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INTRODUCTION

Welcome to our latest compendium of housing statistics for Wales, which has been produced in partnership with the Welsh Assembly Government's Statistical Directorate. This is our third annual compendium since the collection of housing statistics was transferred from the Welsh Assembly Government to the Data Unit. We hope that you find the publication informative and welcome any feedback that you might have.

The majority of the data in this publication relates to returns submitted to us by local authorities and registered social landlords (RSLs) in Wales. It is important to note, however, that this publication covers a much broader range of issues relating to housing in Wales, than just the country's social housing stock. It also presents information about all dwelling stock, private sector renewal activity, homelessness and housing finance.

These statistics are collected using a number of different returns. They become ready for publication at different times of the year due to the varying complexity between the returns. The Welsh Assembly Government issues a series of statistical first releases on its website in order to make information available as soon as it is ready:

<http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>

These are accompanied by first releases of the data on our website:

<http://www.dataunitwales.gov.uk/housingdata>

All information collected at local authority/RSL level is initially published in the form of tables on our website. This compendium is a summary of data released during the year together with aggregate data for previous years. In addition to the data, on our website you will also find copies of the data collection forms and relevant definitions.

This publication is only possible through the returns made by our data providers. These are the local authorities, RSLs, various government departments and the National House Building Council. We are grateful for the knowledge and effort that was used in providing the returns.

All figures relate to financial years unless otherwise stated.

Symbols and conventions

.. = not available

. = not applicable

- = the data item is not exactly zero, but estimated as zero or less than half the final digit shown.

In tables where figures have been rounded separately to the nearest final digit or percentage there may be an apparent slight discrepancy between the sum of the constituent items and the total as shown.

Detailed definitions of the terms used within chapters can be found in Appendix 1.

1	DWELLING STOCK	1
Tables		
1.1	Dwelling stock estimates, by tenure	2
1.2	Dwelling stock estimates, by tenure and local authority, at 31 March 2008	3
Figures		
1.1	Dwelling stock estimates, by tenure (chart)	1
2	NEW HOUSEBUILDING	7
Tables		
2.1	New dwellings started and completed, by tenure	8
2.2	New dwellings started and completed, by tenure and local authority, 2007-08	9
Figures		
2.1	New dwellings started and completed (chart)	7
3	RENOVATION	13
Tables		
3.1	Mandatory disabled facilities grants under the 1996 Act	14
3.2	Mandatory disabled facilities grants under the 1996 Act, by local authority, 2007-08	14
3.3	Mandatory disabled facilities grants completed under the 1996 Act, by nature of applicant	15
3.4	Number of final payments on grants completed under the 1996 Act, by local authority, 2007-08	15
3.5	Value of final payments on grants completed under the 1996 Act, by local authority, 2007-08	16
3.6	Summary of assistance for housing renewal under the 2002 Order, by local authority, 2007-08	17
3.7	Activity under the 2002 Order, by tenure, 2007-08	18
3.8	Activity under the 2002 Order, by recipient, 2007-08	18
3.9	Activity under the 2002 Order, by area of activity, 2007-08	19
3.10	Activity under the 2002 Order, by type of assistance, 2007-08	19
3.11	Private sector renewal activity, value of completed grants and total expenditure, by local authority	20
3.12	Renewal area activity	22
3.13	Renewal area expenditure	22
3.14	Renewal area activity, by local authority, 2007-08	24
3.15	Renewal area expenditure, by local authority, 2007-08	26
3.16	Final payments on group repair schemes under the 1996 Act, by local authority, 2007-08	28
Figures		
3.1	Private sector renewal expenditure (chart)	13

CONTENTS

4	DEMOLITIONS AND HAZARDS	31
Tables		
4.1	Dwellings demolished and closed	32
4.2	Number of Category 1 and 2 hazards identified by local authorities, by hazard type, 2007-08	33
Figures		
4.1	Dwellings demolished and closed (chart)	31
4.2	Top five Category 1 hazards in dwellings, 2007-08 (chart)	33
4.3	Top five Category 2 hazards in dwellings, 2007-08 (chart)	34
4.4	Top five Category 1 hazards in houses in multiple occupation (HMOs), 2007-08 (chart)	34
5	REGISTERED SOCIAL LANDLORDS (RSLs)	37
Tables		
5.1	Provision of new social housing by registered social landlords	38
5.2	Provision of new social housing by registered social landlords, by local authority, 2007-08	38
5.3	Registered social landlord stock, by type of dwelling and local authority, at 31 March 2008	39
5.4	Registered social landlord stock for the elderly and disabled, by local authority, at 31 March 2008	40
5.5	Registered social landlord outturn spend, by local authority, 2007-08	41
5.6	Statutory sales of registered social landlord dwellings	42
Figures		
5.1	Statutory sales of registered social landlord dwellings (chart)	42
6	LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES	45
Tables		
6.1	Sales of local authority dwellings	46
6.2	Sales of local authority dwellings, by local authority, 2007-08	47
6.3	Selling prices of local authority dwellings, by local authority, 2007-08	48
6.4	Local authority dwellings let to new tenants	49
6.5	Local authority dwellings let to new tenants, by local authority, 2007-08	50
6.6	Local authority vacant dwellings	52
6.7	Local authority vacant dwellings, by local authority, at 31 March 2008	53
Figures		
6.1	Number of right to buy sales and claims (chart)	47
6.2	Local authority dwellings let to new tenants, by tenant source, 2007-08 (chart)	51
6.3	Vacant local authority dwellings, by status, at 31 March 2008 (chart)	51

7 HOMELESSNESS 57

Tables

7.1	Summary of homelessness, by type of decisions taken	58
7.2	Summary of homelessness, by type of decisions taken, by local authority, 2007-08	60
7.3	Homeless households, by category of need	62
7.4	Homeless households, by category of need and local authority, 2007-08	64
7.5	Main reason for loss of last settled home	66
7.6	Main reason for loss of last settled home, by local authority, 2007-08	68
7.7	Homeless households in temporary accommodation at end of period	72
7.8	Homeless households in temporary accommodation, by local authority, at 31 March 2008	74
7.9	Homeless households leaving temporary accommodation	77

Figures

7.1	Rate of households accepted as homeless, per 1,000 households (chart)	57
7.2	Rate of homeless households per 1,000 households, 2007-08 (map)	70
7.3	Rate of homeless households in temporary accommodation, per 1,000 households, at 31 March 2008 (map)	71
7.4	Rate of homeless households in temporary accommodation at the end of the quarter, per 1,000 households (chart)	76

8 HOUSE PURCHASES AND AFFORDABILITY 81

Tables

8.1	Analysis of gross advances for house purchase, Wales and United Kingdom	83
8.2	Distribution of loans for house purchase in Wales, by house price	84
8.3	Average prices in Wales, by type of dwelling	84
8.4	Dwellings purchased with a mortgage, by dwelling type and type of buyer	85
8.5	Average prices, by type of dwelling and local authority	86
8.6	Total number of sales, by local authority	90
8.7	House price to earnings ratios by local authority, 2007	91

Figures

8.1	Mortgage finance in Wales (chart)	81
8.2	Average house prices by local authority, 2007-08 (map)	88
8.3	House price to earnings ratios by local authority, 2007 (map)	89
8.4	Median and lower quartile house price to earnings ratio, Wales (chart)	91

CONTENTS

9	RENTS	95
Tables		
9.1	Rents of local authority dwellings, by type of dwelling	96
9.2	Rents of registered social landlord dwellings, by type of dwelling	96
9.3	Rents of local authority dwellings, by type of dwelling and local authority, 2008-09	97
9.4	Rents of registered social landlord dwellings, by type of dwelling and local authority, 2008-09	98
9.5	Housing Benefit expenditure	99
Figures		
9.1	Average weekly rents of all local authority and registered social landlord dwellings (chart)	95
9.2	Rent rebates and rent allowances (chart)	99
10	POSSESSIONS AND EVICTIONS	103
Tables		
10.1	Social Landlords: Summary of possession orders and eviction warrants for Wales	104
10.2	Possession orders and eviction warrants for local authority tenants, 2007-08	105
10.3	Possession orders and eviction warrants for RSL tenants, 2007-08	106
10.4	Other legal action taken against anti-social behaviour, 2007-08	107
10.5	Mortgage possession orders made in the county courts of Wales	108
Figures		
10.1	Percentage of tenancies in receipt of possession orders and eviction warrants (chart)	103
10.2	Mortgage possession orders made in the county courts of Wales (chart)	107
Appendix 1: Definitions		110
Appendix 2: Glossary		120



Chapter 1

Dwelling stock

1 Dwelling stock

This chapter includes information on total dwelling stock estimates by type of tenure and local authority. Key points include:

- The total number of dwellings in Wales at 31 March 2008 was estimated to be 1.33 million, having increased by 11% since 1991-92 (Table 1.1).
- The pattern of tenure amongst dwellings has changed considerably since 1991-92. During this period, the private sector has expanded; the numbers of owner occupied and private rented dwellings have increased by 15% and 39% respectively and this sector now accounts for 83% of all stock. By contrast the social rented sector, which includes dwellings rented from local authorities and from RSLs, has declined from 21% of total stock in 1991-92 to 17% in 2007-08. Whilst RSL stock has almost trebled during this period, local authority stock has decreased by 40%, and now represents only 10% of total stock. (Table 1.1).

Additional information

Estimates of the total dwelling stock are calculated by the Welsh Assembly Government and are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new housebuilding and demolitions. The breakdown of stock estimates by tenure is estimated from the Census information, local authority returns and RSL returns.

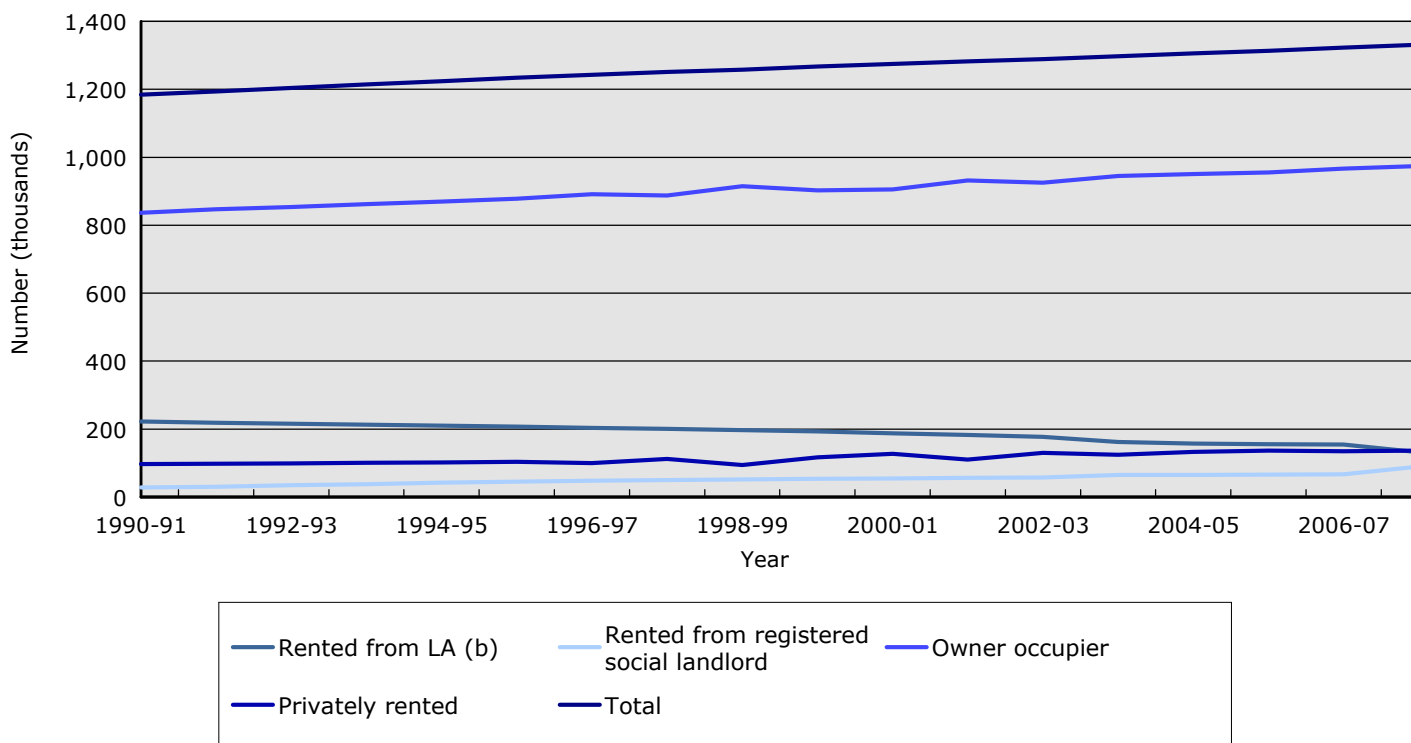
Stock estimates for Wales have been revised back to 1991-92 following a rebasing of the estimates using information from the 2001 Population Census.

Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions.

Household estimates and projections data, and detailed quarterly information about housebuilding can be found on the Welsh Assembly Government's website:

<http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>

Figure 1.1 Dwelling stock estimates, by tenure (a) (r)



Source: Welsh Assembly Government

(a) Data not National Statistics

(b) Includes new town corporations

(r) Revised March 2009. Data revised for *rented from registered social landlord* for 2005-06, *owner occupier* for 2003-04, 2004-05 and 2006-07, and *total* for 2002-03 to 2005-06 inclusive

DWELLING STOCK

Table 1.1 Dwelling stock estimates, by tenure (a) (b) (c) (d)

	Rented from local authorities or new town corporations (e)		Rented from registered social landlords (f)		Owner-occupier		Privately rented (g)		Total (h)
	Number (thousands)	Per cent	Number (thousands)	Per cent	Number (thousands)	Per cent	Number (thousands)	Per cent	Number (thousands)
1961	185	24	..	..	374	48	223	29	782
1971	273	28	..	..	532	55	154	16	960
1981	298	28	11	1	669	62	105	10	1,083
1991	222	19	28	2	837	71	97	8	1,184
1991-92	219	18	30	3	847	71	98	8	1,194
1992-93	216	18	35	3	854	71	99	9	1,204
1993-94	213	18	38	3	862	71	101	8	1,214
1994-95	210	17	42	3	870	71	102	8	1,224
1995-96	207	17	45	4	878	71	104	8	1,233
1996-97	204	16	48	4	891	72	100	8	1,243
1997-98	201	16	50	4	888	71	112	9	1,252
1998-99	197	16	52	4	915	73	94	7	1,259
1999-2000	193	15	54	4	903	71	117	9	1,267
2000-01	188	15	55	4	905	71	127	10	1,275
2001-02	183	14	57	4	932	73	110	9	1,282
2002-03	177	14	57	4	925	72	130	10	(r) 1,289
2003-04	162	13	65	5	(r) 945	73	125	10	(r) 1,297
2004-05	158	12	65	5	(r) 950	73	133	10	(r) 1,305
2005-06	156	12	(r) 66	5	955	73	137	10	(r) 1,313
2006-07	154	12	67	5	(r) 967	73	135	10	1,323
2007-08	132	10	89	7	974	73	136	10	1,331

Source: Welsh Assembly Government

(a) At 31 March. Data not National Statistics

(b) Stock estimates for Wales have been revised from 1991-92 to date following a rebasing of the estimates using information from the 2001 Population Census

(c) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(d) Due to rounding, the percentages may not sum to 100%

(e) Prior to 1996, estimates include new town corporations. Data taken from the Housing Revenue Account Subsidy (HRAS) second advance form

(f) Data included with privately rented stock estimates until 1981

(g) Includes RSL stock until 1981. Information for 1996-97 onwards has been revised using information from the Labour Force Survey (LFS)

(h) Due to rounding, the total column may not equal the sum of the different tenures

(r) Revised March 2009

Table 1.2 Dwelling stock estimates, by tenure and local authority, 2007-08 (a) (b)

<i>Number</i>	Rented from local authorities (c)	Rented from registered social landlords (d)	Owner-occupied, privately rented and other tenures	Total
Isle of Anglesey	3,935	552	27,461	31,948
Gwynedd	6,375	2,061	49,347	57,783
Conwy	3,859	2,105	46,899	52,863
Denbighshire	3,519	1,945	37,570	43,034
Flintshire	7,520	2,239	54,028	63,787
Wrexham	11,565	1,620	44,830	58,015
Powys	5,497	2,484	51,974	59,955
Ceredigion	2,260	1,400	30,707	34,367
Pembrokeshire	5,752	2,185	48,540	56,477
Carmarthenshire	9,266	2,780	68,697	80,743
Swansea	13,689	6,928	83,574	104,191
Neath Port Talbot	9,319	2,805	50,713	62,837
Bridgend	.	8,281	50,015	58,296
The Vale of Glamorgan	3,952	2,182	47,567	53,701
Cardiff	14,069	10,120	114,666	138,855
Rhondda Cynon Taf	.	15,211	87,261	102,472
Merthyr Tydfil	4,275	1,529	19,459	25,263
Caerphilly	11,028	3,125	60,752	74,905
Blaenau Gwent	6,378	1,461	24,110	31,949
Torfaen	.	9,707	29,600	39,307
Monmouthshire	.	5,129	33,690	38,819
Newport	9,266	3,450	49,068	61,784
Wales	131,524	89,299	1,110,556	1,331,379

Source: Welsh Assembly Government

(a) Data not National Statistics

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(c) Data taken from the Housing Revenue Account Subsidy (HRAS) second advance form for 2007-2008

(d) Assumes 3 bedspaces of a non-self contained unit equals one dwelling. Figures include Abbeyfield Societies, Almshouse Charities and Co-ownership Societies. Excludes 2,564 dwellings under Low Cost Home Ownership, Shared Ownership, Flexible Tenure and Leasehold Schemes for the Elderly and 481 rented stock owned by English registered social landlords. These dwellings appear in the *owner occupied, privately rented and other tenures* category



Chapter 2

New housing

2 New housebuilding

This chapter contains information on the number and type of new dwellings started and completed in Wales, as reported by local authorities and the National House Building Council (NHBC). Key points include:

Starts

- 10,135 new dwellings were started during 2007-08, an increase of 11% on the total number started in 2006-07. This represents the highest number of starts for more than a decade (Table 2.1).
- Most activity was carried out by the private sector which now accounts for 95% of all new dwellings started, a total of 9,668 new dwellings during 2007-08. Of the remaining new dwellings, 467 (5%) were started by registered social landlords and none by local authorities (Table 2.1).

Completions

- 8,664 dwellings were completed during 2007-08, a decrease of 7% on the total number completed in 2006-07 (Table 2.1).
- Private sector completions totalled 8,316 during 2007-08, a decrease on the 8,988 dwellings completed in 2006-07, and represented 96% of all completions. Of the remaining dwellings, 343 (4%) were completed by registered social landlords and 5 by local authorities (Table 2.1).

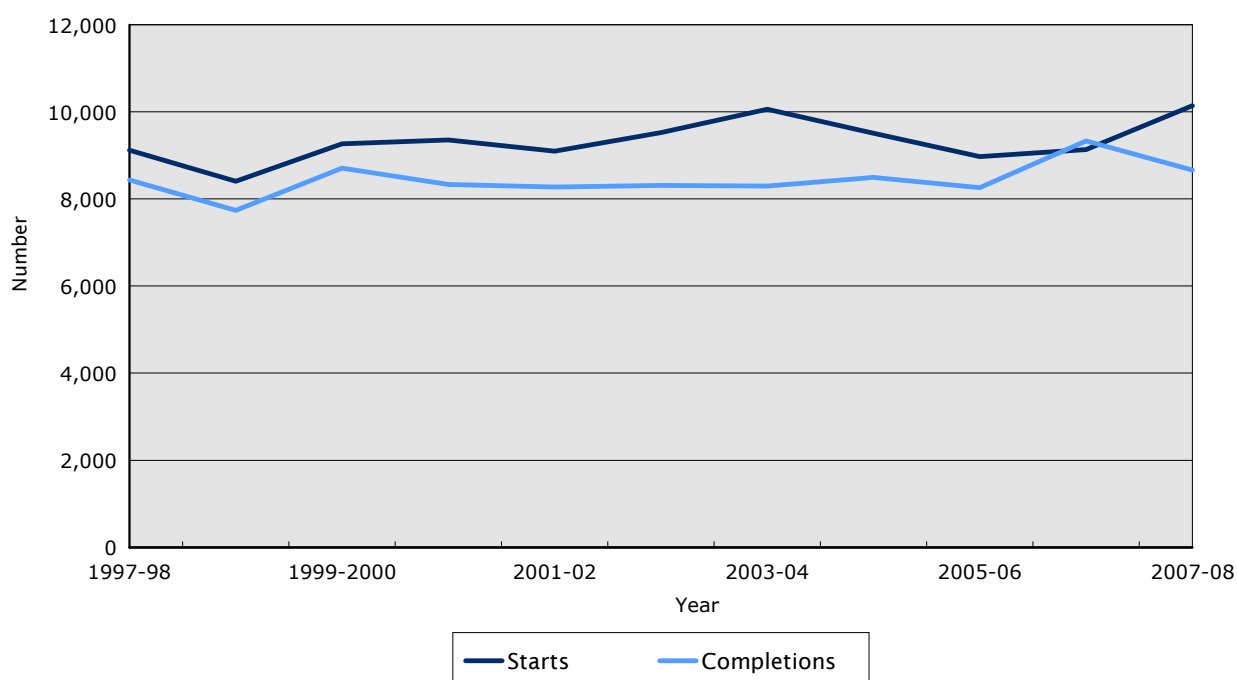
Additional information

New housebuilding information is taken from the quarterly WHO2 return. This information is based on the reports of local authority building inspectors and the National House Building Council (NHBC). It does not include information from other private approved inspectors and so may not give the total number of newbuild starts and completions.

Detailed information about new housebuilding can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

Figure 2.1 New dwellings started and completed



Source: WHO2

NEW HOUSEBUILDING

Table 2.1 New dwellings started and completed, by tenure (a) (b)

Number

	Private sector		Registered social landlords		Local authorities		All tenures	
	Starts	Completions	Starts	Completions	Starts	Completions	Starts	Completions
1996-97	7,056	7,517	2,209	2,548	3	23	9,268	10,088
1997-98	7,559	6,492	1,496	1,938	59	2	9,114	8,432
1998-99	7,619	6,439	789	1,269	0	29	8,408	7,737
1999-2000	8,423	7,860	834	846	4	0	9,261	8,706
2000-01	8,311	7,386	926	900	116	47	9,353	8,333
2001-02	8,375	7,494	715	711	6	68	9,096	8,273
2002-03	9,014	7,522	497	782	11	6	9,522	8,310
2003-04	9,480	7,863	566	417	14	16	10,060	8,296
2004-05	9,095	7,986	381	475	34	31	9,510	8,492
2005-06	8,613	7,883	359	347	1	27	8,973	8,257
2006-07	8,732	8,988	391	346	12	0	9,135	9,334
2007-08	9,668	8,316	467	343	0	5	10,135	8,664
2004-05								
April - June	1,970	2,116	149	146	15	0	2,134	2,262
July - September	2,571	1,972	66	143	11	0	2,648	2,115
October - December	2,141	2,424	66	114	8	2	2,215	2,540
January - March	2,413	1,474	100	72	0	29	2,513	1,575
2005-06								
April - June	2,215	1,975	104	81	0	24	2,319	2,080
July - September	2,328	1,877	62	79	1	3	2,391	1,959
October - December	1,683	2,085	124	80	0	0	1,807	2,165
January - March	2,387	1,946	69	107	0	0	2,456	2,053
2006-07								
April - June	2,529	2,089	87	71	0	0	2,616	2,160
July - September	2,316	2,172	74	88	12	0	2,402	2,260
October - December	1,937	2,154	91	91	0	0	2,028	2,245
January - March	1,950	2,573	139	96	0	0	2,089	2,669
2007-08								
April - June	2,739	2,503	238	72	0	0	2,977	2,575
July - September (r)	2,398	1,820	117	160	0	0	2,515	1,980
October - December	2,750	2,212	77	77	0	0	2,827	2,289
January - March	1,781	1,781	35	34	0	5	1,816	1,820
2008-09								
April - June	1,838	1,990	80	169	8	0	1,926	2,159
July - September	1,196	1,648	101	146	0	0	1,297	1,794

Source: WHO2

(a) Figures include all dwellings inspected by the NHBC but do not include information from private approved inspectors

(b) Excludes acquisitions, rehabilitations and hostel bedspaces

(r) Revised June 2008

Table 2.2 New dwellings started and completed, by tenure and local authority, 2007-08 (a) (b)*Number*

	Private sector		Registered social landlords		Local authorities		All tenures	
	Starts	Completions	Starts	Completions	Starts	Completions	Starts	Completions
Isle of Anglesey	195	135	2	8	0	0	197	143
Gwynedd	197	214	20	10	0	0	217	224
Conwy	219	209	0	0	0	0	219	209
Denbighshire	253	237	4	19	0	0	257	256
Flintshire	209	217	0	0	0	0	209	217
Wrexham	521	730	0	0	0	0	521	730
Powys	551	158	5	0	0	0	556	158
Ceredigion	173	135	0	0	0	0	173	135
Pembrokeshire	429	278	18	23	0	0	447	301
Carmarthenshire	710	681	0	0	0	0	710	681
Swansea	1,186	735	174	27	0	0	1,360	762
Neath Port Talbot	279	325	18	21	0	0	297	346
Bridgend	293	348	1	24	0	0	294	372
The Vale of Glamorgan	121	131	0	8	0	0	121	139
Cardiff	1,825	1,441	100	109	0	5	1,925	1,555
Rhondda Cynon Taf	444	423	5	0	0	0	449	423
Merthyr Tydfil	307	221	12	0	0	0	319	221
Caerphilly	538	678	14	22	0	0	552	700
Blaenau Gwent	124	90	0	0	0	0	124	90
Torfaen	124	198	41	48	0	0	165	246
Monmouthshire	229	207	13	19	0	0	242	226
Newport	741	525	40	5	0	0	781	530
Wales	9,668	8,316	467	343	0	5	10,135	8,664

Source: WHO2

(a) Figures include all dwellings inspected by the NHBC but do not include information from private approved inspectors

(b) Excludes acquisitions, rehabilitations and hostel bedspaces



Chapter 3 Renovation

3 Renovation

This chapter includes information on private sector renewal activity as reported by local authorities. Key points include:

- Overall, local authorities in Wales spent £69 million during 2007-08 on providing help to private owners and to tenants in their area for home improvement and repair (Table 3.11).
- Local authorities completed 5,830 mandatory disabled facilities grants (mandatory DFGs) with a total value of £37.6 million during 2007-08. This was a decrease of 7% from the £40.5 million in 2006-07 and represented 54% of the overall expenditure on private sector renewal (Tables 3.1 and 3.11).
- The total value of residual payments on completed grants under the 1996 Act (excluding mandatory DFGs) was £173,000 during 2007-08, while expenditure on activity under the 2002 Order was £31.3 million (Table 3.11).
- There were 36 renewal areas in operation during 2007-08, covering 44,983 dwellings. Local authorities spent £31.2 million on these areas, mostly on group repair type schemes under the 2002 Order (£22.2 million) and on individual assistance under the 2002 Order (£5.9 million). £2.6 million was spent on environmental works (Tables 3.12 and 3.13).

