

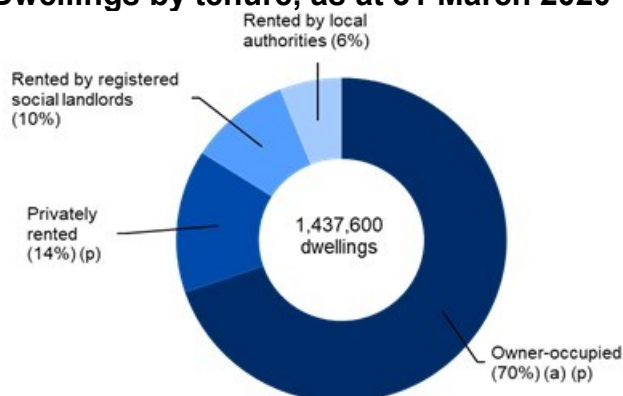


## Dwelling Stock Estimates for Wales, as at 31 March 2020

17 September 2020  
SB 141/2020

Due to the coronavirus (COVID-19) pandemic, some housing data collections which feed into these estimates were cancelled. These components have been estimated. This means that there is greater uncertainty surrounding the dwelling stock estimates for March 2020. Please see [Annex](#) for full details.

### Dwellings by tenure, as at 31 March 2020



Source: Welsh Government

(a) Includes intermediate and other tenures.

### Key points at 31 March 2020

- There were an estimated 1,437,600 dwellings in Wales, an increase of 5% compared to 2010.
- Owner-occupied stock has continued to increase in the past decade and accounted for 70% of all dwelling stock in March 2020 (p).
- Privately rented stock has also increased in the past ten years and accounted for 14% of all dwelling stock at March 2020 (p).
- Registered social landlord stock has continued to increase over the same time period and accounted for 10% of all dwelling stock at March 2020.
- Local authority stock has remained fairly stable since 2016 and accounted for 6% of all dwelling stock at March 2020.
- The proportion of dwelling stock accounted for by each tenure has remained constant since 2012.

(p) Estimates are provisional (see [Key quality information](#)).

The tenure split of estimates for Torfaen and Vale of Glamorgan (shown in Table 2 and Chart 3 of this release and StatsWales) have been revised on 21 September 2020 due to an error (now corrected).

### About this bulletin

This annual statistical release presents estimates of the number of dwellings in Wales (including vacant) by tenure for each local authority. Two datasets which feed into these estimates have been estimated (see [Annex](#)).

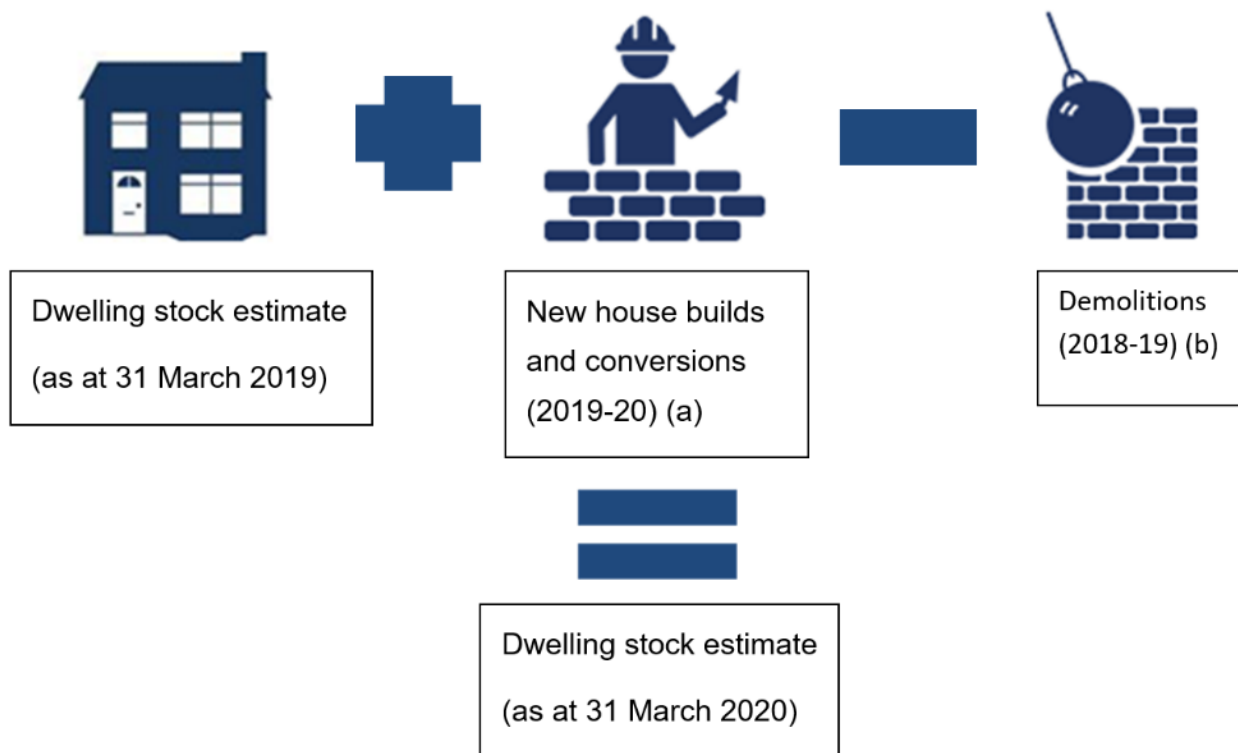
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## 1. Background and methodology

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.

