

SDR 36/2015

5 March 2015

Social housing vacancies, lettings and rent arrears, 2013-14

Social housing refers to dwellings, bedsits and bedspaces (i.e. housing units) owned, or partly owned, by local authorities and Registered Social Landlords (RSLs), who are otherwise known as social landlords. This annual Statistical Release presents information on the number of housing units that were empty (vacancies) at 31 March 2014, the number of housing units rented to tenants (lettings) during 2013-14 and the number of social housing tenants who were in rent arrears, as at 31st March 2014 and previous years.

Definitions of all terms used (Glossary) and 'Key Quality Information' can also be found at the end of this release.

The information on vacant dwellings and lettings is used to assess the effectiveness of social landlords in managing their stock and to gauge turnover rates for social housing. The information on rent arrears is used to monitor the number of social housing tenants in debt across Wales and to assess their requirement for advice and financial assistance. The information is used by the Welsh Government to monitor the effectiveness of current policy, particularly progress against the [National Housing Strategy](#) and [Programme for Government 2011-2016](#) objectives and for future policy development. The information may also be used to monitor the affect of welfare reform and recent changes to housing benefit.

Summary

- Both the number and the percentage of vacant social housing stock increased very slightly during 2013-14. At the 31st March 2014, a total of 4,312 social housing units (1.9 per cent of all social housing stock) were vacant, up by less than 1 per cent on the previous year (Table 1).
- Housing units vacant for more than 6 months decreased by 10 per cent, compared to the end of March 2013. As a result, 30 per cent of all vacant social housing had been empty for more than 6 months, at 31st March 2014 compared with 33 per cent a year earlier (Table 1).
- New lettings of social housing stock increased during 2013-14, to 24,471. The majority (59 per cent) of these continued to be from housing waiting lists, with a further 28 per cent through transfers and exchanges and 13 per cent through priority lettings to homeless households. During 2013-14, transfers and exchanges were up by 18 per cent on the previous year (Table 4).
- The number and percentage of all social housing tenancies in rent arrears increased for the second consecutive year, reaching 33 per cent, during 2013-14. The percentage of tenancies in rent arrears for 13 weeks or more also increased, to 2.2 per cent (Tables 6 & 7).

Statistician: Judith David

Tel: 029 2082 5055

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

Next update: March 2016 (provisional)

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

Cyhoeddwyd gan Y Gwasanaethau Gwybodaeth a Dadansoddi

Llywodraeth Cymru, Parc Cathays, Caerdydd, CF10 3NQ

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

www.llyw.cymru/ystadegau

Issued by Knowledge and Analytical Services

Welsh Government, Cathays Park, Cardiff, CF10 3NQ

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

www.gov.wales/statistics



Llywodraeth Cymru
Welsh Government

Contents

| | |
|---|----|
| 1. Background | 3 |
| 2. Social Housing Vacancies | 3 |
| 2.1 Vacant social housing available for letting | 6 |
| 3. Social Housing Stock Let and Lettings | 8 |
| 3.1 Social housing stock let | 8 |
| 3.2. Social housing lettings | 8 |
| 4. Social Housing Rent Arrears | 12 |
| 4.1 Length of time of rent arrears | 14 |
| Key Quality Information | 16 |
| Glossary | 23 |
| Further information | 25 |

1. Background

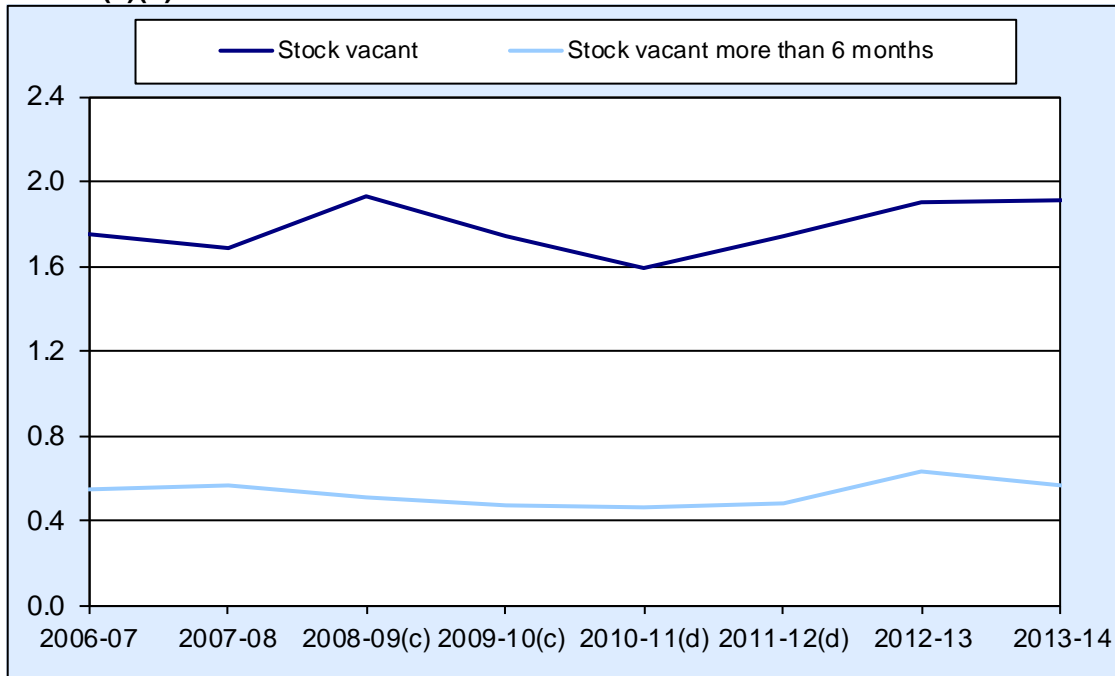
Social housing stock is the number of dwellings, bedsits and bedspaces (i.e. housing units) owned by local authorities and Registered Social Landlords (RSLs), otherwise known as social landlords. In recent years, social housing stock has been increasing at a rate of less than 1 per cent annually, with 226,223 dwellings¹ at 31st March 2014. The majority (61 per cent) of this stock was owned by RSLs, with RSLs owning all social housing in half of the local authorities across Wales.

2. Social Housing Vacancies

This section of the release looks at the amount and proportion of social housing which was empty at 31st March 2014 and how long those dwellings had been empty for. It compares the current level of vacant social housing with that of earlier years and also looks at the current level of vacant social housing at an individual local authority level. There may be a number of reasons why the housing units are vacant, and why some of these are not available for letting, such as: awaiting sale, demolition or undergoing improvements and repair.

- The number of social housing units vacant in Wales has increased over the last 3 years. At 31 March 2014 there were a total of 4,312 social housing units vacant across Wales (Table 1).

Chart 1 - Percentage of social housing stock vacant and vacant for more than 6 months at 31st March (a)(b)



Source: Annual social housing stock and vacancies returns

(a) As at 31 March each year

(b) As a percentage of total social housing stock.

(c) The vacancies figures for RSLs and all social landlords from 2008-09 and 2009-10 do not include Abbeyfield societies, Almshouse Charities and Co-ownership societies. The stock figures shown for RSLs and all social landlords have been adjusted to take account of this.

(d) For 2010-11 and 2011-12, during the data collection and validation, one RSL was unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Further details are available in the 'Key Quality Information' section.

The number of vacant units during 2008-09 and 2009-10 are not directly comparable with other years, as during these years vacancy figures for RSLs were not collected from Abbeyfield societies, Almshouse Charities and Co-ownership societies.

- By removing stock figures for the RSLs which did not provide vacancy data in 2008-09 and 2009-10, the percentage of stock that is vacant can be compared. As seen in Chart 1, the percentage of stock vacant increased between 2010-11 and 2012-13. During 2013-14, it remained the same as the previous year, accounting for 1.9 per cent of all social housing stock.

¹ This figure excludes intermediate tenures and other tenures not at social rents.

