.

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: www.statswales.wales.gov.uk

We actively encourage feedback from our users. If you have any comments please complete our [feedback form](#).

If you require any further information regarding the release, contact details are as follows:

Judy David

Environment, Sustainability and Housing Statistics

E-mail: stats.housing@wales.gsi.gov.uk

Tel: 029 2082 5055