Additional information

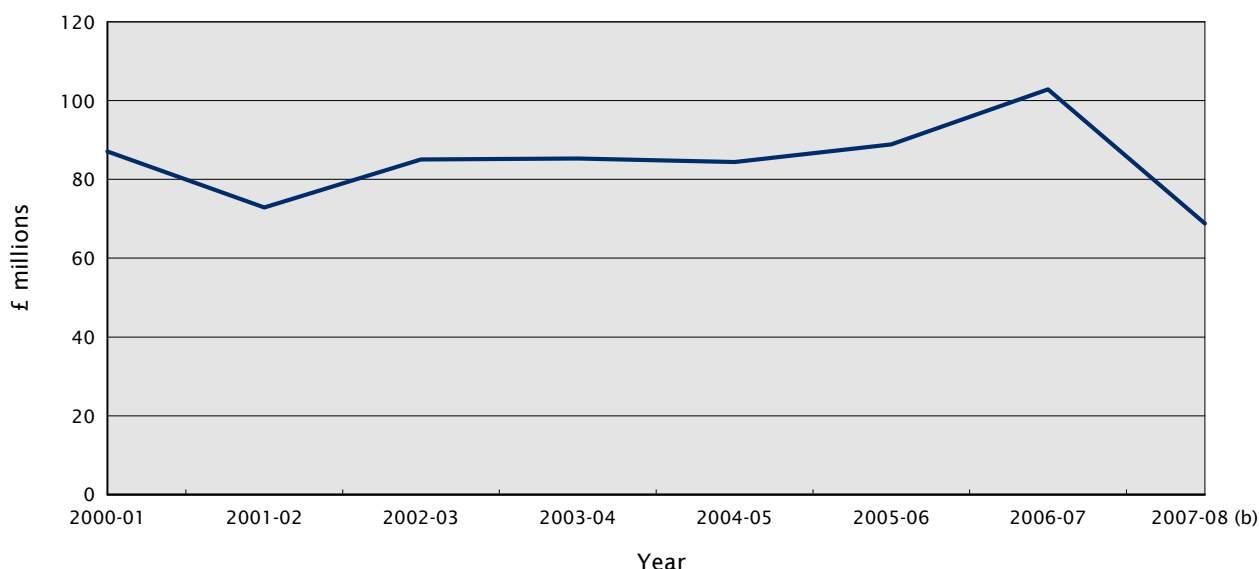
Information is included on private sector renewal activity under both the Housing Grants, Construction and Regeneration Act 1996 (the 1996 Act) and the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (the 2002 Order). The 1996 Act was replaced by the 2002 Order on 18 July 2003 for all grants except mandatory DFGs.

Information on private sector renewal expenditure under both the 1996 Act and 2002 order is taken from the annual WHO17 return. Information on mandatory DFGs and renewal area expenditure is taken from the annual WHO6 and WHO5a returns respectively. Local authorities submit all three returns.

Detailed information about renovations and renewals can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

Figure 3.1 Private sector renewal expenditure (a)



Source: WHO6 and WHO17

(a) Includes grants completed under the Local Government and Housing Act 1989 or the 1996 Act, and expenditure under the 2002 Order

(b) Excludes Specific Capital Grant expenditure

RENOVATION

Table 3.1 Mandatory disabled facilities grants under the 1996 Act

	Number of grant applications approved	Value of grants approved (£ thousands)	Number of grants completed	Value of grants completed (£ thousands)
1998-99	4,660	24,882	4,050	18,862
1999-2000	5,127	27,762	4,190	21,691
2000-01	5,126	29,275	4,770	25,574
2001-02	4,869	31,084	4,248	25,765
2002-03	5,486	34,749	4,917	28,033
2003-04	4,774	35,656	4,428	30,345
2004-05	4,863	31,365	4,593	28,537
2005-06	5,453	34,744	5,268	35,403
2006-07	4,949	32,735	5,899	40,478
2007-08	5,455	37,104	5,830	37,557

Source: WHO6

Table 3.2 Mandatory disabled facilities grants under the 1996 Act, by local authority, 2007-08

	Number of grant applications approved	Value of grants approved (£ thousands)	Number of grants completed	Value of grants completed (£ thousands)
Isle of Anglesey	65	566	60	453
Gwynedd	113	809	117	979
Conwy	188	1,984	170	2,059
Denbighshire	82	1,024	78	815
Flintshire	448	3,440	727	3,233
Wrexham	105	1,177	255	243
Powys	120	868	118	1,039
Ceredigion	108	984	108	1,132
Pembrokeshire	45	752	41	821
Carmarthenshire	147	1,033	144	1,092
Swansea	431	3,926	431	4,459
Neath Port Talbot	225	1,682	228	2,257
Bridgend	320	2,370	340	2,432
The Vale of Glamorgan	94	1,243	106	1,498
Cardiff	710	5,120	695	4,938
Rhondda Cynon Taf	407	3,478	419	3,784
Merthyr Tydfil	78	671	71	614
Caerphilly	234	1,296	213	1,146
Blaenau Gwent	124	904	127	945
Torfaen	109	1,247	102	1,219
Monmouthshire	964	729	931	646
Newport	338	1,804	349	1,754
Wales	5,455	37,104	5,830	37,557

Source: WHO6

Table 3.3 Mandatory disabled facilities grants completed under the 1996 Act, by nature of applicant

<i>Number</i>	Owner occupier	Landlord (a)	Private sector tenant (b)	Public sector tenant	Total
1998-99	2,815	36	231	968	4,050
1999-2000	3,147	155	193	695	4,190
2000-01	3,371	140	332	927	4,770
2001-02	2,912	154	303	879	4,248
2002-03	3,252	122	419	1,124	4,917
2003-04	2,907	162	339	1,020	4,428
2004-05	3,128	124	402	939	4,593
2005-06	3,623	119	372	1,154	5,268
2006-07	3,863	84	363	1,472	5,899
2007-08	4,065	37	301	1,427	5,830

Source: WHO6

(a) Includes applications from housing associations acting as landlords

(b) Includes housing association tenant applications

Table 3.4 Number of final payments on grants completed under the 1996 Act, by local authority, 2007-08 (a)

<i>Number</i>	Renovation	Discretionary disabled facilities	Home repair	Common parts	Houses in multiple occupation	Total
Isle of Anglesey	4	0	0	0	0	4
Gwynedd	0	0	0	0	0	0
Conwy	0	0	0	0	0	0
Denbighshire	0	0	0	0	0	0
Flintshire	0	0	0	0	0	0
Wrexham	0	0	0	0	0	0
Powys	0	0	0	0	0	0
Ceredigion	0	0	0	0	0	0
Pembrokeshire	1	0	0	0	0	1
Carmarthenshire	1	0	1	0	0	2
Swansea	1	0	0	0	0	1
Neath Port Talbot	0	0	0	0	0	0
Bridgend	0	0	0	0	0	0
The Vale of Glamorgan	0	0	0	0	0	0
Cardiff	0	0	0	0	0	0
Rhondda Cynon Taf	0	0	0	0	0	0
Merthyr Tydfil	0	0	0	0	0	0
Caerphilly	0	0	0	0	0	0
Blaenau Gwent	0	0	0	0	0	0
Torfaen	3	0	0	0	0	3
Monmouthshire	0	0	0	0	0	0
Newport	0	0	0	0	0	0
Wales	10	0	1	0	0	11

Source: WHO17

(a) These figures cover final payments on grants approved before 18 July 2003

RENOVATION

Table 3.5 Value of final payments on grants completed under the 1996 Act, by local authority, 2007-08 (a) (b)

£ thousands

	Renovation	Discretionary disabled facilities	Home repair	Common parts	Houses in multiple occupation	Total
Isle of Anglesey	84	0	0	0	0	84
Gwynedd	0	0	0	0	0	0
Conwy	0	0	0	0	0	0
Denbighshire	0	0	0	0	0	0
Flintshire	0	0	0	0	0	0
Wrexham	0	0	0	0	0	0
Powys	0	0	0	0	0	0
Ceredigion	0	0	0	0	0	0
Pembrokeshire	50	0	0	0	0	50
Carmarthenshire	9	0	4	0	0	13
Swansea	12	0	0	0	0	12
Neath Port Talbot	0	0	0	0	0	0
Bridgend	0	0	0	0	0	0
The Vale of Glamorgan	0	0	0	0	0	0
Cardiff	0	0	0	0	0	0
Rhondda Cynon Taf	0	0	0	0	0	0
Merthyr Tydfil	0	0	0	0	0	0
Caerphilly	0	0	0	0	0	0
Blaenau Gwent	0	0	0	0	0	0
Torfaen	13	0	0	0	0	13
Monmouthshire	0	0	0	0	0	0
Newport	0	0	0	0	0	0
Wales	169	0	4	0	0	173

Source: WHO17

(a) These figures cover final payments on grants approved before 18 July 2003

(b) Excludes Specific Capital Grant expenditure

Table 3.6 Summary of assistance for housing renewal under the 2002 Order, by local authority, 2007-08 (a)

	Number of dwellings improved	Gross expenditure from local authority resources (£ thousands)			Repayments to the LA (£ thousands)	Third party loans (£ thousands) (b)
		Total	of which: loans made by LA	of which: grants		
Isle of Anglesey	135	1,381	0	1,381	92	0
Gwynedd	31	522	0	522	0	0
Conwy	220	1,855	0	1,855	0	0
Denbighshire	94	490	0	490	49	177
Flintshire	569	1,623	0	1,623	0	0
Wrexham	606	1,199	0	1,199	0	0
Powys	925	1,857	112	1,745	11	53
Ceredigion	657	2,031	0	2,031	0	0
Pembrokeshire	597	2,039	20	2,019	33	0
Carmarthenshire	180	2,426	14	2,412	0	0
Swansea	271	856	0	856	154	0
Neath Port Talbot	1,059	1,139	0	1,139	20	0
Bridgend	110	816	0	816	6	0
The Vale of Glamorgan	102	610	0	610	22	0
Cardiff	998	2,504	0	2,504	99	0
Rhondda Cynon Taf	960	4,066	0	4,066	0	0
Merthyr Tydfil	86	668	0	668	40	50
Caerphilly	406	2,461	0	2,461	151	0
Blaenau Gwent	25	157	0	157	16	0
Torfaen	113	1,472	0	1,472	12	0
Monmouthshire	0	0	0	0	0	0
Newport	69	830	0	830	70	0
Wales	8,213	31,002	146	30,856	774	280

Source: WHO17

(a) Excludes Specific Capital Grant expenditure

(b) Includes other third party assistance facilitated by the local authority

RENOVATION

Table 3.7 Activity under the 2002 Order, by tenure, 2007-08 (a)

	Number of dwellings improved	Gross expenditure (£ thousands)	Repayments to the local authority (£ thousands)	Third party loans (£ thousands) (b)
Owner occupier	6,509	25,032	684	267
Private renting - paid to landlord	159	2,142	48	12
Private renting - paid to tenant	81	186	0	1
Registered social landlord - paid to landlord	34	196	0	0
Registered social landlord - paid to tenant	16	38	0	0
Local authority tenants	223	1,574	0	0
Tenure not known	1,191	1,834	42	0
Total	8,213	31,002	774	280

Source: WHO17

(a) Excludes Specific Capital Grant expenditure

(b) Includes other third party assistance facilitated by the local authority

Table 3.8 Activity under the 2002 Order, by recipient, 2007-08 (a)

	Number of dwellings improved	Gross expenditure (£ thousands)	Repayments to the local authority (£ thousands)	Third party loans (£ thousands) (b)
Elderly on benefit	2,535	8,103	198	12
Non-elderly on income related benefit	473	1,949	47	0
Disabled	2,106	7,067	38	26
Other recipients	1,431	8,851	70	189
Recipient not known	1,668	5,032	421	53
Total	8,213	31,002	774	280

Source: WHO17

(a) Excludes Specific Capital Grant expenditure

(b) Includes other third party assistance facilitated by the local authority

Table 3.9 Activity under the 2002 Order, by area of activity, 2007-08 (a)

	Number of dwellings improved	Gross expenditure (£ thousands)	Repayments to the local authority (£ thousands)	Third party loans (£ thousands) (b)
In renewal area				
Individual assistance	381	2,057	19	12
Group/block/co-ordinated scheme	344	2,346	80	24
Outside renewal area				
Individual assistance	6,713	25,724	598	244
Group/block/co-ordinated scheme	28	798	57	0
Area of activity not known	747	77	20	0
Total	8,213	31,002	774	280

Source: WHO17

(a) Excludes Specific Capital Grant expenditure

(b) Includes other third party assistance facilitated by the local authority

Table 3.10 Activity under the 2002 Order, by type of assistance, 2007-08 (a)

	Direct assistance			Third party assistance facilitated by the local authorities	
	Number of grants, loans or other assistance	Gross expenditure (£ thousands)	Repayments (£ thousands)	Number of loans or other assistance	Amount of third party loans or other help (£ thousands)
Grants					
Over £5,000	2,279	21,092	655	.	.
Under £5,000	5,803	9,154	97	.	.
Total (b)	8,184	30,856	774	.	.
Loans					
Equity release	2	14	0	4	177
Other	20	132	0	0	0
Total	22	146	0	4	177
Other Assistance	0	0	0	3	103
Total	8,206	31,002	774	7	280

Source: WHO17

(a) Excludes Specific Capital Grant expenditure

(b) The Vale of Glamorgan were unable to provide a breakdown of grants. The grants shown will therefore not equal the total grants

RENOVATION

Table 3.11 Private sector renewal activity, value of completed grants and total expenditure, by local authority (a) (b) (c)

£ thousands

	Value of completed grants					
	Mandatory DFGs under the 1996 Act			Renovation, discretionary disabled facilities, home repair, common parts and houses in multiple occupation, under the 1996 Act		
	2005-06 (1)	2006-07 (2)	2007-08 (3)	2005-06 (4)	2006-07 (5)	2007-08 (6)
Isle of Anglesey	340	209	453	538	348	84
Gwynedd	986	991	979	1,658	(r) 0	0
Conwy	1,171	1,703	2,059	57	0	0
Denbighshire	881	1,034	815	0	0	0
Flintshire (e)	2,114	6,525	3,233	..	0	0
Wrexham	226	424	243	402	787	0
Powys	981	1,087	1,039	0	0	0
Ceredigion	1,002	821	1,132	0	0	0
Pembrokeshire	929	777	821	141	53	50
Carmarthenshire	961	1,633	1,092	308	253	13
Swansea	4,616	3,840	4,459	0	6	12
Neath Port Talbot	3,276	2,855	2,257	0	0	0
Bridgend	1,254	1,958	2,432	108	72	0
The Vale of Glamorgan	1,723	2,292	1,498	108	316	0
Cardiff	6,186	5,373	4,938	0	0	0
Rhondda Cynon Taf	2,905	2,943	3,784	57	0	0
Merthyr Tydfil	350	254	614	193	0	0
Caerphilly	1,126	1,273	1,146	111	0	0
Blaenau Gwent	1,134	914	945	86	0	0
Torfaen	1,186	1,199	1,219	104	446	13
Monmouthshire	722	783	646	0	0	0
Newport	1,333	1,589	1,754	345	121	0
Wales	35,403	40,478	37,557	4,213	(r) 2,402	173

Source: WHO6 and WHO17

(a) No account is taken of repayments of grants, or repayments of loans

(b) Does not include expenditure on Group Repair Schemes started before July 2003 under Section 60 of the 1996 Act

(c) Excludes Specific Capital Grant (SCGs) expenditure for 2007-08 under the 1996 Act and the 2002 Order. This differs from previous years where SCGs were excluded by some and included by other local authorities. The 2007-08 expenditure figures are therefore not directly comparable with previous years

(d) Includes loans made by local authorities, grants and third party loans or any other third party assistance facilitated by the local authority

(e) Flintshire were unable to distinguish between residual 1996 Act activity and activity under the 2002 Order in 2005-06. Their activity under the 1996 Act is therefore included in the column covering the 2002 Order for this year

(r) Revised January 2009

Value of completed grants			Total expenditure					
Under the 2002 Order (d)			Under the 1996 Act and 2002 Order (excluding Mandatory DFGs) (d)			All private sector renewal activity (d)		
2005-06 (7)	2006-07 (8)	2007-08 (9)	2005-06 (10=(4+7))	2006-07 (11=(5+8))	2007-08 (12=(6+9))	2005-06 (1+10)	2006-07 (2+11)	2007-08 (3+12)
699	1,533	1,381	1,237	1,882	1,465	1,577	2,091	1,918
2,237	(r) 2,671	522	3,894	(r) 2,671	522	4,881	(r) 3,662	1,502
307	1,007	1,855	364	1,007	1,855	1,535	2,711	3,914
2,994	3,545	667	2,994	3,545	667	3,876	4,579	1,482
2,281	2,311	1,623	2,281	2,311	1,623	4,395	8,836	4,855
2,009	2,683	1,199	2,411	3,470	1,199	2,637	3,894	1,442
1,795	3,211	1,911	1,795	3,211	1,911	2,776	4,298	2,950
3,343	4,443	2,031	3,343	4,443	2,031	4,345	5,263	3,163
2,475	3,284	2,039	2,616	3,337	2,090	3,545	4,114	2,910
116	4,540	2,426	423	4,794	2,439	1,384	6,427	3,531
2,039	2,616	856	2,039	2,622	868	6,655	6,462	5,327
3,094	2,809	1,139	3,094	2,809	1,139	6,370	5,664	3,396
1,367	1,407	816	1,475	1,479	816	2,729	3,437	3,248
1,720	1,593	610	1,828	1,908	610	3,550	4,201	2,108
3,306	3,806	2,504	3,306	3,806	2,504	9,492	9,180	7,442
6,370	7,985	4,066	6,427	7,985	4,066	9,332	10,928	7,850
425	540	718	617	540	718	967	794	1,332
5,099	5,140	2,461	5,210	5,140	2,461	6,336	6,413	3,607
1,207	177	157	1,293	177	157	2,426	1,091	1,102
2,224	3,471	1,472	2,328	3,917	1,485	3,515	5,116	2,704
0	0	0	0	0	0	722	783	646
2,396	2,172	830	2,741	2,293	830	4,074	3,882	2,584
47,504	(r) 60,945	31,283	51,717	(r) 63,347	31,456	87,120	(r) 103,825	69,013

RENOVATION

Table 3.12 Renewal area activity

Number

	Local authority				
	Renewal areas declared, that are in operation (a)	Stock of dwellings within renewal areas	Dwellings undergoing activity		
			Clearance areas, demolitions and closures	Home renovation grants on which final payments made (b)	Dwellings improved under the 2002 Order
1995-96	21	19,608	8	864	.
1996-97	21	19,608	0	1,068	.
1997-98	21	19,608	9	858	.
1998-99	23	20,772	7	1,308	.
1999-2000	24	21,166	26	2,424	.
2000-01	28	26,832	4	885	.
2001-02	28	26,832	3	1,069	.
2002-03	23	21,911	4	713	.
2003-04	27	26,264	138	845	.
2004-05	38	37,962	111	313	618
2005-06	31	33,227	54	337	334
2006-07	35	42,429	(r) 0	(r) 78	391
2007-08	36	44,983	0	4	923

Source: WHO5a

(a) Renewal areas have a 10 year life

(b) Includes activity under both the Local Government and Housing Act 1989 and the 1996 Act

(c) For 2003-04 and 2004-05 this includes activity under both the 1996 Act and the 2002 Order

(r) Revised January 2009

Table 3.13 Renewal area expenditure (a)

£ thousands

	Clearance areas, demolitions and closures	Home renovation grants on which final payments made (b)	Individual assistance under 2002 Order (c)	Loans for housing purposes	Dwellings completed within group repair schemes (b) (d)
1995-96	1	6,885	.	149	8,488
1996-97	0	13,610	.	11	14,037
1997-98	58	13,438	.	0	13,143
1998-99	37	13,025	.	0	8,916
1999-2000	75	21,396	.	0	9,897
2000-01	31	8,399	.	0	6,095
2001-02	33	5,805	.	0	11,376
2002-03	0	4,546	.	0	12,281
2003-04	8	8,121	.	0	17,267
2004-05	926	2,881	(r) 5,361	0	11,795
2005-06	510	3,132	(r) 3,070	0	7,675
2006-07	0	(r) 1,001	(r) 5,293	0	(r) 646
2007-08	0	63	5,893	14	364

Source: WHO5a

(a) Includes Specific Capital Grant (SCGs) expenditure for 2007-08. This differs from previous years where SCGs were excluded by some and included by other local authorities. The 2007-08 expenditure figures are therefore not directly comparable with previous years

(b) Includes activity under both the Local Government and Housing Act 1989 and the 1996 Act

(c) Include 3rd party loans and other assistance; excludes repayments to local authorities

(d) For 2003-04 and 2004-05 this includes activity under both the 1996 Act and the 2002 Order

(r) Revised January 2009

Local authority						
Dwellings undergoing activity						
Loans for housing purposes	Dwellings completed within group repair schemes (b)	Dwellings completed within group repair schemes under 2002 Order (c)	Newbuild completions	Dwellings undergoing activity by registered social landlords	Dwellings undergoing activity by the private sector	
	9	778	.	0	187	14
	2	760	.	0	158	712
	0	929	.	0	122	139
	0	953	.	0	72	67
	0	542	.	0	41	32
	0	294	.	0	32	10
	0	468	.	0	13	72
	0	416	.	0	15	40
	0	378	.	0	66	110
	0	571	342	0	56	557
	0	164	626	0	71	624
(r) 0	(r) 97	1,648		6	113	734
2	14	1,124		0	333	1,300

Dwellings completed within group repair schemes under 2002 Order (c)	Acquisitions and disposals	Newbuild completions	Environmental works	Total expenditure
.	1	0	849	16,373
.	0	0	1,970	29,628
.	0	0	1,499	28,137
.	32	0	1,137	23,147
.	0	0	926	32,294
.	74	0	729	15,328
.	0	0	792	18,006
.	0	0	1,286	18,113
.	68	0	1,068	26,532
(r) 9,537	321	0	1,970	(r) 32,792
13,267	687	0	2,724	(r) 31,065
(r) 18,640	142	579	2,958	(r) 29,258
22,242	0	0	2,594	31,171

RENOVATION

Table 3.14 Renewal area activity, by local authority, 2007-08

	Local authority				
	Renewal areas declared, that are in operation (b)	Stock of dwellings within renewal areas	Dwellings undergoing activity (a)		
			Clearance areas, demolitions and closures	Home renovation grants on which final payments made (c)	Dwellings improved under the 2002 Order
Isle of Anglesey	0	.	.	.	.
Gwynedd	3	1,086	0	0	0
Conwy	2	516	0	0	300
Denbighshire	2	1,688	0	0	9
Flintshire	0	.	.	.	.
Wrexham	3	4,003	0	0	129
Powys	3	3,356	0	0	60
Ceredigion	1	1,902	0	0	35
Pembrokeshire	2	3,070	0	1	56
Carmarthenshire	2	3,513	0	0	32
Swansea	1	1,060	0	0	4
Neath Port Talbot	2	2,913	0	0	95
Bridgend	1	2,868	0	0	8
The Vale of Glamorgan	1	544	0	0	23
Cardiff	2	2,134	0	0	0
Rhondda Cynon Taf	2	2,747	0	0	85
Merthyr Tydfil	2	4,869	0	0	3
Caerphilly	3	4,966	0	0	50
Blaenau Gwent	1	390	0	0	2
Torfaen	3	3,358	0	3	32
Monmouthshire	0	.	.	.	.
Newport	0	.	.	.	.
Wales	36	44,983	0	4	923

Source: WHO5a

(a) Renewal areas have a 10 year life

(b) At 1 April 2008

(c) Includes activity under both the Local Government and Housing Act 1989 and the 1996 Act

Local authority					
Dwellings undergoing activity (a)					
Loans for housing purposes	Dwellings completed within group repair schemes (c)	Dwellings completed within group repair schemes under 2002 Order	Newbuild completions	Dwellings undergoing activity by registered social landlords	Dwellings undergoing activity by the private sector
.
0	0	8	0	0	0
0	0	0	0	0	31
0	0	29	0	0	0
.
0	0	167	0	0	284
0	0	183	0	0	17
0	0	20	0	0	0
0	0	151	0	94	169
2	0	30	0	50	401
0	0	7	0	0	0
0	0	113	0	0	5
0	0	10	0	160	266
0	0	79	0	0	0
0	0	62	0	8	17
0	0	83	0	0	1
0	0	43	0	4	56
0	0	111	0	14	53
0	0	24	0	..	0
0	14	4	0	3	0
.
.
2	14	1,124	0	333	1,300

RENOVATION

Table 3.15 Renewal area expenditure, by local authority, 2007-08 (a)

£ thousands

	Clearance areas, demolitions and closures	Home renovation grants on which final payments made (b)	Assistance for housing renewal under 2002 Order (c)	Loans for housing purposes	Dwellings completed within group repair schemes (b)
Isle of Anglesey	.	.	.	.	.
Gwynedd	0	0	0	0	0
Conwy	0	0	1,004	0	0
Denbighshire	0	0	31	0	0
Flintshire	.	.	.	.	.
Wrexham	0	0	203	0	0
Powys	0	0	209	0	0
Ceredigion	0	0	491	0	0
Pembrokeshire	0	50	186	0	0
Carmarthenshire	0	0	309	14	0
Swansea	0	0	21	0	0
Neath Port Talbot	0	0	280	0	0
Bridgend	0	0	33	0	0
The Vale of Glamorgan	0	0	60	0	0
Cardiff	0	0	0	0	0
Rhondda Cynon Taf	0	0	246	0	0
Merthyr Tydfil	0	0	60	0	0
Caerphilly	0	0	580	0	0
Blaenau Gwent	0	0	53	0	0
Torfaen	0	13	2,126	0	364
Monmouthshire	.	.	.	.	.
Newport	.	.	.	.	.
Wales	0	63	5,893	14	364

Source: WHO5a

(a) Includes Specific Capital Grant expenditure

(b) Includes activity under both the Local Government and Housing Act 1989 and the 1996 Act

(c) Includes third party loans and other assistance; excludes repayments to local authorities

Dwellings completed within group repair schemes under 2002 Order (c)	Acquisitions and disposals	Newbuild completions	Environmental works	Total expenditure
.
1,484	0	0	0	1,484
0	0	0	17	1,021
677	0	0	44	753
.
2,543	0	0	0	2,746
1,573	0	0	0	1,782
520	0	0	24	1,035
1,193	0	0	0	1,429
2,678	0	0	177	3,179
1,655	0	0	182	1,857
1,044	0	0	115	1,439
750	0	0	21	804
2,049	0	0	95	2,204
1,031	0	0	891	1,922
1,969	0	0	195	2,410
1,190	0	0	240	1,490
1,169	0	0	491	2,240
619	0	0	103	776
96	0	0	0	2,600
.
.
22,242	0	0	2,594	31,171

RENOVATION

Table 3.16 Final payments on group repair schemes under the 1996 Act, by local authority, 2007-08 (a)

	Number		Estimated cost of schemes (£ thousands)	
	Schemes	Dwellings in schemes	Total	Amount contributed by participants
Isle of Anglesey	0	0	0	0
Gwynedd	0	0	0	0
Conwy	0	0	0	0
Denbighshire	0	0	0	0
Flintshire	0	0	0	0
Wrexham	0	0	0	0
Powys	0	0	0	0
Ceredigion	0	0	0	0
Pembrokeshire	0	0	0	0
Carmarthenshire	0	0	0	0
Swansea	0	0	0	0
Neath Port Talbot	0	0	0	0
Bridgend	0	0	0	0
The Vale of Glamorgan	0	0	0	0
Cardiff	0	0	0	0
Rhondda Cynon Taf	0	0	0	0
Merthyr Tydfil	0	0	0	0
Caerphilly	0	0	0	0
Blaenau Gwent	0	0	0	0
Torfaen	2	14	364	20
Monmouthshire	0	0	0	0
Newport	0	0	0	0
Wales	2	14	364	20

Source: WHO17

(a) Excludes Specific Capital Grant expenditure



Chapter 4

Demolitions and hazards

4 Demolitions and hazards

This chapter contains information on the number of dwellings demolished or closed, and the number of hazards identified by local authorities during the year. Local authorities are responsible for assessing conditions for occupation in both private and social sector residential properties including houses in multiple occupation (HMOs). Key points include:

- 99 dwellings were demolished or closed during 2007-08, more than twice the 2006-07 figure. (Table 4.1).
- There were 4,501 hazards to occupants identified in dwellings during 2007-08. The most common types were *excess cold* and *damp and mould growth* (Table 4.2).
- There were 698 Category 1 hazards found in HMOs during 2007-08. The most common types were *fire* and *excess cold* (Table 4.2).

