



Social Landlord Housing Stock and Rents as at 31 March 2022

3 November 2022
SFR 221/2022

Social landlord housing stock are housing units (including bedsits and bed spaces) owned or partly owned and managed by the 11 stock-retaining local authorities and by all Welsh Registered Social Landlords (RSLs). This includes both social housing and other types of housing.

Stock

There continued to be a slight increase (1%) in social housing stock in Wales with 237,395 social housing units (including bedsits and bed spaces) at 31 March 2022, compared with 235,399 (r) in the previous year.



Of these, RSLs owned 63% and local authorities owned the remaining 37% which was similar to recent years.

At 31 March 2022, there were a further 15,479 other types of housing units owned or partly owned and managed by social landlords in Wales, of which 97% were owned or managed by RSLs.

Rents

The average rent set by local authorities as at 1 April 2022 for 2022-23 for all self-contained social housing (general needs, sheltered, other supported and extra care) was £99.20 per week. This is an increase of 3% compared to 2021-22. The corresponding average rent set by RSLs for 2022-23 was £101.04 per week. This was also an increase of 3% compared to 2021-22.

The gap between local authority and RSL average weekly rent levels has remained close over recent years. For 2022-23 RSL average weekly rent was higher by £1.84.

(r) figures for 2020-21 revised since original publication

About this release

This release is based on information collected annually from all Welsh social landlords.

Information is presented on the amount and type of stock owned or partly owned by all Welsh social landlords as at 31 March 2022 including social housing and other types of housing. It also provides information on the average weekly rents for all self-contained social housing units as set at 1 April 2022 for the following financial year, 2022-23.

Due to the Coronavirus pandemic, data collections for 2019-20 and 2020-21 were reduced. 2021-22 is a full data collection See the [statement on our website](#) for further information.

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1. Introduction

The information shown in this release, on the number of housing units owned or partly owned by social landlords in Wales, is based on data provided by local authorities and RSLs. It covers all social housing and other housing stock owned or partly owned and managed by local authorities and RSLs.

This release analyses data on all social landlord housing stock as outlined below.

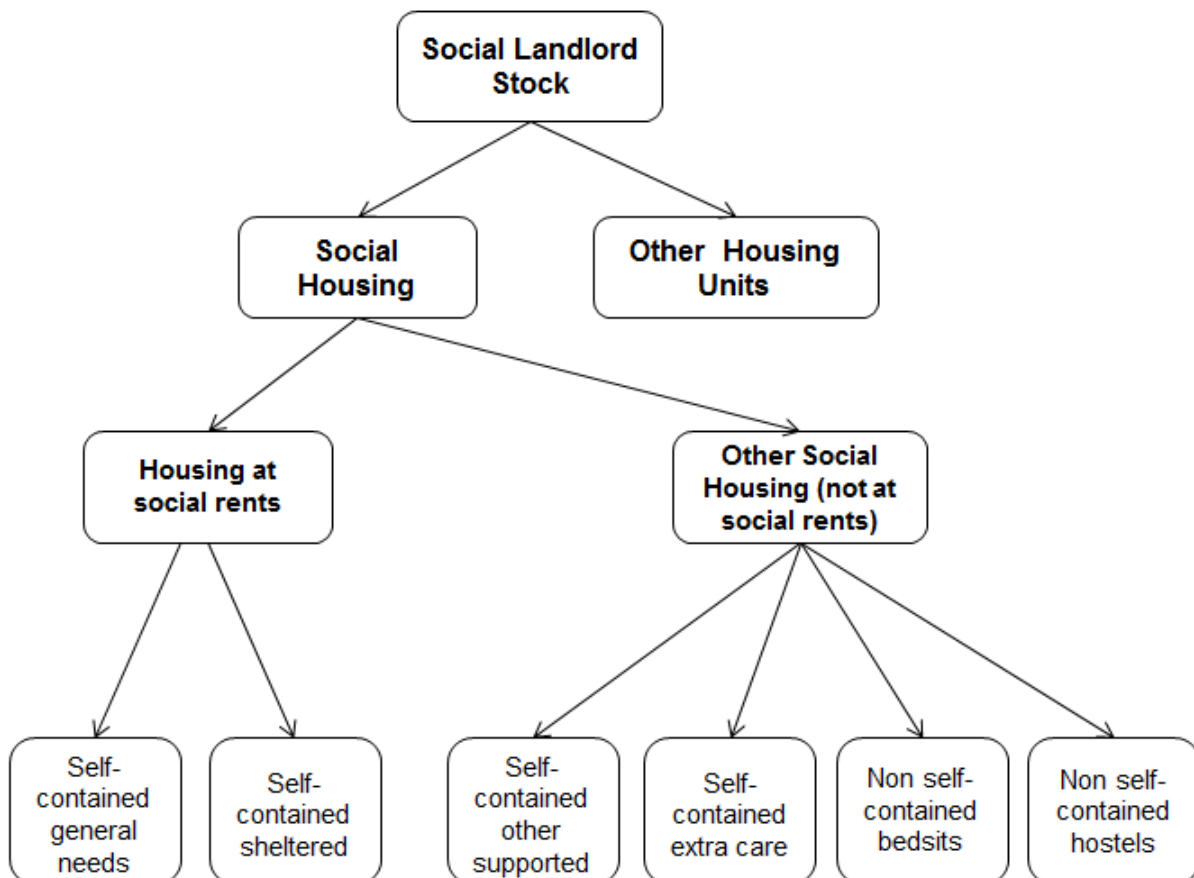
Social housing which includes:

Housing at social rents - this includes self-contained general needs (included self-contained bedsits) and self-contained sheltered housing let by social landlords at social rent under the Welsh Government Rent and Service Charge Standard. This is an agreed rental system which sets a maximum rent threshold for social landlords.

Other social housing - this includes self-contained 'other supported' housing, self-contained extra care housing and non self-contained bed sits and hostel bed spaces. **These are not subject** to the Welsh Government Rent and Service Charge Standard.

Other housing units which include:

Housing units let at intermediate rent levels (including Rent First¹) where the rents are above those of social rented housing but below market housing rents including shared ownership; Flexible tenure for the elderly; housing let at market rents; Homebuy and other investment housing



¹ Rent First is a subsidised intermediate rent solution providing people with a mid-market rental solution as well as potentially assisting them in the outright purchase of their home in the future.

2. Context

The overall number of housing units (including bedsits and bed spaces) owned or partly owned and managed by social landlords in Wales grew during 2021-22 to 252,874 units. Of these, 237,395 units (94%) were classed as social housing which includes housing units at social rent (self-contained general needs and sheltered) and other social housing (self contained 'other supported' and extra care housing units and non self-contained bedsits and hostel bed spaces).

The level of social landlord housing stock will have increased in part through the building of new housing units for social landlords. However, whilst these housing units were built for social landlords, not all will necessarily be made available at social rents. The overall level of social landlord stock may have also increased due to the acquisition, leasing or conversion of existing housing units during the year. The increase due to newly built stock will have been offset by the reduction of social landlord housing due to any sales.

Social landlord housing stock may have also decreased due to demolitions; however, it is not known how many of those housing units demolished were social landlord housing units. Further information is available in the ['Key quality information'](#) section of this release.

3. Social housing stock

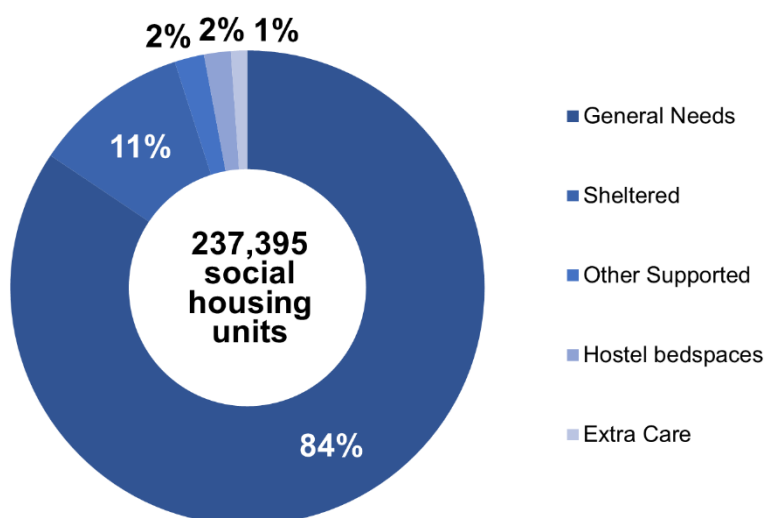
The majority of social housing units owned and rented from local authorities and RSLs are at social rents. Social rented housing is provided by local authorities and Welsh RSLs where rent levels are below market rents and are set within the framework of the Welsh Government Rent and Service Charge Standard. They include self-contained general needs and self-contained sheltered housing units.

