

Social Housing Stock and Rents, as at 31 March 2012

Social housing stock is the number of dwellings, bedsits and bedspaces (i.e. housing units) owned or partly owned by local authorities and Registered Social Landlords (RSLs), otherwise known as social landlords. This Statistical Release is based on information collected annually from all Welsh social landlords, and presents information on the amount and type of stock as at 31 March 2012 and the average weekly rents for self-contained dwellings rented from social landlords as set at 31 March 2012 for the following financial year 2012-13. Definitions of all terms used can be found in the Glossary, alongside the Key Quality Information at the end of this release.

This is the first time data on social housing stock and average social housing rents have been published together in this statistical release. For more information see page 14 of the Key Quality Information section.

This information is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need. The information is used to monitor the effectiveness of current policy, particularly progress against the [National Housing Strategy](#) and [Programme for Government 2011-2016](#) objectives and for future policy development. The stock data are also used by the Welsh Government for calculating dwelling stock estimates whilst the rents data are used to monitor the average weekly rents charged by local authorities and Registered Social Landlords under the existing rent policies.

Summary

- There continues to be a slight increase in social housing stock, with 237,487 social landlord dwellings, bedsits and bedspaces (i.e. housing units) in Wales at 31 March 2012. Since March 2011, social housing stock increased by less than 1 per cent and the rate of social housing remained relatively unchanged at around 18 units per 100 households (Table 1).
- At 31 March 2012, 63 per cent of all social housing stock was owned by RSLs and RSLs owned all social housing in half of the authorities across Wales (Table 2).
- Between 2003-04 and 2012-13 rent levels within the social housing sector have increased across all property types, with the overall average for all self-contained housing rising by around 50 per cent for local authorities and 49 per cent for registered social landlords (RSLs) (Chart 2).
- Local authority rent levels for self-contained general needs housing continue to remain below those of the RSLs, with an overall average per week of £71.10 for 2012-13, compared to £73.55 for RSLs. The gap between local authority and RSL rents however has increased slightly over the last year with the difference now 3.4 per cent compared to 2.6 per cent in 2011-12 (Table 6).

Statistician: Rhiannon Caunt

Tel: 029 2085 5063

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

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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**

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Social Housing Stock

- In 2010, the Holmans Report¹, 'Housing Need and Demand in Wales 2006 to 2026', was published which provided estimates of current and projected housing need and demand for Wales between 2006 and 2026. The report estimated that an annual average of 5,100 additional non-market properties is required in Wales each year over this period, where the non-market sector comprises social sector tenants, owner-occupiers buying through the Right to Buy and private sector tenants receiving Housing Benefit.
- The number of social landlord dwellings, bedsits and bedspaces (known as housing units) in Wales grew by 1,068 units during 2011-12 to 237,487. This represents an increase of less than 1 per cent on the 236,419 units at the end of March 2011 and is only 21 per cent of the annual increased need estimated in the Holmans Report. However, social housing units only account for a proportion of non-market properties. When the total number of households in Wales was taken into account the rate of social housing per 100 households remained relatively unchanged at around 18 units per 100 households.
- The level of social housing stock has increased in part through the building of 829 new social dwellings during 2011-12, all of which were RSL dwellings. However, this may be an undercount of the new house building activity of RSLs, currently reported by the local authorities. Further information on this issue is outlined in the recent statistical article [Delay to Quality Improvements to New House Building Statistics](#) and more detail is available in the Key Quality Information section.
- The total amount of social housing will have decreased during 2011-12 due to the sale of 470 social housing units via the Right to Buy, Right to Acquire and other schemes. Social housing stock may have also decreased due to demolitions; however it is not known how many of those dwellings demolished were social housing units.

¹ Housing Need and Demand in Wales 2006 to 2026, Holmans and Monk, 2010
<http://wales.gov.uk/topics/housingandcommunity/research/housing/needanddemand/?lang=en>

Table 1 – Stock estimates for Welsh social landlords, as at 31 March (a) (b) (c) (d)

	Self-contained dwellings					Non self-contained			Number
	General needs	Sheltered	Supported	Total sheltered and supported	Extra care	Bedsits	Hostel bedspaces	Intermediate tenures and other	Total
Local Authorities:									
2008-09	98,253	.	.	14,535	52	227	293	77	113,437
2009-10	96,063	.	.	14,326	59	198	183	88	110,917
2010-11	75,159	.	.	13,461	52	14	140	50	88,876
2011-12	73,799	13,187	1,327	14,514	40	4	114	69	88,540
RSLs:									
2008-09 (r)	91,946	.	.	12,690	691	252	4,558	9,101	119,238
2009-10 (r)	93,964	.	.	13,971	913	177	4,635	9,963	123,623
2010-11 (r)	115,617	.	.	15,193	1,167	354	4,569	10,643	147,543
2011-12	115,472	14,476	2,280	16,756	1,444	358	3,959	10,958	148,947
All social landlords:									
2008-09	190,199	.	.	27,225	743	479	4,851	9,178	232,675
2009-10 (r)	190,027	.	.	28,297	972	375	4,818	10,051	234,540
2010-11 (r)	190,776	.	.	28,654	1,219	368	4,709	10,693	236,419
2011-12	189,271	27,663	3,607	31,270	1,484	362	4,073	11,027	237,487

Source: Annual social landlord stock returns

(a) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. Further details are available in the 'Key quality information' section.

(b) For 2011-12, during the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

(c) Excludes data for English registered RSLs with stock in Wales. At 31 March 2012, they owned 438 units of stock in Wales.

(d) There has been a minor reclassification of stock from non-self contained stock to self-contained stock in 2011-12, following the adoption of more comprehensive definitions in the data collection process. This represents less than 0.5% of stock and accounts for some of the increase in sheltered and other supported stock in 2011-12, although it has little impact on the trend in average rents.

(r) Due to validation and data cleansing work during the 2011-12 data collection exercise, much of the data for earlier years in this table has been subject to minor revisions.

- The majority of social housing stock (93 per cent) was self contained, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. A further 11,027 units (5 per cent) were intermediate and other tenures and 4,435 units (2 per cent) were non self contained units comprising bedsits and hostel bedspaces.
- The majority of intermediate and other tenures tend to be RSL properties. At 31 March 2012 around 7 per cent of all RSL stock was made up of intermediate and other tenures whilst for local authorities this was less than 1 per cent.