Additional information

The Housing Health and Safety Rating System replaced the previous fitness standard in July 2006 and moved the focus from property condition to the health and safety of the occupants. The assessed risks are scored on a scale in which greatest risks are classed as Category 1 hazards, and lesser risks are classed as Category 2 hazards. This collected data covers:

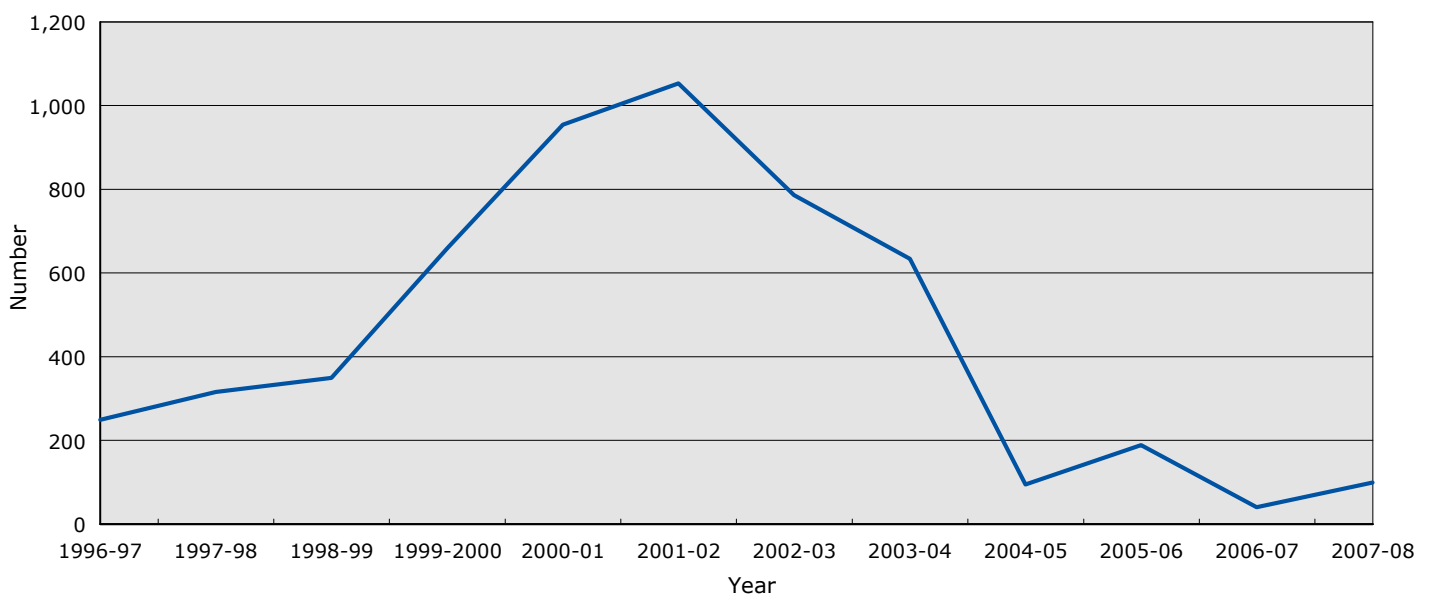
- demolitions by tenure; and
- number of hazards by category type.

Information on demolitions and hazards is taken from the annual WHO10 and Demolitions and Hazards returns submitted by local authorities.

Detailed information about demolitions and hazards can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

Figure 4.1 Dwellings demolished and closed



Source: WHO10 and Demolitions and Hazards returns

DEMOLITIONS AND HAZARDS

Table 4.1 Dwellings demolished and closed

Number

	Dwellings demolished			Of which contain category 1 hazards (a)	Dwellings closed but not yet demolished following:		Total dwellings demolished or closed
	In or adjoining clearance areas	Not in nor adjoining clearance areas	Total		Closing orders or undertakings	Prohibition orders or undertakings	
1996-97	35	218	253	.	12	.	265
1997-98	20	293	313	.	24	.	337
1998-99	17	333	350	.	18	.	368
1999-2000	14	680	694	.	6	.	700
2000-01	237	705	942	.	17	.	959
2001-02	60	974	1,034	.	23	.	1,057
2002-03	36	738	774	.	28	.	802
2003-04	84	530	614	.	38	.	652
2004-05	8	34	42	.	65	.	107
2005-06	54	127	181	.	8	.	189
2006-07 (b)	0	29	29	0	5	(r) 6	40
2007-08 (c)	12	61	73	1	.	26	99

Source: Demolitions and Hazards return

(a) These figures are also reported in the first two columns

(b) Excludes data for Flintshire, Wrexham, Cardiff and Newport during July - March

(c) Excludes data from Wrexham

(r) Revised August 2008

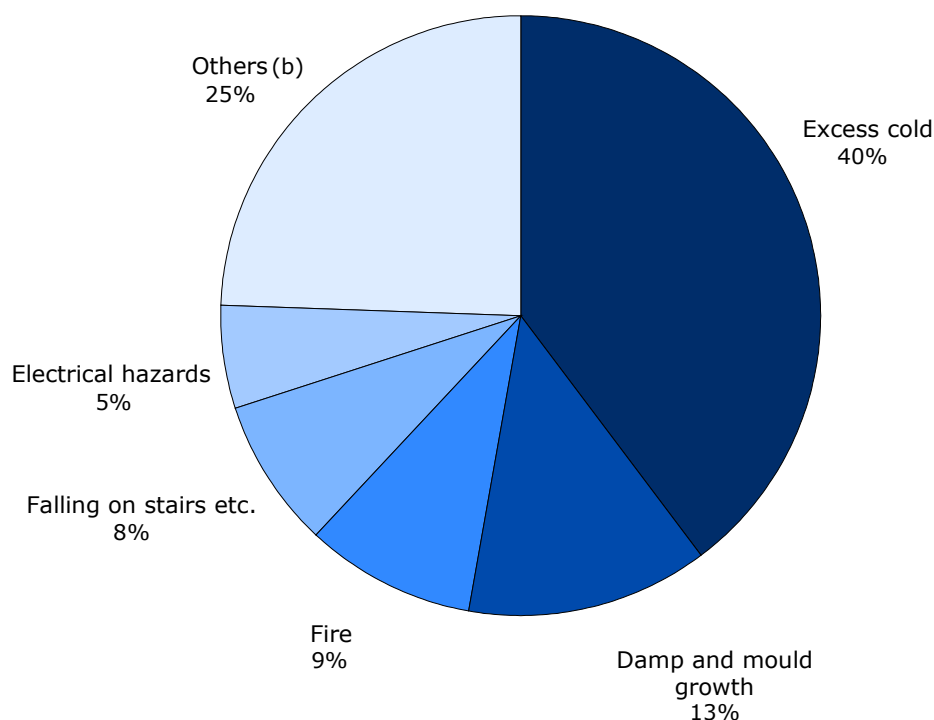
Table 4.2 Number of Category 1 and 2 hazards identified by local authorities, by hazard type, 2007-08 (a)

Number	Dwellings			HMO Category 1	Total
	Category 1	Category 2	Total		
Excess cold	794	164	958	124	1,082
Damp and mould growth	265	555	820	60	880
Fire	184	241	425	259	684
Falling on stairs etc.	159	153	312	67	379
Electrical hazards	110	223	333	20	353
Falling between levels	62	130	192	50	242
Entry by intruders	78	125	203	27	230
Structural collapse and falling elements	42	162	204	9	213
Personal hygiene, sanitation and drainage	51	134	185	19	204
Falling on level surfaces etc.	68	110	178	16	194
Others (b)	190	501	691	47	738
Total	2,003	2,498	4,501	698	5,199

Source: Demolitions and Hazards return

(a) Excludes data from Wrexham and only includes partial data for Carmarthenshire

(b) Others include the remaining hazard types listed in Appendix 1: Definitions

Figure 4.2 Top five Category 1 hazards in dwellings, 2007-08 (a)

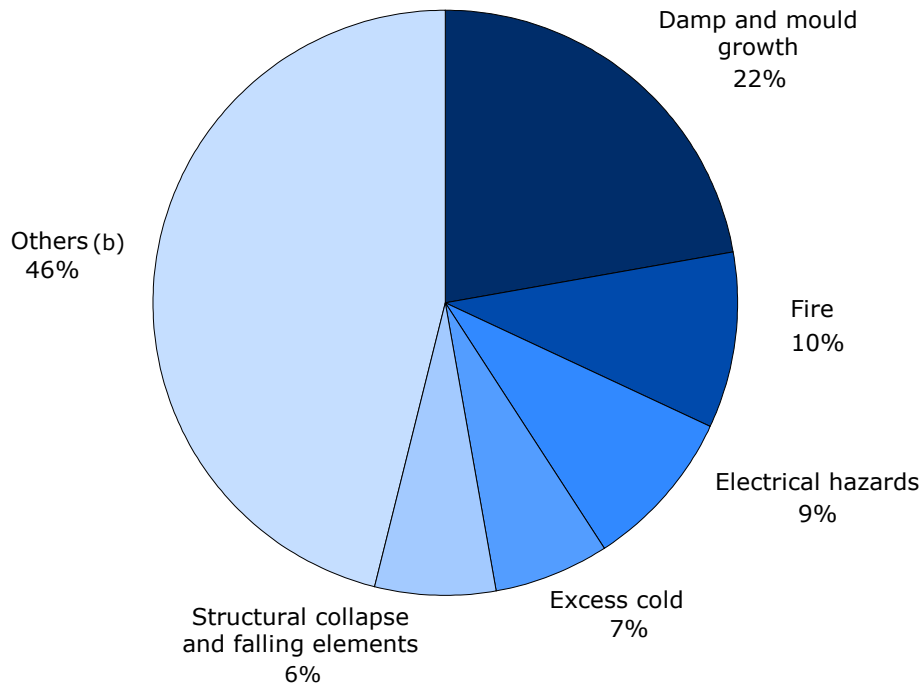
Source: Demolitions and Hazards return

(a) Excludes data from Wrexham and only includes partial data for Carmarthenshire

(b) Others include all remaining hazard types listed in Appendix 1: Definitions

DEMOLITIONS AND HAZARDS

Figure 4.3 Top five Category 2 hazards in dwellings, 2007-08 (a)

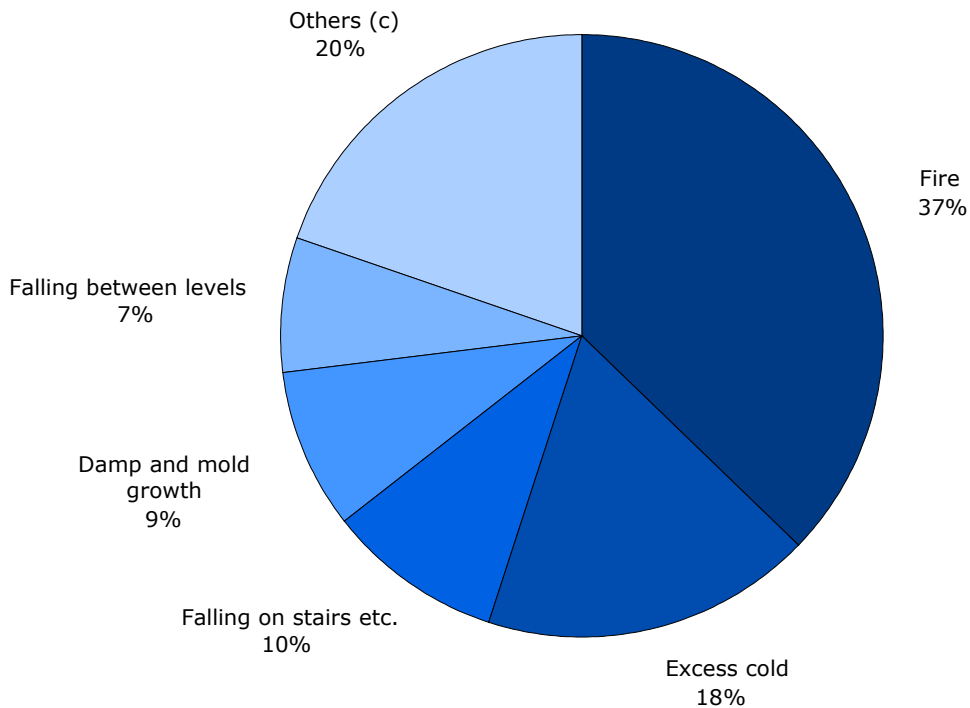


Source: Demolitions and Hazards return

(a) Excludes data from Wrexham and only includes partial data for Carmarthenshire

(b) Others include all remaining hazard types listed in Appendix 1: Definitions

Figure 4.4 Top five Category 1 hazards in houses in multiple occupation (HMOs), 2007-08 (a) (b)



Source: Demolitions and Hazards return

(a) Excludes data from Wrexham and only includes partial data for Carmarthenshire

(b) Due to rounding, percentages may not add to 100%

(c) Others include all remaining hazard types listed in Appendix 1: Definitions



Chapter 5
Registered Social Landlords

5 Registered Social Landlords (RSLs)

This chapter contains information on RSLs. Key points include:

- New dwellings provided by RSLs have fallen by 22% since 2006-07 with 847 new dwellings provided during 2007-08 (Table 5.1).
- RSL stock comprised of 86,704 self-contained units together with 6,927 non self-contained units at 31 March 2008. Most of the RSL stock was composed of smaller dwellings, with 64% of self-contained units having one or two bedrooms while only 3% had four or more bedrooms. (Table 5.3).
- The gross expenditure of RSLs was £98.5 million in 2007-08 (Table 5.5).
- There were 52 statutory sales of RSL dwellings during 2007-08, with 58% being sold via right to buy (RTB) (Table 5.6).

Additional information

The information contained within this chapter is provided by:

Statistical returns:

- RSLs in Wales submit statistical returns providing information on dwelling stock on an annual basis. The RSL1 return is submitted by the majority of RSLs, while the smaller RSLs each submit one of the shorter returns (RSL2, RSL3 & RSL4).
- RSLs that complete the RSL1 return also complete an RSL Sales return on a quarterly basis, which provides information on RSL statutory sales.

Welsh Assembly Government, Housing Directorate:

- RSLs in Wales provide information on completion of whole housing schemes, funded by the Social Housing Grant from the Welsh Assembly Government. Figures may differ to those shown in Chapter 2 which are based on completion of individual dwellings.

Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions.

Detailed information about RSL statutory sales and dwelling stock can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

REGISTERED SOCIAL LANDLORDS

Table 5.1 Provision of new social housing by registered social landlords (a)

Number of dwellings

	Self-contained units			Special needs self-contained units (b)			Total dwellings provided (b)
	Newbuild	Acquisitions	Rehabilitation	Newbuild	Acquisitions	Rehabilitation	
2000-01	981	62	388	14	0	6	1,451
2001-02	784	181	243	15	0	23	1,246
2002-03	938	263	192	40	0	32	1,471
2003-04	766	220	131	40	0	30	1,187
2004-05	761	204	121	14	0	13	1,113
2005-06	612	254	134	12	0	17	1,029
2006-07	736	228	62	0	0	60	1,086
2007-08	495	233	61	40	0	18	847

Source: Welsh Assembly Government, Housing Directorate

(a) Data not National Statistics

(b) Figures include self-contained units incorporating individual bedspaces. For 2007-08 there were 58 units incorporating 107 bedspaces

Table 5.2 Provision of new social housing by registered social landlords, by local authority, 2007-08 (a) (b)

Number of dwellings

	New build	Acquisitions (c)	Other provision (d)	Total self-contained dwellings provided
Isle of Anglesey	9	9	2	20
Gwynedd	29	24	1	54
Conwy	14	5	0	19
Denbighshire	7	10	2	19
Flintshire	0	5	0	5
Wrexham	0	0	1	1
Powys	14	8	22	44
Ceredigion	12	14	0	26
Pembrokeshire	71	31	1	103
Carmarthenshire	25	19	0	44
Swansea	42	18	28	88
Neath Port Talbot	48	0	0	48
Bridgend	48	5	2	55
The Vale of Glamorgan	0	0	3	3
Cardiff	101	0	1	102
Rhondda Cynon Taf	10	20	10	40
Merthyr Tydfil	0	4	0	4
Caerphilly	22	17	0	39
Blaenau Gwent	2	5	0	7
Torfaen	32	19	1	52
Monmouthshire	38	10	0	48
Newport	11	10	5	26
Wales	535	233	79	847

Source: Welsh Assembly Government, Housing Directorate

(a) Data not National Statistics

(b) Includes 107 special needs bedspaces in 58 self-contained units

(c) Includes 228 units of Do-It-Yourself Homebuy

(d) Includes rehabilitations, conversions and re-improvements

Table 5.3 Registered social landlord stock, by type of dwelling and local authority, at 31 March 2008 (a) (b) (c)*Number*

	Self-contained units				Total self-contained units	Non self-contained units
	One bedroom	Two bedrooms	Three bedrooms	Four or more bedrooms		
Isle of Anglesey	161	163	179	19	522	83
Gwynedd	626	723	601	30	1,980	193
Conwy	669	482	809	68	2,028	130
Denbighshire	533	611	626	63	1,833	222
Flintshire	596	748	783	35	2,162	211
Wrexham	566	526	393	12	1,497	309
Powys	729	861	750	81	2,421	167
Ceredigion	236	331	331	23	921	1,431
Pembrokeshire	698	720	640	104	2,162	68
Carmarthenshire	920	987	770	52	2,729	126
Swansea	2,915	2,031	1,427	105	6,478	1,343
Neath Port Talbot	1,244	793	692	30	2,759	109
Bridgend	1,759	3,123	3,177	100	8,159	274
The Vale of Glamorgan	642	735	698	43	2,118	188
Cardiff	3,357	3,223	2,633	544	9,757	1,054
Rhondda Cynon Taf	3,887	4,727	6,292	194	15,100	325
Merthyr Tydfil	518	525	444	24	1,511	53
Caerphilly	891	1,050	1,063	76	3,080	118
Blaenau Gwent	677	467	303	10	1,457	12
Torfaen	2,223	3,018	3,978	413	9,632	225
Monmouthshire	1,755	1,516	1,680	118	5,069	80
Newport	1,025	1,170	1,022	112	3,329	206
Wales	26,627	28,530	29,291	2,256	86,704	6,927

Source: RSL1

(a) Refers only to RSLs registered with the Welsh Assembly Government for conventional rented stock. Excludes Abbeyfield societies, Almshouse charities, Co-ownership societies and rented stock owned by English registered RSLs

(b) The total self-contained and non self-contained units are not equal to the total number of dwellings in Chapter 1. This is due to the data coming from different sources

(c) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

REGISTERED SOCIAL LANDLORDS

Table 5.4 Registered social landlord stock for the elderly and disabled, by local authority, at 31 March 2008 (a) (b)

<i>Number</i>	Elderly	Warden access (c)	Wheelchair (d)	Mobility (d)
Isle of Anglesey	78	75	11	51
Gwynedd	349	400	122	94
Conwy	597	644	58	232
Denbighshire	351	200	94	341
Flintshire	390	289	68	311
Wrexham	228	180	140	318
Powys	430	350	98	275
Ceredigion	216	205	38	106
Pembrokeshire	162	270	66	94
Carmarthenshire	338	180	88	468
Swansea	872	645	177	861
Neath Port Talbot	448	253	63	181
Bridgend	1,303	457	43	135
The Vale of Glamorgan	360	369	17	194
Cardiff	2,421	1,637	309	543
Rhondda Cynon Taf	1,531	1,427	84	818
Merthyr Tydfil	307	255	32	65
Caerphilly	408	338	63	93
Blaenau Gwent	397	457	6	27
Torfaen	177	178	11	38
Monmouthshire	991	708	55	74
Newport	769	304	26	19
Wales	13,123	9,821	1,669	5,338

Source: RSL1

(a) Refers only to RSLs registered with the Welsh Assembly Government for conventional rented stock. Excludes Abbeyfield societies, Almshouse charities, Co-ownership societies and rented stock owned by English registered RSLs

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(c) For the majority of authorities, dwellings with warden access are also included in those for the elderly

(d) Wheelchair and mobility units may have warden access or be designed to be particularly suitable for the elderly, (including the frail elderly) and hence will be shown in more than one column

Table 5.5 Registered social landlord outturn spend, by local authority, 2007-08 (a) (b)

	Gross spend (£ thousands)	Percentage of total gross spend (c)
Isle of Anglesey	3,357	3
Gwynedd	2,503	3
Conwy	5,467	6
Denbighshire	2,022	2
Flintshire	8,286	8
Wrexham	646	1
Powys	2,608	3
Ceredigion	900	1
Pembrokeshire	7,612	8
Carmarthenshire	3,015	3
Swansea	3,951	4
Neath Port Talbot	2,148	2
Bridgend	4,251	4
The Vale of Glamorgan	668	1
Cardiff	21,412	22
Rhondda Cynon Taf	6,128	6
Merthyr Tydfil	1,520	2
Caerphilly	2,380	2
Blaenau Gwent	2,989	3
Torfaen	1,687	2
Monmouthshire	4,789	5
Newport	10,177	10
Wales	98,516	100

Source: Welsh Assembly Government, Housing Directorate

(a) Data not National Statistics

(b) Figures represent cash expenditure

(c) Percentages have been rounded, they therefore do not sum to 100

REGISTERED SOCIAL LANDLORDS

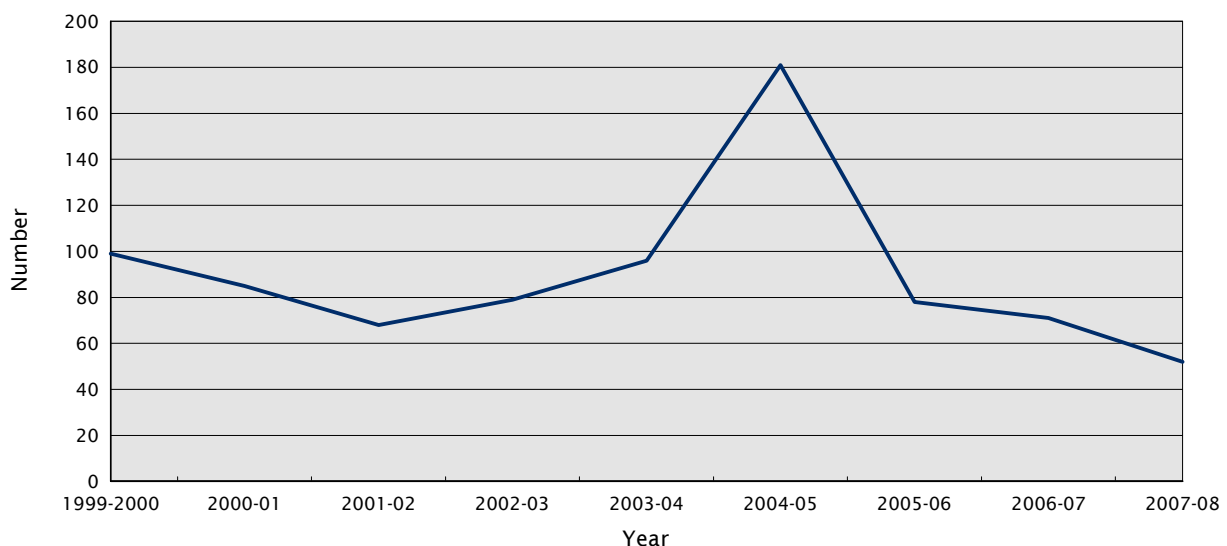
Table 5.6 Statutory sales of registered social landlord dwellings (a) (b)

<i>Number</i>			
	Right to buy	Right to acquire (c)	Total
Cumulative total:			
October 1980 to March 2008	2,311	91	2,402
2001-02	68	.	68
2002-03	79	.	79
2003-04	96	.	96
2004-05	163	18	181
2005-06	63	15	78
2006-07	35	36	71
2007-08	30	22	52
2005-06			
April - June	16	3	19
July - September	14	3	17
October - December	17	4	21
January - March	16	5	21
2006-07			
April - June	9	5	14
July - September	10	4	14
October - December	8	14	22
January - March	8	13	21
2007-08			
April - June	3	7	10
July - September	6	5	11
October - December	5	5	10
January - March	16	5	21
2008-09			
April - June	24	1	25
July - September	14	0	14

Source: RSL Sales

(a) Refers only to RSLs registered with the Welsh Assembly Government for conventional rented stock. Excludes Abbeyfield societies, Almshouse charities, Co-ownership societies and rented stock owned by English registered RSLs
 (b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions
 (c) Right to acquire figures from October - December 2004 only

Figure 5.1 Statutory sales of registered social landlord dwellings



Source: RSL Sales



Chapter 6
**Local authority sales,
lettings and vacancies**

6 Local authority sales, lettings and vacancies

This chapter provides information about the sales, lettings and vacancies of local authority dwellings. Key points include:

Sales

- By 31 March 2008 there had been 135,450 right to buy (RTB) sales, and 6,670 other sales of local authority dwellings since the RTB scheme was introduced in October 1980 (Table 6.1).
- There were a total of 835 sales of local authority dwellings in 2007-08, 98% of which were made under the RTB scheme (Table 6.1).
- The average selling price of local authority dwellings in Wales during 2007-08 was £55,100, 78% of the average market value of £70,600. The average discount given on such dwellings was £15,500 (Table 6.3).

Lettings

- The number of local authority dwellings let to new tenants has decreased by 14% since 2006-07. A total of 8,770 new tenants were housed in local authority dwellings in 2007-08. 58% of these were housed from the waiting list and 42% on a priority basis (Table 6.4).

Vacancies

- The number of vacant dwellings has fallen to its lowest level since 1992-93. At 31 March 2008 there were 2,310 vacant dwellings, accounting for 1.8% of all local authority stock (Table 6.6).
- The number of dwellings vacant for more than 6 months has also continued to fall since 2002-03, with 692 dwellings vacant for more than 6 months at 31 March 2008 (Table 6.6).

Additional information

Information on sales of local authority dwellings both under RTB and other schemes is taken from the quarterly WHO7 return, as submitted by local authorities. Information on lettings and vacancies is taken from the annual WHO4 return, as submitted by local authorities.

Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions.

