

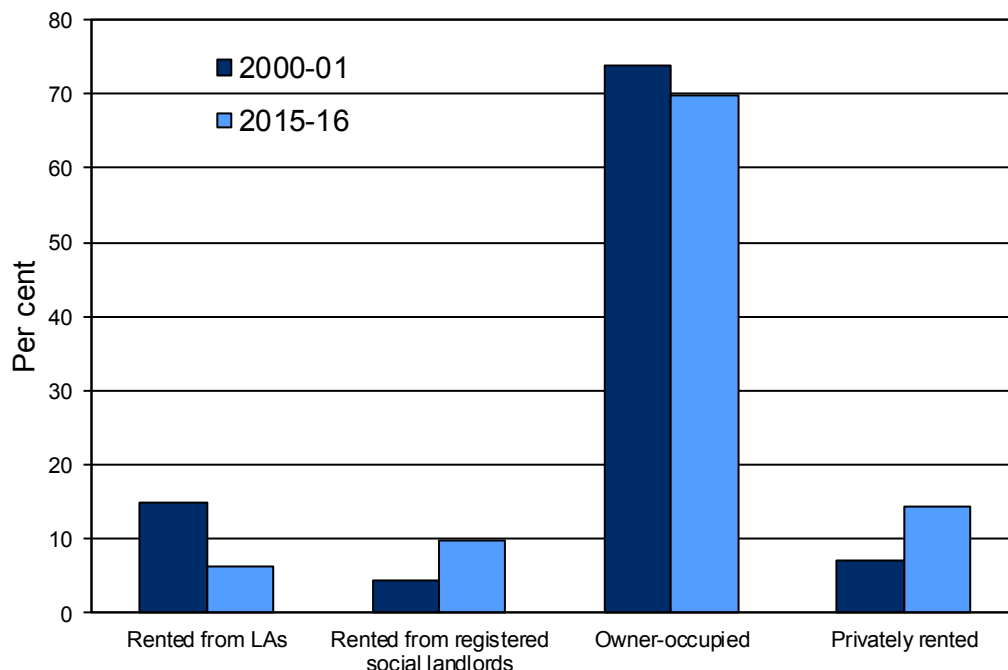


27 April 2017  
SFR 48/2017

## Dwelling Stock Estimates for Wales, 2015-16

The total number of dwellings in Wales continues to grow steadily with an estimated 1.4 million dwellings at 31 March 2016, up by 11 per cent since 2000-01.

### Percentage of dwellings by tenure in 2000-01 and 2015-16



Source: Welsh Government

- The estimated number of private sector dwellings has increased steadily over the last ten years, mainly due to an increase in the number of privately rented dwellings. These accounted for 14 per cent of all dwellings at 31 March 2016.
- The percentage of dwellings which are owner occupied has fallen over recent years though they continue to represent the majority of all dwellings in Wales, accounting for 70 per cent at 31 March 2016.
- At 31 March 2016, social sector dwellings accounted for 16 per cent of all dwellings compared with 19 per cent in 2000-01. However, the estimated number of dwellings rented from local authorities has decreased by more than half since 2000-01 whilst the estimated number rented from Registered Social Landlords (RSLs) has more than doubled over the same period.

### About this release

This annual statistical release presents estimates of the number of dwellings in Wales by tenure and for each local authority, as at 31 March 2016 and previous years. With the exception of Census years, the estimates presented relate to the end of each financial year i.e. estimates for 2015-16 relate to 31 March 2016.

These estimates include vacant dwellings.

