

## Affordable Housing Provision 2018-19

This data collection is being undertaken by the Welsh Government.

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### Provider details

Please select your RSL from the list provided:

### Validation

Links	Completed
<a href="#">Guidance &gt;&gt;</a>	
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<a href="#">Contact Information &gt;&gt;</a>	0%
<a href="#">Survey Response Burden &gt;&gt;</a>	0%

Form links	Table completed
<a href="#">Table 1 &gt;&gt;</a>	100%
<a href="#">Table 2 &gt;&gt;</a>	100%
<a href="#">Table 3 &gt;&gt;</a>	0%

Please return this spreadsheet via Afon no later than 12 July 2019

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

Any queries should be directed to:

Email: [housingcollections@gov.wales](mailto:housingcollections@gov.wales)

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**Additional:**

0.1 Only include additional units. Do not take into account any housing units lost through demolition or sold via 'right to buy' or 'right to acquire' schemes as these are counted in separate exercises.

**Area:**

0.2 If the local authority/authorities in which your RSL operates contains part of a National Park, please split the data between activity inside and outside the National Park area.

**Delivered:**

0.3 A dwelling is defined as delivered when it is available for occupation.

**Year:**

0.4 Information for financial years is required covering the period from 1 April to 31 March each year.

**Table 1 – Number of additional affordable housing units - Social Rented**

1.1 This should include all additional housing units provided by registered social landlords that are offered on social rents. The figures should be split between those funded with Social Housing Grant (SHG), including any recycled Social Housing Grant (RCG) or strategic Capital Investment Fund (SCIF) and those housing units funded from other sources. It also includes homes built or acquired by other organisations and sold to RSLs.

**Includes:**

1.2 • Units offered under 'neutral tenure' principles (where applicants can choose to rent or buy depending on individual circumstances) should be recorded here if the first occupancy is on social rented terms, or likely to be on social rented terms using the best estimate.

**Excludes:**

- 1.3 • Acquisitions of existing social stock; and
- Transfer of existing housing stock from local authorities to registered social landlords.
- Units under the Help to Buy Scheme

**- Number of additional affordable housing units (Intermediate Housing) - intermediate rented****Includes:**

1.4 • This should include all additional units provided by registered social landlords offered on intermediate rents. The intermediate rented category includes properties where the rents are above those of social rented i.e. Benchmark rents, but below market housing rents.

**Neutral Tenure:**

1.5 In cases where the tenure of the housing unit is not known prior to occupation please use a best estimate of the likely tenure of the unit.

**- Number of additional affordable housing units (Intermediate Housing) - shared equity**

- 1.6 • units where the registered social landlord provides an equity loan to assist with the purchase of a property (e.g. through the Homebuy scheme);
- 1.7 • units where there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent);
- 1.8 • units where there is any other low cost home ownership arrangement; and
- 1.9 • units that are offered under 'neutral tenure' principles (where applicants can choose to rent or buy depending on individual circumstances) if the first occupancy is on equity sharing terms.

**Neutral Tenure:**

3.5 In cases where the tenure of the housing unit is not known prior to occupation please use a best estimate of the likely tenure of the unit.

**Table 2 - Total additional affordable housing units by type**

2.1 The total number of additional affordable housing units as shown in Table 1 should be split between general needs accommodation and all other housing.

2.2 General needs: These include self contained units that are not reserved for specific client groups. Properties that are adapted for use for people with disabilities should be included where no additional services or support are provided as part of the terms of occupancy.

2.3 All other housing: Housing that is provided for use by particular client groups or for specific purposes.

2.4 From 2011-12 onwards it may be an option for intermediate rented schemes to be funded by Social Housing Grant.

2.5 Do not include units where the tenure changes from one affordable form to another e.g. from social rented to equity sharing or vice versa.

2.6 Additional housing units provided through Extra care schemes should be included where let on tenancies or sold through equity sharing. Residential care homes or housing providing residential care with nursing should not be included.

2.7 The 'of which are acquisitions' should be included after the totals in table 2. Acquisitions are the direct purchase or leasing of existing private sector properties. Newly built or converted affordable housing units should not be included as acquisitions.

2.8 The 'of which are Housing and Finance Grant' should be included after the totals, under with CGF, in Table 2. The Housing Finance Grant is a 30 year grant scheme, which contributes to borrowing costs incurred by RSLs to fund additional affordable homes to be built in 2017-18, 2018-19 and 2019-20.