Detailed information about local authority sales, lettings and vacancies can also be found in:

- The Right to Buy Sales First Release and Local Authority Housing: Management and Performance First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES

Table 6.1 Sales of local authority dwellings (a)

<i>Number</i>	Right to buy		Voluntary/Other	Applications outstanding (at end of period)	Responses admitting the right to buy (b)
	Claims	Completed sales	Completed sales		
Cumulative total: 1980 to 2007-08	237,988	135,450	6,670	.	.
1996-97	4,284	2,032	98	3,852	3,999
1997-98	4,305	2,716	120	2,856	4,127
1998-99	5,690	2,495	38	3,681	4,942
1999-2000	5,736	3,534	56	4,160	5,235
2000-01	5,419	3,475	64	3,005	4,875
2001-02	6,686	3,411	51	4,380	5,759
2002-03	12,914	4,898	101	6,954	9,809
2003-04 (c)	9,132	6,811	54	6,106	8,772
2004-05	6,181	3,976	23	2,983	5,848
2005-06	4,140	1,774	16	2,654	3,641
2006-07	5,022	1,248	40	2,635	4,169
2007-08 (c)	2,277	819	16	907	2,076
2004-05					
April - June	2,093	1,266	1	5,548	1,897
July - September	1,761	1,184	0	5,061	1,677
October - December	1,063	921	3	3,896	1,255
January - March	1,264	605	19	2,983	1,019
2005-06					
April - June	1,190	513	2	2,819	1,075
July - September	1,143	440	0	3,017	937
October - December	727	446	13	2,700	773
January - March	1,080	375	1	2,654	856
2006-07					
April - June	1,163	320	2	2,500	1,026
July - September	1,168	278	14	2,752	976
October - December	1,485	351	7	2,868	1,121
January - March	1,206	299	17	2,635	1,046
2007-08 (c)					
April - June	945	255	6	2,340	823
July - September	631	244	0	1,775	608
October - December	350	197	10	1,279	342
January - March	351	123	0	907	303
2008-09 (c)					
April - June	193	68	0	749	186
July - September	179	43	0	576	135

Source: WHO7

(a) Right to buy legislation was introduced in October 1980

(b) The number of responses admitting the right to buy may be higher than the number of claims received due to some of the claims being carried over from the previous year or quarter

(c) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

Table 6.2 Sales of local authority dwellings, by local authority, 2007-08 (a)

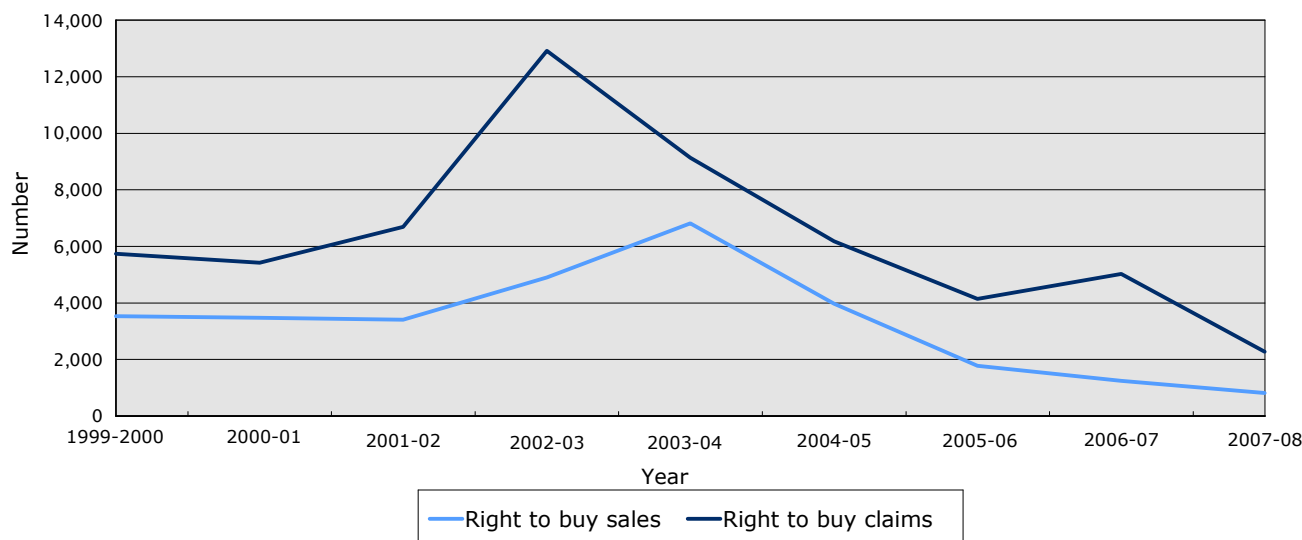
Number	Progress of right to buy claims			Completed sales		
	Claims received	Responses admitting the right to buy (b)	Applications outstanding (at end of period)	Right to buy	Voluntary/ other	Total
	Isle of Anglesey	55	55	27	24	0	24
Gwynedd	75	73	54	22	0	22
Conwy	32	40	19	10	2	12
Denbighshire	32	24	37	13	0	13
Flintshire	69	69	70	46	0	46
Wrexham	130	112	55	51	0	51
Powys	60	58	28	12	0	12
Ceredigion	45	54	45	4	0	4
Pembrokeshire	76	63	69	25	0	25
Carmarthenshire	142	134	59	44	8	52
Swansea	316	289	115	101	0	101
Neath Port Talbot	156	128	42	30	0	30
Bridgend	.	.	.	.	.	.
The Vale of Glamorgan	53	46	12	14	0	14
Cardiff	221	154	39	29	0	29
Rhondda Cynon Taf	120	105	.	73	6	79
Merthyr Tydfil	151	132	2	63	0	63
Caerphilly	167	162	125	58	0	58
Blaenau Gwent	171	164	27	120	0	120
Torfaen	104	97	55	36	0	36
Monmouthshire	21	36	.	0	0	0
Newport	81	81	27	44	0	44
Wales	2,277	2,076	907	819	16	835

Source: WHO7

(a) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(b) The number of responses admitting the right to buy may be higher than the number of claims received due to some of the claims being carried over from the previous year or quarter

Figure 6.1 Right to buy sales and claims



Source: WHO7

LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES

Table 6.3 Selling prices of local authority dwellings, by local authority, 2007-08 (a) (b)

	Average valuation (£)	Average discount (£)	Average selling price (£)	Average selling price index (Wales = 100)
Isle of Anglesey	76,900	16,000	60,900	111
Gwynedd (c)	77,200	16,200	61,000	111
Conwy	95,700	16,000	79,700	145
Denbighshire	81,800	15,900	66,000	120
Flintshire	75,700	16,000	59,700	108
Wrexham	86,800	16,000	70,800	129
Powys	82,300	15,500	66,900	121
Ceredigion	110,500	16,000	94,500	172
Pembrokeshire	91,200	16,000	75,200	137
Carmarthenshire	77,300	13,500	63,800	116
Swansea	69,500	15,900	53,600	97
Neath Port Talbot	76,400	15,900	60,500	110
Bridgend	.	.	.	.
The Vale of Glamorgan	93,500	15,600	77,800	141
Cardiff	97,900	16,000	81,900	149
Rhondda Cynon Taf	54,600	14,400	40,200	73
Merthyr Tydfil	53,600	15,800	37,800	69
Caerphilly	67,700	15,700	51,900	94
Blaenau Gwent	46,600	15,100	31,500	57
Torfaen	83,000	16,000	67,000	122
Monmouthshire (d)	.	.	.	.
Newport	88,000	16,000	72,000	131
Wales	70,600	15,500	55,100	100

Source: WHO7

(a) Price data is rounded to the nearest hundred

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(c) The figure for the average discount in Gwynedd is over the allowed maximum of £16,000 as it includes sales not covered by the allowed maximum that was introduced on 2 April 2003

(d) Monmouthshire sold no dwellings between April 2007 and the stock transfer in January 2008

Table 6.4 Local authority dwellings let to new tenants (a)

Number

	Rehoused through slum clearance or redevelopment	Housed on a priority basis because tenants are:			Housed from the waiting list	Total
		Homeless	Key workers	Other		
1980-81	744	1,531	245	624	10,865	14,009
1981-82	385	1,460	96	528	10,967	13,436
1982-83	294	1,696	134	598	12,142	14,864
1983-84	207	1,597	107	590	11,388	13,889
1984-85	216	1,766	97	806	12,160	15,045
1985-86	219	2,149	109	771	10,648	13,896
1986-87	142	2,054	111	550	10,546	13,403
1987-88	270	1,872	131	494	10,612	13,379
1988-89	92	2,424	118	443	9,994	13,071
1989-90	95	2,429	79	473	8,418	11,494
1990-91	101	2,473	58	408	8,490	11,530
1991-92	247	2,674	61	926	8,122	12,030
1992-93	107	2,754	28	528	8,126	11,543
1993-94	66	2,471	15	719	9,276	12,547
1994-95	43	2,058	12	760	10,180	13,053
1995-96	79	1,949	7	602	10,939	13,576
1996-97	40	1,646	72	1,272	11,525	14,555
1997-98 (b)	39	880	8	1,040	13,672	15,639
1998-99	4	1,269	5	1,145	13,249	15,672
1999-2000	1	1,383	4	1,054	12,905	15,347
2000-01	63	1,762	8	1,196	12,094	15,123
2001-02	182	2,220	13	1,250	10,824	14,489
2002-03	55	2,473	230	1,097	10,493	14,348
2003-04 (c)	16	2,919	2	1,270	8,500	12,707
2004-05	59	3,299	0	960	6,878	11,196
2005-06	17	3,211	0	695	(r) 6,167	(r) 10,090
2006-07	4	(r) 3,507	0	709	(r) 5,980	10,200
2007-08 (c) (d)	0	2,999	0	660	5,111	8,770

Source: WHO4

(a) Excludes transfers within a local authority or exchanges with another local authority

(b) Includes estimate for The Vale of Glamorgan

(c) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(d) Excludes data for Blaenau Gwent and Torfaen

(r) Revised January 2009

LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES

Table 6.5 Local authority dwellings let to new tenants, by local authority, 2007-08 (a) (b)

Number

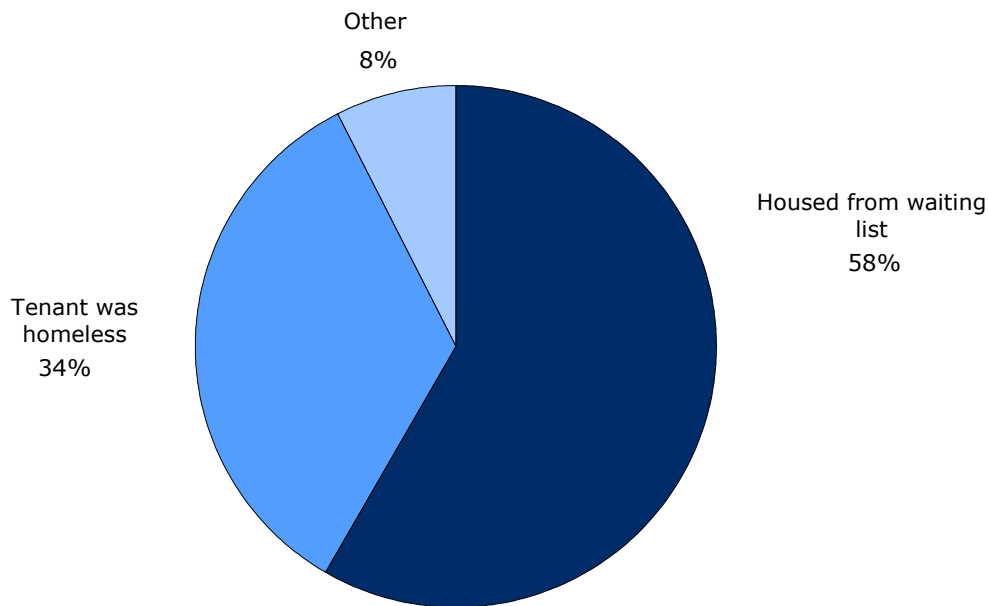
	Rehoused through slum clearance or redevelopment	Housed on a priority basis because tenants are:			Housed from the waiting list	Total
		Homeless	Key workers	Other		
Isle of Anglesey	0	70	0	0	127	197
Gwynedd	0	148	0	0	124	272
Conwy	0	84	0	0	132	216
Denbighshire	0	34	0	0	151	185
Flintshire	0	79	0	0	227	306
Wrexham	0	242	0	0	412	654
Powys	0	105	0	0	206	311
Ceredigion	0	48	0	0	89	137
Pembrokeshire	0	246	0	0	165	411
Carmarthenshire	0	293	0	0	292	585
Swansea	0	595	0	588	35	1,218
Neath Port Talbot	0	23	0	0	572	595
Bridgend	.	.	.	.	.	.
The Vale of Glamorgan	0	90	0	0	152	242
Cardiff	0	405	0	56	453	914
Rhondda Cynon Taf	0	44	0	0	585	629
Merthyr Tydfil	0	37	0	2	249	288
Caerphilly	0	113	0	14	645	772
Blaenau Gwent	..	..	..	..	..	..
Torfaen	..	..	..	..	..	..
Monmouthshire	0	41	0	0	201	242
Newport	0	302	0	0	294	596
Wales	0	2,999	0	660	5,111	8,770

Source: WHO4

(a) Excludes transfers within a local authority or exchanges with another local authority

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

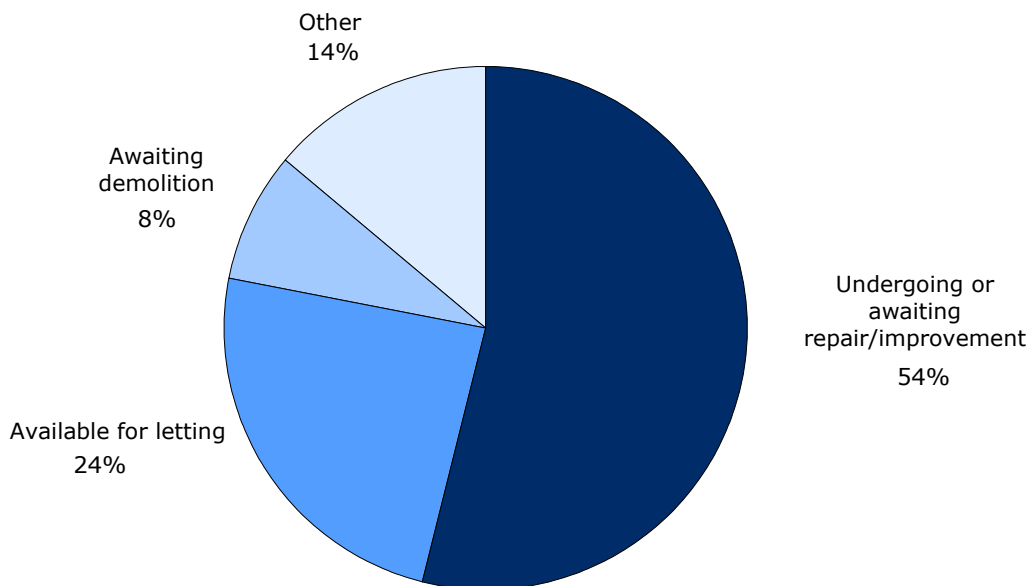
Figure 6.2 Local authority dwellings let to new tenants, by tenant source, 2007-08 (a)



Source: WHO4

(a) Due to rounding, the percentages may not total 100%

Figure 6.3 Vacant local authority dwellings, by status, at 31 March 2008 (a)



Source: WHO4

(a) Due to rounding, the percentages may not total 100%

LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES

Table 6.6 Vacant local authority dwellings (a)

Number

	Available for letting	Undergoing or awaiting repair/improvement	Awaiting sale	Awaiting demolition	Other (b)	Total vacant dwellings	Total vacant dwellings (per cent) (c)	Vacant for more than 6 months	Local authority stock (d) (e)
1980-81	583	1,207	..	..	..	1,790	0.6	..	288,359
1981-82	1,209	1,801	..	..	..	3,010	1.1	..	278,400
1982-83	1,389	1,980	..	..	..	3,369	1.3	..	265,287
1983-84	1,603	1,665	..	..	..	3,268	1.3	..	259,823
1984-85	1,100	1,820	..	..	..	2,920	1.1	..	255,886
1985-86	774	1,897	56	54	147	2,928	1.1	329	258,050
1986-87	690	2,309	103	47	180	3,329	1.3	437	253,138
1987-88	840	2,227	29	12	81	3,189	1.3	385	248,074
1988-89	768	1,987	25	29	143	2,952	1.2	474	236,713
1989-90	794	1,873	13	178	165	3,023	1.3	327	225,558
1990-91	639	1,511	43	73	164	2,430	1.1	406	220,786
1991-92	618	1,212	27	45	132	2,034	0.9	329	217,370
1992-93	670	1,184	21	28	125	2,028	0.9	259	214,651
1993-94	784	1,397	15	31	112	2,339	1.1	284	211,305
1994-95	893	1,652	8	82	139	2,774	1.3	458	208,126
1995-96	1,127	1,997	26	135	204	3,489	1.7	631	206,722
1996-97	1,485	2,526	25	217	469	4,722	2.3	956	204,158
1997-98 (f)	1,876	2,238	58	423	827	5,422	2.7	1,670	201,057
1998-99	1,782	2,932	37	774	950	6,475	3.3	2,492	197,423
1999-2000	2,867	2,914	71	996	558	7,406	3.8	3,003	193,006
2000-01	3,875	2,694	73	744	981	8,367	4.5	3,646	187,720
2001-02	2,393	2,491	54	905	948	6,791	3.7	2,543	182,916
2002-03	2,185	1,897	115	736	885	5,818	3.3	2,897	177,081
2003-04 (g)	1,214	1,847	51	748	402	4,262	2.6	2,138	162,276
2004-05	1,237	1,990	258	511	504	4,500	2.9	1,805	157,516
2005-06	581	1,732	63	296	445	3,117	2.0	1,136	155,768
2006-07	573	1,798	76	248	363	3,058	2.0	1,014	154,412
2007-08 (g)	555	1,246	(r) 60	(r) 185	264	2,310	1.8	692	131,524

Source: WHO4

(a) At 1 April between 1981 and 1995. At 31 March since 1996. From 1996-97, local authority stock data is taken from the Housing Revenue Account Subsidy (HRAS) second advance form

(b) Includes dwellings held back for decanting

(c) As a percentage of total local authority stock

(d) Excludes new towns. Cwmbran ceased to be designated as a new town on 1 April 1986 at which date its stock was transferred to Torfaen and is included in local authority stock from 1986. Similarly Newtown ceased to be designated as a new town on 1 April 1996 on which date its stock was transferred to Powys and is included in local authority stock from 1996

(e) Data not National Statistics

(f) Includes estimate for The Vale of Glamorgan

(g) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(r) Revised January 2008

Table 6.7 Vacant local authority dwellings, by local authority, at 31 March 2008 (a)*Number*

	Available for letting	To be let after minor repairs	To be let after major repairs	Awaiting sale	Awaiting demolition	Other (b)	Total vacant dwellings	Vacant for more than 6 months
Isle of Anglesey	21	5	0	0	0	0	26	7
Gwynedd	30	48	20	4	0	8	110	20
Conwy	33	0	28	(r) 16	(r) 0	8	85	24
Denbighshire	5	25	5	0	0	6	41	6
Flintshire	28	127	3	8	1	36	203	41
Wrexham	13	121	26	0	0	21	181	24
Powys	4	17	1	0	0	0	22	0
Ceredigion	2	19	6	0	0	2	29	8
Pembrokeshire	38	53	11	0	0	3	105	11
Carmarthenshire	35	0	118	26	48	12	239	179
Swansea	21	110	86	0	0	99	316	50
Neath Port Talbot	77	92	5	0	2	4	180	31
Bridgend	.	.	.	.	.	.	.	.
The Vale of Glamorgan	23	0	0	0	0	3	26	4
Cardiff	74	99	12	0	11	12	208	31
Rhondda Cynon Taf	.	.	.	.	.	.	.	.
Merthyr Tydfil	0	51	0	0	6	9	66	15
Caerphilly	23	69	36	2	0	23	153	43
Blaenau Gwent	21	37	13	4	94	1	170	120
Torfaen	.	.	.	.	.	.	.	.
Monmouthshire	.	.	.	.	.	.	.	.
Newport	107	2	1	0	23	17	150	78
Wales	555	875	371	(r) 60	(r) 185	264	2,310	692

Source: WHO4

(a) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(b) Includes dwellings held back for decanting

(r) Revised January 2008



Chapter 7

Homelessness

7 Homelessness

This chapter provides information about local authorities' decisions about homelessness in Wales. Key points include:

- Local authorities decided that a total of 6,367 households were eligible, unintentionally homeless and in priority need in 2007-08, the lowest since 2001-02. These households accounted for 49% of the applications local authorities received. (Table 7.1).
- 50% of homeless households were in priority need because they included dependent children or a pregnant woman during 2007-08. A further 11% had priority need because of domestic violence, 10% were former prisoners with no accommodation and 9% because applicants were 16-17 year olds (Table 7.3).
- Loss of accommodation was given as the reason in 24% of homelessness acceptances. A further 20% occurred as a result of the breakdown of a relationship, while 13% occurred as a direct result of leaving an institution or care (Table 7.5).
- Some 2,880 homeless households were in temporary accommodation at the end of 2007-08. Of these, 47% were living in self-contained properties, while 26% were in hostels, refuges and bed and breakfast accommodation (Table 7.7).
- The number of homeless households in bed and breakfast accommodation has continued to fall over the last 3 years. There were 282 homeless households in bed and breakfast accommodation at 31 March 2008, a fall of 25% since 31 March 2007 (Table 7.7).

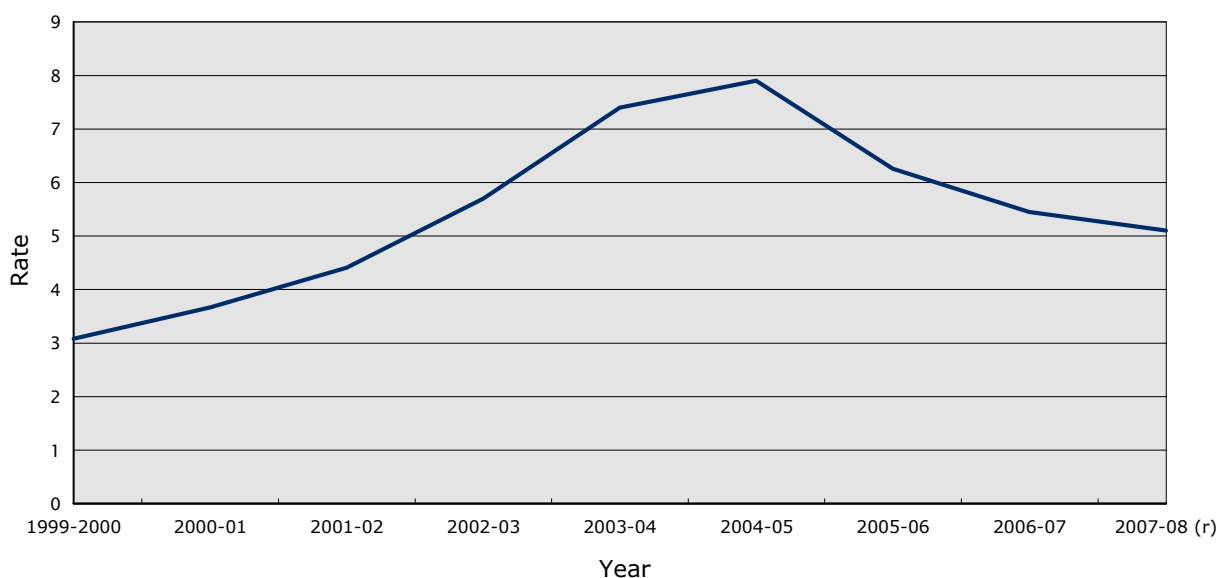
Additional information

The quarterly WHO12 return provides details of homelessness cases dealt with by each local authority under the Housing Act 1996. The categories of applicant that have a priority need were extended in the Welsh Assembly's Homelessness (priority need) (Wales) Order 2001. The tables in this chapter show information for 1999 onwards.

Detailed quarterly information about homelessness can be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

Figure 7.1 Rate of households accepted as homeless, per 1,000 households (a) (b)



Source: WHO12

(a) These rates are based on mid-year household estimates. Figures for 2004 onwards are based on the mid-2004 household estimates

(b) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

(r) Revised June 2008

HOMELESSNESS

Table 7.1 Summary of homelessness, by type of decisions taken (a)

Number of households

	Ineligible household	Eligible, but not homeless	Eligible, homeless but not in priority need	Eligible, homeless and in priority need, but intentionally so
1999-2000	44	4,114	4,124	461
2000-01	61	3,570	4,209	541
2001-02	33	4,140	3,965	511
2002-03	38	4,777	4,612	653
2003-04	60	5,652	5,369	707
2004-05	81	6,371	5,319	953
2005-06	109	5,680	4,079	914
2006-07	60	4,370	2,749	894
2007-08	56	3,650	2,124	740
2003-04				
April - June	14	1,148	1,242	190
July - September	17	1,465	1,270	153
October - December	19	1,445	1,280	159
January - March	10	1,594	1,577	205
2004-05				
April - June	18	1,548	1,359	219
July - September	28	1,476	1,369	231
October - December	16	1,729	1,314	270
January - March	19	1,618	1,277	233
2005-06				
April - June	28	1,609	1,181	244
July - September	28	1,537	1,157	278
October - December	19	1,373	821	221
January - March	34	1,161	920	171
2006-07				
April - June	25	1,160	763	224
July - September	13	1,135	802	250
October - December	14	1,043	600	220
January - March	8	1,032	584	200
2007-08				
April - June	5	(r) 891	534	(r) 220
July - September	20	950	536	199
October - December	10	896	(r) 509	(r) 178
January - March	21	913	545	143
2008-09				
April - June	18	1,053	589	163
July - September	17	1,028	541	175

Source: WHO12

(a) Under Part VII of the Housing Act 1996

(r) Data revised by Carmarthenshire in June 2008

Eligible, unintentionally homeless and in priority need	Total households that applied	Eligible, unintentionally homeless and in priority need per 1,000 households	Eligible, unintentionally homeless and in priority need as a percentage of total households applying
3,652	12,395	3.08	29
4,390	12,771	3.67	34
5,333	13,982	4.41	38
6,975	17,055	5.70	41
9,147	20,935	7.40	44
9,856	22,580	7.90	44
7,811	18,593	6.26	42
6,802	14,875	5.45	46
6,367	12,937	5.10	49
2,087	4,681	1.69	45
2,363	5,268	1.91	45
2,110	5,013	1.71	42
2,587	5,973	2.07	43
2,459	5,603	1.97	44
2,603	5,707	2.09	46
2,391	5,720	1.92	42
2,403	5,550	1.93	43
2,319	5,381	1.86	43
2,094	5,094	1.68	41
1,560	3,994	1.25	39
1,838	4,124	1.47	45
1,898	4,070	1.52	47
1,741	3,941	1.40	44
1,497	3,374	1.20	44
1,666	3,490	1.34	48
(r) 1,605	(r) 3,255	1.29	49
(r) 1,577	(r) 3,282	(r) 1.26	48
(r) 1,491	3,084	1.20	48
1,694	3,316	1.36	51
1,581	3,404	1.27	46
1,519	3,280	1.22	46

HOMELESSNESS

Table 7.2 Summary of homelessness, by type of decisions taken, by local authority, 2007-08 (a)

Number of households

	Ineligible household	Eligible, but not homeless	Eligible, homeless but not in priority need	Eligible, homeless and in priority need but intentionally so
Isle of Anglesey	0	59	85	32
Gwynedd	0	173	132	42
Conwy	0	68	98	42
Denbighshire	0	77	28	28
Flintshire	0	16	4	19
Wrexham	1	252	118	98
Powys	0	48	55	9
Ceredigion	1	48	22	22
Pembrokeshire	2	145	211	41
Carmarthenshire	7	(r) 245	(r) 201	(r) 102
Swansea	11	1,210	407	19
Neath Port Talbot	0	32	16	13
Bridgend	0	310	193	32
The Vale of Glamorgan	0	49	5	23
Cardiff	8	93	107	41
Rhondda Cynon Taf	0	95	40	11
Merthyr Tydfil	0	88	109	40
Caerphilly	0	115	20	30
Blaenau Gwent	1	109	99	6
Torfaen	20	118	23	33
Monmouthshire	0	46	31	14
Newport	5	254	120	43
Wales	56	(r) 3,650	(r) 2,124	(r) 740

Source: WHO12

(a) Under Part VII of the Housing Act 1996

(r) Revised by Carmarthenshire in June 2008

Eligible, unintentionally homeless and in priority need	Total households that applied	Eligible, unintentionally homeless and in priority need per 1,000 households	Eligible, unintentionally homeless and in priority need as a percentage of total households applying
213	389	7.31	55
292	639	5.78	46
177	385	3.57	46
120	253	2.88	47
144	183	2.31	79
242	711	4.41	34
254	366	4.49	69
93	186	2.84	50
342	741	6.79	46
(r) 523	(r) 1,078	6.87	49
852	2,499	8.85	34
158	219	2.69	72
418	953	7.61	44
219	296	4.31	74
710	959	5.47	74
190	336	1.97	57
160	397	6.93	40
228	393	3.21	58
115	330	3.89	35
218	412	5.73	53
137	228	3.73	60
562	984	9.65	57
(r) 6,367	(r) 12,937	5.10	49

HOMELESSNESS

Table 7.3 Homeless households, by category of need during the period (a)*Number of households*

	Household includes dependent child(ren)	Household member pregnant and no other dependent child(ren)	Vulnerable household member			
			Old age	Physical disability	Mental illness or learning disability	Young person at risk: 18 years or over but under 21
1999-2000	2,070	344	154	139	154	.
2000-01	2,381	395	184	177	223	.
2001-02	2,266	414	184	172	275	112
2002-03	3,007	479	225	251	356	143
2003-04	3,709	615	310	327	580	178
2004-05	3,914	724	359	438	670	180
2005-06	3,129	618	226	324	486	170
2006-07	2,772	540	189	271	350	142
2007-08	2,687	486	154	290	305	125
2003-04						
April - June	839	143	56	78	115	38
July - September	973	149	84	75	158	44
October - December	811	134	66	83	142	43
January - March	1,086	189	104	91	165	53
2004-05						
April - June	1,035	188	115	117	154	53
July - September	1,018	188	92	127	191	44
October - December	903	158	75	99	169	38
January - March	958	190	77	95	156	45
2005-06						
April - June	947	185	76	80	156	39
July - September	867	160	67	84	137	56
October - December	600	119	42	62	101	36
January - March	715	154	41	98	92	39
2006-07						
April - June	781	146	50	101	79	39
July - September	734	142	43	61	90	41
October - December	591	121	38	50	82	24
January - March	666	131	58	59	99	38
2007-08						
April - June	(r) 654	136	43	62	78	26
July - September	(r) 679	130	40	72	65	33
October - December	(r) 658	102	38	70	77	31
January - March	696	118	33	86	85	35
2008-09						
April - June	673	126	35	94	77	37
July - September	587	129	38	96	85	41

Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

(b) Figures for 1999-2000 and 2000-2001 include all *special reasons* categories. These figures are split from June 2001 onwards

(r) Data revised by Carmarthenshire in June 2008

Vulnerable household member						
Young person at risk: 16 or 17 years	Domestic violence or threat of domestic violence	Homeless after leaving the armed forces	Former prisoner with no accommodation to return to	Other (b)	Households homeless in emergency	Total
.	.	.	.	741	50	3,652
.	.	.	.	948	82	4,390
594	724	26	397	130	39	5,333
750	796	38	510	349	71	6,975
937	1,188	44	672	512	75	9,147
970	1,298	64	823	340	76	9,856
681	1,048	52	761	263	53	7,811
686	746	29	796	240	41	6,802
550	719	35	656	299	61	6,367
208	280	11	156	139	24	2,087
261	319	8	157	117	18	2,363
231	267	12	171	140	10	2,110
237	322	13	188	116	23	2,587
223	309	9	171	81	4	2,459
274	357	11	198	85	18	2,603
251	322	10	228	115	23	2,391
222	310	34	226	59	31	2,403
207	314	22	188	95	10	2,319
155	302	10	191	57	8	2,094
132	211	8	183	50	16	1,560
187	221	12	199	61	19	1,838
171	206	12	228	78	7	1,898
190	175	7	181	68	9	1,741
164	179	4	190	43	11	1,497
161	186	6	197	51	14	1,666
154	187	12	185	55	(r) 13	1,605
121	185	15	175	46	(r) 16	1,577
(r) 132	165	2	122	80	14	1,491
143	182	6	174	118	18	(r) 1,694
124	182	3	164	58	8	1,581
155	188	7	138	50	5	1,519

HOMELESSNESS

Table 7.4 Homeless households, by category of need and local authority, 2007-08 (a)*Number of households*

	Household includes dependent child(ren)	Household member pregnant and no other dependent child(ren)	Vulnerable household member			
			Old age	Physical disability	Mental illness or learning disability	Young person at risk: 18 years or over but under 21
Isle of Anglesey	121	24	3	24	8	0
Gwynedd	137	24	18	13	12	11
Conwy	65	8	3	12	9	4
Denbighshire	60	10	13	7	2	1
Flintshire	91	8	8	2	8	1
Wrexham	113	17	7	22	11	1
Powys	80	22	11	8	21	6
Ceredigion	44	9	1	3	10	0
Pembrokeshire	149	38	15	13	29	11
Carmarthenshire	256	60	20	30	16	12
Swansea	320	73	20	56	38	15
Neath Port Talbot	37	8	1	1	11	2
Bridgend	165	34	17	16	18	15
The Vale of Glamorgan	106	12	2	16	13	4
Cardiff	377	59	2	4	17	6
Rhondda Cynon Taf	41	4	4	5	13	0
Merthyr Tydfil	46	9	2	20	4	2
Caerphilly	59	9	2	5	8	9
Blaenau Gwent	58	4	1	2	10	1
Torfaen	70	10	1	16	7	2
Monmouthshire	69	7	1	3	9	4
Newport	223	37	2	12	31	18
Wales	2,687	486	154	290	305	125

Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Vulnerable household member						Households homeless in emergency	Total
Young person at risk: 16 or 17 years	Domestic violence or threat of domestic violence	Homeless after leaving the armed forces	Former prisoner with no accommodation to return to	Other			
9	7	1	15	0	1	213	
33	23	4	15	1	1	292	
20	22	2	30	2	0	177	
7	2	0	13	1	4	120	
4	6	0	14	0	2	144	
31	13	2	20	3	2	242	
20	43	0	20	17	6	254	
9	7	0	7	2	1	93	
33	15	2	31	3	3	342	
49	33	11	25	9	2	523	
28	107	1	81	108	5	852	
30	40	0	23	1	4	158	
40	50	3	48	8	4	418	
31	16	1	15	0	3	219	
59	70	0	58	58	0	710	
25	53	0	40	4	1	190	
10	42	2	10	7	6	160	
23	49	2	53	1	8	228	
11	9	2	17	0	0	115	
19	45	1	27	20	0	218	
15	12	0	9	8	0	137	
44	55	1	85	46	8	562	
550	719	35	656	299	61	6,367	

HOMELESSNESS

Table 7.5 Main reason for loss of last settled home (a)

Number of households

	Parents no longer able/willing to accommodate	Other relatives/friends no longer able/willing to accommodate	Breakdown of relationship with partner	Violence or harassment
1999-2000	594	260	1,131	.
2000-01	745	331	1,248	.
2001-02	1,088	467	1,367	.
2002-03	1,404	602	1,655	181
2003-04	1,759	746	2,220	379
2004-05	2,110	802	2,168	353
2005-06	1,682	698	1,771	240
2006-07	1,490	603	1,407	209
2007-08	1,337	525	1,304	183
2003-04				
April - June	404	153	525	86
July - September	436	204	562	116
October - December	421	151	492	102
January - March	498	238	641	75
2004-05				
April - June	500	186	517	99
July - September	556	211	586	93
October - December	504	201	531	82
January - March	550	204	534	79
2005-06				
April - June	456	222	516	93
July - September	417	176	531	51
October - December	361	128	350	38
January - March	448	172	374	58
2006-07				
April - June	427	157	376	66
July - September	394	158	382	50
October - December	326	128	300	44
January - March	343	160	349	49
2007-08				
April - June	348	136	315	55
July - September	322	130	345	38
October - December	(r) 304	(r) 119	318	43
January - March	363	140	326	47
2008-09				
April - June	320	122	340	45
July - September	346	135	330	59

Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

(r) Data revised by Carmarthenshire in June 2008

Mortgage arrears	Rent arrears	Other reasons for loss of rented or tied accommodation	In institution or care	Other	Total
247	114	985	78	243	3,652
233	144	1,307	88	294	4,390
218	114	1,218	497	364	5,333
183	154	1,463	573	760	6,975
228	172	1,816	818	1,009	9,147
166	253	2,330	982	692	9,856
158	149	1,699	953	461	7,811
207	102	1,340	966	478	6,802
250	67	1,230	807	664	6,367
56	22	393	193	255	2,087
62	40	447	205	291	2,363
61	60	417	195	211	2,110
49	50	559	225	252	2,587
37	49	656	198	217	2,459
67	85	606	239	160	2,603
19	67	547	258	182	2,391
43	52	521	287	133	2,403
43	58	541	255	135	2,319
48	35	483	235	118	2,094
32	25	299	213	114	1,560
35	31	376	250	94	1,838
59	38	381	269	125	1,898
37	32	333	228	127	1,741
60	12	306	222	99	1,497
51	20	320	247	127	1,666
61	21	333	218	(r) 118	(r) 1,605
59	14	(r) 330	214	125	(r) 1,577
54	13	273	151	216	(r) 1,491
76	19	294	224	205	1,694
67	20	321	203	143	1,581
66	13	276	179	115	1,519

HOMELESSNESS

Table 7.6 Main reason for loss of last settled home, by local authority, 2007-08 (a)

Number of households

	Parents no longer able/willing to accommodate	Other relatives/friends no longer able/willing to accommodate	Breakdown of relationship with partner	Violence or harassment
Isle of Anglesey	49	11	41	3
Gwynedd	90	21	61	4
Conwy	38	22	29	2
Denbighshire	19	18	22	3
Flintshire	34	5	21	9
Wrexham	45	28	50	12
Powys	36	7	74	8
Ceredigion	22	5	21	5
Pembrokeshire	108	30	66	7
Carmarthenshire	93	50	119	16
Swansea	143	56	182	25
Neath Port Talbot	40	8	44	4
Bridgend	74	71	65	1
The Vale of Glamorgan	46	16	46	4
Cardiff	154	65	93	13
Rhondda Cynon Taf	31	6	45	17
Merthyr Tydfil	30	8	56	5
Caerphilly	43	17	55	6
Blaenau Gwent	30	3	27	0
Torfaen	49	28	60	1
Monmouthshire	40	16	35	1
Newport	123	34	92	37
Wales	1,337	525	1,304	183

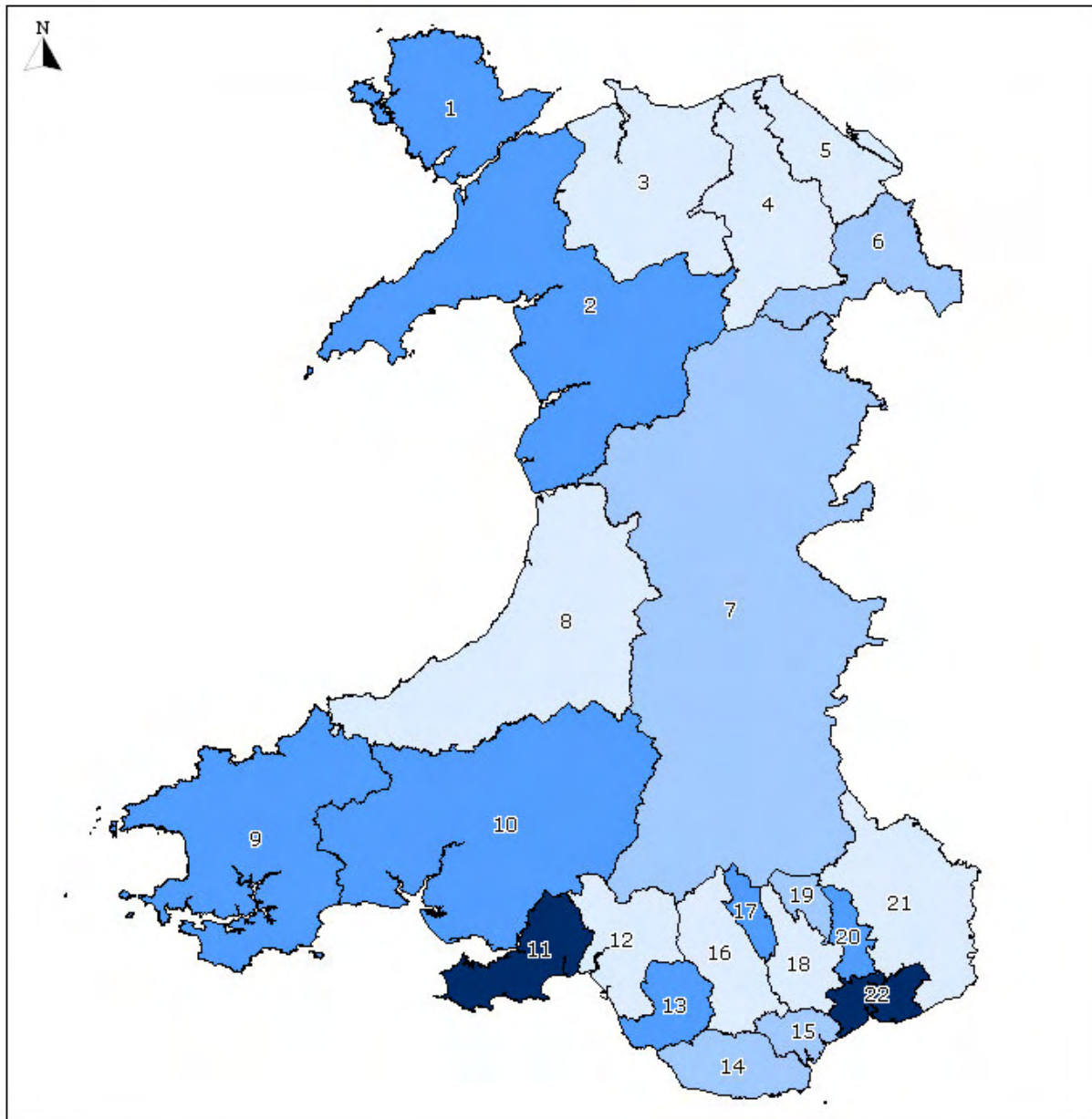
Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Mortgage arrears	Rent arrears	Other reason for loss of rented or tied accommodation	In institution or care	Other	Total
10	1	71	15	12	213
19	1	63	30	3	292
9	0	40	33	4	177
7	0	25	14	12	120
7	0	38	14	16	144
13	4	36	28	26	242
2	3	45	15	64	254
0	3	25	8	4	93
2	0	86	39	4	342
22	3	127	38	55	523
42	14	153	101	136	852
2	0	31	23	6	158
25	3	55	64	60	418
12	5	67	19	4	219
2	4	146	70	163	710
3	1	36	42	9	190
8	0	27	17	9	160
14	4	13	58	18	228
7	0	28	20	0	115
15	13	19	32	1	218
11	2	18	8	6	137
18	6	81	119	52	562
250	67	1,230	807	664	6,367

HOMELESSNESS

Figure 7.2 Rate of homeless households per 1,000 households, 2007-08 (a)



Local authorities:

- | | |
|--------------------|--------------------------|
| 1 Isle of Anglesey | 12 Neath Port Talbot |
| 2 Gwynedd | 13 Bridgend |
| 3 Conwy | 14 The Vale of Glamorgan |
| 4 Denbighshire | 15 Cardiff |
| 5 Flintshire | 16 Rhondda Cynon Taf |
| 6 Wrexham | 17 Merthyr Tydfil |
| 7 Powys | 18 Caerphilly |
| 8 Ceredigion | 19 Blaenau Gwent |
| 9 Pembrokeshire | 20 Torfaen |
| 10 Carmarthenshire | 21 Monmouthshire |
| 11 Swansea | 22 Newport |

Legend
Rate per 1,000 households

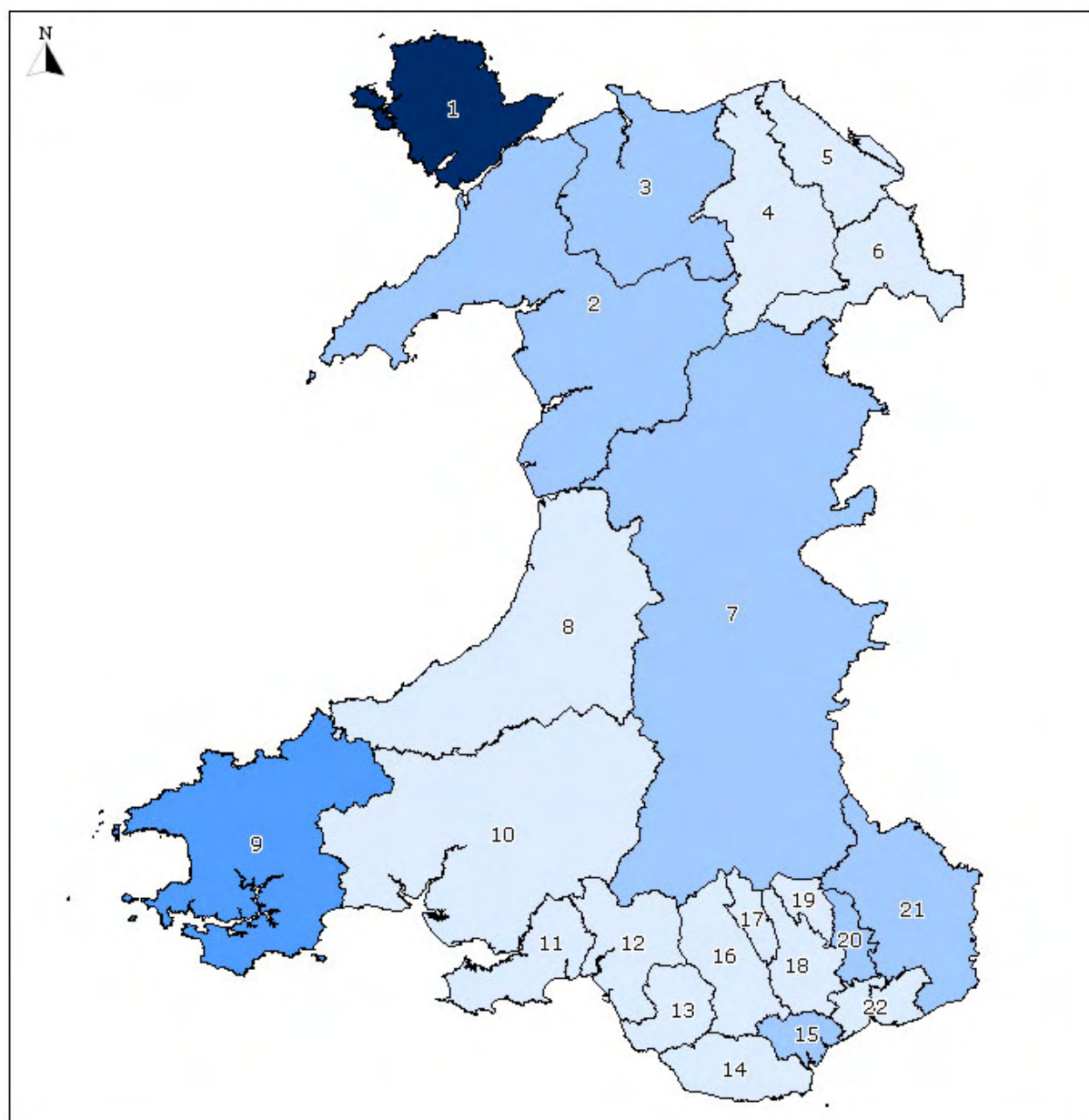
	7.7 to 9.7
	5.7 to 7.6
	3.8 to 5.6
	1.9 to 3.7

(a) In this map, homeless households only include those households that are found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Source: WHO12

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Figure 7.3 Rate of homeless households in temporary accommodation, per 1,000 households at 31 March 2008 (a)







Local authorities:

1 Isle of Anglesey	12 Neath Port Talbot
2 Gwynedd	13 Bridgend
3 Conwy	14 The Vale of Glamorgan
4 Denbighshire	15 Cardiff
5 Flintshire	16 Rhondda Cynon Taf
6 Wrexham	17 Merthyr Tydfil
7 Powys	18 Caerphilly
8 Ceredigion	19 Blaenau Gwent
9 Pembrokeshire	20 Torfaen
10 Carmarthenshire	21 Monmouthshire
11 Swansea	22 Newport

Legend

Rate per 1,000 households

	8.7 to 11.4
	5.9 to 8.6
	3.1 to 5.8
	0.3 to 3.0

(a) In this map, homeless households only include those households that are found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Source: WHO12

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HOMELESSNESS

Table 7.7 Homeless households in temporary accommodation at end of period (a)

Number of households

	Placed directly with a private sector landlord	Private sector accommodation leased by LA	Private sector accommodation leased by RSL	LA stock	RSL stock on assured shorthold tenancies
1999-2000	25	92	30	279	33
2000-01	136	21	44	325	50
2001-02	22	77	32	352	45
2002-03	12	123	38	429	24
2003-04	39	176	42	333	23
2004-05	36	323	56	423	37
2005-06	24	441	42	541	73
2006-07	44	600	65	485	89
2007-08	90	744	64	332	113
2003-04					
April - June	9	135	36	394	26
July - September	19	134	40	368	28
October - December	23	153	45	411	31
January - March	39	176	42	333	23
2004-05					
April - June	28	205	49	341	22
July - September	31	243	51	376	28
October - December	36	291	46	430	34
January - March	36	323	56	423	37
2005-06					
April - June	24	356	43	455	49
July - September	32	369	38	550	50
October - December	39	368	42	549	49
January - March	24	441	42	541	73
2006-07					
April - June	20	416	55	566	81
July - September	29	491	64	589	58
October - December	40	553	59	562	64
January - March	44	600	65	485	89
2007-08					
April - June	66	609	70	449	96
July - September	93	642	63	388	97
October - December	65	665	60	354	105
January - March	90	744	64	332	113
2008-09					
April - June	41	746	97	317	118
July - September	45	750	115	276	126

Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Hostels	Women's refuge	Bed and breakfast	Other	Homeless at home	Total
112	45	78	46	201	941
107	44	78	8	266	1,079
138	56	123	32	432	1,309
178	54	302	112	220	1,492
220	91	691	144	1,131	2,890
213	97	761	172	1,231	3,349
377	71	593	299	981	3,442
342	65	378	229	855	3,152
382	95	282	192	586	2,880
195	62	389	124	493	1,863
211	77	457	137	713	2,184
218	79	567	138	613	2,278
220	91	691	144	1,131	2,890
210	103	807	135	1,202	3,102
304	92	879	171	1,463	3,638
199	82	772	164	1,194	3,248
213	97	761	172	1,231	3,349
303	97	818	194	1,290	3,629
347	86	744	230	1,333	3,779
360	65	604	264	1,140	3,480
377	71	593	299	981	3,442
344	64	498	267	769	3,080
359	73	497	218	766	3,144
325	69	376	242	814	3,104
342	65	378	229	855	3,152
372	91	321	199	816	3,089
358	73	268	217	756	2,955
314	66	240	182	536	2,587
382	95	282	192	586	2,880
391	104	296	175	589	2,874
388	103	331	176	642	2,952

HOMELESSNESS

Table 7.8 Homeless households in temporary accommodation, by local authority, at 31 March 2008 (a)

Number of households

	Placed directly with a private sector landlord	Private sector accommodation leased by LA	Private sector accommodation leased by RSL	LA stock	RSL stock on assured shorthold tenancies
Isle of Anglesey	0	103	0	120	7
Gwynedd	11	34	0	18	0
Conwy	20	106	0	1	0
Denbighshire	0	44	0	0	6
Flintshire	0	11	0	0	78
Wrexham	0	23	0	20	0
Powys	0	5	0	2	0
Ceredigion	0	36	0	4	1
Pembrokeshire	0	20	0	82	8
Carmarthenshire	0	48	0	3	0
Swansea	0	0	0	15	0
Neath Port Talbot	0	0	0	13	1
Bridgend	0	0	0	0	0
The Vale of Glamorgan	3	0	5	10	0
Cardiff	0	131	18	42	12
Rhondda Cynon Taf	0	18	0	0	0
Merthyr Tydfil	0	0	0	2	0
Caerphilly	0	8	18	0	0
Blaenau Gwent	0	0	0	0	0
Torfaen	47	44	2	0	0
Monmouthshire	0	113	0	0	0
Newport	9	0	21	0	0
Wales	90	744	64	332	113

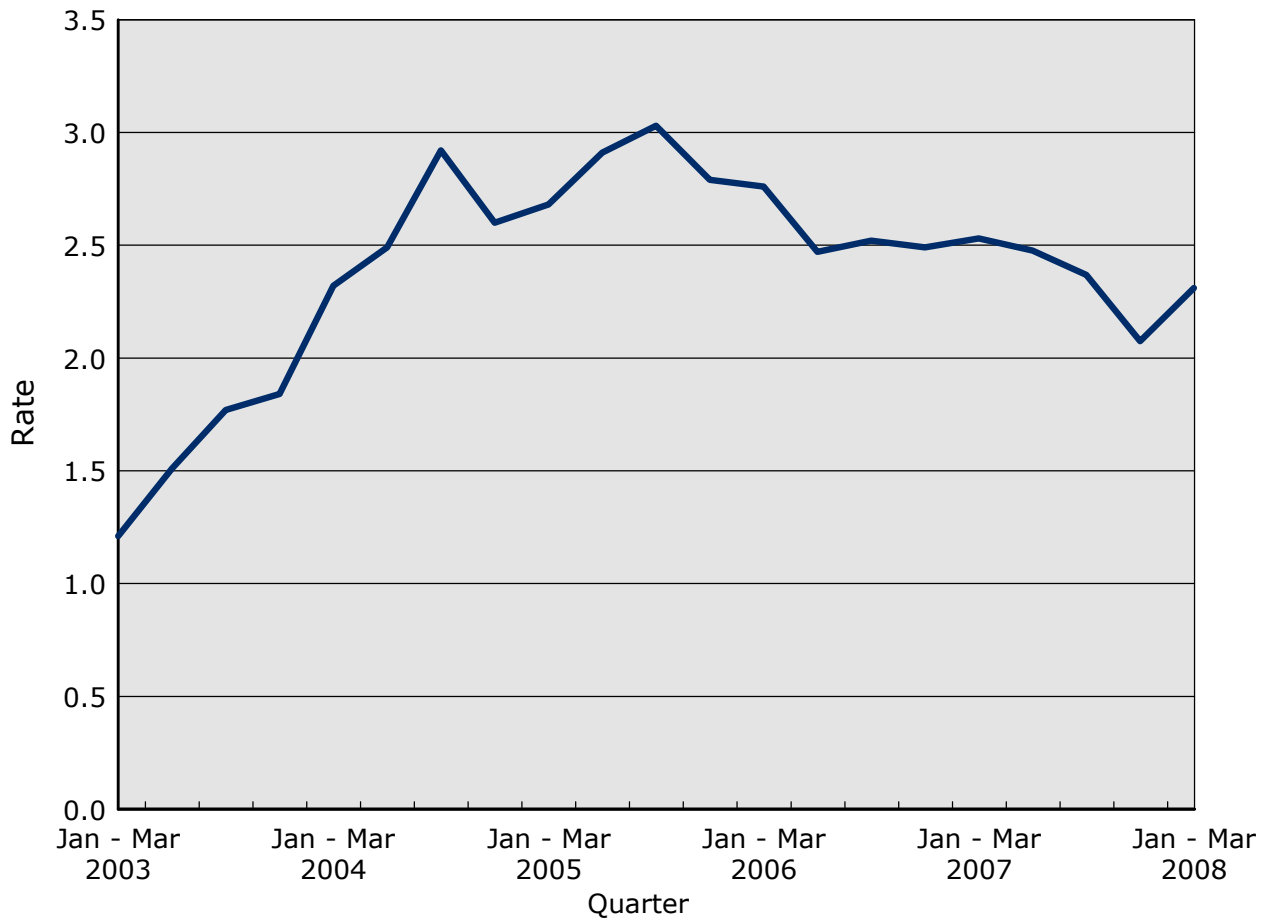
Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Hostels	Women's refuge	Bed and breakfast	Other	Homeless at home	Total
4	3	23	0	70	330
14	6	36	3	40	162
7	6	34	0	0	174
0	2	9	24	0	85
52	0	6	0	0	147
17	0	4	8	0	72
27	5	4	14	164	221
0	0	0	0	0	41
45	4	1	0	167	327
0	13	12	12	0	88
11	4	20	0	0	50
15	12	1	5	0	47
19	10	28	0	0	57
26	5	37	0	61	147
85	0	0	121	0	409
3	10	6	0	0	37
0	2	3	2	24	33
15	6	12	3	6	68
9	0	3	0	0	12
12	0	8	0	7	120
14	2	9	0	0	138
7	5	26	0	47	115
382	95	282	192	586	2,880

HOMELESSNESS

Figure 7.4 Rate of homeless households in temporary accommodation at the end of the quarter, per 1,000 households (a) (b)



Source: WHO12 and Welsh Assembly Government

(a) These rates are based on mid-year household estimates. Figures for 2004 onwards are based on the mid-2004 household estimates

(b) Households found to be eligible, unintentionally homeless and in priority need under Part VII of the Housing Act 1996

Table 7.9 Homeless households leaving temporary accommodation during the period (a) (b)*Number of households*

	Ceased to be eligible	Became homeless intentionally	Accepted an offer of accommodation through allocation scheme	Discharged to the private sector (c)	Voluntarily ceased to occupy accommodation	Refused an offer of accommodation through the allocation scheme	Total
1999-2000	68	62	1,009	.	401	50	1,590
2000-01	46	72	1,231	.	282	60	1,691
2001-02	46	74	1,539	.	334	118	2,111
2002-03	35	128	1,227	.	686	54	2,220
2003-04	147	234	1,567	.	971	80	3,058
2004-05	65	371	1,781	.	1,103	64	3,442
2005-06	167	318	2,333	.	1,218	200	4,524
2006-07	165	281	2,429	.	913	88	4,296
2007-08	381	287	2,353	.	681	88	4,126
2003-04							
April - June	19	49	359	.	194	14	643
July - September	12	41	368	.	232	15	688
October - December	52	72	425	.	230	20	811
January - March	64	72	415	.	315	31	916
2004-05							
April - June	6	98	416	.	289	16	830
July - September	22	90	403	.	241	13	775
October - December	14	95	467	.	282	18	905
January - March	23	88	495	.	291	17	932
2005-06							
April - June	42	80	582	.	325	81	1,131
July - September	26	90	620	.	336	41	1,119
October - December	58	82	587	.	259	46	1,146
January - March	41	66	544	.	298	32	1,128
2006-07							
April - June	32	76	695	.	262	36	1,237
July - September	48	77	586	.	289	16	1,120
October - December	32	59	589	.	218	25	1,014
January - March	53	69	559	.	144	11	925
2007-08							
April - June	52	75	556	.	168	12	956
July - September	123	67	580	.	180	29	1,061
October - December	130	66	652	.	162	20	1,108
January - March	76	79	565	.	171	27	1,001
2008-09							
April - June	45	64	634	50	134	27	1,056
July - September	49	93	684	64	152	30	1,178

Source: WHO12

(a) Households found to be eligible, unintentionally homeless and in priority need under section 193 or section 194 of the Housing Act 1996

(b) From April - June 2002 onwards, Cardiff is unable to provide a breakdown of households leaving temporary accommodation by all reasons apart from those who *accepted an offer of accommodation through the allocation scheme*. All other households are reported in the *total reasons*. The totals shown will therefore not equal the total of the reasons for leaving

(c) Category introduced from April 2008 onwards

Chapter 8
House purchases and
affordability

8 House purchases and affordability

This chapter provides information on house purchases in Wales, and includes details regarding the number of transactions, use of mortgages, selling prices and house price-to-earnings ratios. Key points include:

- The average household in Wales buying with a mortgage had a recorded income of £43,600 in 2007. They received a mortgage of £115,400, which was 68% of the average house price of £169,800 (Table 8.1).
- 36% of mortgages in Wales went to first time buyers during 2007 but only 10% of buyers in Wales were under 25 years of age (Table 8.1).
- 82% of dwellings purchased with a mortgage cost over £100,000 in 2007 (Table 8.2).
- The average price for newly built dwellings purchased with a mortgage was £203,600 in 2007, 22% higher than the average of £167,200 for other dwellings (Table 8.4).
- The average price paid by first time purchasers, buying with a mortgage, was £122,300. This compares with an average of £196,400 paid by previous owner-occupiers (Table 8.4).
- The total number of transactions decreased by 12% to 54,173 during 2007-08 from 61,645 in 2006-07. House prices for all dwelling types rose to an average of £162,173 in 2007-08 from £154,940 in 2006-07, an increase of 5% (Tables 8.5 and 8.6).
- At the middle of the housing market and earnings scale, house prices in 2007 were 6.5 times gross annual earnings, while at the lower end, they were 6.8 times gross annual earnings (Table 8.7).