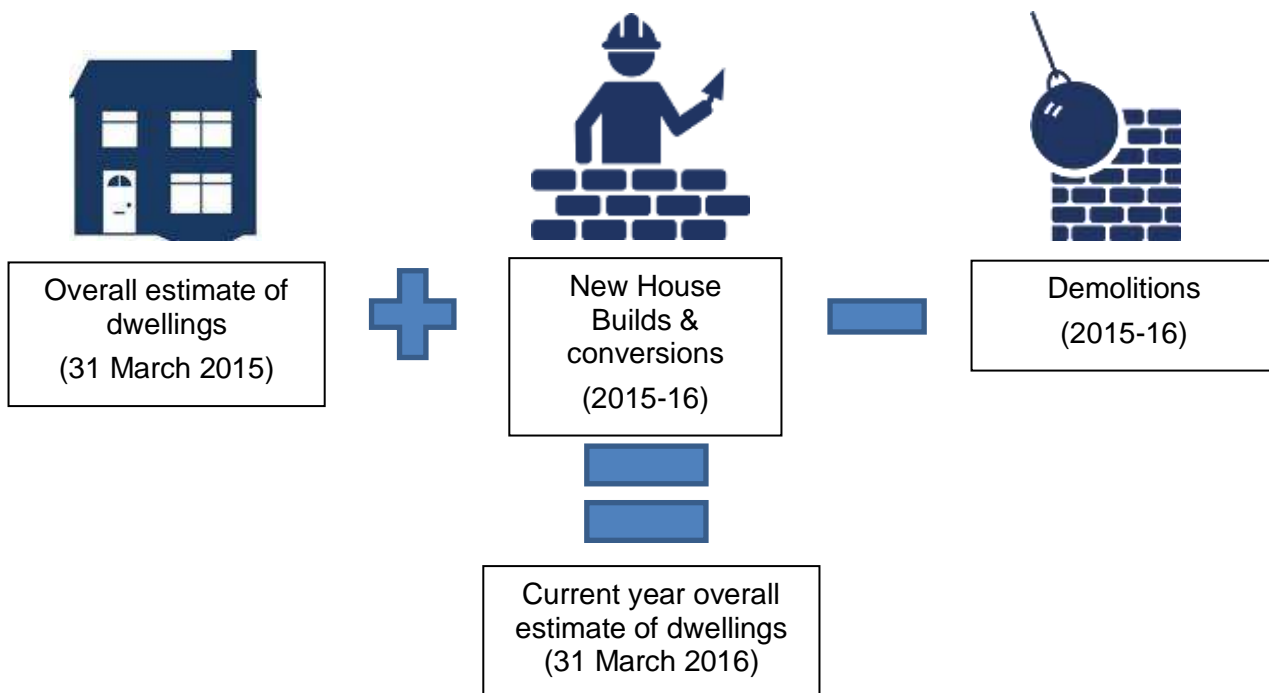
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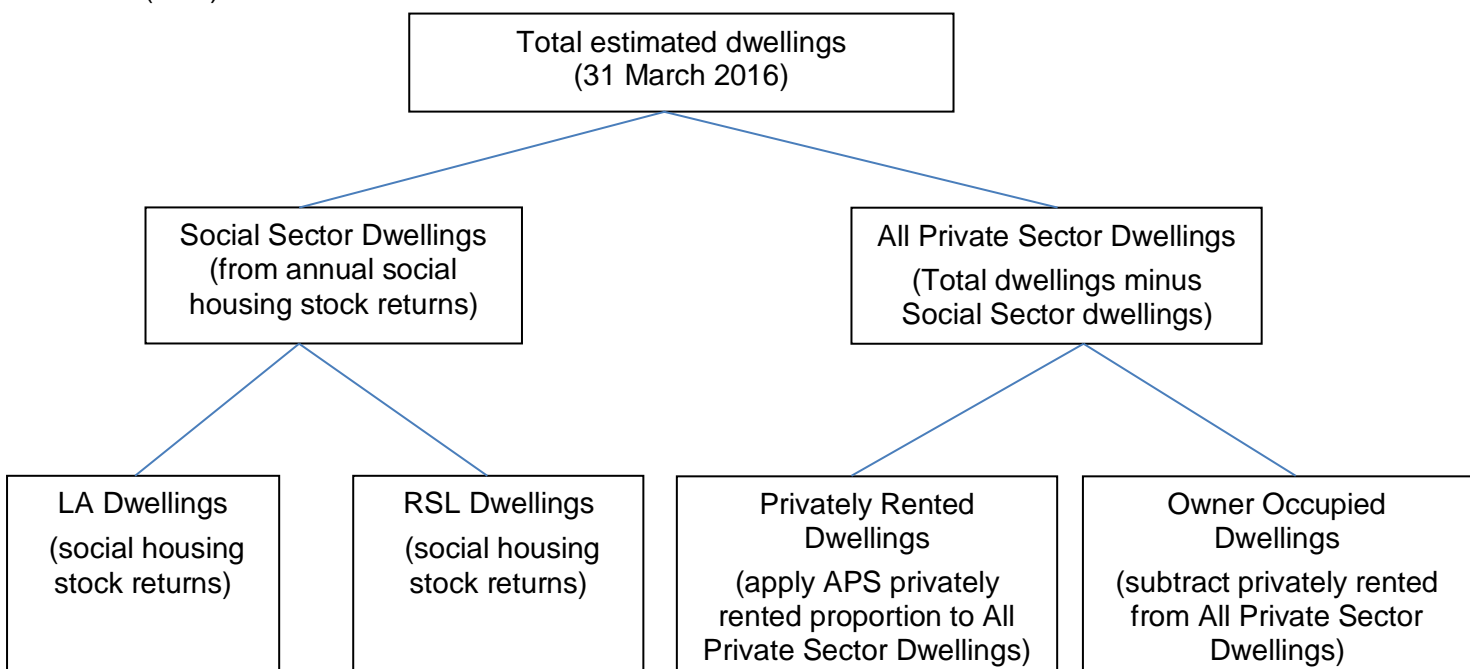
# 1. Background

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

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



The breakdown of dwelling stock estimates by tenure is estimated from 2011 Census information, information from the Annual Population Survey (APS), local authority returns and registered social landlord (RSL) returns.



More detail on the methodology used for calculating the estimates is shown in the key quality information at the end of this release and definitions of all terms used can be found in the glossary section.

The information provides an estimate of the number of residential dwellings by each tenure type and by local authority, at the end of March each year and is used as evidence in policy making by both central and local government. The data is used by the Welsh Government, local authorities and other housing organisations to help monitor trends in the overall level of Welsh housing stock, as well as any changes in its tenure distribution over time.

There were an estimated 1.4 million dwellings in Wales at the 31 March 2016, however, not all of these will have been occupied and these are sometimes referred to as empty or vacant dwellings. The dwelling stock estimates shown in this release include vacant as well as occupied dwellings.

Information is collected annually from all social landlords in Wales covering the number of dwellings which they own, and manage, that are empty at the 31 March each year, and how long those dwellings had been empty for. Up to 2015-16, local authorities also provided information separately on the total number of private sector dwellings that had been vacant for more than 6 months, at 1 April each year, as part of the [National Strategic Indicators](#) of local authority performance. On average over the last 5 years, around 26 thousand dwellings a year have been vacant for more than 6 months. Around 93 per cent of these vacant dwellings were private sector housing, which accounts for less than 2 per cent of all private sector dwellings. The social housing sector generally has a lower percentage of empty dwellings with less than 1 per cent of social housing empty for 6 months or more.

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

At 31 March 2016 there were an estimated 1.4 million residential dwellings in Wales and a projected 1.3 million households<sup>1</sup> (2016). In some cases the number of dwellings will differ from the number of households as there may be more than one household occupying a dwelling. The figures indicate that in 2016 there may have been a sufficient number of dwellings for the overall number of households in Wales. However the size and types of the dwellings available might not meet the needs of the different types of households.