However, the term social housing also includes other social housing units not covered by the Welsh Government Rent and Service Charge Standard. These include self-contained 'other supported' housing units and self-contained 'extra care' housing units where an additional level of support is provided as well as non self-contained bedsits and hostel bed spaces. More information on the Welsh Government Rent and Service Charge Standard is available in the ['Key quality information'](#) section of this release.

At 31 March 2022 there were a total of 237,395 social housing units in Wales. Of these, 95% (225,432) were self-contained general need or sheltered housing units which were rented from Welsh social landlords at social rents (as regulated by the Welsh Government Rent and Service Charge Standard). The remaining 5% (11,963) were social housing units not covered by the Welsh Government Rent and Service Charge Standard but still classed as social housing.

RSLs owned 63% (149,468 units) of all social housing units at 31 March 2022 and the 11 stock retaining authorities owned the remaining 37% (87,927 units).

Chart 1- Percentage of all social housing units by type as at 31 March 2022



Source: Annual social landlord stock returns

Table 1 - Social housing units for Welsh social landlords, as at 31 March each year (a)

Social Landlords	Housing at social rents			Other social housing				Total social housing	<i>Number</i>
	Self-contained General needs	Self-contained Sheltered	Total social rented	Self-contained Other supported	Self-contained Extra care	Non self-contained Bedsits	Non self-contained Hostel bedspaces		Total 'other' social
Local Authorities									
2012-13	73,410	13,216	86,626	1,542	40	4	121	1,707	88,333
2013-14	73,299	13,189	86,488	1,501	40	4	126	1,671	88,159
2014-15	73,024	13,206	86,230	1,495	40	0	126	1,661	87,891
2015-16	74,663	11,108	85,771	1,485	25	0	126	1,636	87,407
2016-17	74,698	10,956	85,654	1,516	25	0	126	1,667	87,321
2017-18	74,959	10,748	85,707	1,516	25	0	126	1,667	87,374
2018-19	74,889	10,707	85,596	1,625	25	0	158	1,808	87,404
2019-20	74,878	10,667	85,545	1,681	0	0	98	1,779	87,324
2020-21 (r)	75,011	10,652	85,663	1,736	0	44	116	1,896	87,559
2021-22	75,231	10,567	85,798	1,820	0	53	256	2,129	87,927
RSLs									
2012-13	115,524	14,191	129,715	2,179	1,656	422	3,434	7,691	137,406
2013-14	116,372	13,747	130,119	2,187	1,765	550	3,489	7,991	138,110
2014-15	116,941	13,657	130,598	2,320	1,965	568	3,631	8,484	139,082
2015-16	117,273	14,214	131,487	2,274	2,030	562	3,681	8,547	140,034
2016-17	118,572	14,206	132,778	2,310	2,132	432	3,832	8,706	141,484
2017-18	119,617	14,362	133,979	2,377	2,144	310	3,833	8,664	142,643
2018-19	120,666	14,320	134,986	2,440	2,411	317	3,850	9,018	144,004
2019-20	.	.	.	.	.	.	.	.	.
2020-21 (r)	123,982	14,657	138,639	2,934	2,484	224	3,559	9,201	147,840
2021-22	124,960	14,674	139,634	2,965	2,663	148	4,058	9,834	149,468
All social landlords									
2012-13	188,934	27,407	216,341	3,721	1,696	426	3,555	9,398	225,739
2013-14	189,671	26,936	216,607	3,688	1,805	554	3,615	9,662	226,269
2014-15	189,965	26,863	216,828	3,815	2,005	568	3,757	10,145	226,973
2015-16	191,936	25,322	217,258	3,759	2,055	562	3,807	10,183	227,441
2016-17	193,270	25,162	218,432	3,826	2,157	432	3,958	10,373	228,805
2017-18	194,576	25,110	219,686	3,893	2,169	310	3,959	10,331	230,017
2018-19	195,555	25,027	220,582	4,065	2,436	317	4,008	10,826	231,408
2019-20 (b)	74,878	10,667	85,545	1,681	0	0	98	1,779	87,324
2020-21 (r)	198,993	25,309	224,302	4,670	2,484	268	3,675	11,097	235,399
2021-22	200,191	25,241	225,432	4,785	2,663	201	4,314	11,963	237,395

Source: Annual social landlord stock returns

(a) Excludes data for English RSLs with stock in Wales. As at March 2022, they owned an estimated 208 units of stock in Wales (*note that this figure is provisional and may change slightly ahead of the final release*)

(b) Due to COVID-19, data for RSLs were not collected in 2019-20.

(r) Data for 2020-21 has been revised since previously published.

‘.’ = not available

3.1 Housing at social rents

- The bulk of housing units at social rents continued to be self-contained general needs accommodation (including self-contained bedsits), which is not designated for any specific users, and accounted for 89% of all the 225,432 social rented housing units at 31 March 2022.
- The remaining 11% were self-contained sheltered housing units (including self-contained bedsits) for those with specific needs due to age, disability or other vulnerability. These were similar to the proportions seen in 2020-21.
- Local authorities had a slightly higher percentage of self-contained sheltered housing units within their stock compared to Registered Social Landlords (RSLs), accounting for 12% of all their social rented stock at 31 March 2022.

