



WELSH HOUSING REVIEW

2015



EDITED BY: Julie Nicholas
CONTRIBUTORS: Penny Jeffreys, Auriol Miller, Helen Northmore, Melys Phinnemore
Chris Price, Linda Whittaker, Alicja Zalesinska, Vikki Hiscocks



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd

Chartered Institute of Housing: Welsh Housing Review 2015

Edited by Julie Nicholas

© CIH Cymru 2015

First published September 2015

The aim of this document is to present up to date opinion, commentary, analysis and data on the Welsh housing industry. This document contains 300 references¹ to recent publications, research and articles, with the aim of providing a wide-ranging and useful resource to housing students, strategists and practitioners.

The Chartered Institute of Housing (CIH) is the independent voice for housing and the home of professional standards. Our goal is simple – to provide housing professionals and their organisations with the advice, support and knowledge they need to be brilliant. CIH is a registered charity and not-for-profit organisation. This means that the money we make is put back into the organisation and funds the activities we carry out to support the housing sector. We have a diverse membership of people who work in both the public and private sectors, in 20 countries on five continents across the world. Further information is available at: www.cih.org

In Wales, CIH Cymru aims to provide a professional and impartial voice for housing across all sectors, to emphasise the particular context of housing in Wales and to work with organisations and professionals to identify housing solutions.

The views expressed in this report are those of the authors and do not necessarily represent the views of CIH. CIH is publishing this report as a contribution to discussion and debate.

Please contact the CIH Cymru team for further information or visit our website.

CIH members can download a copy of this report free of charge as a PDF from our website. To join CIH please visit the website or contact the team.

4 Purbeck House, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF14 5GJ
Tel 029 20765760 www.cih.org/cymru

About the data: Dwelling stock and household type information for Wales is from official and national statistics calculated and published by Welsh Government, the Wales Data Unit, Land Registry, the Department for Communities and Local Government, and the Office for National Statistics. These are based on multiple sources including population censuses, the Labour Force Survey and other surveys, research and data collection methods used and commissioned by Welsh Government such as the Social Housing Stock return. Further information is available at the Stats Wales website: www.statswales.wales.gov.uk

Acknowledgements

Thank you to all three sponsors of the Welsh Housing Review 2015 for their continued support for our flagship publication.

- Peter Hughes, managing director, Principality Building Society
- Judy Wayne, director, Altair Consultancy and Advisory Services
- Jane Mudd, senior lecturer, Centre for Interprofessional Studies, Cardiff Metropolitan University



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd

Thank you to all of the guest contributors to the Welsh Housing Review 2015, who I hope will provide readers with a variety of interesting perspectives from across the housing industry. The views expressed are the responsibility of the authors.

Thank you also to the following people and organisations for providing me with information, references, training, tweets, expertise and assistance:

Jon Barnes & Louise Fisher
Sam Lister & Gavin Smart
Welsh Local Government Association
Stats Wales
Welsh Government
Amrit Singh
Dave Palmer
Justin Cartwright
Ashley Campbell
Melanie Rees & Debbie Larner
David Pipe
Housing Leadership Cymru
Edwina O'Hart
Mike Owen
Tamsin Stirling
Paul Roberts
Shane Perkins
Simon Inkson
The CIH Cymru board

Thank you to our Welsh translator Melanie Davies.

Thank you especially (and again!) to Anne Delaney, CIH Cymru's policy board champion, for her support and guidance in constructing this document.

Julie Nicholas
Editor of the Welsh Housing Review
September 2015

CONTENTS

CHAPTER 1: THE STATE OF THE NATION

4 HELEN NORTHMORE, CIH CYMRU DIRECTOR

CHAPTER 2: CONTEMPORARY ISSUES

10 THE HUMAN RIGHTS ACT, EQUALITY AND HOUSING

Alicja Zalesinska, director, Tai Pawb

11 DEVOLUTION AND HOUSING IN WALES

Linda Whittaker, chief executive, NPT Homes

12 THE FRONTLINE FUTURE CHANGE CHALLENGE

Melys Phinnemore & Penny Jeffreys HR & organisational development consultants

14 ALL CHANGE - IMPLEMENTING NEW HOMELESSNESS DUTIES IN WALES

Chris Price, homelessness and supporting people co-ordinator Welsh Local Government Association

18 THE UPSTREAM STORY: SUPPORTING PEOPLE AND ITS PLACE IN PREVENTATIVE WORKING

Auriol Miller, director, Cymorth Cymru

CHAPTER 3: COMMENTARY AND ANALYSIS

Julie Nicholas, CIH Cymru policy and public affairs manager, provides commentary and analysis on key

Welsh housing trends and themes

1. INTRODUCTION
2. DEVOLUTION IN THE UK
3. DEMOGRAPHICS
4. NEW LEGISLATION AND EMERGING POLICY
5. ECONOMIC CONTEXT
6. WELFARE REFORM
7. SOCIAL HOUSING
8. PRIVATE SECTOR HOUSING
9. GOVERNANCE AND DIVERSITY
10. SUPPORTING PEOPLE, INDEPENDENT LIVING & HOMELESSNESS
11. HOUSING INVESTMENT, REGENERATION, INFRASTRUCTURE AND ELECTIONS
12. WELSH HOUSING QUARTERLY 100
13. CIH CYMRU'S MANIFESTO ASKS FOR THE WELSH ASSEMBLY ELECTIONS 2016

CHAPTER 4: COMPENDIUM OF TABLES

- 40 Vikki Hiscocks, former housing lecturer at Cardiff Metropolitan University, provides a comprehensive set of data tables on Welsh housing-related statistics



CHAPTER 1

THE STATE OF THE NATION

HELEN NORTHMORE, DIRECTOR CIH CYMRU

@HELENNORTHMORE



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd

This is my first opportunity to be part of the Welsh Housing Review, since taking up post in January, and my starting place was looking at previous editions and the key issues of the day. The comment which struck me most was from my predecessor Keith Edwards, who wrote in 2014;

“Every year in housing is different, and the pace of change continues to pick up. Occasionally though there are standout years and 2014 has that feel about it.”
Keith Edwards

I couldn't agree more with his comment about the pace of change but I would argue that 2015 has also been undeniably a standout year. In 2014 the idea of a Conservative government seemed unlikely, as did the prospect of right to buy being extended to housing associations in England, and we had no idea what the future map for local government in Wales would look like. Further reforms including reducing the benefit cap, taking automatic entitlement to housing benefit away from under 21s and the prospect of a reduction in social rents are announced so frequently it's hard for anyone in the sector to keep up with the changes or have time to understand the impact to their organisation before the next new policy is announced.

Such rapid and wholesale change raises some big questions about the future. In my first few months at CIH Cymru I have been struck by the need we as a sector have to think about these implications – what does the future for housing in Wales look like?

What services will local authorities deliver in the future?

The case for fewer local authorities in Wales is compelling and widely accepted. We cannot afford to miss this opportunity to reform and reshape our councils to drive funding into improving frontline services. We will drive down the cost of politics and administration in local government³.
Leighton Andrews

The announcement of the new map for the future of local authorities in Wales was unveiled by Leighton Andrews, minister for public services on 17 June 2015. His proposed map would see a reduction from 22 local authorities to eight, possibly nine. The new map seemed to place an increased focus on city regions and reverted boundary lines to approximately match the pre-1996 county councils.

Form is supposed to follow function – but there has not been much public debate yet on what services these new larger local authorities will deliver. This is especially crucial for housing services, as the new proposed authorities will have a mix of retained and non-retained stock housing functions merging together. In addition, the impact of reorganisation on the local authority housing function will be much wider than landlord functions; opportunities will also open up in respect of homelessness and allocation services, partnership working with registered social landlords (RSLs), sharing community benefits expertise and regulation of the private rented sector.

We await the Mergers and Reform Bill⁴ in the autumn which will include further formal consultation on the proposed mergers. But debate needs to be wider than form, there are significant questions arising around function. What is the right size local authority for housing? Is there a trade-off between economies of scale and closeness to the customer? Does the new map provide that balance? As the architecture of government moves around, how will this affect other housing organisations? What services will local authorities deliver and which do they expect to pass on to RSLs? How should housing organisations and people not in local government respond to the need to divest services and how can we ensure this is a partnership, not a dumping of responsibility?

Who will social housing be for in the future?

Social housing is a vital part of our housing market. The lower rents help people, particularly those who are vulnerable, who cannot find a home from the housing market, either by buying a home or by renting from a private landlord.⁵
Lesley Griffiths

The Welsh Government has been unequivocal in its support for social housing, which seems to be increasingly at odds with the views of the UK government. There is increasing tension between Welsh housing policy and UK welfare policy which is being felt by social housing providers. The Welsh Government is keen to enable 16 and 17 year olds to enter tenancy agreements through the Renting Homes Bill, yet the UK government is withdrawing housing benefit from under 21s. The impact of welfare reform has been, and will continue to be, felt most in Wales, particularly the impact of the bedroom tax.

On the other hand, we in Wales can look at England and feel grateful. With the extension of right to buy and the imposed one per cent social rent reductions in England some housing associations are preparing to move out of providing social and affordable housing entirely⁶, while others are exploring de-registering and the majority are

³ Leighton Andrews, minister for public services statement - <http://gov.wales/newsroom/localgovernment/2015/options-published-future-configuration-local-government/?lang=en>

⁴ <http://gov.wales/newsroom/localgovernment/2015/options-published-future-configuration-local-government/?lang=en>

⁵ <http://www.assembly.wales/ministerial%20statements%20documents/the%20future%20of%20right%20to%20buy%20and%20right%20to%20acquire/dat20150122-c.pdf>

⁶ <http://www.insidehousing.co.uk/promised-land/7011105.blog>

concerned about their future business plans. We can feel grateful for Welsh Government's commitment to social housing grant and the forthcoming abolition of right to buy. We can feel grateful that the Welsh Government chose to properly consult with the sector on the potential implications of any social rent reductions, rather than just imposing its will⁷. By the time this Welsh Housing Review is published I hope we know what the Welsh Government intends to do, as uncertainty is never good. The minister should be loud and proud about how low social rents already are in Wales – imposing a rent cut may give tenants a few more pence in their pocket but will mean people in need of social housing will have even longer to wait as business plans are revised and development plans are shelved.

