

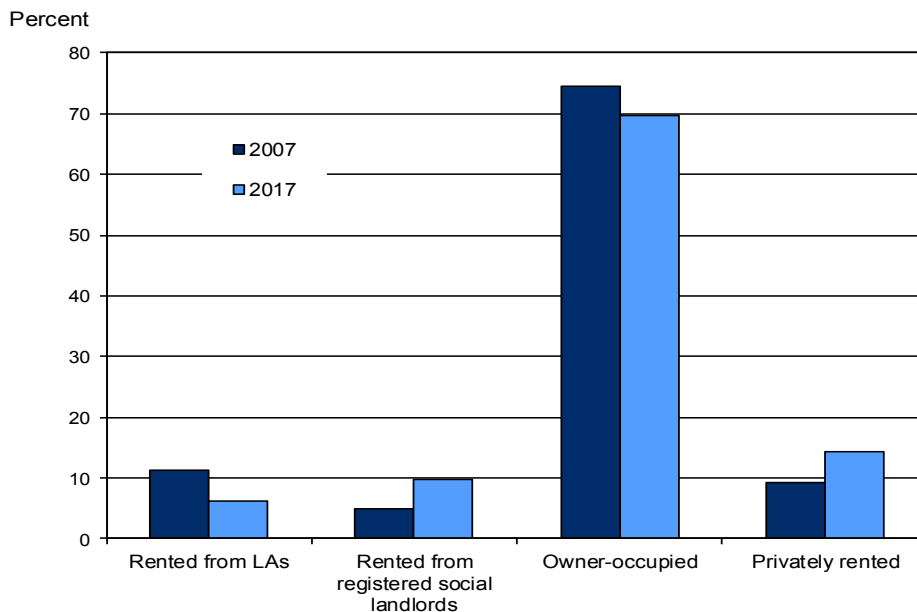


Dwelling Stock Estimates for Wales, 31 March 2017

26 April 2018
SFR 36/2018

The total number of dwellings in Wales continues to grow steadily with an estimated 1.4 million dwellings at 31 March 2017, an increase of 6 per cent over the last 10 years.

Percentage of dwellings by tenure in 2007 and 2017 (a)



Source: Welsh Government

(a) As at 31 March each year

- The estimated number of private sector dwellings has increased steadily over the last ten years, mainly due to an increase in the number of privately rented dwellings. The private sector accounted for 84 per cent of all dwellings in 2017 and 14 per cent of all dwellings were privately rented.
- The percentage of dwellings which are owner occupied has fallen over recent years, though they continue to represent the majority of all dwellings in Wales, accounting for 70 per cent in 2017.
- In 2017, social sector dwellings accounted for 16 per cent of all dwellings. The proportion of dwellings rented from local authorities has decreased from 11 per cent of all dwellings in 2007 to just 6 per cent in 2017. Whilst the proportion of all dwellings rented from Registered Social Landlords (RSLs) has increased from 5 per cent to 10 per cent over the same period.

About this release

This annual statistical release presents estimates of the number of dwellings in Wales by tenure and for each local authority, as at 31 March 2017 and previous years. With the exception of Census years, the estimates presented relate to 31 March each year.

These estimates include vacant dwellings.