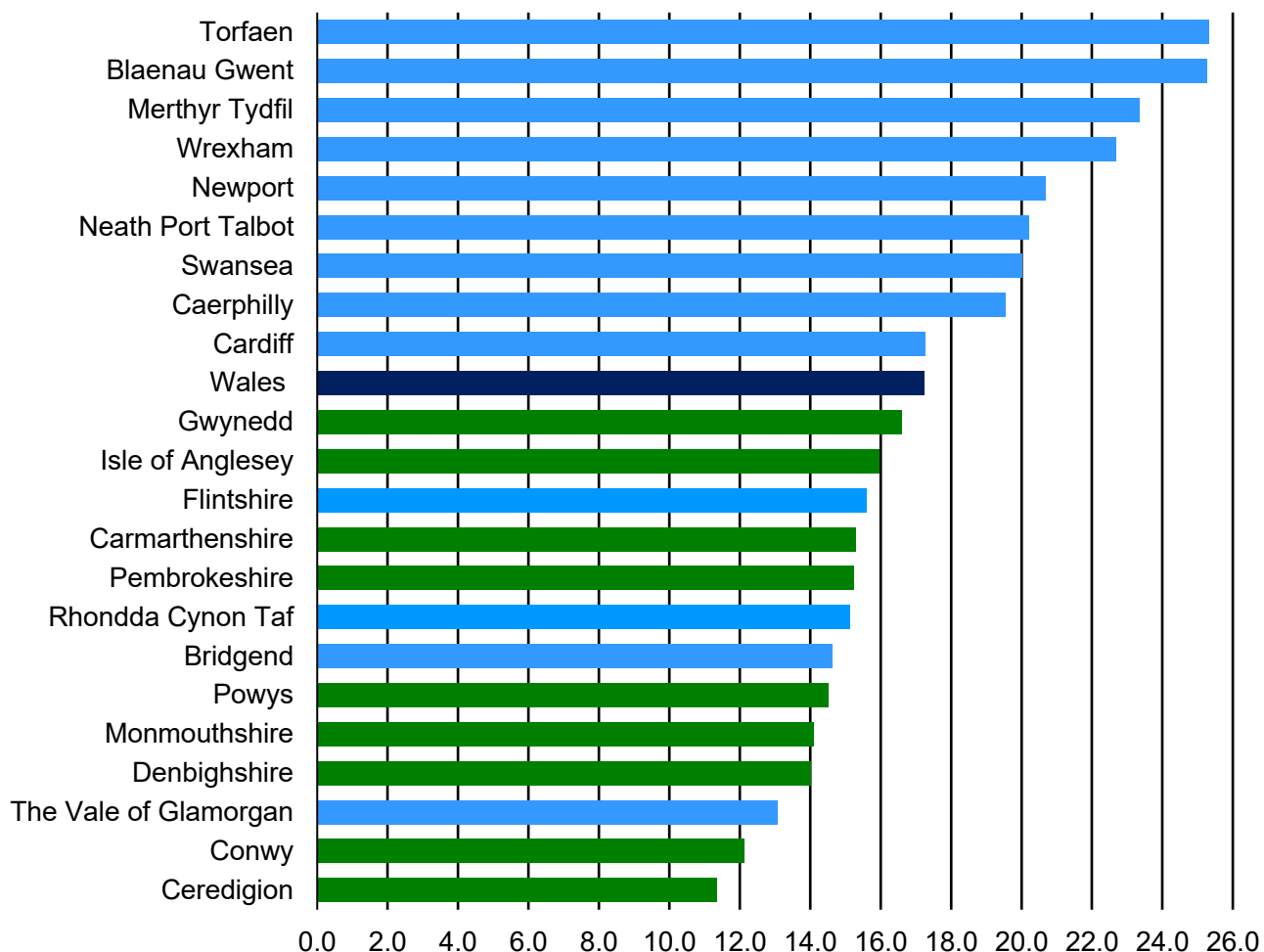
3.2 Other social housing

- At 31 March 2022 there were 11,963 other social housing units across Wales which were not covered by the Welsh Government Rent and Service Charge Standard. RSLs continued to hold the majority of these units, accounting for 82% (9,834 units).
- At 31 March 2022, the majority (62%) of other social housing units were self-contained, where the accommodation is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities. The remaining 38% (4,515 units) were non-self-contained units, comprising bedsits (201 units) and hostel bed spaces (4,314 units).
- 64% of the self-contained units were 'other supported' housing (4,785 units). These housing units formed 85% of the local authorities other social housing stock which was much higher than that for RSLs (30%).
- The remaining 36% of self-contained units (2,663 units) were extra care housing units which offer a higher level of care than 'sheltered housing'. The services offered vary between schemes but can include the provision of meals, help with domestic tasks and other personal care. At 31 March 2022, all of the self-contained extra care housing units were owned and managed by RSLs.
- The numbers of non-self-contained hostel bed spaces increased by 17% between 2020-21 and 2021-22 (from 3,675 to 4,314 units). The numbers of self-contained 'other supported' housing units increased by 2% (from 4,670 to 4,785) in the same period.
- There were 25% fewer non-self-contained bedsits in March 2022 than in March 2021, down to 201 units. The majority of these units (74%) were owned by RSLs. For the second time since 2014-15, there were some non-self-contained bedsits (53 units) owned by LAs.

3.3 Social housing by local authority area

[Chart 2](#) below shows the rate of all social housing per 100 households (both housing at social rents and other social housing combined) at an individual local authority level.

Chart 2 - Rate of all social housing units per 100 households as at 31 March 2022 (a)



Source: Annual social housing stock returns

(a) Mid-2020 Household estimates for Wales produced by the Welsh Government are used in this release to calculate the rate of social housing units per 100 households. These estimates are available from the [StatsWales website](#).

Note: Rural authorities are in green and urban authorities are in blue. Details of which authorities are in each group can be found in the [‘Key quality information’](#) section at the end of this release.

- Taking into account the number of households in each local authority area, the authorities with the highest rates of all social housing (social rented and other social housing) per 100 households were Torfaen and Blaenau Gwent (both at 25.3). Ceredigion had the lowest at 11.4, followed by Conwy at 12.1 ([Chart 2](#)).
- The rate of all social housing units per 100 households continued to be higher in urban than in rural authorities, particularly some of the valley authorities including Torfaen, Blaenau Gwent and Merthyr Tydfil, whilst all nine rural authorities continued to record rates below the Wales average of 17.2 units per 100 households.

Table 2 – Social housing stock estimates for Welsh social landlords by local authority area, as at 31 March 2022 (a)(b)

Local Authorities	Housing at social rents			Other social housing					Total social housing
	Self-contained General needs	Self-contained Sheltered	Total social rented	Self-contained Other supported	Self-contained Extra care	Non self-contained Bedsits	Non self-contained Hostel bedspaces	Total 'other' social	
	<i>Number</i>								
Isle of Anglesey	4,260	545	4,805	23	117	0	90	230	5,035
Gwynedd	8,156	540	8,696	104	188	0	155	447	9,143
Conwy	4,622	1,339	5,961	75	185	9	245	514	6,475
Denbighshire	4,015	1,386	5,401	36	201	0	279	516	5,917
Flintshire	7,146	2,779	9,925	46	241	0	229	516	10,441
Wrexham	12,192	787	12,979	66	114	0	245	425	13,404
Powys	6,224	2,246	8,470	45	51	0	177	273	8,743
Ceredigion	2,957	406	3,363	18	104	14	70	206	3,569
Pembrokeshire	6,449	939	7,388	1,043	128	0	80	1,251	8,639
Carmarthenshire	11,482	750	12,232	68	189	11	174	442	12,674
Swansea	18,607	2,537	21,144	221	161	60	387	829	21,973
Neath Port Talbot	11,391	910	12,301	100	115	11	152	378	12,679
Bridgend	8,277	564	8,841	145	84	0	169	398	9,239
The Vale of Glamorgan	6,167	628	6,795	712	42	4	148	906	7,701
Cardiff	23,562	1,726	25,288	619	102	67	910	1,698	26,986
Rhondda Cynon Taf	14,023	1,419	15,442	186	140	10	307	643	16,085
Merthyr Tydfil	5,266	437	5,703	35	60	0	33	128	5,831
Caerphilly	13,346	1,403	14,749	131	91	0	116	338	15,087
Blaenau Gwent	7,033	729	7,762	31	86	0	51	168	7,930
Torfaen	9,069	192	9,261	943	76	6	48	1,073	10,334
Monmouthshire	4,359	1,267	5,626	38	21	1	58	118	5,744
Newport	11,588	1,712	13,300	100	167	8	191	466	13,766
Wales	200,191	25,241	225,432	4,785	2,663	201	4,314	11,963	237,395

Source: Annual social landlord stock returns

- (c) Includes self-contained general needs, sheltered and extra care housing, non-self-contained bedsits and non-self-contained hostels.
- (d) Excludes data for English RSLs with stock in Wales. As at March 2022, they owned an estimated 208 units of stock in Wales (note that this figure is provisional and may change ahead of the final release)

3.4 Housing at social rents by local authority area

- As can be seen in [Table 2](#), at both a Wales and individual local authority level, the majority (between 72% and 98%) of all social rented housing was self-contained general needs accommodation, with 12 local authorities having more than 90% in general needs accommodation. Torfaen had the highest percentage at 98%.
- The percentage of all social rented housing that was self-contained sheltered housing varied between 2% and 28% at a local authority level. For Flintshire, Powys and Denbighshire this type of accommodation accounted for over a quarter of all social rented housing (28%, 27% and 26% respectively).

3.5 Other social housing by local authority area

- At a Wales level, 40% (4,785 units) of other social housing units were self-contained 'other supported' housing and just under a quarter (22%, 2,663 units) were self-contained extra care housing ([Table 2](#)).
- The numbers and proportions of self-contained 'other supported' housing and self-contained extra care housing varied considerably by local authority. The proportion of self-contained 'other supported' housing ranged from 88% in Torfaen to just 7% in Denbighshire. The proportion of self-contained extra care housing ranged from 51% in Isle of Anglesey and Blaenau Gwent, to 5% in the Vale of Glamorgan.
- The remaining 38% of 'other social housing' units across Wales was made up of 201 non self-contained bedsits and 4,314 non self-contained hostel bed spaces. At a local authority level, Cardiff recorded the highest number of non self-contained bedsits (67 units), closely followed by Swansea (60 units) whilst none were recorded in 11 of the 22 local authorities.
- Cardiff and Swansea continued to record the highest numbers of non self-contained hostel bed spaces at 910 (up from 790) and 387 (up from 317) units respectively.

4. 'Other housing' stock owned or managed by social landlords

As well as social rented and other social housing stock, social landlords may also own or partly own and manage other types of housing. These include housing units let at intermediate rents (including Rent First²) where rents are set above social rent but below market rent levels. They also include, Shared Ownership-Wales (a part-buy, part-rent scheme for aspiring buyers who have some deposit but are unable to obtain the mortgage required to purchase outright) and Rent to Own – Wales³ where buyers pay market rents for new-build homes and have the option to purchase from the end of the second year. Also included is flexible tenure for the elderly schemes, housing units let at market rent levels, 'Home buy' and other investment housing. Further information is available in the '[Key quality information](#)' section and [Glossary](#).