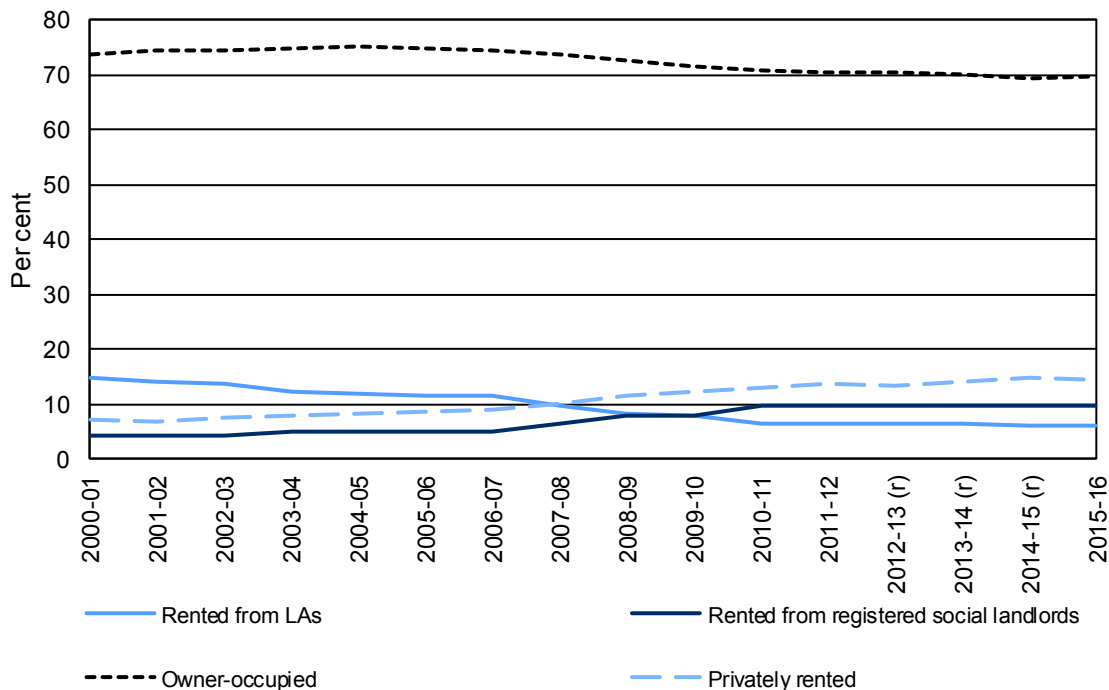
Whilst the estimated overall number of dwellings in Wales at 31 March 2016 was 11 per cent higher than in 2000-01, growth has slowed slightly in recent years with increases of around 0.4 per cent to 0.5 per cent each year since 2010-11.

The decline in the level of new house building following the economic downturn has impacted on the number of dwellings. Despite an increase over the last three years in the number of new dwellings completed, the level of new house building remains below that seen in the years before 2008-09. In the 5 years prior to the economic down turn in 2008-09, the number of new dwellings completed across Wales averaged between 8 and 9 thousand a year but since 2008-09 the average has been around 6 thousand a year. Completions in 2015-16, however, were up by 12 per cent to 6,900, the highest number seen since the economic downturn.

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<sup>1</sup> Figures are taken from the [2014 based household projections for Wales](#).

**Chart 1 – Dwelling stock estimates by tenure**



Source: Welsh Government  
 (r) Revised April 2017 following a re-weighting of APS data. See the Key Quality Information section for further details.

The majority of dwellings within Wales continue to be owner occupied, accounting for 70 per cent of all dwelling stock at 31 March 2016. The percentage of owner occupied dwellings decreased each year between 2006-07 and 2011-12 but has since fluctuated between 71 and 69 per cent (Chart 1).

The tenure distribution of the rest of the dwelling stock in Wales has changed since 2000-01. At 31 March 2016 there were a total of 224,434 social sector dwellings, rented from local authorities or Registered Social Landlords (RSLs), which is 18,420 dwellings less than at the 31 March 2001.

The number of privately rented dwellings however has more than doubled over the same period. At 31 March 2016 privately rented dwellings accounted for 14 per cent of all estimated dwellings compared with just 7 per cent in 2000-01.

**Table 1 - Dwelling stock estimates by tenure, as at 31 March 2016 (a)**

	Rented from local authorities		Rented from registered social landlords (c) (d)		Owner-occupied and other tenures (b) (c)		Privately rented (c)		Total
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number
2000-01	187,855	15	54,999	4	941,201	74	90,445	7	1,274,500
2001-02	182,957	14	56,687	4	956,974	74	88,539	7	1,285,157
2002-03	175,626	14	57,165	4	965,964	75	97,356	8	1,296,111
2003-04	159,740	12	64,498	5	979,281	75	103,691	8	1,307,210
2004-05	155,955	12	65,091	5	989,062	75	108,970	8	1,319,078
2005-06	154,280	12	65,665	5	997,492	75	113,128	9	1,330,564
2006-07	152,815	11	66,632	5	1,001,630	75	122,195	9	1,343,272
2007-08	129,945	10	89,397	7	1,001,174	74	134,765	10	1,355,281
2008-09	112,997	8	106,930	8	989,213	72	156,669	11	1,365,809
2009-10	110,575	8	110,452	8	983,688	72	170,470	12	1,375,185
2010-11	88,723	6	133,594	10	981,394	71	180,103	13	1,383,814
2011-12	88,392	6	134,688	10	976,724	70	189,313	14	1,389,118
2012-13	88,250	6	134,835	10	983,140 (r)	71 (r)	188,226 (r)	13 (r)	1,394,451
2013-14	88,072	6	135,417	10	981,473 (r)	70 (r)	195,111 (r)	14 (r)	1,400,073
2014-15	87,807	6	136,283	10	974,254 (r)	69 (r)	207,615 (r)	15 (r)	1,405,959
2015-16	87,323	6	137,111	10	986,451	70	201,782	14	1,412,667

Source: Welsh Government

(a) The estimates relate to the end of each financial year i.e. estimates for 2015-16 relate to 31 March 2016. Due to rounding, the percentages may not equal 100% and the total column may not equal the sum of the different tenures.