- Whilst the overall number of vacant social housing units continued to increase during 2013-14, the number which had been vacant for more than 6 months was down by 10 per cent on the previous year. A total of 1,280 housing units had been vacant for more than 6 months at 31st March 2014, which accounted for 30 per cent of all vacant housing stock.
- Despite the 10 per cent decrease in the number of social housing units vacant for more than 6 months, the percentage of all social housing vacant for more than 6 months remained at 0.6 per cent (Table 1).
- At 31st March 2014, stock owned by RSLs had a slightly higher percentage of vacancies than stock owned by local authorities. This was particularly true for RSL stock vacant for more than 6 months, although the percentage did fall slightly to 0.7 per cent of all RSL vacant stock during 2013-14. The amount of local authority stock vacant for more than 6 months remained at 0.4 per cent of all local authority stock for the fourth consecutive year (Table 1).
- Prior to 2011-12, RSL stock generally had lower vacancy rates. The increase in vacancy rates for RSL stock from 2011-12 onwards may be partly due to the transfer of local authority housing stock to RSLs over recent years (Table 1).

Table 1 - Social landlord vacancies by type of social landlord at 31st March, by financial year (a)

| | <i>Number/Per cent</i> | | | | |
|------------------------------|--------------------------------|-----------------|--------------------------------|---------------------------------|---|
| | Total social housing stock (b) | Total vacancies | Percentage of stock vacant (c) | Stock vacant more than 6 months | Percentage of stock vacant more than 6 months (c) |
| Local Authorities: | | | | | |
| 2009-10 | 110,829 | 2,306 | 2.1 | 612 | 0.6 |
| 2010-11 | 88,826 | 1,442 | 1.6 | 320 | 0.4 |
| 2011-12 | 88,471 | 1,400 | 1.6 | 382 | 0.4 |
| 2012-13 | 88,351 | 1,586 | 1.8 | 311 | 0.4 |
| 2013-14 | 88,160 | 1,592 | 1.8 | 340 | 0.4 |
| RSLs: | | | | | |
| 2009-10 (d) | 113,660 | 1,594 | 1.4 | 444 | 0.4 |
| 2010-11 (e) | 136,733 | 2,143 | 1.6 | 710 | 0.5 |
| 2011-12 (e) | 137,181 | 2,523 | 1.8 | 706 | 0.5 |
| 2012-13 | 137,406 | 2,707 (r) | 2.0 | 1,111 (r) | 0.8 |
| 2013-14 | 138,063 (r) | 2,720 | 2.0 | 940 | 0.7 |
| All social landlords: | | | | | |
| 2009-10 (d) | 224,489 | 3,900 | 1.7 | 1,056 | 0.5 |
| 2010-11 (e) | 225,559 | 3,585 | 1.6 | 1,030 | 0.5 |
| 2011-12 (e) | 225,652 | 3,923 | 1.7 | 1,088 | 0.5 |
| 2012-13 | 225,757 | 4,293 (r) | 1.9 | 1,422 (r) | 0.6 |
| 2013-14 | 226,223 (r) | 4,312 | 1.9 | 1,280 | 0.6 |

Source: Annual social landlord stock and vacancies returns, Housing Revenue Account Subsidy (HRAS)

(a) As at 31 March each year.

(b) This figure will differ to dwelling stock estimates published in the annual publication, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. From 2008-09 onwards, stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(c) As a percentage of total social housing stock.

(d) The vacancies figures for RSLs and all social landlords for 2009-10 do not include Abbeyfield societies, Almshouse Charities and Co-ownership societies. The stock figures shown for RSLs and all social landlords have been adjusted to take account of this.

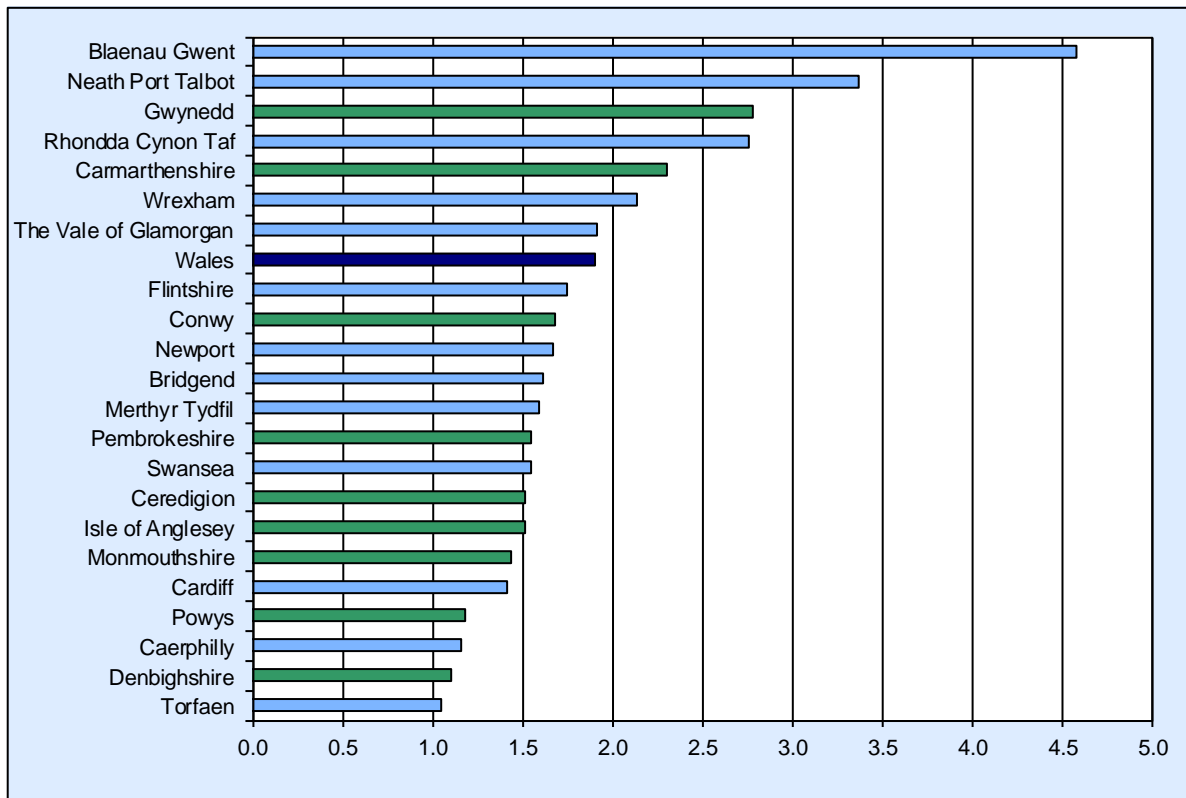
(e) For 2010-11 and 2011-12, during the data collection and validation, one RSL was unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Further details are available in the 'Key Quality Information' section.

(r) Revised following updates from landlords during the 2013-14 data collection exercise

- At 31 March 2014, most social housing stock (84 per cent) was general needs and the majority of vacant stock continued to be general needs housing stock at 73 per cent. The percentage of vacant stock that was for general needs increased during 2013-14 whilst sheltered, extra care, other supported and non self contained vacant stock all decreased.
- The percentage of social housing that was vacant at 31st March 2014 varied across Wales, ranging from 4.6 per cent in Blaenau Gwent to 1.0 per cent in Torfaen. Most of the 22 authorities recorded a percentage of vacant social housing below the Wales average of 1.9 per cent. As Chart 2 below shows, there is no particular trend associated with rural or urban authorities.
- Of those 11 local authorities who have transferred their stock, 4 transfer authorities had vacancy levels above the Wales average and 7 below. The 3 local authorities with the highest percentage of vacant stock, at 31st March 2014, Blaenau Gwent, Neath Port Talbot and Gwynedd, are all transfer authorities and are the most recent authorities to have transferred their stock (Chart 2).

Further details, including a list of the large scale voluntary transfers of local authority stock and dates of transfer to registered social landlords, are shown in the Key Quality Information section of the release.