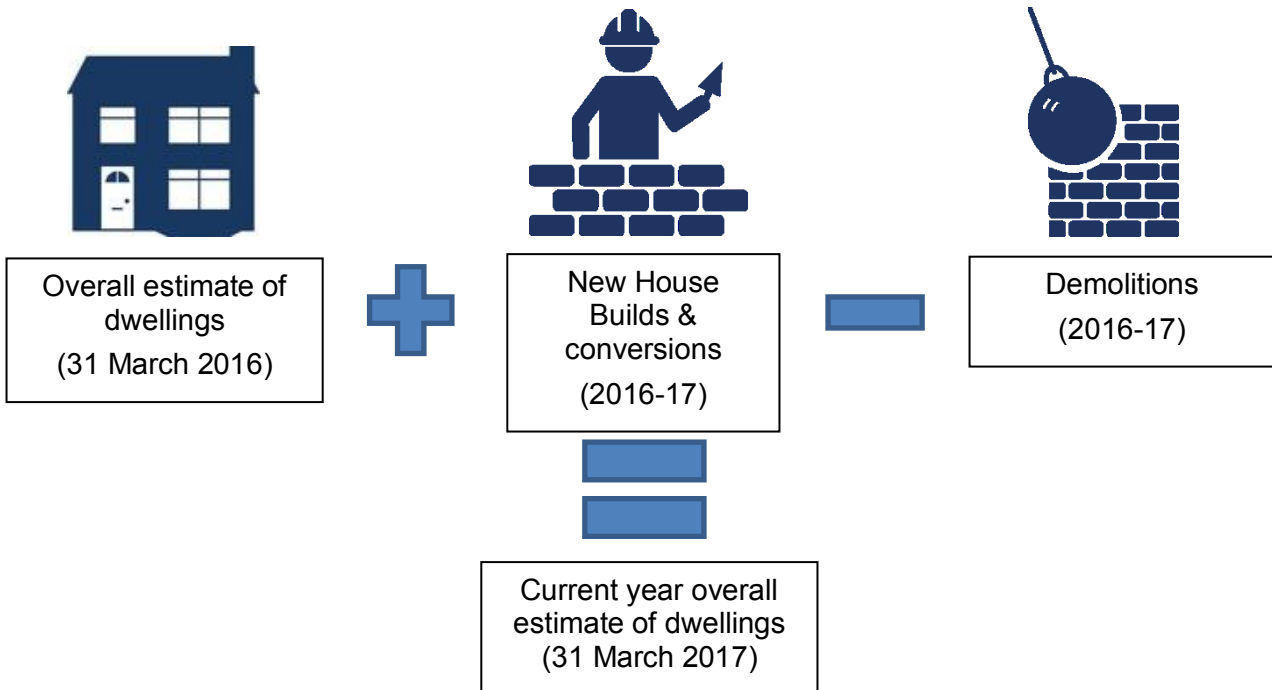
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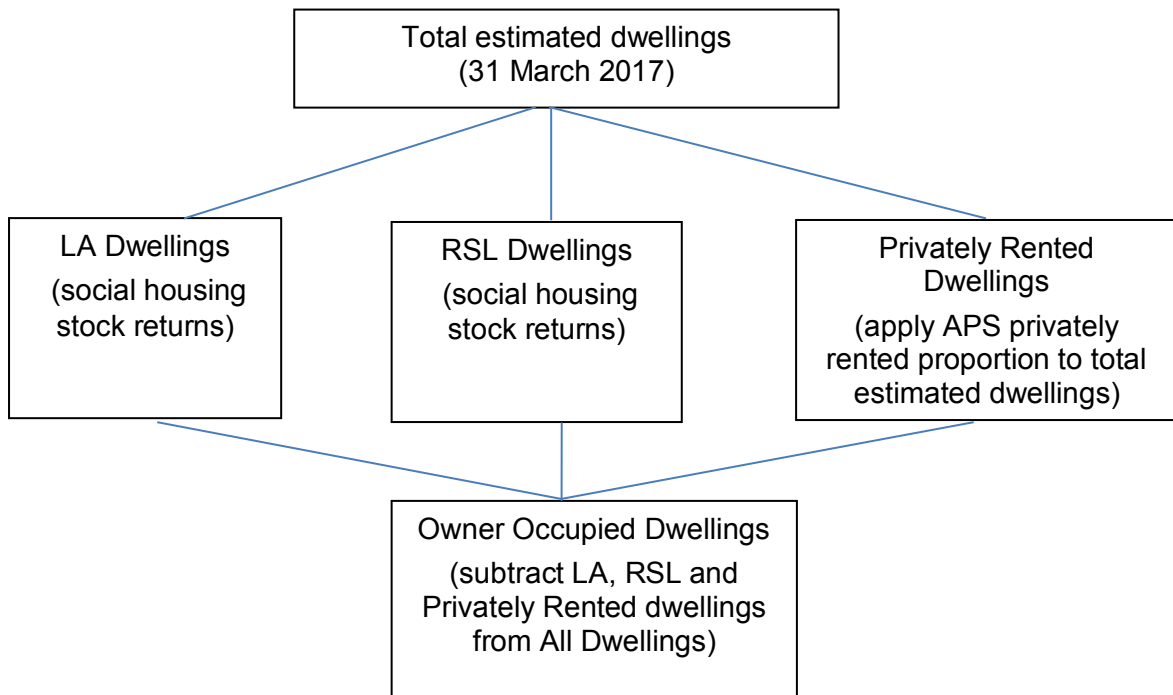
1. Background and methodology

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

Estimates of the total number of dwellings are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new house building and demolitions.



The breakdown of dwelling stock estimates by tenure is estimated from 2011 Census information, information from the Annual Population Survey (APS), local authority returns and registered social landlord (RSL) returns.



Vacant dwellings.

There were an estimated 1.4 million dwellings in Wales at the 31 March 2017, however, not all of these will have been occupied. The dwelling stock estimates shown in this release include vacant as well as occupied dwellings.

Information is collected annually from all social landlords in Wales covering the number of dwellings which they own, and manage, that are empty at the 31 March each year, and how long those dwellings had been empty for. Up to 2015-16, local authorities also provided information separately on the total number of private sector dwellings that had been vacant for more than 6 months, at 1 April each year, as part of the [National Strategic Indicators](#) of local authority performance. For 2016-17 the information was provided under the Public Accountability Measures (PAMs) set by local government and available on the [Data Unit Wales website](#).

On average over the last 5 years, around 26,200 dwellings a year have been vacant for more than 6 months. Around 95 per cent of these vacant dwellings were private sector housing, which accounts for around 2 per cent of all private sector dwellings. The social housing sector generally has a lower percentage of empty dwellings with less than 1 per cent of social housing empty for 6 months or more.

Data limitations

The dwelling stock figures are estimates and are therefore subject to a number of data limitations:

Census data

The figures shown in this release are estimates of the number of dwellings at 31 March each year and are based on data from the 2011 population census updated annually to take account of additional dwelling stock through new build completions plus any gains or losses through conversions and demolitions. This method of 'rolling forward' the estimates from a census provides estimates annually in between the census years. However, after rolling forward estimates for 10 years, discrepancies are usually observed between the rolled forward estimates and the next Census estimates. Following the 2011 census, the annual figures (2002 to 2011) were adjusted, with any difference spread evenly across the ten years since the previous census. It amounted to around 3,400 dwellings per year, over the 10 year period at the all Wales level. The rolled forward method, whilst the best available methodology between Censuses, is likely to lead to estimates that are less reliable the further away each year is from the Census base.

New house building data

The information on new house building used in the annual dwelling stock estimates is based on the reports of local authority building inspectors and the National House Building Council (NHBC), which is a private approved inspector (PAI). It does not include information from other private approved inspectors. We are currently exploring options for improving the quality of new builds data.

Annual Population Survey

Currently, data from the Annual population Survey (APS) is used to calculate an estimate of the number and proportion of private rented dwellings. The methodology for calculating the private rented sector in the APS does not currently take into account those households living rent free or those who pay part rent part mortgage. During 2018-19 we will be reviewing the methodology and considering how these categories should be treated.

The APS provides estimates for the private rental sector but it only covers occupied dwellings, therefore no account is taken of vacancy rates in producing the split.

The APS is a household survey and therefore has an associated level of uncertainty. During 2018-19 we plan to further develop a measure of uncertainty associated with these survey estimates.