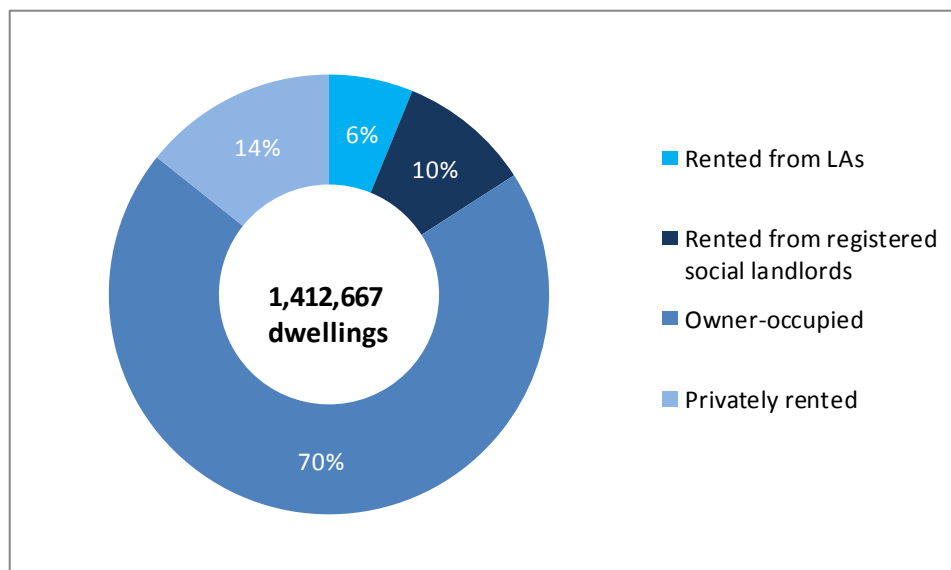
(b) Includes owner-occupied, intermediate and other tenures.

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

(r) Stock numbers for owner-occupied and privately rented revised April 2017 following re-weighting of data from (APS).

See the Key Quality Information section for further details.

**Chart 2 – Percentage of dwellings by tenure, 2015-16 (a)**



Source: Welsh Government

(a) The estimates relate to the end of each financial year i.e. estimates for 2015-16 relate to 31 March 2016.

### 3. Private sector dwellings

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

The estimated number of private sector dwellings has increased steadily over the last ten years, largely due to an increase in privately rented dwellings. However, both the number and percentage of private rented dwellings were down at 31 March 2016 compared with the previous year. It should be noted however that the proportion of privately rented dwellings at both an all Wales and individual local authority level is calculated using data from the Annual Populations Survey (APS) and changes in the sample from year to year can cause fluctuations in the time-series. This decrease should therefore be treated with caution.

The number of owner occupied<sup>2</sup> dwellings increased by around 5 per cent between 2000-01 and 2015-16 though as a proportion of all dwellings there was a decrease of 4 percentage points over this period to 70 per cent (Table 1). The introduction of the Help to Buy –Wales Shared Equity Loan scheme may however help increase owner occupation numbers by providing support to those wishing to purchase a new home but constrained in doing so by deposit requirements, particularly first time buyers. Latest published figures show that from the introduction of the Help to Buy Wales in January 2014 to the end of February 2017 a total of 4,797 dwellings had been purchased under the scheme. Around three quarters (75 per cent) of these purchases were by first time buyers.

In contrast, the number of privately rented dwellings more than doubled between 2000-01 and 2015-16 and though down slightly on the previous year still accounted for 14 per cent of all dwellings at 31 March 2016 (Table 1). The rise in the number of privately rented dwellings between 2000-01 and 2014-15, may have been influenced by an increased uptake of buy-to-let mortgages during the period as well as the decrease in the affordability of owner occupation. However recent changes to buy-to-let stamp duty and to the tax relief on buy-to-let mortgages may impact on the future number of privately rented dwellings. Numbers may also be affected by the introduction via the Housing (Wales) Act 2014 of a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents delivered by [Rent Smart Wales](#).

### 4. Social sector dwellings

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

Between 2000-01 and 2015-16 the overall number of social sector dwellings decreased by 8 per cent mainly due to the decrease in the number of dwellings rented from local authorities.

Whilst it is estimated that there has been a steady fall in the number of dwellings rented from local authorities since 2000-01 (falling from 15 per cent to 6 per cent of all dwellings), the number of dwellings rented from Registered Social Landlords (RSLs) has more than doubled (increasing from 4 per cent to 10 per cent of all dwellings). This has been predominantly influenced by the large scale voluntary

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

transfers of stock from local authorities to RSLs between 2007-08 and 2010-11 with RSLs now responsible for all the social housing in 11 of the 22 local authorities.<sup>3</sup>

The amount of new house building by local authorities has also declined over recent years with only 207 new local authority dwellings completed between 2000-01 and 2014-16, whilst there were 11,220 new RSL dwellings completed over the same period.

The decrease in the number of local authority dwellings has also been influenced by the transfer of housing into the private sector through Right to Buy and other schemes. Between 1 April 2000 and 31 March 2016, a total of 27,564 local authority dwellings have transferred to the private sector via Right to Buy sales whilst over the same period 1,419 RSL dwellings were sold via Right to Buy or Right to Acquire schemes. In future however this situation may be affected by proposed legislation currently being considered by the National Assembly for Wales and aimed [at ending the Right to Buy and Right to Acquire](#) in Wales.

## **5. Dwelling stock estimates by local authority**

The estimated overall number of dwellings in Wales at 31 March 2016 was 1,412,667 which was an increase of 11 per cent since 31 March 2001.

However, across Wales the increase in the number of estimated dwellings between 31 March 2001 and 31 March 2016 varied from 4 per cent in Blaenau Gwent and Denbighshire to 18 per cent in Cardiff. The highest number of new dwellings completed over this same period was also seen in Cardiff whilst the lowest number was in Blaenau Gwent.