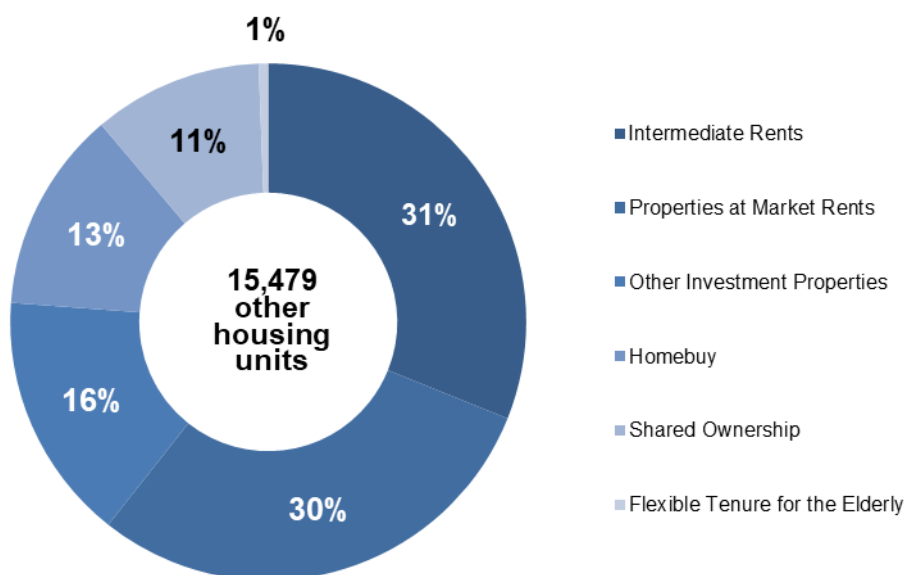
- At 31 March 2022, there were 15,479 housing units owned or partly owned and managed by social landlords which were not classed as 'social housing'. This is similar to the number of units (15,480) at 31 March 2021 and of these, 97% were owned or partly owned and managed by RSLs (Table 3).
- At a Wales level, at 31 March 2022, 30% (4,574 units) of other housing units owned or managed by social landlords were housing units let at market rent. Whereas, 31% of other housing units (4,813 units) were let at intermediate rents.
- 13% (1,953 units) of all other social housing units were Homebuy, which comprises housing where the social landlord has provided a loan to a previous tenant to purchase the housing unit outright; although the former landlord holds no equity stake in the stock, finance has been provided and remains outstanding.
- Shared ownership housing units accounted for 11% (1,642 units) and a further 16% (2,405 units) were other investment housing.
- There were only 92 (1%) flexible tenure housing units for the elderly across Wales at 31 March 2022 ([Chart 3](#)).⁴

² Rent First is a subsidised intermediate rent solution providing people with a mid-market rental solution as well as potentially assisting them in the outright purchase of their home in the future.

³ In February 2018 the Welsh Government introduced two new schemes, [Rent to Own – Wales](#) and [Shared Ownership - Wales](#), aimed at offering the opportunity of home ownership to households who can afford the monthly mortgage payments but do not have the level of deposit normally required to purchase a home

⁴ Due to rounding, some figures may not add up to 100%.

Chart 3 - Percentage of All Other Housing Units by Type as at 31 March 2022



Source: Annual social landlord stock returns

- At 31 March 2022, social landlord owned housing units let at market rent levels continued to be largely concentrated in just three authorities. A third were recorded in Ceredigion (1,495 units), a further 31% in Swansea (1,400 units) and a quarter in Gwynedd (1,137 units). These units are predominantly student accommodation owned by one registered social landlord. 4 local authorities (Newport, Caerphilly, Carmarthen and Rhondda Cynon Taff) had no social landlord owned housing units let at market rent.
- At 31 March 2022 almost half of the intermediate rented housing units was shared across 4 local authorities: 16% were in Cardiff (763 units), a further 13% (634 units) were recorded in Pembrokeshire, 12% (558 units) in Swansea and 9% (419 units) in Newport.
- Homebuy housing units continued to be relatively evenly spread across all 22 local authorities with The Vale of Glamorgan recording the highest proportion at 13%, and Swansea recording the lowest at zero.
- Cardiff, Newport and Conwy local authorities continued to hold the highest proportion of shared ownership housing units with 20%, 15% and 13% respectively.
- Over half of the other investment housing units were mainly concentrated in just three local authorities with 33% (786 units) recorded in Cardiff, 13% (307 units) in Torfaen and 12% (285 units) in The Vale of Glamorgan. Pembrokeshire has no recorded other investment housing units.
- Almost two-thirds (63%) of the 92 flexible tenure for the elderly housing units at 31 March 2022 were in Conwy. This may be influenced by the fact that in Conwy over a quarter (28%) of the population were aged 65 or over in 2020⁵ compared to just 21% of the population of Wales ([Table 3](#)). 17 of the 22 local authorities recorded no flexible tenures for the elderly housing units.

⁵ Mid year population estimates by local authority and age available on [StatsWales](#).

Table 3 – Other housing units owned or managed by Welsh social landlords by local authority area, at 31 March 2022

Numbers

Local authority	Shared ownership	Flexible tenures for the elderly	Intermediate rents	Housing units let at market rents	Homebuy	Other investment housing	Total
Isle of Anglesey	6	0	77	14	139	4	240
Gwynedd	8	19	131	1,137	224	6	1,525
Conwy	219	58	243	11	176	52	759
Denbighshire	137	0	293	41	152	51	674
Flintshire	165	0	143	5	103	19	435
Wrexham	64	0	102	1	45	65	277
Powys	10	0	248	60	15	94	427
Ceredigion	5	0	69	1,495	88	24	1,681
Pembrokeshire	12	0	634	6	109	0	761
Carmarthenshire	14	0	148	0	62	2	226
Swansea	84	2	558	1,400	0	204	2,248
Neath Port Talbot	26	0	144	56	5	10	241
Bridgend	19	0	167	1	87	133	407
The Vale of Glamorgan	15	0	22	30	245	285	597
Cardiff	324	12	763	200	183	786	2,268
Rhondda Cynon Taf	5	0	10	0	115	84	214
Merthyr Tydfil	1	0	42	53	19	49	164
Caerphilly	110	0	190	0	119	31	450
Blaenau Gwent	0	0	41	3	27	35	106
Torfaen	138	0	185	39	4	307	673
Monmouthshire	39	0	184	22	5	155	405
Newport	241	1	419	0	31	9	701
Wales	1,642	92	4,813	4,574	1,953	2,405	15,479

Source: Annual social landlord stock returns

5. Social housing rents

Information on average weekly social housing rents is collected for all social housing units (both self-contained and non self-contained) however this release only presents information on the average weekly rents charged for **self-contained social housing units**. Self-contained housing units cover accommodation which is occupied by a household with exclusive use of bath/shower and inside WC and some cooking facilities.

Rental information for all non self-contained social housing units (including bedsits and hostel bed spaces) has been excluded from the analysis shown within this release but is available on [StatsWales](#).

Rental information covering any non social housing units owned and managed by Welsh social landlords is not collected by the Welsh Government.

The social housing rents shown in this release are the average weekly rents set at 1 April 2022 by local authorities and RSLs to cover the 2022-23 financial year. This excludes any rent allowances, service charges and any charges for amenities and water rates.

The Welsh Government Rent and Service Charge Standard provides a framework within which each social landlord is responsible for setting the rents for their own housing units. The Rent Standard applies to all social landlords and sets a maximum threshold that each landlord cannot exceed. The Rent and Service Charge Standard was implemented by social landlords in April 2020.

