RSL Newbuild   **April 2023 - March 2024**

The Welsh Government's Statistical Directorate runs this data collection. It monitors the progress of RSL new build schemes. The level of housebuilding activity also provides an important indication of the state of the economy.

Dewiswch eich iaith penodol / Choose your preferred language: | Saesneg/English ▼ |

Provider details

| PLEASE SELECT ▼ | ✖ |

Validation

Links	Completed
Technical guidance	
General guidance	
Definitions	
Contact information	0%
Survey response burden	0%
Location	0%

Form links	Table completed
Table 1 deleted from April - June 2011 onwards	
Table 2 >>	0%
Table 3 >>	0%
Table 4 >>	33%
Total	7%

Please return this spreadsheet via Objective Connect no later than 10 May 2024
https://secure.objectiveconnect.co.uk/

Email: housing.collections@gov.wales

ystadegau ar gyfer cymru
statistics for wales

Llywodraeth Cymru
Welsh Government

Version 2 - 14/05/2021

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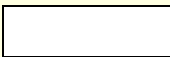
	A white space has been provided next to each table for comments. If any data items are missing then a comment must be added to the spreadsheet.

Validation 1

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

✓	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.

Table 2 – Completions of new permanent dwellings during the year

2.1 Report permanent dwellings created by new construction.

2.2 Houses include bungalows (living accommodation in a building of one storey).

2.3 Flats include maisonettes.

2.4 Exclude:
• Hostels.
• Acquisitions of existing properties and acquisitions of newly built properties that were not originally intended for social housing such as properties acquired from private developers by the local authority or an RSL. In the case of newly built properties these should be regarded as Private Sector completions regardless of whether the dwelling was acquired by the local authority or an RSL prior to completion.

2.5 Include:
• Housing units transferred to RSLs from developers as part of section 106 planning agreements; and
• Dwellings created through any conversion or improvement, where there has been:
- a change of use e.g. from a barn, warehouse or chapel; or
- splitting a house into flats or vice versa.

2.6 When recording dwellings created through conversion or improvement, only the net increase or decrease should be counted. E.g. if a house is converted into 3 flats, this should only be recorded as 2 new dwellings.

2.7 Dwellings should be reported as completed in the year in which they become ready for occupation.

Table 3 – Number of bedspaces in multi-occupancy accommodation completed during the year

3.1 No specific guidance.

Bedspaces	The space for one person. A double bedspace is two bedspaces and a cot is one bedspace. A single bedsit counts as one bedspace, a double bedsit counts as two bedspaces.
Completions	A dwelling is defined as completed when a completion notice has been served and when it has become ready for occupation.
Dwelling	A building or any part of a building that forms a separate and self contained set of premises designed to be occupied by a single family or household.
Non self-contained/multiple occupancy accommodation	A non self contained dwelling is accommodation which lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of a bedsit, shared housing, refuge, hostel, or hostel type accommodation in which each bedspace is therefore normally considered a non self contained dwelling.
Starts	A house or flat is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.
Affordable housing	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. Affordable housing breaks down into two sub-categories: • Social rented housing; and • Intermediate housing - which includes intermediate rented and shared equity. The intermediate rented category includes properties where the rents are above those of social rented i.e. Benchmark rents but below market housing rents. ***Includes:*** • Affordable housing provided on allocated and windfall sites secured by a Section 106 agreement, planning conditions or other appropriate mechanism; • Affordable housing provided on sites allocated for 100% affordable housing; • Affordable housing provided on affordable housing exception sites; • 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; • All new build and conversions where there has been a net gain in affordable housing; • All other affordable housing units provided through planning system. • All other affordable housing. ***Excludes:*** • Dwellings with a lease of less than 1 year; • Low cost market housing, i.e. housing where the discount is only available to the first occupier; • Renovations of existing affordable housing of the same tenure; • Acquisitions of existing social stock, for example through stock transfer from a local authority. • Help to buy scheme.

Contact information

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	✖
Telephone number	✖
E-Mail address	✖

Alternative contact details

Name	✖
Telephone number	✖
E-Mail address	✖

Monitoring survey response burden

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)		✖
Band 2 (£20,000 - £26,999)		✖
Band 3 (£27,000 - £33,999)		✖
Band 4 (£34,000 - £53,999)		✖
Band 5 (£54,000+)		✖

Comment

Location

PLEASE SELECT

Please tick the box for each local authority in which your RSL carries out development

✖

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

☐	Isle of Anglesey	☐	Neath Port Talbot
☐	Gwynedd	☐	Bridgend
☐	Conwy	☐	The Vale of Glamorgan
☐	Denbighshire	☐	Cardiff
☐	Flintshire	☐	Rhondda Cynon Taf
☐	Wrexham	☐	Merthyr Tydfil
☐	Powys	☐	Caerphilly
☐	Ceredigion	☐	Blaenau Gwent
☐	Pembrokeshire	☐	Torfaen
☐	Carmarthenshire	☐	Monmouthshire
☐	Swansea	☐	Newport

Table 2: Number of new permanent dwellings completed during the year

PLEASE SELECT

Only Local Authority and National House Building Council (NHBC) inspected data should be included. Exclude figures from Private Approved Inspectors (PAIs)

Table 3
Back to Home Page

Go to guidance
Go to definitions

		Completed during this year									Completed during this year									
		Houses with:					V1				Flats with:					Total houses and flats	V1		Comment
		1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total				1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total				
		a	b	c	d	e	a b c d e			f	g	h	i	j	k	f g h i j	
1	Isle of Anglesey					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
2	Gwynedd					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
3	Conwy					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
4	Denbighshire					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
5	Flintshire					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
6	Wrexham					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
7	Powys					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
8	Ceredigion					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
9	Pembrokeshire					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
10	Carmarthenshire					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
11	Swansea					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
12	Neath Port Talbot					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
13	Bridgend					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
14	The Vale of Glamorgan					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
15	Cardiff					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
16	Rhondda Cynon Taf					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
17	Merthyr Tydfil					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
18	Caerphilly					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
19	Blaenau Gwent					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
20	Torfaen					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
21	Monmouthshire					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
22	Newport					0	✔✔✔✔✔							0	0	✔✔✔✔✔	
23	Wales	0	0	0	0	0	✔✔✔✔✔			0	0	0	0	0	0	✔✔✔✔✔	

Comment

Table 3: Number of multiple occupancy bedspaces completed in the year

Only Local Authority and National House Building Council (NHBC) inspected data should be included.
Exclude figures from Private Approved Inspectors (PAIs)

Go to guidance

Go to definitions

	Number	V1	Comment
	a	a	
1 Multiple occupancy bedspaces completed in this year		✖	

Comment

Table 4: Affordable housing completed this year

This table asks if any of your newbuild during the year was NOT affordable housing. A definition of affordable is available by using the link.

Go to guidance
Go to definitions

		Total dwellings completed this year	Of which are NOT affordable housing		
		Total	Number	V1	Comment
			a	a	
1	Total houses	0		✖	
2	Total flats	0		✖	
3	Total houses and flats	0	0	✔	

Comment