Table 2 - Stock estimates for all Welsh social landlords as at 31 March 2012, by authority and landlord type (a) (b) (c) (d)

Number

	Local Authorities	Registered social landlords	All social landlords
Isle of Anglesey	3,817	923	4,740
Gwynedd (e)	.	10,082	10,082
Conwy (e)	.	6,602	6,602
Denbighshire	3,458	2,678	6,136
Flintshire	7,447	2,856	10,303
Wrexham	11,335	2,185	13,520
Powys	5,430	2,853	8,283
Ceredigion (e)	.	5,019	5,019
Pembrokeshire	5,701	2,582	8,283
Carmarthenshire	9,111	3,222	12,333
Swansea	13,636	8,976	22,612
Neath Port Talbot (e)	.	12,458	12,458
Bridgend (e)	.	8,979	8,979
The Vale of Glamorgan	3,954	2,706	6,660
Cardiff	13,716	13,004	26,720
Rhondda Cynon Taf (e)	.	15,683	15,683
Merthyr Tydfil (e)	.	5,987	5,987
Caerphilly	10,935	4,083	15,018
Blaenau Gwent (e)	.	8,035	8,035
Torfaen (e)	.	10,417	10,417
Monmouthshire (e)	.	5,780	5,780
Newport (e)	.	13,837	13,837
Wales	88,540	148,947	237,487

Source: Annual social landlord stock returns

(a) Includes self contained general needs, sheltered, supported and extra care housing, non-self contained bedsits, non-self contained hostels and intermediate and other tenures.

(b) Excludes data for English registered RSLs with stock in Wales. At 31 March 2012, they owned 438 units of stock in Wales.

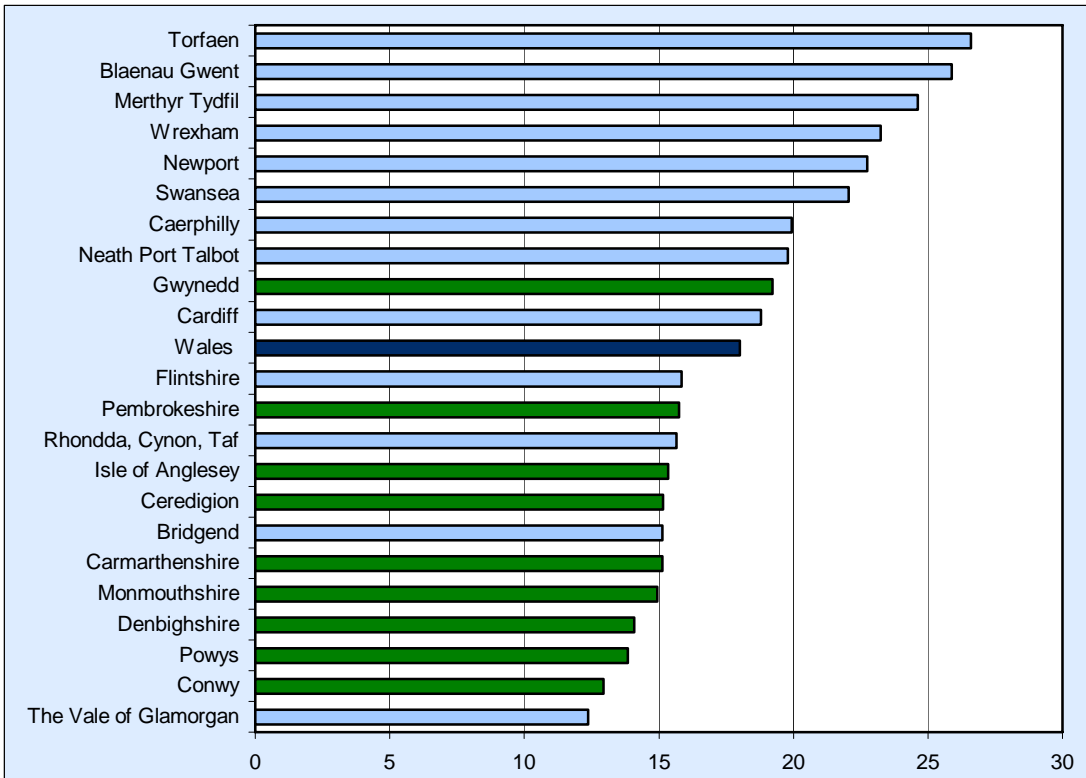
(c) During the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

(d) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling

(e) These local authorities transferred their stock to registered social landlords prior to 2011-12. For further details on large scale voluntary transfers of local authority housing stock to registered social landlords see the 'Key quality Information' section.

- Taking into account the number of households in each local authority, the authority with the highest rate of social housing per 100 households continued to be Torfaen at 26.6 units per 100 households whilst the Vale of Glamorgan replaced Conwy in having the lowest at 12.4 units per 100 households.
- Chart 1 below shows that at 31 March 2012, the rate of social housing per 100 households was higher in urban than in rural authorities. This was particularly the case for some of the valley authorities including Torfaen, Blaenau Gwent and Merthyr Tydfil, whilst all nine rural authorities, with the exception of Gwynedd, had rates below the Wales average of 18 units per 100 households.

Chart 1 - Rate of social housing stock per 100 households as at 31 March 2012 (a)



Source: Annual social housing stock returns

(a) 2010 Household estimates produced by the Welsh Government are used in this release to calculate the rate of social housing units per 100 households. These estimates are available at the following link:
<http://wales.gov.uk/topics/statistics/headlines/housing2011/111006/?lang=en>

Note: Rural authorities are in green and urban authorities are in blue. Details of which authorities are in which group, can be found in the 'Key quality information' section at the end of this release.

Table 3 – Stock estimates for Welsh social landlords by local authority, as at 31 March 2012 (a)(b)(c)(d)(e)

	<i>Number</i>								
	Self-contained dwellings				Non self-contained			Intermediate tenures and other	Total
	General needs	Sheltered	Supported	Extra care	Bedsits	Hostel bedspaces			
Isle of Anglesey	3,893	572	2	16	4	106	147	4,740	
Gwynedd	7,431	869	59	101	0	177	1,445	10,082	
Conwy	4,122	1,611	85	86	16	202	480	6,602	
Denbighshire	3,886	1,544	27	139	0	210	330	6,136	
Flintshire	6,706	2,976	28	50	0	206	337	10,303	
Wrexham	12,093	856	18	54	0	364	135	13,520	
Powys	5,686	2,335	68	0	0	101	93	8,283	
Ceredigion	2,723	481	27	48	0	58	1,682	5,019	
Pembrokeshire	6,233	919	893	88	0	103	47	8,283	
Carmarthenshire	8,911	2,983	30	78	0	143	188	12,333	
Swansea	18,098	2,124	184	85	11	265	1,845	22,612	
Neath Port Talbot	11,239	654	86	115	184	109	71	12,458	
Bridgend	7,813	540	62	78	0	272	214	8,979	
The Vale of Glamorgan	5,107	648	497	0	13	162	233	6,660	
Cardiff	22,650	1,565	328	117	5	882	1,173	26,720	
Rhondda Cynon Taf	13,782	1,363	80	0	0	197	261	15,683	
Merthyr Tydfil	5,339	438	17	0	0	27	166	5,987	
Caerphilly	12,781	1,411	106	102	0	177	441	15,018	
Blaenau Gwent	7,055	770	38	85	0	26	61	8,035	
Torfaen	8,599	186	911	40	32	164	485	10,417	
Monmouthshire	3,624	1,623	31	32	21	30	419	5,780	
Newport	11,500	1,195	30	170	76	92	774	13,837	
Wales	189,271	27,663	3,607	1,484	362	4,073	11,027	237,487	

Source: Annual social landlord stock returns

(a) Includes self contained general needs, sheltered, supported and extra care housing, non-self contained bedsits, non-self contained hostels and Intermediate and other tenures.