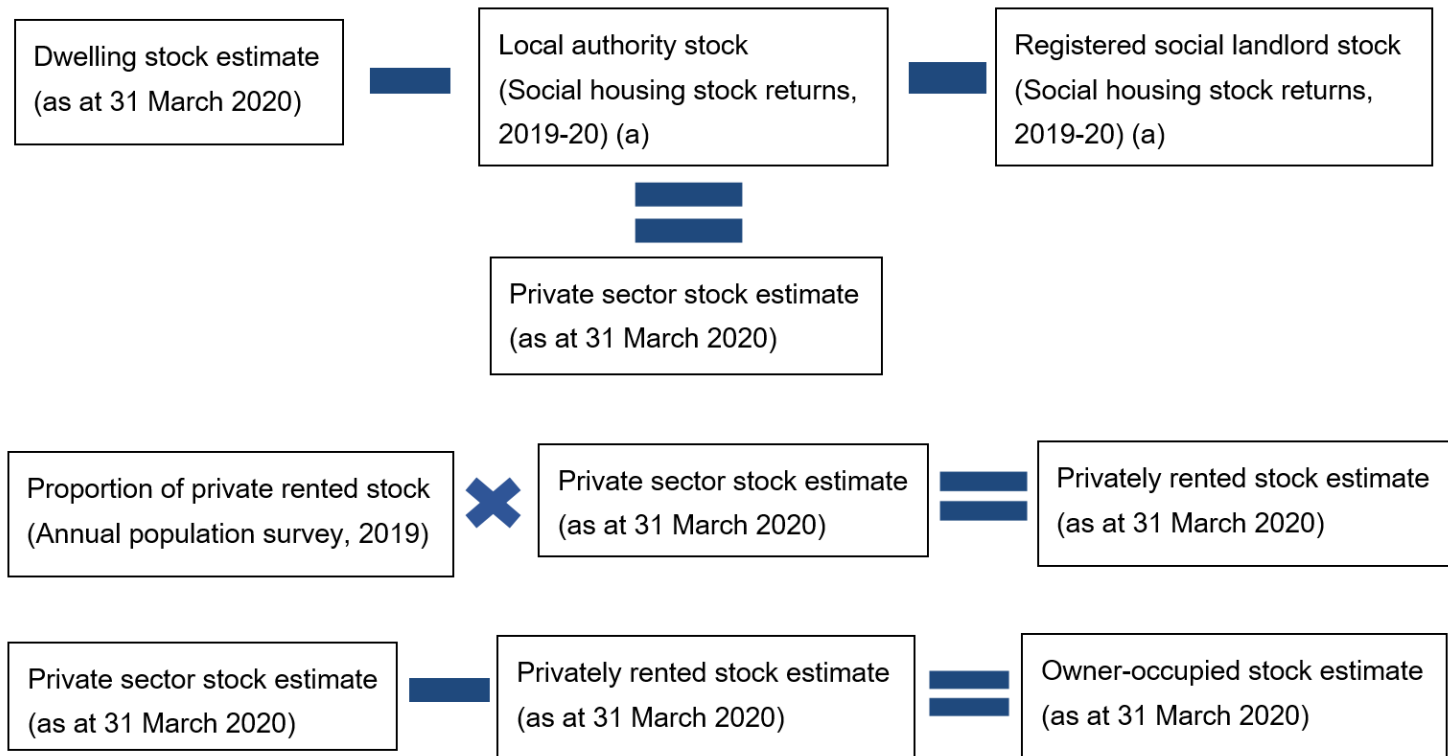
Estimates of the total number of dwellings are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new house building and demolitions.



(a) New house building data for January-March 2020 (which feeds into the 2019-20 total) has been estimated. Please see [Annex](#) for full details.

(b) Demolitions data for 2019-20 is not due to be published until December 2020. Demolitions data for 2018-19 has therefore been used as a proxy for 2019-20. The number of demolitions is very small (75 in 2018-19).

The breakdown of dwelling stock estimates by tenure is estimated from local authority returns, registered social landlord returns and estimates from the Annual population survey (APS).



(a) Social housing stock data for 2019-20 has been estimated. Please see [Annex](#) for full details.

## Methodological improvement

In 2018-19 we carried out a review of the methodology used to calculate the tenure split of private sector stock. As a result of this review, we introduced a number of methodological improvements:

- switched to using the APS household dataset (as opposed to the APS person dataset)
- applied the APS proportion of privately rented dwellings to the estimate of private sector stock (as opposed to all dwelling stock)
- introduced a three-year smoothing technique to decrease volatility in the APS estimates.

We have replicated this improved methodology to calculate estimates of private sector stock for 2020. Due to the introduction of the three-year smoothing technique, estimates of owner-occupied and privately rented stock, as at 31 March 2019, have changed slightly as they now take account of 2019 APS data. This also means that estimates of owner-occupied and privately rented dwellings, as at 31 March 2020, are provisional and subject to revision following publication of the 2020 APS. Further details on the smoothing technique can be found in the [Key quality information](#). Please refer to [Dwelling Stock Estimates, as at 31 March 2019](#) for full details of other methodological improvements.