We all know we need to build more homes in Wales and we need to build more affordable homes especially. Private rented sector rents are rising in parts of Wales – Cardiff and Bristol rents are now approaching parity⁸, pricing people out of their local area and increasing the pressure on social housing. The impact of the benefit cap reduction will be hardest on those families with three or more children, potentially pushing many out of the private rented sector and in need of social housing. Meanwhile there is increasing evidence that social housing providers are struggling to let three-bedroom and larger properties as the 'bedroom tax' increases demand for one- and two-bedroom properties.

Have we got the right properties in the right areas? Will social housing demand and lack of supply at the necessary levels mean that only those most desperately in need are able to be housed in social properties? Will welfare reforms mean that even at social rents some people still won't be able to afford social housing?

Who will be providing social housing in the future?

The housing association movement has to face up to a number of fundamental challenges... there will have to be more alliances and mergers. There. I've said it.⁹

Keith Edwards

Housing associations have been responding to this challenging economic environment by focusing on tenant profiling and engagement, supporting their customers and finding ways to deliver services more effectively. But we now face even further demands brought on by welfare reforms, withdrawal of local government services, pressure on independent advice services and other external factors. How can housing associations respond to the environment being ever more challenging? There will be a need to

find more efficient ways to deliver services and the low-hanging fruit has already been picked. Scale is one option – as is being intensely locally focused. Mergers are also not the only option – how can associations reduce their administration costs through procurement consortia, sharing back office functions or federated structures?

What does the future hold for the private rented sector?

We know approximately 184,000 homes in Wales – around one in seven – are now privately rented. With so many people renting, a strong sector with good working practices is absolutely essential. The new legislation we are introducing will not only improve the situation for tenants – informing them of their rights and responsibilities – it will also help good landlords by improving the sector's reputation.¹⁰

Lesley Griffiths

On the face of it we could all collectively put our feet up and consider the job done. With the new licensing scheme and tenancy reform through the Renting Homes Bill it could easily feel like the private rented sector is sorted. Tenants should have a clear understanding of their rights, an ability to check that their landlord is accredited and a standard contract. Landlords now know what they will be required to do under Part 1 of the Housing Act (Wales) as Rent Smart Wales¹¹ is launched, and the scheme is intended to raise the reputation of good landlords and the sector as a whole.

But it feels like we are regulating something we don't fully understand. The traditional view is that renting is a temporary situation for primarily young people until they save up enough to buy a house. We all know this is changing and this is transforming the sector faster than we think. The number of households in the private rented sector in Cardiff doubled between 2001 and 2011¹² – and the number of households in the sector aged 35-64 increased by over 70 per cent in the same timeframe¹³. There is an emerging family market for long-term renters, as well as long-term tenancies. But all of this is understood through statistics or anecdotally. What are the key concerns of tenants and landlords? How genuinely mobile are tenants? With so many small landlords, can we be sure they will know of the coming changes – and pass that knowledge on appropriately to tenants? Are tenants aware of the sources of advice and support available to them?

⁷ <http://www.insidehousing.co.uk/business/finance/rent/welsh-landlords-told-to-model-for-osborne-style-rent-cut/7011096.article>

⁸ Presentation by Savills to CIH Cymru PRS Summit July 2015

⁹ Welsh Housing Review 2014

¹⁰ <http://gov.wales/newsroom/housing-and-regeneration/2015/150714-rent-smart-wales/?lang=en>

¹¹ www.rentsmart.gov.wales/en/

¹² <http://www.cih.org/resources/PDF/Wales%20Events/PRS2015/Susan%20Emmett.pdf>

¹³ <http://www.cih.org/resources/PDF/Wales%20Events/PRS2015/Susan%20Emmett.pdf>

Most interaction between local authorities and private landlords is required around sharing and incentivising good practice, as well as enforcement and regulation. With a projected 20 per cent of the population living in rented properties¹⁴, driven by necessity more than choice, and with this likely to grow further unless housing affordability changes, it is time that the provision of private rented sector properties is better considered at a strategic level in planning for the future, if we are to attract the institutional and other investment to generate new-build. Welfare reform will only increase demand for small properties across Wales – but does that match the market conditions and therefore offer the best returns for landlords?

With such a rapidly-changing sector, monitoring the impact of the new regulations will be vital – as well as monitoring the impacts of such a rapidly-changing sector on housing provision.

I'll finish where I started – quoting Keith again. I am intensely grateful that I have his wisdom to draw upon, because I couldn't say it better than this:

“To return to the question – what will we become? For me the choice is simple. We can batten down the hatches and hope to survive the next storm of cuts and attacks. Or we can do what we usually do. Draw on our creativity and innovation and keep working on the project to change the world for better, for good.”

Yes, it's a challenging landscape and much of the challenge doesn't sit within our control. Yet I am positive that we can still work toward the CIH goal of ensuring that everyone has a decent, affordable home in a thriving, safe community¹⁵.

¹⁴ <http://www.bshf.org/published-information/publication.cfm?thePubID=46C4A5EA-15C5-F4C0-99C662FE48B048B9>

¹⁵ <http://www.cih.org/whoweare>



CHAPTER 2

CONTEMPORARY ISSUES

- **ALICJA ZALESINSKA**
- **LINDA WHITTAKER**
- **MELYS PHINEMORE AND PENNY JEFFREYS**
- **CHRIS PRICE**
- **AURIOL MILLER**



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd

CHAPTER 2, ESSAY 1

THE HUMAN RIGHTS ACT, EQUALITY AND HOUSING

Alicja Zalesinska, director, Tai Pawb
@AlicjaTaiPawb

Where after all, do universal human rights begin? In small places, close to home – so close and so small that they cannot be seen on any maps of the world. Yet they are the world of the individual person; the neighbourhood he lives in; the school or college he attends; the factory or the farm or office where he works. Such are the places where every man, woman and child seeks equal justice, equal opportunity, equal dignity without discrimination. Unless these rights have meaning there, they have little meaning anywhere.

Eleanor Roosevelt

In 2010, Tai Pawb and partners, including the Equality and Human Rights Commission, worked with our members on a project focused on developing human rights approaches to housing. One of the key statements in the introduction to this project was that “human rights cannot be taken away”. Five years on, it seems that we live in a completely different world as human rights in Britain are threatened.

Great Britain has a long history of protecting human rights and these values have been central to our system and society for many years. The European Convention on Human Rights¹⁶ was developed and drafted by British lawyers following the atrocities of World War II and Britain was the first country to ratify the convention. In 1998 Britain incorporated the legislation into domestic law by introducing the Human Rights Act¹⁷. The act meant that individuals could now challenge authorities or the government in domestic courts, without having to go to the European courts.

Considering this instrumental role that Britain played in the development of human rights legislation, it is difficult to accept the validity and reasoning behind current government plans to repeal the Human Rights Act. The plans were initially outlined in the Conservative Party manifesto, with a pledge to repeal the act within the first 100 days of parliament and later confirmed in the Queens Speech. However, following an outpouring of public support for the legislation and apparently strong opposition from some senior Tories, the plans have been

temporarily shelved, with an intention to firstly consult on the legislation and consider it during the next parliament session.

However, it would be irresponsible to think that the government has given up on its intentions. These were demonstrated in July 2015 by David Cameron’s announcement that he is keen to protect the legacy of Magna Carta by withdrawing from the act and replacing it with a “British Bill of Rights”.

In view of these worrying developments, it is important to give some thought to why the Human Rights Act matters. What does it mean for the thousands of Welsh housing professionals and tenants out there and what might be the repercussions of repealing it?

So what is Human Rights Act and how does it work?

The Human Rights Act 1998 (HRA) codifies the European Convention on Human Rights into UK law. All public authorities (including bodies carrying out public functions, e.g. social housing providers) have to comply with the convention rights.

Individuals can challenge organisations in UK and no longer have to go to the European Court of Human Rights to argue their case. Scrapping the HRA could mean that in order to take a case, people would need to first exhaust the legal routes in the UK, which can take years, in order to be able to go to Strasbourg to assert their rights. This, alongside existing cuts to legal aid¹⁸ would probably give effect to the old maxim that “justice delayed, is justice denied”. What is especially concerning here is that in the case of the HRA, access to justice would be denied for those who are vulnerable, including child victims of abuse and of trafficking, those in care homes, women subjected to domestic and sexual violence, those with disabilities, with mental health conditions and victims of crime – all of these groups more likely to live in social housing. Those on low pay and in poor housing would be the losers¹⁹ - ultimately we are talking about thousands of social housing tenants here.

The Human Rights Act sets out the fundamental rights and freedoms that individuals in the UK have access to. Some sections are especially relevant to housing, including Article 3 - prohibition of torture, inhuman and degrading treatment, Article 6 - the right to a fair and public trial within a reasonable time, Article 8 - respect for private and family life, home and correspondence and Article 14 - the prohibition of discrimination in the enjoyment of convention rights.

Human rights have special significance in relation to social housing. Quality of housing can have a huge impact on wellbeing. Inadequate housing increases the risk of severe

¹⁶ http://www.echr.coe.int/Documents/Convention_ENG.pdf

¹⁷ <http://www.legislation.gov.uk/ukpga/1998/42/contents>

¹⁸ <http://www.lawsociety.org.uk/policy-campaigns/campaigns/criminal-legal-aid/>

¹⁹ <http://www.theguardian.com/law/2015/may/28/keir-starmer-defends-human-rights-act-in-maiden-commons-speech>

ill health and disability; it can also lead to poor mental health, lower educational attainment, unemployment and poverty.