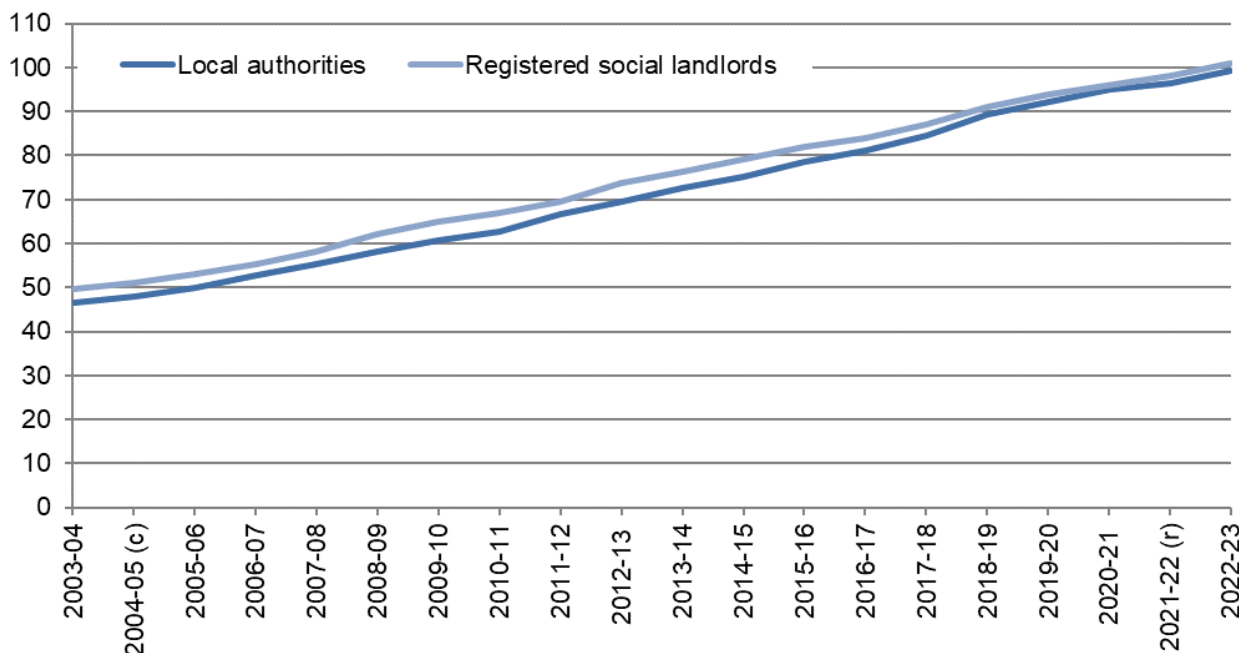
The information shown in this release covers the average weekly rents charged for all self-contained social housing and not just the housing units covered by the Rent Standard. Further information on the Welsh Government Rent and Service Charge Standard is available in the '[Key quality information](#)' section of this release.

5.1 Rents for all self-contained social housing units.

[Table 4](#) and [Charts 4 & 5](#) present information on the average weekly rents charged by both the 11 stock retaining local authorities and all RSLs for all self-contained social housing units. This includes self-contained general needs and sheltered housing units subject to the Rents Policy as well as other self-contained social housing including 'other' supported housing and extra care units.

- The 2022-23 average weekly rents set (at 1 April 2022) for all the 87,618 self-contained social housing units owned and managed by local authorities was £99.20. This was 2% lower than £101.04 average weekly rent set for the 145,262 self-contained social housing units owned and managed by RSLs ([Table 4](#)).
- RSL average weekly rent levels have been consistently higher than local authority average weekly rent levels for a number of years, mainly due to historic differences in rent setting policies. From April 2015 onwards, however, the same rent setting policy has applied to both RSLs and local authorities. It is also noticeable that RSLs tend to have a higher percentage of 4- and 5-bedroom units than local authorities and these inevitably attract a higher average weekly rent.

Chart 4 – Average weekly rents (£s) of all self-contained social housing units owned and managed by Welsh social landlords (a) (b) (c)



Source: Annual returns from local authorities and RSLs

(a) Includes self contained general needs, sheltered, other supported and extra care housing. Excludes all non-self contained social housing units, non self-contained bedsits and non-self contained hostels. Excludes all non social housing units.

(b) The rents relate to the position at 1 April before the financial year commences.

(c) No RSL data collected for 2020-21 due to COVID-19

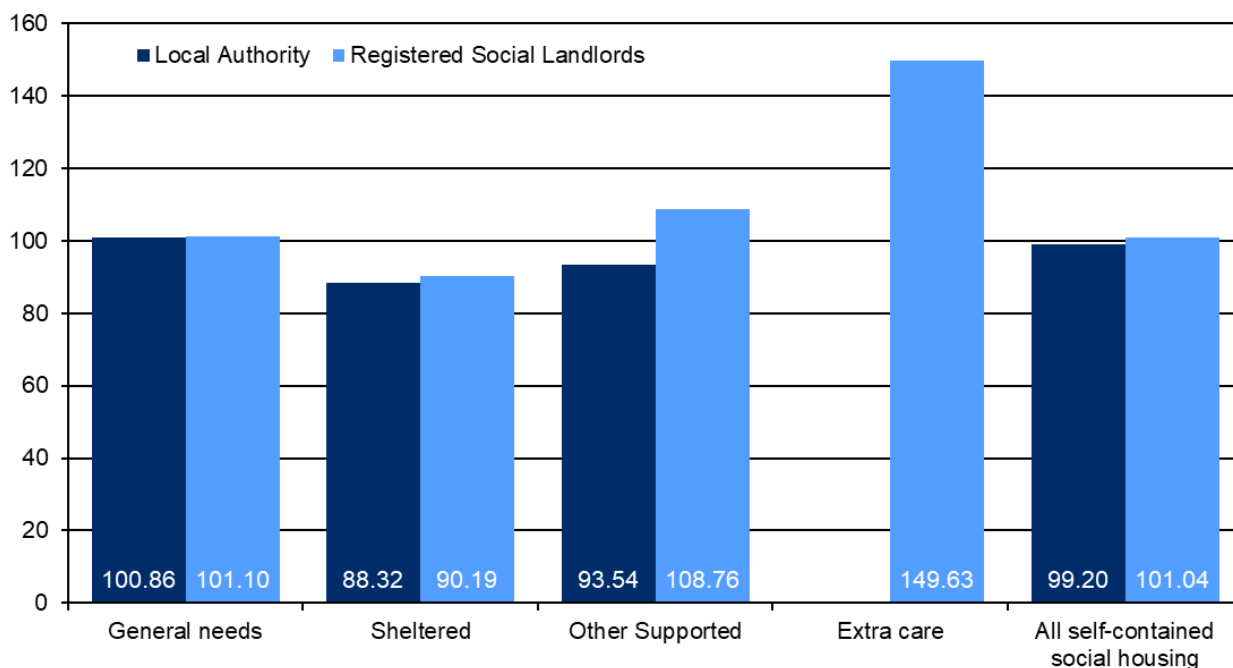
(r) The data for 2021-22 has been revised since previously published

- The average weekly rent for RSL self-contained social housing units for 2021-22 was £1.84 higher than for local authority self-contained social housing units. This gap was slightly more than the difference of £1.67 in 2020-21 and £1.80 in 2018-19 but lower than the figure for 2017-18 (£2.45 per week) suggesting that the gap between local authority and RSL average weekly rent levels has been broadly closing in recent years.
- Local authority rents set for 2022-23 for all self-contained social housing averaged £99.20 per week, which is an increase of 3% on 2021-22. This compares with a 5% increase over the two years between 2019-20 and 2021-22.
- RSL rents set for 2022-23 for all self-contained social housing averaged £101.04 per week, which is an increase of 3% on 2021-22. This compares with a 5% increase in RSL rents over the two years between 2019-20 and 2021-22.

[Chart 5](#) below shows average weekly rents for the different types of self-contained local authority and RSL social housing units in Wales, including general needs, sheltered, ‘other supported’ and ‘extra care’ housing.

Rents charged for self-contained extra care housing may be significantly higher, on average, than those charged for self-contained general needs, sheltered and ‘other supported’ housing, depending on the type of extra care scheme and type of services provided. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided for extra care housing.

Chart 5 – Average weekly rents (£'s) of all Welsh social landlord self-contained social housing units for 2022-23 by type of housing (a) (b)



Source: Annual returns from local authorities and RSLs

(a) Includes self contained general needs, sheltered, other supported and extra care housing. Excludes all non-self contained social housing units, non self-contained bedsits and non-self contained hostels. Excludes all non social housing units.