More detail on the methodology used for calculating the estimates is shown in the [Key quality information](#) at the end of this release and definitions of all terms used can be found in the glossary section.

2. Total number of dwellings in Wales

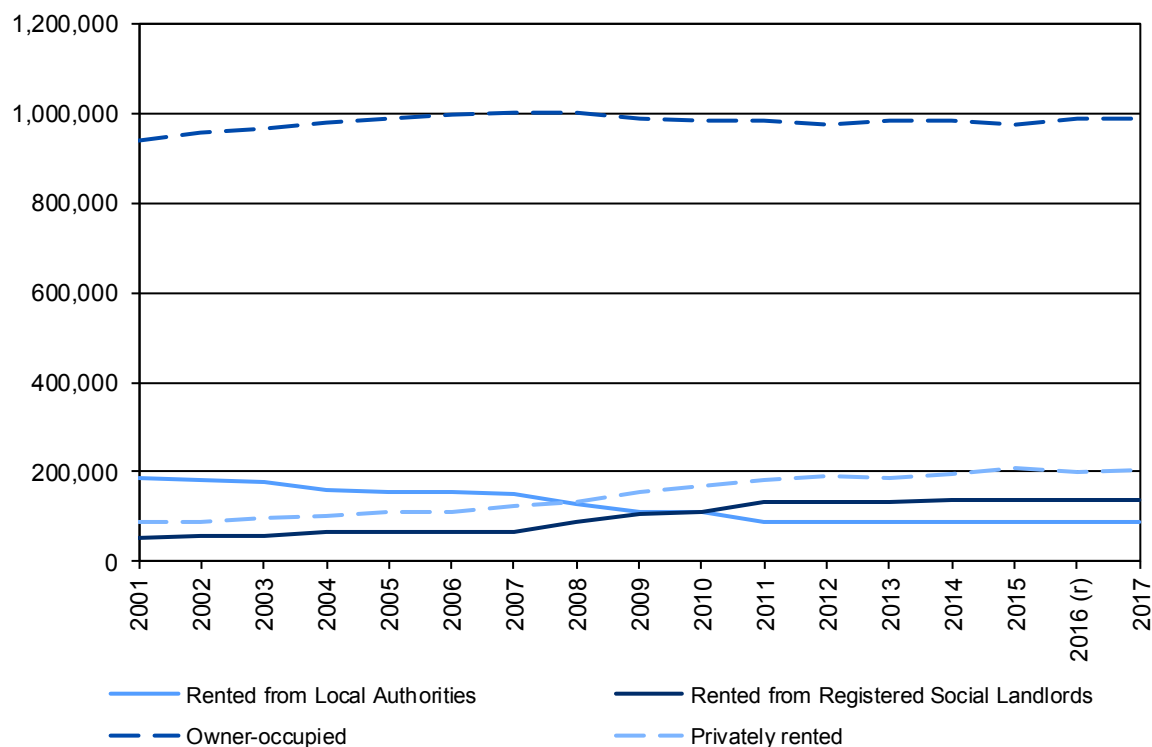
At 31 March 2017 there were an estimated 1.4 million residential dwellings in Wales and a projected 1.3 million households¹ (2017). The number of dwellings differs from the number of households as there may be more than one household occupying a dwelling, some dwellings are vacant and other are second residences. The figures indicate that in 2017 there may have been a sufficient number of dwellings for the overall number of households in Wales. However the location, size and types of the dwellings available might not meet the needs of the different types of households.

Whilst the estimated overall number of dwellings in Wales has increased by 11 per cent since 2001 and by 6 per cent over the last 10 years, growth has slowed slightly in more recent years with increases of around 0.4 per cent to 0.5 per cent each year since 2012.

The decline in the level of new house building following the economic downturn has impacted on the number of dwellings. Despite an increase over the last three years in the number of new dwellings completed, the level of new house building remains below that seen in the years before 2008-09. In the 5 years prior to the economic downturn in 2008-09, the number of new dwellings completed across Wales averaged between 8 and 9 thousand a year but since 2008-09 the average has been around 6 thousand a year. During 2016-17, the number of new dwellings completed fell slightly (by 1 per cent) to 6,833. However, this still represented the second highest number of completions recorded since 2008-09.

¹ Figures are taken from the [2014 based household projections for Wales](#).

Chart 1 – Dwelling stock estimates by tenure (a)



Source: Welsh Government

(r) 2015-16 Stock figure for Registered Social Landlords and owner-occupied dwellings revised April 2018.

(a) As at 31 March each year

The majority of dwellings in Wales continue to be owner occupied, accounting for 70 per cent of all dwelling stock in 2017. The percentage of owner occupied dwellings decreased each year between 2007 and 2012 but has since remained at around 69 to 70 per cent ([Chart 1](#)).

The tenure distribution of the rest of the dwelling stock in Wales has changed since 2000-01. In 2001 social sector dwellings accounted for 19 per cent of all estimated dwellings in Wales. By 2007 the proportion of social sector dwellings had decreased to 16 per cent and, while numbers have increased annually since 2009, the proportion has remained unchanged.

Both the number and proportion of privately rented dwellings however has more than doubled since 2001 when they accounted for just 7 per cent of all estimated dwellings in Wales. By 2007 the proportion of private rented dwellings had increased to 9 per cent and the numbers and proportion continued to increase until 2015. In 2016 the number of estimated private sector dwellings fell slightly but increased again in 2017 to around 203,400 privately rented dwellings which accounted for 14 per cent of all estimated dwellings.