By 31 March 2016, 11 of the 22 local authorities in Wales had transferred their dwelling stock to RSLs; however this would not have affected the overall number of social sector dwellings within each of the 11 local authority areas (Table 2).

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<sup>3</sup> Further details on the stock transfers can be found in the [‘Key quality information’](#) section at the end of this release.

**Table 2 – Dwelling stock estimates by tenure and local authority, at 31 March 2016**

	<i>Number</i>				
	Rented from local authorities (a)	Rented from registered social landlords (a)	Owner-occupied and other tenures (b)	Privately rented (b)	Total
Isle of Anglesey	3,780	865	25,427	4,521	34,593
Gwynedd	0	8,597	43,051	10,039	61,687
Conwy	0	6,135	40,331	10,581	57,047
Denbighshire	3,411	2,194	31,442	6,091	43,139
Flintshire	7,176	2,530	49,378	8,195	67,279
Wrexham	11,226	1,970	40,210	6,767	60,173
Powys	5,348	2,857	45,553	10,701	64,458
Ceredigion	0	3,275	24,588	7,280	35,143
Pembrokeshire	5,668	2,462	45,870	7,811	61,811
Carmarthenshire	9,003	3,099	63,405	11,360	86,867
Swansea	13,493	7,185	71,236	18,978	110,892
Neath Port Talbot	0	12,261	45,471	7,533	65,265
Bridgend	0	8,587	46,418	8,432	63,437
Glamorgan	3,897	2,690	42,739	7,553	56,879
Cardiff	13,468	11,380	100,250	25,490	150,588
Rhondda Cynon Taf	0	15,206	75,770	16,140	107,116
Merthyr Tydfil	0	5,857	16,844	4,013	26,714
Caerphilly	10,852	3,823	55,948	8,091	78,714
Blaenau Gwent	0	7,945	19,742	4,802	32,489
Torfaen	0	9,883	27,415	3,812	41,110
Monmouthshire	0	5,352	31,934	3,973	41,259
Newport	0	12,960	42,949	10,098	66,007
Wales	87,323	137,111	986,451	201,782	1,412,667

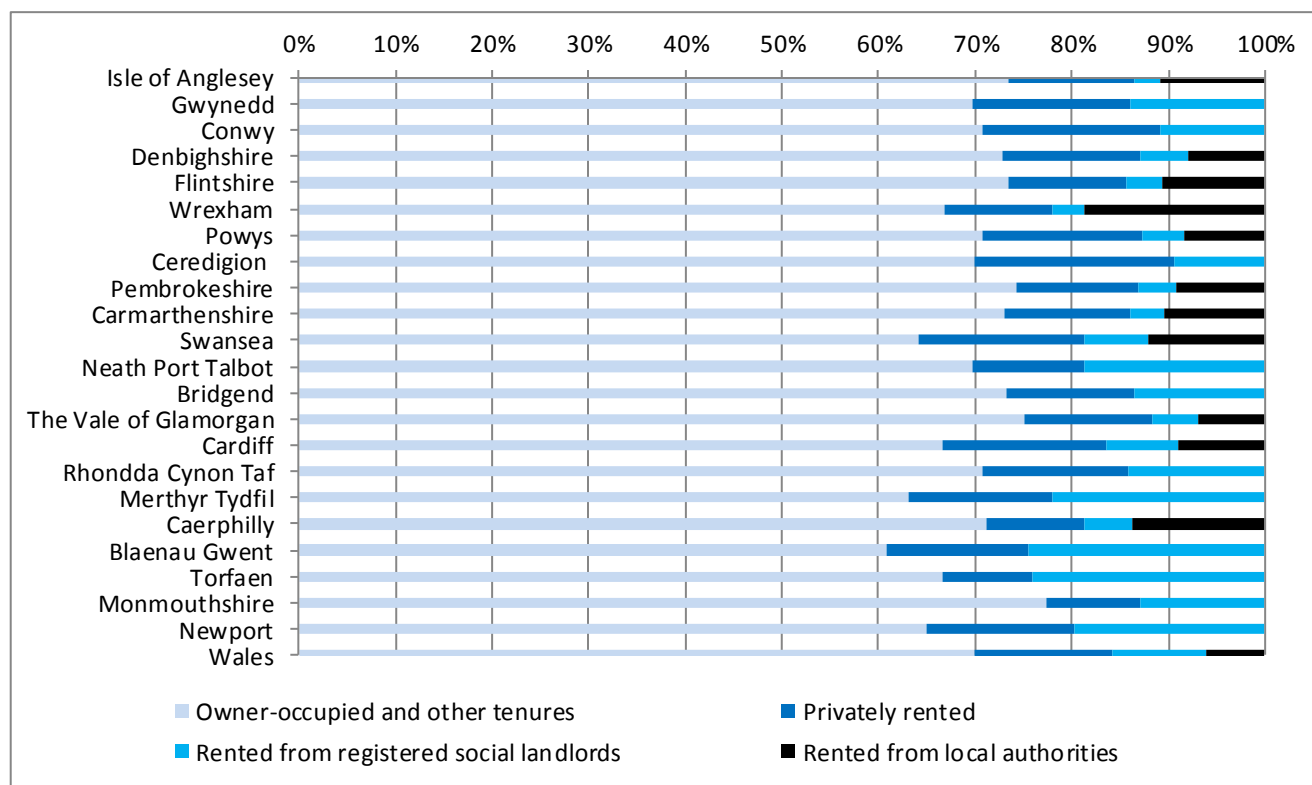
Source: Welsh Government

(a) Data are taken from the annual Social Housing Stock return for local authorities and registered social landlords. Includes all self contained and non self contained dwellings and assumes 3 bedspaces is equal to one dwelling. Excludes intermediate and other tenures not at social rents.

(b) The tenure split between owner-occupied and privately rented dwellings has been calculated for 2015-16 using information from the Annual Population Survey.