(b) Rents are set at 1 April 2022 for the 2022-23 financial year

- Whilst the difference between RSL and local authority average weekly rents for all self-contained social housing is £1.84 per week, for self-contained general needs housing units the difference between average rents is just £0.24 per week.
- The mix of housing types differs between the local authorities and RSLs and this may impact on the average weekly rent levels for all self-contained social housing. The average weekly rents for local authority self-contained sheltered and ‘other supported’ housing are generally lower than for RSL units of the same type, and in particular for self-contained other supported housing units ([Chart 5](#)).

Table 4 – Average rents for all self-contained social housing units (general needs, sheltered, supported and extra care units) by local authority area and social landlord type for 2022-23 (a) (b)

Local authority	<i>£s per week</i>									
	General needs		Sheltered		Other supported		Extra care		All dwellings	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL
Isle of Anglesey	98.77	100.23	89.04	88.72	.	97.63	.	135.17	97.59	103.21
Gwynedd	.	98.06	.	86.90	.	114.93	.	112.76	.	97.89
Conwy	.	104.30	.	90.35	.	121.63	.	151.54	.	102.91
Denbighshire	101.27	103.74	88.67	84.21	.	138.42	.	146.52	97.03	105.70
Flintshire	104.91	105.53	91.02	95.14	.	134.21	.	158.18	99.96	109.73
Wrexham	99.50	106.20	83.93	93.28	.	125.26	.	150.73	98.55	108.33
Powys	100.71	100.48	89.45	88.33	.	108.05	.	161.53	96.58	100.32
Ceredigion	.	105.52	.	89.13	.	97.31	.	155.71	.	105.07
Pembrokeshire	91.79	99.23	81.97	83.74	90.12	165.43	.	156.07	90.34	100.42
Carmarthenshire	95.16	97.23	77.99	88.10	.	96.87	.	121.79	94.18	97.98
Swansea	99.20	98.93	93.10	93.79	.	83.76	.	109.85	98.76	97.71
Neath Port Talbot	.	96.53	.	86.43	.	112.70	.	182.11	.	96.71
Bridgend	.	103.34	.	92.01	.	157.83	.	111.51	.	103.58
The Vale of Glamorgan	107.35	109.47	96.08	94.41	96.37	100.85	.	223.27	104.54	109.42
Cardiff	111.96	110.87	87.58	101.68	.	135.99	.	164.57	111.33	111.33
Rhondda Cynon Taf	.	100.31	.	80.78	.	104.84	.	202.63	.	99.52
Merthyr Tydfil	.	93.83	.	84.07	.	85.56	.	229.57	.	94.45
Caerphilly	94.80	101.06	83.65	95.10	.	100.29	.	143.92	93.80	101.32
Blaenau Gwent	.	89.79	.	81.60	.	115.56	.	149.78	.	89.79
Torfaen	.	103.46	.	88.17	.	90.52	.	189.61	.	102.62
Monmouthshire	.	104.26	.	92.59	.	139.04	.	90.04	.	101.84
Newport	.	101.34	.	91.63	.	102.37	.	135.64	.	100.55
Wales	100.86	101.10	88.32	90.19	93.54	108.76	.	149.63	99.20	101.04

Source: Annual social landlord rent returns

(a) This table includes all self-contained social housing units but excludes non self-contained social housing units and excludes all non social housing owned and managed by Welsh social landlords.

(b) Rents are set at 1 April 2022 for the 2022-23 financial year.

'.' = not applicable

- Average social housing rents for 2022-23 varied considerably depending on the provider, housing type and local authority area.
- The RSL weekly rents for all self-contained social housing units for 2022-23 were lowest in the valley authorities of Blaenau Gwent (£89.79 per week) and Merthyr Tydfil (£94.45 per week). Rents continued to be highest in Cardiff (£111.33 per week), Flintshire (£109.73 per week) and The Vale of Glamorgan (£109.42 per week).
- For the 11 local authorities that still retain stock, the average local authority weekly rents for all self-contained social housing units for 2022-23 continued to be lowest in Pembrokeshire at £90.34 per week and highest in Cardiff at £111.33 per week.
- The gap between local authority and RSL rent levels for all self-contained social housing units continued to be greatest in Pembrokeshire, with average RSL rents of £10.08 per week more than those charged by the local authority. For Cardiff, local authority and RSL average rents

were identical while Swansea was the only authority where the average rent per week for the local authority was greater than that for the RSLs with a difference of £1.05

- While RSL rents continued to be generally higher than local authority rents across all housing types there were some exceptions. The local authority general needs average rent for 2022-23 was higher than that for the RSLs in Cardiff (£1.09 per week), Swansea (£0.27 per week), and Powys (£0.23 per week). For sheltered housing the local authority rents were higher than the RSL rents in 4 local authorities: Denbighshire (£4.46 per week), The Vale of Glamorgan (£1.67 per week), Powys (£1.12 per week) and the Isle of Anglesey (£0.32 per week). ([Table 4](#)).

5.2 Self-contained – extra care housing

- The 2022-23 average weekly RSL rent charged for self-contained extra care housing across Wales is £149.63 which is up on the £145.53 charged in 2021-22, and substantially higher than the RSL average weekly rents for other types of the self-contained social housing units. Extra care rents varied considerably across the individual authorities, probably due to differences in the extra care schemes and in the levels of service and care provided. The highest RSL extra care rents for 2022-23 continued to be recorded in Merthyr Tydfil at £229.57 per week and the lowest continued to be recorded in Monmouthshire at £90.04 per week.

5.3 Self-contained – general needs housing

Table 5 – Average weekly rents of Welsh social landlord self-contained general needs housing units, by type of landlord and type and size of unit (a) (b) (c)

Dwelling	£s per week															
	2015-16		2016-17		2017-18		2018-19		2019-20		2020-21		2021-22 (r)		2022-23	
	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL	LA	RSL (d)	LA	RSL	LA	RSL
1 bedroom:																
Houses and bungalows	67.18	73.03	70.66	74.66	74.27	77.16	78.99	80.71	82.01	82.45	85.09	.	85.92	84.50	88.91	86.33
Flats	67.72	71.64	70.00	73.13	72.99	75.36	77.27	78.57	79.28	80.51	81.50	.	82.68	81.80	85.09	83.52
2 bedrooms:																
Houses and bungalows	77.62	83.13	80.32	85.10	83.98	88.10	88.77	92.32	91.61	94.83	94.49	.	95.91	99.50	98.61	102.43
Flats	74.29	76.13	76.80	77.54	79.92	80.38	84.38	84.08	86.47	87.08	88.84	.	90.10	90.03	92.57	92.81
3 bedrooms:																
Houses and bungalows	85.54	86.60	88.48	88.74	92.25	92.33	97.29	97.07	100.54	100.18	103.88	.	105.35	106.64	108.42	110.28
Flats	80.12	83.05	81.38	84.95	84.93	88.15	89.68	92.67	92.54	95.18	95.32	.	96.74	98.91	99.53	103.58
4 bedrooms:																
Houses and bungalows	94.67	101.67	97.52	104.38	101.54	108.33	106.83	113.80	110.40	116.58	113.81	.	115.73	123.03	118.97	126.99
Flats	104.05	97.97	107.38	100.22	111.68	102.98	116.36	107.09	118.97	105.35	121.54	.	123.93	110.37	127.57	116.19
5 (or more) bedrooms:																
Houses and bungalows	101.91	130.72	105.51	133.11	109.60	136.18	115.34	139.60	119.14	141.77	122.38	.	124.69	147.35	128.87	152.84
Flats	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
All dwellings:	79.92	82.05	82.53	83.90	86.07	86.96	90.86	91.11	93.71	93.76	96.66	.	98.03	98.14	100.86	101.10

Source: Annual social landlord rent returns

- (a) This table includes self-contained general needs units only (including self-contained bedsits).
 (b) Rents for each financial year relate to the position at 1 April for the following financial year. For example for 2022-23 rents are set at 1 April 2022
 (c) Self-contained bedsits are included with one-bedroom flats.
 (d) Due to COVID-19, data for RSLs were not collected for 2020-21.
 (r) The data for 2021-22 has been revised since previously published.
 '.' = not available

- The difference between the average weekly rents charged for all self-contained general needs housing by RSLs and that charged by local authorities has been broadly reducing each year since 2015-16 following the implementation of the Target Rent Bands in the previous [Rent policy framework](#).
- The average rents set by RSLs at 1 April 2022 for all self-contained general needs housing during 2022-23 was £101.10 per week which was just £0.24 per week more than that charged by local authorities.
- The gap between the lowest and highest amount of rent charged for the various housing units for 2022-23 continued to be greater for RSLs than for local authorities. Whilst rents for local authorities ranged from £85.09 per week for a 1 bedroom flat to £128.87 per week for a 5 (or more) bedroom house or bungalow, RSL rents ranged from £83.52 per week for a 1 bedroom flat to £152.84 per week for 5 (or more) bedroom house or bungalow.