If an HRA case is taken to court and won, UK courts can issue a declaration of incompatibility, meaning that a decision or law in the UK is deemed to be incompatible with the convention. Furthermore, the law can then be amended or repealed by the UK parliament (although this is up to the parliament).

Since 2000, the act led to the overturning of many housing and equality-related decisions as well as changes in the law. Often, the HRA has been the only obstacle to injustice inflicted by an over-powerful body or state. HRA-based rulings have forever changed some housing practices, which may have previously been considered as fair and respectful of people's dignity. Such decisions have been extremely important in reminding us that institutional practices that seem fair because "we have always done thing this way" may be fundamentally damaging and destroying people's lives.

The popular media likes to draw our attention to controversial human rights cases, where the balance between individual versus community rights for example may be difficult to establish. What we seldom consider is that the majority of court decisions, including those related to social housing will now seem common sense or unquestionably fair.

For instance, it was the HRA-related cases that paved the way for the development of the Gender Recognition Act²⁰, which for the first time recognised the rights of trans* people. It was an HRA decision which deemed that parts of Housing Act 1996 were illegal because they allowed for a child subject to immigration control to be disregarded in determining whether a British citizen had priority need for housing²¹. The Human Rights Act led to changes in mental health and capacity legislation, which ultimately meant acknowledging the need to protect and consider the dignity of those people in hospitals, residential units and in supported housing. HRA cases lead to changes in practices in care and nursing homes, reducing neglect and abuse of those who cannot defend themselves.

Only this year, courts have ruled that Disability Living Allowance cannot be universally treated as additional income for the purposes of determining eligibility for a discretionary housing payment²². The HRA has been used in many cases challenging the legality of welfare reform and bedroom tax, especially where tenants are children, disabled or separated.

Tenant participation principles, which are at the heart of the values enshrined by so many housing organisations and a cornerstone of the social housing regulatory

framework in Wales, have their origin in human rights-based approaches.

Human rights principles and approaches have been proactively and effectively mainstreamed within many housing organisations and there are frequent examples of fantastic practice from Tai Pawb members. Fundamentally, the social housing movement has been founded on human rights principles.

However, the problem with the plans to repeal the Human Rights Act is that it is not likely to be liked by some housing officers or other public service professionals as it challenges their behaviour and is often seen as an obstacle to making swift decisions. We should remember that the legal powers of the act are not there for organisations or governments, but for the people. The importance of taking a human rights approach to housing and homelessness decisions should be one of the key principles which is proactively conveyed and monitored by leaders throughout their organisations. Harriet Harman recently stated that "the Human Rights Act is always going to be a nuisance to those in power because you want to get on and do things. But it's right that as a government minister that you should have to look over your shoulder and that your power is constrained by other people's rights."²³

The social housing movement in Wales has close links with human rights approaches. In many housing organisations, these approaches do not only mean that staff take account of court decisions in how they deal with tenants by resorting to basic compliance; they mean that human rights values of fairness, respect, equality, dignity and autonomy are actively promoted. This is achieved by empowering staff and service users, enabling meaningful participation in the community, focusing on the person and improving quality of services.

Many decisions made by the Welsh Government in relation to social housing in the last few years also reflect the long Welsh history of commitment to social justice and human rights. It remains to be seen whether the UK government acknowledges the importance of maintaining the commitment to upholding the human rights of all its citizens or whether it chooses to join the ranks of states such as Belarus, where individual rights do not matter.

²⁰ <http://www.legislation.gov.uk/ukpga/2004/7/contents>

²¹ <http://nearlylegal.co.uk/blog/2011/09/morris-dancing/>

²² <http://www.bailii.org/ew/cases/EWHC/Admin/2015/890.html>

²³ http://www.harrietharman.org/harriet_harman_speech_in_defence_of_human_rights

CHAPTER 2, ESSAY 2

DEVOLUTION AND HOUSING IN WALES

Linda Whittaker, chief executive, NPT Homes
@LindaWhittaker7

Letting nations determine their fate through a referendum²⁴ is currently topical, with Scotland and Greece having gone through the process in recent months. The last referendum in Wales was in September 1997 and was to determine whether people living in Wales wanted to have their own government and ultimately their own legislature. Despite a disappointingly low turnout the result was a 'yes' and the rest as they say, is history!

The secretary of state for Wales at the time was the Rt. Hon. Ron Davies who stated that devolution was a process and not an event; this has been shown to be a very insightful comment when looking back almost eighteen years later. The Government of Wales Act 1998 formed the new National Assembly for Wales and the first election to create the first Assembly Members was held on 6 May 1999.

Has devolution had an impact on housing in Wales? I don't think there is any doubt, for people working within the housing sector in any of the four UK nations, that devolution has had a significant impact on how housing policy has developed differently in each of the countries, and I will explore that a little more on a number of key housing fronts.

Housing standards

Within the private sector all housing was built to comply with building regulations and these were common across England and Wales. Scotland had set up its own agency although much of what it did was in line with England and Wales. The Welsh ministers then decided that they wanted Wales to be ahead of the stated English aim to reach zero carbon buildings, and to improve the thermal efficiency of new build homes. The only way to ensure delivery of these targets was to devolve building regulations to Wales and this has been done²⁵. One of the major differences that will be felt in Wales is the introduction of sprinkler systems into all new build homes from April 2016. This could not have been achieved without devolution of building regulations.

The improvement in standards within the social housing sector has been delivered through the introduction and

implementation of the Welsh Housing Quality Standard (WHQS)²⁶. This was introduced formally in 2002, although it was developed over the two years prior to that with the intention of creating a standard that would bring all local authority and registered social landlord property up to a standard fit for the 21st century. In England the Decent Homes Standard was introduced in 2000 and was expected to be achieved by 2010, two years before the original WHQS deadline. Scotland introduced its own Scottish Housing Quality Standard²⁷ in February 2004 which was due to be achieved by April 2015. The standards are all different; however the Welsh and Scottish are very similar, with the Decent Homes Standard²⁸ being less stringent or onerous for the landlords. This may have provided landlords in Wales with a more challenging prospect than in England, but I don't think you'll hear too many tenants complaining about the expected improvements to their homes.

The delivery of the WHQS improvements got off to a very slow start in Wales with Bridgend County Borough Council being the first to admit that it didn't have the resources to meet the standard and balloting tenants on the option to have their homes transferred to a new housing association, Valleys to Coast²⁹. The tenants were made fully aware of the options and likely outcomes, were involved in the development of the offer document and after voting 'yes' in 2002, the first, full stock transfer happened in Wales in the summer of 2003.

Fourteen further local authorities gave their tenants the opportunity to vote on transfer of their homes, the tenants in ten authorities voted 'yes' and in four they voted 'no'. The remaining six unitary authorities had to demonstrate to the Welsh Government by way of a 30-year business plan that they could reach and maintain the WHQS with their own and potentially borrowed resources.

Stock transfer is far more advanced in England where the first phase of transfers started to take place in 1988. A second phase, more akin to those in Wales regarding the promises made to tenants, started in 1997. Like Wales, in England around half of all local housing authorities have transferred their stock.

The requirements beyond meeting the physical improvements of WHQS in Wales were around the economic regenerative impact of carrying out the works. A commitment was needed from local authorities in the offer documents that training and sustainable employment opportunities would be made available for local people through the process of reaching and maintaining the standard. This requirement was not evident in the first phase of English transfers but did emerge in the second phase, albeit 36 per cent of transfers post 1997 in England did not have a commitment regarding local regeneration.

²⁴ <http://www.assembly.wales/en/abthome/role-of-assembly-how-it-works/Pages/history-welsh-devolution.aspx>

²⁵ <http://www.assembly.wales/Research%20Documents/The%20Devolution%20of%20Building%20Regulations%20-%20Quick%20guide-18012012-229548/gg12-0003-English.pdf>

²⁶ <http://gov.wales/topics/housing-and-regeneration/housing-quality/welsh-standard?lang=en>

²⁷ http://webarchive.nationalarchives.gov.uk/+www.direct.gov.uk/en/homeandcommunity/socialhousingandcarehomes/repairstocouncilhomes/dg_10021332

²⁸ <http://www.gov.scot/Topics/Built-Environment/Housing/16342/shqs>

²⁹ http://www.v2c.org.uk/pdf/Information-leaflets-No.1-General-Information_NL.pdf

The level of investment in England has, understandably, been considerably more than in Wales with in excess of £24bn spent over the twenty-year period 1988 to 2008, over £20bn of that since 1997.

Affordable house building

Some of us are old enough to remember the days prior to social housing grant and the requirement to top up the cost of new properties with loans from private finance institutions, mainly banks and building societies. Those same people will remember grants at rates of 79 per cent, at the time we thought times were hard, confirming the oft-stated assertion that people working in housing always think times are hard.

At the time of devolution social housing grant (SHG) rates in both England and Wales were 58 per cent. In Wales³⁰ they still are, while they haven't been at that level in England for more than 15 years. The impact of the differing rates has meant that housing associations in Wales have been able to build without resorting to some of the riskier activities that English associations have had to in an effort to subsidise social housing. The balance sheets of Welsh RSLs are generally healthier in terms of funder covenant compliance and reserves to enable future borrowing have not been depleted.

The number of affordable homes built in Wales each year is not as high as it needs to be to meet demand; the same could be said of England. The high of just over 2,500 homes in 2008 for the whole of Wales could be matched by a number of English RSLs building that number in a year each. The size of RSLs in England compared to Wales provides a stark contrast. The largest in Wales hover expectantly around the 10,000 homes in ownership and management, whereas in England these would be classed as no more than medium-sized organisations.

The use by planners of section 106 agreements have been successful in both England and Wales to deliver more affordable homes. Land trusts gained success in England and that has now been replicated in Wales on a small, but locally important, scale. Co-operative housing has also gained success in England and the first scheme for many years has now been built in Wales³¹.

Supporting people

This important funding stream used to support so many tenants in social housing maintain their tenancies and live successfully within safer communities has always been administered differently in Wales³². After devolution and the determination after transitional housing benefit as to where the funding should go, the Welsh Government minister with housing in her portfolio wanted to ensure that the often unpopular supported housing schemes

with tenants who had more challenging behaviour were properly and sustainably funded through supporting people monies.