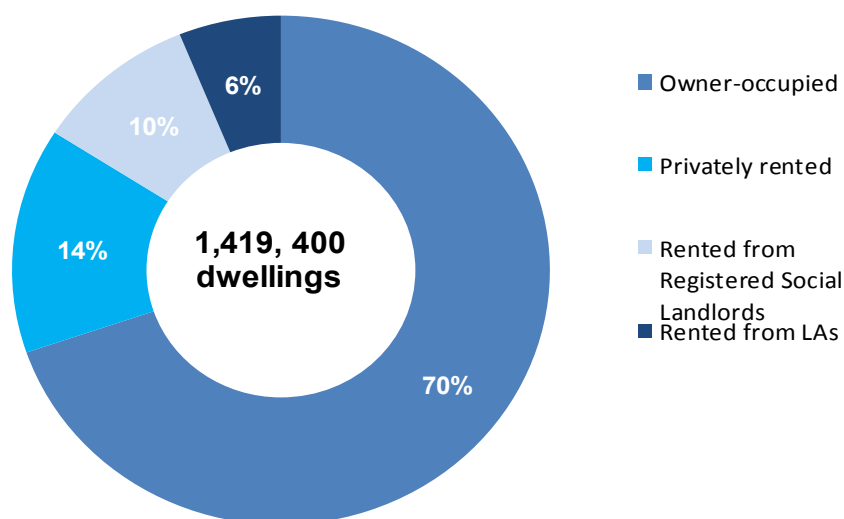
Table 1 - Dwelling stock estimates by tenure, as at 31 March (a)

| | <i>Number</i> | | | | | | | | |
|------|---------------------------------------|----------|---|----------|--------------------------------------|----------|----------------------|----------|-----------|
| | Rented from local authorities (b) (c) | | Rented from registered social landlords | | Owner-occupier and other tenures (b) | | Privately rented (c) | | Total |
| | Number | Per cent | Number | Per cent | Number | Per cent | Number | Per cent | Number |
| 2001 | 187,900 | 15 | 55,000 | 4 | 941,200 | 74 | 90,400 | 7 | 1,274,500 |
| 2007 | 152,800 | 11 | 66,600 | 5 | 1,001,600 | 75 | 122,200 | 9 | 1,343,300 |
| 2008 | 129,900 | 10 | 89,400 | 7 | 1,001,200 | 74 | 134,800 | 10 | 1,355,300 |
| 2009 | 113,000 | 8 | 106,900 | 8 | 989,200 | 72 | 156,700 | 11 | 1,365,800 |
| 2010 | 110,600 | 8 | 110,500 | 8 | 983,700 | 72 | 170,500 | 12 | 1,375,200 |
| 2011 | 88,700 | 6 | 133,600 | 10 | 981,400 | 71 | 180,100 | 13 | 1,383,800 |
| 2012 | 88,400 | 6 | 134,700 | 10 | 976,700 | 70 | 189,300 | 14 | 1,389,100 |
| 2013 | 88,200 | 6 | 134,800 | 10 | 983,100 | 71 | 188,200 | 13 | 1,394,500 |
| 2014 | 88,100 | 6 | 135,400 | 10 | 981,500 | 70 | 195,100 | 14 | 1,400,100 |
| 2015 | 87,800 | 6 | 136,300 | 10 | 974,300 | 69 | 207,600 | 15 | 1,406,000 |
| 2016 | 87,300 | 6 | 137,200 (r) | 10 | 986,400 (r) | 70 | 201,800 | 14 | 1,412,700 |
| 2017 | 87,200 | 6 | 138,600 | 10 | 990,200 | 70 | 203,400 | 14 | 1,419,400 |

Source: Welsh Government

(a) As at 31 March each year. Rounded to nearest 100.

Chart 2 – Percentage of dwellings by tenure, 2017 (a)



Source: Welsh Government

(a) As at 31 March 2017.

3. Private sector dwellings

Private sector dwellings refer to all dwellings that are owner occupied (whether owned outright or bought with a mortgage), rented from private landlords, intermediate and other dwellings that are not at social rents.

The estimated number of private sector dwellings has increased steadily over the last ten years, largely due to an increase in privately rented dwellings. Following a slight fall in the estimated number of privately rented dwellings in 2016, the number increased by around 1,600 dwellings in 2017, though the proportion of privately rented dwellings remained unchanged at 14 per cent. It should be noted however that the proportion of privately rented dwellings at both an all Wales and individual local authority level is calculated using data from the Annual Populations Survey (APS) and the variability within a sample survey may cause small fluctuations in the time-series. Any increases or decreases should therefore be treated with caution.

The estimated number of owner occupied² dwellings has decreased by around 1 per cent over the last ten years and, as a proportion of all estimated dwellings, there has also been a decrease of 5 percentage points since 2007 to 70 per cent ([Table 1](#)). Since 2015 however, both the number and proportion of estimated owner occupied dwellings have increased and in 2017 there were around 3,800 more owner occupied dwellings than in the previous year. The introduction of the Help to Buy –Wales Shared Equity Loan scheme in January 2014 may have impacted on the numbers in owner occupation by providing support to those wishing to purchase a new home but constrained in doing so by deposit requirements, particularly first time buyers. Latest published figures show that from the introduction of the Help to Buy Wales in January 2014 to the end of December 2017 a total of 6,497 dwellings had been purchased under the scheme. Around three quarters (75 per cent) of these purchases were by first time buyers.

The estimated number of privately rented dwellings has more than doubled since 2001. Over the last ten years the number of privately rented dwellings has increased by two thirds and the proportion has increased from 9 per cent of all dwellings to 14 per cent ([Table 1](#)).

The number of privately rented dwellings increased considerably from 2007 to 2015 when it reached a peak of 207,600 which may have been influenced by an increased uptake of buy-to-let mortgages during the period as well as the decrease in the affordability of owner occupation. Numbers have dropped back slightly over the last two years which may have been influenced by the recent changes to buy-to-let stamp duty and to the tax relief on buy-to-let mortgages. Numbers may also have been affected by the introduction in November 2015 (via the Housing (Wales) Act 2014) of a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents delivered by [Rent Smart Wales](#).

