



Social Housing Stock and Rents, as at 31 March 2016

10 August 2016
SFR 99/2016

Social housing stock are dwellings, bedsits and bed spaces (i.e. housing units) owned or partly owned by local authorities and Registered Social Landlords (RSLs), otherwise known as social landlords.

- There continued to be a slight increase in socially rented housing stock, with 227,347 social landlord dwellings, bedsits and bedspaces (i.e. housing units) in Wales, at 31 March 2016.



- At 31 March 2016, RSLs continued to own the majority (62 per cent) of all social rented housing stock and owned all social housing in half of the authorities across Wales.
- Since 2003-04, rent levels of self-contained social rented housing has increased across all property types. Over the last year, the highest percentage increase in weekly rents has been for local authority self-contained properties, which were up by around £2.71 per week compared with the previous year.
- Local authority rent levels for self-contained general needs housing remained below those of the RSLs, though the gap decreased slightly, with the overall average local authority rent of £82.53 per week for 2016-17, compared to £83.97 for RSLs.

About this release

This release is based on information collected annually from all Welsh social landlords.

Information is presented on the amount and type of stock, as at 31 March 2016, and the average weekly rents for self-contained dwellings rented from social landlords, as set at 31 March 2016 for the following financial year, 2016-17.

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1. Wider context

The number of social rented dwellings, bedsits and bedspaces (known as housing units) in Wales grew by 374 units during 2015-16 to 227,347. This represents a net increase of 0.2 per cent on the 226,973 units at the end of March 2015.

The level of social rented housing stock has increased, in part, through the building of 1,143 new dwellings for social landlords (all of which were RSLs) during 2015-16. Whilst these dwellings were built for social landlords, not all will necessarily be made available at social rents.

The increase due to newly built stock will have been offset by the reduction of social rented housing during 2015-16, due to the sale of 638 social housing units via the Right to Buy, Right to Acquire and other schemes. Social housing stock may have also decreased due to demolitions; however, it is not known how many of those dwellings demolished were social housing units.

2. Social rented stock

Social rented stock are housing units owned by, and wholly rented from, local authorities and registered social landlords, under an agreed rental system at social rents which are below market rents. They will include self-contained general needs, sheltered, other supported and extra care dwellings, as well as non-self-contained bedsits and hostel bed spaces.

**Table 1 – Social Rented Stock for Welsh Social Landlords, as at 31 March 2016 (a)
(b)**

Social Landlords	Self-contained dwellings				Non-self-contained		Number
	General	Sheltered	Other		Bedsits	Hostel bedspaces	Total social rented stock
	needs		supported	Extra care			
Local Authorities							
2011-12	73,799	13,187	1,327	40	4	114	88,471
2012-13	73,410	13,216	1,542	40	4	121	88,333
2013-14	73,299	13,189	1,501	40	4	126	88,159
2014-15	73,024	13,206	1,495	40	0	126	87,891
2015-16	74,663	11,108	1,485	25	0	126	87,407
RSLs							
2011-12	115,205	14,597	2,196	1,444	174	3,565	137,181
2012-13	115,524	14,191	2,179	1,656	422	3,434	137,406
2013-14	116,372	13,747	2,187	1,765	550	3,489	138,110
2014-15	116,941	13,657	2,320	1,965	568	3,631	139,082
2015-16	117,175	14,215	2,274	2,033	562	3,681	139,940
All social landlords							
2011-12	189,004	27,784	3,523	1,484	178	3,679	225,652
2012-13	188,934	27,407	3,721	1,696	426	3,555	225,739
2013-14	189,671	26,936	3,688	1,805	554	3,615	226,269
2014-15	189,965	26,863	3,815	2,005	568	3,757	226,973
2015-16	191,838	25,323	3,759	2,058	562	3,807	227,347

(a) Excludes data for English RSLs with stock in Wales. At 31 March 2016, they owned 360 units of stock in Wales.

(b) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

- During 2015-16, the majority of social rented housing stock (98 per cent) was self-contained, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. The remaining 2 per cent (4,369 units) were non-self-contained units, comprising bedsits and hostel bedspaces.
- The bulk of social rented housing stock continued to be general needs accommodation, which is not designated for any specific users, and accounted for 84 per cent of all social rented housing at 31 March 2016. Around 13 per cent of all social rented dwellings were supported and sheltered housing units for those with specific needs due to age, disability or other vulnerability. The proportion of general needs housing increased slightly compared with the previous year, whilst supported and sheltered housing decreased, mainly due to the re-

categorisation of a large number of sheltered housing as general needs in one authority. Further information is provided in the Key Quality Information section at the end of this release.

- There were 2,058 extra care units at 31 March 2016, accounting for around 1 per cent of all social rented housing. These are housing units which offer a higher level of care than 'sheltered housing'. The services offered vary between schemes but can include the provision of meals, help with domestic tasks and other personal care.
- Registered social landlords (RSLs) continued to hold the majority of social rented stock at 31 March 2016, accounting for 62 per cent of all social rented dwellings.
- Local authorities continued to have a higher percentage of supported and sheltered housing units within their stock, accounting for 14 per cent of all their social rented stock at 31 March 2016 compared to 12 per cent for RSLs. However, the proportion of local authority supported and sheltered stock was down compared to the previous year when it accounted for 17 per cent of all social rented stock. This is mainly due to the re-categorisation of a large number of sheltered housing as general needs in one local authority.
- Almost all of the social rented extra care housing was managed by RSLs (99 per cent), with only 25 extra care properties owned by local authorities at 31 March 2016.

The amount of social rented housing will vary across local authorities in Wales partly due to the overall size of the authorities in terms of households living in each area, but also due to the varying needs of households within each authority for social rented housing.

Table 2 – Social Rented Stock for Welsh Social Landlords by Local Authority, as at 31 March 2016 (a) (b)

