

National Assembly for Wales

In Figures: Housing Research Paper

March 2009

This paper provides a statistical portrait of the provision of housing in Wales



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National Assembly for Wales

In Figures: Housing Research Paper

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Executive Summary

This paper is intended to provide a statistical profile on a number of influencing factors involved in the provision of housing in Wales, including the number of houses built, changes in the structure of the housing stock and the level of provision.

It is estimated that there are over 1.3 million properties in Wales, with almost three quarters of those owner-occupied and a further 10 per cent privately rented. Since 1991-92 there has been a decline in the number of local authority owned properties, whilst registered social landlords and privately owned households have increased.

At 31 March 2008 there were over 2,300 vacant local authority properties, of which over 50 per cent were waiting for repair or improvement and 24 per cent were available to let.

In February 2009, there were over 91 thousand households on local authority housing waiting lists.

During 2007-08, 6,367 households in Wales were accepted as *statutory homeless*, further analysis showed that the number of homeless households per 1,000 households appears to be higher in the South Wales local authority areas than in Mid and North Wales.

Between July and September 2008, of those housed in temporary accommodation, 65 per cent had been there for less than 6 months, whilst 20 per cent had been there for over one year.

The number of court orders and actual repossessions has continued to increase since 2003, although they are yet to reach the same level as the previous repossession peak in 1991, whilst the number of actions entered in the last quarter of 2008 was lower than the previous three quarters and the final quarter of 2007

The number of [Right to Buy](#) sales in Wales, has been declining since its peak in 2002-03, in 2007-08 there were 819 Right to Buy sales completed.

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In Figures: Housing

1 Introduction

This paper is part of the *In Figures* series, which aims to provide a statistical portrait of a number of key social and economic issues. This particular issue focuses on statistics relating to housing.

The Local Government Data Unit collects a range of information from local authorities relating to the provision and performance of local services. The majority of the information they collect, with regard to housing, is made available in the annual publication *Welsh Housing Statistics*.

This paper aims to provide information on the main topics within the *Welsh Housing Statistics* paper together with additional information on other social issues related to housing, such as housing waiting lists and mortgage repossession rates.

For a more detailed breakdown of housing statistics and social issues surrounding housing, the *Local Government Data Unit* provides a wide range of statistics covering these topics. This can be obtained from their website: www.dataunitwales.gov.uk

It must be noted that all the information provided uses the most recent data published, however the time periods often vary between each data set consequently care must be taken when making comparisons.

2 Dwelling Stock Estimates

Information on the Welsh dwelling stock is recorded by the *Local Government Data Unit*, however precise information is unavailable. The Welsh Assembly Government estimates the total stock using population censuses, the most recent of which was in 2001.

Estimates from the censuses are updated annually to take account of new buildings and demolitions, whilst the breakdown of estimates by tenure is estimated from local authority returns, census information and Registered Social Landlord (RSL) returns.

Total stock estimates prior to the 2001 population census have been revised following rebasing of the estimates using the updated census data.

2.1 Dwelling Stock by Tenure

Table 1 shows the housing stock estimate by type of tenure in Wales in 2007-08, with the chart highlighting the proportions of the housing stock by tenure. Figure 1 highlights the changes in the **rented** housing stock tenure since 1991-92.

In 2007-08 there were estimated to be **over 1.3 million homes in Wales**, with owner-occupied properties making up around 73 per cent of the stock. Local authority and RSL owned properties account for around 10 per cent and 7 per cent respectively, whilst privately rented properties make up the remaining 10 per cent of the Welsh housing stock.

Table 1: Housing stock, by tenure at 31 March 2008.

Tenure	Thousands Amount
Rented from local authorities	132
Registered social landlords	89
Owner-Occupied	974
Privately Rented	135
Total	1,331

Source: [Welsh Housing Statistics 2008](#) (table 1.1)

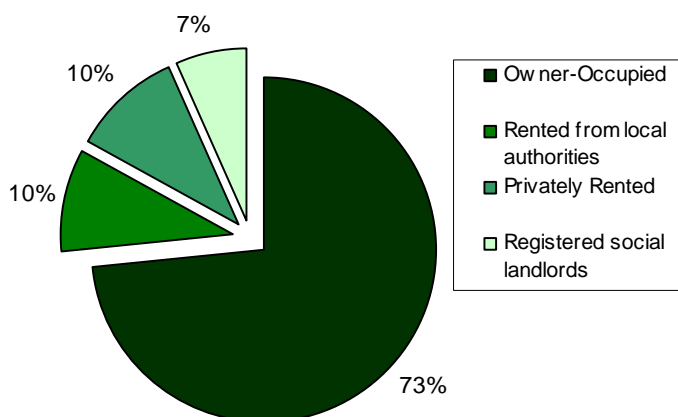
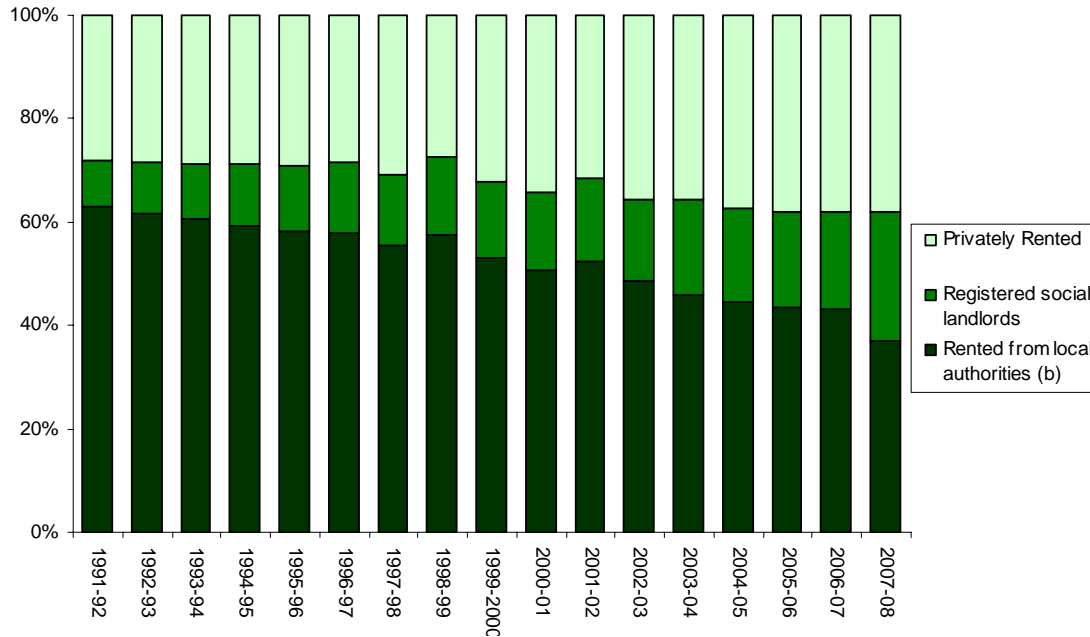


Figure 1: Changes in the rented dwelling stock proportions in Wales, 1991-92 to 2007-08 (a)



Source: [Welsh Housing Statistics 2008](#), table 1.1

(a) As at 31 March

(b) Prior to 1996 estimates include new town corporations. Data taken from Housing Revenue Account subsidy (HRAS) second advance form.