## **Vacant dwellings**

There were an estimated 1,437,600 dwellings in Wales at 31 March 2020, 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 to determine the number of dwellings which they own and manage, the number of dwellings that are empty at 31 March each year, and the length of time these dwellings have been empty for. Up until 2015-16, local authorities 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. From 2016-17 onwards the information was provided under the Public Accountability Measures (PAMs) set by local government, available on the [Data Unit Wales website](#).

On average, in the five years to 2019, 27,000 dwellings a year have been vacant for more than 6 months. Around 95% of these vacant dwellings were private sector dwellings, accounting for 2% of all private sector dwellings. The social housing sector generally has a lower percentage of empty dwellings with less than 1% 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.

## **Data estimation**

Due to the coronavirus (COVID-19) pandemic, two housing data collections which feed into these dwelling stock estimates were cancelled:

- new house buildings, January-March 2020 quarter (feeds into the 2019-20 total, used to estimate total dwelling stock)
- social housing stock, 2019-20 (used to calculate tenure split).

In order to calculate dwelling stock estimates, as at 31 March 2020, these two datasets have been estimated based on previous trends. This means that there is greater uncertainty surrounding the dwelling stock estimates published September 2020. Please refer to the [Annex](#) for full details of how these datasets have been estimated.

## **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 2001 and 2011 population censuses 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 figures. Following the 2011 census, the annual figures (2002 to 2011) were adjusted, with any difference spread evenly across the ten years following the previous census. These adjustments amounted to increases/ decreases of 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 produce less reliable estimates for years further away 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 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 tenure split.

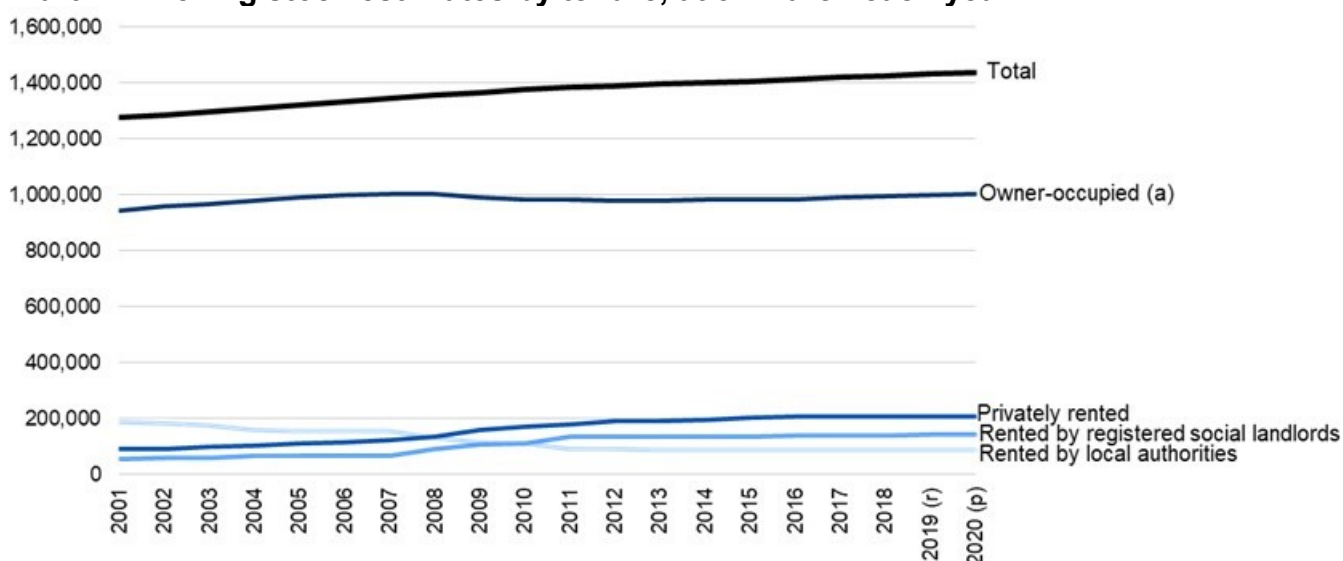
The APS is a household survey and therefore has an associated level of uncertainty. We have calculated confidence intervals for estimates of owner-occupied and privately rented stock, as at 31 March 2019, to help to communicate this uncertainty. This can be found in the [Key quality information](#).

## 2. Total dwelling stock in Wales

At 31 March 2020 there were an estimated 1,437,600 residential dwellings in Wales. The [2018-based household projections](#) for Wales projected 1,437,100 million households in mid-2020. The number of dwellings differs from the number of households as there may be more than one household occupying a dwelling, some dwellings may be vacant and others may be used as second residences.

The estimated dwelling stock in Wales has increased by 5% since 2010 and by 0.5% since 31 March 2019. Between 2010-11 and 2018-19, the number of [new house building completions](#) increased by 5%. It was estimated that there was a 6% increase in new house building completions between 2018-19 and 2019-20 (data for January-March 2020 has been estimated, please see [Annex](#) for full details).

**Chart 1- Dwelling stock estimates by tenure, at 31 March each year**



Source: Welsh Government

(a) Includes intermediate and other tenures.

(p) Estimates of owner-occupied and privately rented stock are provisional and subject to revision following publication of 2020 APS (see [Key quality information](#)).

(r) Estimates of owner-occupied and privately rented stock at 31 March 2019 have been revised September 2020 due to smoothing of APS estimates.