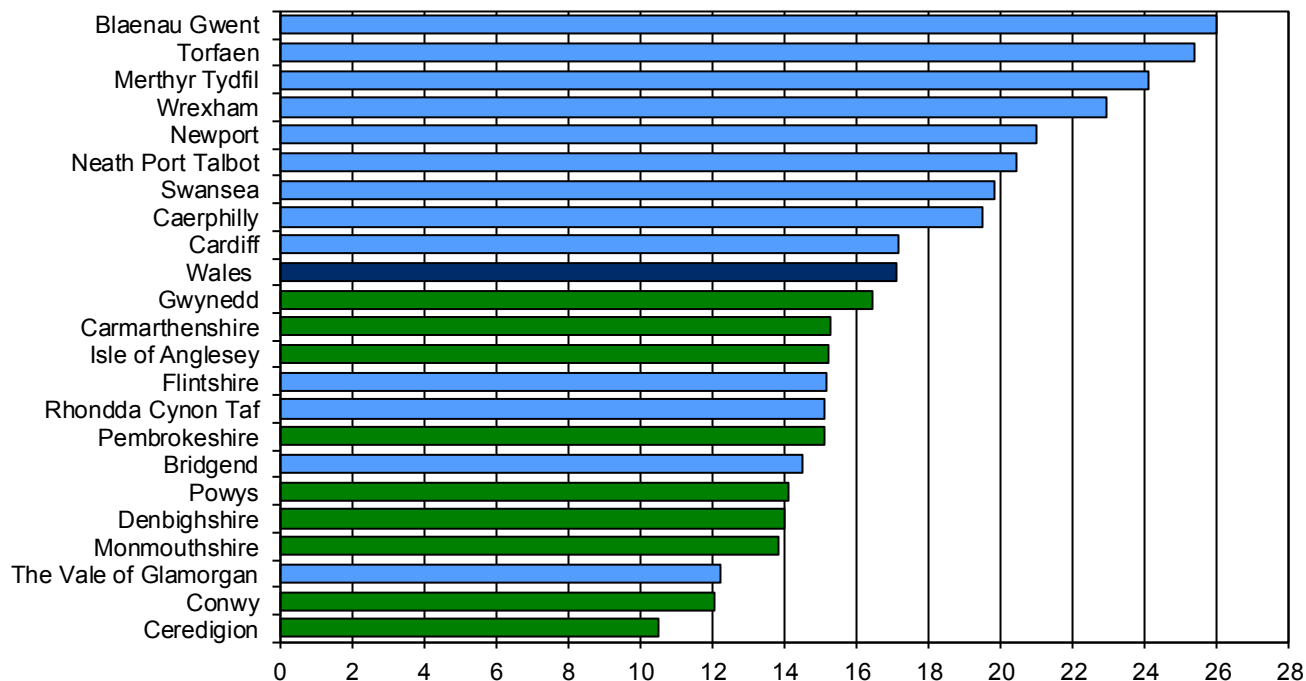
Local authority	Self-contained dwellings				Non self-contained		Number
	General	Sheltered	Other		Bedsits	Hostel bedspaces	Total
	needs		Supported	Extra care			
Isle of Anglesey	3,974	581	2	54	0	103	4,714
Gwynedd	7,691	617	58	167	27	166	8,726
Conwy	4,311	1,505	73	181	27	167	6,264
Denbighshire	3,853	1,493	32	138	45	223	5,784
Flintshire	6,506	2,992	20	113	9	215	9,855
Wrexham	12,151	860	36	54	0	285	13,386
Powys	5,781	2,306	56	3	9	167	8,322
Ceredigion	2,782	404	14	49	45	32	3,326
Pembrokeshire	6,189	925	855	128	0	99	8,196
Carmarthenshire	10,959	867	25	189	0	186	12,226
Swansea	18,167	2,004	197	161	41	407	20,977
Neath Port Talbot	11,318	652	73	115	178	130	12,466
Bridgend	7,858	580	61	39	7	139	8,684
The Vale of Glamorgan	5,179	618	701	42	16	126	6,682
Cardiff	22,546	1,537	399	117	8	739	25,346
Rhondda Cynon Taf	13,527	1,490	87	0	1	305	15,410
Merthyr Tydfil	5,314	431	39	60	6	33	5,883
Caerphilly	12,914	1,493	129	102	19	91	14,748
Blaenau Gwent	6,995	816	33	86	0	46	7,976
Torfaen	8,756	189	839	78	20	42	9,924
Monmouthshire	3,970	1,333	7	21	36	27	5,394
Newport	11,097	1,630	23	161	68	79	13,058
Wales	191,838	25,323	3,759	2,058	562	3,807	227,347

Source: Annual social landlord stock returns

(a) Excludes data for English RSLs with stock in Wales. At 31 March 2016, they owned 360 units of stock in Wales.

(b) Excludes intermediate rented, flexible tenures for the elderly, shared ownership and other social housing stock not at social rents.

Chart 1 - Rate of Social Rented Housing Stock per 100 Households as at 31 March 2016 (a)



Source: Annual social housing stock returns

(a) Mid-2014 Household estimates for Wales produced by the Welsh Government are used in this release to calculate the rate of social housing units per 100 households. These estimates are available on the [StatsWales website](#):

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

- Taking into account the number of households in each local authority, the authorities with the highest rates of social rented housing (units per 100 households) were Blaenau Gwent at 26.0 and Torfaen at 25.4, whilst Ceredigion had the lowest at 10.5, followed by Conwy at 12.1.
- The number of social rented housing units per 100 households continued to be higher in urban than in rural authorities (Chart 1). This was particularly the case for some of the valley authorities including Blaenau Gwent, Torfaen and Merthyr Tydfil, whilst all nine rural authorities had rates below the Wales average of 17.1 units per 100 households.
- As can be seen in Table 2, at both a Wales and individual local authority level, the majority of social rented housing was general needs accommodation, though this varied from 91 per cent in Neath Port Talbot and Wrexham, to 66 per cent in Flintshire.
- The percentage of supported and sheltered housing also varied considerably at a local authority level, with some authorities recording very low levels, such as Neath Port Talbot at 6 per cent, and Wrexham, Carmarthen and Bridgend at 7 per cent, whilst in Flintshire this type of accommodation accounted for almost a third (31 per cent) of all social rented stock.
- The percentage of extra care housing was low across all authorities, with the highest level recorded in Conwy at 3 per cent. Conwy was the authority with the highest proportion of the population aged 65 and over in 2015, at 27 per cent, compared with a Wales average of 20 per cent¹.

¹ The Welsh Government mid-2015 population estimates have been used to calculate the percentage of the population aged 65 and over. These are available on the [StatsWales website](#).

3. Social housing stock not at social rents

As well as social rented stock, social landlords may also hold and manage other types of social housing. These will include intermediate rented properties (rents are above social housing rents, but below market housing rents), shared ownership properties (qualifying purchasers buy a share of the property and rent the remaining share), flexible tenure for the elderly schemes and other properties not at social rents.