Since 1991-92 there have only been slight fluctuations in the proportion of the owned housing stock, with the amount of owner occupied properties remaining at a relatively static level, only increasing from 71 to 73% over this period. Most changes have occurred in the rented housing market (Figure 1); some key findings have been extracted below:

- In 1991-92 over 60 per cent of rented properties in Wales were owned by local authorities, by 2007-08 this had decreased to just **under 40 per cent**. (Right to buy sales and local authority stock transfer are likely to have influenced the change in local authorities housing stock.)
- The number of rented RSL's has almost tripled from 30 thousand in 1991-92 to over 89 thousand by 2007-08, accounting for 25 per cent of the rented housing stock, by 2007-08.
- In the same period, the number of privately rented properties increased by almost 40 thousand, from 98 thousand properties in 1991-92 to 136 thousand in 2007-08.

2.2 Dwelling Stock by Local Authority

Table 2 provides estimates for the number of dwellings in each local authority and breaks down the housing stock by tenure in 2007-08.

Table 2: Dwelling stock estimate by tenure and local authority, 2007-08

	Rented from local authorities		Rented from registered social landlords (a)		Owner-occupied, privately rented and other tenures		Total
	Number	Per cent	Number	Per cent	Number	Per cent	
Isle of Anglesey	3,935	12.3%	552	1.7%	27,461	86.0%	31,948
Gwynedd	6,375	11.0%	2,061	3.6%	49,347	85.4%	57,783
Conwy	3,859	7.3%	2,105	4.0%	46,899	88.7%	52,863
Denbighshire	3,519	8.2%	1,945	4.5%	37,570	87.3%	43,034
Flintshire	7,520	11.8%	2,239	3.5%	54,028	84.7%	63,787
Wrexham	11,565	19.9%	1,620	2.8%	44,830	77.3%	58,015
Powys	5,497	9.2%	2,484	4.1%	51,974	86.7%	59,955
Ceredigion	2,260	6.6%	1,400	4.1%	30,707	89.4%	34,367
Pembrokeshire	5,752	10.2%	2,185	3.9%	48,540	85.9%	56,477
Carmarthenshire	9,266	11.5%	2,780	3.4%	68,697	85.1%	80,743
Swansea	13,689	13.1%	6,928	6.6%	83,574	80.2%	104,191
Neath Port Talbot	9,319	14.8%	2,805	4.5%	50,713	80.7%	62,837
Bridgend	.	0.0%	8,281	14.2%	50,015	85.8%	58,296
Vale of Glamorgan	3,952	7.4%	2,182	4.1%	47,567	88.6%	53,701
Cardiff	14,069	10.1%	10,120	7.3%	114,666	82.6%	138,855
Rhondda Cynon Taf	.	0.0%	15,211	14.8%	87,261	85.2%	102,472
Merthyr Tydfil	4,275	16.9%	1,529	6.1%	19,459	77.0%	25,263
Caerphilly	11,028	14.7%	3,125	4.2%	60,752	81.1%	74,905
Blaenau Gwent	6,378	20.0%	1,461	4.6%	24,110	75.5%	31,949
Torfaen	.	0.0%	9,707	24.7%	29,600	75.3%	39,307
Monmouthshire	.	0.0%	5,129	13.2%	33,690	86.8%	38,819
Newport	9,266	15.0%	3,450	5.6%	49,068	79.4%	61,784
Wales	131,524	9.9%	89,299	6.7%	1,110,556	83.4%	1,331,379

Source: [Welsh Housing Statistics 2008](#) (table 1.2)

(a) Assumes three bedspaces for a non-self contained unit equals one dwellings.

. - not applicable

From the table some key findings can be extracted in relation to the dwelling stock estimates within each local authority:

- Cardiff and Swansea have the largest number of local authority rented properties, whilst Ceredigion and Denbighshire have the smallest. With Cardiff and Swansea having a combined amount of 21 per cent of all local authority rented properties.
- There are no properties owned by Bridgend, Rhondda Cynon Taff, Torfaen and Monmouthshire local authorities because they have transferred all their housing stock to RSL's.
- The **Isle of Anglesey has the smallest number of RSL properties with 552**, over 800 less than Ceredigion (which has the second smallest RSL stock). The average RSL stock by local authority area is around four thousand.
- Cardiff's housing stock accounts for just over 10 per cent of the housing stock in Wales, with around 34 thousand more properties more than Swansea, the second largest housing stock. Merthyr Tydfil has the smallest housing stock, with 25 thousand properties.

3 New Dwellings Built

The UK Government's Department of Communities and Local Government collates information on new housing from all of the UK regions. Table 3 shows the number of new dwellings built in each UK region, and the proportion of which are private enterprise, RSL's and local authority owned. **Wales built the smallest amount of new dwellings in 2007-08, with around five per cent of all built.** The table also highlights that the amount of new dwellings started by local authorities is very low in all areas of the UK with none of the 680 properties built by local authorities, built in Wales.

Table 3: Number of new dwellings by tenure, by UK region, 2007-08 (a)

	Private Enterprise		Registered Social Landlords		Local Authorities		Total
	Number	Per cent	Number	Per cent	Number	Per cent	
	England	139,880	89.74	15,750	10.10	250		0.16	155,880
Wales	9,670	95.36	470	4.64	-	0.00	10,140
Scotland	20,690	78.43	5,260	19.94	430	1.63	26,380
Northern Ireland	10,670	90.19	1,170	9.89	-	0.00	11,830
United Kingdom	180,910	88.58	22,640	11.09	680	0.33	204,230

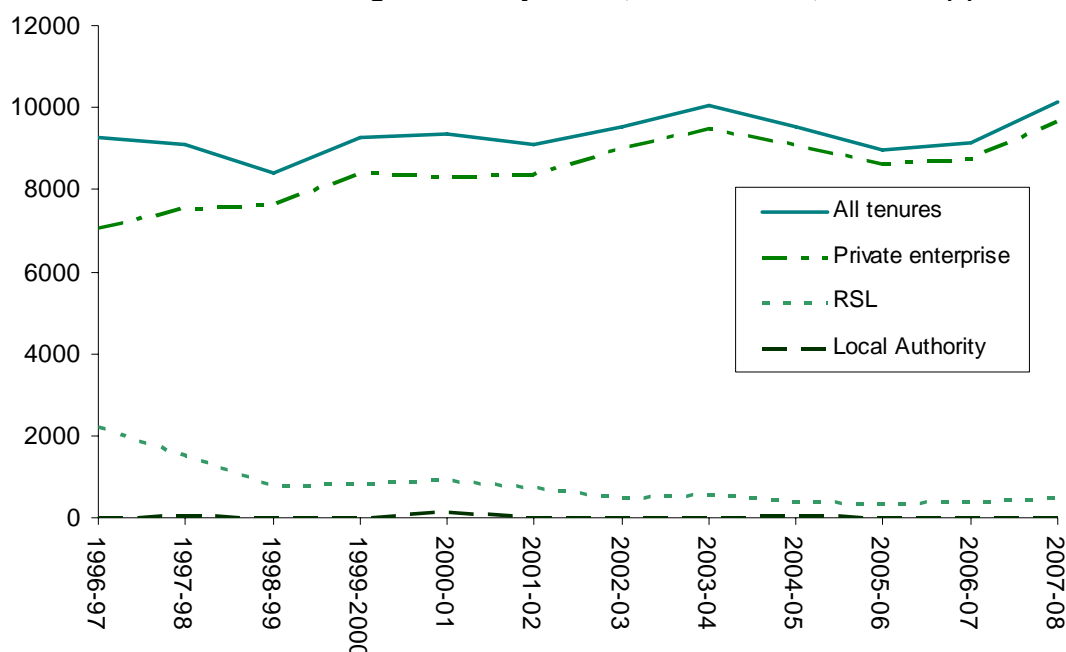
Source: Department of Communities and Local Government – [Table 208](#)