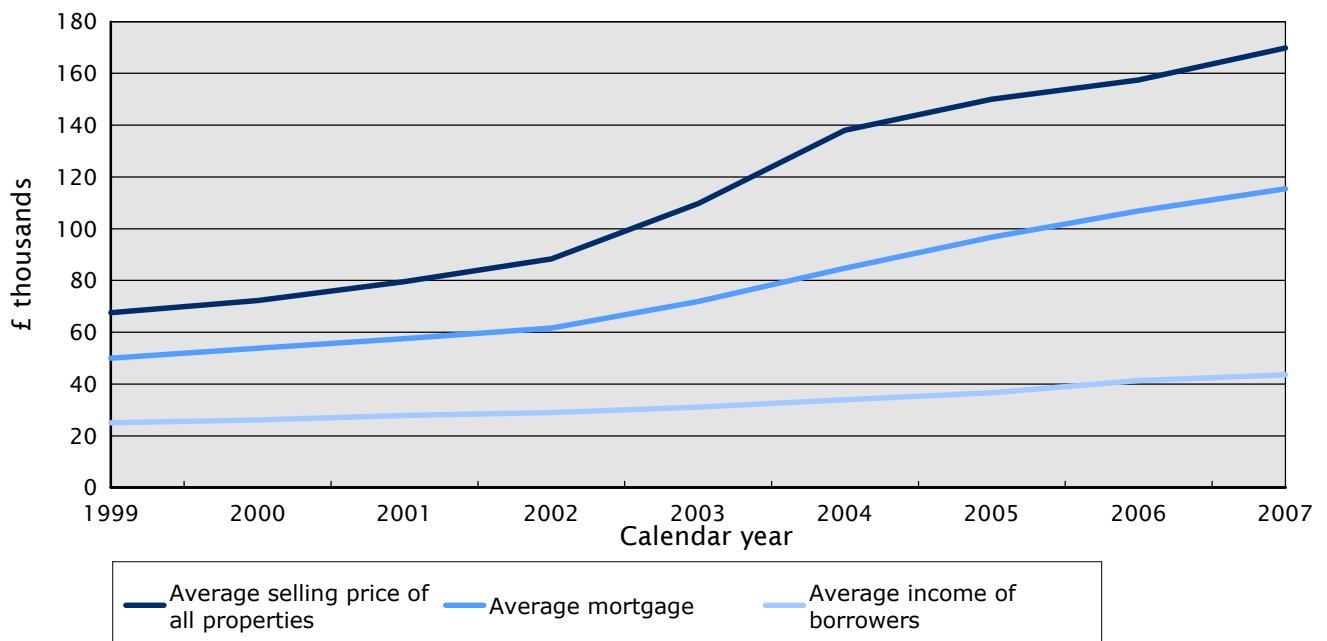
Additional information

Information on house purchases involving mortgages is provided by Communities and Local Government (CLG) and the Council of Mortgage Lenders (CML).

Details relating to all transactions, including cash sales and average house prices are supplied by HM Land Registry: <http://www.landreg.gov.uk>

Detailed information about the housing market and house prices is available via the CLG website: <http://www.communities.gov.uk> and the CML website: <http://www.cml.org.uk>

Figure 8.1 Mortgage finance in Wales (a)



Source: CLG and CML

(a) Data shown at current prices

Table 8.1 Analysis of gross advances for house purchase, Wales and United Kingdom (a) (b) (c)

	2000	2001	2002	2003	2004	2005	2006	2007
Average selling price of all dwellings, current prices								
Wales (£)	72,300	79,600	88,300	109,700	138,100	150,000	157,500	169,800
United Kingdom (£)	101,600	112,800	128,300	155,600	180,200	190,800	204,800	223,400
Ratio Wales:United Kingdom	0.71	0.71	0.69	(r) 0.71	0.77	0.79	0.77	0.76
Average selling prices of all dwellings at 2007 prices (d)								
Wales (£)	87,711	94,895	103,535	125,008	152,820	161,406	164,258	169,800
United Kingdom (£)	123,256	134,475	150,436	177,314	199,407	205,309	213,587	223,400
Average advance								
Wales (£)	53,900	57,500	61,600	71,900	84,800	96,800	106,900	115,400
United Kingdom (£)	70,600	76,300	84,500	98,300	109,900	122,000	138,400	150,400
Ratio Wales:United Kingdom	0.76	0.75	0.73	0.73	0.77	0.79	0.77	0.77
Average percentage advance								
Wales	75	72	70	66	61	65	68	68
United Kingdom	70	68	66	63	61	64	68	67
Ratio Wales:United Kingdom	1.07	1.07	1.06	1.04	1.01	1.01	1.00	1.01
Average recorded income of borrowers								
Wales (£)	26,100	27,900	29,000	31,100	33,900	36,700	41,300	43,600
United Kingdom (£)	31,200	34,000	36,300	38,500	39,900	43,700	50,800	53,600
Ratio Wales:United Kingdom	0.84	0.82	0.80	0.81	0.85	0.84	0.81	0.81
Ratio of average advance to average recorded income (e)								
Wales	2.07	2.06	2.13	2.32	2.50	2.64	2.59	2.65
United Kingdom	2.26	2.25	2.33	2.55	2.76	2.79	2.73	2.81
Percentage of mortgages for first time buyers								
Wales	47	39	32	25	25	32	37	36
United Kingdom	44	40	32	26	25	34	37	35
Ratio Wales:United Kingdom (r)	1.07	0.98	0.96	0.96	1.00	0.94	1.00	1.01
Percentage of buyers under 25 years of age								
Wales	8	9	13	10	8	10	9	10
United Kingdom	8	9	11	7	7	8	8	8
Ratio Wales:United Kingdom	0.95	1.00	1.24	(r) 1.47	(r) 1.11	(r) 1.22	1.18	1.22
Mix-adjusted house prices index (2002=100)								
Wales	82.2	91.9	110.7	133.2	165.4	184.3	197.7	213.9
United Kingdom	87.7	95.1	111.2	128.7	143.9	151.8	161.4	179.0

Source: CLG and CML

(a) Data not National Statistics

(b) Data up to and including 2002 based on a 5% sample. Data from 2003 onwards based on a significantly increased sample. Figures are rounded to the nearest 100 where appropriate

(c) Data shown for calendar years

(d) Average current prices divided by the Retail Price Index (RPI) rescaled to 2007=100

(e) From 2003 onwards the average advance to income ratio is calculated on a case by case basis, using individual advances to income ratios. The resultant ratios are then averaged, rather than using the average advance and the average income

(r) Revised in March 2009 following changes in the data processing method

HOUSE PURCHASES AND AFFORDABILITY

Table 8.2 Distribution of loans for house purchase in Wales, by house price (a) (b) (c)

Per cent

Percentage of dwellings costing:	2000	2001	2002	2003	2004	2005	2006	2007
Less than £50,000	35.5	36.5	26.4	15.0	6.3	2.7	1.3	0.9
£50,000 to £99,999	47.3	43.3	42.9	40.7	32.4	27.3	22.7	16.8
£100,000 to £124,999	6.4	7.5	9.6	11.6	14.3	17.0	18.8	18.1
£125,000 to £149,999	4.5	5.4	8.1	10.3	13.1	14.7	15.8	17.6
£150,000 to £174,999	2.7	2.6	4.6	7.5	9.7	10.7	11.4	12.2
£175,000 to £199,999	1.2	1.7	3.1	5.0	7.4	7.9	8.5	9.0
£200,000 to £249,999	1.2	1.7	2.7	5.1	8.4	9.9	10.5	12.5
£250,000 or more	1.3	1.5	2.6	4.7	8.2	9.9	10.8	13.0

Source: CLG and CML

(a) Data not National Statistics

(b) Data up to and including 2002 based on a 5% sample. Data from 2003 onwards are based on a significantly increased sample

(c) Data shown for calendar years

Table 8.3 Average prices in Wales, by type of dwelling (a) (b) (c) (d)

Pounds

	2000	2001	2002	2003	2004	2005	2006	2007
Detached dwellings	115,500	126,600	150,100	178,100	218,100	237,700	246,900	260,700
Semi-detached dwellings	60,600	66,900	76,800	91,900	119,600	132,800	141,100	151,100
Bungalows	74,700	87,700	96,100	127,600	154,900	172,300	177,700	186,700
Terraced dwellings	47,800	53,100	59,600	75,600	97,500	108,500 (r)	115,500	124,800
Flat/maisonette in converted house (e)	44,200	55,500	78,800	85,300	109,500	103,600	110,000	120,700
Purpose-built flat/maisonette (e)	57,600	61,000	67,600	88,800	105,200	118,800	121,300	127,400
All dwellings	72,300	79,600	88,300	109,700	138,100	150,000	157,500	169,800

Source: CLG and CML

(a) Data not National Statistics

(b) Data up to and including 2002 based on a 5% sample. Data from 2003 onwards based on a significantly increased sample

(c) Data rounded to the nearest hundred pounds

(d) Data shown for calendar years

(e) Prices for flats or maisonettes in converted houses are based on a small number of cases. Some lenders cannot distinguish between conversions and purpose builds

(r) Revised March 2009

Table 8.4 Dwellings purchased with a mortgage, by dwelling type and type of buyer (a) (b) (c) (d)

<i>Pounds</i>	2000	2001	2002	2003	2004	2005	2006	2007
New dwellings								
Average price	98,300	113,500	149,000	149,500	183,100	195,700	201,500	203,600
Average advance	67,100	82,100	83,300	95,800	115,900	124,400	131,200	134,700
Average recorded income of borrowers	31,400	36,800	36,800	40,900	45,700	48,300	52,500	49,600
Other dwellings								
Average price	69,100	76,300	83,300	107,500	134,400	146,100	155,300	167,200
Average advance	52,200	55,000	59,500	70,300	84,200	96,100	105,700	113,900
Average recorded income of borrowers	25,400	27,000	28,200	30,400	32,800	35,700	40,900	43,100
All dwellings								
Average price	72,300	79,600	88,300	109,700	138,100	150,000	157,500	169,800
Average advance	53,900	57,500	61,600	71,900	84,800	96,800	106,900	115,400
Average recorded income of borrowers	26,100	27,900	29,000	31,100	33,900	36,700	41,300	43,600
First-time purchasers								
Average price	55,300	62,400	73,600	71,600	95,400	107,900	113,300	122,300
Average advance	45,800	51,300	58,900	55,900	72,600	86,600	95,900	101,900
Average recorded income of borrowers	21,800	23,600	25,900	22,700	26,800	30,500	33,300	34,200
Previous owner-occupiers								
Average price	87,100	91,300	97,000	118,000	145,800	164,200	183,100	196,400
Average advance	60,900	63,300	65,400	75,800	88,200	101,500	113,400	122,900
Average recorded income of borrowers	29,800	30,800	(r)30,900	31,700	34,700	39,500	46,000	48,900

Source: CLG and CML

(a) Data not National Statistics

(b) Data up to and including 2002 based on a 5% sample. Data from 2003 onwards based on a significantly increased sample

(c) Data rounded to the nearest hundred pounds

(d) Data shown for calendar years

(r) Revised March 2009

HOUSE PURCHASES AND AFFORDABILITY

**Table 8.5 Average prices, by type of dwelling and local authority
(a) (b)**

	Detached dwellings			Semi-detached dwellings		
	2006-07 (£)	2007-08 (£)	Percentage change	2006-07 (£)	2007-08 (£)	Percentage change
Isle of Anglesey	220,500	223,078	1.2	142,119	145,433	2.3
Gwynedd	227,830	245,485	7.7	153,911	163,607	6.3
Conwy	227,352	225,610	-0.8	152,054	156,487	2.9
Denbighshire	185,945	200,607	7.9	132,633	136,080	2.6
Flintshire	228,142	232,603	2.0	133,165	138,984	4.4
Wrexham	227,529	241,915	6.3	135,768	142,718	5.1
Powys	233,918	249,999	6.9	144,897	153,454	5.9
Ceredigion	226,665	241,474	6.5	157,002	173,215	10.3
Pembrokeshire	234,653	250,092	6.6	155,747	159,691	2.5
Carmarthenshire	203,956	209,958	2.9	121,308	133,822	10.3
Swansea	232,932	240,071	3.1	139,990	146,094	4.4
Neath Port Talbot	180,747	191,780	6.1	108,922	116,387	6.9
Bridgend	214,302	215,838	0.7	132,066	137,652	4.2
The Vale of Glamorgan	289,969	318,500	9.8	173,024	187,274	8.2
Cardiff	281,097	306,980	9.2	190,257	189,160	-0.6
Rhondda Cynon Taf	198,162	214,033	8.0	119,163	125,908	5.7
Merthyr Tydfil	184,628	191,037	3.5	107,389	112,745	5.0
Caerphilly	196,566	212,079	7.9	125,870	133,960	6.4
Blaenau Gwent	169,734	178,932	5.4	104,796	107,951	3.0
Torfaen	222,856	234,499	5.2	137,509	142,228	3.4
Monmouthshire	293,834	308,277	4.9	170,852	176,792	3.5
Newport	250,970	278,585	11.0	154,386	158,020	2.4
Wales	228,668	240,888	5.3	143,298	148,924	3.9

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(a) Data not National Statistics

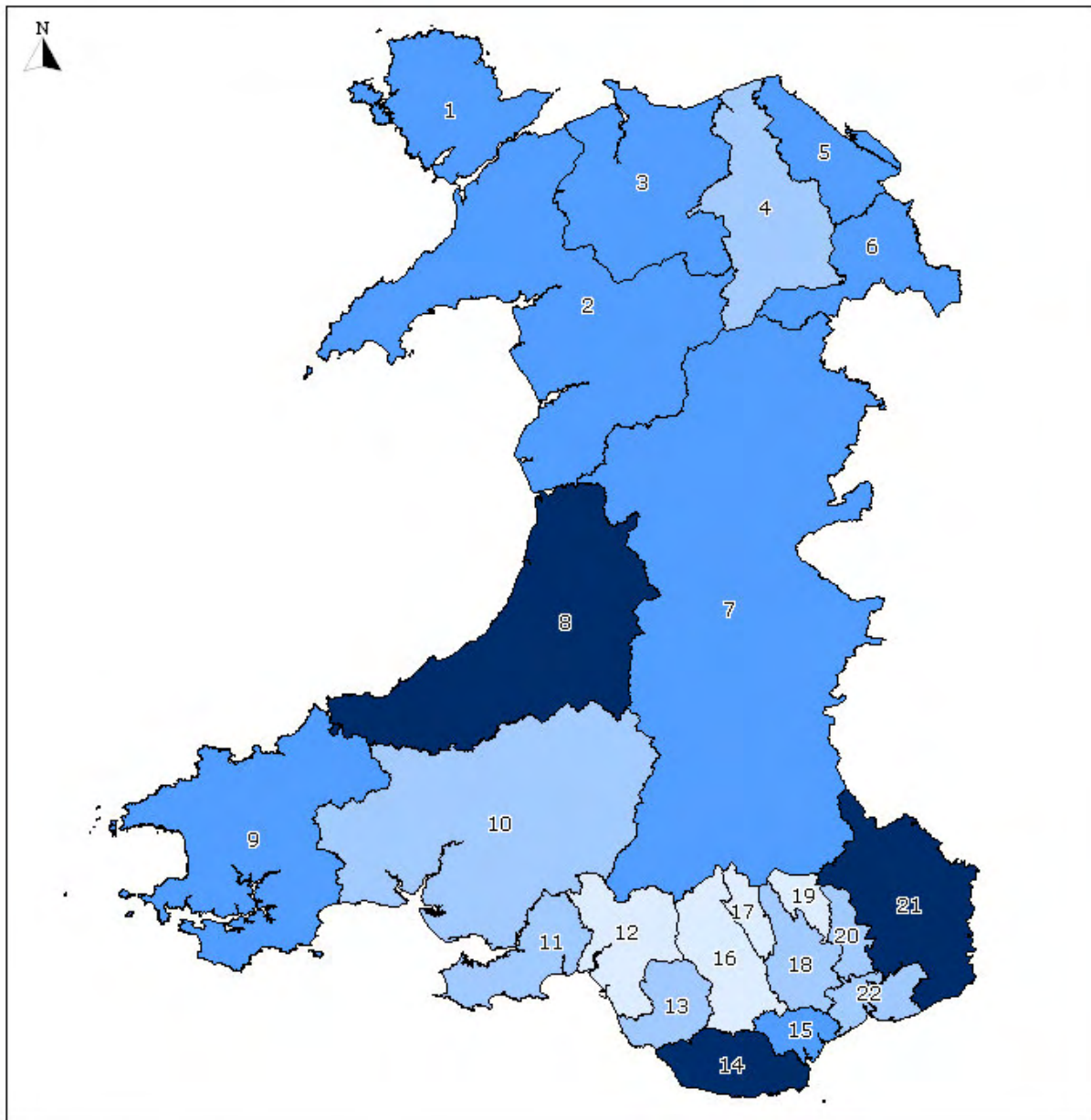
(b) Information about flats and maisonettes is not shown as there are not enough sales in many areas to give a representative average price. The average all dwelling price does, however, include information about flats and maisonettes as well as information about houses. The prices shown reflect open market value and only include residential sales. Excludes non-open market value sales like RTB sales or transfers under Compulsory Purchase Order. Data supplied by HM Land Registry on 17 November 2008 for 2007-08 and on 12 November 2007 for 2006-07

HOUSE PURCHASES AND AFFORDABILITY

Terraced dwellings			All dwellings		
2006-07 (£)	2007-08 (£)	Percentage change	2006-07 (£)	2007-08 (£)	Percentage change
110,617	112,717	1.9	170,141	173,335	1.9
122,615	129,122	5.3	161,351	173,474	7.5
133,346	129,558	-2.8	170,917	170,837	0.0
110,113	111,083	0.9	147,374	155,929	5.8
115,074	119,832	4.1	161,445	165,994	2.8
112,190	122,315	9.0	159,396	169,412	6.3
126,469	127,008	0.4	180,599	192,647	6.7
155,189	159,453	2.7	189,207	199,586	5.5
139,342	145,573	4.5	181,985	191,551	5.3
105,033	113,082	7.7	146,790	156,536	6.6
114,308	129,022	12.9	150,773	159,462	5.8
86,450	92,507	7.0	113,599	121,854	7.3
97,453	104,975	7.7	140,777	142,844	1.5
139,215	148,385	6.6	187,603	200,938	7.1
156,253	168,113	7.6	178,490	185,207	3.8
81,626	86,132	5.5	111,036	115,571	4.1
78,537	86,853	10.6	105,075	114,518	9.0
97,842	103,870	6.2	128,281	136,102	6.1
78,967	82,748	4.8	93,552	97,144	3.8
105,568	110,996	5.1	132,303	139,341	5.3
151,756	158,110	4.2	218,505	230,348	5.4
119,867	127,833	6.6	156,260	164,644	5.4
114,032	120,527	5.7	154,940	162,173	4.7

HOUSE PURCHASES AND AFFORDABILITY

Figure 8.2 Average house prices by local authority, 2007-08



Local authorities:

- | | |
|--------------------|--------------------------|
| 1 Isle of Anglesey | 12 Neath Port Talbot |
| 2 Gwynedd | 13 Bridgend |
| 3 Conwy | 14 The Vale of Glamorgan |
| 4 Denbighshire | 15 Cardiff |
| 5 Flintshire | 16 Rhondda Cynon Taf |
| 6 Wrexham | 17 Merthyr Tydfil |
| 7 Powys | 18 Caerphilly |
| 8 Ceredigion | 19 Blaenau Gwent |
| 9 Pembrokeshire | 20 Torfaen |
| 10 Carmarthenshire | 21 Monmouthshire |
| 11 Swansea | 22 Newport |

Legend

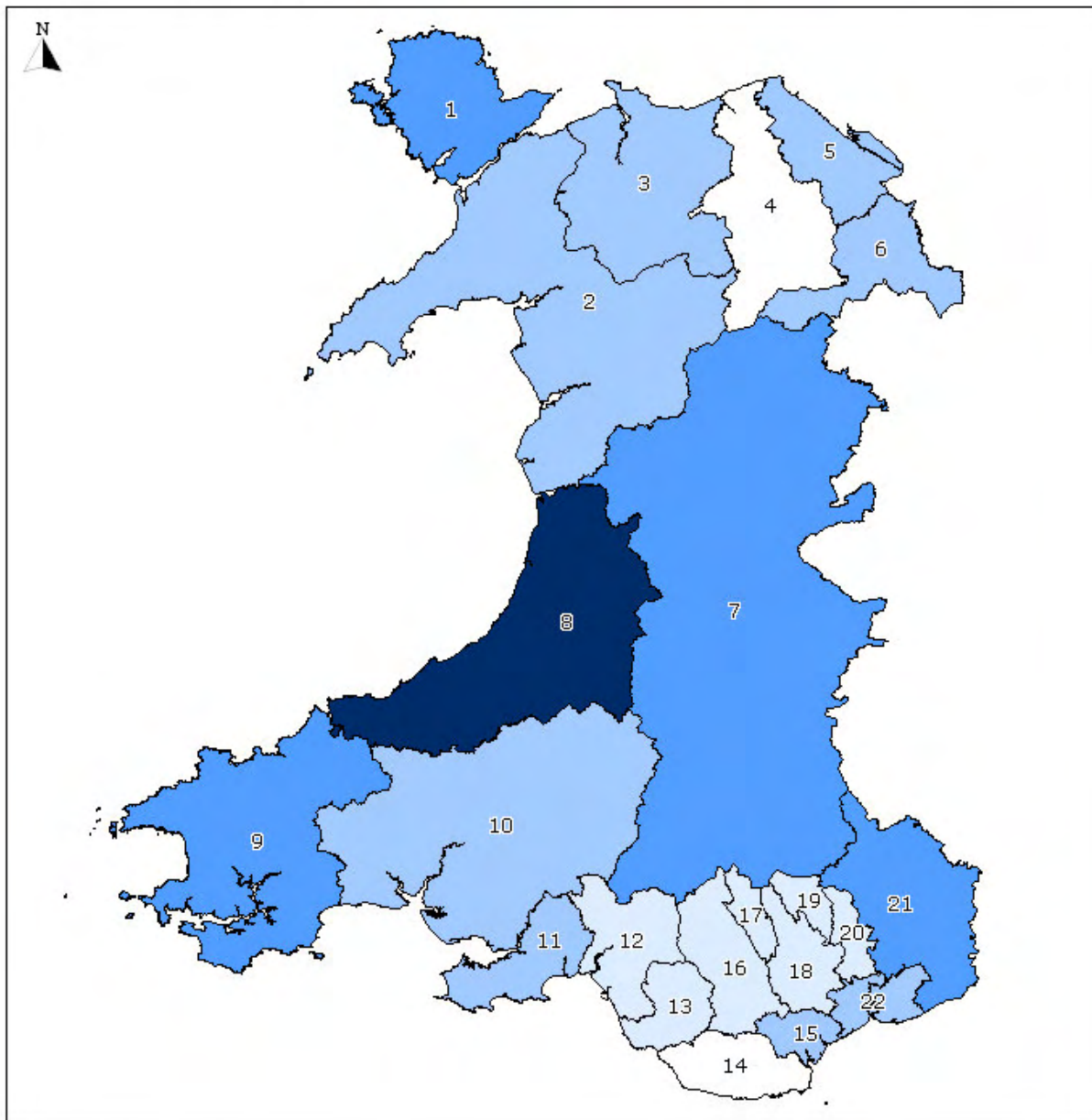
Average house price (£)

- 199,000 to 231,000
- 165,000 to 198,999
- 131,000 to 164,999
- 97,000 to 130,999

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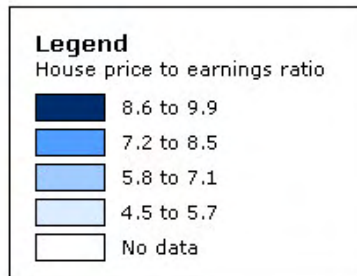
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Figure 8.3 Average house price to average earnings ratios by local authority, 2007 (a) (b)



Local authorities:

- | | |
|--------------------|--------------------------|
| 1 Isle of Anglesey | 12 Neath Port Talbot |
| 2 Gwynedd | 13 Bridgend |
| 3 Conwy | 14 The Vale of Glamorgan |
| 4 Denbighshire | 15 Cardiff |
| 5 Flintshire | 16 Rhondda Cynon Taf |
| 6 Wrexham | 17 Merthyr Tydfil |
| 7 Powys | 18 Caerphilly |
| 8 Ceredigion | 19 Blaenau Gwent |
| 9 Pembrokeshire | 20 Torfaen |
| 10 Carmarthenshire | 21 Monmouthshire |
| 11 Swansea | 22 Newport |



(a) Median data. The median is the mid-point, with 50% of prices or earnings below the median, and 50% above it
 (b) Data unavailable for Denbighshire and Vale of Glamorgan as the earnings data was statistically unreliable

Source: Annual Survey of Hours and Earnings, ONS and HM Land Registry © Crown copyright

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HOUSE PURCHASES AND AFFORDABILITY

Table 8.6 Total number of sales, by local authority (a)