Table 3 – Social Housing Stock Not at Social Rents for Welsh Social Landlords by Local Authority, at 31 March 2016 (a)

<i>Numbers</i>				
Local authority	Shared ownership	Flexible tenures for the elderly	Intermediate rents and other social housing	Total
Isle of Anglesey	4	0	20	24
Gwynedd	48	14	19	81
Conwy	296	58	19	373
Denbighshire	168	0	33	201
Flintshire	193	1	48	242
Wrexham	69	0	66	135
Powys	12	0	85	97
Ceredigion	5	4	46	55
Pembrokeshire	0	0	416	416
Carmarthenshire	15	0	119	134
Swansea	48	3	401	452
Neath Port Talbot	20	0	94	114
Bridgend	23	0	300	323
The Vale of Glamorgan	19	0	75	94
Cardiff	292	32	708	1,032
Rhondda Cynon Taf	7	0	53	60
Merthyr Tydfil	1	0	71	72
Caerphilly	116	0	190	306
Blaenau Gwent	0	0	44	44
Torfaen	145	0	99	244
Monmouthshire	38	0	109	147
Newport	316	0	279	595
Wales	1,835	112	3,294	5,241

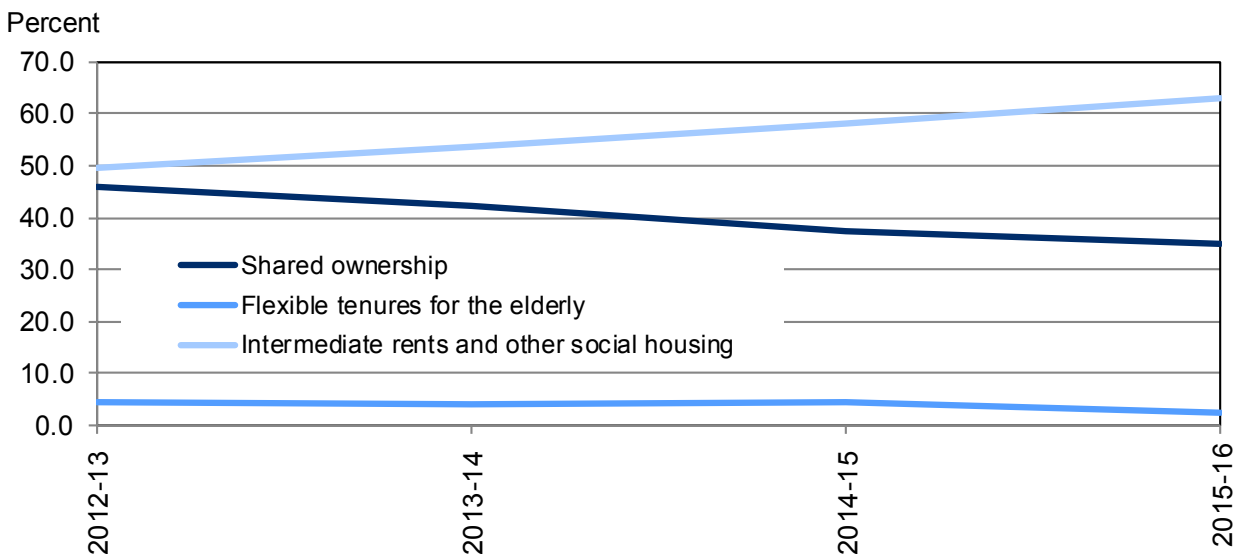
Source: Annual social landlord stock returns

(a) Excludes properties at market rent, Homebuy properties and other investment properties not classed as social housing.

- The majority of social housing units not at social rents are RSL properties. At 31 March 2016, 96 per cent of these were RSL properties and 4 per cent were local authority properties, compared with 94 per cent and 6 per cent a year earlier. The main reason for the decrease in the proportion of local authority properties is the decreased number of local authority shared ownership and intermediate and other social housing properties compared to the previous year.

- At a Wales level, the majority (63 per cent) of social housing not at social rents were properties at intermediate rents and other types of social housing not at social rents. A further 35 per cent were shared ownership properties, and just 2 per cent were flexible tenure properties for the elderly.
- At a local authority level, the highest number of shared ownership properties at 31 March 2016 was in Newport (316), whilst there were no shared ownership properties in Pembrokeshire or Blaenau Gwent, and just 1 in Merthyr Tydfil. The highest number of intermediate rents and other types of social housing not at social rents at 31 March 2016 was in Cardiff (708), followed by Pembrokeshire (416). In Pembrokeshire, the number of intermediate rented and other social housing increased by a quarter during 2015-16 due to the building of 74 new properties by one of the RSLs.
- The highest number of flexible tenure for the elderly properties was in Conwy (58) which may be due to the high proportion of the population aged 65 and over in that authority.

Chart 2 – Percentage of Social Housing Stock Not at Social Rents, by Type (a)



Source: Annual social landlord stock returns

- (a) Excludes properties at market rent, Homebuy properties and other investment properties not classed as social housing.
- Both the number, and proportion, of shared ownership properties and flexible tenure for the elderly properties were lower during 2015-16 than in the previous two years. Whereas the number of properties at intermediate rents and other types of social housing not at social rents increased by 14 per cent, to 3,294, and accounted for 63 per cent of all social housing stock not at social rents.
 - At 31 March 2016, 91 per cent of all shared ownership properties, and 98 per cent of all intermediate rented and other social housing, were RSL properties.
 - Flexible tenure for the elderly accounted for 2 per cent (112 properties) of social housing not at social rents, at 31 March 2016, and all of these were RSL properties.

4. Other Housing Stock Owned or Managed by Social Landlords

In addition to social housing both at, or not at, social rents, local authorities and RSLs can also own or manage non-social housing, including properties at market rents and other investment properties.

At 31 March 2016, the number of both market rental and other investment properties increased slightly compared with the previous year. There were 4,364 properties at market rents, up by 2 per cent on the previous year, and a further 1,089 other investment properties, up by 3 per cent. All of these types of properties continued to be owned or managed by RSLs.

Social landlords also reported 2,996 Homebuy properties across Wales, at 31 March 2016, an increase of 3 per cent on the previous year. These comprise housing where the social landlord has provided a loan to a previous tenant to purchase the property outright; although the former landlord holds no equity stake in the stock, finance has been provided and remains outstanding. Again, RSLs were responsible for all of these types of properties.

5. Social housing rents

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

The social housing rents shown in this release are the actual average weekly rents charged by local authorities and RSLs for the 2016-17 financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates.