Chart 2 - Percentage of social housing stock vacant at 31st March 2014, by local authority (a)



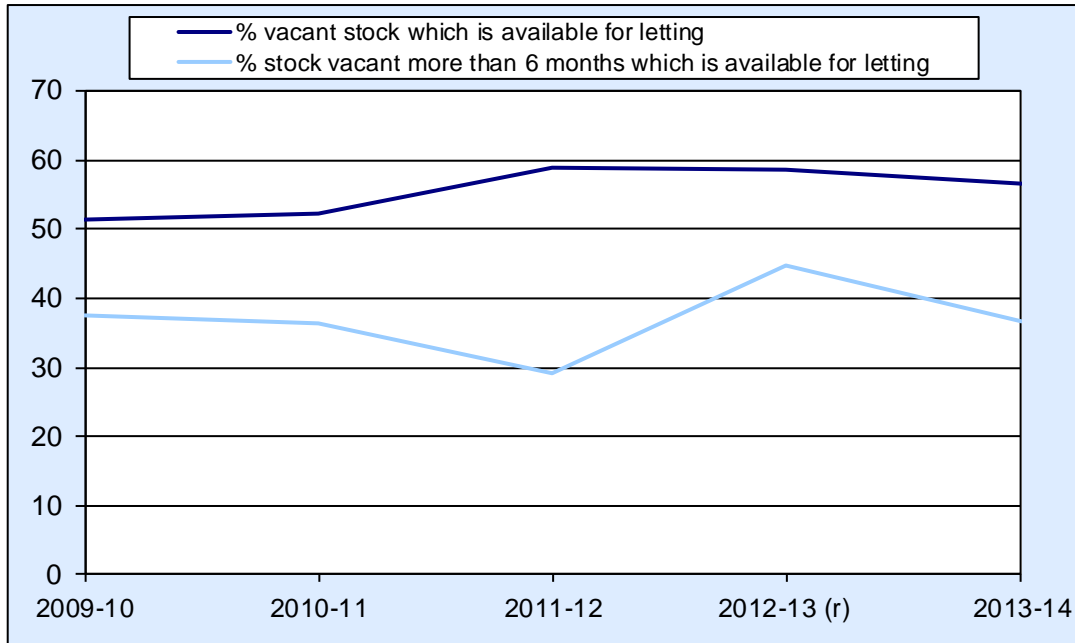
Source: Annual social housing stock and vacancies returns

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

2.1 Vacant social housing available for letting

- The percentage of vacant social housing stock which was available for letting decreased slightly to 57 per cent, at 31st March 2014. Across Wales, vacant stock available for letting varied between 98 per cent in Torfaen to 23 per cent in Merthyr Tydfil. Not all stock that is vacant at 31st March will be available for letting. Possible reasons why social housing stock may not be available for letting include the housing units undergoing or awaiting improvements, or awaiting sale or demolition.

Chart 3 - Percentage of vacant social housing stock available for letting at 31st March



Source: Annual social housing stock and vacancies returns

(r) Revised following updates from landlords during the 2013-14 data collection exercise

- When looking at stock which has been vacant for more than 6 months, the percentage available for letting has been fluctuating in recent years. At 31st March 2014, 37 per cent were available for letting, down from 45 per cent a year earlier.
- At a local authority level, this varied considerably. In the Isle of Anglesey 85 per cent of stock which had been vacant for more than 6 months was available for letting, whilst in both Gwynedd and Merthyr Tydfil availability for letting was only 5 per cent (Table 2).

Table 2 - Vacant social housing available for letting at 31st March, by local authority (a)

Number

| | Total social housing stock (a) | All vacancies | | Stock vacant more than 6 months | |
|-----------------------|--------------------------------|---------------|---------------------|---------------------------------|---------------------|
| | | Total | Of which, available | Total | Of which, available |
| | | | for letting | | for letting |
| Isle of Anglesey | 4,680 | 71 | 41 | 26 | 22 |
| Gwynedd | 8,668 | 241 | 65 | 124 | 6 |
| Conwy | 6,182 | 104 | 32 | 25 | 3 |
| Denbighshire | 5,774 | 64 | 17 | 25 | 3 |
| Flintshire | 10,028 | 175 | 48 | 54 | 16 |
| Wrexham | 13,372 | 286 | 96 | 31 | 17 |
| Powys | 8,269 | 98 | 35 | 17 | 6 |
| Ceredigion | 3,353 | 51 | 19 | 37 | 11 |
| Pembrokeshire | 8,186 | 127 | 80 | 18 | 11 |
| Carmarthenshire | 12,075 | 278 | 174 | 75 | 19 |
| Swansea | 20,949 (r) | 324 | 104 | 29 | 14 |
| Neath Port Talbot | 12,467 | 421 | 283 | 168 | 59 |
| Bridgend | 8,703 | 141 | 130 | 8 | 6 |
| The Vale of Glamorgan | 6,459 | 124 | 98 | 14 | 2 |
| Cardiff | 25,153 | 356 | 258 | 137 | 65 |
| Rhondda Cynon Taf | 15,467 | 427 | 272 | 167 | 33 |
| Merthyr Tydfil | 5,890 | 94 | 22 | 19 | 1 |
| Caerphilly | 14,498 | 169 | 83 | 26 | 17 |
| Blaenau Gwent | 7,962 | 365 | 326 | 162 | 127 |
| Torfaen | 9,843 | 103 | 101 | 12 | 10 |
| Monmouthshire | 5,273 | 76 | 39 | 32 | 3 |
| Newport | 12,972 | 217 | 115 | 74 | 18 |
| Wales | 226,223 (r) | 4,312 | 2,438 | 1,280 | 469 |

Source: Annual social landlord stock & vacancies returns

(a) This figure will differ to dwelling stock estimates published in the annual publication, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. Stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(r) Revised following updates from landlords during the 2013-14 data collection exercise

3. Social Housing Stock Let and Lettings

This section of the release covers the proportion of social housing let, at 31st March 2014, by landlord type and compares this with earlier periods. It also covers the number of lettings made to social housing tenants during the year by type of letting, at a Wales and local authority level. Whilst the amount of social housing stock let covers all housing units occupied by tenants, lettings relate to all lettings made to new tenants of local authorities and RSLs during the financial year, as well as re-lets, transfers and exchanges within their stock.

3.1 Social housing stock let

- A total of 221,911 social housing units were let at 31st March 2014. The number of local authority social housing units let decreased slightly during the year compared with a slight increase in the number of RSL units let. However the percentage of stock let remains at around 98 per cent for both local authorities and RSLs.

Table 3 - Social housing stock let, by type of social landlord (a)

| | <i>Number / Per cent</i> | | |
|------------------------------|--------------------------------|--------------------------------|--|
| | Total social housing stock (b) | Total social housing stock let | Percentage of social housing stock let (c) |
| Local Authorities: | | | |
| 2009-10 | 110,829 | 108,523 | 97.9 |
| 2010-11 (c) | 88,826 | 87,384 | 98.4 |
| 2011-12 (c) | 88,471 | 87,071 | 98.4 |
| 2012-13 | 88,351 | 86,765 (r) | 98.2 |
| 2013-14 | 88,160 | 86,568 | 98.2 |
| RSLs: | | | |
| 2009-10(d) | 113,660 | 112,066 | 98.6 |
| 2010-11 (c) | 136,733 | 134,590 | 98.4 |
| 2011-12 (c) | 137,181 | 134,658 | 98.2 |
| 2012-13 | 137,406 | 134,699 (r) | 98.0 |
| 2013-14 | 138,063 (r) | 135,343 | 98.0 |
| All social landlords: | | | |
| 2009-10 (d) | 224,489 | 220,589 | 98.3 |
| 2010-11 (c) | 225,559 | 221,974 | 98.4 |
| 2011-12 (c) | 225,652 | 221,729 | 98.3 |
| 2012-13 | 225,757 | 221,464 (r) | 98.1 |
| 2013-14 | 226,223 (r) | 221,911 | 98.1 |

Source: Annual social landlord stock and vacancies returns

(a) As at 31 March each year.

(b) This figure will differ to dwelling stock estimates published in the annual publication, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. For 2008-09 onwards, stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(c) For 2010-11 and 2011-12, during the data collection and validation, a landlord was unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Further details are available in the 'Key Quality Information' section.