	2006-07			2007-08		
	Number of sales (b)	Private sector stock (c)	Per cent	Number of sales (b)	Private sector stock (c)	Per cent
Isle of Anglesey	1,284	27,350	4.7	1,127	27,461	4.1
Gwynedd	2,101	49,166	4.3	1,847	49,347	3.7
Conwy	2,753	46,697	5.9	2,442	46,899	5.2
Denbighshire	2,045	37,319	5.5	1,947	37,570	5.2
Flintshire	2,847	53,795	5.3	2,374	54,028	4.4
Wrexham	2,778	44,076	6.3	2,342	44,830	5.2
Powys	2,269	51,828	4.4	2,124	51,974	4.1
Ceredigion	1,100	30,577	3.6	1,026	30,707	3.3
Pembrokeshire	2,287	48,305	4.7	2,011	48,540	4.1
Carmarthenshire	3,611	67,995	5.3	3,018	68,697	4.4
Swansea	4,955	82,854	6.0	4,556	83,574	5.5
Neath Port Talbot	2,867	50,397	5.7	2,410	50,713	4.8
Bridgend	3,173	49,663	6.4	2,735	50,015	5.5
The Vale of Glamorgan	3,026	47,430	6.4	2,465	47,567	5.2
Cardiff	8,293	113,242	7.3	7,042	114,666	6.1
Rhondda Cynon Taf	4,377	87,238	5.0	4,236	87,261	4.8
Merthyr Tydfil	964	19,163	5.0	929	19,459	4.8
Caerphilly	3,449	59,998	5.7	3,008	60,752	5.0
Blaenau Gwent	1,139	23,889	4.8	1,019	24,110	4.2
Torfaen	1,711	29,358	5.8	1,547	29,600	5.2
Monmouthshire	1,677	33,395	5.0	1,565	33,690	4.6
Newport	2,939	48,576	6.1	2,403	49,068	4.9
Wales	61,645	1,102,310	5.6	54,173	1,110,556	4.9

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(a) Data not National Statistics

(b) Data supplied by HM Land Registry on 17 November 2008 for 2007-08 and on 12 November 2007 for 2006-07

(c) Data taken from the Housing Revenue Account Subsidy (HRAS) second advance form

Table 8.7 House price to earnings ratios by local authority 2007 (a)

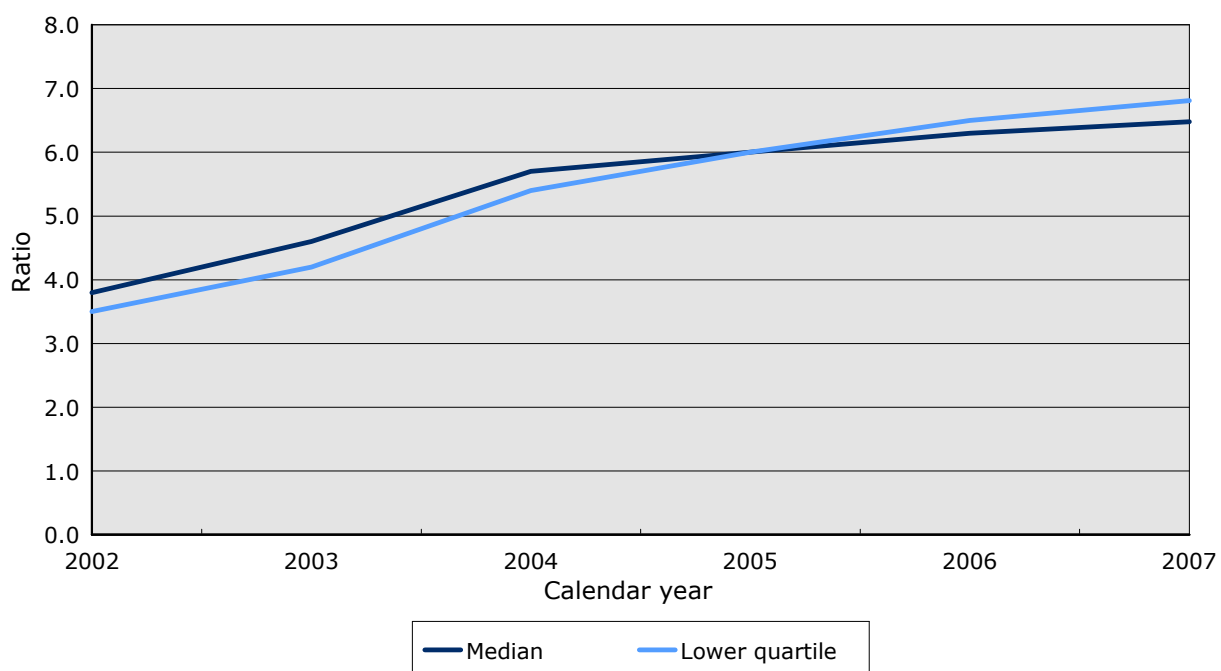
	Average house price to average earnings ratio (b)	Low end house price to low end earnings ratio (c)
Isle of Anglesey	7.9	7.9
Gwynedd	7.0	7.9
Conwy	7.1	7.8
Denbighshire	..	..
Flintshire	6.3	7.4
Wrexham	6.2	7.3
Powys	8.1	8.8
Ceredigion	9.8	9.8
Pembrokeshire	8.1	8.9
Carmarthenshire	6.6	7.0
Swansea	6.2	6.5
Neath Port Talbot	4.9	5.6
Bridgend	5.7	6.5
The Vale of Glamorgan	..	7.4
Cardiff	7.0	7.8
Rhondda Cynon Taf	4.8	4.7
Merthyr Tydfil	4.9	5.1
Caerphilly	5.7	5.8
Blaenau Gwent	4.5	4.7
Torfaen	5.1	6.6
Monmouthshire	7.2	7.6
Newport	6.2	7.6
Wales	6.5	6.8

Source: Annual Survey of Hours and Earnings, ONS and HM Land Registry © Crown copyright

(a) Earnings data is residence based. Data unavailable for Denbighshire and Vale of Glamorgan as the earnings data was statistically unreliable

(b) The *average price to average earnings ratio* is calculated by taking the median house price for an area and dividing it by the median earnings for the same area

(c) The *low end price to low end earnings ratio* is calculated by taking the lower quartile house price for an area and dividing it by the lower quartile earnings for the same area

Figure 8.4 Median and lower quartile house price to earnings ratio, Wales

Source: Annual Survey of Hours and Earnings, ONS and HM Land Registry © Crown copyright



Chapter 9
Rents

9 Rents

This chapter provides information on local authority and Registered Social Landlords (RSL) rents, and on rent-related benefits. Key points include:

- Local authority rents for 2008-09 averaged £58.09 per week, 5% higher than 2007-08. Rents ranged from £52.02 per week for a one bedroom house or bungalow to £68.23 for a house or bungalow with four or more bedrooms (Table 9.1).
- RSL rents for 2008-09 averaged £62.06 per week, 7% higher than 2007-08. Rents ranged from £55.69 per week for a one bedroom flat to £81.81 per week for a house or bungalow with four or more bedrooms (Table 9.2).
- 201,180 people received help with their rent in 2006-07. Within this total, 107,190 were local authority tenants receiving rent rebates; 93,990 were RSL and private sector tenants receiving rent allowances (Table 9.5).
- Total expenditure in Wales on housing benefit was £615 million in 2006-07. The average payment per claimant was just under £58.82 per week (Table 9.5).

Additional information

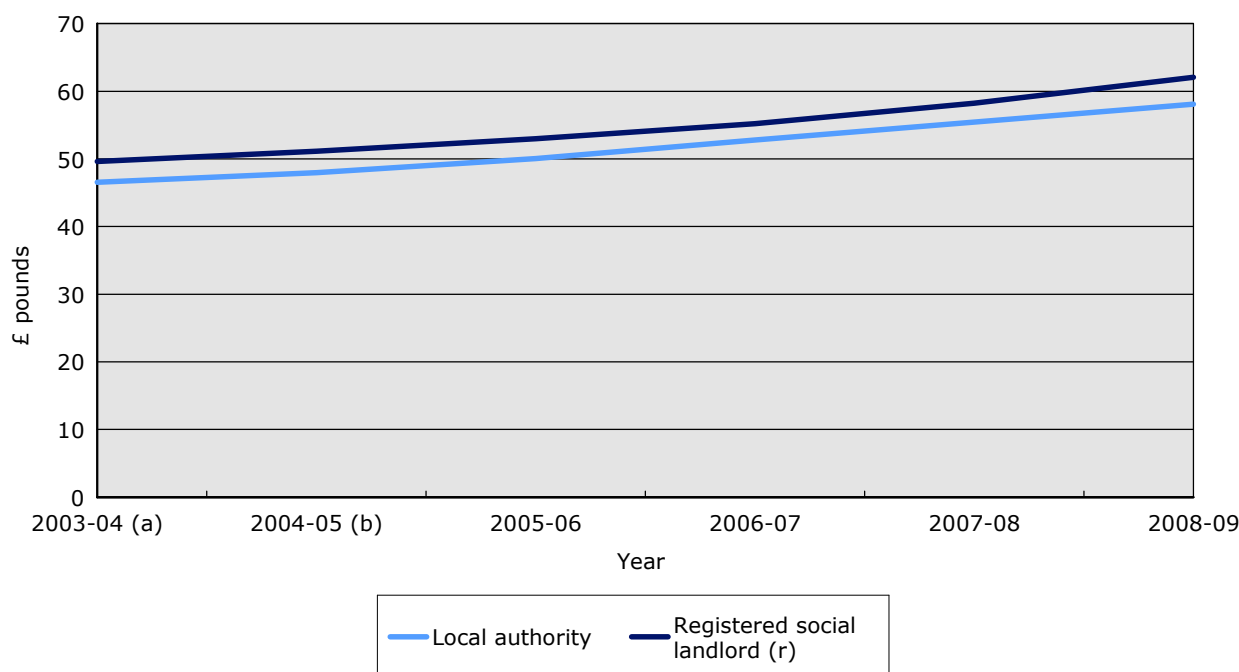
Information on average rents is taken from the annual WHO15 return submitted by local authorities and the annual RSL1 return submitted by RSLs. The data has been affected by large scale voluntary stock transfers of local authority stock. See Appendix 1: Definitions for further details.

Detailed information about rents can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

The Department for Work and Pensions (DWP) provides information on housing benefit expenditure.

Figure 9.1 Average weekly rents of all local authority and registered social landlord dwellings



Source: WHO15 and RSL1

(a) Local authority rents for 2003-04 exclude data for Pembrokeshire

(b) Local authority rents for 2004-05 exclude data for Merthyr Tydfil

(r) Revised October 2008. Amendments for years prior to 2008-09 are due to changes in data processing methods and amendments supplied by RSLs

RENTS

Table 9.1 Rents of local authority dwellings, by type of dwelling (a) (b)

£ per week

Type of dwelling	2004-05	2005-06	2006-07	2007-08	2008-09
1 bedroom					
Houses and bungalows	42.69	45.31	47.80	50.26	52.02
Flats	43.61	45.24	48.06	49.96	52.15
2 bedrooms					
Houses and bungalows	46.74	48.93	51.60	54.01	56.39
Flats	47.03	48.89	51.47	54.19	56.63
3 bedrooms					
Houses and bungalows	50.63	52.86	55.70	58.63	61.69
Flats	49.62	51.58	54.53	57.32	60.22
4 or more bedrooms					
Houses and bungalows	55.29	58.09	60.72	65.28	68.23
Flats	55.79	56.49	61.24	65.58	67.62
All dwellings	47.99	50.06	52.80	55.44	58.09

Source: WHO15

(a) Average weekly self-contained rents for wholly rented local authority dwellings set at the beginning of April each year. The average rents shown include sheltered as well as non-sheltered accommodation

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

Table 9.2 Rents of registered social landlord dwellings, by type of dwelling (a) (b)

£ per week

Type of dwelling	2004-05	2005-06	2006-07	2007-08	2008-09
1 bedroom					
Houses and bungalows	46.45	48.22	(r) 49.99	53.32	58.86
Flats	44.91	(r) 46.58	48.65	51.75	55.69
2 bedrooms					
Houses and bungalows	52.36	(r) 54.64	56.92	59.96	63.15
Flats	47.38	48.67	(r) 50.92	53.38	58.45
3 bedrooms					
Houses and bungalows	56.61	(r) 58.58	60.84	(r) 63.85	66.91
Flats	52.42	54.42	(r) 56.46	(r) 60.31	63.28
4 or more bedrooms					
Houses and bungalows	69.50	72.37	75.72	(r) 79.53	81.81
Flats	54.68	71.61	68.37	(r) 73.98	73.53
All dwellings	51.15	(r) 52.99	(r) 55.21	58.23	62.06

Source: RSL1

(a) Average weekly self-contained rents for wholly rented Welsh registered RSL dwellings (excluding Abbeyfield societies, Almshouse charities and Co-ownership societies) set at the beginning of April each year. Includes secure as well as assured tenancies

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(r) Revised October 2008

Table 9.3 Rents of local authority dwellings, by type of dwelling and local authority, 2008-09 (a) (b)*£ per week*

	1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
	Houses and bungalows	Flats	Houses and bungalows	Flats	Houses and bungalows	Flats	Houses and bungalows	Flats
Isle of Anglesey	50.51	49.51	52.35	50.09	57.11	55.82	59.81	.
Gwynedd	46.83	44.90	51.13	59.64	58.23	61.45	74.25	59.34
Conwy	54.07	53.66	57.28	58.63	62.06	67.72	68.52	60.57
Denbighshire	49.45	49.78	53.57	53.27	61.83	62.07	67.70	.
Flintshire	53.87	55.36	58.93	59.22	63.27	64.05	69.38	.
Wrexham	39.87	46.32	53.22	53.89	60.88	56.50	71.23	.
Powys	53.45	48.97	57.32	52.71	61.19	54.68	65.07	.
Ceredigion	52.79	59.29	59.73	58.33	60.53	60.55	67.45	55.60
Pembrokeshire	50.73	51.50	54.73	54.08	58.75	56.86	63.44	.
Carmarthenshire	50.98	50.78	55.16	54.24	60.05	61.72	67.13	67.22
Swansea	57.87	51.36	58.14	54.88	60.99	57.90	64.30	.
Neath Port Talbot	52.49	45.35	55.31	49.70	58.02	52.47	61.05	.
Bridgend	.	.	.	.	.	.	.	.
The Vale of Glamorgan	61.35	59.90	65.00	60.80	67.05	62.48	67.33	.
Cardiff	56.82	55.15	61.71	63.38	73.70	65.62	85.31	75.33
Rhondda Cynon Taf	.	.	.	.	.	.	.	.
Merthyr Tydfil	62.96	55.98	55.42	54.08	56.05	54.38	56.42	.
Caerphilly	54.02	50.52	59.54	54.96	64.16	59.30	67.06	.
Blaenau Gwent	49.16	49.54	50.59	52.40	52.45	57.01	52.43	.
Torfaen	.	.	.	.	.	.	.	.
Monmouthshire	.	.	.	.	.	.	.	.
Newport	57.86	55.51	62.31	61.70	63.97	60.19	65.71	.
Wales	52.02	52.15	56.39	56.63	61.69	60.22	68.23	67.62

Source: WHO15

(a) The average self-contained rents shown include sheltered as well as non-sheltered accommodation

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

RENTS

Table 9.4 Rents of registered social landlord dwellings, by type of dwelling and local authority, 2008-09 (a) (b)*£ per week*

	1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
	Houses and Bungalows	Flats	Houses and Bungalows	Flats	Houses and Bungalows	Flats	Houses and Bungalows	Flats
Isle of Anglesey	57.94	45.91	61.66	49.48	63.38	61.23	76.53	.
Gwynedd	51.56	68.18	59.64	50.86	62.23	55.57	76.33	.
Conwy	53.00	52.40	61.03	53.89	64.45	57.55	76.03	.
Denbighshire	52.43	51.90	61.40	55.03	66.26	66.59	82.53	.
Flintshire	60.97	53.71	64.37	54.61	68.73	65.31	82.42	.
Wrexham	57.06	55.49	64.65	59.66	69.46	64.83	86.70	.
Powys	59.98	55.60	62.13	54.97	65.84	63.35	79.02	.
Ceredigion	50.41	53.51	62.00	55.70	64.58	59.71	76.13	.
Pembrokeshire	60.17	57.18	61.59	59.31	66.28	.	80.43	.
Carmarthenshire	55.78	53.79	61.78	55.70	66.10	66.41	86.28	.
Swansea	61.83	57.70	65.76	61.71	69.73	64.61	89.42	.
Neath Port Talbot	59.07	56.68	62.75	58.73	66.18	78.38	79.18	.
Bridgend	52.87	51.44	61.42	51.90	65.39	54.88	75.49	.
The Vale of Glamorgan	61.98	57.02	65.22	59.91	70.43	66.97	81.93	.
Cardiff	55.29	55.89	67.00	60.72	71.47	68.74	94.41	79.87
Rhondda Cynon Taf	54.64	54.96	58.66	57.83	62.75	62.05	71.25	.
Merthyr Tydfil	60.43	51.49	62.43	55.82	65.69	58.14	79.49	.
Caerphilly	59.87	53.87	66.46	57.88	68.91	66.81	81.41	.
Blaenau Gwent	56.59	51.40	61.63	58.34	65.30	.	82.17	.
Torfaen	60.87	58.99	64.42	61.74	68.27	63.66	70.75	66.32
Monmouthshire	64.67	58.31	66.33	65.62	70.05	66.11	79.18	72.02
Newport	59.19	54.26	64.60	63.67	73.99	60.24	89.96	69.22
Wales	58.86	55.69	63.15	58.45	66.91	63.28	81.81	73.53

Source: RSL1

(a) Average weekly self-contained rents for wholly rented Welsh registered RSL dwellings (excluding Abbeyfield societies, Almshouse charities and Co-ownership societies) set at the beginning of April each year. Includes secure as well as assured tenancies

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

Table 9.5 Housing Benefit expenditure (a) (b)

	Rent rebates		Rent allowances	
	Number of recipients (c)	Amount (£ thousands) (d)	Number of recipients (c)	Amount (£ thousands) (d)
1992-93	153,230	215,765	67,300	141,102
1993-94	153,360	233,491	76,490	175,398
1994-95	152,220	249,683	84,060	202,489
1995-96	150,590	261,478	89,380	222,721
1996-97	147,820	270,253	92,090	236,104
1997-98	143,120	267,808	89,560	233,494
1998-99	137,970	266,302	88,520	233,808
1999-2000	131,680	267,945	86,370	239,611
2000-01	125,440	270,059	83,860	245,389
2001-02	121,900	273,376	83,540	256,919
2002-03	117,210	283,872	82,450	289,460
2003-04	111,860	272,879	85,080	266,684
2004-05	109,540	273,854	90,560	285,196
2005-06	108,400	281,616	91,490	301,485
2006-07	107,190	289,962	93,990	325,339

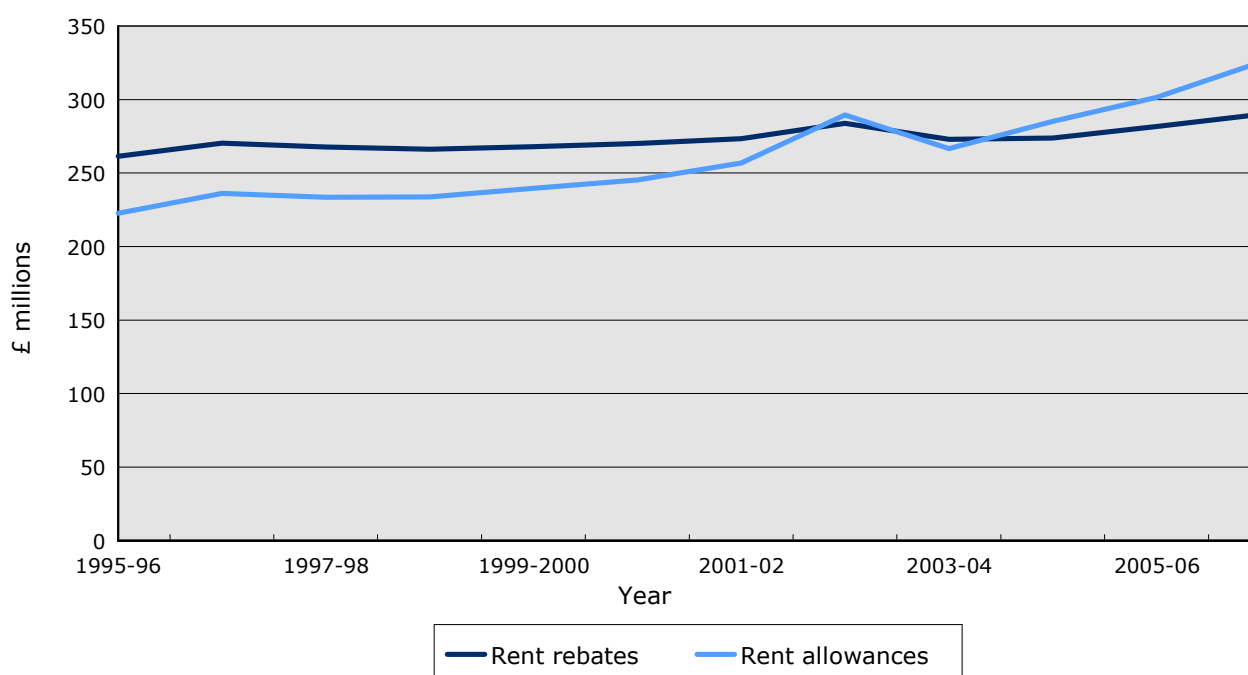
Source: Department for Work and Pensions (DWP)

(a) Data not National Statistics

(b) Data for 2007-08 not yet available due to the implementation of new systems at DWP

(c) Estimates are given based on average caseload information at the end of the months of May, August, November and February. Figures refer to benefit units which may be a single person or a couple. Data includes estimates for any non-responding authorities. Figures for rent allowances include tenants of registered social landlords. Numbers of recipients are rounded to the nearest ten. Housing benefit figures exclude any extended payment cases

(d) The amounts shown represent the authorities' actual expenditure as benefit granted to claimants. Figures exclude asylum seekers from April 1999, when the National Asylum Support Service began to reimburse DWP for benefits paid to asylum seekers

Figure 9.2 Rent rebates and rent allowances (a)

Source: DWP

(a) Data not National Statistics



Chapter 10
Possessions and evictions

10 Possessions and evictions

This chapter presents information about possession orders and eviction warrants obtained against social landlords' (local authorities and RSLs) tenants in Wales during 2007-08. Key points include:

- There were 4,422 possession orders granted to Welsh social landlords during 2007-08, a decrease of 473 (10%) from the previous year. The majority of these were due to rent arrears (Table 10.1).
- There were 3,184 eviction warrants granted to Welsh social landlords against their tenants during 2007-08, a decrease of 733 (19%) on the previous year (Table 10.1).
- Over the last 2 years, the number of social housing tenants and their families leaving their homes as a result of eviction warrants has been falling. During 2007-08 1,127 tenants left their homes, of which 306 were families with children (Table 10.1).
- Social landlords reported 18 anti-social behaviour orders (ASBOs) and 107 injunctions for 2007-08 (Table 10.4).
- Mortgage possession orders increased in 2007 by 14% to 6,199. This was the highest level of mortgage possession orders at Welsh county courts since 1992 (Table 10.5 and Figure 10.2).

Additional information

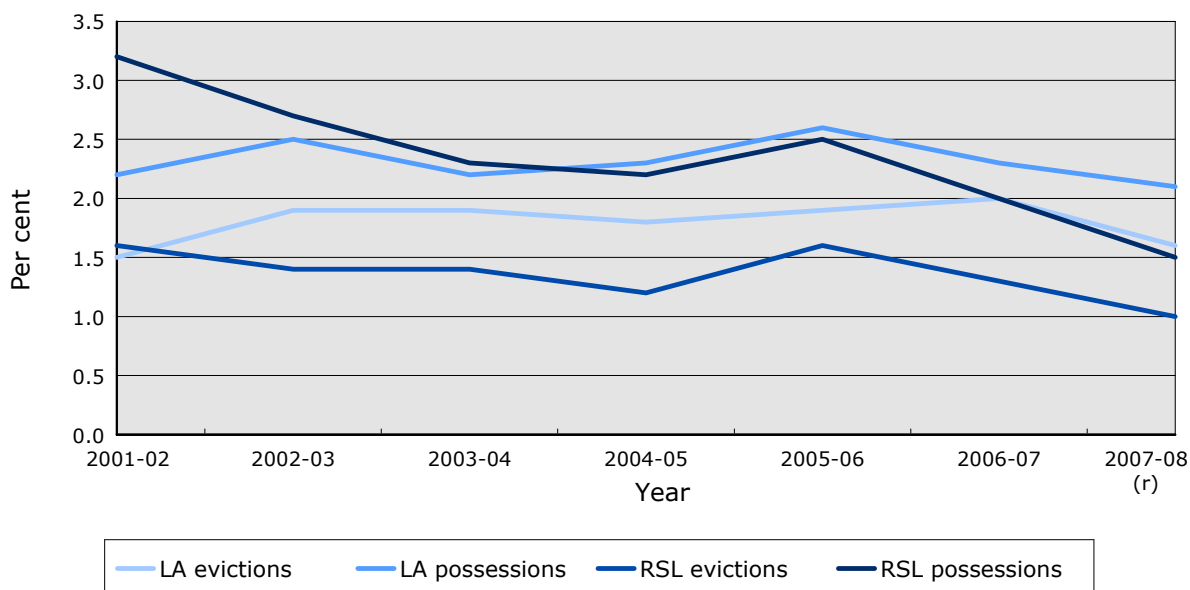
Information about possessions, evictions and actions taken against anti-social behaviour by social landlords in Wales is taken from the annual Possessions and Evictions return submitted by local authorities and registered social landlords. Data is available by type of tenancy and by stage of the eviction process. The large scale voluntary transfer of local authority stock to RSLs will affect the data in this chapter. Further details are provided in Appendix 1: Definitions.