² Includes intermediate tenures and other tenures not socially or privately rented.

4. Social sector dwellings

Social sector dwellings refer to dwellings rented from local authorities and Registered Social Landlords (RSLs) at social rents.

Over the last ten years the overall number of social sector dwellings has increased by 3 per cent mainly due to the increase in the number of dwellings rented from registered social landlords. The overall number of social sector dwellings increased by 1,300 in 2017 compared to the previous year, though the proportion remained unchanged at 16 per cent of all dwellings ([Table 1](#)).

There has been a steady fall in the number and proportion of dwellings rented from local authorities since 2007 (falling from 11 per cent to 6 per cent of all dwellings). However the number and the proportion of dwellings rented from Registered Social Landlords (RSLs) has doubled over this period (increasing from 5 per cent to 10 per cent of all dwellings). This is predominantly due to the large scale voluntary transfers of stock from local authorities to RSLs between 2008 and 2011 with RSLs now responsible for all the social housing in 11 of the 22 local authorities.³

The amount of new house building by local authorities has also declined over the last ten years with only 20 new local authority dwellings completed between 2007 and 2017, whilst there were 8,831 new RSL dwellings completed over the same period.

The decrease in the number of local authority dwellings over the last ten years has also been influenced by the transfer of housing into the private sector through Right to Buy and other schemes. Between 1 April 2007 and 31 March 2017, a total of 3,297 local authority dwellings have transferred to the private sector via Right to Buy sales whilst over the same period 965 RSL dwellings were sold via Right to Buy or Right to Acquire schemes. This is likely to change in future years due to the recent [Abolition of Right to Buy and Associated Rights \(Wales\) Act 2018](#).

5. Dwelling stock estimates by local authority

Whilst the total estimated number of dwellings across Wales increased by 6 per cent between 2007 and 2017, across Wales the increase varied from 2 per cent in Denbighshire to 9 per cent in Newport.

By 31 March 2017, 11 of the 22 local authorities in Wales had transferred their dwelling stock to RSLs, however this would not have affected the overall number of social sector dwellings within each of the 22 local authority areas ([Table 2](#)).

³ Further details on the stock transfers can be found in the ['Key quality information'](#) section at the end of this release.

Table 2 – Dwelling stock estimates by tenure and local authority, at 31 March 2017(a)

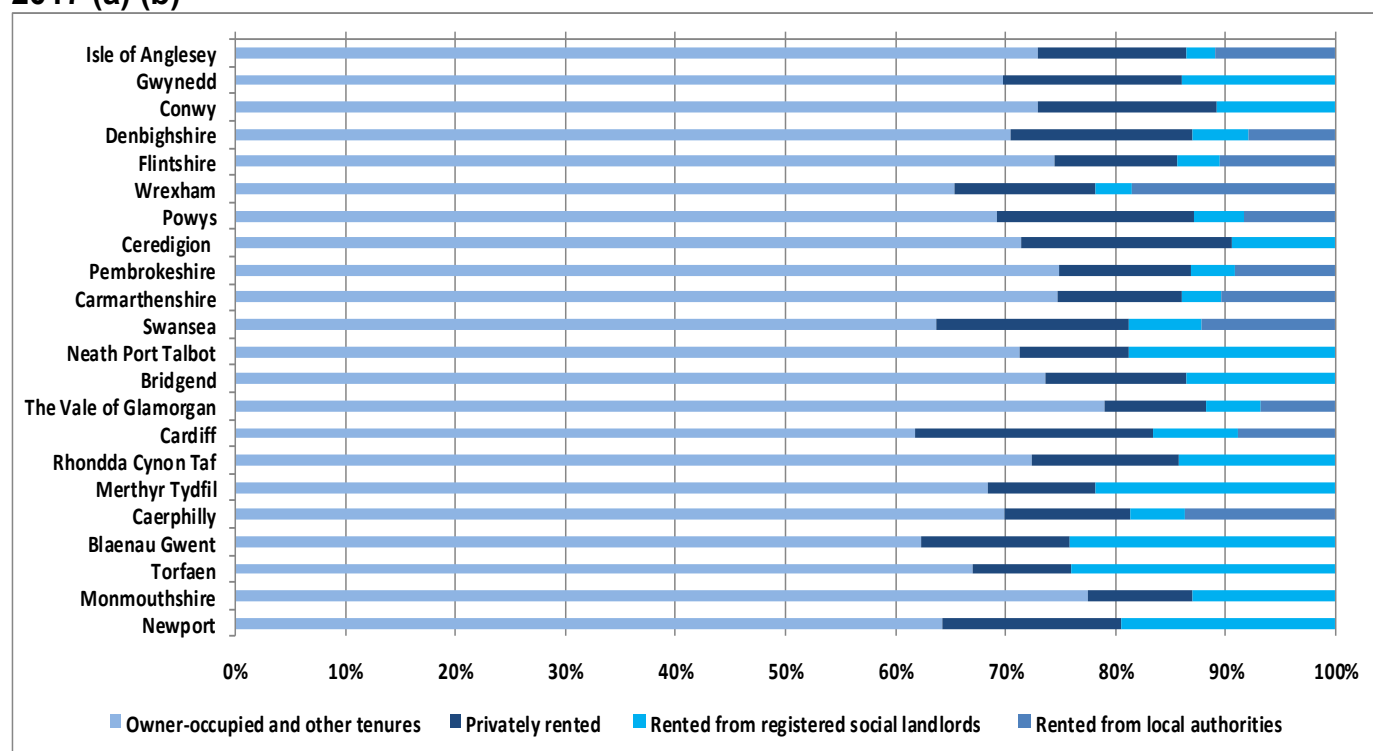
| | <i>Number</i> | | | | |
|-------------------|-------------------------------|---|--------------------------------------|------------------|-----------|
| | Rented from local authorities | Rented from registered social landlords | Owner-occupied and other tenures (b) | Privately rented | Total |
| Isle of Anglesey | 3,800 | 900 | 25,300 | 4,700 | 34,700 |
| Gwynedd | . | 8,600 | 43,200 | 10,000 | 61,900 |
| Conwy | . | 6,200 | 41,700 | 9,300 | 57,200 |
| Denbighshire | 3,400 | 2,200 | 30,500 | 7,200 | 43,200 |
| Flintshire | 7,200 | 2,600 | 50,500 | 7,500 | 67,700 |
| Wrexham | 11,200 | 2,000 | 39,500 | 7,700 | 60,400 |
| Powys | 5,300 | 2,900 | 44,700 | 11,600 | 64,600 |
| Ceredigion | . | 3,300 | 25,200 | 6,700 | 35,300 |
| Pembrokeshire | 5,700 | 2,500 | 46,500 | 7,500 | 62,100 |
| Carmarthenshire | 9,000 | 3,100 | 65,200 | 9,900 | 87,300 |
| Swansea | 13,500 | 7,400 | 70,900 | 19,500 | 111,300 |
| Neath Port Talbot | . | 12,300 | 46,600 | 6,500 | 65,400 |
| Bridgend | . | 8,700 | 46,900 | 8,200 | 63,800 |
| Glamorgan | 3,900 | 2,900 | 45,600 | 5,300 | 57,700 |
| Cardiff | 13,400 | 11,500 | 93,400 | 32,800 | 151,200 |
| Rhondda Cynon Taf | . | 15,400 | 77,800 | 14,400 | 107,600 |
| Merthyr Tydfil | . | 5,800 | 18,400 | 2,700 | 26,900 |
| Caerphilly | 10,800 | 3,900 | 55,200 | 9,000 | 78,900 |
| Blaenau Gwent | . | 7,900 | 20,300 | 4,400 | 32,600 |
| Torfaen | . | 9,900 | 27,600 | 3,700 | 41,300 |
| Monmouthshire | . | 5,400 | 32,100 | 3,900 | 41,500 |
| Newport | . | 13,000 | 43,000 | 10,800 | 66,900 |
| Wales | 87,200 | 138,600 | 990,200 | 203,400 | 1,419,400 |