(d) The lettings figures for RSLs and all social landlords for 2008-09 and 2009-10 do not include Abbeyfield societies, Almshouse Charities and Co-ownership societies. The stock figures shown for RSLs and all social landlords have been adjusted to take account of this for those years.

(r) The total stock figures for 2013-14 were revised during the 2013-14 data collection exercise. The total stock let figures for 2012-13 were revised following updates from 1 landlord during the 2013-14 data collection exercise. Revisions are relatively small and do not affect the related percentages.

3.2. Social housing lettings

- New lettings² of social housing stock increased during 2013-14, to 24,471 lettings. As in previous years, the majority of these (59 per cent) were via housing waiting lists³ which were up by over a fifth on the previous year (Table 4).

² New lettings include lettings to new tenants, re-lets, transfers and exchanges.

- Lettings for households re-housed on a priority basis, due to being homeless, decreased by 15 per cent compared with the previous year, with 3,131 lettings on this basis during 2013-14 (accounting for 13 per cent of lettings (Table 4).
- There were also a total of 6,919 (28 per cent) transfers and exchanges, where existing tenants transfer within a social landlords stock or moves from another social landlord stock, during 2013-14. It is noticeable from Table 4 that the number of transfers and exchanges has been generally increasing since 2011-12.
- During 2013-14, the overall number of transfers and exchanges were up by 18 per cent on the previous year with transfers within social landlords stock increasing by over a quarter (27 per cent) to 4,659 (Table 4). The increases in transfers and exchanges seen during 2013-14, may have been influenced by the recent welfare reforms and changes to housing benefit introduced in April 2013. Further information is available in the Key Quality information section.

Table 4 - Social housing lettings, by financial year

| | Lettings | | | | Total |
|------------------------------|------------------------------|---|-----------|-----------|-------------------|
| | Housed from waiting list (b) | Re-housed on a priority basis due to homelessness | Transfers | Exchanges | |
| All social landlords: | | | | | <i>Number</i> |
| 2009-10 (c) | 12,869 | 4,480 | 3,724 | 1,576 | 22,649 |
| 2010-11(d) | 12,989 | 4,097 | 3,434 | 1,807 | 22,327 |
| 2011-12 (d) | 11,943 | 4,196 | 3,346 | 1,961 | 21,446 |
| 2012-13 | 11,948 (r) | 3,663 (r) | 3,665 | 2,216 (r) | 21,492 (r) |
| 2013-14 | 14,421 | 3,131 | 4,659 | 2,260 | 24,471 |
| | | | | | <i>Percentage</i> |
| 2009-10 (c) | 56.8 | 19.8 | 16.4 | 7.0 | 100.0 |
| 2010-11(d) | 58.2 | 18.3 | 15.4 | 8.1 | 100.0 |
| 2011-12 (d) | 55.7 | 19.6 | 15.6 | 9.1 | 100.0 |
| 2012-13 | 55.6 (r) | 17.0 (r) | 17.1 | 10.3 | 100.0 |
| 2013-14 | 58.9 | 12.8 | 19.0 | 9.2 | 100.0 |

Source: Annual social landlord stock and lettings returns

(a) This figure will differ to dwelling stock estimates published in the annual release, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. For 2008-09 onwards, stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(b) Housed from the waiting list includes: Lettings from a landlord's or another waiting list; non-priority homeless; lettings resulting from a nomination from another landlord; and lettings resulting from resettlement/move-on strategies or disabled registers.

(c) The lettings figures for RSLs and all social landlords for 2008-09 and 2009-10 do not include Abbeyfield societies, Almshouse Charities and Co-ownership societies. The stock figures shown for RSLs and all social landlords have been adjusted to take account of this for those

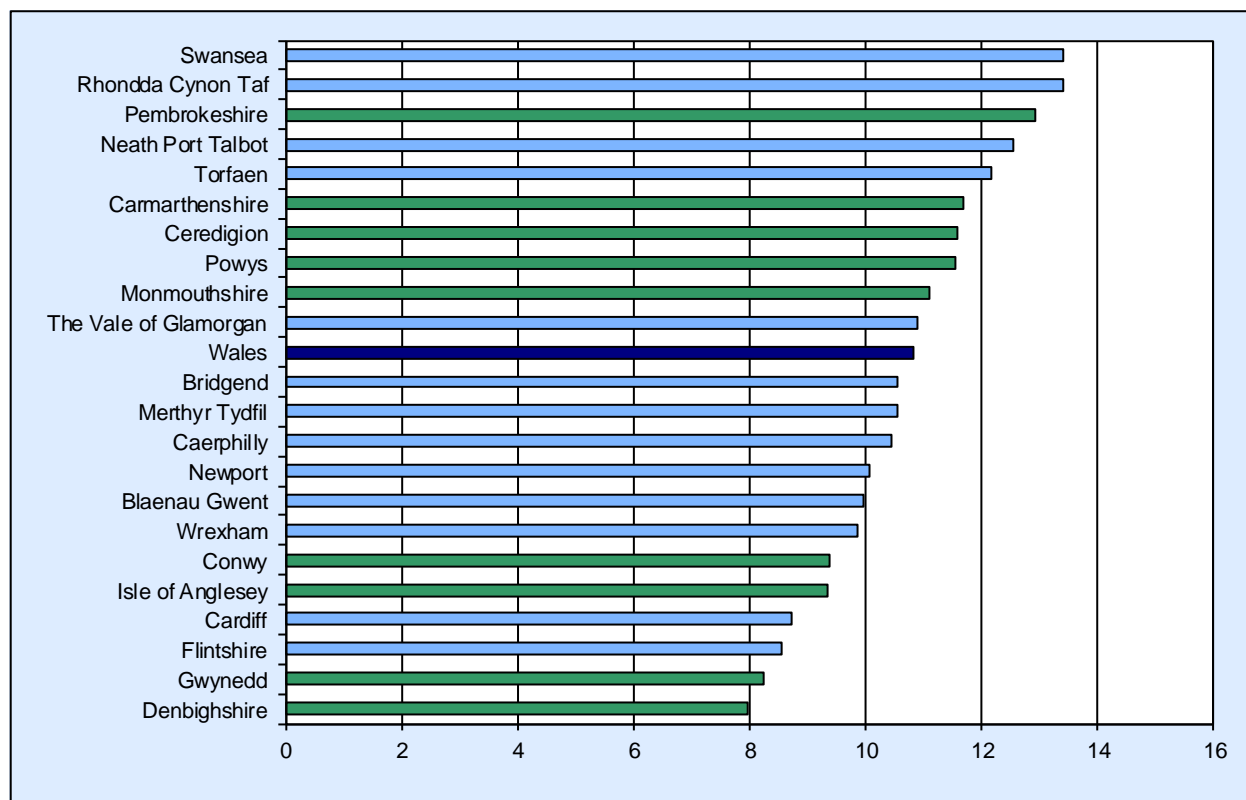
(d) During the 2011-12 data collection and validation, a landlord was unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Further details are available in the 'Key Quality Information' section.

(r) The total stock let figures for 2012-13 were revised following updates from a landlord during the 2013-14 data collection exercise.

- Looking at the social housing lettings as a percentage of social housing stock gives an indication of turnover of social housing stock. At the local authority level, Swansea had the highest number of lettings (2,812) in 2013-14 and, along with Rhondda Cynon Taf, the highest percentage of lettings of all social housing stock at 13.4 per cent.
- Ceredigion had the lowest number of lettings of social housing during 2013-14 (388) whilst the lowest percentage of lettings of all social housing stock was in Denbighshire at 8 per cent. The average social housing letting rate for Wales was 10.8 per cent, during 2013-14 (Chart 4).
- In 10 of the 22 local authorities, the percentage of lettings was above the Wales average and there was no clear distinction between the urban and rural authorities (Chart 4).

³ Includes lettings from a landlord's or another waiting list; non-priority homeless; lettings resulting from a nomination from another landlord; and lettings resulting from resettlement/move-on strategies or disabled registers.