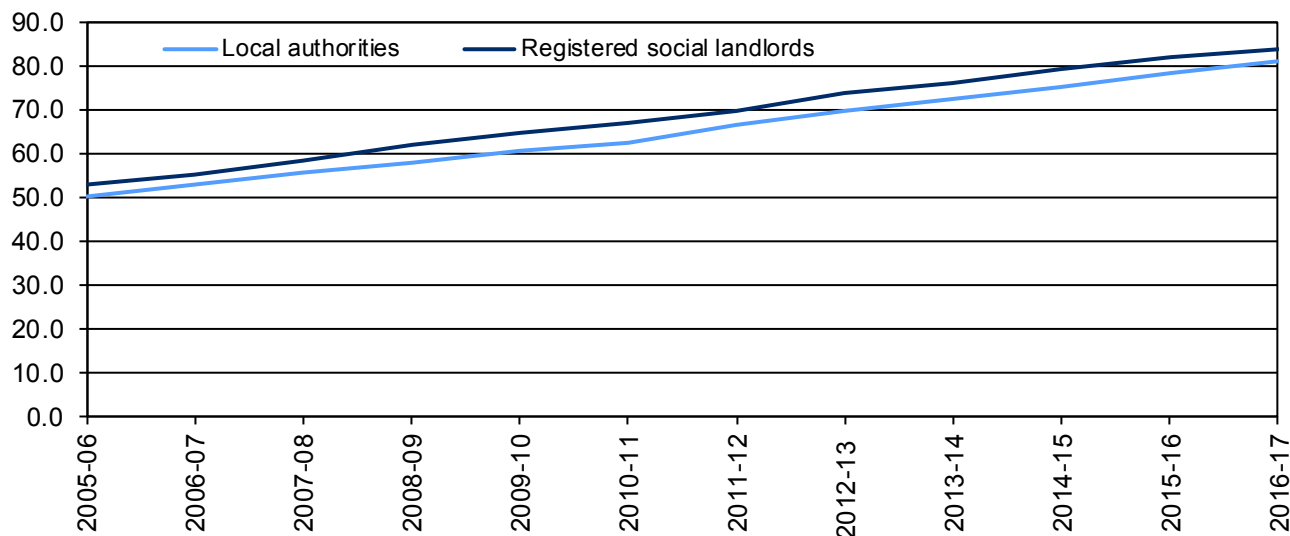
The Welsh Government has developed a new policy framework for social housing rents which applies to all social landlords and consistently reflects variations in the type, size, quality and location of each landlord's housing stock. The rent policy sets a target rent band for each landlord and landlords are required to operate with average weekly rent levels that fall within the scope of those bands. It applies to general needs and sheltered housing only. The policy has been implemented by RSLs from April 2014 and by the stock retaining local authorities from April 2015.

5.1 Self-Contained – All Properties

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

- The 2016-17 average weekly rents set for all the 87,281 self contained local authority units at 31 March 2016 were around 3 per cent lower, at £81.15 per week, than those set for the 135,697 RSL units at £83.97 per week (Table 4).
- RSL rent levels have been consistently higher than local authority rent levels for a number of years, mainly due to historic differences in rent setting policies. From April 2015 onwards, however, the same rent setting policy has applied to both RSLs and local authorities. It is also noticeable that RSLs tend to have a higher percentage of 4 and 5 bedroom properties than local authorities and these inevitably attract a higher average weekly rent.

**Chart 3 – Average Weekly Rents (£s) of All Self-Contained LA and RSL Dwellings (a)
(b)**



Source: Annual returns from local authorities and RSLs

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

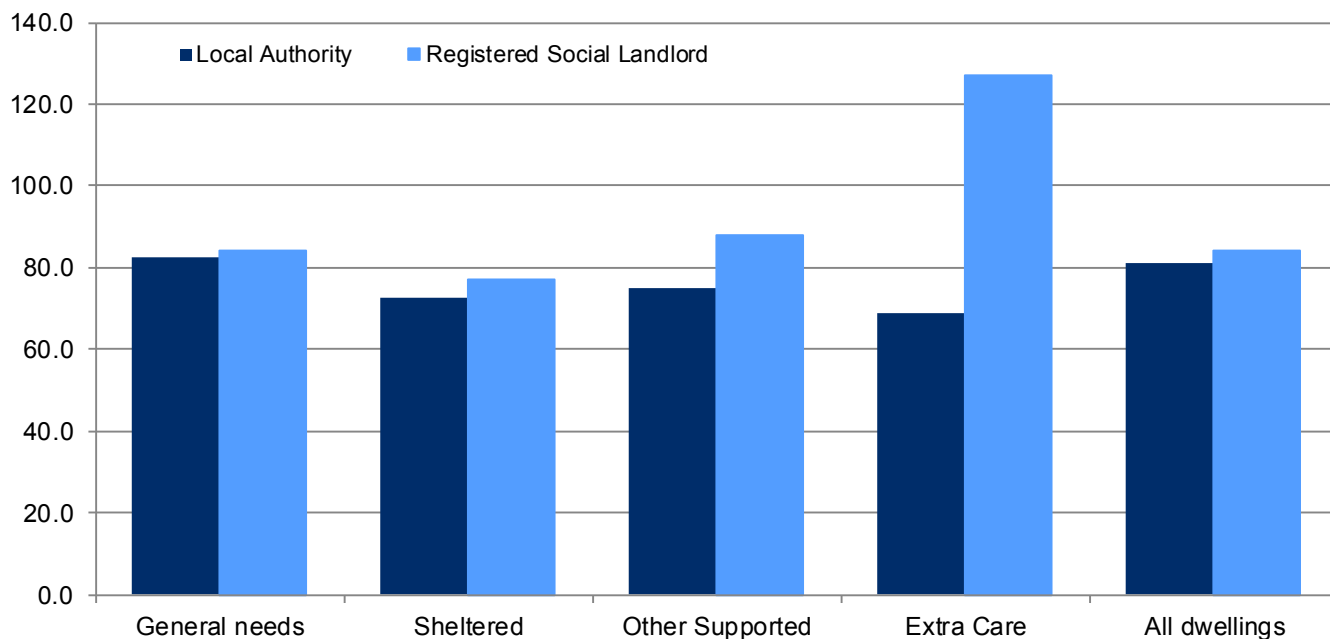
(b) The properties covered include secure as well as assured tenancies.

- The gap between local authority and RSL rent levels for 2016-17 has decreased slightly compared with the previous year. During 2016-17, the average weekly rent for RSL dwellings was £2.82 higher than for local authority dwellings, compared with a difference of £3.61 in 2015-16.
- Local authority rents for 2016-17 for all dwelling types averaged £81.15 per week, this is an increase of 3 per cent on 2015-16 but lower than the 4 per cent increase seen in the previous year.
- RSL rents for 2016-17 for all dwelling types averaged £83.97 per week, which is an increase of 2 per cent on 2015-16 but lower than the 4 per cent increase seen in the previous year.

Chart 4 below, shows average weekly rents for the different types of self-contained local authority and RSL dwellings in Wales, including sheltered, supported and extra care housing.

Rents charged for extra care housing may be significantly higher, on average, than those charged for general needs housing and supported and sheltered housing, depending on the type of extra care scheme and type of services provided. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided for extra care housing.