- less than 5 dwellings

(a) Totals may not equal the sum of component parts due to rounding to the nearest 10

Data on the new dwellings built in Wales have been analysed further; Figure 2 shows the fluctuations in the number of new dwelling in Wales since 1996-97 and breaks them down by tenure.

Figure 2: Number of new dwellings started by tenure, since 1996-97, in Wales (a)



Source: [Welsh Housing Statistics 2008](#) (table 2.1)

(a) Figures include all dwellings inspected by the National House Building Council (NHBC) but do not include information from private approved inspectors

A number of observations can be made with regard to changing levels of dwellings built since 1996-97:

- Majority of new dwellings started have been private enterprise developments, these will have been a combination of owner-occupied and private landlord dwellings.
- As in Table 3, the graph shows that only a minimal number of local authority dwellings have been built in Wales in the last 10 years and none were built in 2007-08.
- From 1996-97 to 1998-99 there was a major decline in the number of RSL developments, however there has been a gradual increase in the last three years.
- In 2005-06, 359 RSL properties were started, this increased to 567 in 2007-08.

The recent change in the level of RSL developments can be partially explained by two factors. Firstly there are an increasing number of local authorities transferring their housing stock to RSL's and therefore taking on responsibility for providing properties for local authority residents. Secondly, [Social Housing Grant](#) is likely to have influenced the number of RSL properties built as it provides funding for RSL's to build affordable housing for rent or low cost home ownership.

4 Empty Dwellings

Using council tax records and local authority data, information is available on the number of empty properties in Wales. Although some data is available for privately owned and RSL properties, the majority of information accessible is for local authority dwellings.

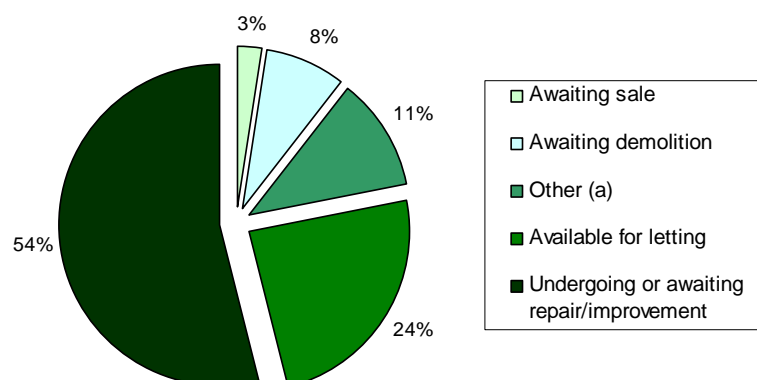
4.1 Local Authority

Examination of vacant local authority dwellings data shows that **over 50 per cent** of these dwellings are awaiting repair or improvement, whilst only 24 per cent are available for letting. Eight per cent were awaiting demolition, which is highlighted in Figure 3. Of the 2,310 local authority properties that were vacant on the 31 March 2008, **30 per cent had been vacant for more than 6 months**.

Table 4 ranks the local authorities by the number of vacant dwellings (on 31 March 2008) from 1, the lowest number of vacancies to 18¹, the highest. Key points from the table include:

- Carmarthenshire had the largest proportion of its empty properties remaining vacant for more than 6 months, with 74 per cent.
- Powys had the lowest number of vacant properties (20) and only one of these was vacant for more than 6 months.
- Swansea and Rhondda Cynon Taff have the largest quantity of empty properties
- Newport has the highest number of properties (112) available for letting.

Figure 3: Vacant local authority dwellings, by status, at 31 March 2008, in Wales



Source: [Welsh Housing Statistics 2008](#) (table 6.7)
(a) Includes dwellings held back for decanting

¹ Bridgend, Rhondda Cynon Taff, Torfaen, Monmouthshire is not ranked as their housing stock have been transferred to RSL's.

Table 4: Number of empty dwellings and reason for vacancy, by local authority, on 31 March 2008

	Available for letting	Awaiting sale	Awaiting demolition	Other (a)	Undergoing or awaiting repair/improvement	Total vacant dwellings (b)	Vacant for more than 6 months		Rank in order of vacant dwellings
							Number	Per cent	
Isle of Anglesey	21	0	0	0	5	26	7	27%	2
Gwynedd	30	4	0	8	68	110	20	18%	9
Conwy	33	16	0	8	28	85	24	28%	7
Denbighshire	5	0	0	6	30	41	6	15%	5
Flintshire	28	8	1	36	130	203	41	20%	15
Wrexham	13	0	0	21	147	181	24	13%	14
Powys	4	0	0	0	18	22	0	0%	1
Ceredigion	2	0	0	2	25	29	8	28%	4
Pembrokeshire	38	0	0	3	64	105	11	10%	8
Carmarthenshire	35	26	48	12	118	239	179	75%	17
Swansea	21	0	0	99	196	316	50	16%	18
Neath Port Talbot	77	0	2	4	97	180	31	17%	13
Bridgend	.	.	.	.	.	.	.	.	.
Vale of Glamorgan	23	0	0	3	0	26	4	15%	2
Cardiff	74	0	11	12	111	208	31	15%	16
Rhondda Cynon Taf	.	.	.	.	.	.	.	.	.
Merthyr Tydfil	0	0	6	9	51	66	15	23%	6
Caerphilly	23	2	0	23	105	153	43	28%	11
Blaenau Gwent	21	4	94	1	50	170	120	71%	12
Torfaen	.	.	.	.	.	.	.	.	.
Monmouthshire	.	.	.	.	.	.	.	.	.
Newport	107	0	23	17	3	150	78	52%	10
Wales	555	60	185	264	1246	2310	692	30%	.