- Across different housing types, the largest price difference between the local authorities and RSLs was seen in houses and bungalows with 5 (or more) bedrooms. On average, RSL tenants were charged £23.97 per week more than local authority tenants for these types of housing. As there are a relatively small number of larger housing units, the average rents may be more susceptible to particularly high or low rents. The smallest price difference was seen in 2 bedroom flats where, on average, RSL tenants were charged £0.24 more per week.
- As in previous years, local authorities also charged higher weekly rents than RSLs for large flats (4 bedrooms). For 2022-23, the local authority average rent for these types of flats were £11.38 per week higher than the RSL rents. There were however only 14 local authority 4 bedroom flats across Wales at 31 March 2022. Of these, 12 were located in Cardiff where rents are generally higher than in other local authorities, one was on the Isle of Anglesey and one was located in Flintshire.

6. Key quality information

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

Policy and operational context

Well-Being of Future Generations Act 2015

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 Senedd Cymru. Under section 10(8) of the Well-being of Future Generations Act, where the Welsh Ministers revise the national indicators, they must as soon as reasonably practicable (a) publish the indicators as revised and (b) lay a copy of them before the Senedd. These national indicators were laid before the Senedd in 2021. The indicators laid on 14 December 2021 replace the set laid on 16 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.

Rents policy

The majority of social housing units owned and rented from local authorities and RSLs are at social rents. Social rented housing is provided by local authorities and Welsh RSLs where rent levels are below market rents. The Welsh Government Rent and Service Charge Standard provides a framework within which each social landlord is responsible for setting the rents for their own housing units. The Rent Standard applies to all social landlords and sets a maximum threshold that each landlord cannot exceed.

The [independent review of Affordable Housing Supply](#) carried out during 2018-19, recommended a five year rental agreement to provide stability for tenants and landlords. The Rent and Service Charge Standard was implemented by social landlords in April 2020. The five year rental agreement will run from April 2020 to April 2025.

The Welsh Government makes a decision in the autumn each year on the level of rent increase to be applied to the rent policy and the maximum rent increase a social landlord can apply to tenants for the following year. In making a decision the Welsh Government will aim to strike a balance between the interests of social landlords, their tenants and lenders and Welsh Government policy.

Data source and coverage

Copies of the current [social housing stock and rents data collection forms](#) are available.

Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#) which is available on our website.

Stock data as at 31 March 2022 and rents data for the 2022-23 financial year (as set at 1 April 2022) were collected from all the Local Authorities and all Welsh Registered Social Landlords, including Abbeyfield societies, Almshouse Charities and Co-ownership societies.

The proportion of social housing stock managed by registered social landlords will have been influenced by the large scale voluntary transfers of local authority stock as shown below. All transfers covered 100 per cent of the local authority housing stock.

Local authority	Date of transfer	Registered social landlord
Bridgend	12 September 2003	Valleys to Coast
Rhondda Cynon Taf	10 December 2007	RCT Homes
Monmouthshire	17 January 2008	Monmouthshire Housing
Torfaen	01 April 2008	Bron Afon Community Housing
Conwy	29 September 2008	Cartrefi Conwy
Newport	09 March 2009	Newport City Homes
Merthyr Tydfil	20 March 2009	Merthyr Valleys Homes
Ceredigion	30 November 2009	Tai Ceredigion
Gwynedd	12 April 2010	Cartrefi Cymunedol Gwynedd
Blaenau Gwent	26 July 2010	Tai Calon Community Housing
Neath Port Talbot	05 March 2011	NPT Homes

The stock data in this release includes all stock owned, whether Welsh Government funded or otherwise as at 31 March 2022. It only includes units in which the RSL has an equity stake (except in relation to Homebuy Option). The data excludes all non-residential properties. It also excludes any housing units leased to temporarily house the homeless and any housing units that are managed as a social lettings agency.

All RSLs registered in England who operate in Wales were also contacted to obtain information on the level and location of stock owned or partly owned in Wales. They reported an estimated total of 208 units (provisional figure – subject to revision ahead of final release) as at 31 March 2022. This figure has not, however, been included in the total social housing stock shown in this release which covers Welsh social landlords only.

Rents are shown as at 1 April for the following financial year. For example, rents shown for 2022-23 are as set at 1 April 2022.

Figures shown in [Table 5](#) will differ to those in [Table 4](#) as [Table 5](#) only shows rents for self-contained general needs housing (including self-contained general needs bedsits) whilst [Table 4](#) shows rents for all self-contained social housing (general needs, sheltered, 'other supported' and extra care).

The actual average weekly rents charged by local authorities and RSLs shown in this release are for the 2022-23 financial year. For the purposes of this collection, they exclude any rent allowances, service charges and charges for amenities and water rates. However, some local authorities are not able to disaggregate this information and may have included some service charges within their rent figures

The information on average rents shown in this release covers the average weekly rents charged for all self-contained social housing and not just the housing units covered by the Welsh Government's Rent and Service Charge Standard.

Average weekly rents for 2022-23 shown in this release are based on based on 87,927 local authority and 149,468 RSL self-contained social housing units. The 2022-23 collection year achieved a 100% response rate.

Users and uses

Social housing stock

This release provides data on the level and type of stock owned or partly owned by all social landlords in Wales at 31 March 2022. The information is used by the Welsh Government to establish and monitor the amount and type of social housing available at a local and national level and to assess this in relation to current and future housing need.

The stock data are also used by the Welsh Government for calculating dwelling stock estimates at a local authority and all Wales level. For detailed methodology and quality information for dwelling stock estimates, please see the [statistical first release](#).

Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively.

Social housing rents

This Statistical Release presents information on the average weekly rents for rented local authority (LA) and Registered Social Landlord (RSL) housing units set at the 1 April 2022, for the financial year 2022-23. The information is used by the Welsh Government to gauge the average weekly rents charged by local authorities and registered social landlords by housing type across Welsh authorities and to look at trends over time.

The information is used by local authorities and RSLs for showing compliance with the current rents policy as outlined above and for informing internal processes and procedures. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking and for planning and allocating resources effectively.

Generally the information is used for:

- monitoring housing trends
- policy development
- advice to ministers
- informing debate in the Senedd Cymru 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](#).

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.

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:

- Included additional information about the different types of social landlord housing and the terminology used.
- Changed the layout of the release to allow users to more easily differentiate between the different types of stock owned or partly owned and managed by social landlords - housing at social rents, other social housing and non social housing units.
- Enhanced trustworthiness by reviewing and reducing the number of officials with pre-release access

Quality

Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the Quality pillar and principles in the [new Code of Practice for Statistics](#).

Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#), which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.

More detailed quality information relating specifically to social housing stock and rents, which is not included in the quality report, is given below.

Administrative data quality assurance

This release has been scored against the UK Statistics Authority Administrative Data Quality Assurance matrix. The matrix is the UK Statistics Authority regulatory standard for the quality assurance of administrative data. The Standard recognises the increasing role that administrative data is playing in the production of official statistics and clarifies what producers of official statistics should do to assure themselves of the quality of these data. The toolkit that supports it provides helpful guidance to statistical producers about the practices they can adopt to assure the quality of the data they receive, and sets out the standards for assessing statistics against the Code of Practice for Official Statistics.

The matrix assesses the release against the following criteria:

- operational context and administrative data collection
- communication with data supply partners
- quality assurance principles, standards and checks applied by data suppliers
- producer's quality assurance investigations and documentation.

The release has been scored as 'A2:Enhanced assurance' against each of the above categories and work is on-going to produce a fuller description of the assurances required. Further information is available on the [UK Statistics Authority website](#).

Data are collected from local authorities and registered social landlords via Excel spreadsheets. These are downloaded from the Afon file transfer website which provides a secure method for users to submit data. The spreadsheets allow respondents to validate the data before submitting to the Welsh Government. Respondents are also given an opportunity to include contextual information where large changes have occurred (e.g. data items changing by more than 10% compared to the previous year). This enables some data cleansing at source and minimises follow up queries.