Chart 4 – Average Weekly Rents (£s) of Local Authority and Registered Social Landlord Self-Contained Dwellings for 2016-17 by Type of Dwelling (a) (b) (c)



Source: Annual returns from local authorities and RSLs

(a) This table includes all self-contained units but excludes non self-contained units as well as other tenures not at social rents, Homebuy and other investment properties

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

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

- The difference between RSL and local authority average weekly rents is greater for all self-contained dwellings (£83.97 compared with £81.15) than for general needs dwellings only (£83.97 compared with £82.53). It would appear that this is due to local authority rents being brought down by the generally lower rents for supported and sheltered housing, whilst RSL rents increasing slightly due to the higher rents for extra care schemes.
- The largest rent difference between local authorities and RSLs was for extra care housing (£127.01 compared with £68.65). This is to be expected given that 99 per cent of all extra care housing at 31 March 2016 was owned and managed by RSLs, with local authorities responsible for just 25 extra care units.

Table 4 – Average Rents for All Self-Contained Dwellings Including General Needs, Sheltered, Supported and Extra Care Units, by Local Authority and Social Landlord for 2016-17 (a) (b) (c)

Local authority	General needs		Sheltered		Other supported		Extra care		All dwellings	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
Isle of Anglesey	79.06	83.82	74.07	77.02	.	68.23	.	95.06	78.42	83.71
Gwynedd	.	82.46	.	72.80	.	80.37	.	113.37	.	82.35
Conwy	.	86.07	.	76.10	.	86.15	.	130.88	.	84.94
Denbighshire	81.69	87.51	70.66	72.67	.	111.73	.	130.18	77.81	88.62
Flintshire	84.99	90.12	76.14	82.45	.	126.66	.	132.70	81.76	91.21
Wrexham	80.73	89.03	64.98	79.41	.	99.15	.	123.18	79.82	89.13
Powys	81.25	84.94	74.22	77.41	.	82.69	.	109.61	78.62	84.09
Ceredigion	.	85.85	.	77.30	.	94.24	.	124.65	.	85.41
Pembrokeshire	71.32	85.24	65.37	75.92	70.15	99.15	.	137.50	70.46	87.05
Carmarthenshire	79.48	82.37	71.19	78.42	.	104.89	.	104.88	78.81	83.77
Swansea	80.37	85.18	75.16	80.51	.	72.72	.	94.11	79.99	84.36
Neath Port Talbot	.	80.34	.	70.43	.	79.61	.	152.15	.	80.48
Bridgend	.	85.45	.	86.75	.	102.31	.	104.23	.	85.75
The Vale of Glamorgan	90.23	92.04	80.92	80.15	81.35	94.42	.	193.67	87.96	92.39
Cardiff	91.28	92.51	66.33	86.65	.	111.48	.	137.27	90.61	93.04
Rhondda Cynon Taf	.	79.44	.	67.52	.	89.46	.	0.00	.	78.32
Merthyr Tydfil	.	76.93	.	72.28	.	78.62	.	197.72	.	77.84
Caerphilly	81.27	87.32	70.91	81.52	.	81.65	68.65	131.74	80.18	87.44
Blaenau Gwent	.	73.84	.	69.48	.	75.71	.	127.79	.	73.98
Torfaen	.	86.27	.	75.30	.	78.49	.	162.20	.	86.00
Monmouthshire	.	87.46	.	79.93	.	131.79	.	76.33	.	85.59
Newport	.	85.67	.	80.09	.	111.99	.	116.98	.	85.40
Wales	82.53	83.97	72.71	77.20	75.04	88.05	68.65	127.01	81.15	83.97

Source: Annual social landlord rent returns

(a) This table includes all self-contained units but excludes non self-contained units as well as other tenures not at social rents, Homebuy and other investment properties

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

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

.. = not applicable

- Average social housing rents for 2016-17 varied considerably depending on the provider, property type and local authority area.
- RSL weekly rents for all property types during 2016-17 were lowest in the valley authorities of Blaenau Gwent, Merthyr Tydfil and Rhondda Cynon Taf. The highest average weekly RSL rents continued to be in Cardiff (£93.04 per week), followed by the Vale of Glamorgan (£92.39 per week) and Flintshire (£91.21 per week). Only in three of the nine rural authorities (Gwynedd, Isle of Anglesey and Carmarthenshire) were RSL weekly rents below the Wales average of £83.97 per week.
- For the 11 local authorities which still retain stock, weekly rents were lowest in Pembrokeshire at £70.46 per week and highest in Cardiff at £90.61 per week.

- The gap between the local authority and RSL rent levels was highest in Pembrokeshire where the average weekly rent for all RSL dwellings was £16.59 more than for local authority dwellings. Average rents for general needs, sheltered and other supported accommodation were generally lower in Pembrokeshire than in the other 11 stock retaining authorities during 2016-17, as was the case in previous years. The gap was lowest in Cardiff where average RSL weekly rents were £2.43 more than average weekly local authority rents (Table 4).
- RSLs rents were generally higher than local authority rents at individual local authority level across all property types apart from sheltered housing in the Vale of Glamorgan, where the local authority rent was slightly higher than that charged by RSLs (£80.92 compared with £80.15) (Table 4).

5.2 Self-Contained – Extra Care Properties

- The 2016-17 average weekly RSL rents charged for extra care housing across Wales is £127.01 which is down slightly on the £127.23 charged in 2015-16, but still substantially higher than the RSL average weekly rents for other types of the self-contained properties. Extra care rents varied considerably across the individual authorities, probably due to differences in the extra care schemes and in the levels of service and care provided. The highest RSL extra care rents for 2016-17 were in Merthyr Tydfil, at £197.72 per week, whilst the lowest were in Monmouthshire at £76.33 per week.
- The local authority rents for extra care schemes were only based on 25 properties in just one local authority, Caerphilly. This may explain why the average weekly rent charged for this category of housing was lower, at £68.65 per week, than the average charged for other types of local authority self-contained properties (Table 4).