**Chart 3 - Dwelling stock estimates, percentage by tenure and local authority, at 31 March 2016 (a) (b)**



Source: Welsh Government

(a) Data for local authorities and registered social landlords are taken from the annual social housing stock returns and includes all self contained and non self contained dwellings but assumes 3 non self contained bed spaces is equal to one dwelling. Excludes intermediate and other tenures not at social rents.

(b) The tenure split between owner-occupied and privately rented dwellings has been estimated for 2015-16 using information from the Annual Population Survey.

Generally the proportion of socially rented stock continues to be lower in rural authorities<sup>4</sup> than for other local authorities in Wales. Across Wales, the valley authorities of Blaenau Gwent and Torfaen had the highest proportion of social housing at 24 per cent, whilst the lowest proportion was seen in the rural authority of Ceredigion at 9 per cent (Chart 3).

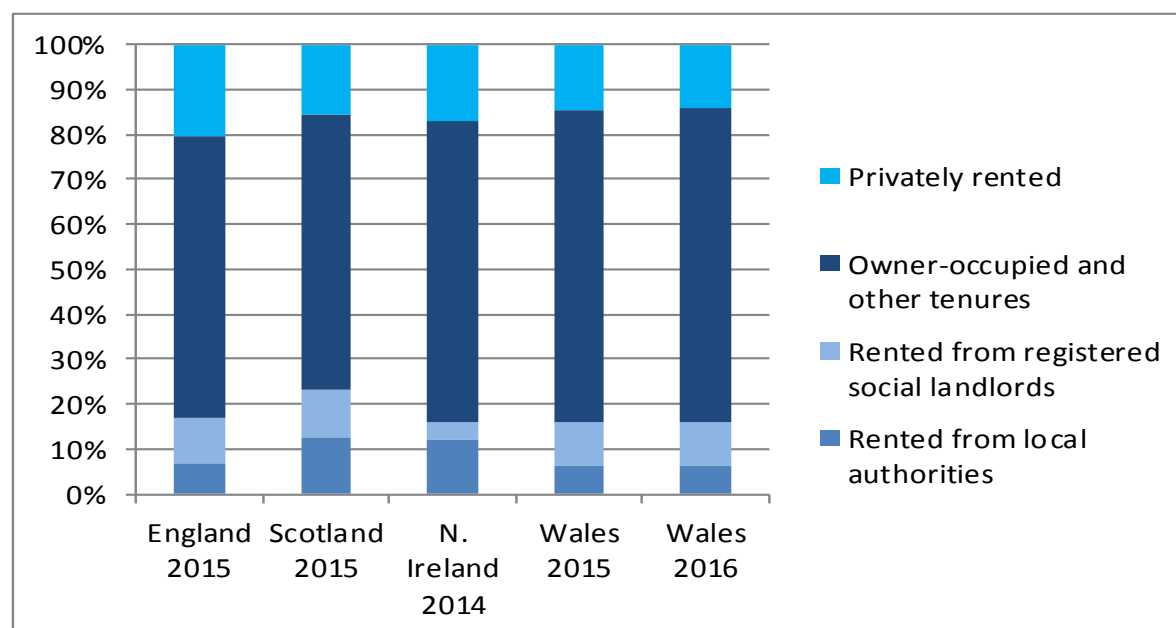
At a local authority level, the highest percentage of owner-occupied dwellings at 31 March 2016 was seen in Monmouthshire and the Vale of Glamorgan where around three quarters of all dwellings were owner-occupied (77 per cent and 75 per cent respectively). Blaenau Gwent had the lowest percentage of owner-occupied dwellings at 61 per cent, followed by Merthyr Tydfil 63 per cent and Swansea at 64 per cent.

Ceredigion had the highest percentage of privately rented dwellings at 21 per cent, followed by Conwy at 19 per cent and Swansea, Cardiff and Powys where 17 per cent of all dwellings were privately rented. The high proportions of private accommodation in some of these authorities, notably Ceredigion, Swansea and Cardiff, may be related to the student population present in these areas. The lowest percentage of privately rented dwellings at 31 March 2016 was seen in Torfaen where just 9 per cent of dwellings were privately rented and this was followed by Monmouthshire and Caerphilly at just 10 per cent.

<sup>4</sup> Rural Authorities include Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Powys, Ceredigion, Pembrokeshire, Carmarthenshire and Monmouthshire.

## 6. Comparisons with other UK countries

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



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

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

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

Dwelling stock estimates for March 2015 are not currently available for Northern Ireland, and dwelling stock estimates for March 2016 are currently only available for Wales.

In 2014, there was a high proportion of owner-occupied and privately rented dwellings in Northern Ireland at 67 per cent and 17 per cent respectively. In the social sector however whilst 12 per cent of all dwellings were rented from local authorities only 4 per cent were rented from housing associations.

At 31 March 2015, of the three UK countries for which data are available, Wales had the highest proportion of owner-occupied dwellings accounting for 69 per cent of all dwellings, whilst Scotland had the lowest proportion at 61 per cent. Wales had the lowest proportion of privately rented dwellings (15 per cent) and England the highest (20 per cent) (Chart 4).

At 31 March 2015, in the social sector, Scotland had the highest proportion of both local authority dwellings (12 per cent) and dwellings rented from Housing Associations (11 per cent). England had a slightly higher percentage of local authority dwellings than Wales (7 per cent compared with 6 per cent respectively in Wales) whilst in both countries 10 per cent of all dwellings were rented from Housing Associations (Chart 4).

## Key quality information

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

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

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

Information on indicators and associated technical information can be found at [How do you measure a nation’s progress? - National Indicators](#)

3. Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).
4. The statistics included in this release could also provide supporting narrative to the national indicators and be used by public services boards in relation to their local well-being assessments and local well-being plans.