Chart 4 – Social housing lettings as percentage of social housing stock during 2013-14, by local authority



Source: Annual social housing stock returns

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

- At a Wales level, the majority of lettings during the year were to those on housing waiting lists. Whilst there was variation across the local authorities, more lettings were made to those on waiting lists than to those being rehoused due to homelessness or those transferred or exchanged (Table 5).
- During 2013-14, Carmarthenshire continued to have the highest rate (26 per cent) of priority lettings to the homeless followed by Swansea (23 per cent). Swansea had the highest rate of homelessness acceptances per 1,000 households during 2013-14 while the rate in Carmarthenshire was also above the Wales average. However, it is possible that households accepted as homeless may not be re-housed on a priority basis in the same year, due to the timing of processes or households initially being placed in temporary accommodation.
- Whilst Swansea had the highest number of lettings through transfers and exchanges during 2013-14 at 802 lettings, the highest percentage was in Conwy, where 37 per cent of all lettings were through transfers and exchanges. Isle of Anglesey had the lowest number (70 lettings) and percentage (16 per cent) of lettings through transfers and exchanges, during 2013-14.
- During 2013-14, 19 of the 22 local authorities had higher rates of transfers within their own stock than exchanges from other social landlords. Of the local authorities with more exchanges than transfers, Cardiff had the highest percentage of exchanges which accounted for 19 per cent all its lettings during the year.

Table 5 - Social housing lettings during 2013-14, by local authority

| | Total social housing stock (a) | Lettings | | | | | Number |
|-----------------------|--------------------------------|------------------------------|---|-----------|-----------|--------|--------|
| | | Housed from waiting list (b) | Re-housed on a priority basis due to homelessness | Transfers | Exchanges | Total | |
| | | | | | | | |
| Isle of Anglesey | 4,680 | 296 | 71 | 52 | 18 | 437 | |
| Gwynedd | 8,668 | 381 | 79 | 170 | 85 | 715 | |
| Conwy | 6,182 | 280 | 86 | 177 | 36 | 579 | |
| Denbighshire | 5,774 | 312 | 24 | 86 | 38 | 460 | |
| Flintshire | 10,028 | 536 | 58 | 209 | 56 | 859 | |
| Wrexham | 13,372 | 774 | 160 | 332 | 55 | 1,321 | |
| Powys | 8,269 | 646 | 78 | 200 | 32 | 956 | |
| Ceredigion | 3,353 | 182 | 84 | 88 | 34 | 388 | |
| Pembrokeshire | 8,186 | 616 | 127 | 175 | 139 | 1,057 | |
| Carmarthenshire | 12,075 | 789 | 366 | 153 | 104 | 1,412 | |
| Swansea | 20,949 (r) | 1,377 | 633 | 606 | 196 | 2,812 | |
| Neath Port Talbot | 12,467 | 1,106 | 24 | 388 | 45 | 1,563 | |
| Bridgend | 8,703 | 481 | 156 | 141 | 141 | 919 | |
| The Vale of Glamorgan | 6,459 | 481 | 98 | 42 | 83 | 704 | |
| Cardiff | 25,153 | 1,051 | 387 | 343 | 415 | 2,196 | |
| Rhondda Cynon Taf | 15,467 | 1,444 | 142 | 336 | 154 | 2,076 | |
| Merthyr Tydfil | 5,890 | 427 | 48 | 105 | 41 | 621 | |
| Caerphilly | 14,498 | 979 | 95 | 267 | 173 | 1,514 | |
| Blaenau Gwent | 7,962 | 535 | 7 | 216 | 35 | 793 | |
| Torfaen | 9,843 | 742 | 95 | 243 | 119 | 1,199 | |
| Monmouthshire | 5,273 | 245 | 130 | 133 | 78 | 586 | |
| Newport | 12,972 | 741 | 183 | 197 | 183 | 1,304 | |
| Wales | 226,223 (r) | 14,421 | 3,131 | 4,659 | 2,260 | 24,471 | |

Source: Annual social landlord stock & lettings returns

(a) This figure will differ to dwelling stock estimates published in the annual publication, which assumes 3 bedspaces of a non-self contained unit is equivalent to 1 dwelling. Stock includes self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

(b) Housed from the waiting list includes: Lettings from a landlord's or another waiting list; non-priority homeless; lettings resulting from a nomination from another landlord; and lettings resulting from resettlement/move-on strategies or disabled registers.

(r) Revised following updates from landlords during the 2013-14 data collection exercise.

4. Social Housing Rent Arrears

This section provides information on the number of social housing tenancies where there was a failure to pay the rent due and the tenancy was, therefore, in rent arrears at 31st March 2014. It shows both the number and the proportion of social housing tenancies in debt, by social landlord type at a Wales and local authority level. It also covers the length of time those tenancies had been in arrears for.

Tenancies refer to the tenancy agreements between an individual (or individuals, in the case of joint tenancies) and the social landlord. A tenancy, as referred to in this release, relates to the tenancy agreement for an individual social housing unit. It is not a count of the number of social housing tenants living in a property.

- The number and percentage of all social housing tenancies in rent arrears increased during 2013-14. At the end of March 2014, there were 73,173 tenancies in arrears, accounting for a third (33 per cent) of all social housing tenancies. This was an increase of 5 per cent on the 69,817 tenancies in arrears at the end of March 2013. This was mainly due to an increase in the number of local authority tenancies in rent arrears during 2013-14, though the number of RSL tenancies in arrears also increased over the year (Table 6).
- The increase in both the number and percentage of rent arrears amongst tenants of social housing, during 2013-14, may be influenced by the recent welfare reforms in particular the changes to housing benefit legislation introduced in April 2013. These may impact further on levels of social housing rent arrears in future years. Further information is available in the key quality information section.

Table 6 - Number of social housing tenancies in rent arrears at 31st March (a)

| | Local Authority | | Registered Social Landlords | | All Social Housing | | <i>Number</i> |
|---------|---------------------|---------------------------|-----------------------------|---------------------------|---------------------|---------------------------|-------------------|
| | Number of tenancies | Tenancies in rent arrears | Number of tenancies | Tenancies in rent arrears | Number of tenancies | Tenancies in rent arrears | |
| 2009-10 | 108,523 | 33,442 | 112,066 | 39,873 | 220,589 | | 73,315 |
| 2010-11 | 87,384 | 26,804 | 134,590 | 44,709 | 221,974 | | 71,513 |
| 2011-12 | 87,071 | 26,986 | 134,658 | 42,791 | 221,729 | | 69,777 |
| 2012-13 | 86,765 | 26,800 | 134,699 | 43,017 | 221,464 | | 69,817 |
| 2013-14 | 86,568 | 29,308 | 135,343 | 43,865 | 221,911 | | 73,173 |
| | | | | | | | <i>Percentage</i> |
| 2009-10 | . | 30.8 | . | 35.6 | . | | 33.2 |
| 2010-11 | . | 30.7 | . | 33.2 | . | | 32.2 |
| 2011-12 | . | 31.0 | . | 31.8 | . | | 31.5 |
| 2012-13 | . | 30.9 | . | 31.9 | . | | 31.5 |
| 2013-14 | . | 33.9 | . | 32.4 | . | | 33.0 |