5.3 Self-Contained – General Needs Properties

Table 5 – Average Weekly Rents of Local Authority and Registered Social Landlord Self-Contained General Needs Dwellings, by Type of Dwelling (a) (b) (c)

Dwelling	<i>£s per week</i>									
	2012-13		2013-14		2014-15		2015-16		2016-17	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
1 bedroom:										
Houses and bungalows	58.92	65.03	61.40	68.11	63.76	70.68	67.18	73.03	70.66	74.70
Flats (e)	61.16	64.75	63.20	67.20	65.15	69.47	67.72	71.64	70.00	73.14
2 bedrooms:										
Houses and bungalows	68.39	73.86	71.37	76.71	74.15	80.19	77.62	83.12	80.32	85.23
Flats	66.17	69.33	68.76	71.62	71.19	73.82	74.29	76.13	76.80	77.51
3 bedrooms:										
Houses and bungalows	75.63	77.25	78.95	80.00	81.96	83.37	85.54	86.60	88.48	88.82
Flats	71.42	74.83	74.43	77.27	76.66	79.70	80.12	83.05	81.38	84.93
4 bedrooms:										
Houses and bungalows	82.63	90.18	86.19	93.62	90.88	98.08	94.67	101.73	97.52	104.38
Flats	91.64	85.66	95.06	93.34	98.50	93.78	104.05	97.97	107.38	100.22
5 (or more) bedrooms:										
Houses and bungalows	92.29	122.00	95.00	125.36	99.17	127.68	101.91	130.72	105.51	133.02
Flats	.	.	.	.	.	.	.	.	.	.
All dwellings:	70.82	73.56	73.82	76.25	76.55	79.23	79.92	82.05	82.53	83.97

Source: Annual social landlord rent returns

(a) This table includes all self-contained units only and excludes non self-contained units.

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

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

- The average rents charged by RSLs for all general needs accommodation in 2016-17 was £83.97 per week, which was £1.44 more than the £82.53 per week charged by local authorities.
- The gap between the lowest and highest amount of rent charged for the various dwellings during 2016-17 is greater for RSLs than for local authorities. Whilst rents for local authorities ranged from £70.00 for a one bedroom flat to £107.38 per week for a 4 bedroom flat, RSL rents ranged from £73.14 per week for a one bedroom flat to £133.02 per week for 5 (or more) bedroom houses or bungalows.
- Across different property types, the largest price difference between the local authorities and RSLs was seen in houses and bungalows with 5 (or more) bedrooms. On average, RSL tenants were charged £27.51 per week more than local authority tenants for these types of properties. As there are a relatively small number of larger properties, the average rents may be more susceptible to particularly high or low rents. The smallest price difference was seen in 3 bedroom houses and bungalows where, on average, RSL tenants were charged 34 pence more per week.

- For all size and type of dwellings, RSLs charged, on average, higher weekly rents than local authorities, with the exception of large flats (4 bedrooms). In 2016-17, the local authority average rent for these types of flats was £7.16 higher than the RSL rents. All of these local authority properties (11 properties) were located in Cardiff and were subject to a 3 per cent rent increase over the year.

6. Key Quality Information

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

Policy and Operational Context

Well-Being of Future Generations Act 2015

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.
3. Information on indicators and associated technical information - [How do you measure a nation's progress? - National Indicators](#)
4. Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).
5. 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.

Rents policy

6. The Welsh Government’s policy for social housing rents applies to all social landlords with more than 100 self contained units in either general needs or sheltered housing and consistently reflects variations in the type, size, quality and location of each landlord’s housing stock. The rent policy sets a target rent band for each landlord and landlords are required to ensure their average weekly rent for their applicable properties falls within their target rent band. The policy was implemented by RSLs from April 2014 and by the stock retaining local authorities from April 2015.
7. The Welsh Government makes a decision in the autumn each year on the level of rent increase to be applied to the rent policy and the maximum rent increase a social landlord can apply to tenants for the following year. In making a decision the Welsh Government will aim to strike a balance between the interests of social landlords, their tenants and lenders and Welsh Government policy.

Data Source and Coverage

8. Information is collected annually via Excel spreadsheets, downloaded from the Afon file transfer website, which provides a secure method for users to submit data. Copies of the [current social housing stock and rents data collection forms](#) are available.
9. Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#) which is available on our website.

10. Stock data as at 31 March 2016 and rents data for the 2016-17 financial year were collected from all the Local Authorities and all Welsh Registered Social Landlords, including Abbeyfield societies, Almshouse Charities and Co-ownership societies.
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. All transfers covered 100 per cent of the local authority housing stock.

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

12. The stock data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2016. It only includes units in which the RSL has an equity stake (except in relation to Homebuy Option). The data excludes all non-residential properties and excludes investment properties for those RSLs that are registered charities. It also excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency.
13. All RSLs registered in England who operate in Wales were also contacted to obtain information on the level and location of stock held in Wales. They reported a total of 360 units as at 31 March 2016. This figure has not, however, been included in the total social housing stock shown in this release which covers Welsh social landlords only.
14. Rents are shown as at 31 March for the following financial year. If a local authority transfers its stock to a new RSL during the year, the rents are shown for the local authority for the whole of that year. In this dataset, the rents will move to the new RSL from the following 31 March.
15. Figures shown in Table 5 will differ to those in table 4 as table 5 only shows rents for self-contained general needs housing.
16. The actual average weekly rents charged by local authorities and RSLs shown in this release are for the 2016-17 financial year, before deduction for rent allowances and excluding (for the purpose of this data collection) service charges and charges for amenities and water rates. However some local authorities are not be able to disaggregate this information and may have included some service charges within their rent figures. The extent of this issue is unknown.

17. Average weekly rents for 2016-17 are based on 87,281 local authority and 135,697 RSL self-contained social rented dwellings.
18. The 2016-17 collection year achieved a 100 per cent response rate.

Users and Uses

Social Housing Stock

19. This release provides data on the level and type of stock held by all social landlords in Wales at 31 March 2016. The information is used by the is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need. The information is used to monitor the effectiveness of current policy, particularly progress against the National Housing Strategy.
20. The stock data are also used by the Welsh Government for calculating dwelling stock estimates at a local authority and all Wales level. For detailed methodology and quality information for dwelling stock estimates, please see the [statistical first release](#):
21. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively. Information on the amount and type of social housing stock available may also be used by local authorities when providing evidence of housing pressure as part of an application to suspend the right to buy legislation under the Housing (Wales) Measure 2011.

Social Housing Rents

22. This Statistical Release presents information on the average weekly rents for wholly rented local authority (LA) and Registered Social Landlord (RSL) dwellings set at the 31 March 2016, for the financial year 2016-17. The information is used by the Welsh Government to gauge the average weekly rents charged by local authorities and registered social landlords by property type across Welsh authorities and to look at trends over time. Specifically the Welsh Government uses the general needs and sheltered rent and stock data as part of the calculation of the Target Rent Band for each social landlord as set out in the Policy for Social Housing Rents.
23. The information is used by local authorities and RSLs for showing compliance with the new rents policy as outlined above and for informing internal processes and procedures. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking and for planning and allocating resources effectively.
24. Generally the information is used for:
 - Monitoring housing trends
 - Policy development
 - Advice to Ministers
 - Informing debate in the National Assembly for Wales and beyond

- Geographic profiling, comparisons and benchmarking.
25. There are a variety of users of these statistics including national and local government, researchers, academics and students. For further information on the users and uses please refer to the [Housing Statistics Quality Report](#).

National Statistics Status

26. 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.
27. National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value.
28. 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.
29. 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.

