

Sales by Welsh Social Landlords

2023-24

The Welsh Government's Statistical Directorate runs this data collection. It monitors the sale of dwellings by Welsh social landlords and the impact of the suspension of the Right to Buy (RTB) in Wales. We use the data to inform policy, to answer queries, in briefings and for publication. The results are published on the StatsWales website, as well as in first releases.

Dewiswch eich iaith penodol / Choose your preferred language:

Saesneg/English

Provider details

Please select your landlord from the list provided

Please select your landlord from the list provided



Validation

Links	Completed	Form links	Table completed
Technical guidance		Home Page	0%
General guidance		Table 1 >>	100%
Definitions		Validation >>	100%
Contact information	0%	Table 2 >>	100%
Survey response burden	0%	Validation >>	100%
Location	0%	Table 4 >>	80%
		Total	96%

Please return this spreadsheet via Objective Connect no later than 17 May 2024

<https://secure.objectiveconnect.co.uk/>

Email: housingcollections@gov.wales



Llywodraeth Cymru
Welsh Government

Version 1 - 21/02/2018

General Guidance

Guidance for all tables

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Include:

- Sales of properties which are Social Housing Grant (SHG) funded or non-SHG funded;
- Sales completed during the year;
- 0.1 • Sales where the unit is a loss to the stock of the landlord, noting that units should be counted in the same way as they are on the stock form.
- For all non-self contained stock (bedsits, hostels and shared accommodation), count each unit or bedspace as one unit, noting that staff accommodation should NOT be included.

Exclude:

- Transfers of stock between social landlords - please record any details in the comment boxes provided in each table on this form;
- 0.2 • Demolitions;
- Initial sales, and staircasing, noting that a sale should only be recorded once the unit is 100% owned by the purchaser;
- Re-sales.

Table 1: Sales of social rented stock

Include:

- Sales figures should relate to the following tables in your Stock Return: Table 1 - General needs, Table 2a - Sheltered accommodation, Table 2b - Other supported accommodation, Table 3 - Extra care, Table 4 - Non-self contained.
- 1.1 • Extra care of flexible tenure should be recorded in Table 2 of the Sales Return;

Table 2: Sales of non-social rented stock

Include:

- 2.1 • Sales of non-social housing stock as recorded in the stock return in the following tables on that return; Table 4 (properties at market rents, homebuy & other investment properties)

Table 4: Selling prices and discounts for local authority right to buy sales

- 4.1 | Only local authorities need to complete this table
- 4.2 | On 14 July 2015, the maximum discount available in relation to 'Right to Buy' changed from £16,000 to £8,000.

Additional definitions can be found as part of the 'stock' data collection;

<https://gov.wales/social-landlord-housing-stock-and-rents>

Definitions

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Extracare Housing	Specific housing schemes offering flats and support amenities to elderly people. Residents may opt to rent or to buy where available. Include in Table 2, 'Other intermediate sales'
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. Include in Table 2, 'Other intermediate sales'
Self-contained	A self-contained dwelling is accommodation occupied by a household with exclusive use of bath/shower, inside WC and some cooking facilities.
Intermediate rents (including Rent First)	The unit is owned by the social landlord and the rent is set above the social level but below market level. Can be Welsh Government grant funded or landlord funded. Includes Rent First. Record in Table 2.
Low Cost Home Ownership (LCHO) (including Shared Ownership)	This scheme allows qualifying purchasers to buy a share of the property with a proportional rent payable on the remaining share to the social landlord. Include in Table 2.
Right to Acquire	The Right to Acquire (RTA) scheme was introduced by the Housing Act 1996 with effect from 1 April 1997. The scheme enables eligible housing association tenants living in qualifying properties to buy their rented home at a discount. RTA only applies to properties built or acquired by housing associations, both charitable and non-charitable, with public funds from 1 April 1997 onwards. Properties transferred from a local authority to a housing association after 1 April 1997 are also eligible. Some properties are exempt from RTA including sheltered housing and homes located in small rural settlements. Include in Table 1.
Right to Buy	The Right to Buy scheme (RTB) was introduced by the 1980 Housing Act with effect from October 1980. RTB is available to: <ul style="list-style-type: none"> • secure tenants of RSLs; and • RSL assured tenants who have been transferred with their homes as part of a stock transfer from a local authority to an RSL; these tenants have a preserved RTB. Qualifying tenants may purchase the home they rent from their social landlord at a discount. Includes flats sold on leasehold terms. Include in Table 1.
Shared equity (including Homebuy)	A Shared Equity scheme such as Homebuy helps people who are unable to meet their housing needs in the market to buy a suitable home. Where the scheme is available, the social landlord provides an equity loan of between 30% and 50% of the property purchase price. When the loan is repaid, the amount repayable will be the same agreed percentage of the value of the property at the time. The loan can be repaid at any time but must be repaid when the property is sold. <p>There are two ways that Homebuy loans are provided:</p> <ul style="list-style-type: none"> • A social landlord can choose to sell any property in its ownership on Homebuy equity sharing terms. This will include sales of properties under 'neutral tenure' principles where newbuild properties are let or sold according to the need of the applicant; and • 'Do-it-Yourself' or 'DIY' Homebuy; eligible purchasers can choose a qualifying property from the open market and the social landlord provides an equity loan for a percentage of the purchase price. Include in Table 2.
Staircasing	Moving between percentages for a shared equity scheme for example from 50:50 to 70:30 or vice versa.
Voluntary sales	<ul style="list-style-type: none"> • This includes the outright sale of property, for example the property is surplus to requirements due to low demand or is uneconomic to repair. • Record any sales to non-registered RSLs or the private sector as voluntary sales. Include in Table 1 if the property is at social rents, otherwise include in Table 2.