Please note - historical comparisons should be with caution owing to the methodological improvements introduced in 2019 (applied to estimates from 2013 onwards).

Between 2010 and 2020, there has been a 5% increase in private sector stock and a 4% increase in social sector stock.

In the private sector, there was a sharp increase (21%) in privately rented stock between 2010 and 2016. From 2016, estimates of privately rented stock have remained fairly stable (around 205,500).

There was an overall decrease in owner-occupied stock in the first half of the decade but since 2015, owner-occupied stock has increased annually.

Between 2008 and 2011, there was a large scale transfer of local authority stock to registered social landlords (please see [Key quality information](#) for more details). This meant that between 2010 and 2011, there was a significant decrease in local authority stock and a significant increase in registered social landlord stock. Between 2016 and 2020, local authority stock has remained fairly stable whilst registered social landlord stock has increased by 4%.

**Table 1 – Dwelling stock estimates by tenure, as at 31 March 2020 (a)**

	Rented by local authorities		Rented by registered social landlords		Owner-occupied (b)		Privately rented		Total
	Number	%	Number	%	Number	%	Number	%	Number
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	979,300	70	192,100	14	1,394,500
2014	88,100	6	135,400	10	981,800	70	194,800	14	1,400,100
2015	87,800	6	136,300	10	981,200	70	200,600	14	1,406,000
2016	87,300	6	137,200	10	981,900	70	206,300	15	1,412,700
2017	87,200	6	138,600	10	988,300	70	205,200	14	1,419,400
2018	87,300	6	139,900	10	994,300	70	204,400	14	1,425,900
2019	87,300	6	141,200	10	996,300 (r)	70	206,700 (r)	14 (r)	1,431,500
2020	87,300	6	142,600	10	1,002,700 (p)	70 (p)	205,000 (p)	14 (p)	1,437,600

Source: Welsh Government

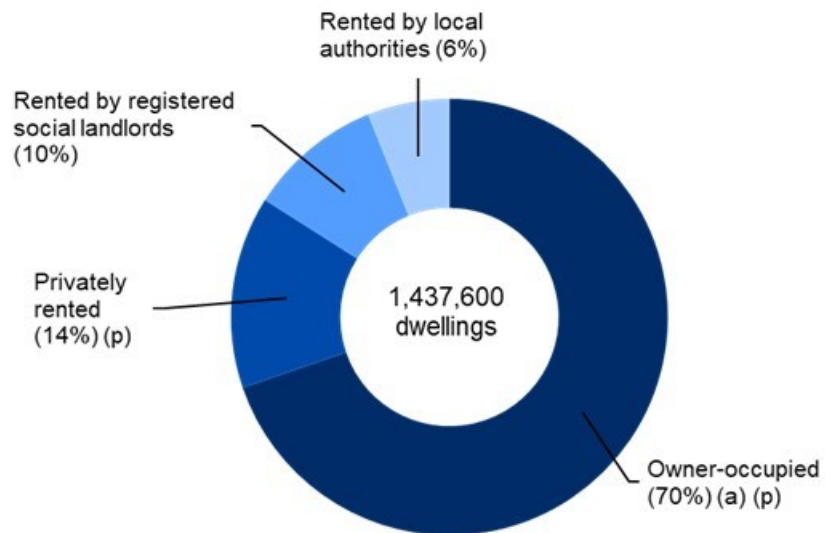
(a) Number rounded to nearest 100. Due to rounding, percentages may not sum to 100% and totals may not equal the sum of the different tenures.

(b) Includes intermediate and other tenures.

(p) Estimates of owner-occupied and privately rented stock are provisional and subject to revision following publication of 2020 APS (see [Key quality information](#)).

(r) Estimates of owner-occupied and privately rented stock at 31 March 2019 were revised in September 2020 due to smoothing of APS estimates.

**Chart 2 – Dwellings by tenure, as at 31 March 2020**



Source: Welsh Government

(a) Includes intermediate and other tenures.

(p) Estimates of owner-occupied and privately rented stock are provisional and subject to revision following publication of 2020 APS (see [Key quality information](#)).



### 3. Private sector stock

Private sector stock includes all dwellings that are owner occupied (whether owned outright or bought with a mortgage) and rented from private landlords. It also includes intermediate and other tenures. Please see [Glossary](#) for full definition of tenure. Estimates of owner-occupied and privately rented dwelling stock, as at 31 March 2020, are provisional and subject to revision following publication of 2020 APS (see [Key quality information](#) for details).

Between 2010 and 2015, there was an overall decrease in owner-occupied stock. However between 2015 and 2020, owner-occupied stock has increased by 2%. Since March 2019, there has been an increase of 6,400 (less than 1%) in owner-occupied stock (based on provisional data). The introduction of the [Help to Buy – Wales Shared Equity Loan scheme](#) in January 2014 may have influenced an increase in the number of owner occupied dwellings 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 between January 2014 and December 2019, a total of 10,215 dwellings have been purchased under the scheme. Over three quarters (76%) of these purchases were by first time buyers.

Between 2010 and 2016, privately rented stock increased by 21%. Estimates of privately rented stock have remained fairly stable (around 205,500) between 2016 and 2020. However there has been a small estimated decrease of 1,700 (1%) since March 2019 (based on provisional data). In Wales, there is a legal obligation for private landlords to register with Rent Smart Wales. Rent Smart Wales is a service in place to administer the requirements for landlord registration and agent and landlord licensing under the Housing (Wales) Act 2014. In order to register, a landlord must provide accurate and up-to-date information about themselves and their rental properties in Wales. This only applies to rental properties rented out on Assured, Assured Shorthold or Regulated Tenancy. A list of exemptions is given in the [Key quality information](#).