Quality

30. Welsh housing statistics adhere to the Welsh Government's Statistical Quality Management Strategy, and this is in line with the European Statistical System's six dimensions of quality, as listed in Principle 4 of the Code of Practice for Official Statistics. Further detail on how these are adhered to can be found in the Housing Statistics Quality Report, which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.
31. More detailed quality information relating specifically to social housing stock and rents, which is not included in the quality report, is given below.

Symbols

32. The following symbols may have been used in this release:
- negligible (less than half the final digit shown)
 - . not applicable
 - .. not available
 - not yet available
 - disclosive or not sufficiently robust for publication

- p provisional
- r revised

Administrative Data Quality Assurance

33. This release has been scored against the UK Statistics Authority Administrative Data Quality Assurance matrix. The matrix is the UK Statistics Authority regulatory standard for the quality assurance of administrative data. The Standard recognises the increasing role that administrative data are playing in the production of official statistics and clarifies what producers of official statistics should do to assure themselves of the quality of these data. The toolkit that supports it provides helpful guidance to statistical producers about the practices they can adopt to assure the quality of the data they receive, and sets out the standards for assessing statistics against the Code of Practice for Official Statistics.
34. The matrix assesses the release against the following criteria:
- Operational context and administrative data collection
 - Communication with data supply partners
 - Quality assurance principles, standards and checks applied by data suppliers
 - Producer's quality assurance investigations and documentation.
35. The release has been scored as 'A2:Enhanced assurance' against each of the above categories and work is on-going to produce a fuller description of the assurances required. Further information is available on the [UK Statistics Authority website](#).
36. Data are collected from local authorities and registered social landlords via Excel spreadsheets. These are downloaded from the Afon file transfer website which provides a secure method for users to submit data. The spreadsheets allow respondents to validate the data before submitting to the Welsh Government. Respondents are also given an opportunity to include contextual information where large changes have occurred (e.g. data items changing by more than 10% compared to the previous year). This enables some data cleansing at source and minimises follow up queries.
37. Local authorities and registered social landlords are notified of the data collection exercise timetable in advance. This allows adequate time for local authorities and registered social landlords to collate their information, and to raise any issues they may have. There is guidance in the spreadsheet, which assists users on completing the form.
38. Examples of validation checks within the forms include year-on-year changes, cross checks with other relevant data tables and checks to ensure data is logically consistent.

Validation and Verification

39. Once we receive the data, it goes through further validation and verification checks, for example:
- Common sense check for any missing/incorrect data without any explanation;
 - Arithmetic consistency checks;

- Cross checks against the data for the previous year;
- Cross checks with other relevant data collections;
- Thorough tolerance checks;
- Verification that data outside of tolerances is actually correct.

40. If there is a validation error, we contact the local authority or registered social landlord and seek resolution. If we fail to get an answer within a reasonable timescale, we will use imputation to improve data quality. We will then inform the organisation and explain to them how we have amended or imputed the data. The method of imputation and the affected data is highlighted in the 'quality information' section of the first release.

Data Quality

41. In tables where figures have been rounded, the sum of the individual figures may not equal the total shown.

42. The Welsh Government's [guidance on statistical quality](#) is available.

Accuracy

43. Local authorities and Welsh Registered Social Landlords completed data collection forms with built in guidance and primary validation. On receipt of the [data collection forms](#), the data collection team carried out secondary validation and worked closely with the different providers to ensure information provided was accurate and on a consistent basis.

44. This data collection was fully reviewed in 2008-09 by a sub-group of the then Housing Technical Working Group, now Housing Information Group. This sub-group was made up of data providers and policy colleagues who were involved in the development of both the forms and the guidance. This work concluded with a consultation exercise that checked that the forms and guidance were clear and that the data could be provided on a consistent basis.

45. We undertake a series of validation steps to ensure that the data is correct and consistent. Upon receipt of the data, we check that it is complete and internally consistent. We also check that the data is consistent with the number of new build units and sales reported during the past year and resolve any queries with landlords. Next we compare the data provided by Local Authorities and Registered Social Landlords with their previous year's data. Where these figures are not consistent, we work with the data providers to make the data consistent. In a small number of cases, data providers were unable to make their data consistent within the timescale for publication. In these cases we use agreed figures with the data providers based on agreed calculations on previously published or confirmed revised data, in such instances we keep the landlords informed of what will be published.

46. During 2015-16 the proportion of general needs housing across Wales has increased slightly compared with the previous year from 83.7 per cent of all social rented housing stock to 84.4 per cent. The proportion of supported and sheltered housing decreased over the same period from 13.5 per cent of all social rented housing stock to 12.8 per cent. This

change was mainly due to the re-categorisation of 2,131 sheltered housing units as general needs in one authority, Carmarthenshire where the general needs stock increased by a quarter to 10,959 whilst sheltered and supported housing decreased by 70 per cent to 892 units (Table 2).

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

Revisions

48. Revisions can arise from events such as late returns from a local authority or RSL or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this.

49. Occasionally, revisions can occur due to errors in our statistical processes. In these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release. Where changes are not deemed to be significant i.e. minor changes, these will be updated in the following year's statistical release. However minor amendments to the stock figures may be reflected in the StatsWales tables prior to that next release.

50. Any revised data is marked with an (r) in the statistical release.

51. We follow the [Welsh Government's statistical revisions policy](#).

Comparability

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

53. Following a review during 2012 of the data items collected and published on social housing stock changes were made to the way the information is presented within this release with social rented and non social rented housing now shown separately.

Accessibility

54. A full set of data on social housing stock and rents by type including information by individual local authority and individual RSL back to 2002-03 is available to download from our [StatsWales interactive website](#).