(b) Excludes data for English registered RSLs with stock in Wales. In March 2012, they owned 438 units of stock in Wales.

(c) During the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

(d) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1

(e) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see 'Key quality Information' section.

- At a Wales level there was a fairly even split between the proportion of intermediate and other units though this was not the case at a local authority level. In some authorities such as Ceredigion, Gwynedd and Swansea there was a much higher proportion of 'other tenure' units which are mainly due to student accommodation owned and managed by social landlords, as these are authorities with universities. Though it is notable that Cardiff, which is also a university authority, has a much lower proportion of 'other tenure' units.
- In contrast, in Caerphilly and the Isle of Anglesey around 96 per cent and 95 per cent respectively of the intermediate and other units were intermediate units.
- Extra care social housing units increased by almost a quarter (22 per cent) since 31 March 2011, from 1,219 to 1,484. This increase may have been affected by the Welsh Government's 'All Wales Social Housing Grant (SHG) funded Extra Programme', which consists of 36 Extra Care schemes across Wales. At a local authority level, there were no extra care units in four of the 22 authorities at the end of March 2012 compared to six authorities at the end of March 2011. This may be due to extra care schemes still being at the development stage within these four authorities.

Social Housing Rents

Social housing rents are only collected for self contained properties, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. Therefore no rental information is available for bedsits, hostel bedspaces, and intermediate and other tenures.

The information on social housing rents shown in this release are the actual average weekly rents charged by local authorities and RSLs for the 2012-13 financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates.

At present different rent policies apply to local authorities and RSLs. For local authorities, the Welsh Government set Guideline Rents, which are notional rents for the purposes of calculating Housing Revenue Account Subsidy. Whilst local authorities are free to charge actual rents which may be above or below the Guideline Rent there are financial disincentives for doing so. For RSLs, a Rent Benchmarking system applies which means that the 'maximum rent' charged for six key property types, when averaged, should be at or below the set rent benchmark. The system also sets the maximum rent that can be charged for a three bedroom five person home.

Rents charged by local authorities and RSLs, as presented in this release, will differ from the current guideline and benchmark rents.

It should be noted that the Welsh Government have a long standing rent convergence policy in place, which aims to bring the level of rents in the local authority sector in line with those in the RSL sector. The new policy for social housing rents will also aim to bring about rent convergence.

Self-contained – All properties

Tables 4 & 5 and Charts 2 & 3 present information on the average rents charged by both local authorities and RSLs for all self-contained dwellings, which includes all general needs, sheltered and supported housing as well as extra care units.

Table 4 - Stock estimates and average rents for all self-contained dwellings including general needs, sheltered, supported and extra care units, by local authority and social landlord (a) (b) (c)

	Local authorities		Registered social landlords (d)	
	Total self-contained stock as at 31 March 2012 (Number)	Average weekly rents for all self-contained dwellings, 2012-13 (e) (£s)	Total self-contained stock as at 31 March 2012 (Number)	Average weekly rents for all self-contained dwellings, 2012-13 (e) (£s)
Isle of Anglesey	3,805	63.49	678	70.27
Gwynedd	.	.	8,460	69.06
Conwy	.	.	5,904	74.44
Denbighshire	3,458	66.37	2,138	78.02
Flintshire	7,422	70.66	2,338	75.37
Wrexham	11,335	67.88	1,686	75.64
Powys	5,426	75.95	2,663	72.86
Ceredigion	.	.	3,279	71.29
Pembrokeshire	5,673	62.65	2,460	75.94
Carmarthenshire	9,111	66.99	2,891	72.65
Swansea	13,609	67.70	6,882	75.92
Neath Port Talbot	.	.	12,094	73.09
Bridgend	.	.	8,493	75.04
The Vale of Glamorgan	3,920	75.93	2,332	77.52
Cardiff	13,667	77.79	10,993	79.93
Rhondda Cynon Taf	.	.	15,225	72.06
Merthyr Tydfil	.	.	5,794	65.00
Caerphilly	10,927	69.22	3,473	77.37
Blaenau Gwent	.	.	7,948	64.34
Torfaen	.	.	9,736	75.90
Monmouthshire	.	.	5,310	79.01
Newport	.	.	12,895	75.27
Wales	88,353	69.96	133,672	73.71

Source: Annual social landlord stock and rent returns

(a) Includes self contained general needs, sheltered, supported and extra care housing. Excludes non-self contained bedsits, non-self contained hostels and intermediate and other tenures.

(b) Stock figures will differ from dwelling stock estimates, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling.

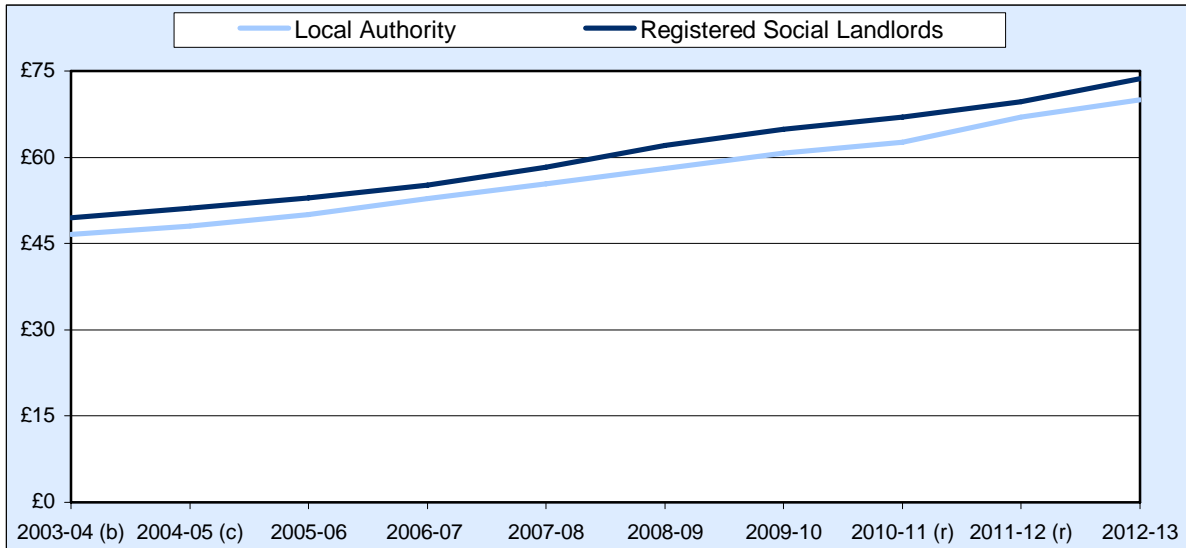
(c) During the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

(d) Excludes data for English registered RSLs with stock in Wales. In March 2012, they owned 438 units of stock in Wales.