In England the funds were distributed to local authorities for them to determine where they should be spent, whereas in Wales the funds were split between funding for older people which was hypothecated and distributed to local authorities and the rest was distributed directly to support providers from the Welsh Government. This changed a few years ago but clearly demonstrates that devolution has enabled the Welsh Government and Welsh people to have different experiences than they would have in England.

Conclusion

In reality the jury must still be out, as Ron Davies said, this is a process and we are still going through it. I have only touched on a few key areas, there are many more, the changes to homelessness policy, the two Welsh Housing Acts³⁴, the suspension of the right to buy and potential withdrawing of it altogether against the English experience where a far wider group of tenants will have access to purchase their home³⁵. Given that 45 per cent of former council houses have disappeared from the social housing stock due to the right to buy since the late 1970s, it is hard to understand why this promise was made as a manifesto commitment when the demand for social housing has never been greater. . . for me, it is the best time to be working in housing in Wales.

³⁰ <http://gov.wales/topics/housing-and-regeneration/grants-and-funding/socialhousinggrant/?lang=en>

³¹ <http://www.cch.coop/wp-content/uploads/2015/07/coop-housing-for-any-community.pdf>

³² <http://www.cih.org/resources/PDF/Wales%20general/CIH%20Supporting%20People%20English.pdf>

³³ <http://gov.wales/topics/housing-and-regeneration/legislation/housing-act/?lang=en>

³⁴ <http://gov.wales/newsroom/housing-and-regeneration/2015/150122-minister-takes-action-to-protect-wales-social-housing-stock/?lang=en>

³⁵ <https://www.housing.org.uk/media/blog/right-to-buy-extension-estimated-to-cost-12-billion/>

CHAPTER 2, ESSAY 3

THE FRONTLINE FUTURE CHANGE CHALLENGE

Melys Phinnemore & Penny Jeffreys, HR & organisational development consultants
@melysphinnemore

The mantra of 'we need to do more for less' echoes throughout the public and private sectors. Survival, in a world of globalisation and rapidly changing technology, is all about being able to swiftly respond and adapt to change.

Housing as a sector faces a unique set of financial, legal and political drivers for change. Welfare reform, the Housing Act (Wales) 2014 and the new Social Care, Health and Wellbeing Act (Wales) 2014³⁶ are all forcing radical change in service delivery and organisational management. Rental income has become compromised, and a difficult financial position is becoming increasingly compounded by dramatic cuts to central and local government funding. From co-production and collaboration to early intervention and prevention, the housing sector and its professionals are set to become key players in the government's agenda of delivering 'more for less'.

All of this is happening in a context of ever-increasing expectations from key stakeholders for 'quality outcomes' and 'results based' accountability; while tenants and commissioners rightly want more innovative, flexible and needs-led services.

One of the 21st century change challenges is how to 'future-proof' the housing sector, and build adaptable and resilient workforces.

How does this impact on the future of housing services?

The CIH Frontline Futures research³⁷ published in 2014 evidenced a sector realisation that providing equality of service provision is not about treating everyone the same – and that a 'one size fits all' model is just not financially sustainable.

The conundrum is to maximise and target finite resources, while still delivering on corporate and social responsibilities. The big question appears to be 'how do we recognise and respond to those with the greatest need?'

What does all this mean in reality?

Promoting independence not dependence is essential to achieving viable solutions. Creative and effective partnership with our tenants and our communities means doing things 'with', rather than 'for', people. Frontline workers and managers have to be prepared and supported to think 'outside of the box'; confidently advocating practical solutions or strategies, which neither set dangerous precedents nor pose unsustainable business risks is key to achieving this.

This represents a significant shift from a decision-making culture that is defined by process or rules into one where workers can challenge and question the status quo. Front line workers need to read the signs, intervene proactively and take calculated risks. Line managers have to build work cultures which promote the use of autonomy and discretion, while maintaining accountability.

What does this mean for our workforce?

For many organisations this change will mean a significant cultural shift and staff development challenge:

- How do we build organisational cultures, which encourage trust, allow autonomy and deliver accountability?
- How do we develop creative, resilient workforces that positively and quickly adapt to new challenges?

What are the management development challenges?

Managers aiming to deliver this type of change have to accept less authority or positional power and work more to inspire and influence those around them. Success requires frontline staff having both more of a say and greater control over how they work.

The Corporate Research Forum's (CRF) Leadership Development research³⁸ 2014 stresses that in the future we need to equip managers to:

- align others around a shared purpose and vision;
- show strong adaptive and systems-thinking capability;
- demonstrate learning agility;
- use self-awareness and be authentic;
- lead through collaboration and influence;
- build high performing innovative cultures and effective teams;
- confidently lead people through uncertainty.

Making the change?

Both managers and line managers will need to

36 <http://www.senedd.assembly.wales/mglIssueHistoryHome.aspx?llid=5664>

37 <http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/Frontline%20futures%20report%20final.pdf>

38 http://issuu.com/crforum/docs/leadership_development_exec_summary

fine-tune their personal insights to increase their ability to understand, influence and motivate others to change. The mistake many of us make is to assume that logical, rational arguments for change will be sufficient on their own. If this were the case then no one would smoke or develop unhealthy addictions. Unfortunately, change is not rational or logical:

'People don't resist change. They resist being changed!'
Peter Senge, 1999

In reality, individuals need a proposal or intention for change to be sold to them in a way that they can see and feel. It has to make sense to them, from their perspective of the world: there is a requirement to answer legitimate questions like 'what's in it for me?' or 'what does this mean for me?' or 'how does this change fit with why I do the things that I do?'

Ownership of change is crucial. Once persuaded of the end goal or objective, people need to feel they can influence the shape of the path and the speed of travel. They need reassurance about their future role and timely support on their personal change journey. John Fisher's personal transition curve provides a practical illustration of the journey and he offers great insight into typical responses to the change challenges.

In essence, the best way to deliver any change is to sell it in a way that aligns to someone's critical values, beliefs and personal motivators. The art of realising change is to understand why people might struggle or resist and then to have an extensive toolkit to help support them on their transition or change journey.

From content to context: developing the tool kit

All of the latest business development thinking reinforces the importance of devising development programmes that incorporate experiential learning, simulations and gaming or fun (CRF 2014). The traditional, 'sheep dip' classroom-based 'waiting to see what sticks' approach to change management is an outdated, random approach which rarely delivers a good return on investment.

The highest quality learning is through experience that involves the whole brain: the senses and emotional functions as well as the logical and rational parts. The best development programmes identify and work on the underlying problems, rather than just reacting to the presenting symptoms.

Malcolm Knowles, one of the central figures in the development of the understanding of adult learning in the second half of the 20th century, identified six principles

that underpin how adults learn:

1. Adults need to know why they are learning something.
2. They learn through doing.
3. They need to be responsible for their decisions on education and involved in planning and evaluating learning.
4. They learn most from subjects that are immediately relevant to them.
5. Their learning is oriented towards problem-solving rather than content or theory.
6. They respond better to internal than external motivators for learning

Successful development programmes have to feel 'real and relevant' and be provided in a supportive learning environment. There needs to be clear links to 'the work that I do', with opportunities to simulate and practice before application. They need to be stretching but not terrifying, building personal understanding, confidence and resilience. Work-based practical application needs to allow for creative problem solving and involve formal review and structured reflection.

Building self-awareness and resilience

Alongside theory, skills and confidence, developing more resilient individuals is about generating greater personal insight. People need to understand and use information about themselves to improve how they learn and respond to change and stress.

Helping people gain greater self-awareness would require programmes to include elements such as:

- building emotional intelligence
- understanding learning styles
- developing constructive support networks
- leading healthy lifestyles
- recognising and positively responding to stress.

Where next?

Future-proofing the sector is about developing and cultivating the people working in it; frontline staff and managers who are capable of driving and delivering organisational and cultural change. Realising change for your business and the housing sector requires the development of confident, adaptable and resilient frontline workers and line managers, and this requires organisational commitment.

Meaningful development takes time and investment. It is not a one-off activity but a continuous and progressive process. Real situations need to be considered from all angles and different skills repeatedly practiced to consolidate the learning. Relevant, well-structured and

²⁶ [The hospital where staff are proud to blow the whistle on themselves The Week, 26 July pages 52-53.](#)

²⁷ [http://www.techventures.utah.edu/Documents/EFS/Article-What-Makes-Great-Boards-Great-\(2002-09\).pdf](http://www.techventures.utah.edu/Documents/EFS/Article-What-Makes-Great-Boards-Great-(2002-09).pdf)

²⁸ [Bevington et al \(2004\) Getting on Board, In View, Issue 3, September 2004](#)

²⁹ <http://5050by2020.org.uk>

supportive development programmes play an essential role in helping organisations to meet the difficult change challenge facing us in the 21st century.

CHAPTER 2, ESSAY 4

ALL CHANGE: IMPLEMENTING NEW HOMELESSNESS DUTIES IN WALES

Chris Price, homelessness and supporting people co-ordinator, Welsh Local Government Association
@crispy4

Homelessness legislation change is one change which will inevitably lead to more. This essay is a personal reflection on the implementation to date of the new Welsh homelessness duties that commenced this year, and a look at some of the challenges ahead.

Over the last 12 months I have visited all 22 Welsh local authorities; spoken to providers of services to homeless households; spoken to households who've experienced homelessness and spoken to those working in the private rented sector, housing associations, support providers, debt agencies and others. All of these visits and conversations, giving presentations and attending seemingly endless meetings, were with the aim of preparing local authorities for the 2015 changes in homelessness legislation.

Now the Housing (Wales) Act 2014 has been delivered and the legislation largely commenced, the purpose of this piece is to give my thoughts on what I've learnt, share how I think things are changing for the better, but also highlight those areas where I think we'll need to focus in the coming months and years. If we are to experience genuine change and meet the objectives of the act, it's not just about the legislation, it's about the culture.