### National Statistics status

5. The [United Kingdom Statistics Authority](#) has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the [Code of Practice for Official Statistics](#). National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value. All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the UK Statistics Authority’s regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.
6. It is Welsh Government’s responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

## **Policy and operational context**

The dwelling stock estimates are used as evidence in policy making by both central and local government. The information provides an estimate of the number of residential dwellings by each tenure type and by local authority, at the end of March each year. The data are used by the Welsh Government, local authorities and other housing organisations to help monitor trends in the overall level of Welsh housing stock, as well as any changes in its tenure distribution over time.

## **Users and uses**

7. Generally the information is used for:

- Monitoring housing trends;
- Policy development;
- Advice to Ministers;
- Informing debate in the National Assembly for Wales and beyond; and
- Geographic profiling, comparisons and benchmarking.

8. There are a variety of users of these statistics including national and local government, researchers, academics and students. For further information on the users and uses please refer to the the Housing Statistics Quality Report.

9. The Welsh Government dwelling stock count data are also used by the Office for National Statistics (ONS) in the production of CPIH (the Consumer Prices Index including Housing costs), the first inflation measure in ONS's Consumer Price Statistics bulletin. CPIH is a measure of consumer price inflation that includes owner occupiers' housing costs (OOH). Dwelling stock counts are used directly in the calculation of the OOH measure to derive regional strata weights that reflect the owner occupied population.

## **Data source and coverage**

10. This release draws on information from a range of data sources in order to compile a coherent set of statistics on the total number of dwellings and the tenure profile of the stock. The statistical sources used are listed below.

[Census 2011 \(Office for National Statistics\)](#)

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

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

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

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

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

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

## Large scale voluntary transfers

11. The proportion of social housing stock managed by registered social landlords will have been influenced by the large scale voluntary transfers of local authority stock as shown below. Where transfers have occurred all of the local authority's stock has been transferred.

Local authority	Date of transfer	Registered social landlord
Bridgend	12 September 2003	Valleys to Coast
Rhondda Cynon Taf	10 December 2007	RCT Homes
Monmouthshire	17 January 2008	Monmouthshire Housing
Torfaen	01 April 2008	Bron Afon Community Housing
Conwy	29 September 2008	Cartrefi Conwy
Newport	09 March 2009	Newport City Homes
Merthyr Tydfil	20 March 2009	Merthyr Valleys Homes
Ceredigion	30 November 2009	Tai Ceredigion
Gwynedd	12 April 2010	Cartrefi Cymunedol Gwynedd
Blaenau Gwent	26 July 2010	Tai Calon Community Housing
Neath Port Talbot	05 March 2011	NPT Homes

## Methodology

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

## Total Number Of Dwellings By Tenure

13. The breakdown of stock estimates by tenure shown in this release is estimated from 2011 Census information, information from the Annual Population Survey, local authority returns and registered social landlord (RSL) returns. This information takes into account any changes in tenure through sales and acquisitions.

## Social sector Housing – local authority and registered social landlord dwellings

14. The data on local authority and registered social landlord housing stock are taken from the annual returns from social landlords and is available on our Stats Wales interactive web site.

15. This data is used directly in the dwelling stock tenure split and include all self-contained and non self-contained dwellings but exclude intermediate and other tenures which are not at social rents, which are included in the owner-occupied, privately rented and other tenures category. The data excludes all non-residential properties and excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency.
16. As the annual returns collect the number of non self-contained bed spaces rather than dwellings, it is assumed on average that 3 non self-contained bed spaces is equal to one dwelling. Information on the number of non self-contained units for intermediate and other tenures is not collected; therefore the same calculation cannot be applied for these tenures.

### **Private sector dwellings**

17. Private sector dwellings are calculated by subtracting the number of local authority dwellings and RSL dwellings from the total number of dwellings in Wales.
18. Whilst private sector stock covers both owner-occupied<sup>5</sup> and private rented dwellings, there is no direct measure of these tenures due to the difficulty of collecting information on the private sector and the relatively fluid interchange between these two parts of the private dwelling stock.

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

19. In order to estimate the number of private sector dwellings that are privately rented, the current methodology estimates what proportion of the private sector are privately rented using information from the Annual Population Survey (APS). The owner-occupied tenure is then calculated as the residual after the other tenures have been removed.
20. The APS is a boosted version of the Labour Force Survey (LFS). Like the LFS the APS provides estimates for the private rental sector but it only covers occupied dwellings, **therefore no account is taken of vacancy rates in producing the split**. Unlike the LFS, the APS is based on a sufficiently large enough sample to provide a separate percentage breakdown for privately rented stock at a local authority level within Wales. The percentage of private rented dwellings at an individual local authority level has been calculated using the information from the APS which includes students in halls of residence.
21. The APS is a survey of households living at private addresses in the UK (therefore NHS accommodation, prisons and army barracks are excluded). The purpose of the LFS is to provide the information on the UK labour market required by the European Statistical Office (EuroStat) under the Treaty of Rome. The APS is boosted by the Welsh Government to collect a wide variety of information from labour market situation to education, health, place of residence and work and household and family characteristics.

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<sup>5</sup> Includes intermediate tenures and other tenures not socially or privately rented

## Comparability

22. The data presented within this release for local authority and RSLs will differ from that shown in the releases 'Social Housing Stock and Rents 2015-16' and 'Social Housing Vacancies, Letting and Arrears 2015-16' as this release presents information on the number of dwellings whereas the social housing stock release present information on the number of housing units where non self-contained bed spaces are counted as individual housing units.