(e) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Quality Information' section provides a list of stock transfers and dates of transfer.

- The 2012-13 average weekly rents set for all the 88,353 self contained local authority units at 31 March 2012 were 5 per cent lower at £69.96 per week than those set for the 133,672 RSL units at £73.71 per week (Table 4).
- RSL rent levels have been consistently higher than local authority rent levels for a number of years mainly due to historic differences in rent setting policies that are still currently in place. It is also noticeable that RSLs tend to have a higher proportion of larger properties which inevitably attract a higher average weekly rent.

Chart 2 - Average weekly rents of all LA and RSL dwellings (a)



Source: Annual returns from local authorities and RSLs

(a) Includes self contained general needs, sheltered and extra care housing. Excludes non-self contained bedsits, non-self contained hostels and Intermediate and other tenures.

(b) Local authority rents for 2003-04 do not include data for Pembrokeshire

(c) Local authority rents for 2004-05 do not include data for Merthyr Tydfil

(r) Revised July 2012 following data cleansing and updates from landlords during the 2011-12 data collection exercise

- Average weekly rents for all dwellings continued to increase, with rents for RSL dwellings remaining above those for local authority dwellings.
- The gap between local authority and RSL rent levels has widened slightly over the year. Local authority average rents set for 2012-13 were 5 per cent lower than RSL rents compared to being only 4 per cent lower than RSL rents in 2011-12.
- Local authority rents for 2012-13 for all dwelling types averaged £69.96 per week which is an increase of 4 per cent on 2011-12 but lower than the 7 per cent increase between 2010-11 and 2011-12.
- RSL rents for 2012-13 for all dwelling types averaged £73.71 per week which is an increase of 6 per cent on 2011-12 and higher than the 4 per cent increase between 2010-11 and 2011-12.

Table 5 shows the average weekly rents for all property types and sizes for all self-contained local authority and RSL dwellings, including sheltered, supported and extra care housing. Rents charged for extra care housing may be significantly higher on average than those charged for general needs housing and supported and sheltered housing depending on the type of extra care scheme and type of services provided. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided for extra care housing.

Table 5 - Average weekly rents of local authority and registered social landlord dwellings for 2012-13 by local authority area (a) (b) (c) (d)

	<i>£s per week</i>									
	General Needs		Sheltered		Supported		Extra Care		All dwellings	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
Isle of Anglesey	63.98	69.39	60.11	77.46	.	60.70	.	65.05	63.49	70.27
Gwynedd	.	69.19	.	66.46	.	83.14	.	73.79	.	69.06
Conwy	.	74.76	.	67.85	.	98.61	.	158.24	.	74.44
Denbighshire	69.30	73.61	60.88	85.74	.	92.29	.	107.88	66.37	78.02
Flintshire	73.23	75.48	65.93	67.48	.	110.41	.	108.40	70.66	75.37
Wrexham	68.60	75.66	55.90	67.82	.	79.52	.	104.25	67.88	75.64
Powys	78.45	73.18	71.65	70.84	.	71.99	.	.	75.95	72.86
Ceredigion	.	70.65	.	69.56	.	92.02	.	112.80	.	71.29
Pembrokeshire	63.31	74.85	58.92	66.52	62.26	84.11	.	129.27	62.65	75.94
Carmarthenshire	68.36	72.58	63.93	67.47	.	104.67	.	72.92	66.99	72.65
Swansea	68.05	76.65	63.22	72.93	.	73.12	60.75	75.82	67.70	75.92
Neath Port Talbot	.	72.81	.	66.90	.	71.67	.	136.79	.	73.09
Bridgend	.	74.33	.	69.26	.	85.90	.	178.15	.	75.04
The Vale of Glamorgan	77.14	78.75	70.12	69.47	71.75	81.16	.	.	75.93	77.52
Cardiff	78.39	79.14	55.46	74.01	.	104.43	.	134.72	77.79	79.93
Rhondda Cynon Taf	.	73.11	.	60.62	.	87.33	.	.	.	72.06
Merthyr Tydfil	.	65.22	.	62.54	.	59.68	.	.	.	65.00
Caerphilly	70.17	77.41	61.00	72.79	.	64.04	63.76	111.85	69.22	77.37
Blaenau Gwent	.	63.84	.	63.07	.	73.09	.	113.71	.	64.34
Torfaen	.	75.87	.	66.67	.	74.06	.	165.74	.	75.90
Monmouthshire	.	80.30	.	75.13	.	69.87	.	138.89	.	79.01
Newport	.	75.06	.	71.16	.	92.24	.	115.21	.	75.27
Wales	71.10	73.55	64.06	69.38	65.50	81.26	62.63	117.91	69.96	73.71

Source: Annual social landlord rent returns

(a) This table includes all self-contained units but excludes non self-contained units as well as intermediate tenures and tenures not at social rents.

(b) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key quality Information' section provides a list of stock transfers and dates of transfer.

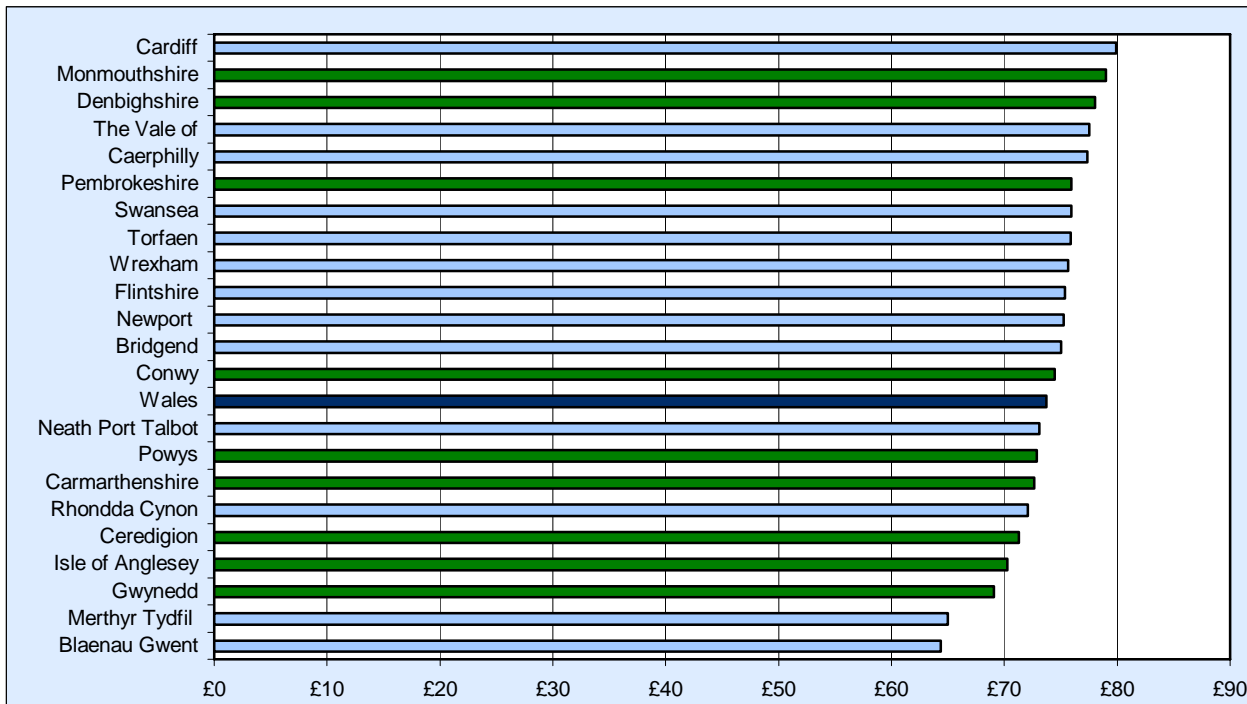
(c) The properties covered include secure as well as assured tenancies.