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<b>Additional</b>	<p>Only include additional units. Do not take into account any housing units lost through demolition or sold via 'right to buy' or 'right to acquire' schemes, as these are counted in separate exercises. For converted affordable units, the number of additional units, i.e. the net gain, should be shown. For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.</p> <p><b>Includes:</b></p> <ul style="list-style-type: none"> <li>All additional affordable housing units whether provided through newbuild or through the purchase, leasing or conversion of existing units.</li> </ul> <p><b>Excludes:</b></p> <ul style="list-style-type: none"> <li>Existing affordable units that have been renovated or refurbished, as they are not classed as being additional;</li> </ul> <p>Negative figures should not be recorded where there has been a net loss of affordable units over the year. For example, where two self contained flats in one property are converted into one family home, the number of additional units is zero as there has been a reduction in the number of affordable units.</p>
<b>Affordable housing</b>	<p>As described in Technical Advice Note 2. This applies to housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Some schemes may provide for staircasing to full ownership, and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. The recycling of capital receipts can be achieved by covenanting the property to provide local authorities and registered social landlords with the opportunity to buy the property back once it comes onto the open market.</p> <p>Affordable housing breaks down into two sub-categories:</p> <ul style="list-style-type: none"> <li>Social rented housing; and</li> <li>Intermediate housing - which includes intermediate rented and shared equity.</li> </ul> <p>The intermediate rented category includes properties where the rents are above those of social rented i.e. Benchmark rents but below market housing rents.</p> <p><b>Includes:</b></p> <ul style="list-style-type: none"> <li>Affordable housing provided on allocated and windfall sites secured by a Section 106 agreement, planning conditions or other appropriate mechanism;</li> <li>Affordable housing provided on sites allocated for 100% affordable housing;</li> <li>Affordable housing provided on affordable housing exception sites;</li> <li>Affordable housing provided by registered social landlords where the site has been purchased on the open market without the use of a Section 106 agreement;</li> <li>All new build and conversions where there has been a net gain in affordable housing;</li> <li>All other affordable housing units provided through planning system.</li> <li>All other affordable housing.</li> </ul> <p><b>Excludes:</b></p> <ul style="list-style-type: none"> <li>Dwellings with a lease of less than 1 year;</li> <li>Low cost market housing, i.e. housing where the discount is only available to the first occupier;</li> <li>Renovations of existing affordable housing of the same tenure;</li> <li>Acquisitions of existing social stock, for example through stock transfer from a local authority.</li> <li>Units under the Help to Buy scheme.</li> </ul>
<b>Area</b>	<p>If the local authority/authorities in which your RSL operates contains part of a National Park, please split the data between activity inside and outside the National Park area.</p>
<b>Conversions</b>	<p>A conversion occurs when one unit is changed into multiple units or multiple units are changed into one.</p> <p>For the purposes of this data collection only the additional number of units following conversion should be included - i.e. the net gain. For example where 1 family home is converted into 2 self-contained units of accommodation the number of additional affordable units is one. For example, 10 affordable housing units that are converted into 5 units of affordable housing during the year would be counted as zero, as there have been no additional affordable housing units provided.</p>
<b>Delivered</b>	<p>'Delivered' should be interpreted as the housing unit being available for occupation.</p>
<b>Units delivered directly by the Private Sector</b>	<p>These are affordable homes / units delivered through the Planning system by private developers e.g. through Section 106.</p>
<b>Housing 'unit'</b>	<ul style="list-style-type: none"> <li>A self-contained dwelling which provides a minimum of one habitable room, with exclusive use of a kitchen, bathroom/shower, sink and toilet.</li> <li>In shared housing, a unit will relate to the number of bed spaces or bedrooms provided exclusively for use by the occupant, or family in the case of hostels or refuges. For example, one house may provide supported accommodation for three occupants – each occupant has exclusive use of a bedroom and shares lounge, kitchen and bathroom facilities. This should be counted as three units. Bedrooms used exclusively by staff should not be counted.</li> </ul>
<b>Neutral Tenure</b>	<p>In cases where the tenure of the housing unit is not known prior to occupation, please use a best estimate of the likely tenure of the unit.</p>
<b>Year</b>	<p>Information for financial years is required and covering the period from 1 April to 31 March each year. For 2018-19, the actual number of housing units provided should be shown.</p>

## Technical Guidance

Affordable Housing Provision 2018-19

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Guidance for completing the form

### Navigation

You will be able to move from sheet to sheet by clicking the appropriate hyperlink.

For example to return to the home page click the "< < Home" hyperlink

### Required data items

On receiving the spreadsheet the cells requiring data items will have the following properties.



All cells requiring data will be coloured pale blue.



Some cells derive values from other data items. These cells are coloured in grey. You will not be able to enter data into these cells.



Some cells do not need to be completed as they are not applicable. These cells are coloured in dark grey. You will not be able to enter data into these cells.

### Comments



A white space has been provided adjacent to each table for comments. If any data items are missing then a comment must be added to the spreadsheet.

### Validation 1

Validation 1 involves checking for common sense errors. These errors must be resolved before the spreadsheet is submitted via AFON.



Data items that pass validation will be coloured green.



Data items where no data is entered or which break a validation rule will be coloured red. These items require a zero to be entered if the return is nil, or a comment must be made.