Source: Welsh Government

(a) Numbers rounded to nearest 100. Due to rounding, percentages may not equal 100% and the total column may not equal the sum of the different tenures.

(b) Includes owner-occupied, intermediate and other tenures.

Chart 3 - Dwelling stock estimates, percentage by tenure and local authority, at 31 March 2017 (a) (b)



Source: Welsh Government

(a) Data for local authorities and registered social landlords are taken from the annual social housing stock returns and includes all self contained and non self contained dwellings but assumes 3 non self contained bed spaces is equal to one dwelling. Excludes intermediate and other tenures not at social rents.

(b) The tenure split between owner-occupied and privately rented dwellings has been estimated using information from the Annual Population Survey.

Generally the proportion of socially rented stock continues to be lower in rural authorities⁴ than for other local authorities in Wales. Across Wales, the valley authorities of Blaenau Gwent and Torfaen had the highest proportion of social housing at 24 per cent, whilst the lowest proportion was seen in the rural authority of Ceredigion at 9 per cent ([Chart 3](#)).

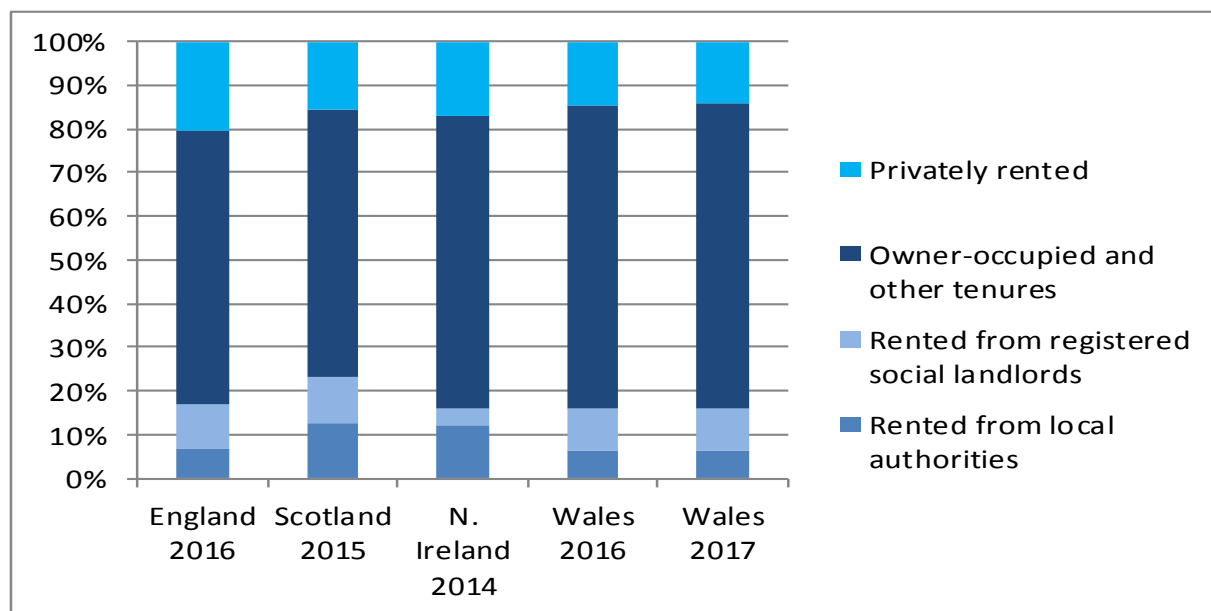
At a local authority level, the highest percentage of owner-occupied dwellings at 31 March 2016 was seen the Vale of Glamorgan and Monmouthshire where over three quarters of all dwellings were owner-occupied (79 per cent and 77 per cent respectively). Cardiff and Blaenau Gwent had the lowest percentage of owner-occupied dwellings at 62 per cent, followed by Swansea and Newport at 64 per cent.