To improve the quality of our dwelling stock data, we have compared our estimates of privately rented dwellings with counts of privately rented properties registered with Rent Smart Wales. At 31 March 2019, we estimated that there were 203,800 privately rented dwellings in Wales (based on three-year smoothing of APS estimates). This compares with 200,300 privately rented properties registered with Rent Smart Wales at the same point in time. The difference between these two figures is reasonably small, although larger differences can be observed for some local authorities. Comparing Welsh Government estimates as at 31 March 2020 (based on two-year smoothing of APS estimates) with Rent Smart Wales counts at the same point in time shows a larger discrepancy with Rent Smart Wales recording an additional 5,400 dwellings at the Wales level. These discrepancies may be in part due to differences in definitions of privately rented dwellings (not all privately rented dwellings estimated in this release are required to register with Rent Smart Wales), or a potential time lag in registering properties. Further to this, differences may be somewhat attributed to volatility in the APS dataset as differences between Welsh Government estimates and Rent Smart Wales counts, at 31 March 2019, reduced when APS estimates were smoothed over a three (as opposed to two) year period. We plan to review these differences more closely so that we can better understand them.

## 4. Social sector stock

Social sector stock includes dwellings rented from registered social landlords and local authorities. Figures include all self-contained dwellings, and for the purpose of this release, three non-self-contained units are considered to be equal to one dwelling (see [Key quality information](#) for full details). The figures published in this release therefore differ slightly to those published in the [Social Landlord Housing Stock and Rents](#) release. Social sector stock for 2019-20 has been estimated (please see [Annex](#) for full details).

Between 2010 and 2011, there was a 21% increase in the number of dwellings rented by registered social landlords and a 20% decrease in the number of dwellings rented by local authorities. This was largely owing to the large scale transfer of local authority stock to registered social landlords between 2008 and 2011 (see [Key quality information](#) for more details). Between 2011 and 2020, registered social landlord stock has continued to increase by 7%. Estimates of local authority stock decreased by 1,400 (2%) between 2011 and 2016 before stabilising at around 87,300.

From March 2010 to December 2019, a total of 8,918 [new build dwellings](#) have been completed by registered social landlords. An additional, 150 new build dwellings have been completed by local authorities over the same period (the majority of these builds have been completed from 2017-18 onwards). It is important to note that these new house building statistics are calculated based on data provided by local authority building inspectors and the National House Building Council. They do not take account of other private approved inspectors. It is difficult for inspectors to report the final intended tenure of the dwelling which may lead to an undercount of social sector, and particularly local authority, new house building. Tenure splits should therefore be treated with caution.

The [Welsh Government](#) aims to build 20,000 affordable homes by 2021, with local authorities and RSLs at the forefront of delivery.

## 5. Dwelling stock estimates by local authority

Total dwelling stock in Wales increased by 6,000 (0.5%) between March 2019 and March 2020. However annual increases ranged from 40 (0.1%) in Blaenau Gwent to 960 (1.6%) in the Vale of Glamorgan and 991 (0.7%) in Cardiff.

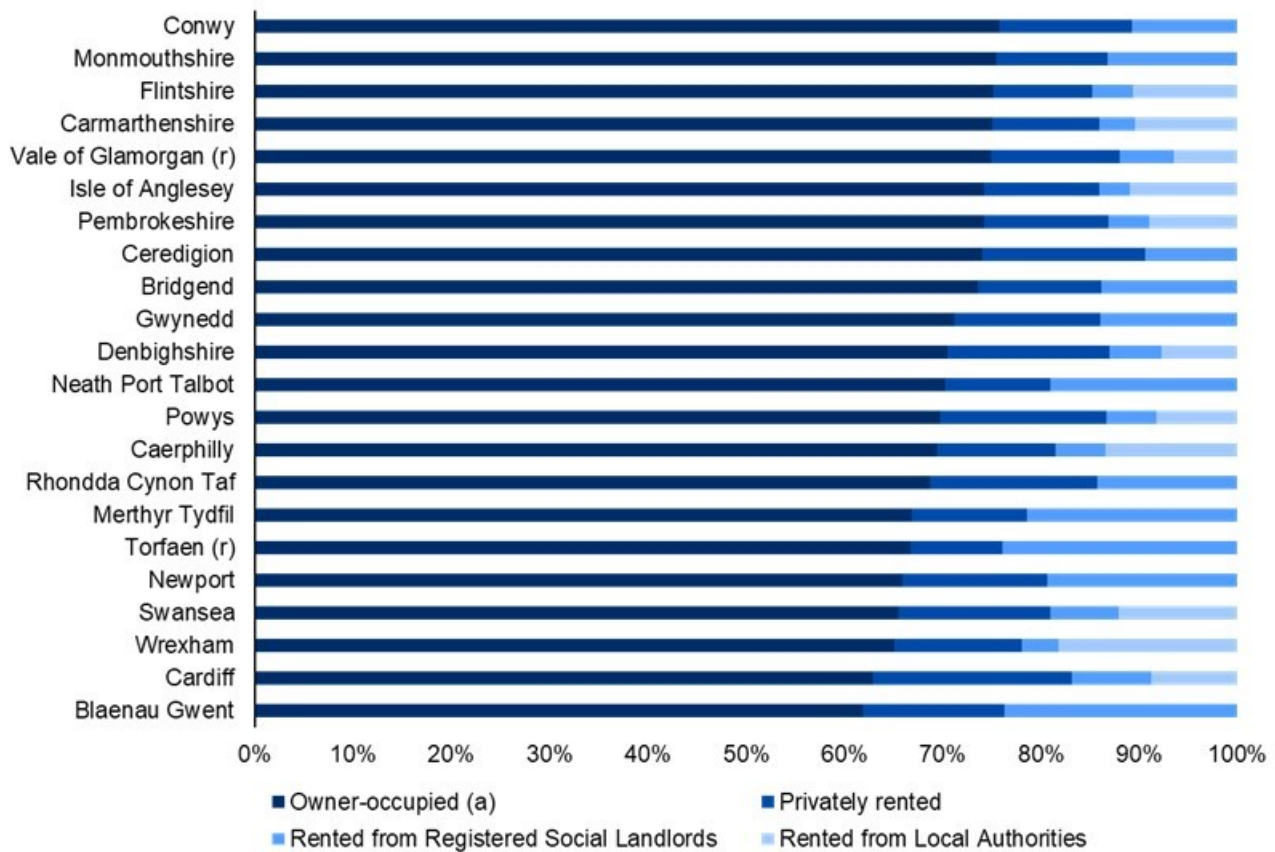
**Table 2 – Dwelling stock estimates by tenure and local authority, as at 31 March 2020 (a)**