Detailed information about possessions and evictions can also be found in:

- The First Release on the Welsh Assembly Government's website: <http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Data tables on the Data Unit website: <http://www.dataunitwales.gov.uk/housingdata>

Data on mortgage possession orders is available from the Ministry of Justice website: <http://www.justice.gov.uk/>

Figure 10.1 Percentage of tenancies in receipt of possession orders and eviction warrants



Source: Possessions and evictions return

(r) Revised for RSL possessions in December 2008

POSSESSIONS AND EVICTIONS

Table 10.1 Social Landlords: Summary of possession orders and eviction warrants for Wales (a)

<i>Number</i>	2003-04	2004-05	2005-06	2006-07	2007-08
Possessions: main reason for action					
Suspended and postponed possession orders (b)					
Arrears	3,464	3,366	3,918	3,209	2,551
Anti-social behaviour	38	31	38	(r) 36	52
Other	0	0	9	7	39
Total	3,502	3,397	3,965	(r) 3,252	2,642
Of which; due to delays in housing benefit (c)	179	141	108	84	79
Outright possession orders					
Arrears	1,480	1,602	1,600	1,569	1,674
Anti-social behaviour	71	72	64	59	89
Other	5	7	19	15	17
Total	1,556	1,681	1,683	1,643	1,780
Of which; due to delays in housing benefit (c)	31	36	18	18	10
All possession orders					
Arrears	4,944	4,968	5,518	4,778	4,225
Anti-social behaviour	109	103	102	(r) 95	141
Other	5	7	28	22	56
Total	5,058	5,078	5,648	(r) 4,895	4,422
Of which; due to delays in housing benefit (c)	210	177	126	102	89
Evictions: outcome of warrant					
Tenants remain in property					
Warrant suspended	2,363	2,114	2,318	2,256	1,736
Warrant not executed	220	215	223	322	321
Total	2,583	2,329	2,541	2,578	2,057
Tenants left property					
Warrant not executed	287	153	236	174	163
Warrant executed and resulting in eviction	1,164	1,098	1,230	1,165	964
Total	1,451	1,251	1,466	1,339	1,127
All eviction warrants	4,034	3,580	4,007	3,917	3,184
Type of family leaving property					
Families with children					
Single parent	252	184	276	233	218
Other families	96	110	86	97	88
Families without children					
Single person, not elderly	783	689	790	(r) 777	667
Elderly single person	20	21	18	(r) 27	22
Other families	84	101	106	87	57
Family type not known	216	146	190	118	75
All families	1,451	1,251	1,466	1,339	1,127

Source: Possessions and Evictions return

(a) All social landlords includes both local authorities and registered social landlords

(b) Postponed orders were introduced from July 2006

(c) Data from registered social landlords only up to 2006-07

(r) Revised October 2008

Table 10.2 Possession orders and eviction warrants for local authority tenants, 2007-08

	Number of tenancies at March 2007 (a)	All possession orders		All eviction warrants	
		Number of cases	Per cent of tenancies	Number of cases	Per cent of tenancies
Isle of Anglesey	3,848	19	0.5	3	0.1
Gwynedd	6,263	43	0.7	15	0.2
Conwy	3,800	45	1.2	43	1.1
Denbighshire	3,487	52	1.5	26	0.7
Flintshire	7,404	96	1.3	33	0.4
Wrexham	11,393	248	2.2	296	2.6
Powys	5,470	62	1.1	18	0.3
Ceredigion	2,233	19	0.9	13	0.6
Pembrokeshire	5,657	130	2.3	129	2.3
Carmarthenshire	9,085	187	2.1	106	1.2
Swansea	13,377	366	2.7	294	2.2
Neath Port Talbot	9,182	139	1.5	193	2.1
Bridgend (b)	.	.	.	.	.
The Vale of Glamorgan	3,918	169	4.3	83	2.1
Cardiff	13,838	341	2.5	299	2.2
Rhondda Cynon Taf (b) (c)	9,979	138	1.4	85	0.9
Merthyr Tydfil	4,242	167	3.9	166	3.9
Caerphilly	10,938	235	2.1	158	1.4
Blaenau Gwent	6,294	158	2.5	83	1.3
Torfaen	8,088	312	3.9	181	2.2
Monmouthshire (b) (c)	3,679	34	0.9	6	0.2
Newport	9,179	189	2.1	152	1.7
Wales	151,354	3,149	2.1	2,382	1.6

Source: Possessions and Evictions return and Welsh Assembly Government

(a) Tenancies are estimated from total stock minus vacant dwellings

(b) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(c) Data shown for the period up to stock transfer only

POSSESSIONS AND EVICTIONS

Table 10.3 Possession orders and eviction warrants for RSL tenants, 2007-08

	Number of tenancies at March 2007 (a)	All possession orders		All eviction warrants	
		Number of cases	Per cent of tenancies	Number of cases	Per cent of tenancies
Aelwyd	257	0	0.0	0	0.0
Bro Myrddin	711	2	0.3	8	1.1
Cadwyn	1,151	27	2.3	10	0.9
Cardiff Community	2,466	36	1.5	12	0.5
Cantref	1,249	15	1.2	17	1.4
Clwyd	1,587	5	0.3	1	0.1
Clwyd Alyn	3,985	80	2.0	137	3.4
Cynon Taf Community (b)	(r) 1,810	32	(r) 1.8	29	(r) 1.6
Dewi Sant	1,437	10	0.7	11	0.8
Eryri	1,429	4	0.3	4	0.3
Family	2,083	25	1.2	32	1.5
First Choice	301	0	0.0	0	0.0
Gwalia	6,967	89	1.3	56	0.8
Hafan	107	1	0.9	0	0.0
Hafod	3,027	49	1.6	31	1.0
Linc-cymru	3,032	88	2.9	59	1.9
Melin (c)	2,354	36	1.5	39	1.7
Merthyr Tydfil	987	9	0.9	4	0.4
Mid Wales	1,201	15	1.2	10	0.8
Monmouthshire (d)	3,679	12	0.3	0	0.0
Newydd	2,171	50	2.3	19	0.9
North Wales	1,973	12	0.6	11	0.6
Pembrokeshire	1,598	33	2.1	13	0.8
RCT Homes (d)	9,979	89	0.9	21	0.2
Rhondda	1,432	34	2.4	35	2.4
Seren Group	4,172	110	2.6	27	0.6
Swansea	2,836	43	1.5	21	0.7
Taff	1,075	9	0.8	7	0.7
United Welsh	3,554	78	2.2	31	0.9
Valleys to Coast	5,711	136	2.4	82	1.4
Wales & West	7,868	144	1.8	75	1.0
Wales	(r) 82,189	1,273	(r) 1.5	802	1.0

Source: Possessions and Evictions return

(a) Tenancies are estimated from total stock minus vacant dwellings

(b) In January 2008, Cynon Taf and Pontypridd and District Housing Associations merged to form Cynon Taf Community Housing Association

(c) In April 2007, Eastern Valley and Gwerin (Cymru) Housing Associations merged to form Melin Homes

(d) Data has been affected by the large scale voluntary transfers of local authority housing stock to RSLs. For further details see Appendix 1: Definitions

(r) Revised December 2008

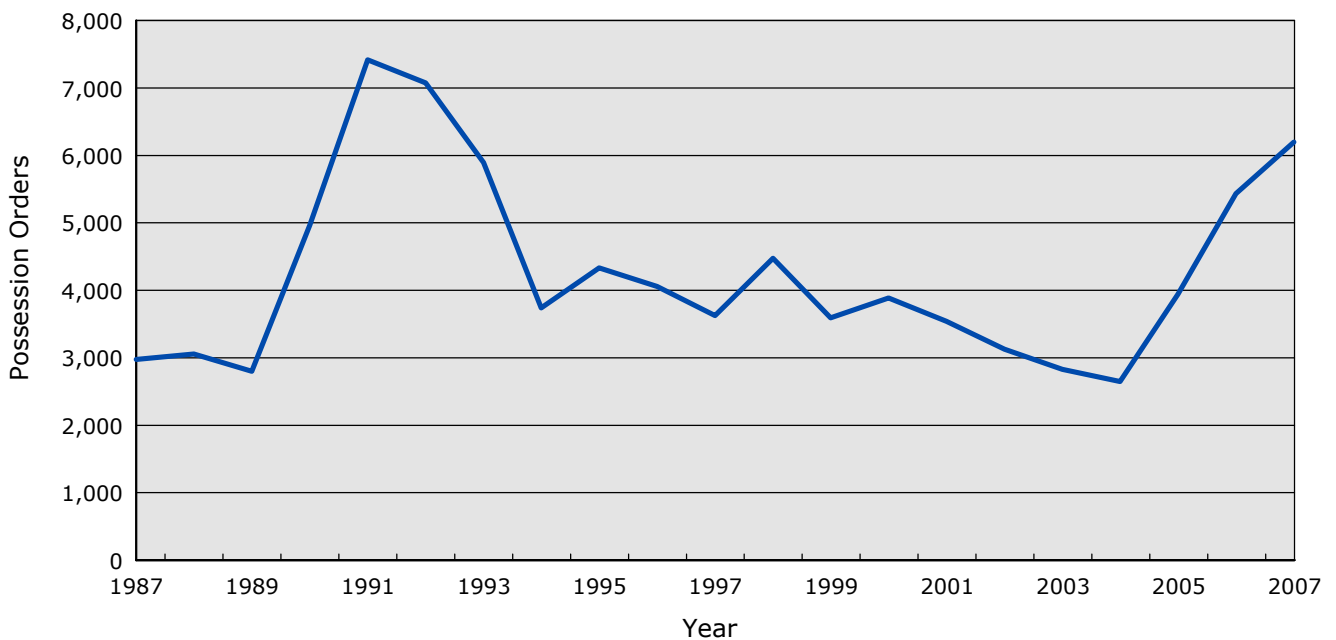
Table 10.4 Other legal action taken against anti-social behaviour, 2007-08

Number

Type of tenancy	All social landlords, type of legal action					Total
	Anti social behaviour orders	Injunctions	Tenancy Demotions	Tenancy Extensions	Other	
Secure	4	58	13	·	14	89
Secure: Introductory	0	1	·	5	9	15
Assured	1	36	21	·	20	78
Assured Shorthold: Ordinary	0	4	0	·	1	5
Assured Shorthold: Introductory	0	0	·	·	11	11
Other	13	8	0	0	1	22
Total	18	107	34	5	56	220

Source: Possessions and evictions return

Figure 10.2 Mortgage possession orders made in the county courts of Wales (a)



Source: Ministry of Justice

(a) Data shown for calendar years

POSSESSIONS AND EVICTIONS

Table 10.5 Mortgage possession orders made in the county courts of Wales (a) (b)

<i>Number</i>					
County court	2003	2004	2005	2006	2007 (c)
Llangefni	38	34	57	108	115
Caernarfon	56	45	65	88	101
Conwy and Colwyn	62	66	78	130	..
Rhyl	135	140	197	269	393
Mold	47	50	45	79	147
Wrexham	89	114	170	224	..
Welshpool	30	23	41	60	..
Brecknock	16	18	22	32	29
Aberystwyth	32	25	28	40	..
Haverfordwest	52	56	68	118	125
Carmarthen	61	42	75	122	..
Llanelli	81	80	125	195	..
Swansea	255	219	349	458	509
Neath	207	148	227	365	..
Bridgend	171	227	323	439	489
Cardiff	503	446	827	947	1,007
Pontypridd	239	219	276	395	450
Aberdare	75	63	89	130	..
Merthyr Tydfil	67	63	89	141	125
Blackwood	228	233	293	453	..
Pontypool	56	80	91	106	152
Newport	328	256	410	537	598
Unspecified court	.	.	.	.	1,959
North Wales Total (d)	427	449	612	898	756
Mid and West Wales Total (d)	734	611	935	1,390	663
South East Wales Total (d)	1,667	1,587	2,398	3,148	2,821
Wales	2,828	2,647	3,945	5,436	6,199

Source: Ministry of Justice

(a) Data shown for calendar years

(b) These figures do not indicate how many properties have actually been repossessed. Repossessions can occur without a court order being made and not all court orders result in repossession

(c) The rollout of the Possession Claim On-Line (PCOL) system in late 2006 affected the availability of court-level data on mortgage possession orders in 2007. As a result it is only possible to provide court-level figures for some courts that year. The *unspecified court* row shows a total for all orders where the court was not specified

(d) A listing of which courts are contained within each area is shown in Appendix 1: Definitions



Appendix 1
Definitions

GENERAL

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.

HMO

HMO means a house in multiple occupation. These are residential properties with common areas, such as kitchens and bathrooms, that are shared by more than one household.

Household

As defined in the 2001 Census, a household comprises one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing either a living room or sitting room or at least one meal a day.

Local authority

Refers to the 22 authorities, which came into existence on 1 April 1996 and are defined in Schedule 1 of the Local Government (Wales) Act 1994.

Stock transfer

Data in several chapters of this publication is affected by the large scale voluntary transfers of local authority stock to registered social landlords 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

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 dwellings rented with farms or business premises and those occupied by virtue of employment. Dwellings rented from registered social landlords in Wales were included in the 'other tenure' category prior to 1981. See 'Dwelling stock estimates'.

CHAPTER 1 DWELLING STOCK

Dwelling stock estimates

The Welsh Assembly Government (and the Department for Communities and Local Government for England) estimate the total dwelling stock and the tenure distribution. These estimates are based on data from population censuses, with adjustments made for enumeration errors and definition changes. Estimates for Wales are based on the relevant census for 1961, 1971, 1981 and 1991. For 2001 and later years, they are based on the 2001 Census. Stock estimates based on different censuses are not exactly comparable due to differences in the collected census information.

Estimates from the Census are updated annually using information collected on stock changes. Overall stock estimates are increased by new building and decreased by demolitions. Changes in tenure also take account of:

- sales of local authority and registered social landlord (RSL) dwellings to the private sector;
- acquisition of dwellings by local authorities or RSLs; and
- estimated transfers of private rented stock into owner occupation (or vice versa).

APPENDIX 1: DEFINITIONS

CHAPTER 2 NEW HOUSEBUILDING

Local authority

This includes any dwellings built by local authorities for sale to private owners.

New housebuilding

In Wales, new housebuilding is undertaken by the private sector, registered social landlords and local authorities. Local authorities and the National House Building Council (NHBC) provide information on the progress of new housebuilding in each sector, in respect of dwellings inspected by them under Building Control Regulations. It does not include information from private approved inspectors.

Private Approved Inspectors (PAIs)

PAIs are companies and individuals that inspect new housebuilding other than local authorities. With the exception of NHBC data, data for PAIs is not currently included.

Private sector housebuilding

All dwellings financed and built by private developers. These include dwellings built on land owned by local authorities for equity sharing schemes. RSL schemes funded with private finance are excluded.

CHAPTER 3 RENOVATION

Common parts grants

These are renovation grants for the improvement and/or repair of the common areas of buildings containing one or more flats.

Disabled facilities grants

These are renovation grants for adapting, or providing facilities in the home of a disabled person to make it more suitable for them to live at home.

Home renovation grants

The current scheme was introduced on 18 July 2003 under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. This replaced the system of grants available under the Local Government and Housing Act 1996 (with the exception of Mandatory Disabled Facility Grants). However, grants under the 1996 Act could still be made providing applications were submitted prior to 18 July 2003. The new arrangements replace grants for:

- Renovation;
- Houses in multiple occupation;
- Group Repair;
- Common Parts; and
- Home Repair Assistance

with a new power for local authorities to give grants and loans for acquiring accommodation, adaptations, improving or repairing accommodation, demolishing and replacing accommodation.

Home repair assistance

This is designed to provide assistance for small-scale work or repair costing up to £2,000.

Houses in multiple occupation (HMO) grants

These are renovation grants for the improvement and/or repair of houses in multiple occupation (HMO). They are given for the provision of means of escape from fire and for the conversion of buildings into an HMO.

Group repair schemes

These schemes seek to achieve the renovation of whole blocks or terraces of housing drawing in a mixture of public sector funding and contributions from owners.

Renewal areas

These seek to:

- improve housing and general amenities of an area where social and environmental problems are combined with poor housing;
- develop partnerships between residents, private sector interests and the local authority;
- bring about regeneration, including mixed-use development; and
- increase confidence in the future of an area, and through this help to reverse any process of decline.

Renewal areas normally last for ten years. For an area to be declared:

- it must contain at least 100 dwellings and form a coherent area;
- at least 75% of dwellings should be privately owned;
- at least 75% of dwellings should require improvement; and
- at least 30% of households should receive benefits.

Renovation grants

These are the main type of grants for the improvement and/or repair of dwellings and for the conversion of houses and other buildings.

Specific Capital Grants (SCGs)

Specific Capital Grants are annual grants that are distributed by the Welsh Assembly Government in response to bids from local authorities and can be used for any capital purpose inside a renewal area boundary. For 2007-08 SCGs are included in renewal area expenditure but excluded from total private sector renewal expenditure. This differs from previous years where SCGs were excluded by some and included by other local authorities in these expenditure types. The 2007-08 renewal area expenditure and total private sector renewal activity expenditure figures are therefore not directly comparable with previous years.

CHAPTER 4 DEMOLITIONS AND HAZARDS**Clearance**

The demolition or closure of premises which could not be repaired at reasonable cost.

Clearance area

An area declared by a local authority under Part IX of the Housing Act 1985. The houses are deemed unfit for human habitation or are dangerous or injurious to the health of the inhabitants. The local authority declares a clearance area when it is satisfied that the most suitable method of dealing with these conditions is the demolition of all the buildings in that area.

Dwelling closed

A dwelling which has been served with a closing order under Part IX of the Housing Act 1985. This prohibits the use of the premises for any purpose not approved by the local housing authority.

Closing orders and Prohibition orders

Prior to July 2006 local authorities reported on *closing orders or undertakings*, and following a change in legislation, from July 2006 they report on *prohibition orders or undertakings*.

A *closing order* applies to the whole of a property whilst a *prohibition order* can apply to the whole or part of a property and can prohibit the use of a particular room in a property because it poses a risk to health and safety.

Housing Health and Safety Rating System (HHSRS)

In July 2006, a new risk-based assessment for housing conditions was introduced, which replaced the previous fitness standard. The new system is called the *Housing, Health and Safety Rating System* (HHSRS) and enables local authorities to assess conditions in residential properties posing a risk to occupiers' health or safety.

The assessed risks are scored on a scale in which the greatest risks are classed as Category 1 hazards, and the lesser risks are classed as Category 2 hazards. Where a condition is classified as a Category 1 hazard, the local authority has a duty to take the appropriate enforcement action. If it poses a Category 2 hazard the local authority has the power to take enforcement action.

APPENDIX 1: DEFINITIONS

Hazard types

These are the hazard types used for both categories 1 and 2:

Damp and mould growth	Falling on stairs etc.
Excess cold	Entry by intruders
Excess heat	Electrical hazards
Asbestos and manufactured mineral fibres (MMF)	Noise
Biocides	Falling on level surfaces etc.
Food safety	Falls associated with baths etc.
Flames, hot surfaces	Fire
Crowding and space	Falling between levels
Domestic hygiene, pests and refuse	Uncombusted fuel gas
Structural collapse and falling elements	Water supply
Position and operability of amenities	Radiation
Volatile organic compounds	Collision and entrapment
Personal hygiene, sanitation and drainage	Explosions
Carbon monoxides and fuel combustion products	Lead
Lighting	

CHAPTER 5 REGISTERED SOCIAL LANDLORDS

Self-contained

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

Non self-contained

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.

Rehabilitation

This entails substantial works of repair, improvement or conversion to restore a registered social landlord property to habitability.

Registered social landlords

Registered social landlords are organisations that provide and manage properties for people who would otherwise be unable to afford to rent or buy privately. Social landlords must be registered with the Welsh Assembly Government and are inspected on a regular basis to maintain a good standard of management.

Right to acquire

The Right to Acquire scheme gives qualifying tenants of registered social landlords a right to purchase their home:

- if the property was provided using Social Housing Grant; or
- was transferred from a local authority on or after 1 April 1997 subject to specified exceptions. Qualifying tenants are entitled to a 25% discount of the value of the property (up to a maximum of £16,000).

Right to buy (RTB)

The right to buy scheme allows most secure tenants of local authorities and registered social landlords to buy their home at discounted prices according to the length of their tenancy. Right to buy discounts range from 32% to 70% of the market value (up to a maximum discount of £16,000), depending on the type of property, the residential area and time spent as a tenant of social housing.

CHAPTER 6 LOCAL AUTHORITY SALES, LETTINGS AND VACANCIES

Built for sale

Dwellings built by the local authority usually with the intention to sell at a discount.

Claim

A written notice claiming the right to buy served on the landlord by the tenant.

Discount

The difference between the valuation and the selling price of the dwelling to which a tenant is entitled. A tenant's entitlement to discount is dependent on the length of the tenancy, subject to certain limits, depending on the type of property. Following the introduction of the Housing Act 2004, new tenants are eligible for the right to buy (RTB) after five years and are entitled to a discount of 35% of the value of their home. Those existing tenants, prior to the 2004 Act, are eligible for the RTB after only two years, with a discount of 32%. The rate of discount rises at a rate of 1% each year up to a maximum discount of 60% after 30 years. Larger percentage discounts are available for flats (between 44% and 70%). However, the actual discount allowed is subject to an overall maximum limit of £16,000, which was set on 2 April 2003.

Improvement for sale (IFS)

Schemes carried out by local authorities, which involve the upgrading of poorer quality dwellings with the intention of selling those dwellings below market value on completion of renovation.

Response notice

A written notice served by the landlord, within a specified period, after receipt of the claim either admitting the tenant's right to buy or denying that right.

Right to buy (RTB)

Since 3 October 1980, most secure tenants of local authorities have had the right to buy their homes at discounted prices according to the length of their tenancy. Certain dwellings, such as those in sheltered housing, are excluded from right to buy.

Sold unimproved for improvement by the purchaser

These are vacant dwellings sold conditional on improvement by the purchaser. This is also known as homesteading.

Voluntary/Other sales

This includes discounted full-ownership sales to sitting tenants other than under right to buy legislation and disposal of dwellings under other circumstances such as:

- built for sale;
- improvement for sale (IFS); and
- sold unimproved for improvement by the purchaser.

CHAPTER 7 HOMELESSNESS

Part VII of the Housing Act 1996, which came into force in January 1997, places a statutory duty on local authorities to provide assistance to people who are homeless or threatened with homelessness. Local authorities must consider all applications from people seeking accommodation or help in getting accommodation. The local authority owes a main homelessness duty where it is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a priority need group.

The priority need groups include:

- households with dependent children;
- households with a pregnant woman; or
- people who are vulnerable in some way, for example through mental illness or physical disability.

APPENDIX 1: DEFINITIONS

The Assembly introduced secondary legislation (starting from 1 March 2001) extending the priority need categories to include:

- applicants aged 16 or 17;
- applicants aged 18 to 21 who were previously in care;
- applicants vulnerable because of domestic violence or the threat of violence; or
- applicants vulnerable as a result of leaving the armed forces, or leaving prison.

Where a main homelessness duty is owed, the authority must ensure that suitable accommodation is available for the applicant, and their household, until a settled home becomes available for them. Where households are found to be intentionally homeless or not in priority need, then the authority must make an assessment of their housing need and provide advice and assistance to help them find accommodation for themselves.

CHAPTER 8 HOUSE PURCHASES AND AFFORDABILITY

House price to earnings ratios

A crude method of indicating affordability is to compare house prices with people's earnings. This is done by calculating house price to earnings ratios, with the ratio giving an indication of whether people can secure an adequate mortgage. For example the size of mortgage available to a prospective buyer is largely based on some multiple of that person's earnings, on average this is 4 times the person's earnings. Therefore if the house price to earnings ratio is greater than 4, it is unlikely that an adequate mortgage will be secured.

There are two sources used to calculate the ratios. Individual, full-time earnings data comes from the Annual Survey of Hours and Earnings and selling price data comes from the Land Registry. The *average price to average earnings ratio* gives an indication of whether people on average earnings can purchase average priced houses. Whilst the *low end price to low end earnings ratio* gives an indication of whether people at the lower end of the earnings scale are able to purchase houses at the lower end of the market.

House selling price from the Land Registry

HM Land Registry collects information about all residential property transactions. The published figures exclude non-open market sales, that is:

- RTB sales at a discount;
- transfers subject to a lease;
- transfers of a share in a property;
- gifts;
- compulsory purchase orders;
- transfers under court order; and
- leases for under 21 years.

Data is protected by Crown Copyright and permission is required for reproduction other than for in-house use. Further information is available from the HM Land Registry's website:

<http://landreg.gov.uk/>

House selling price from the Council of Mortgage Lenders

The average price of dwellings purchased with finance from mortgage lenders in the year. This average includes the discounted price of dwellings purchased by local authority sitting tenants under RTB and other schemes, where such purchases were financed by mortgage lenders.

Further information is available from the Communities and Local Government website:

<http://www.communities.gov.uk/>

Mortgage advance

The average amount lent by mortgage lenders for the purchase of dwellings (money lent for improvement etc. is excluded).

Recorded income

The borrower's basic income and any other income allowable for mortgage purposes as recorded by the mortgage lender. This excludes any income which is not admissible under that mortgage lender's rules. It should be noted that there is considerable variation in the details recorded by different lenders.

Survey of mortgage lenders

This is a survey based on major lenders' mortgage completions in the UK, conducted in conjunction with the Council of Mortgage Lenders. Further details are available from:

<http://www.cml.org.uk/>

CHAPTER 9 RENTS

Average weekly rent

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

Housing benefit

This was introduced in April 1983 and is awarded by housing and rating/charging authorities on a means-related basis, to provide assistance with rents and local charges payable in respect of residential accommodation. Categories of housing benefit are:

- Rent allowance - provides assistance with rent paid by people in the private sector or in registered social landlord properties; and
- Rent rebate - provides assistance with rent for local authority tenants.

CHAPTER 10 POSSESSIONS AND EVICTIONS

Anti-social behaviour

Anti-Social Behaviour Orders (ASBOs)

The police or a local authority, or a registered social landlord (since December 2002), can apply to the magistrates court for an ASBO against anyone over the age of 10.

Injunctions

An injunction is a court order prohibiting a party from a specific course of action. These include all injunctions granted for reasons of anti-social behaviour.

County courts by region

Below is a list of the county courts of Wales by region:

North Wales

Caernarfon; Conwy and Colwyn; Llangefni; Mold; Rhyl; Wrexham.

Mid and West Wales

Aberystwyth; Brecknock; Carmarthen; Haverfordwest; Llanelli; Neath; Swansea; Welshpool.

South East Wales

Aberdare; Blackwood; Bridgend; Cardiff; Merthyr Tydfil; Newport (Gwent); Pontypool; Pontypridd.

Possession orders

Elderly

This is defined as women aged 60 or over and men aged 65 or over.

Outright

The court, following a judicial hearing, may grant a possession order immediately. This entitles the claimant to apply for a warrant to have the defendant evicted. However, even where a warrant for possession is issued, the parties can still negotiate a compromise to prevent eviction.

Postponed

Introduced from July 2006. This order by itself does not end the tenancy. However, if the terms are breached, on the landlord's application, the court may fix a date to end the tenancy, without a further hearing.

Suspended

Frequently, the courts grant possession but suspend the operation of the order. Provided the defendant complies with the terms of the suspension, which usually requires the defendant to pay the current rent plus some of the accrued arrears, the possession order cannot be enforced.

APPENDIX 1: DEFINITIONS

Tenancies - local authority

Secure introductory tenancy

An introductory tenancy has limited security of tenure. The local authority can ask the court for possession at any time within the first 12 months without proving any statutory grounds. If the local authority does not commence possession proceedings within the first 12 months, the tenancy will become a secure tenancy.

Secure tenancy

Local authority tenants are normally periodic secure tenants. Secure tenants have a high degree of security of tenure.

In relation to secure tenancies there are 18 grounds for possession that fall into three categories:

- those where the court has a discretion to order possession on the grounds that it is reasonable to do so;
- those where the court may order possession where suitable alternative accommodation is available; or
- those where the court may order possession where it thinks this would be reasonable and where suitable accommodation is available.

Tenancies - registered social landlord

Assured shorthold tenancy

These are a type of assured tenancy, but have a more limited security of tenure.

Assured tenancy

An assured tenancy is where a dwelling house is let as a separate dwelling, and the tenant is an individual who occupies the dwelling house as their only or principal home. From 15 January 1989 housing associations could only grant assured tenancies. Assured tenants have a high degree of security of tenure.

In relation to assured tenancies, there are also 18 grounds for possession. These are classified under two groups, as follows:

- Mandatory grounds - where the court must order possession if the landlord is able to prove the ground alleged e.g. 8 weeks rent arrears both at the date of the notice seeking possession and at the date of the hearing; or
- Discretionary grounds - where the court may only order possession where it is reasonable to do so e.g. persistent delay in paying rent.

Secure tenancy

Tenancies created by registered social landlords between 1980 and before 15 January 1989 are secure tenancies for the purposes of security of tenure.

Warrants

Executed

This is the final stage of the legal process which results in eviction.

Not executed

This represents either:

- tenants that have reached an agreement with the landlord following an eviction warrant being granted, and who will not, therefore, have to leave the property as long as they comply with the terms of their agreement; or
- tenants that have left the property as a result of a granted eviction warrant, before that warrant has been executed.

Suspended

The courts will often suspend the operation of the warrant. The warrant cannot be enforced providing the defendant complies with the terms of the suspension, which usually requires the defendant to pay the current rent plus some of the accrued arrears.

Appendix 2
Glossary

Term	Description
1996 Act	The Housing Grants, Construction and Regeneration Act 1996
2002 Order	Regulatory Reform (Housing Assistance) (England and Wales) Order 2002
ASBO	Anti-social behaviour order
CML	Council of Mortgage Lenders
CLG	Department of Communities and Local Government
Data Unit	Local Government Data Unit ~ Wales
DFG	Disabled Facilities Grants
DWP	Department for Work and Pensions
HHSRS	Housing Health and Safety Rating System
HM	Her Majesty's
HMO	Houses in multiple occupation
HRAS	Housing Revenue Account Subsidy
IFS	Improvement for sale
LA	Local authority
LFS	Labour Force Survey
MMF	Manufactured Mineral Fibres
NHBC	National House Building Council
ONS	Office for National Statistics
PAIs	Private Approved Inspectors
PCOL	Possession Claims On-Line
RPI	Retail Price Index
RSL	Registered Social Landlord
RSL1	Annual statistical return for registered social landlords
RSL2	Annual statistical return for Abbeyfield societies
RSL3	Annual statistical return for Almhouse charities
RSL4	Annual statistical return for co-ownership societies
RSL Sales	Quarterly statistical return on sales of registered social landlord dwellings
RTA	Right to acquire
RTB	Right to buy
SCG	Specific Capital Grant
WHO2	Quarterly statistical return on new build physical progress report

APPENDIX 2: GLOSSARY

Term	Description
WHO4	Annual statistical return on housing management and performance
WHO5a	Annual statistical return on renewal areas activity
WHO6	Annual statistical return on mandatory disabled facilities grants
WHO7	Quarterly statistical return on sales of local authority dwellings
WHO10	Annual statistical return on stock clearance, compulsory renovation and action on unfit dwellings
WHO12	Quarterly statistical return on homelessness
WHO15	Annual statistical return on rents
WHO17	Annual statistical return on private sector renewal activity