Local authorities and registered social landlords are notified of the data collection exercise timetable in advance. This allows adequate time for local authorities and registered social landlords to collate their information, and to raise any issues they may have. There is guidance in the spreadsheet, which assists users on completing the form.

Examples of validation checks within the forms include year-on-year changes, cross checks with other relevant data tables and checks to ensure data is logically consistent.

Validation and verification

Once we receive the data, it goes through further secondary validation and verification checks, for example:

- common sense check for any missing/incorrect data without any explanation;
- arithmetic consistency checks;
- cross checks against the data for the previous year;
- cross checks with other relevant data collections;
- thorough tolerance checks;
- verification that data outside of tolerances is actually correct.

If there is a validation error, we contact the local authority or registered social landlord and seek resolution. If we fail to get an answer within a reasonable timescale, we will use imputation to improve data quality. We will then inform the organisation and explain to them how we have amended or imputed the data. The method of imputation and the affected data is highlighted in the 'quality information' section of the first release.

Data quality

In tables where figures have been rounded, the sum of the individual figures may not equal the total shown.

The Welsh Government's [guidance on statistical quality](#) is available.

Accuracy

On receipt of the [data collection forms](#), the data collection team carried out secondary validation and worked closely with the different providers to ensure information provided was accurate and on a consistent basis. We check that the data is consistent with the number of new build units and sales reported during the past year and resolve any queries with landlords. Next we compare the data provided by Local Authorities and Registered Social Landlords with their previous year's data. Where these figures are not consistent, we work with the data providers to ensure the final data recorded is consistent.

Revisions

Revisions can arise from events such as late returns from a local authority or RSL, 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 stock figures may be reflected in the StatsWales tables prior to that next release.

Following the 2020-21 data collection and validation process we were informed of changes to the stock data provided for the 2020-21 financial year. The relevant figures have been revised accordingly and are marked with an (r) in this release.

We follow the [Welsh Government's statistical revisions policy](#).

Accessibility

A full set of data on social housing stock and rents by type including information by individual local authority and individual RSL back to 2002-03 is available to download from our [StatsWales interactive website](#).

Coherence with other statistics

Annual estimates of the total number of dwellings by tenure are calculated by the Welsh Government and are based on data from the population censuses and data collected from local authorities and Registered Social Landlords. For detailed methodology and quality information for dwelling stock estimates, please see the latest [statistical first release](#).

The total local authority and Registered Social Landlord dwelling stock estimates published in the annual '[Dwelling Stock Estimates, release](#)' will differ from the figures shown in this release which presents the number of housing units (dwellings, bedsits and bedspaces). The totals in the dwelling stock estimates release assume 3 bed spaces of a non self-contained unit is equivalent to 1 dwelling. The totals in the dwelling stock estimates also exclude intermediate and other tenures not at social rents as these dwellings appear in the owner-occupied, privately rented and other tenures category. Information on the number of non self-contained units for intermediate and other tenures is not available and the same calculation cannot therefore be applied.

The [mid 2020 household estimates](#) were used within this release to calculate the rate of social housing units per 100 households.

Related statistics for other UK countries

England

The Department for Levelling Up, Housing and Communities (DLUHC) collect information on [local authority housing stock and average local authority rents in England](#). The information is collected annually from the Local Authority Housing Statistics (LAHS) return. Latest published data are for the year ending 31 March 2021.

Information on registered social landlord/private registered providers was collected via the Homes and Communities Agency's Statistical Data Return (SDR) between 2012 and 2019 when responsibility for the SDR moved to the Regulator of Social Housing. The [Statistical Data Return](#) is an annual online survey completed by all private registered providers of social housing in England and captures a wide variety of information from each PRP about all housing they own. The return also collects information on the cost of renting private registered provider (PRP) (housing association) housing. The latest published data for 2021-22 are available on the [GOV.UK website](#).

Scotland

The Scottish Government collect information on local authority housing stock via its [Housing Statistics Annual Return](#).

The Scottish Housing Regulator each year produces Performance tables based on information collected in the Annual Performance and Statistical Return (APSR), and financial tables based on information input by RSLs from their audited accounts. Latest figures for social sector stock (local authorities and housing associations) are available on the [Scottish Government website](#).

The latest published data available for Scotland covering the average weekly rents for both local authority and RSL housing units is published in [Social tenants in Scotland: 2017 release](#). The LA data comes from the Housing Revenue Account returns by local authorities to the Scottish Government. The RSL data comes from the Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return

Northern Ireland

In Northern Ireland, the Department for Social Development produces an [annual publication](#) which brings together housing statistics collected by the Department including statistics on social housing.

7. Glossary

Bedsits

Bedsits are a combination of a bedroom and sitting room.

Bedspaces

See '[Hostel bedspaces](#)'.

Dwelling

As defined in the 2011 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.

Extra care

'Extra care sheltered housing' or 'assisted living housing' offer a higher level of care than 'sheltered housing'. The services offered vary between schemes, but meals, help with domestic tasks and some personal care are often provided. 'Close care housing' is usually located in the grounds of a care home, with staff from the home providing extra care and assistance. Rent levels will vary depending on the level of care provided.

Flexible tenure for the elderly

Includes specific housing schemes developed in the 1990s to provide flexible tenure options for older people in housing schemes designed specifically for their needs.

General needs

Self contained units that are not reserved for specific client groups. Housing units that are adapted for use for people with disabilities are included where no additional services or support are provided as part of the terms of occupancy.

HomeBuy

Stock where a social landlord has provided a loan to a previous tenant to purchase the housing unit outright. Although the social landlord has no equity stake in the stock, finance has been provided and remains outstanding.

Hostel bedspaces

These are individual spaces or beds within a hostel.

Hostels

A hostel is a building that:

- provides domestic accommodation which is not in separate and self-contained premises, and
- provides board or facilities for preparing food adequate to the needs of those people, or both board and facilities, and is
- managed or owned by a social landlord, or
- funded wholly or in part by a government department or agency or local authority and operated other than on a commercial basis, or
- managed by a voluntary organisation or charity and provides care, support or supervision with a view to helping the residents become rehabilitated or resettled within the community, and
- is not a care home, an independent hospital or an Abbeyfield Home.

The legal definition of a hostel is in regulation 2(1) of the Housing Benefit Regulations 2006.

Intermediate rented

These are housing units where the rents are above those of social rented housing but below market housing rents.

Local authority groupings

In the charts shown in this release local authorities have been grouped to help compare similar local authorities.

- **Rural authorities:** Carmarthenshire, Ceredigion, Conwy, Denbighshire, Gwynedd, Isle of Anglesey, Monmouthshire, Pembrokeshire, Powys.
- **Urban authorities:** Cardiff, Flintshire, Newport, Swansea, Wrexham Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Neath Port Talbot, Rhondda Cynon Taff, Torfaen, Vale of Glamorgan.

Non self-contained units

A non self-contained unit is accommodation occupied by a household that 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. Each bed space is therefore normally considered a non self-contained unit.

Other investment housing

Any other housing not already included in housing let at market rents or HomeBuy. This should only include residential properties.

Other housing units

Other housing units should include any other type of housing which is not social rented or other social housing. This may include student accommodation owned and managed by social landlords.

Housing let at market rents

These are other housing units which are let at market rents.

Rents

The average weekly rent is the average of the standard rent chargeable, before deduction for rent allowances and also excludes service charges or other charges for amenities (e.g. central heating, hot water supply or laundries) and water rates.

Rents are based on a 52 week year. If rent free weeks are given the total amount payable is divided by 52. Housing units of unusual size are assigned to the closest available category. Maisonettes are categorised as flats.

Self-contained units

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

Shared ownership

These are schemes which allow qualifying purchasers to buy a share of the housing unit with a proportional rent payable on the remaining share to the social landlord.

Sheltered housing

This includes sheltered housing units that are either:

- warden call alarm system with a Warden call alarm only; and
- warden call alarm system and resident scheme manager.

Supported housing

This covers self-contained supported housing stock for rent not covered by the definition of sheltered accommodation, where there is a restriction on who can be allocated the unit. The accommodation will have been specifically designated for a client group or groups to enable residents to adjust to independent living or to enable them to live independently.

8. Further information

The document is available at:

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

More detailed data are available on the [StatsWales website](#).

Next update

October 2023 (provisional)

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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