	Rented from local authorities	Rented from registered social landlords	Owner-occupied and privately rented (b)	Total
Isle of Anglesey	3,800	1,100	30,100	35,000
Gwynedd	.	8,700	53,900	62,600
Conwy	.	6,200	51,700	57,900
Denbighshire	3,400	2,300	37,900	43,500
Wrexham	11,100	2,200	47,500	60,800
Powys	5,400	3,300	56,300	64,900
Ceredigion	.	3,400	32,300	35,700
Pembrokeshire	5,700	2,600	54,800	63,000
Carmarthenshire	9,200	3,200	76,100	88,500
Swansea	13,500	7,800	90,800	112,100
Neath Port Talbot	.	12,500	53,400	65,900
Bridgend	.	8,900	55,900	64,800
The Vale of Glamorgan	3,900 (r)	3,300 (r)	52,800 (r)	59,900
Cardiff	13,500	12,300	127,600	153,400
Rhondda Cynon Taf	.	15,500	92,900	108,400
Merthyr Tydfil	.	5,800	21,300	27,100
Caerphilly	10,700	4,000	64,600	79,300
Blaenau Gwent	.	7,700	25,000	32,700
Torfaen	. (r)	10,100 (r)	32,200 (r)	42,300
Monmouthshire	.	5,600	36,800	42,300
Newport	.	13,300	55,300	68,600
Wales	87,300	142,600	1,207,700	1,437,600

Source: Welsh Government

- (a) Number rounded to nearest 100. Due to rounding, totals may not equal the sum of the different tenures.
- (b) Includes intermediate and other tenures.
- (r) This data item has been revised on 21 September 2020 due to an error (now corrected).

**Chart 3 – Dwelling stock estimates, percentages by tenure and local authority, as at 31 March 2020**



Source: Welsh Government

(a) Includes intermediate and other tenures.

(r) This data item has been revised on 21 September 2020 due to an error (now corrected).

At 31 March 2020, the local authority with the highest proportion of private sector stock was Ceredigion (91%). Within the private sector, Conwy and Monmouthshire had the highest proportion of owner-occupied stock (76%). The highest proportion of privately rented stock was in Cardiff (20%) which may be related to a large student population.

Contrastingly, the local authorities with the highest proportion of social sector stock were Torfaen and Blaenau Gwent (24%). All of the social sector stock in Torfaen and Blaenau Gwent was accounted for by registered social landlords. The highest proportion of local authority stock could be found in Wrexham (18%).

## **6. Comparisons with other UK countries**

Dwelling stock estimates for March 2020 are currently only available for Wales. Latest estimates for England and Scotland relate to 31 March 2019 (latest tenure split for Scotland relates to 31 March 2018). For Northern Ireland, latest data relates to 2018-19. Different methodologies are used across the four nations to calculate total dwelling stock but the methodology used to calculate tenure breakdowns is similar (see [Key quality information](#) for more details). According to latest available data, the two nations with the highest proportions of owner-occupied stock are Wales and Northern Ireland (70%). The nation with the highest proportion of privately rented stock is England (20%). The nation with the highest proportion of social sector stock is Scotland (23%).

## **Annex - Methodology to estimate missing 2018-19 data**

Due to the coronavirus (COVID-19) pandemic, two housing data collections which feed into these dwelling stock estimates were cancelled. These components have been estimated:

- new house buildings, January-March 2020 (feeds into the 2019-20 total, used to estimate total dwelling stock)
- social housing stock, 2019-20 (used to calculate tenure split).