(d) For 2012-13, during the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

- Looking at the 2012-13 average weekly rents for all self contained socially rented properties, including supported, sheltered and extra care, the difference between RSL and local authority rents is greater than when looking at general needs only. It would appear that this is due to average local authority rents being brought down by the generally lower rents for supported and sheltered housing, whilst RSL rents increased slightly due to the higher rents for extra care schemes.

- The RSLs rents were higher than local authority rents at an individual local authority level with the exception of Powys, possibly due to the higher percentage of larger (three or more bedrooms) local authority rented properties within this authority. Cardiff had both the highest local authority rent at £77.79 per week and the highest RSL rent at £79.93 per week.
- In general RSL weekly rents were lower in the rural authorities with the exception of Monmouthshire and Denbighshire where rents were the second and third highest respectively after Cardiff. The lowest RSL weekly rents however were in the urban authorities of Blaenau Gwent and Merthyr Tydfil (Chart 3).

Chart 3 - RSL weekly rents for all self-contained dwellings including general needs, sheltered, other supported and extra care dwellings, 2012-13 (a)(b)(c)



Source: Annual returns from local authorities and RSLs

- (a) The average weekly rent for wholly rented Welsh registered RSLs. Includes secure as well as assured tenancies
 (b) Includes all self-contained units but excludes non self-contained units as well as intermediate tenures and tenures not at social rents
 (c) Rents are shown as at 31 March for the following financial year. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March. The 'Key Quality Information' section provides a list of stock transfers and dates of transfer

Note: Rural authorities are in green and urban authorities are in blue. Details of which authorities are in which group, can be found in the 'Key quality information' section at the end of this release

Extra Care

- The 2012-13 average weekly RSL rents charged for extra care housing across Wales was £117.91 which is substantially higher than the average charged for general needs (£73.55 per week), sheltered housing (£69.38 per week) and other supported (£81.26 per week). This varied considerably across the individual authorities, probably due to differences in the extra care schemes and in the levels of service and care provided. The highest RSL extra care rents for 2011-12 were in Bridgend at £178.15 per week and the lowest were in Anglesey at £65.05 per week.
- In comparison the 2012-13 average local authority rents charged for extra care housing across Wales was £62.63 per week, which was lower than the average charged for both local authority rented general needs (£71.10 per week), local authority rented sheltered housing (£64.06 per week) and local authority rented other supported housing (£65.50). However it should be noted that the local authority rents for extra care schemes was only based on 2 of the 22 local authorities in Wales (Swansea and Caerphilly) having local authority extra care schemes.

Self-contained – General needs properties

Table 6 looks at the average weekly rents by type and size of property but from 2009-10 onwards relate to self-contained general needs accommodation only (see footnote (c) below). For 2012-13, data are shown separately for 4 bedroom and for 5 or more bedroom properties.

Table 6 - Average weekly rents of local authority and registered social landlord dwellings, by type of dwelling (a)(b)(c)

	<i>£s per week</i>									
	2008-09		2009-10 (r)		2010-11 (r)		2011-12 (r)		2012-13 (d)	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
1 bedroom:										
Houses and bungalows	52.02	58.86	52.27	59.75	53.76	61.50	57.70	62.22	58.96	64.50
Flats (e)	52.15	55.69	54.39	56.87	56.21	58.63	59.28	61.57	61.21	64.66
2 bedrooms:										
Houses and bungalows	56.39	63.15	58.93	65.93	60.87	67.78	65.27	70.01	68.65	73.78
Flats	56.63	58.45	58.08	61.86	59.93	63.55	63.70	65.80	66.36	69.42
3 bedrooms:										
Houses and bungalows	61.69	66.91	65.13	69.18	67.04	70.85	72.57	73.12	76.00	77.27
Flats	60.22	63.28	61.77	65.79	64.04	67.99	68.52	70.58	71.69	74.77
4 (or more) bedrooms:										
Houses and bungalows	68.23	81.81	71.24	83.06	73.35	85.98	80.16	88.63	83.94	93.33
Flats	67.62	73.53	73.48	73.59	77.11	80.25	86.78	82.04	91.64	85.66
4 bedrooms:										
Houses and bungalows	.	.	.	.	.	.	.	.	83.17	90.91
Flats	.	.	.	.	.	.	.	.	91.64	85.66
5 (or more) bedrooms:										
Houses and bungalows	.	.	.	.	.	.	.	.	93.05	121.35
Flats	.	.	.	.	.	.	.	.	.	.
All dwellings:	58.09	62.06	61.40	65.23	63.31	67.10	67.95	69.69	71.10	73.55

Source: Annual social landlord rent returns

(a) Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset,

(b) The properties covered include secure as well as assured tenancies.

(c) There are some minor inconsistencies in the series as presented, but these are not sufficient to invalidate the general trends that can be inferred from this table. These are set out below.

- The average rents for 2008-09 include sheltered as well as non-sheltered accommodation, but from 2009-10 relate to self-contained general needs accommodation only.
- The rents for Abbeyfield Societies, Almshouse Charities and Co-ownership Societies are excluded up until 2010-11, but from 2011-12, they are included.

(d) For 2012-13, during the data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release. Further details are available in the 'Key quality information' section.

(e) Self-contained bedsits are included with one bedroom flats.

(r) Due to validation and data cleansing work during the 2011-12 data collection exercise, much of the data for earlier years in this table has been subject to minor revisions.

- The average rents charged by RSLs for all general needs accommodation in 2012-13 was £73.55 per week which was 3 per cent more than the £71.10 per week charged by local authorities.
- The gap between the lowest and highest amount of rent charged for the various dwellings during 2012-13 was greater for RSLs than for local authorities. Whilst rents for local authorities ranged from

£58.96 to £93.05 per week, RSL rents ranged from £64.50 per week for one bedroom houses or bungalows to £121.35 per week for 5 (or more) bedroom houses or bungalows.