Source: [Welsh Housing Statistics 2008](#) – Table 6.7

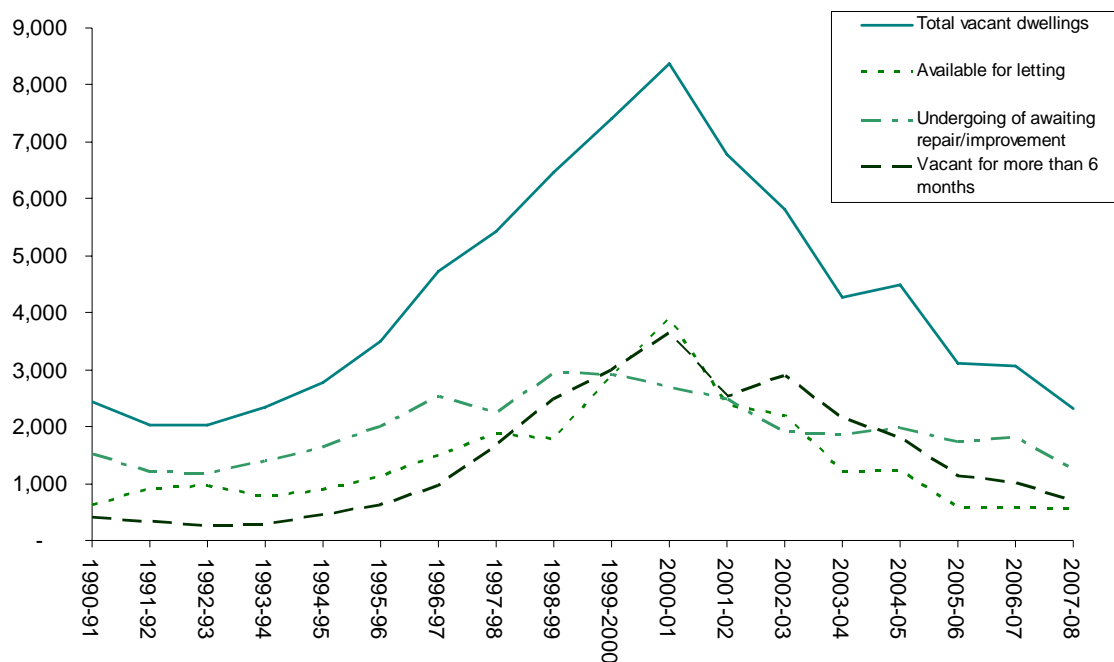
(a) Includes dwellings held back for decanting

(b) "Total vacant dwellings" is the sum of the first five columns.

. - not applicable

Observations can be made about the change in vacant properties since 1990-91, Figure 4 below, highlights that up to 2000-01 there was a large increase in the number of vacant properties.

Figure 4: Change in amount of vacant dwellings, in Wales from 1990-91 to 2007-08



Source: [Welsh Housing Statistics 2008](#) (table 6.6)

4.2 Private Sector

Local authority information on the number of empty private sector properties is obtained from council tax payment information. The number of empty private sector dwellings is available for those properties which have been empty for more than six months, those which have been empty for a shorter period are known as *transactional* empty properties as they may be in the process of being sold, renovated or the tenants have not yet moved in. *Transactional* properties are not included in Table 5. From Table 5, 18,454 private properties in Wales, were empty for more than 6 months in 2007-08, of them 1.4 per cent were returned to occupation due to action by a local authority.

Table 5: Number of private dwellings empty for more than 6 months and the percentage of those that are filled the following year due to local authority action, 1st April 2008

	The percentage of properties vacant for more than 6 months and returned to occupation by local authority direct action	The number of properties vacant for more than 6 months and returned to occupation by local authority direct action	The total number vacant for more than 6 months
Isle of Anglesey	..	..	..
Gwynedd	0.67%	9	1,347
Conwy	1.12%	15	1,345
Denbighshire	0.14%	1	740
Flintshire	0.77%	8	1,038
Wrexham	..	..	..
Powys	0.09%	3	3,278
Ceredigion	0.53%	4	755
Pembrokeshire	..	..	..
Carmarthenshire	2.44%	44	1,804
Swansea	1.04%	20	1,918
Neath Port Talbot	..	..	..
Bridgend	..	..	182
The Vale of Glamorgan	0.37%	3	816
Cardiff	5.44%	76	1,397
Rhondda Cynon Taf	..	..	..
Merthyr Tydfil	2.49%	20	802
Caerphilly	2.39%	20	836
Blaenau Gwent	..	..	..
Torfaen	0.59%	2	337
Monmouthshire	..	..	..
Newport	2.15%	40	1,859
Wales	1.44%	265	18,454

Source: [Local Government Data Unit](#) – Private Sector Renewal, Housing Performance Indicator

.. - data not available

5 Housing Waiting Lists

Local authorities in Wales commonly only allocate their properties to households who have already applied to be on their housing waiting list. Data on housing waiting lists in Wales is not stored centrally; Table 6 provides information which has been collected from each individual local authority by the Members' Research Service, in February 2009.

Care must be taken when using these statistics, as they may not have been collected in a consistent manor, and the quality of the data held by each local authority is unknown.

Table 6: Housing waiting list figures, by local authority, January 2009 (1)

Local Authority	<i>Number of applicants</i>			
	General	Transfer	Homeless	Total
Isle of Anglesey	1,638	472	787	2,897
Gwynedd	2,521	576	181	3,278
Conwy	1,389	235	173	1,797
Denbighshire	2,662	300	52	3,014
Flintshire	3,384	536	..	3,920
Wrexham	1,710	670	261	2,641
Powys	1,717	277	143	2,137
Ceredigion	1,879	592	46	2,517
Pembrokeshire	3,654	599	154	4,407
Carmarthenshire	4,881	1,405	574	6,860
Swansea	3,651	1,435	119	5,205
Neath Port Talbot	2,239	672	92	3,003
Bridgend	1,458	0	403	1,861
Vale of Glamorgan	..	..	280	6,602
Cardiff	7,143	1,618	165	8,926
Rhondda Cynon Taff	3,126	864	30	4,020
Merthyr Tydfil	1,596	330	..	1,926
Caerphilly	5,007	1,155	64	6,226
Blaenau Gwent (a)	2,031	561	..	2,592
Torfaen (b)	6,609	2,011	110	8,730
Monmouthshire	2,286	470	157	2,913
Newport	4,825	1,043	..	5,868
Wales	..	..	..	91,340

Source: Members' Research Service survey

.. - data not available

(1) Supporting notes provided by local authorities can be found in the Annex.

(a) Information was not provided by Blaenau Gwent in January 2009, the total number of applicants is taken from information collected in July 2007.

(b) Information was not provided by Torfaen in January 2009, the total number of applicants is taken from information collected in July 2008.

The following key findings can be made on housing waiting lists in Wales:

- From the information provided it is estimated that there were just **over ninety one thousand** applicants/households on housing waiting lists in Wales, in January 2009.
- Where the information has been provided, the majority of households applying for local authority housing are general applicants, followed by transfer applicants, with a small number of homeless applicants.
- Cardiff and Torfaen have the largest number of applicants on their waiting lists, both with over eight thousand applicants. It must be taken into consideration that Cardiff has the largest population of all local authorities in Wales (estimated to be over 320 thousand in 2007²), which is likely to influence the number of applicants on their waiting list, Torfaen has a much smaller population (estimated to be the sixth lowest in Wales, with just over 90 thousand in 2007³).
- Conwy, Bridgend and Merthyr Tydfil have the lowest number of applicants, all with less than two thousand each.