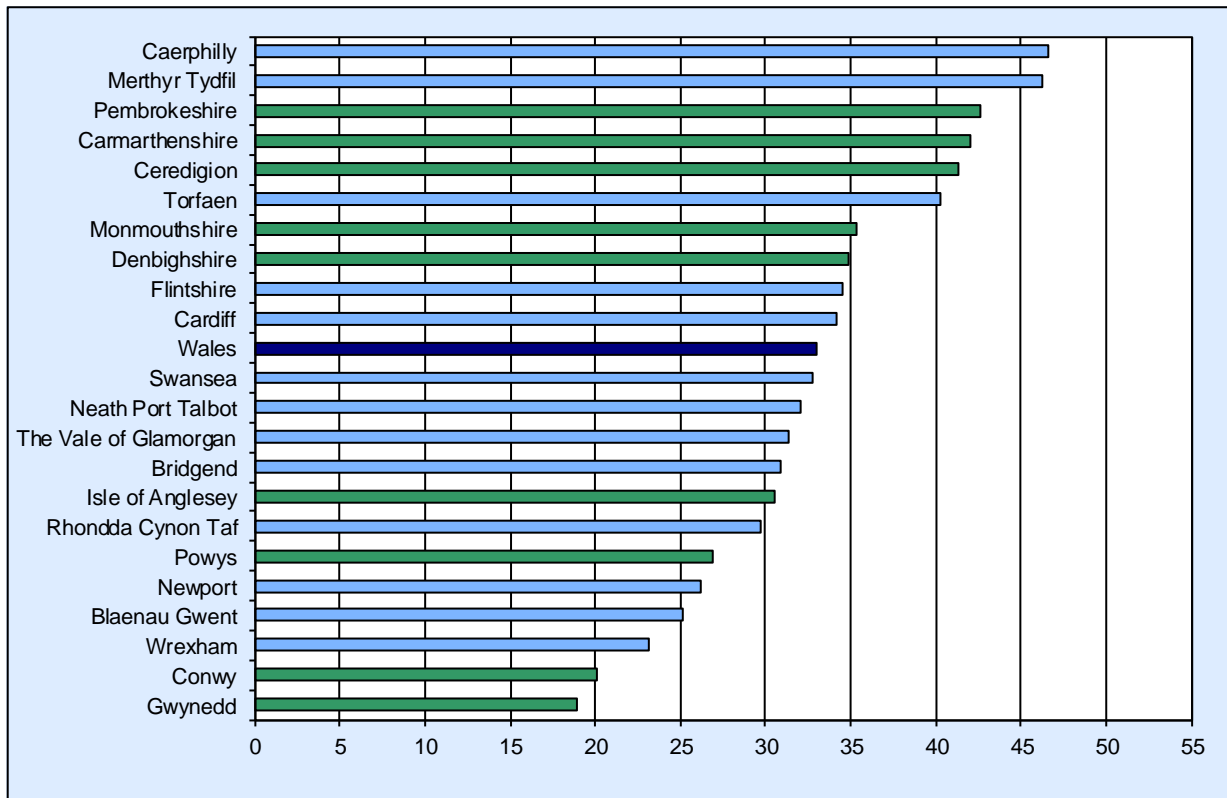
Source: Annual rent arrears returns from local authorities and registered social landlords

(a) As at 31 March each year.

(b) The total number of tenancies is calculated as total stock minus vacant dwellings at 31 March. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

- At a Wales level, the number of RSL tenancies in rent arrears at 31st March 2014 remains higher than the number of local authority tenancies in arrears. There are, however, more tenancy agreements with RSLs than with local authorities, particularly following the large scale voluntary transfer of local authority stock in recent years.
- Taking into account the overall number of tenancies, the percentage of local authority tenancies that were in rent arrears remained relatively stable prior to 2013-14, when it increased to 34 per cent. At 31st March 2014, the percentage of local authority tenancies in rent arrears was higher than that of RSL tenancies, for the first time (Table 6).
- Across Wales, the highest percentage of social housing tenancies in arrears was in Caerphilly (47 per cent) and the lowest in Gwynedd (19 per cent). There was considerable variation in the percentage of tenancies in arrears amongst both the rural and urban authorities with 10 authorities recording arrears above the Wales average of 33 per cent and 12 below (Chart 5).

Chart 5 - Percentage of social housing tenancies in rent arrears at 31st March 2014, by local authority (a)



Source: Annual rent arrears returns from local authorities and registered social landlords
 (a) Arrears are shown for tenancies in self-contained and non self-contained units only. Arrears data is not collected for intermediate tenures and tenures not at social rents.

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

4.1 Length of time of rent arrears

- At 31st March 2014, around 31 per cent of all tenancies had been in arrears for less than 13 weeks and around 2 per cent had been in arrears for 13 weeks or more. Both of these figures represent a slight increase since the previous year (Table 7).
- The percentage of local authority tenancies in arrears for less than 13 weeks has increased to almost 32 per cent, after remaining at around 29 per cent each year since 2009-10. The percentage of RSL tenancies in arrears for less than 13 weeks has remained around 30 per cent since 2011-12.
- At 31st March 2014, around 2 per cent of local authority and RSL tenancies had been in rent arrears for 13 weeks or more. For RSLs this was similar to 2012-13, but for local authorities this was a slight increase on the previous year.

Table 7 - Rent arrears at 31st March, by length of time in arrears (a)(b)

| | <i>Number/Per cent</i> | | | | | |
|---|------------------------|---------------------|-----------------------------|---------------------|-----------------------|---------------------|
| | Local Authority | | Registered Social Landlords | | All Social Housing | |
| | Less than 13 weeks | 13 weeks or more | Less than 13 weeks | 13 weeks or more | Less than 13 weeks | 13 weeks or more |
| Number: | | | | | | |
| 2009-10 | 31,269 | 2,173 | 37,528 | 2,345 | 68,797 | 4,518 |
| 2010-11 | 25,074 | 1,730 | 41,308 | 3,401 | 66,382 | 5,131 |
| 2011-12 | 25,340 | 1,646 | 40,633 | 2,158 | 65,973 | 3,804 |
| 2012-13 | 25,560 | 1,240 | 40,521 | 2,496 | 66,081 | 3,736 |
| 2013-14 | 27,363 | 1,945 | 41,014 | 2,851 | 68,377 | 4,796 |
| Percentage of all tenancies (c): | | | | | | |
| 2009-10 | 28.8 | 2.0 | 33.5 | 2.1 | 31.2 | 2.0 |
| 2010-11 | 28.7 | 2.0 | 30.7 | 2.5 | 29.9 | 2.3 |
| 2011-12 | 29.1 | 1.9 | 30.2 | 1.6 | 29.8 | 1.7 |
| 2012-13 | 29.5 | 1.4 | 30.1 | 1.9 | 29.8 | 1.7 |
| 2013-14 | 31.6 | 2.2 | 30.3 | 2.1 | 30.8 | 2.2 |

Source: Annual rent arrears returns from local authorities and registered social landlords

(a) As at 31 March each year.

(b) Arrears are shown for tenancies in self-contained and non self-contained units only. Arrears data is not collected for intermediate tenures and tenures not at social rents.

(c) The total number of tenancies is calculated as total stock minus vacant dwellings. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

- For each local authority individually, less than 4 per cent of tenancies were in rent arrears for 13 weeks or more at 31 March 2014, with the exception Carmarthenshire (7 per cent) and Blaenau Gwent (6.9 per cent) (Table 8).
- Considering all tenancies in arrears at 31st March 2014, the highest percentage of those that had been in arrears for 13 weeks or more was seen in Blaenau Gwent (27.5 per cent of all tenancies in arrears). The lowest percentage was in Bridgend, at 2.7 per cent of all tenancies in arrears (Table 8).

Table 8 - Rent arrears at 31st March 2014, by length of time and local authority (a)