### **New house building (January-March 2020)**

New house building data is difficult to estimate as it can fluctuate considerably from quarter to quarter, year to year and local authority to local authority. However as new build data has been published for April to December 2019, it was only necessary to estimate data for Quarter 4 (Jan to March 2020) to produce an annual total. In order to calculate the Quarter 4 estimate at a national level, we estimated the ratio between new builds completed in Quarters 1-3 and new builds completed in Quarter 4 for the past three years (2016-17 to 2018-19). From this we were able to calculate an average ratio of 0.7 (Quarters 1-3) : 0.3 (Quarter 4). We then applied the Quarter 4 ratio to the 2019-20 Quarters 1-3 data. This produced a Quarter 4 estimate for new build dwellings completed at the Wales level. In order to estimate data at a local authority level, the proportion that each local authority had contributed to the Wales total was calculated for 2019-20 Quarters 1-3. These local authority proportions were then applied to the Quarter 4 Wales total to produce Quarter 4 estimates at a local authority level. This method of estimation provided reasonable figures which could be used to calculate the 2019-20 annual new build total.

### **Social housing stock (2019-20)**

Social housing stock data has remains relatively stable from year to year. Registered social landlord stock has increased at an annual rate between 0.9% and 1% for the past two years (2016-17 to 2018-19) whilst local authority stock has increased at a slower rate (between 0.01% and 0.06%) over the same period. Due to the stability of the published data across years and local authorities, an average two year annual increase (2016-17 to 2018-19) was calculated separately for registered social landlord and local authority stock. This average increase was then applied at a local authority and Wales level to 2018-19 data. This method of estimation provided a reliable dataset for 2019-20, in keeping with recent trends.

# **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
- 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 used in this release are:

- owner-occupied. This includes a dwelling that is owned outright or bought with a mortgage; or is part-rent and part-mortgage
- rented privately. This includes those renting or living rent free where their landlord is a private rented landlord/employer/relative
- rented from registered social landlords
- rented from local authorities.



## Key quality information

### Relevance

### 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
- 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 [Housing Statistics Quality Report](#).

The Welsh Government dwelling stock estimates 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.

### Rent Smart Wales

Rent Smart Wales is a service in place to administer the requirements for landlord registration and agent and landlord licensing under the Housing (Wales) Act 2014.

Requirement to register with Rent Smart Wales does not apply:

- to an owner occupier who has one or more lodgers in their home and the lodger shares amenities with the homeowner
- if the residential dwelling is part of an agricultural agreement
- to commercial renting (e.g. of properties used for Commercial Purposes not Domestic Purposes)

- to accommodation rented on a 'licence' (usually only applicable to landlord's exempt from issuing an Assured/Assured Shorthold Tenancy e.g. University Owned Accommodation, Accommodation used for Asylum Seekers, etc.)
- where the landlord of the property is a Residential Social Landlord regulated by the Welsh Government
- to residential dwellings rented to people for a holiday (e.g. Holiday Lets)
- to residential accommodation if it is a mobile home, house boat or static caravan (as it is not considered a 'dwelling' under the legislation).

Where a dwelling is owned under a freehold and the freeholder leases it under a leasehold agreement (to a person who becomes a leaseholder). However if the leaseholder then rents out a dwelling on an Assured, Assured Shorthold (AST) or Regulated Tenancy then the leaseholder as the 'landlord' in this case needs to register the dwelling in question and a licensee must also be in place.

## **Accuracy**

### **Data sources**

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 to calculate dwelling stock estimates include:

- 2011 [Census](#) (Office for National Statistics). Data was published July 2012.
- 2019-20 [new house building completions](#) (Welsh Government). Quarter 3 data for 2019-20 was published March 2020. Quarter 4 data was due to be published June 2020, however this data collection was cancelled due to the coronavirus (COVID-19) pandemic. 2019-20 Quarter 4 data was estimated (full details can be found in the [Annex](#)).
- 2018-19 [housing demolitions](#) (Welsh Government). Most recent data was published December 2019.
- 2019-20 [local authority and registered social landlord stock](#) (Welsh Government). Typically, annual stock returns are published in August of each year. However, the 2019-20 data collection was also cancelled due to the coronavirus (COVID-19) pandemic. Data for 2019-20 has been estimated (full details can be found in the [Annex](#)).
- 2019 [Annual population survey](#) (Office for National Statistics). APS person data was published March 2020. The household dataset (calculated from the person dataset) is published at a later date.

In estimating components of data which feed into the dwelling stock estimates, as at 31 March 2020, we have been able to ensure that up to date estimates can be released.

Typically, there is a degree of uncertainty surrounding the tenure split of private sector stock owing to the nature of the APS dataset. However, there is an increased level of uncertainty regarding all

estimates, as at 31 March 2020, as components of new house building and social stock data have been estimated (full details can be found in the [Annex](#)).

In order to communicate the uncertainty associated with the tenure split of private sector stock, confidence intervals have been calculated for estimates, as at 31 March 2019 (based on three-year smoothing).

**Table 3 – Private sector stock, as at 31 March 2019**

	Dwelling stock estimate	Lower confidence interval	Upper confidence interval
Owner-occupied	996349	989468	1004489
Privately rented	206662	198522	213543

Table 3 highlights that there is a degree of uncertainty surrounding the tenure split of private sector stock. However the confidence intervals are relatively narrow and equal for both owner-occupied and privately rented tenures.