The key changes in the act

Local authorities feel there are three key changes in the act which will have the most major implications:

1. The new duty to take reasonable steps to prevent/alleviate homelessness.
2. The change to allow the discharge of any housing duty into the private rented sector.
3. The change in the priority need status of those homeless leaving prison.

The change in priority need status for those leaving prison could take up an entire essay on its own, so I will focus

instead on the first two key changes.

In reality, the new duty to take reasonable steps to prevent/alleviate homelessness is not a duty to prevent or alleviate homelessness; it's simply a duty to try to do so. It changes how local authorities and others deal with demand for services. The change to allow duties to be discharged into the private rented sector affects the type of housing supply that local authorities can utilise. In theory it will increase, but as will be discussed later this needs to be unpicked and its implications considered.

Changes in how demand is met – the duty to take reasonable steps to prevent and alleviate homelessness

From talking and listening to local authorities what really matters about this change is its all-encompassing nature. This duty isn't about preventing those households who are likely to be in what is termed a 'priority need' from becoming homeless, this duty means helping everyone.

Traditionally, services have been set up with what seems like an invisible line drawn between them. If you're in 'priority need' then you go to the council, if you're not you get help from the voluntary sector. The changes in the act break down this invisible line - the local authority now has a significant duty, (not just to offer 'advice'), to all households.

Before the act a household presenting to the council who was not considered to be in 'priority need' would usually have been sent on to/referred/told to turn up at another provider; now the authority itself has to act, has to develop a housing plan, has to look at what the household can do to help themselves, as well as what the authority can do to prevent/alleviate the household's homelessness.

This is why a big cultural change is required in dealing with future demands on local authority homelessness services. Before the act it was almost an automatic response for every homelessness caseworker in a local authority to be subconsciously assessing the likely 'priority need' status of each household passing through the door. If a household presenting to the caseworker was likely to be in priority need then they were likely to get more help than those who were not. This is why changing this mindset of housing professionals working in homelessness services will be so crucial to make the act a success. Caseworkers will now be working with every presenting household and trying to find a housing solution. This means ignoring whether households fit into any particular 'priority need' category. Such a culture change does not happen overnight for any service.

Change has begun, but it must continue. In discussions I have detected a genuine and positive desire to make this

³⁰ <http://webarchive.nationalarchives.gov.uk/20110220105210/rds.homeoffice.gov.uk/rds/pdfs09/hosb0209.pdf>

³¹ http://www.caada.org.uk/marac/Information_about_MARACs.html

³² http://www.caada.org.uk/marac/RIC_for_MARAC.html

³³ <http://www.assemblywales.org/bus-home/bus-business-fourth-assembly-laid-docs/pri-ld9817-e.pdf?langoption=3&ttl=PRI-LD9817%20-%20Gender-based%20Violence%2C%20Domestic%20Abuse%20and%20Sexual%20Violence%20%28Wales%29%20Bill>

³⁴ <http://wales.gov.uk/topics/people-and-communities/safety/domestic-abuse/?lang=en>

culture and practice change from the housing professionals I have visited, and many signs of progress. Local authorities want to work in this new way and it is seen by many as the natural progression from the prevention agenda, adopted by many Welsh councils as a new approach around 2005. However, there are also some concerns.

At the time of writing, we are nearly three months into implementing the new legislation. The soundings I've taken to date do not offer evidence of a huge spike in the number of households who are approaching local authorities. However, the feedback I'm receiving is largely around the substantially increased demand placed on teams in terms of the time and resources that staff need to now dedicate to each case. Not only are authorities under a duty to help everyone who is threatened with homelessness or is experiencing homelessness, authorities have an increased communication responsibility; they are obliged to write letters to those presenting detailing where they are in the process, develop individual housing plans, write more letters telling people they've moved from one section of the act to the next, etc.

Not only does all this take staff away from doing the tasks which may actually prevent homelessness, it also runs the risk of confusing many households. Funnily enough, a letter telling someone they've moved from a section 66 to a section 73 duty can often not really mean much to them. They are then likely to ring the office and ask what the letter actually means. The caseworker then has to spend more time giving an explanation. It's what the systems thinking guys would call 'failure demand'.

So what are the solutions to this? Firstly, we need to look at how some of the processes discussed can be streamlined and improved. How can everyone work within the legislation, but make sure it's of value to the household approaching local authorities and other organisations? Ideally, this will involve bringing local authorities, Shelter Cymru and Welsh Government together to explore effective ways forward.

A deeper understanding of the demand for homelessness services is required, and how it can be potentially 'turned off' at an earlier stage. When facing a housing issue, the household has a myriad of front doors to choose from in order to get advice. This could be a housing association, Shelter Cymru, a voluntary sector agency, a supporting people programme provider, a private landlord, social services, health, criminal justice agency, etc etc. How can we ensure all these agencies are effectively making a contribution to 'preventing homelessness' wherever possible? This is absolutely essential if we are all to succeed in meeting the objectives of the act.

It is important also to flag up the wider context in which homelessness teams will be operating. The recent UK budget with its further welfare reforms and the withdrawal

of housing benefit for those under 21 are just examples of measures which will create greater demand on homelessness services.

Housing options services aren't immune to the cuts facing all councils, and staff numbers in the long term are likely to reduce. Therefore, there is likely to be more demand, but fewer resources to deploy. It's imperative that resources that are available are focused on what really matters.

Changes in delivering supply - the change to allow the discharge of any housing duty into the private rented sector

Before the legislation authorities could offer a household (who'd been found homeless and in priority need) a property in the private rented sector. The household had no obligation to take this however and could hold out for an offer in social housing.

Since the introduction of the act this is no longer the case. If a household does become homeless and in priority need, a local authority can discharge this duty with an offer of a private rented sector property; as long as there is a six-month tenancy agreement and the property is affordable and suitable. If the household refuses the offer then the local authority can then withdraw its support.

An authority can also discharge the prevention and alleviation duties through an offer in the private rented sector. For example, if a household approaches an authority with a notice from a private landlord the authority will have a duty to help them find alternative accommodation. This could be in the private sector, as long as it's affordable, suitable and likely to last six months.

This change in the legislation does give local authorities an opportunity to utilise the private rented sector to meet housing need. In response, all local authorities have now developed an 'offer' which explains how they will work with landlords. Many are establishing 'social lettings agencies', or are working with existing agencies run by partners. By utilising the Welsh Government's transition fund people are being employed to develop partnerships, help homeless households access the private rented sector, and to support the landlords who house them.

This is all positive stuff and if we get it right the private rented sector has an important role to play in meeting housing need. However, I will flag up a couple of concerns.

Just because authorities can now offer accommodation in the private rented sector does not mean that there will not be a continuing need for social housing too. The proportion of lets in social housing to those homeless and in priority need has fallen sharply over recent years. Surely nobody wants to go back to pre-1977 days when the most vulnerable were often in low quality private rented sector accommodation.

³⁵ http://www.cih.org/events/display/vpathDCR/templatedata/cih/events/data/Wales/Safer_communities_2014

³⁶ www.peabody.org.uk/DAHA

The second concern is whether or not we have sufficient supporting people-funded services which are flexible enough to respond to the inevitable increase of those with support needs entering the private rented sector. Quickly and effectively reconfiguring services to reflect these changing needs must be seen as an important priority, especially at a time when funding for supporting people is likely to be further reduced.

There are some excellent examples of emerging support services based in localities (regardless of tenure/‘lead need’); support being offered when the household wants it and support based on recognising the household’s strengths rather than its need. In these examples the amount of time being spent on form filling, support planning and data collection has greatly reduced, effectively freeing up time for direct support provision. If households are going to be effectively supported in the private rented sector these developments offer the opportunity to look at innovative practice and service delivery which focuses on what is of real value to the household being supported.

Finally, in terms of the private rented sector, I can’t leave this without discussing the proposal within the Renting Homes Bill which will see the effective scrapping of the ‘six-month moratorium’ and allowing landlords in the private rented sector to issue one-month tenancies. While there are arguments on both sides around this, for many local authorities this is not welcome. Surely it is in everyone’s interest to see sustainable communities, not ones where residents face the precariousness of the possibility of being told to leave their home every month?

Conclusions

- If local authorities and partners are going to meet demand, they need to develop processes which allow front-line caseworkers to focus on what matters to the household.
- To effectively prevent homelessness, a positive culture needs to be developed in all agencies which work with people who may become homeless so they can be part of the solution and turn off demand early.
- The recent UK budget announcements will increase demand, but are likely to reduce the resources available to meet this demand.
- The private rented sector will now be an even more important player in meeting housing need of those experiencing homelessness.
- More than ever, social housing and social housing providers need to continue to play a significant role.
- Supporting people-funded services need to be flexible enough to support households who will inevitably move into the private rented sector following the legislation changes.
- The scrapping of the six-month moratorium proposed in the Renting Homes Bill will not support sustainable communities or prevent homelessness.

CHAPTER 2, ESSAY 5

THE UPSTREAM STORY: SUPPORTING PEOPLE AND ITS PLACE IN PREVENTATIVE WORKING

Auriol Miller, director, Cymorth Cymru
@auriol_miller

In Wales, as elsewhere, we're really focusing on this "prevention" thing.

It should be obvious, really. There's the classic "upstream story" that we've probably all heard so many times we could recite it in our sleep: river, people drowning, energy expended rescuing, sudden question of why, exploration further upstream, realise no barrier, build barrier, people stop falling in. Sorted.

Following that simple parable, the idea behind prevention is that we prevent greater costs (personal, societal and financial) later on by investing in prevention.

This preventative approach is threaded through recent legislation in Wales such as the Housing (Wales) Act and the Social Services and Wellbeing (Wales) Act. As well as attempting to move public services closer to the upstream, new approaches encourage closer working with individuals. Prudent healthcare, the "can and can only" approach in the Social Services and Wellbeing Act – both are encouraging citizens to take responsibility for their own health and wellbeing instead of just relying on services.