Technical guidance for completing the form

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Landlords, 2023-24

Navigation

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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 "Back to Home Page" hyperlink.

Required data items

In this spreadsheet, the cells that require data have the following properties:



All cells requiring data will be coloured pale blue.



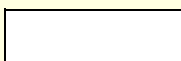
Some cells derive values from other data items. These cells are coloured in grey. You will not be able to enter data into these cells.



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.

If you are unable to provide any data item, please leave the cell BLANK. Do not enter text (NA, N/A or Not collected etc.) into any cell other than the comments cells. We will assume that a zero in any cell signifies a zero count for this data item.

Comments



A white space has been provided next 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 Objective Connect.



Data items that pass validation will be coloured green.



Data items where no data is entered, or which break a validation rule, are coloured red. You should enter a zero where the data item is nil, or make a comment.



Missing data items with a comment provided will be coloured amber.

Contact information

Sales by Welsh Social Landlords, 2023-24
Please select your landlord from the list provided

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

Form completed by/Main contact for data queries:

Name

	V1
	X

Telephone number

	X
--	---

E-mail address

	X
--	---

Alternative contact details

Name

	X
--	---

Telephone number

	X
--	---

E-mail address

	X
--	---

Monitoring survey response burden

Sales by Welsh Social Landlords, 2023-24

Please select your landlord from the list provided

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The Welsh Government monitors the burden placed on local authorities 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 indicated below. You will need to round staff salaries to the nearest £1,000. Please record your time to the nearest hour.

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 to the Welsh Government's Statistical Directorate through Objective Connect.

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

Comment

Location

Sales by Welsh Social Landlords, 2023-24

Please select your landlord from the list provided

[Table 1](#)

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Please tick the box for each local authority in which your landlord owns stock.



If an authority is not ticked, all the data items for that authority will be recorded as not applicable

- | | |
|---|--|
| <input type="checkbox"/> 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 |

Table 1: Sales of social rented stock

Sales by Welsh Social Landlords, 2023-24
Please select your landlord from the list provided

	Table				Validation							Comment			
	Sales of social rented stock														
	Houses with:				V1	Flats with:				V1					
	Right to Buy	Right to Acquire	Voluntary sales	Total		Right to Buy	Right to Acquire	Voluntary sales	Total						
a	b	c	d	a	b	c	e	f	g	h	e	f	g		
1	Isle of Anglesey			0	✓	✓	✓				0	✓	✓	✓	
2	Gwynedd			0	✓	✓	✓				0	✓	✓	✓	
3	Conwy			0	✓	✓	✓				0	✓	✓	✓	
4	Denbighshire			0	✓	✓	✓				0	✓	✓	✓	
5	Flintshire			0	✓	✓	✓				0	✓	✓	✓	
6	Wrexham			0	✓	✓	✓				0	✓	✓	✓	
7	Powys			0	✓	✓	✓				0	✓	✓	✓	
8	Ceredigion			0	✓	✓	✓				0	✓	✓	✓	
9	Pembrokeshire			0	✓	✓	✓				0	✓	✓	✓	
10	Carmarthenshire			0	✓	✓	✓				0	✓	✓	✓	
11	Swansea			0	✓	✓	✓				0	✓	✓	✓	
12	Neath Port Talbot			0	✓	✓	✓				0	✓	✓	✓	
13	Bridgend			0	✓	✓	✓				0	✓	✓	✓	
14	The Vale of Glamorgan			0	✓	✓	✓				0	✓	✓	✓	
15	Cardiff			0	✓	✓	✓				0	✓	✓	✓	
16	Rhondda Cynon Taf			0	✓	✓	✓				0	✓	✓	✓	
17	Merthyr Tydfil			0	✓	✓	✓				0	✓	✓	✓	
18	Caerphilly			0	✓	✓	✓				0	✓	✓	✓	
19	Blaenau Gwent			0	✓	✓	✓				0	✓	✓	✓	
20	Torfaen			0	✓	✓	✓				0	✓	✓	✓	
21	Monmouthshire			0	✓	✓	✓				0	✓	✓	✓	
22	Newport			0	✓	✓	✓				0	✓	✓	✓	
23	Total	0	0	0	0	✓	✓	✓	0	0	0	0	✓	✓	✓