Cardiff had the highest percentage of privately rented dwellings at 22 per cent, followed by Ceredigion at 19 per cent and Powys and Swansea where 18 per cent of all dwellings were privately rented. The high proportions of private accommodation in some of these authorities, notably Cardiff, Ceredigion and Swansea, may be related to the student population present in these areas. The lowest percentage of privately rented dwellings at 31 March 2017 was seen in Torfaen and the Vale of Glamorgan where just 9 per cent of dwellings were privately rented and this was followed by Monmouthshire, Merthyr Tydfil and Neath Porth Talbot at just 10 per cent.

⁴ Rural Authorities include Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Powys, Ceredigion, Pembrokeshire, Carmarthenshire and Monmouthshire.

6. Comparisons with other UK countries

Chart 4 - Dwelling stock estimates, percentage by tenure and country (a) (b)



Source: Department for Communities and Local Government (DCLG), the Scottish Government, Department for Social Development (NI), Welsh Government

(a) For England this will include dwellings rented from local authorities and other public sector dwellings. For Scotland it includes dwellings rented from local authorities, New Towns and Scottish Homes.

(b) These organisations are referred to with different terminology by the 4 UK countries but are broadly similar. For England they include Private Registered Providers, for Scotland and Northern Ireland it covers Housing Associations.

Dwelling stock estimates are only available for March 2014 for Northern Ireland and for March 2015 for Scotland. Dwelling stock estimates for 31 March 2017 are currently only available for Wales ([Chart 4](#))

In general, across the four UK countries, Wales has the highest proportion of owner-occupied dwellings, England has the highest proportion of privately rented dwellings and Scotland has the highest proportion of social sector dwellings. Within the social housing sector, Northern Ireland has a similar proportion of local authority dwellings to Scotland but a much lower proportion of dwellings rented from Housing Associations.

Key quality information

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

National Statistics status

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 Statistics](#).

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

All official statistics should comply with all aspects of the Code of Practice for Statistics. They are awarded National Statistics status following an assessment by the UK Statistics Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.

It is Welsh Government's responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

Well-being of Future Generations Act (WFG)

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals for Wales. These are for a more equal, prosperous, resilient, healthier and globally responsible Wales, with cohesive communities and a vibrant culture and thriving Welsh language. Under section (10)(1) of the Act, the Welsh Ministers must (a) publish indicators ("national indicators") that must be applied for the purpose of measuring progress towards the achievement of the Well-being goals, and (b) lay a copy of the national indicators before the National Assembly. The 46 national indicators were laid in March 2016.

Information on the indicators, along with narratives for each of the well-being goals and associated technical information is available in the [Well-being of Wales report](#).

Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).

The statistics included in this release could also provide supporting narrative to the national indicators and be used by public services boards in relation to their local well-being assessments and local well-being plans.

Policy and operational context

The dwelling stock estimates are used as evidence in policy making by both central and local government. The information provides an estimate of the number of residential dwellings by each tenure type and by local authority, at the end of March each year. The data are used by the Welsh Government, local authorities and other housing organisations to help monitor trends in the overall level of Welsh housing stock, as well as any changes in its tenure distribution over time.

Users and uses

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.

The Welsh Government dwelling stock count data are also used by the Office for National Statistics (ONS) in the production of CPIH (the Consumer Prices Index including Housing costs), the first inflation measure in ONS's Consumer Price Statistics bulletin. CPIH is a measure of consumer price inflation that includes owner occupiers' housing costs (OOH). Dwelling stock counts are used directly in the calculation of the OOH measure to derive regional strata weights that reflect the owner occupied population.

Data source and coverage

This release draws on information from a range of data sources in order to compile a coherent set of statistics on the total number of dwellings and the tenure profile of the stock. The statistical sources used are listed below.

[Census 2011 \(Office for National Statistics\)](#)

[Annual Population Survey \(Office for National Statistics\)](#)

[New House Building Completions \(Welsh Government\)](#)

[Demolitions data \(Welsh Government\)](#)

[Local authority stock and registered social landlord stock \(Welsh Government\)](#)

[Local authority stock and registered social landlord vacant stock \(Welsh Government\)](#)

[National Strategic Indicators \(Welsh Government\)](#)

Methodology

Estimates of the total dwelling stock are calculated based on data from the population censuses. The estimates shown in this release are produced by using the dwelling count from the most recent 2011 census as a baseline. This count is then projected forward using information collected on annual changes to the dwelling stock through new build completions plus any gains or losses through conversions and demolitions. A diagram of the broad methodology is included in section 1 of this release.

Total Number Of Dwellings By Tenure

The breakdown of stock estimates by tenure shown in this release is estimated from 2011 Census information, information from the Annual Population Survey, local authority returns and registered social landlord (RSL) returns. This information takes into account any changes in tenure through sales and acquisitions.

Social sector Housing – local authority and registered social landlord dwellings

The data on local authority and registered social landlord housing stock are taken from the annual returns from social landlords and is available on our Stats Wales interactive web site.

This data is used directly in the dwelling stock tenure split and include all self-contained and non self-contained dwellings but exclude intermediate and other tenures which are not at social rents, which are included in the owner-occupied, privately rented and other tenures category. The data excludes all non-residential properties and excludes any dwellings leased to temporarily house the homeless and any dwellings that are managed as a social lettings agency.

As the annual returns collect the number of non self-contained bed spaces rather than dwellings, it is assumed on average that 3 non self-contained bed spaces is equal to one dwelling. Information on the number of non self-contained units for intermediate and other tenures is not collected; therefore the same calculation cannot be applied for these tenures.