These new approaches will only work in a truly preventative system, and more work needs to be done to ensure all people in Wales are aware of the changes in approaches so they are not surprised when they are asked to become more involved in their own treatments or support. If preventative systems are not in place, then only those who are privileged in terms of confidence, wealth or education will be able to benefit from "prudent" approaches – those who can navigate services, understand what is expected, and know what they can get. Without preventative services, it is unlikely that those unused to complex systems will be able to become involved in the way that is expected.

To bring it back to the "upstream parable": currently, prudent healthcare, "can and can only" and other moves, are suggesting that instead of building a huge barrier to stop people falling into the river, we instead start

warning people about the risks of falling into the river, without the costs of actually building the barrier. Or, at our most optimistic, that we ask people to build the barrier themselves while we provide the raw materials.

At face value, there is a benefit in that.

However, what if we consider that some individuals might not be able to understand the warning? What if some individuals in their section of the river have no idea how to help build the barrier? What if some individuals are already past the barrier and are hanging on to the riverbank with their fingernails? What if they fell into the river years ago and are trying to swim back towards the bank, and want to pull themselves out?

Time to step away from the analogy: this is where the supporting people programme finds itself.

It is a barrier that prevents greater cost in many different "rivers", and this is where its effectiveness – and the difficulty in proving that effectiveness – lies.

Supporting people doesn't just protect people from falling into one river, but from falling into many rivers. It is helping deal with crises, working with people who are already homeless or at immediate risk. It also works so that older people or people with learning needs can live as independently as possible for as long as possible.

Last year, the supporting people programme worked with more than 60,000 people in Wales.

The benefits are clear to those who work within the programme. It results in less need for more costly services further down the line. This is not just rhetoric; this is real people, with real experiences.

Sharon (name changed) was placed at Nightingale House in Cardiff, fleeing domestic abuse after eight years. She was experiencing mental health problems, and if she had not been supported, she could have drifted further, accessing statutory services in A&E, for example. Her story is hugely positive and demonstrates both that any of us can fall upon hard times, and that support can and does work. Sharon had a doctorate in maths, and had completed her first year studying medicine. She has since moved out of Nightingale House and is now studying medicine in her second year of university, and wants to become a GP.

Supporting people can act as a preventative service for many different areas: health, social care, housing, criminal justice, community safety.

As financial challenges mount for public services and Wales in particular, it is vital we deliver preventative working at the right time and that preventative working is not reserved just for those confident enough to request it,

but that it is also there for those most at need – and those with the most to gain.

Unfortunately, the supporting people programme is facing difficult times.

Last year, it received a 10 per cent cut to its budget . We have seen examples of providers who have seen the number of people they can support fall. This is exactly the opposite to what you want in a preventative service – prevention should be as fluid, wide-ranging and open as it can be, with later interventions if prevention has failed being much more targeted on those most at need. By placing this budget under pressure at a time when prevention has never been more needed, we are all at risk of creating massive problems further down the line – for all services.

The Welsh Government has been as supportive as it can be, and we are grateful for continued all-party support for the programme. As we look at the budget setting for the final year of the Assembly, we are hopeful that further cuts can be avoided, and we know that politicians are keen to avoid that as well if possible.

There are three key challenges ahead of us all as we aim to demonstrate the value of supporting people:

1. **Raising the profile of the programme:** In order to ensure this vital preventative grant is kept, links must be built within health and social care so that all services see its importance. This involves raising the profile more widely with the public but also across different departments.
2. **Demonstrating the effectiveness of the programme:** we know supporting people makes a difference. Just looking at case studies of individuals shows the cost-savings that can be achieved through the programme. However, just as with similar programmes such as flying start, it is much more difficult to draw a national picture of the total costs saved, because the data crunching is a challenge. This is in part due to the broad range of areas that supporting people covers, making it harder to find a clear cohort and track progress. But it is something we are working on tirelessly, to support work in this area.
3. **Drawing attention to “invisible” people:** a lot of the individuals supported by the programme are “invisible”, those who are seen by the public only when things go wrong. Many of the individuals supported are not “popular”, but this is precisely why they need support urgently and why they need to know this support will continue to be there.

The importance of supporting people is clear, and this is why Cymorth Cymru has teamed up with Community Housing Cymru (CHC) to campaign for the funding to be increased, in our joint campaign Let’s keep supporting people . Work is continuing behind the scenes to provide

clearer quantitative evidence for its national impact – but its local impact is already obvious, and we are resolute that this is enough for decisions to be made this year to protect this budget.

We want the whole sector to be involved, and there are different ways you can do this:

- Have conversations with other related services (health, social care, etc.), and see if they are aware of the value of the programme to their own area.
- Invite local elected councillors (particularly scrutiny committee members) and Assembly Members to your services, so they can see the individuals they support, and better understand the benefits for their area.
- Write blogs about your experiences/thoughts on the supporting people programme, and send them to Cymorth Cymru/CHC to share online.
- Gather people who you have supported, and share their stories with local papers.
- Share case studies of people you have supported with Cymorth Cymru/CHC so we can use them to raise awareness more widely.
- Share news about the campaign online and in other media.
- Publicly share your support for the campaign.

There are many ways to get involved, and we would invite everyone who cares about this programme to join with us.

Imagine

If we imagine what Wales could look like without Supporting People, we might have nightmares. We already know about the renewed importance attached to prevention. Supporting People is one of the main preventative programmes and without that expertise, experience and knowledge we would all be in a much darker place. To return to the “upstream parable”: people are being helped at early stages, and they are no longer drowning. Some still fall through – that is inevitable. But many have been supported to move forward.

Without this funding stream, where will they go?

“Downstream”. Further and further “downstream”.

In short: more and more pressure on statutory services. More and more cost. But more importantly than that: it means lives that could be made so much better, being allowed to dwindle, becoming dependent on services and losing hope of a better future. Wales is a community nation, we rally together to support people in difficulty. This programme is just one example of that.

So let’s keep supporting people.



CHAPTER 3

COMMENTARY AND ANALYSIS

JULIE NICHOLAS



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd

1: INTRODUCTION

This is the sixth Welsh Housing Review, and the first to be written within the context of both a Welsh Housing Act, and a Conservative majority government in Westminster following the May 2015 general election⁴⁷.

Last year's review was launched in the same month as the Welsh seal was applied to the Housing Act (Wales) 2014⁴⁸, the 13th act to have received royal assent since the start of the fourth assembly term in Cardiff Bay. It provides for significant change for the housing community in Wales, with further adjustments to be made with the passing of the Renting Homes (Wales) Bill before the assembly elections in May 2016.

The 2014 review was also launched in the same month of the Scottish independence referendum⁴⁹ and a Welsh Government cabinet reshuffle⁵⁰. The latter saw housing and regeneration minister Carl Sargeant moved to become minister for natural resources, retaining only planning from his previous portfolio. The housing and regeneration directorate meanwhile was moved to the communities and tackling poverty ministry with its new minister Lesley Griffiths. While this 'downgrading' of housing and regeneration was a disappointment for many⁵¹ in the Welsh housing community, it was also considered an opportunity⁵² to restate the direct causality between the housing crisis and rising levels of poverty and inequality.

Our 2015 commentary and analysis:

- summarises the recent and substantial devolution developments in the UK;
- explores Westminster and Welsh legislation and policy relevant to the housing sector;
- considers demographic trends and assesses the impact for housing;
- analyses the economic context and presents an update on the progress of welfare reform and its impact in Wales;
- presents the current provision of social housing, the context of current supply and standards in Wales and capital funding frameworks across the UK;
- takes a look at what is happening in the private sector - both homes for rent and owner-occupation, and interventions in supporting its role in meeting Welsh housing need;
- discusses sector responses to improving governance, with a summary of the CIH presidential commission on diversity in housing leadership;
- reflects on the impact of new approaches to reducing homelessness and increasing independence, including

- updates on the supporting people programme;
- gives an update on regeneration projects and policy in Wales and considers the impact for housing from proposed major infrastructure projects;
- celebrates the upcoming 100th issue of Welsh Housing Quarterly, and says thanks to two leading political champions for Welsh housing, standing down from the Senedd at the end of the assembly term; and
- concludes with CIH Cymru's manifesto asks for the Welsh assembly elections 2016, following consultation with our membership in August 2015.

2: DEVOLUTION IN THE UK

This year's review presents a history of devolution in Wales from a housing perspective by Linda Whittaker in chapter two above. Last year's review was launched on the same day as the Scottish referendum on independence⁵³, 18 September 2014. In the tumultuous run-up to the referendum, polling suggested the result was too close to call – this became a remarkable week of newspaper headlines and political promises⁵⁴ to the Scottish people. In the end the electoral turnout for the Scottish referendum was 84.6 per cent⁵⁵, with the no vote garnering 55.25 per cent, leaving the union intact. With some areas receiving a turn out of more than 90 per cent it was a very good day for the democratic process in Scotland⁵⁶.

Two days after the referendum the Smith Commission⁵⁷, chaired by Lord Smith of Kelvin, was established as a fully independent body to facilitate talks on the devolution of further powers to the Scottish Parliament, and in October the Conservative, Liberal Democrat and Labour parties published a command paper⁵⁸ setting out the proposals for further devolution. The Smith Commission published its report⁵⁹ on 27 November 2014, detailing heads of agreement on further devolution of powers to the Scottish Parliament, with Lord Smith reminding readers that "Scotland voted 'no', but it did so with each of the three main UK parties promising more powers for the Scottish Parliament"⁶⁰. In January 2015, the UK government published another command paper⁶¹ containing draft clauses which aim to take forward the heads of agreement contained in the Smith Commission report.