| | Total number of tenancies (b) | Percentage of all tenancies in arrears for 13 weeks or more | Number of current tenancies in arrears at end of period | | | Of those in arrears, percentage of tenancies in arrears for 13 weeks or more |
|-----------------------|-------------------------------------|--|---|---------------------|--------|---|
| | | | Less than 13 weeks | 13 weeks or more | Total | |
| | | | | | | |
| Isle of Anglesey | 4,609 | 3.9 | 1,227 | 179 | 1,406 | 12.7 |
| Gwynedd | 8,427 | 1.6 | 1,466 | 131 | 1,597 | 8.2 |
| Conwy | 6,078 | 1.7 | 1,116 | 106 | 1,222 | 8.7 |
| Denbighshire | 5,710 | 1.9 | 1,878 | 110 | 1,988 | 5.5 |
| Flintshire | 9,853 | 3.6 | 3,047 | 355 | 3,402 | 10.4 |
| Wrexham | 13,086 | 1.0 | 2,904 | 128 | 3,032 | 4.2 |
| Powys | 8,171 | 1.3 | 2,093 | 106 | 2,199 | 4.8 |
| Ceredigion | 3,302 | 2.2 | 1,289 | 74 | 1,363 | 5.4 |
| Pembrokeshire | 8,059 | 1.4 | 3,321 | 110 | 3,431 | 3.2 |
| Carmarthenshire | 11,797 | 7.0 | 4,142 | 820 | 4,962 | 16.5 |
| Swansea | 20,625 | 1.0 | 6,569 | 198 | 6,767 | 2.9 |
| Neath Port Talbot | 12,046 | 1.2 | 3,715 | 145 | 3,860 | 3.8 |
| Bridgend | 8,562 | 0.8 | 2,570 | 71 | 2,641 | 2.7 |
| The Vale of Glamorgan | 6,335 | 1.1 | 1,919 | 68 | 1,987 | 3.4 |
| Cardiff | 24,797 | 1.7 | 8,043 | 433 | 8,476 | 5.1 |
| Rhondda Cynon Taf | 15,040 | 1.2 | 4,293 | 178 | 4,471 | 4.0 |
| Merthyr Tydfil | 5,796 | 2.3 | 2,543 | 136 | 2,679 | 5.1 |
| Caerphilly | 14,329 | 2.0 | 6,392 | 285 | 6,677 | 4.3 |
| Blaenau Gwent | 7,597 | 6.9 | 1,384 | 526 | 1,910 | 27.5 |
| Torfaen | 9,740 | 1.3 | 3,795 | 129 | 3,924 | 3.3 |
| Monmouthshire | 5,197 | 1.5 | 1,757 | 80 | 1,837 | 4.4 |
| Newport | 12,755 | 3.4 | 2,914 | 428 | 3,342 | 12.8 |
| Wales | 221,911 | 2.2 | 68,377 | 4,796 | 73,173 | 6.6 |

Number/Per cent

Source: Annual rent arrears returns from local authorities and registered social landlords

(a) Arrears are shown for tenancies in self-contained and non self-contained units only. Arrears data is not collected for intermediate tenures and tenures not at social rents.

(b) The total number of tenancies is calculated as total stock minus vacant dwellings at 31 March 2014. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

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.
2. **Policy and Operational Context**

The information on vacant dwellings and lettings is used to assess the effectiveness of social landlords in managing their stock and to gauge turnover rates for social housing. The information on rent arrears is used to monitor the number of social housing tenants in debt across Wales and to assess their requirement for advice and financial assistance. The information is used by the Welsh Government to monitor the effectiveness of current policy, particularly progress against the [National Housing Strategy](#) and [Programme for Government 2011 -2016](#) objectives and for future policy development. The information may also be used to monitor the affect of welfare reform and recent changes to housing benefit.
3. **Housing Benefit**

Since April 2011, a number of policy changes have been introduced which affect those residents of social housing in Wales who are in receipt of housing benefit. In April 2013, size criteria for new and existing working-age Housing Benefit claimants were introduced in the social rented sector, which means that working-age social housing tenants that are claiming Housing Benefit will see a reduction in their entitlement if they are deemed to be living in accommodation that is too large for their needs.

Data Source and Coverage

4. 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 rent and rent arrears data collection forms are available at the following links: <http://gov.wales/statistics-and-research/social-housing-lettings-data-collection/?lang=en>
<http://gov.wales/statistics-and-research/social-housing-vacancies-data-collection/?lang=en>
<http://gov.wales/statistics-and-research/social-housing-rent-arrears-data-collection/?lang=en>
Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#) which is available on our website.
5. Data for 2013-14 were collected from all of the Local Authorities who retained stock at 31 March 2014 and all Welsh Registered Social Landlords at 31 March 2014, including Abbeyfield societies, Almshouse Charities and Co-ownership societies. For 2008-09 and 2009-10, Abbeyfield societies, Almshouse Charities and Co-ownership societies were only required to complete the stock return, not the vacancy and lettings returns.
6. The 2011-12 collection received responses from all social landlords, with the exception of Gwalia Group, who were unable to provide detailed figures for lettings in either 2010-11 or 2011-12. Gwalia stated that in total there were 521 lettings during 2011-12. Lettings broken down by location and letting type, presented within this release, have been derived by applying the proportions from the 2009-10 Gwalia lettings return to the total number of lettings during 2011-12.
7. Gwalia Group were also unable to provide any vacancies data in either 2010-11 or 2011-12, but given the low number of vacancies reported in previous years, a decision was taken to roll forward the reported figures for 2009-10 to provide a more complete estimate for Wales as a whole, in both 2010-11 and 2011-12.
8. 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. All transfers covered 100

per cent of the local authority housing stock. A list of the large scale voluntary transfers of local authority stock and dates of transfer to registered social landlords are shown below.

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

1.

9. The information shown in the release excludes vacant dwellings where an offer of tenancy has been accepted, even if no rent is being paid at the end of the financial year.
10. Stock let covers all housing stock let at the end of the financial year. This is calculated by subtracting the number of vacancies from the social housing stock.
11. Lettings cover all new lettings during the financial year and include new lets, re-lets, transfers and exchanges.
11. Current tenants arrears is the gross indebtedness of the then current tenants, in respect of rent and excluding other landlord charges, included in the gross debit at the end of the financial year, not deducting payment received in advance, but deducting the following amounts:
 - Amounts received but not applied to tenants' accounts, for example in respect of housing benefit or rebate.
 - Amounts receivable other than from tenants, for example from the Department of Work and Pensions (DWP).
 - Other adjustments, for example amounts debited to tenants' accounts but not yet contractually payable by tenants.
12. The arrears amount for each account at the end of the year is divided by the weekly gross rent for that account to give the number of weeks in arrears.
13. Rent arrears data excludes arrears on garages and arrears for court costs or rechargeable repairs.
14. The local authority groupings used in the charts are as follows:

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

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

Users and Uses

15. 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.

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](#).

Vacancies

16. Information on the number of vacant social housing units is used by the Welsh Government to: establish the overall number of empty dwellings across Wales; assess the effectiveness of social landlords in managing their stock; and monitor the effectiveness of current and future policy, in particular the [Programme for Government 2011-2016](#) commitment to 'Introduce a new Empty Properties initiative in partnership with local authorities to target the thousands of homes in Wales that have been empty for more than 6 months.'
17. Local authorities use this information in developing their Local Housing Market Assessments, for performance benchmarking and for ensuring that they manage voids (otherwise known as vacancies) and reduce the impact on revenue. Vacant social housing may not be available for letting for a number of different reasons, such as awaiting sale or demolition and awaiting, or in the process of, renovation or repair.

Lettings

18. Information on the number and type of lettings is used by the Welsh Government to assess how social landlords manage their stock and to gauge the stock turnover rates. In the absence of any central data collection covering social housing waiting lists, the information on the number housed from the waiting list is a particularly useful indicator of how housing need is being met at a local and national level. The information is also used to monitor the effectiveness of current policy, particularly progress against the Government's [National Housing Strategy](#) commitment '*providing more housing of the right type and offering more choice*' and for future policy development.
19. Local authorities use the information to assess future requirement, in order to plan and allocate services and resources effectively, for self assessment and benchmarking and to ensure they meet the new delivery outcome to 'let homes in a fair, transparent and effective way.'

Rent Arrears

20. The information on rent arrears is used by local authorities and RSLs to monitor the number of tenants in debt and establish the requirement for financial assistance and advice.

Quality

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

Designation can be broadly interpreted to mean that the statistics:

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

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

22. National Statistics are produced to high professional standards, set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs and are produced free from any political reference.

23. 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.
24. More detailed quality information relating specifically to social housing vacancies, lettings and rent arrears, which is not included in the quality report, is given below.

Symbols

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

Comparability

26. 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 be required to only complete the stock return, not the vacancy, lettings, rent or rent arrears returns. 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, are required to complete all relevant housing data collection returns. It is, therefore, not possible to directly compare the data for the number of vacant social housing units, the number of lettings or rent arrears for 2008-09 and 2009-10 with the data for other years.

Accuracy

27. During the 2010-11 and 2011-12 data collection and validation, some landlords were unable to either submit data or to resolve validation errors. Where this was the case, the best available estimate of the missing or incorrect data has been used. Whilst this should have only a small effect on data at a Wales level, care may be needed when using data for specific areas and providers.

For 2010-11, further details are available in the First Release published on 16 November 2011.