Coherence with Other Statistics

55. A report produced by Alan Holmans, “Future Need and Demand for Housing in Wales”, and published by the Public Policy Institute for Wales, in September 2015 presented estimates of the need and demand for housing in Wales over the period 2011 to 2031. Two estimates are presented – one based on the Welsh Government’s official projections for household formation (the ‘principal projection’), the other based on a projection developed by the author (the ‘alternative projection’). Based on the principal projection, it is estimated that over the period 2011 to 2031 an additional 174,000 ‘units’ (houses or flats) will be needed, or 8,700 a year; of which, 60% would be in the market sector (5,200 a year, 104,000 over the period), and 40% in the non-market sector (3,500 a year, 70,000 over the period).
56. In the report the ‘market’ sector housing is defined as owner-occupied (including shared ownership) or rented from private owners without Housing Benefit (including renting with a job or business). Non-market or social sector housing in the report comprises renting from a local housing authority or housing association or from a private landlord with Housing Benefit. Whilst it might appear that the annual increase in Social housing stock reported in this Statistical Release can be compared with the annual need for non-market housing reported in the 2015 Holmans’ report, it would not be a valid comparison as the non-market housing referred to in the Holmans’ report included private rented housing supported by housing benefit.
57. Estimates of the total number of dwellings are calculated by the Welsh Government and are based on data from the population censuses and data collected from local authorities and Registered Social Landlords. For detailed methodology and quality information for dwelling stock estimates, please see the [statistical first release](#).
58. The total local authority and Registered Social Landlord dwelling stock estimates published in the release ‘Dwelling Stock Estimates, 2014-15’ will differ from those figures shown in this release which presents the number of housing units (dwellings, bedsits and bedspaces). The totals in the dwelling stock estimates release assume 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling. The totals in the dwelling stock estimates also exclude intermediate and other tenures not at social rents as these dwellings appear in the owner-occupied, privately rented and other tenures category. Information on the number of non self-contained units for intermediate and other tenures is not available and the same calculation can not therefore be applied.
59. The [mid 2014 household estimates](#) were used within this release to calculate the rate of social housing units per 100 households.

Related Statistics for Other UK Countries

England

Social Housing Stock

60. The Department for Communities and Local Government (DCLG) collect information on local authority housing stock in England. Until 2010 to 2011, the information was collected directly from local authorities via the annual Housing Strategy Statistical Appendix (HSSA)

and Business Plan Statistical Appendix (BPSA) returns. From 2011 to 2012 onwards they were collected annually from the Local Authority Housing Statistics (LAHS) return. Latest published data for [2014 to 2015 are available in an annual release and associated tables](#).

61. The local authority figures are an annual snapshot at a specified date but this date differs in England being 1 April rather than 31 March as in Wales, Scotland and Northern Ireland. The information covers local authorities only and not all social landlords. There are a number of differences between the statistics that are collected and published for Local Authorities in England through the LAHS collection and the other UK countries. These differences can arise for a number of reasons, but the majority are a result of [different legislation, methodology or coverage](#).
62. Information on registered social landlord/private registered providers is collected via the [Homes and Communities Agency's Statistical Data Return \(SDR\)](#). This replaced the regulatory and statistical return (RSR) managed by the Tenant Services Authority (TSA) when the Homes and Communities Agency (HCA) took over responsibility for the regulation of social housing providers in England from the TSA on 1 April 2012. The SDR is an annual return that has to be completed by all private registered providers (PRPs), although smaller providers have a shorter form to complete. The SDR captures a wide variety of information from each PRP about all properties they own.

Social Housing Rents

63. In England, information on how much local authorities charge for their properties was collected through the housing revenue account subsidy claim form up until April 2012. Following the move to housing revenue account self-financing, local authorities are no longer required to complete the subsidy claim form. To ensure that key data on rent levels and stock composition are still collected, the local authority housing statistics (LAHS) return captured this information from 2011-12 onwards.
64. For registered social landlords/private registered providers, Data on the cost of renting private registered provider (PRP) (housing association) properties comes from the Statistical Data Return (SDR) managed by the Homes and Communities Agency (HCA). The latest published data for England are available on the [GOV.UK website](#).

Scotland

Social Housing Stock

65. The Scottish Government collect information on local authority housing stock via its [Housing Statistics Annual Return](#).
66. The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and Financial tables based on information input by RSLs from their audited accounts.

Information on social housing statistics, specifically:

- Stock – General needs; Special Needs; Low demand and vacant stock;

- Social lets and rents;
- Evictions; and
- Right to Buy Sales

can be accessed for both local authorities and RSLs via the [Scottish Government's Housing Statistics for Scotland webpage](#).

Social Housing Rents

67. The latest published data available for Scotland covering the average weekly rents for both local authority and RSL dwellings is published in [social sector housing tables](#).
68. The LA data comes from the Housing Revenue Account returns by local authorities to the Scottish Government. The RSL data comes from the Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return

Northern Ireland

Social Housing Stock and Rents

69. In Northern Ireland, the Department for Social Development produces an [annual publication](#) which brings together housing statistics collected by the Department including statistics on social housing.

7. Glossary

Bedsits

Bedsits are a combination bedroom and sitting room.

Bedspaces

See 'Hostel bedspaces'.

Dwelling

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

Extra care

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

Flexible tenure for the elderly

Includes specific housing schemes developed in the 1990s to provide flexible tenure options for older people in housing schemes designed specifically for their needs.

General needs

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

HomeBuy

Stock where a social landlord has provided a loan to a previous tenant to purchase the property outright. Although the social landlord has no equity stake in the stock, finance has been provided and remains outstanding.

Hostel bedspaces

These are individual spaces or beds within a hostel.

Hostels

A hostel is a building that:

- provides domestic accommodation which is not in separate and self-contained premises, and
- provides board or facilities for preparing food adequate to the needs of those people, or both board and facilities, and is
- managed or owned by a social landlord, or
- funded wholly or in part by a government department or agency or local authority and operated other than on a commercial basis, or

- managed by a voluntary organisation or charity and provides care, support or supervision with a view to helping the residents become rehabilitated or resettled within the community, and
- not a care home, an independent hospital or an Abbeyfield Home.

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

Intermediate rented

These are properties where the rents are above those of social rented housing but below market housing rents.

Local authority groupings

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

- **Rural authorities:** Carmarthenshire, Ceredigion, Conwy, Denbighshire, Gwynedd, Isle of Anglesey, Monmouthshire, Pembrokeshire, Powys.
- **Urban authorities:** Cardiff, Flintshire, Newport, Swansea, Wrexham Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Neath Port Talbot, Rhondda Cynon Taff, Torfaen , Vale of Glamorgan.

Non self-contained units

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

Other investment properties

Any other non social housing not already included in properties at market rents or HomeBuy. This should only include residential properties.

'Other' social housing not at social rents

Other social housing should include any other type of social housing which is not social rented. This may include student accommodation owned and managed by social landlords.

Properties at market rents

These are non-social housing properties which are at market rents

Rents

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

Rents are based on a 52 week year. If rent free weeks are given the total amount payable is divided by 52. Properties of unusual size are assigned to the closest available category.

Maisonettes are categorised as flats.

Self-contained units

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

Shared ownership

These are schemes which allows qualifying purchasers to buy a share of the property with a proportional rent payable on the remaining share to the social landlord.

Sheltered housing

This includes sheltered housing units that are either:

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

Supported housing

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

8. Further information

The document is available at <http://gov.wales/statistics-and-research/social-housing-stock-rents/?lang=en>

More detailed data are available on the [StatsWales website](#).

[‘Improving Lives and Communities – Homes in Wales’](#) - National Housing Strategy:

Next Update

August 2017 (Provisional)

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

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