² StatsWales – Mid year population estimates ([Table 03122](#)) [as at 09 January 2009]

³ *ibid*

6 Homelessness

Details on homelessness are available for the number of people/households that present themselves as homeless to local authorities. The figures on the amount of homeless applications are obtained using data from individual local authorities on the number of homeless cases dealt with under the *Housing Act 1996*. Households are accepted as *statutory homeless* if they are eligible, unintentionally homeless and fall within a priority need group. Priority need groups include households with dependent children, pregnant women or people who are vulnerable.

6.1 Homeless Applications

Table 7 provides information on the number of homeless decisions by local authority in 2007-08, this gives a view of the numbers of homeless households' applications that each local authority is dealing with and the proportion that are then accepted as statutory homeless. In Wales, **50 per cent** of homeless applicants were considered *statutory homeless*. The distribution of those classified as statutory homeless is shown in Map 1 which maps the rate of homeless households per 1,000 households by local authority area. The map highlights that local authorities in **South Wales** appear to have a larger rate of homelessness than the rest of Wales.

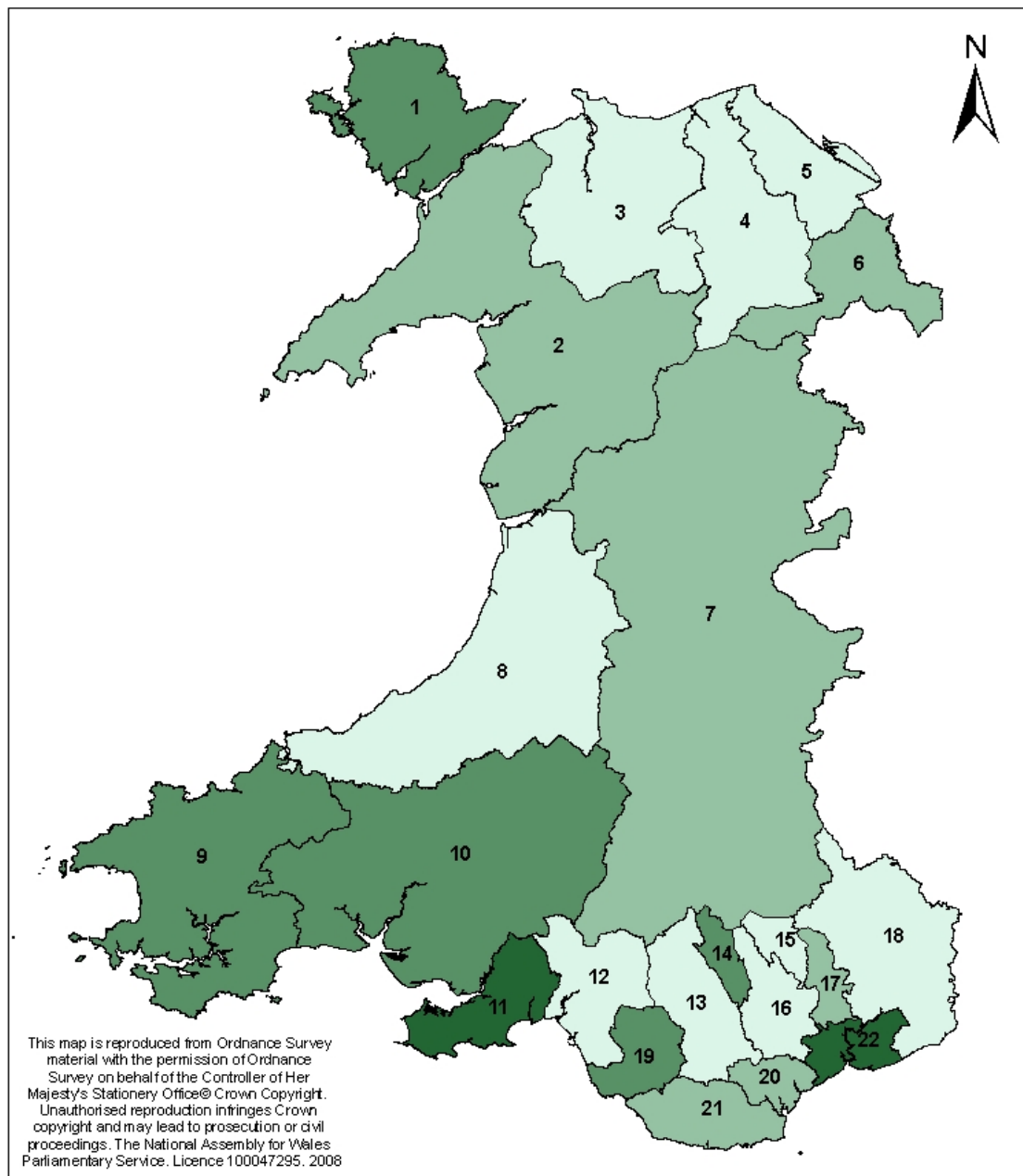
Table 7: Number of homeless applicants by decision, 2007-08 (a)

	<i>Number of households</i>						
	Total decisions	Ineligible households	Eligible, but not homeless	Eligible, homeless but not in priority need	Eligible, homeless & in a priority need, but intentionally	Eligible, unintentionally homeless & in priority need	Percentage of applicants statutory homeless
Isle of Anglesey	389	0	59	85	32	213	54.8%
Gwynedd	639	0	173	132	42	292	45.7%
Conwy	385	0	68	98	42	177	46.0%
Denbighshire	253	0	77	28	28	120	47.4%
Flintshire	183	0	16	4	19	144	78.7%
Wrexham	711	1	252	118	98	242	34.0%
Powys	366	0	48	55	9	254	69.4%
Ceredigion	186	1	48	22	22	93	50.0%
Pembrokeshire	741	2	145	211	41	342	46.2%
Carmarthenshire	1,078	7	245	201	102	523	48.5%
Swansea	2,499	11	1,210	407	19	852	34.1%
Neath Port Talbot	219	0	32	16	13	158	72.1%
Bridgend	953	0	310	193	32	418	43.9%
Vale of Glamorgan	296	0	49	5	23	219	74.0%
Cardiff	959	8	93	107	41	710	74.0%
Rhondda Cynon Taf	336	0	95	40	11	190	56.5%
Merthyr Tydfil	397	0	88	109	40	160	40.3%
Caerphilly	393	0	115	20	30	228	58.0%
Blaenau Gwent	330	1	109	99	6	115	34.8%
Torfaen	412	20	118	23	33	218	52.9%
Monmouthshire	228	0	46	31	14	137	60.1%
Newport	984	5	254	120	43	562	57.1%
Wales	12,937	56	3,650	545	740	6,367	49.2%

Source: [Local Government Data Unit](#) – Homelessness (table 2)

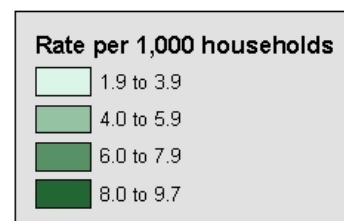
(a) Under Part VII of the Housing Act 1996

Map 1: Rate of homeless households per 1,000 households, 2007-08 (a)



Local Authorities:

- | | |
|----------------------|-------------------------|
| 1 - Isle of Anglesey | 12 - Neath Port Talbot |
| 2 - Gwynedd | 13 - Rhondda Cynon Taff |
| 3 - Conwy | 14 - Merthyr Tydfil |
| 4 - Denbighshire | 15 - Blaenau Gwent |
| 5 - Flintshire | 16 - Caerphilly |
| 6 - Wrexham | 17 - Torfaen |
| 7 - Powys | 18 - Monmouthshire |
| 8 - Ceredigion | 19 - Bridgend |
| 9 - Pembrokeshire | 20 - Cardiff |
| 10 - Carmarthenshire | 21 - Vale of Glamorgan |
| 11 - Swansea | 22 - Newport |



Members' Research Service

Source: [Welsh Housing Statistics 2008](#)

(a) In this map, homeless households only include those households that are found to be eligible, unintentionally homeless and in priority need.