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Comment

Table 1: Sales of social rented stock

This table shows the difference between data collected for 31 March 2023 and the data for 31 March 2024 in the previous table. Please use the comments boxes to the right to explain any decreases and increases of more than 50%.

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Please select your landlord from the list provided

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Table				Validation				Comment
Sales of social rented stock				Sales of social rented stock				
Houses with:			Total	Flats with:			Total	
Right to Buy	Right to Acquire	Voluntary sales		Right to Buy	Right to Acquire	Voluntary sales		
a +/-	b +/-	c +/-	d +/-	e +/-	f +/-	g +/-	h +/-	
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	Total	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓

Comment

Table 2: Sales of non-social rented stock

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Please select your landlord from the list provided

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Table											Validation					Comment					
Sales of non-social rented stock																					
Houses with:						V1	Flats with:						V1								
Shared equity	Intermediate rents (including Rent First)	Low Cost Home Ownership (LCHO) (including Shared Ownership)	Other Intermediate Sales	Voluntary sales	Total		Shared equity	Intermediate rents (including Rent First)	Low Cost Home Ownership (LCHO) (including Shared Ownership)	Other Intermediate Sales	Voluntary sales	Total									
a	b	c	d	e	f	a	b	c	d	e	g	h	i	j	k	l	g	h	i	j	k
1	Isle of Anglesey					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
2	Gwynedd					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
3	Conwy					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
4	Denbighshire					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
5	Flintshire					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
6	Wrexham					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
7	Powys					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
8	Ceredigion					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
9	Pembrokeshire					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
10	Cardiff					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
11	Swansea					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
12	Neath Port Talbot					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
13	Bridgend					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
14	The Vale of Glamorgan					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
15	Cardiff					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
16	Rhondda Cynon Taf					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
17	Merthyr Tydfil					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
18	Caerphilly					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
19	Blaenau Gwent					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
20	Torfaen					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
21	Monmouthshire					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
22	Newport					0	✓	✓	✓	✓						0	✓	✓	✓	✓	
23	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Comment

Table 2: Sales of non-social rented stock

This table shows the difference between data collected for 31 March 2023 and the data for 31 March 2024 in the previous table. Please use the comments boxes to the right to explain any decreases and increases of more than 50%.

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	Table						Validation						Comment	
	Sales of non-social rented stock						Sales of non-social rented stock							
	Houses with:						Flats with:							
	Shared equity	Intermediate rents (including Rent First)	Low Cost Home Ownership (LCHO) (including Shared Ownership)	Other Intermediate Sales	Voluntary sales	Total	Shared equity	Intermediate rents (including Rent First)	Low Cost Home Ownership (LCHO) (including Shared Ownership)	Other Intermediate Sales	Voluntary sales	Total		
	a	b	c	d	e	f	g	h	i	j	k	l		
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 Total	0	✓	0	✓	0	✓	0	✓	0	✓	0	✓	0	✓

Comment

Table 4: Selling prices and discounts for local authority Right to Buy sales

Sales by Welsh Social Landlords, 2023-24
Please select your landlord from the list provided

Only Local Authority data should be included.
RSLs do not need to complete this table.

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	2023-24	V1	2022-23	V2	Comment
	a	a			
1 Selling price (excluding discount) for all Right to Buy units sold (£)		✘		✔	
2 Total discounts for all Right to Buy units sold (£)		✘		✔	
3 Total selling price (including discount) for all Right to Buy units sold (£)	£0.00	✔	£0.00	✔	
4 Total Right to Buy sales (number) (from Table 1)	0	✔	0	✔	
5 Discount per unit (£)	-	✔	-	✔	

Comment