- Across different property types, the largest price difference between the local authorities and RSLs was seen in houses and bungalows with 5 or more bedrooms. On average RSL tenants were charged around £28 per week more than local authority tenants for these types of properties. As there are a relatively small number of larger properties the average rents will be more susceptible to particularly high or low rents. The smallest price difference was seen in 3 bedroom houses and bungalows where on average RSL tenants were charged £1.27 more per week.
- For all size and type of dwellings, RSLs charged, on average, higher weekly rents than local authorities, with the exception of large flats (4 bedrooms). In 2012-13, the local authority average rent for these types of flats was almost £6 higher than the RSL rents. Most of these local authority properties (11 out of 12) were located in Cardiff and were subject to a 6 per cent rent increase over the year.

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.

Dissemination

2. This is the first time data on social housing stock and average social housing rents have been published together in this statistical release. Previously information on stock was published alongside lettings and vacancies and information on average rents alongside rent arrears. Both releases were published in the autumn each year.
3. Each year the data collection team and the housing analysis team within the Welsh Government review the publication timetable for our housing statistical outputs. For 2011-12, due to new collection and output requirements and ongoing pressures on both teams there was a need to amend the timetable specifically relating to our annual collections and outputs. Consideration was given to when data on various topics was needed during the year, burden placed on data providers and the data collection team, as well as how the order affected the validation between different collections. It was also decided that it would be beneficial to change how some topics are combined within outputs.
4. It was recognised that there was a need to collect and publish information on social housing stock and rents data earlier in the year so that information was available to support the new rent framework requirement. It was also recognised that there was a natural link between the two topics which made it beneficial to publish the information for both within the same release. Collecting and publishing stock data earlier also means that, we can limit the further forms we send out that relate to stock to only those who have reported non-zero stock and more forms can be pre-populated with relevant data, reducing form completion time for the data providers and consequently the number of validation issues.

Policy and Operational Context

Social Housing Stock

5. This release provides data on the level and type of stock held by all social landlords in Wales at 31 March 2012. The information is used by the Welsh Government to assess the availability of social housing in relation to current and future housing need at a local and national level. It is of continued importance in monitoring the commitment outlined in the Welsh Government's [National Housing Strategy](#) - 'Improving Lives and Communities - Homes in Wales' to provide '*more housing of the right type and offering more choice*'. The [Programme for Government 2011 -2016](#), which is the current government strategy, also outlines the Welsh Government commitment to increase supply and to '*Support local authorities who wish to build new homes for rent*'.

Social Housing Rents

6. This Statistical Release presents information on the average weekly rents for wholly rented local authority (LA) and Registered Social Landlord (RSL) dwellings set at the 31 March 2012, for the financial year 2012-13. This information is collected in order to establish the average weekly rents for all social housing stock for 2012-13 and is used to monitor trends over time in the level of average local authority and registered social landlord weekly rents by property type across Welsh authorities.
7. The Welsh Government makes a decision in December each year on the level of rent increases to be applied in the following year. Consideration is given to the impact on tenants, landlords and general economic conditions. Existing local authority and housing association rent policies in Wales have evolved over a long period. The underlying policy approach for each sector was entirely different, and this necessarily limited earlier attempts to achieve greater consistency between the two sectors given that both provided for households in need. The Essex Review of affordable housing policy recommended a full review of the arrangements for setting social housing rents. Following the Essex Review, a Review Group was established with a remit to develop proposals for a new policy

that would apply consistently to both sectors, and that would be fairer to tenants in terms of the rents charged for equivalent homes. The [Consultation](#) on a New Policy for Social Housing Rents ended 1st August 2011. It has been agreed that implementation of the new policy be postponed to April 2013 to enable the Review Group to consider the consultation responses and identify options for revising the proposals. The information on average weekly rents shown in this release will be used by the Welsh Government to inform the revised policy for social housing rents.

Guideline Rents

8. For local authority housing, the Welsh Ministers set Local Authority Guideline Rents and specify rent increases each year. Those Guideline rents are set in the context of a housing revenue account subsidy framework that reflects the values of dwellings sold under the right to buy. Whilst local authorities have the freedom to charge actual rents that are above or below the Guideline Rent there are financial disincentives for doing so. This means that there are strong pressures for local authorities to set actual rents, on average, at the Guideline Rent level. Under section 24 of the Housing Act 1985 (as amended by the Local Government and Housing Act 1989 and the Local Government Act 2003) a local housing authority may make such reasonable charges as they may determine for the tenancy or occupations of their houses but must from time to time review their rents.

Benchmark rents

9. The Rent Benchmarking system applies to RSLs and has been in place for a number of years. Under this system, the "maximum rent" charged for six key property types, when averaged, should be at or below the rent benchmark. The system also sets the maximum rent that can be charged for a three bedroom five person home. A consequence of this system has been that the differentials between the rents of a 1 bedroom flat and a 3 bed house has become squeezed in recent years with most housing associations having very flat rent structures.
10. The Welsh Government have a long standing rent convergence policy in place, which aims to bring the level of rents in the local authority sector in line with those in the RSL sector.

Data Source and Coverage

11. Information is collected annually via Excel spreadsheets which are downloaded from the Afon file transfer website which provides a secure method for users to submit data. Copies of the current social housing stock and rents data collection forms are available at the following link:
<http://wales.gov.uk/topics/statistics/about/data-collection/housing/social/?lang=en>
12. Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#).
13. Data for 2011-12 were collected from all of the Local Authorities and all Welsh Registered Social Landlords at 31 March 2012 including Abbeyfield societies, Almshouse Charities and Co-ownership societies.
14. 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. All transfers covered 100 per cent of the local authority housing stock.

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

Social Housing Stock

15. The stock estimates data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2012. It only includes units in which the RSL has an equity stake (except in relation to Homebuy Option). 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.
16. All RSLs registered in England who operate in Wales were also contacted to obtain information on the level and location of stock held in Wales. They reported a total of 438 units as at 31 March 2012. This figure has not however been included in the total social housing stock shown in this release which covers Welsh social landlords only.
17. The 2011-12 collection achieved a 100 per cent response rate.

Social Housing rents

18. Rents are shown as at 31 March for the following financial year. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March.
19. The average rents shown for 2009-10 onwards in table 5 only include self-contained general needs dwellings as a complete breakdown by bedroom type is not available for self-contained sheltered and extra care accommodation. For 2009-10 onwards the figures shown in Table 5 for one bedroom flats includes self-contained bedsits. Figures shown in Table 6 will differ to those in table 5 for 2011-12, as table 5 only shows rents for self-contained general needs housing.
20. The actual average weekly rents charged by local authorities and RSLs for the financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates. However some local authorities may not be able to disaggregate and therefore exclude service charges. The extent of this issue is unknown.
21. Average weekly rents for 2012-13 are based on 88,353 local authority and 133,672 RSL dwellings.