6.2 Temporary Accommodation

Local authorities are required to provide temporary accommodation to those who have become homeless. Table 8 provides data on the number of people in temporary accommodation in each local authority, according to the period of time each household has spent in temporary accommodation, between July and September 2008.

Table 8: Total housed in temporary accommodation by end of period, July – September 2008
Number of Households

Local Authority	Total under 6 months	Total 6-12 months	Over 1 year	Total
Isle of Anglesey	96	67	233	396
Gwynedd	111	24	20	155
Conwy	71	34	69	174
Denbighshire	42	13	11	66
Flintshire	94	25	37	156
Wrexham	59	3	0	62
Powys	90	31	39	160
Ceredigion	35	4	3	42
Pembrokeshire	171	36	61	268
Carmarthenshire	65	23	6	94
Swansea	44	2	0	46
Neath Port Talbot	32	10	9	51
Bridgend	75	8	0	83
The Vale of Glamorgan	182	29	0	211
Cardiff	241	77	73	391
Rhondda Cynon Taf	41	0	0	41
Merthyr Tydfil	35	2	0	37
Caerphilly	87	1	1	89
Blaenau Gwent	17	0	0	17
Torfaen	40	0	0	40
Monmouthshire	81	33	28	142
Newport	216	13	2	231
Wales	1,925	435	592	2,952

Source: [Local Government Data Unit](#) – Homelessness

(a) Under Part VII of the Housing Act 1996

A number of key points can be highlighted about the amount of time spent in temporary accommodation (at the end of September 2008):

- **20 per cent of households** in temporary accommodation had been living there for over a year
- 65 per cent of those in temporary accommodation had been there less than 6 months
- Almost 60 per cent of households in temporary accommodation in Anglesey have been there for over one year
- Blaenau Gwent, Rhondda Cynon Taff and Torfaen did not have any homeless households in temporary accommodation for more than 6 months.

7 Home Repossessions

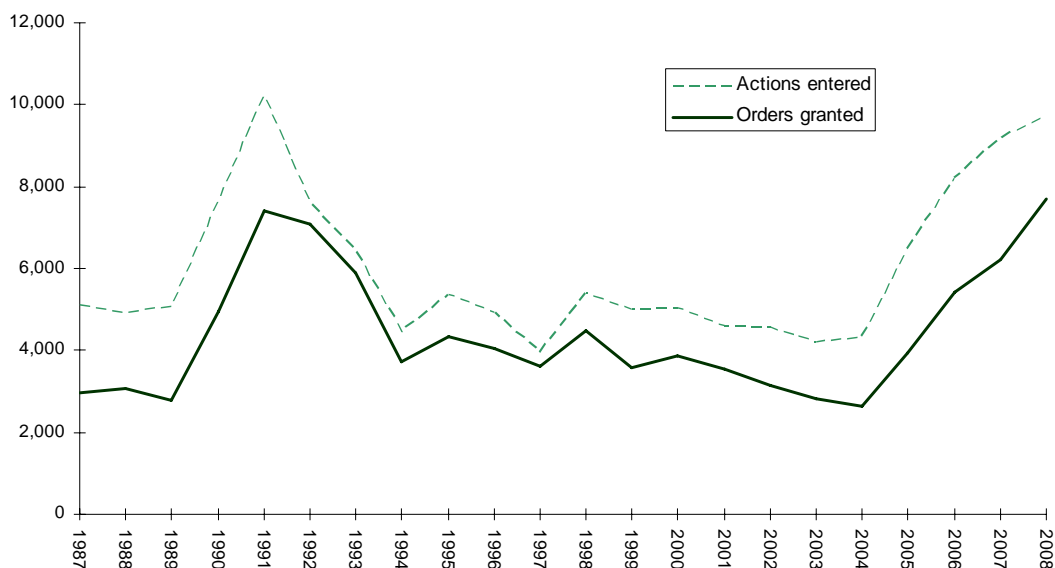
7.1 Court Claims

The Ministry of Justice publishes [Mortgage and Landlord Possession Statistics](#) detailing the number of repossession actions entered and orders granted by individual county courts, the information is available according county court. Figure 5 shows the change in the number of actions entered and orders granted by courts from 1987-2008. It must be noted that not all repossession orders result in repossession of the property and repossessions can occur without a court order. Information on the actual number of properties repossessed is only published at a UK total level, see Figure 6.

In the last twenty years, there have been constant fluctuations in the number of court actions, these peaked in 1991, with over 10 thousand actions entered, and over 7 thousand orders granted, a general decline in both claims and orders was observed until 2003, since there has been an increase in both areas.

Details of the change in repossession actions entered in each quarter of 2008 are shown in table 9, broken down by county court as well as the percentage change in the amount of actions entered in fourth quarter (Q4) of 2007 and Q4 of 2008. The number of mortgage repossession action entered in Wales has **increased between 2007 and 2008**, however the fourth quarter of 2008 was lower than the previous year and the three previous quarters of 2008. **The table highlights that in Q4 of 2008 there were 1,720 mortgage possession actions entered, a decrease of 30 per cent from Q4 in 2007.** The largest number of repossession actions entered were in the South Wales region.

Figure 5: Mortgage possession actions in Wales, 1987 to 2008



Source: Ministry of Justice - [Mortgage and Landlord Possession Statistics](#)

(a) Year on year comparisons in this table use non seasonally adjusted data and may therefore be incompatible with comparisons for England and Wales shown by other tables that are based on seasonally adjusted figures

Table 9: Mortgage possession actions entered by Welsh county courts during the each quarter of 2008

	2008				Percentage change - 2007 Q4 and 2008 Q4
	Q1	Q2	Q3	Q4	
Aberystwyth	23	20	34	12	-
Brecknock	19	9	19	9	-
Carmarthen	51	79	64	45	-20%
Haverfordwest	84	61	71	45	-34%
Llanelli	102	98	85	59	4%
Neath & Port Talbot	146	158	151	95	-35%
Swansea	211	211	219	95	-58%
Welshpool & Newtown	15	19	14	13	-
Mid and West Wales	651	655	657	373	-39%
Caernarfon	61	62	66	61	61%
Conwy & Colwyn	100	77	100	55	-15%
Llangefni	41	47	46	30	-25%
Mold	76	82	69	54	-21%
Rhyl	158	136	143	104	-33%
Wrexham	130	123	120	86	-9%
North Wales	566	527	544	390	-15%
Aberdare	64	59	58	51	-14%
Blackwood	200	217	189	139	-26%
Bridgend	187	177	169	134	-19%
Cardiff	465	458	461	288	-33%
Merthyr Tydfil	63	67	66	33	-38%
Newport (Gwent)	261	285	228	161	-39%
Pontypool	54	63	47	38	-42%
Pontypridd	191	168	162	113	-26%
South Wales	1,485	1,494	1,380	957	-31%
Wales	2,702	2,676	2,581	1,720	-30%
England & Wales	40,442	38,786	38,055	24,675	-29%