## Revisions

23. Revisions can arise from events such as late returns from a local authority or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this. Occasionally, revisions can occur due to errors in our statistical processes. In these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release.
24. Where changes are not deemed to be significant i.e. minor changes, these will be updated in the following year's statistical release. However, minor amendments to the figures may be reflected in the Stats Wales tables prior to that next release.
25. Revised data is marked with an (r) in the statistical release. We also follow the [Welsh Government's statistical revisions policy](#).
26. This release contains revised owner-occupied and private rented stock for each year from 2012-13 to 2014-15. The revisions to the figures for owner-occupied and private rented stock were made following a re-weighting of the Annual Population Survey data in January 2017. The APS is re-weighted periodically to take into account population changes

## Tenure split

27. The data from 2012-13 to 2014-15 has been revised following the re-weighting of APS data in 2017. The following tables provide a comparison of the revised figures with those published previously for each year. These revisions do not affect the overall total stock figures for each year nor do they affect the numbers and percentages of total stock for local authority and registered social landlord dwellings.

### Revisions to data for owner-occupier and other tenures

	Owner-occupier and other tenures (a)					
	Number			Per cent of all dwellings		
	Previous	Revised 2016	Difference	Previous	Revised 2016	Difference
2012-13	982,900	983,140	240	70	71	0.02
2013-14	980,907	981,473	566	70	70	0.04
2014-15	973,578	974,254	676	69	69	0.05

Source: Welsh Government

(a) Includes owner-occupied, intermediate and other tenures. Excludes the private rented and social sectors.

## Revisions to data for privately rented dwellings

	Privately Rented (a)					
	Number			Per cent of all dwellings		
	Previous	Revised 2016	Difference	Previous	Revised 2016	Difference
2012-13	188,466	188,226	-240	14	13	-0.02
2013-14	195,676	195,111	-566	14	14	-0.04
2014-15	208,292	207,615	-676	15	15	-0.05

Source: Welsh Government

(a) Includes privately rented. Excludes owner-occupied, intermediate and other tenures and social sector.

### Accessibility

28. A full set of data on dwelling stock estimates in Wales, including information by individual local authority is available to download from our [StatsWales interactive](#) website.

### Coherence with other statistics

29. There are several alternative sources of data on total dwelling stock in Wales, including the council tax system. The Welsh Government collects and publishes [annual information](#) on dwellings under the council tax system which is provided by the 22 Welsh local authorities.

30. The Welsh Government collect information on social housing stock which is based on annual stock returns collected from the 22 Welsh local authorities and all Welsh registered social landlords. The total local authority and registered social landlord stock figures are published in the release '[Social Housing Stock and Rents 15-16](#)' however, will differ from the figures shown in this release which assumes 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling and do not include intermediate and other tenures not at social rents. In this release intermediate and other tenures appear in the owner-occupied, privately rented and other tenures category.

31. New house building completions are one of the most important factors affecting the annual change in the size of the dwelling stock. The Welsh Government publishes a quarterly headline and an annual release covering new build starts and completions based on the reports of local authority building inspectors and the National House Building Council (NHBC) which is a private approved inspector (PAI). The latest house building statistics are available on our [StatsWales interactive website](#).

32. The number of dwellings demolished is also an important factor affecting the annual change in the total dwelling stock. Data on demolitions is collected annually by the Welsh Government from all 22 local authorities in Wales. The statistics on demolitions cover all demolitions of residential dwellings of which the local authority is aware. They also include dwellings demolished which are to be re-built afterwards. The latest published information are available from our [StatsWales interactive website](#).



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

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

### **England**

34. The Department for Communities and Local Government (DCLG) is responsible for collecting and publishing data for England. DCLG apply a similar methodology to produce their annual dwelling stock estimates using the dwelling count from the Census 2001 and Census 2011 as a baseline. The count is projected forward using information on net annual changes to the housing stock, which is also collected and published by the DCLG in the [Net supply of housing statistics](#). The same methodology (census + net additions) is used to produce estimates at the national, regional and local authority levels. The 2015 set of [dwelling stock estimates for England](#) were published on 28 April 2016.

### **Scotland**

35. The [Scottish Government](#) publish summary information on the estimated stock of dwellings by tenure in Scotland in the annual key information and summary tables.

36. A paper called [Household and Dwelling Estimates Across the UK](#) gives information on the methods used to produce estimates of households and dwellings in the four UK countries.

### **Northern Ireland**

37. Northern Ireland, like Scotland, uses administrative data from a tax system for total stock. Data for the social rented sector are sourced from the Northern Ireland Housing Executive (NIHE) and the Housing Associations Branch of the Department for Social Development (DSD). The figures for the private sector, i.e. owner-occupied and private rented/other dwellings, are based on information supplied by the Land & Property Services agency (LPS). LPS now includes the Rates Collection Agency and the Valuations and Lands Agency. The [data up to 2014](#) are published by the Department for Communities and Local Government.

## **Glossary**

### **Bedsits**

Bedsits are a combination bedroom and sitting room.

### **Dwelling**

As defined in the 2001 Census, a dwelling is a self-contained unit of accommodation. A self-contained dwelling is accommodation occupied by a household with exclusive use of bath/shower, inside WC and some cooking facilities. A dwelling can therefore house a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.

### **Household**

A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

### **Intermediate and other tenures**

This includes properties developed for sale (including shared ownership and flexible tenure) where ownership of the freehold (or head-leasehold) remains with the landlord; and wardens' and caretakers' accommodation and all dwellings owned by the landlord but managed by another landlord.

This excludes fully stair-cased shared ownership dwellings and properties where the social landlord has sold the leasehold through right to buy but retains the freehold.

### **Non self-contained dwelling**

A non self-contained dwelling is accommodation occupied by a household, which lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of:

- bedsit;
- shared housing; or
- hostel or hostel-type accommodation in which each bedspace is normally considered a non self-contained dwelling.

### **Self-contained dwelling**

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

## **Tenure**

The main tenure categories are:

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

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

## **Further details**

The document is available at:

<http://gov.wales/statistics-and-research/dwelling-stock-estimates/?lang=en>

## **Next update**

Annual release April 2018.

## **We want your feedback**

We welcome any feedback on any aspect of these statistics which can be provided by email to

[stats.housing@wales.gsi.gov.uk](mailto:stats.housing@wales.gsi.gov.uk)

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