Users and Uses

22. Generally the information is used for:
 - Monitoring housing trends
 - Policy development
 - Advice to Ministers
 - Informing debate in the National Assembly for Wales and beyond

- Geographic profiling, comparisons and benchmarking.
23. 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](#).

Social Housing Stock

24. The information in this release is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need. The information is used to monitor the effectiveness of current policy, particularly progress against the National Housing Strategy and [Programme for Government 2011 -2016](#) objectives and for future policy development.
25. The stock data are also used by the Welsh Government for calculating dwelling stock estimates at a local authority and all Wales level. For detailed methodology and quality information for dwelling stock estimates, please see the statistical first release: <http://wales.gov.uk/topics/statistics/headlines/housing2012/120222/?lang=en>
26. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively. Information on the amount and type of social housing stock available may also be used by local authorities when providing evidence of housing pressure as part of an application to suspend the right to buy legislation under the Housing (Wales) Measure 2011.

Social Housing Rents

27. The information in this release is used by the Welsh Government to establish and monitor the average weekly rents charged by local authorities and registered social landlords by property type across Welsh authorities and to make comparisons with the rent levels set for social housing each year under the existing social housing rent policy. The Essex Review of affordable housing policy recommended a full review of the arrangements for setting social housing rents. The information on average weekly rents shown in this release will be used to inform the revised policy for social housing rents.
28. The information is used by local authorities and RSLs for showing compliance with Guideline Rents and Rent Benchmarking requirements and for informing internal processes and procedures. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking and for planning and allocating resources effectively.

Quality

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

Designation can be broadly interpreted to mean that the statistics:

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

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

30. National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political reference.
31. 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.
32. More detailed quality information relating specifically to social housing stock and rents, which is not included in the quality report, is given below.

Symbols

33. 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

34. Following a consultation in 2008 on the housing management information collected from local authorities and registered social landlords, it was agreed that for the 2008-09 collection onwards, Abbeyfield societies, Almshouse Charities and Co-ownership societies would not be required to complete the rent return. This changed for the 2010-11 and subsequent collections as it has been agreed by the Welsh Government, in consultation with the Housing Information Group that all Welsh Registered Social Landlords, regardless of size, type or function, will in future be required to complete all relevant housing data collection returns. It is therefore not possible to directly compare the data for average social housing rents for those years with the data for other years.
35. From 2009-10 onwards LA and RSL rents only include self-contained general needs accommodation. Prior to 2009-10, RSL rents included supported and sheltered units and LA rents included both general needs and sheltered.

Accuracy

36. For 2011-12, during the stock and the rents data collection and validation, some landlords were unable to fully resolve all validation queries. Where this was the case, data may be updated in due course, and reflected on StatsWales website, and if necessary where revisions are significant, in a revised release.
37. There has been a minor reclassification of stock from non-self contained stock to self-contained stock in 2011-12, following the adoption of more comprehensive definitions in the data collection process. This represents less than 0.5% of stock and accounts for some of the increase in sheltered and other supported stock in 2011-12, although it has little impact on the trend in average rents.
38. For 2009-10 and 2010-11, further details are available in the relevant years First Release published on the Welsh Government website:
<http://wales.gov.uk/topics/statistics/headlines/housing2010/1011171/?lang=en>
39. Rents for each financial year relate to the position at 31 March before the year commences. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority

for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March.

40. Local authorities and Welsh Registered Social Landlords completed data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carried out secondary validation and worked closely with the different providers to ensure information provided was accurate and on a consistent basis.
Copies of the data collection forms can be found on the website:
<http://wales.gov.uk/topics/statistics/about/data-collection/housing/social/?lang=en>
41. This data collection was fully reviewed in 2008-09 by a sub-group of the then Housing Technical Working Group, now Housing Information Group. This sub-group was made up of data providers and policy colleagues who were involved in the development of both the forms and the guidance. This work concluded with a consultation exercise that checked that the forms and guidance were clear and that the data could be provided on a consistent basis.
42. We undertake a series of validation steps to ensure that the data is correct and consistent. Upon receipt of the data, we check that it is complete and internally consistent. We also check that the data is consistent with the number of new build units and sales reported during the past year and resolve any queries with landlords. Next we compare the data provided by Local Authorities and Registered Social Landlords with their previous year's data. Where these figures are not consistent, we work with the data providers to make the data consistent. In a small number of cases, data providers were unable to make their data consistent within the timescale for publication. In these cases we use agreed figures with the data providers based on agreed calculations on previously published or confirmed revised data, in such instances we keep the landlords informed of what will be published.

Revisions

43. This release contains the final stock data for 2011-12 financial year and the final data for rents charged for 2012-13. Revisions can arise from events such as late returns from a local authority or RSL 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.
44. 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 stock figures may be reflected in the StatsWales tables prior to that next release.
45. Revised data is marked with an (r) in the statistical release.
46. We follow the Welsh Government's statistical revisions policy, details of which are available at:
<http://wales.gov.uk/topics/statistics/publications/revisions/?lang=en>

Limitations

47. Due to changes to the collection forms, following a major review, and changes to the number of RSLs from whom data was collected, this does limit the use of making comparisons over time. Such issues are highlighted in the footnotes of relevant tables. However this shouldn't affect the overall messages of what is happening to social housing stock in Wales, and should be less of an issue in future years.

Accessibility

48. A full set of data on social housing stock and rents by type including information by individual local authority and individual RSL back to 2002-03 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

49. Estimates of the total number of dwellings are calculated by the Welsh Government and are based on data from the population censuses and data collected from local authorities and Registered Social Landlords.

For detailed methodology and quality information for dwelling stock estimates, please see the statistical first release:

<http://wales.gov.uk/topics/statistics/headlines/housing2012/120222/?lang=en>

50. The total local authority and Registered Social Landlord dwelling stock estimates published in the release 'Dwelling Stock Estimates, 2010-11' will differ from those figures shown in this release which presents the number of housing units (dwellings, bedsits and bedspaces). The totals in the dwelling stock estimates release assume 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling. The totals in the dwelling stock estimates also exclude intermediate and other tenures not at social rents as these dwellings appear in the owner-occupied, privately rented and other tenures category. Information on the number of non self-contained units for intermediate and other tenures is not available and the same calculation can not therefore be applied.
51. The mid-2010 household estimates, used within this release to calculate rates, were produced by the Welsh Government. The household estimates are estimations of historic household numbers. They are produced by making assumptions about household size and composition and applying these assumptions to the mid-year population estimates. Further information can be found via the following link: <http://wales.gov.uk/topics/statistics/headlines/housing2011/111006/?lang=en>
52. Prior to 2009-10, the Landlord Services Core Performance Indicators collected by the Local Government Data Unit as part of the Performance Measurement Framework also provided information on rents for Welsh social landlords. The information shown in the Landlord Services Performance Indicators is not be comparable with that shown in this or previous releases.