Source: Ministry of Statistics – [Mortgage and Landlord Possession Statistics](#)

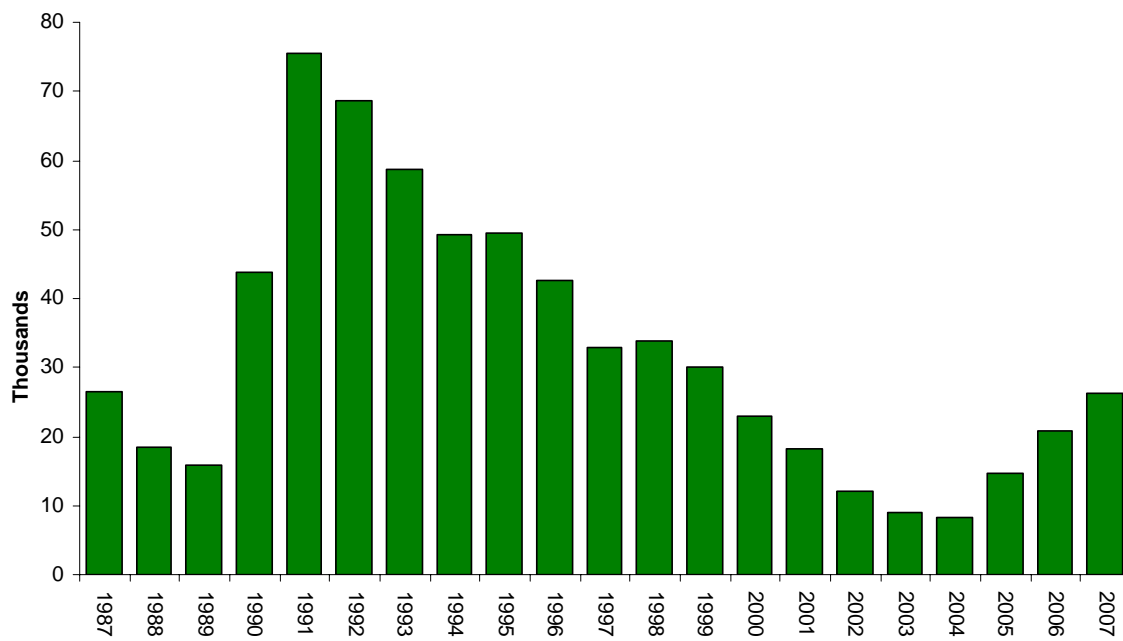
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7.2 Mortgage Repossessions

Figures for the number of properties taken into possession by mortgage lenders are published biannually by the [Council of Mortgage Lenders](#), Figure 6 provides information on the number of properties repossessed by mortgage lenders in the UK.

The fluctuations highlighted in Figure 6 show similar trends to that of the court actions and orders granted, with the number of properties repossessed peaking in 1991 followed by a general decline until 2005, since then there has been an increase in repossessions, reaching just over 26 thousand in 2007.

Figure 6: Properties taken into possession by mortgage lenders – UK, 1987 to 2007



Source: [Council of Mortgage Lenders Statistics](#) - Possessions on mortgaged properties (Table AP4)

1. Figures are estimates of arrears on all first charge loans held by CML members, both regulated and unregulated, and include buy-to-let. They do not include arrears relating to other secured lending or to firms that are not CML members.
2. These estimates are based on reporting by a sample of CML members, which are then grossed up to be representative of the lending undertaken by CML members as a whole.
3. Care should be taken when looking at changes over time as lenders newly reporting figures may distort comparisons.
4. Figures are rounded to the nearest hundred

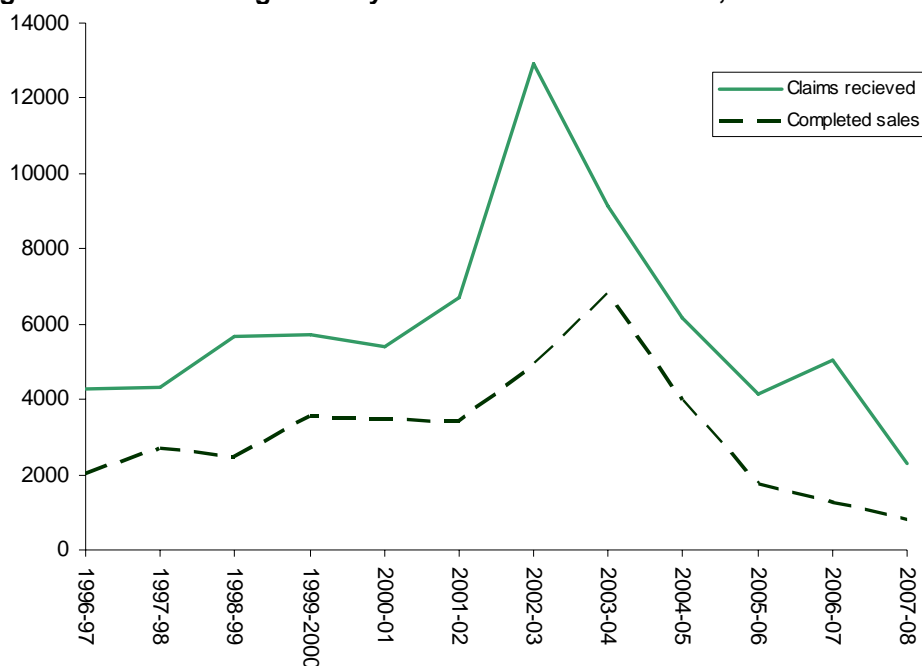
8 Right to Buy Sales

[Right to Buy](#) is an initiative which allows tenants who have lived in their local authority or RSL owned property for an extended period, to buy their home at a discounted price. Figure 7 shows the change in claims received and completed sales in Wales since 1996-97, table 10 breaks down the number of completed sales by local authority.

The following observations can be made on the number of Right to Buy claims and completed sales:

- On average only 57 per cent of claims reach the completed sales stage⁴, in 2007-08, there were 819 completed Right to Buy sales in Wales.
- The number of claims and completed Right to Buy sales peaked between 2002 and 2004, followed by a continued downward trend to the present day.
- Between 1997-98 and 2007-08 the majority of local authorities in Wales have reduced the number of completed right to buy sales, although most experienced a peak in 2003-04.
- Merthyr Tydfil and Blaenau Gwent are the only local authorities which completed more Right to Buy sales in 2007-08 than in 1996-97.
- In 2003-04 Bridgend transferred their housing stock to the RSL 'Valleys to Coast' so no information is available on the number of properties sold via Right to Buy.