## Contact Information

Affordable Housing Provision 2018-19

Please Select

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Please provide contact details for your RSL below. This will help us to direct any queries to the correct contact.

### Form completed by/Main contact for data queries:

	V1
Name	X
Telephone number	X
E-Mail address	X

### Alternative contact details

Name	X
Telephone number	X
E-Mail address	X

**Survey Response Burden**

Please Select

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The Welsh Government are monitoring the burden of completing the data collection forms. This helps us when planning future changes to data collection forms. We would be grateful if you could assist us by completing the table below.

Please enter the time it has taken you (and any colleagues) to prepare and send the return. A number of staff employed in different roles may have been involved. You are asked to count the hours spent by staff in each full time equivalent annual salary band

Please only include time spent on activities to prepare and send this return, such as:

- Retrieval and saving the empty form;
- Collection, collation, analysis and aggregation of records and figures required;
- Filling in, checking, amending, reviewing and, when completed, approving the form; and
- Sending the form back via AFON.

Please enter the number of hours taken to complete this form by grade of each staff member:

Grade of staff	Hours taken	V1
Band 1 (£11,500 - £19,999)		X
Band 2 (£20,000 - £26,999)		X
Band 3 (£27,000 - £33,999)		X
Band 4 (£34,000 - £53,999)		X
Band 5 (£54,000+)		X

Comments

**Location**

Affordable Housing Provision 2018-19

Please Select

[< SRB](#)[Table 1 >](#)**Please tick the box for each local authority area in which your RSL operates**

If an authority does not have a tick, this means that all data values for that authority will be recorded as not applicable

Isle of Anglesey	<input type="checkbox"/>	Neath Port Talbot	<input type="checkbox"/>
Gwynedd	<input type="checkbox"/>	Bridgend	<input type="checkbox"/>
Conwy	<input type="checkbox"/>	The Vale of Glamorgan	<input type="checkbox"/>
Denbighshire	<input type="checkbox"/>	Cardiff	<input type="checkbox"/>
Flintshire	<input type="checkbox"/>	Rhondda Cynon Taf	<input type="checkbox"/>
Wrexham	<input type="checkbox"/>	Merthyr Tydfil	<input type="checkbox"/>
Powys	<input type="checkbox"/>	Caerphilly	<input type="checkbox"/>
Ceredigion	<input type="checkbox"/>	Blaenau Gwent	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	Torfaen	<input type="checkbox"/>
Carmarthenshire	<input type="checkbox"/>	Monmouthshire	<input type="checkbox"/>
Swansea	<input type="checkbox"/>	Newport	<input type="checkbox"/>





**Table 2. Total number of additional affordable housing units by type: Delivered**

Affordable Housing Provision 2018-19

Please Select

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[Table 3 >](#)

The total number of additional affordable housing units as shown in table 1 should be split between general needs accommodation and all other housing. Please note: The total for 'general needs' and 'all other Housing' for each row should equal the total shown under the 'Total' column

Please note CFG = Capital Grant Funding. Under CFG include all units delivered using any capital grant provided by the Welsh Government e.g. Social Housing Grant (SHG), Housing Finance Grant (HFG) and Vibrant and Viable Places (VVP). To avoid any double counting in cases where more than one capital grant funding stream has been used then record the unit provided using these different funding streams once only.

		2018-19 Delivered								Overall Total	Comments
		With CGF				No CGF					
		Total	General Needs	All other housing	V1	Total	General Needs	All other housing	V1		
1	Isle of Anglesey										
2	Gwynedd										
3	Conwy										
4	Denbighshire										
5	Flintshire										
6	Wrexham										
7	Powys										
8	Ceredigion										
9	Pembrokeshire										
10	Carmarthenshire										
11	Swansea										
12	Neath Port Talbot										
13	Bridgend										
14	The Vale of Glamorgan										
15	Cardiff										
16	Rhondda Cynon Taf										
17	Merthyr Tydfil										
18	Caerphilly										
19	Blaenau Gwent										
20	Torfaen										
21	Monmouthshire										
22	Newport										
23	<b>Total</b>	0	0	0	✓	0	0	0	✓	0	0

**Table 3. Total number of additional affordable housing units: Rent to Own**

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Please Select

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This data should be provided for new build homes that have been funded under the Rent to Own – Wales scheme where participants have an option to purchase the rented homes after 2 years of renting.

	2018-19 Delivered	Comments
Isle of Anglesey		
Gwynedd		
Conwy		
Denbighshire		
Flintshire		
Wrexham		
Powys		
Ceredigion		
Pembrokeshire		
Carmarthenshire		
Swansea		
Neath Port Talbot		
Bridgend		
The Vale of Glamorgan		
Cardiff		
Rhondda Cynon Taf		
Merthyr Tydfil		
Caerphilly		
Blaenau Gwent		
Torfaen		
Monmouthshire		
Newport		
<b>Total</b>	0 	