In Wales a commission on devolution⁶² chaired by Paul Silk had been established in 2011 to review the current financial and constitutional arrangements. The Silk commission published its first report⁶³ focusing on fiscal powers in 2012 and its second report⁶⁴ in 2014 on the wider powers of the National Assembly for Wales. Silk 1 stated that the National Assembly for Wales was probably

⁴⁷ <http://www.bbc.co.uk/news/election-2015-32633008>

⁴⁸ <http://www.legislation.gov.uk/anaw/2014/7/contents/enacted>

⁴⁹ <http://scotlandreferendum.info/>

⁵⁰ <http://www.insidehousing.co.uk/wales-loses-housing-minister-role-from-cabinet/7005677.article>

⁵¹ <http://www.insidehousing.co.uk/business/regulation/marginalisation-fears-as-cabinet-post-scrapped/7005781.article>

⁵² <http://www.insidehousing.co.uk/wales-loses-housing-minister-role-from-cabinet/7005677.article>

⁵³ <https://www.gov.uk/government/topical-events/scottish-independence-referendum>

⁵⁴ <http://www.dailypress.com/news/politics/david-cameron-ed-miliband-nick-4265992>

⁵⁵ <http://scotlandreferendum.info/>

⁵⁶ <http://www.democraticaudit.com/?p=7793>

⁵⁷ <http://www.smith-commission.scot/>

⁵⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/363236/Command_paper.pdf

unique, in that it has 'legislative and spending powers but not tax and borrowing powers' and concluded that a combination of continued block grant alongside selected tax devolution would be a preferred fiscal model. A range of smaller taxes were proposed for devolution to Wales including stamp duty land tax (SDLT).

In March 2014 Silk 2⁶⁵ reported its recommendations on reformed constitutional arrangements, proposed within a phased ten year timeframe of implementation. The commission recommended that the existing conferred powers model should be replaced by a reserved powers⁶⁶ model. This would mean that the settlement would set out clearly the limits of devolved competence, reducing the possibility of doubt as to whether the subject of legislation is conferred or non-devolved, and making legislation less prone to referral to the Supreme Court. The commission recommended that the social security system should remain non-devolved. Welsh Government published its response⁶⁷ to Silk 2 stating its support for the proposed direction of travel.

In Westminster the Wales Act 2014⁶⁸ received royal assent on 17 December after the removal of the controversial 'lock-step' proposal⁶⁹ and is now an act of parliament. It implements some of the recommendations of the Silk Commission, including devolvement of some taxes such as SDLT, and providing for a Welsh referendum on whether an element of income tax should be devolved. It also makes provision about borrowing by the Welsh ministers, including setting a limit for the amount of housing debt that individual local housing authorities in Wales who retain a housing revenue account (HRA) may hold. However the UK treasury retains the right to limit the total Welsh housing debt⁷⁰. A consultation⁷¹ by the Welsh Government took place earlier in the year on the format of a new tax to replace SDLT in 2018 for property transactions in Wales.

A joint ministerial committee meeting⁷² on constitutional change was held in Downing Street chaired by David Cameron in December 2014, with the prime minister and deputy prime minister of the coalition government in Westminster meeting the leaders of the Scottish Government, the Northern Ireland Executive and the Welsh Government. Noting that the constitutional landscape had fundamentally changed since the previous memorandum of understanding⁷³ between the UK government and the devolved administrations in 2012, with both the Silk 2 in Wales (discussed in last year's review⁷⁴) and the Smith Commission reports in Scotland having been published, there was agreement to commission work on a revised memorandum of understanding.

Wales' first minister Carwyn Jones has repeatedly stated his aspiration for a constitutional convention⁷⁵ to support the UK union, within which Wales would be treated as an equal partner. His views are supported by the Welsh electorate, if the findings of the Institute of Welsh Affairs report⁷⁶ published in 2015 are anything to go by.

More recent devolution developments include, a move towards greater decentralisation within England such as the 'devo Manc'⁷⁷ arrangements supporting a northern powerhouse, with additional powers including planning announced in the July 2015 budget⁷⁸, the prospect of English votes for English laws⁷⁹ to settle the so-called 'West Lothian question'⁸⁰, and of course the outstanding question over the future of Barnett formulae, to which protection was pledged⁸¹ in the run-up to Scotland's referendum. The Welsh government has made calls to address the formulae deficit; it is estimated that Wales is underfunded by £300m a year⁸².

Housing is one of twenty areas in which the UK Parliament has already transferred legislative power to the National Assembly, under Schedule 7 of the Government of Wales Act 2006⁸³, and devolution continues to forge the pace of change in Welsh housing; it is difficult to think of an area of housing unaffected by recent primary and secondary legislation from the National Assembly for Wales or statutory guidance emanating from Welsh Government.

The Welsh Government's current housing approach is pro-interventionist across the market⁸⁴, a 'system steward'⁸⁵ focused on collaboration and partnership working with local government, registered social landlords and increasingly the private sector. Recent announcements on English housing policy intent such as the extension of right to buy, has left Welsh housing policy positioned further away from England than ever before. In Wales the policy focus is on increasing the supply of truly affordable homes and improving provision and standards in the private sector with a strong commitment to social justice, regeneration and social housing.

59 http://www.smith-commission.scot/wp-content/uploads/2014/11/The_Smith_Commission_Report-1.pdf

60 http://www.smith-commission.scot/wp-content/uploads/2014/11/The_Smith_Commission_Report-1.pdf page 3.

61 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/397079/Scotland_EnduringSettlement_acc.pdf

62 <http://webarchive.nationalarchives.gov.uk/20140605075122/http://commissionondevolutioninwales.independent.gov.uk/>

63 <http://commissionondevolutioninwales.independent.gov.uk/files/2012/11/English-WEB-Executive-Summary.pdf>

64 <http://commissionondevolutioninwales.independent.gov.uk/files/2014/03/Empowerment-Responsibility-Legislative-Powers-to-strengthen-Wales.pdf>

65 <http://webarchive.nationalarchives.gov.uk/20140605075122/http://commissionondevolutioninwales.independent.gov.uk/files/2014/03/Empowerment-Responsibility-Legislative-Powers-to-strengthen-Wales.pdf>

66 <https://assemblyinbrief.wordpress.com/tag/reserved-powers/>

67 <http://wales.gov.uk/docs/caecd/publications/140701-silk-2-response-en.pdf>

68 <http://services.parliament.uk/bills/2014-15/wales.html>

69 <http://www.bbc.co.uk/news/uk-wales-politics-29310648>

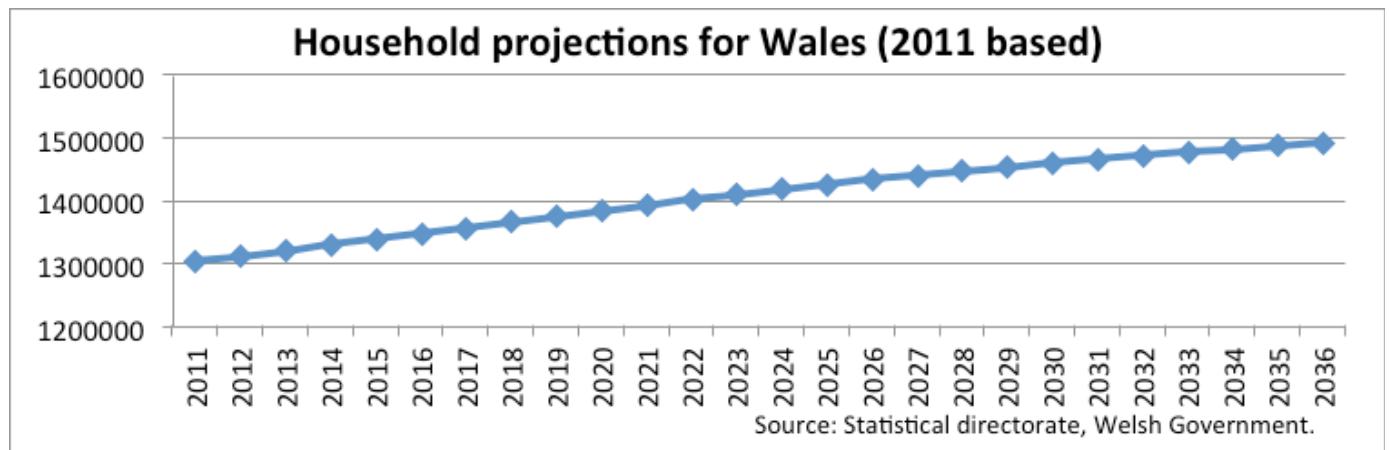
70 <http://www.legislation.gov.uk/ukpga/2014/29/section/24/wales/2015-02-17?view=plain>

71 <http://gov.wales/docs/caecd/consultation/150210-land-transaction-tax-en.pdf>

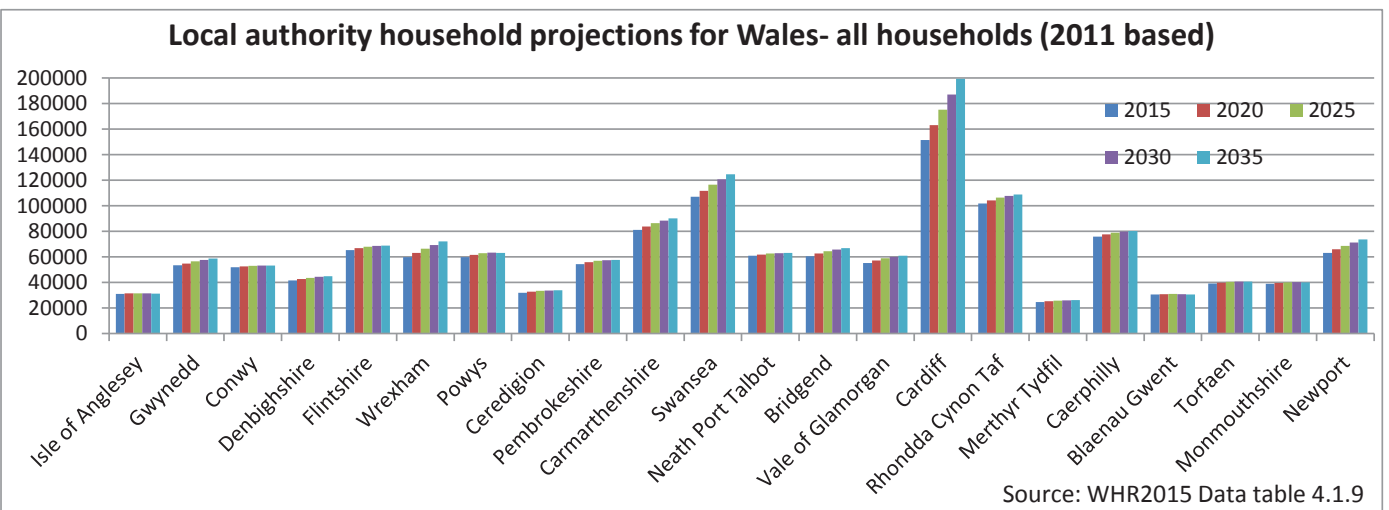
3: DEMOGRAPHICS

The 2011 census⁸⁶ gave Wales a higher than projected total population of 3.063 million, 0.9 per cent higher than projected, but a lower than projected number of households, (1.302 million) which was 2.4 per cent lower than expected, with average household size at 2.30 persons compared to the projection of 2.23. Communal establishment population was 20 per cent higher than in 2001 at 52,000.