Figure 7: Number of right to buy claims and sales in Wales, 1996-97 to 2007-08



Source: [Welsh Housing Statistics 2008](#) (table 6.1) and dissemination tool

⁴ Calculated as the percentage of all claims reaching the completed stage between 1980 to March 2008 - [SDR86/2008 Right to Buy Sales \(January to March 2008\)](#)

Table 10: Number of Right to Buy sales completed by the end of the period, Wales

	1997-98	1998-99	1999-2000	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	10 year change
Isle of Anglesey	82	63	77	63	101	179	310	120	74	32	24	-71%
Gwynedd	116	80	110	118	146	222	226	202	83	34	22	-81%
Conwy	51	45	65	56	69	109	126	67	34	9	10	-80%
Denbighshire	49	34	46	52	92	116	255	125	45	18	13	-73%
Flintshire	85	92	125	115	131	227	205	189	100	71	46	-46%
Wrexham	203	137	281	301	261	394	575	329	135	104	51	-75%
Powys	126	82	153	105	150	179	249	73	34	36	12	-90%
Ceredigion	65	35	55	39	71	70	97	42	14	6	4	-94%
Pembrokeshire	109	68	153	185	142	221	356	128	75	41	25	-77%
Carmarthenshire	140	135	185	173	133	237	460	256	58	62	44	-69%
Swansea	138	153	190	217	202	305	527	313	149	123	101	-27%
Neath Port Talbot	152	152	131	145	174	277	413	274	110	69	30	-80%
Bridgend	122	110	141	155	131	210	134	.	.	.	.	.
Vale of Glamorgan	105	74	139	101	109	171	166	74	23	24	14	-87%
Cardiff	213	265	352	385	323	368	457	280	85	69	29	-86%
Rhondda Cynon Taf	123	152	183	219	203	309	433	320	177	127	73	-41%
Merthyr Tydfil	58	53	106	92	91	133	167	151	85	70	63	9%
Caerphilly	170	203	281	290	234	349	421	278	108	95	58	-66%
Blaenau Gwent	92	107	158	158	136	173	300	272	195	161	120	30%
Torfaen	279	208	304	228	247	303	471	254	95	45	36	-87%
Monmouthshire	94	91	101	97	95	81	104	42	22	9	0	-100%
Newport	144	156	198	181	170	265	359	187	73	43	44	-69%
Wales	2,716	2,495	3,534	3,475	3,411	4,898	6,811	3,976	1,774	1,248	819	-70%

Source: [Local Government Data Unit](#) – Local Authority Sales

. - not applicable

9 Affordable Housing

The Local Government Data Unit publishes information on how local authorities have performed against a number of set indicators. Included in the planning performance indicators is the number of affordable housing units provided each year. Table 11 provides information on the number of affordable housing units built in 2006-07 and 2007-08.

During 2007-08, around **750 new affordable housing units** were provided across Wales, compared to 800 in 2006-07. This represents 7% of the 10,600 new housing units provided. Cardiff has consistently built the most affordable housing units, although Torfaen has built the largest quantity in proportion of all its new housing units, representing 26 per cent of new housing units provided in 2007-08. Conwy has not built any affordable housing in the last two years, on 29th September 2008 Conwy County Borough Council transferred its housing stock to an RSL, Cartrefi Conwy Cyf.⁵

⁵ Welsh Assembly Government, [The transfer of the housing stock of Conwy County Borough Council to Cartrefi Conwy Cyf](#), Decision Report, 26 September 2008

Table 11: Number of affordable housing units built, by local authority in 2006-07 to 2007-08

	2006-07			2007-08		
	New affordable housing units provided during the year		Total number of new housing units provided	New affordable housing units provided during the year		Total number of new housing units provided
	Percentage of all new housing units	Total		Percentage of all new housing units	Total	
Isle of Anglesey	3.0%	7	279	12.1%	26	215
Gwynedd	14.0%	14	103	15.2%	38	250
Conwy	0.0%	0	384	0.0%	0	301
Denbighshire	11.0%	43	388	11.9%	32	269
Flintshire	..	..	..	..	..	..
Wrexham	3.0%	24	700	0.7%	4	606
Powys	13.0%	42	334	4.5%	7	157
Ceredigion	2.0%	7	380	..	..	..
Pembrokeshire	7.0%	57	763	7.0%	25	356
Carmarthenshire	..	..	..	12.1%	62	511
Swansea	7.0%	39	532	8.9%	89	999
Neath Port Talbot	11.0%	35	306	9.0%	27	300
Bridgend	12.0%	74	637	11.0%	53	482
Vale of Glamorgan	16.0%	39	237	10.6%	39	369
Cardiff	15.0%	346	2,368	9.6%	194	2,028
Rhondda Cynon Taf	10.0%	16	164	2.6%	44	1,688
Merthyr Tydfil	0.0%	0	135	4.5%	12	269
Caerphilly	..	..	..	0.9%	8	852
Blaenau Gwent	0.0%	0	87	1.0%	1	101
Torfaen	20.0%	15	74	26.0%	74	285
Monmouthshire	15.0%	42	278	3.4%	6	178
Newport	1.0%	3	448	0.7%	3	448
Wales	9.3%	803	8,597	7.0%	744	10,664

Source: [Local Government Data Unit](#) – Planning Performance Indicators

.. - data not available

Annex

Notes supporting the housing waiting list data provided by each local authority in Table 6

Local Authority	Ref date	Notes
Isle of Anglesey	23-Feb-2009	
Gwynedd	06-Feb-2009	
Conwy	02-Jan-2009	
Denbighshire	31-Dec-2008	
Flintshire	29-Jan-2009	With regards to homeless applicants, for the period April 2008 to date, the Authority received 131 homeless presentations.
Wrexham	19-Jan-2009	
Powys	08-Jan-2009	
Ceredigion	13-Jan-2009	
Pembrokeshire	31-Dec-2008	The full number on the list is 4722 including suspended applications. There are also 69 homeless applications that are included in the general figure. The reason the total has gone down is that 796 applicants have not responded to annual review letters & these applications have been cancelled.
Carmarthenshire	30-Jan-2009	
Swansea	20-Jan-2009	
Neath Port Talbot		
Bridgend	31-Dec-2008	Homeless category is made up of 225 homeless applicants, 97 applicants with a full duty, 7 intentional homeless applicants and 74 applicants placed in temporary accommodation.
Vale of Glamorgan	25-Feb-2009	new applicants (i.e. those not currently housed by the authority), - 303 in the last quarter. Unfortunately we are unable to give an updated total with regard to transfer applications at this time.
Cardiff	09-Jan-2009	Figures do not include 320 priority applicants who may be new or transfer applicants. Cardiff City Council also has 340 applicants on the Accessible Homes register.
Rhondda Cynon Taff	26-Jan-2009	Figures do not include 30 general needs applicants, 8 are care leavers, 4 are Move UK and 18 are move on. This includes responses from RCT Homes, Rhondda Housing Association and Cynon Taff Housing Group, who share a common register.
Merthyr Tydfil	31-Dec-2008	
Caerphilly	08-Jan-2009	
Blaenau Gwent	31-Mar-2007	
Torfaen	30-Jun-2008	
Monmouthshire	31-Dec-2008	938 are new since 01/01/08
Newport	30-Dec-2008	The system does not separately identify homeless applicants.