In order to reduce volatility in the APS estimates used to calculate the private sector split, a smoothing technique was introduced in 2019. For estimates, as at 31 March 2019, APS estimates have been smoothed as follows:

$$0.25 * 2017 \text{ data} + 0.5 * 2018 \text{ data} + 0.25 * 2019 \text{ data}$$

For estimates, as at 31 March 2020, APS estimates have been smoothed as follows:

$$0.25 * 2018 \text{ data} + 0.75 * 2019 \text{ data}$$

In applying this three-year smoothing technique, estimates, as at 31 March 2019, have been revised to take into account recently published 2019 APS data. Estimates, as at 31 March 2020, are currently provisional and will be subject to revision when 2020 APS data becomes available.

## Revisions

The tenure split of estimates for Torfaen and Vale of Glamorgan (shown in Table 2 and Chart 3) have been revised on 21 September 2020 due to an error. Estimates at the Wales and regional level are unaffected. StatsWales has been updated.

Small revisions are made annually to estimates of owner-occupied and privately rented stock as more recent APS data is made available (further details are provided above).

Revisions can also 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 follow the [Welsh Government's statistical revisions policy](#).

## **Timeliness and punctuality**

All outputs adhere to the Code of Practice by pre-announcing the date of publication through the [upcoming calendar](#) webpage.

## **Accessibility and clarity**

A full set of data on dwelling stock estimates in Wales, including information by individual local authority is available to download from our [StatsWales](#) website. We have also developed an interactive dashboard where you can view [Housing Supply Statistics](#) at a regional and national level.

## **Comparability and coherence**

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 also collects [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 published in the social housing stock release will differ slightly from the figures shown in this release. This release assumes 3 bed spaces of a non-self-contained unit is equivalent to 1 dwelling.

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). Owing to the coronavirus (COVID-19) pandemic,

The number of dwellings demolished is also another 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.

## **Related Statistics for other UK countries**

Annual national and subnational statistics on the dwelling stock are available for each of the four UK countries. For England, Scotland and Wales these are also available with a breakdown of the number of owner-occupied and privately rented dwellings, as well as social housing down to local authority level. Statistics on the breakdown of owner-occupied and privately rented dwellings by local government district are not yet available for Northern Ireland.

These statistics are produced using different methods and data sources, although the concepts measured are the same.

## England

The Ministry for [Housing, Communities and Local Government](#) (MHCLG) produces national statistics on the number of dwellings by tenure at the national, regional and local authority level in England. MHCLG use a similar method used for the Welsh estimates, by taking the dwelling count from census data as baseline. The count is projected forward using information on net annual changes to the dwelling stock (census + net additions), which are also collected and published by the MHCLG in the [net additional dwellings](#) statistics. The [latest release](#) (as at 31 March 2019) was published May 2020.

At the national and regional level, these statistics contain estimates of the number of dwellings in the private sector (owner-occupied and privately rented) and the number of dwellings in social housing. MHCLG does not produce a breakdown of the number of owner-occupied and privately rented dwellings within the private sector at the local authority level. The [Office for National Statistics](#) (ONS) uses data from the Annual population survey (APS) to provide an estimate of the number of owner-occupied and privately rented dwellings at local authority level by applying this breakdown to the estimate of the total number of privately-owned dwellings. All statistics for England are adjusted to account for regional variations in the proportion of vacant dwellings by tenure.

## 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.

For Scotland, the breakdown of owner-occupied and privately rented dwellings from the Scottish Household Survey are applied to the estimates of privately-owned dwelling stock. This breakdown is achieved by comparing total dwelling figures, provided by the National Records of Scotland, with social housing stock figures, as held by local authorities and housing associations.

## Northern Ireland

Northern Ireland, like Scotland, uses administrative data. Land & Property Services (LPS) provide a valuation for all properties in Northern Ireland which are subject to rates. Housing Stock is defined as a count of properties which are valued as domestic or mixed for the purposes of rating and includes both social sector and private sector dwellings in the Valuation List. Housing Stock information is available for [Northern Ireland](#) and each of the Local Government Districts within NI on a comparable basis from 2008 – 2019.

In regard to the social rented sector, the Northern Ireland Housing Executive (NIHE) can provide data on NIHE stock, while information on social housing stock owned by Housing Associations can be provided by the NI Federation of Housing Associations (NIFHA) or DfC's Housing Regulation Branch, upon request.

Tenure estimates, including those for the private rented sector in NI, are sourced to survey data, for example, the Continuous Household Survey and the NI House Conditions Survey.

## 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](#).

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.

These statistics last underwent a full assessment against the [Code of Practice](#) in 2011.

Since the latest review by the Office for Statistics Regulation, we have continued to comply with the Code of Practice for Statistics, and have made the following improvements:

- reviewed the methodology – particularly with regard the use of the APS. Worked with colleagues in other parts of the UK to understand their methodology. We subsequently introduced methodological improvements
- added contextual information to the release, for example references to Rent Smart Wales data
- enhanced trustworthiness by reviewing and reducing the number of officials with pre-release access.

## Well-being of Future Generations Act (WFG)

The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural wellbeing of Wales. The Act puts in place seven wellbeing 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 wellbeing 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 wellbeing assessments and local wellbeing plans.

## Further details

The document is available at: <https://gov.wales/dwelling-stock-estimates>

## Next update

The timing of the next annual release is not yet confirmed. It will be considered in light of the timetable for published outputs from the 2021 Census (which will take place in March 2021).

## We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to [housing.stats@gov.wales](mailto:housing.stats@gov.wales).

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