<http://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en#/statistics-and-research/social-housing-vacancies-lettings-arrears/?tab=previous&lang=en>

28. Local authorities and Welsh Registered Social Landlords complete data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carry out secondary validation and worked closely with the different types of data providers to ensure information provided was accurate and on a consistent basis. Copies of the data collection forms can be found on the website at:

<http://gov.wales/statistics-and-research/social-housing-lettings-data-collection/?lang=en>

<http://gov.wales/statistics-and-research/social-housing-vacancies-data-collection/?lang=en>

<http://gov.wales/statistics-and-research/social-housing-rent-arrears-data-collection/?lang=en>

29. 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.
30. We undertake a series of validation steps to ensure that the data are correct and consistent. Upon receipt of the data, we check that it is complete and internally consistent. We also check that the data are consistent with the social housing stock figures reported for the 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.

Revisions

31. This release contains the final data for vacancies and lettings for the financial year 2013-14 and for rent arrears as at 31 March 2014. Revisions can arise from events such as late returns from a local authority or RSL or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this. Occasionally, revisions can occur due to errors in our statistical processes. In all of these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release.
32. 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 StatsWales tables prior to that next release.
33. Revised data is marked with an (r) in the statistical release
34. The data shown in this release for social housing stock as at 31 March 2014 has been revised since previously published. The data shown in this release for 2012-13 social housing vacancies was revised during the 2013-14 data collection exercise.
35. We follow the Welsh Government's statistical revisions policy, details of which are available at: <http://wales.gov.uk/statistics-and-research/about/statement-of-compliance/revisions-errors-postponements/?lang=en>

Accessibility

36. A full set of social housing vacancies, lettings and rent arrears data, including information by individual local authority, individual RSL and property type and size, back to 2003-04 is available to download from our StatsWales interactive website at the following links:
<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Vacancies>
<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Lettings>
<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Rent-Arrears>

Coherence with Other Statistics

37. Prior to 2009-10, the Landlord Services Core Performance Indicators collected by the Local Government Data Unit, as part of the Performance Measurement Framework, also provided information on rents and rents arrears for Welsh social landlords. The information shown in the [Landlord Services Performance Indicators](#) is not comparable with that shown in this or previous releases.

Related Statistics for Other UK Countries

Vacancies and Lettings

England:

38. England collect information on local authority owned stock and stock management via the Local Authority Housing Statistics (LAHS) return, which succeeded the Housing Strategy Statistical Appendix, the Business Plan Statistical Appendix and Local Authority Housing Sales Monitoring (P1B form), following a public consultation from 10 January to 2 April 2012. The information collected in the LAHS is a combination of snapshot and financial year information and is collected from all local authorities in England that were in existence over the 2013-14 financial year. The information is published in an annual release and associated tables available at the following link:
<https://www.gov.uk/government/statistics/local-authority-housing-statistics-year-ending-march-2014>
39. The local authority figures are an annual snapshot at a specified date, but this date differs in England being 1st 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 return and the other UK countries. These differences can arise for a number of reasons, but the majority are a result of different legislation, methodology or coverage. Details describing these differences can be found at the following link:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/local-authority-housing-data>
40. The LAHS is the source for information on local authority stock, whilst for stock owned by housing associations in England, the Homes and Communities Agency Statistical (HCA) Data Return (SDR, formerly the Tenant Services Authority's Regulatory Statistical Return) is the preferred data source. This can be found here:
<http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/news/statistical-data-return>
41. Since the Tenant Services Authority (TSA) took over as the regulator for social housing, on 1 April 2010, local authorities and housing associations have been termed as registered providers by the TSA. A new register of social housing providers was formed and housing associations automatically moved on to the new register without the need to apply. Successful applicants for voluntary registration, as well as those organisations which moved across from the previous register, are commonly termed by the TSA as 'Private Registered Providers' of social housing. The HCA took over responsibility for the regulation of social housing providers in England from the TSA on 1 April 2012. Whilst local authority lettings information is reported on the LAHS return, most local authorities, as well as all Private Registered Providers, also report information on the CORE (Continuous Recording of Lettings and Sales) data collection system, which can be found here:
<https://core.communities.gov.uk/>
- The latest published information on social housing lettings for 2013-14 is available at the following link:
<https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2013-to-march-2014>

Scotland:

42. The Scottish Government collect information on local authority housing stock, including information on lettings and vacancies via its Housing Statistics Annual Return:

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

43. The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and Financial tables based on information input by RSLs from their audited accounts.

Information on social housing statistics, specifically:

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

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

Northern Ireland:

44. In Northern Ireland, the Department for Social Development produces an annual publication which brings together housing statistics collected by the Department including statistics on social housing:

http://www.dsdni.gov.uk/index/stats_and_research/housing_publications.htm

45. In Northern Ireland, council owned vacant figures are published at a national level in the Northern Ireland Housing Statistics publication. These figures are provided by the Northern Ireland Housing Executive (NIHE) but published alongside other tenures – including Housing Associations and the public sector. Lettings or allocations of Local Authority / council stock are also published at a local authority area level by Northern Ireland based on collections from NIHE for Northern Ireland. The local authority figures are an annual snapshot at 31 March.

Rent Arrears**England:**

46. The latest published data available for England can be accessed here:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

Scotland:

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

LA data:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/LAincomeandexpenditure2013-14>

RSL data:

<http://www.scottishhousingregulator.gov.uk/publications/performance-tables-%E2%80%93-rent-arrears>

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

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

48. 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:

49. The Department for Social Development in Northern Ireland publishes an annual compendium on housing statistics which is available at:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

This includes information on average weekly rents and levels of rent arrears.

Glossary

Bedsits

Bedsits are a combination bedroom and sitting room.

Dwelling

As defined in the 2011 Census, a dwelling is a unit of accommodation which may comprise one or more household spaces (a household space is the accommodation used or available for use by an individual household).

A dwelling may be classified as shared or unshared. A dwelling is shared if:

- the household spaces it contains have the accommodation type 'part of a converted or shared house'; or
- not all of the rooms (including kitchen, bathroom and toilet, if any) are behind a door that only that household can use; and
- there is at least one other such household space at the same address with which it can be combined to form the shared dwelling.

Dwellings that do not meet these conditions are unshared dwellings.

Exchanges

Lettings through exchanges involve units let to tenants of other social landlords through mutual exchanges during the financial year; and existing tenants enabled to move within the local authority's stock through mutual exchange agreements during the financial year.

Extra care

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

General Needs

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

Housed from the waiting list

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

Housing Revenue Account Subsidy

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

Intermediate and other tenures

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

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

New-let

A new-let is the letting of a dwelling that comes under registered social landlord or local authority management for the first time and will include newly built dwellings.

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.

Re-let

A re-let is the lettings of an existing registered social landlord or local authority managed dwelling but does not include the renewal of a tenancy.

Self-contained units

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

Sheltered housing

This includes sheltered housing units that are either:

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

Tenancies

Tenancies refer to the tenancy agreements between an individual (or individuals in the case of joint tenancies) and the social landlord. The number of tenancies only includes the tenancy agreement for each individual social housing unit and not all social housing tenants living in that property.

The total number of tenancies shown in this release is calculated as total stock minus vacant dwellings at 31st March. Total stock includes all self-contained and non self-contained units but excludes intermediate tenures and tenures not at social rents.

Transfers

Lettings through transfers involve tenants transferring within the organisation's stock, i.e. where an existing tenant is transferred to another tenancy under the organisation's policy for transfers.

Further information

Further information is available from the statistics web site: <http://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en>

More detailed data are available on the StatsWales website:

<https://statswales.wales.gov.uk/Catalogue/Housing>

Information on social housing stock and rents at 31 March 2013 is available at the following link:

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

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

<http://gov.wales/topics/housing-and-regeneration/publications/strategydoc/?lang=en>

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

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

We actively encourage feedback from our users. If you have any comments please e-mail us at:

stats.housing@wales.gsi.gov.uk

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

Judith David

Environment, Sustainability and Housing Statistics

Welsh Government

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

Tel: 029 2082 5055



All content is available under the Open Government Licence v3.0, except where otherwise stated.

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>