Related Statistics for Other UK Countries

England

Social Housing Stock

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

<http://www.communities.gov.uk/publications/corporate/statistics/lahousing201011>

54. The local authority figures are an annual snapshot at a specified date but this date differs in England being 1 April rather than 31 March as in Wales, Scotland and Northern Ireland. The information covers local authorities only and not all social landlords. There are a number of differences between the statistics that are collected and published for Local Authorities in England through the HSSA and BPSA collections and the other UK countries. These differences can arise for a number of reasons, but the majority are a result of different legislation, methodology or coverage. Details describing these differences can be found at the following link.

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/>

55. Information on registered social landlord/registered provider stock is collected on the HSSA at the local authority level. The Tenant Services Authority's (formerly the Housing Corporation) Regulatory Statistical Return (RSR) collects information from all English Private Registered Providers (PRPs) covering the size location and type of stock and the number and proportion of that stock which is vacant at 31 March each year. This is published in an annual release available at the following link: <http://www.tenantservicesauthority.org/server/show/ConWebDoc.21452>
56. 2011 was the last year for the Regulatory Statistical Return (RSR). In future data will be collected via a reformed NROSH. For further information see the following link: <http://www.tenantservicesauthority.org/server/show/nav.15039>

Social Housing Rents

57. The latest published data available for England can be accessed here: <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/rentslettings/livetables/>
58. In England, for social rents levels, information on how much Local Authorities (LA) charge for their properties is collected through the Second Subsidy Claim Form. Data on the cost of renting RSL properties comes from two sources:
- the Continuous Recording system (referred to as CORE) for rents charged for newly let RSL properties; and
 - the Regulatory and Statistical Return (RSR) for rents charged for all RSL properties. The RSR is an annual return that has to be completed by all RSLs.

Scotland

Social Housing Stock

59. The Scottish Government collect information on local authority housing stock via its Housing Statistics Annual Return: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/surveysingleannualreturn>
60. The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and Financial tables based on information input by RSLs from their audited accounts.

Information on social housing statistics, specifically:

- Stock - General needs; Special Needs; Low demand and vacant stock
- Social lets and rents
- Evictions
- Right to Buy Sales

Can be accessed for both local authorities and RSLs via the Scottish Government's Housing Statistics for Scotland webpage: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>

Social Housing Rents

61. The latest published data available for Scotland can be accessed here:

LA data:

<http://www.scotland.gov.uk/Publications/2011/09/27083556/0>

RSL data:

<http://www.scottishhousingregulator.gov.uk/annual-performance-and-statistical-return-apsr>

RSL and LA data is combined in an excel table here:

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

62. The LA data comes from the Housing Revenue Account returns by local authorities to the Scottish Government. The RSL data comes from the Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return

Northern Ireland

Social Housing Stock and Rents

63. In Northern Ireland, the Department for Social Development produces an annual publication which brings together housing statistics collected by the Department including statistics on social housing: http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

Glossary

Bedsits

Bedsits are a combination bedroom and sitting room.

Bedspaces

See 'Hostel bedspaces'.

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.

Extra care

Extra care sheltered housing' or 'assisted living housing' offer a higher level of care than 'sheltered housing'. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided. 'Close care housing' is usually located in the grounds of a care home, with staff from the home providing extra care and assistance. Rent levels will vary depending on the level of care provided.

General Needs

Self contained units that are not reserved for specific client groups. Properties that are adapted for use for people with disabilities are included where no additional services or support are provided as part of the terms of occupancy.

Hostel bedspaces

These are individual spaces or beds within a hostel.

Hostels

A hostel is a building that:

- provides domestic accommodation which is not in separate and self-contained premises, and
- provides board or facilities for preparing food adequate to the needs of those people, or both board and facilities, and is
- is managed or owned by a social landlord, or
- is funded wholly or in part by a government department or agency or local authority and operated other than on a commercial basis, or
- is managed by a voluntary organisation or charity and provides care, support or supervision with a view to helping the residents become rehabilitated or resettled within the community, and
- is not a care home, an independent hospital or an Abbeyfield Home.

The legal definition of a hostel is in regulation 2(1) of the Housing Benefit Regulations 2006.

Housed from the waiting list

This includes lettings from waiting lists, lettings to non-priority homeless, lettings resulting from a nomination from another landlord and lettings resulting from resettlement/move-on strategies or disabled registers.

Housing Revenue Account Subsidy

The Housing Revenue Account Subsidy System (HRAS) is administered, and subsidy either paid, or negative subsidy collected under provisions set out in the 1989 Act. Under Section 80 of the Act Welsh Ministers annually determine the basis for the calculation of HRAS.

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 staircased shared ownership units and properties where the social landlord has sold the leasehold through right to buy but retains the freehold.

Non self-contained units

A non self-contained unit is accommodation occupied by a household that lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of bedsit, shared housing, hostel or hostel type accommodation. Each bed space is therefore normally considered a non self-contained unit.

Rents

The average weekly rent is the average of the standard rent chargeable, before deduction for rent allowances and also excludes service charges or other charges for amenities (e.g. central heating, hot water supply or laundries) and water rates.

Rents are based on a 52 week year. If rent free weeks are given the total amount payable is divided by 52.

Properties of unusual size are assigned to the closest available category. Maisonettes are categorised as flats.

Self-contained units

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

Sheltered housing

This includes sheltered housing units that are either:

- Warden call alarm system with a Warden call alarm only; and
- Warden call alarm system and resident scheme manager.

Supported housing

This covers self-contained supported housing stock for rent not covered by the definition of sheltered accommodation, where there is a restriction on who can be allocated the unit. The accommodation will have been specifically designated for a client group or groups to enable residents to adjust to independent living or to enable them to live independently.

Staircasing

Shared Ownership leases gives tenants the option of buying more shares in their shared ownership home. This process is called 'Staircasing'.

Local authority groupings

In the charts shown in this release local authorities have been grouped to help compare similar local authorities.

Rural authorities: Carmarthenshire, Ceredigion, Conwy, Denbighshire, Gwynedd, Isle of Anglesey, Monmouthshire, Pembrokeshire, Powys.

Urban authorities: Cardiff, Flintshire, Newport, Swansea, Wrexham Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Neath Port Talbot, Rhondda Cynon Taff, Torfaen , Vale of Glamorgan.

Further information

Further information is available from the statistics web site: <http://www.wales.gov.uk/statistics>

More detailed data are available on the StatsWales website: www.statswales.wales.gov.uk

'Improving Lives and Communities – Homes in Wales' - National Housing Strategy:

<http://wales.gov.uk/topics/housingandcommunity/housing/strategy/publications/strategydoc/?lang=en>

'Programme for Government 2011 -2016' - current government strategy:

<http://wales.gov.uk/about/programmeforgovernment/?lang=en>

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

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

Judy David

Environment, Sustainability and Housing Statistics

Welsh Government

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

Tel: 029 2082 5055