Private sector dwellings

Private sector dwellings are calculated by subtracting the number of local authority dwellings and RSL dwellings from the total number of dwellings in Wales.

Whilst private sector stock covers both owner-occupied⁵ and private rented dwellings, there is no direct measure of these tenures due to the difficulty of collecting information on the private sector and the relatively fluid interchange between these two parts of the private dwelling stock.

Owner occupied and private rented dwellings

In order to estimate the number of private sector dwellings that are privately rented, the current methodology estimates what proportion of all dwellings are privately rented using information from the Annual Population Survey (APS). The APS is a survey of households living at private addresses in the UK (therefore NHS accommodation, prisons and army barracks are excluded). The owner-occupied tenure is then calculated as the residual after the other tenures have been removed.

⁵ Includes intermediate tenures and other tenures not socially or privately rented

The APS provides estimates for the private rental sector but it only covers occupied dwellings, **therefore no account is taken of vacancy rates in producing the split.** The APS is based on a sufficiently large enough sample to provide a separate percentage breakdown for privately rented stock at a local authority level within Wales.

Comparability

The data presented within this release for local authority and RSLs will differ from that shown in the releases 'Social Housing Stock and Rents 2015-16' and 'Social Housing Vacancies, Letting and Arrears 2015-16' as this release presents information on the number of dwellings whereas the social housing stock release present information on the number of housing units where non self-contained bed spaces are counted as individual housing units.

Revisions

Revisions can arise from events such as late returns from a local authority 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 these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release.

Where changes are not deemed to be significant i.e. minor changes, these will be updated in the following year's statistical release. However, minor amendments to the figures may be reflected in the Stats Wales tables prior to that next release.

Revised data is marked with an (r) in the statistical release. We also have a [statistical revisions policy](#) which we follow.

This release contains revised registered social landlord stock for 2015-16.

Accessibility

A full set of data on dwelling stock estimates in Wales, including information by individual local authority is available to download from [StatsWales](#).

Coherence with other statistics

There are several alternative sources of data on total dwelling stock in Wales, including the council tax system. The Welsh Government collects and publishes [annual information](#) on dwellings under the council tax system which is provided by the 22 Welsh local authorities.

The Welsh Government collect information on social housing stock which is based on annual stock returns collected from the 22 Welsh local authorities and all Welsh registered social landlords. The total local authority and registered social landlord stock figures are published in the release '[Social Housing Stock and Rents 16-17](#)' however, will differ from the figures shown in this release which assumes 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling and do not include intermediate and other tenures not at social rents. In this release intermediate and other tenures appear in the owner-occupied, privately rented and other tenures category.

New house building completions are one of the most important factors affecting the annual change in the size of the dwelling stock. The Welsh Government publishes a quarterly headline and an

annual release covering new build starts and completions based on the reports of local authority building inspectors and the National House Building Council (NHBC) which is a private approved inspector (PAI). The latest house building statistics are available on our [StatsWales](#).

The number of dwellings demolished is also an important factor affecting the annual change in the total dwelling stock. Data on demolitions is collected annually by the Welsh Government from all 22 local authorities in Wales. The statistics on demolitions cover all demolitions of residential dwellings of which the local authority is aware. They also include dwellings demolished which are to be re-built afterwards. The latest published information are available from our [StatsWales](#).

Related Statistics for other UK countries

Each of the countries of the UK produces its own statistics on Dwelling Stock Estimates.

England

The Department for Communities and Local Government (DCLG) is responsible for collecting and publishing data for England. DCLG apply a similar methodology to produce their annual dwelling stock estimates using the dwelling count from the Census 2001 and Census 2011 as a baseline. The count is projected forward using information on net annual changes to the housing stock, which is also collected and published by the DCLG in the [Net supply of housing statistics](#). The same methodology (census + net additions) is used to produce estimates at the national, regional and local authority levels. The 2016 set of [dwelling stock estimates for England](#) were published on 28 April 2016.

Scotland

The [Scottish Government](#) publish summary information on the estimated stock of dwellings by tenure in Scotland in the annual key information and summary tables.

A paper called [Household and Dwelling Estimates Across the UK](#) gives information on the methods used to produce estimates of households and dwellings in the four UK countries.

Northern Ireland

Northern Ireland, like Scotland, uses administrative data from a tax system for total stock. Data for the social rented sector are sourced from the Northern Ireland Housing Executive (NIHE) and the Housing Associations Branch of the Department for Social Development (DSD). The figures for the private sector, i.e. owner-occupied and private rented/other dwellings, are based on information supplied by the Land & Property Services agency (LPS). LPS now includes the Rates Collection Agency and the Valuations and Lands Agency. The [data up to 2014](#) are published by the Department for Communities and Local Government.

Glossary

Bedsits

Bedsits are a combination bedroom and sitting room.

Dwelling

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

Household

A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

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 stair-cased shared ownership dwellings and properties where the social landlord has sold the leasehold through right to buy but retains the freehold.

Non self-contained dwelling

A non self-contained dwelling is accommodation occupied by a household, which lacks exclusive use of bath/shower or WC or some cooking facilities. These usually take the form of:

- bedsit;
- shared housing; or
- hostel or hostel-type accommodation in which each bedspace is normally considered a non self-contained dwelling.

Self-contained dwelling

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

Tenure

The main tenure categories are:

- owner-occupied. This includes accommodation that is owned outright or bought with a mortgage;
- rented privately;
- rented from registered social landlords; and
- rented from local authorities.

'Other tenures' includes intermediate and other tenures not at social rents, dwellings rented with farms or business premises and those occupied by virtue of employment.

Further details

The document is available at:

<http://gov.wales/statistics-and-research/dwelling-stock-estimates/?lang=en>

Next update

Annual release April 2019

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

We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to stats.housing@gov.wales

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