According to a 2015 statistical release⁸⁷ Wales has a population of just over three million people living in 1.3 million households. Approximately 25 per cent of the total population live in three South Wales urban areas; Cardiff, Swansea and Newport. Welsh residents make up five per cent of the total UK population, and 20 per cent of the population of Wales say they can speak Welsh.



Projections based on the 2011 census show a continued annual increase in the total number of households in Wales, with an average additional 8,800 households per year projected in the next ten years; giving almost 100,000 new households by 2025, bringing the total number of household projections to 1,427,677.



We can see that household projections vary dramatically by local authority area, ranging from negative growth in Blaenau Gwent (-0.4 per cent) to more than 30 per cent growth in Cardiff. With total Welsh household growth at 11.13 per cent between 2015 and 2035, it is generally northern and rural areas that are projected to have the lowest growth, with some exceptions, notably Wrexham in the north with a projected 20.64 per cent growth figure.

72 <https://www.gov.uk/government/news/joint-ministerial-committee-communique-december-2014>

73 <https://www.gov.uk/government/publications/devolution-memorandum-of-understanding-and-supplementary-agreement>

74 <http://www.cih.org/resources/PDF/Wales%20Policy/CIH016%20Welsh%20Housing%20Review.pdf>

75 <http://www.senedd.tv/Meeting/Archive/42c9adf1-555b-470c-a5d6-1709d8f1e544?startPos=7&autostart=True#>

76 <http://www.iwa.org.uk/en/publications/view/242>

77 <http://www.theguardian.com/public-leaders-network/2014/nov/03/devo-manc-powers-greater-manchester-mayor>

78 <http://www.bbc.co.uk/news/uk-england-manchester-33448965>

79 <http://www.bbc.co.uk/news/uk-politics-33530765>

80 <http://www.parliament.uk/site-information/glossary/west-lothian-question/>

81 <http://www.bbc.co.uk/news/uk-wales-29229801>

82 <http://www.bbc.co.uk/news/uk-wales-29279701>

83 <http://www.assemblywales.org/bus-home/bus-legislation.htm>

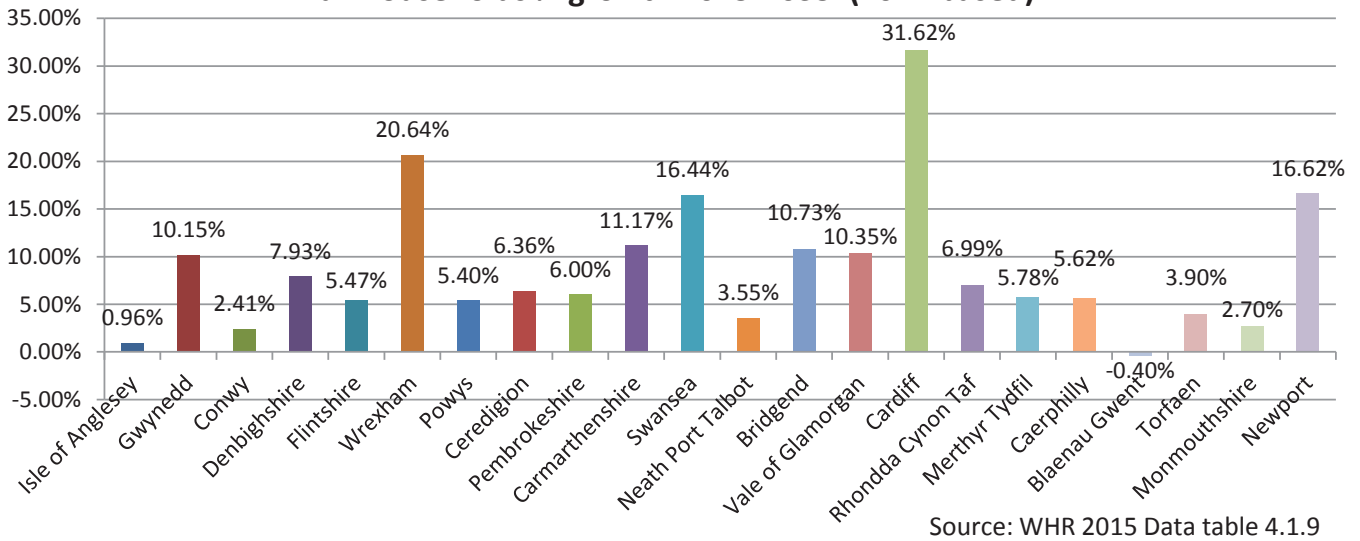
84 <http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/UKHR%20Briefing%202015.pdf>

85 <http://www.instituteforgovernment.org.uk/news/latest/stewardiaeth-y-system-%E2%80%93-system-stewardship-welsh-style>

86 source: Stats Wales presentation at Housing Information Group April 2015

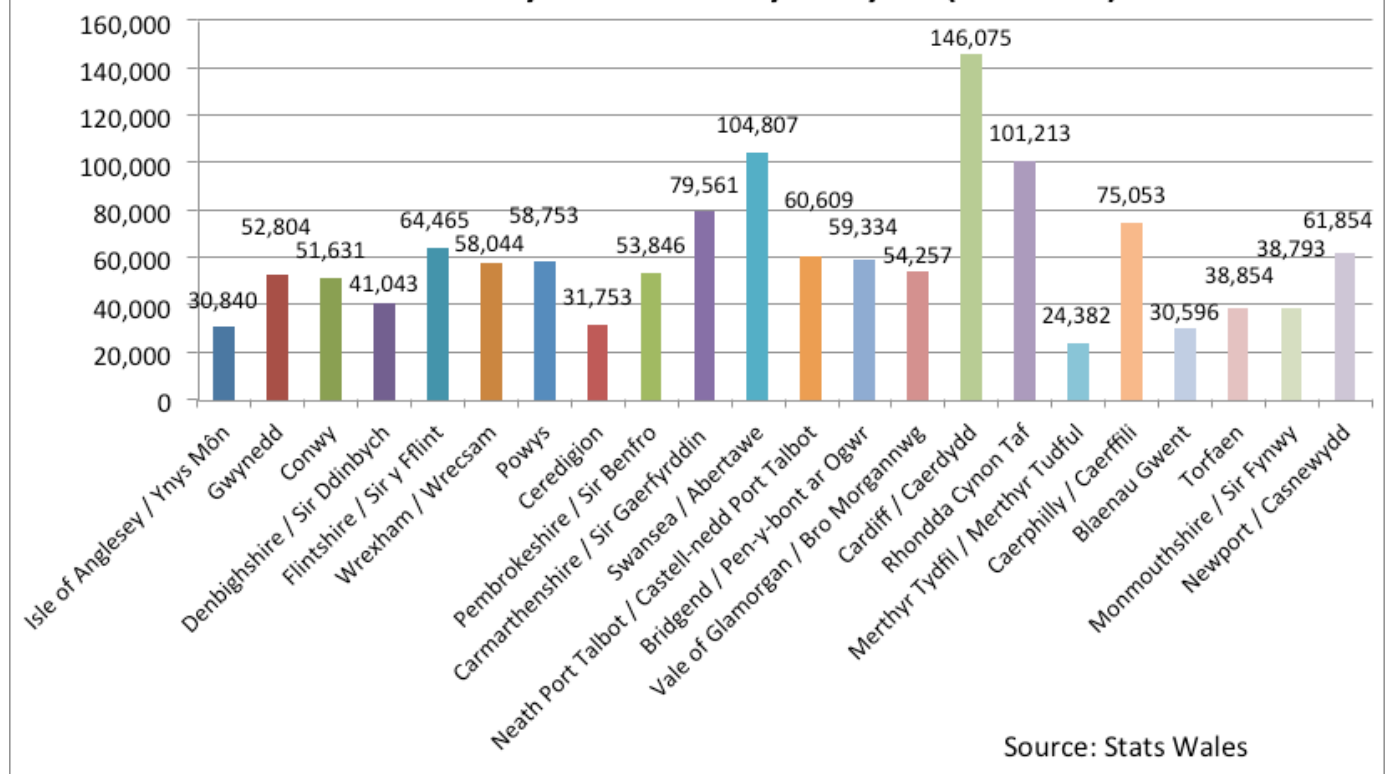
87 <http://gov.wales/statistics-and-research/wales-summary/?lang=en>

Local authority household projections- all households % growth 2015-2035 (2011 based)



The Homelessness Monitor Wales⁸⁸ report recently published by Crisis and JRF using workforce survey data, suggests that while there has been a decline in new household formation in Wales, particularly since 2010, in the 20-34 age group, there is a rising number of concealed households not reflected in the data; the growing number of communal establishments would support this finding.

Households by local authority and year (mid 2013)

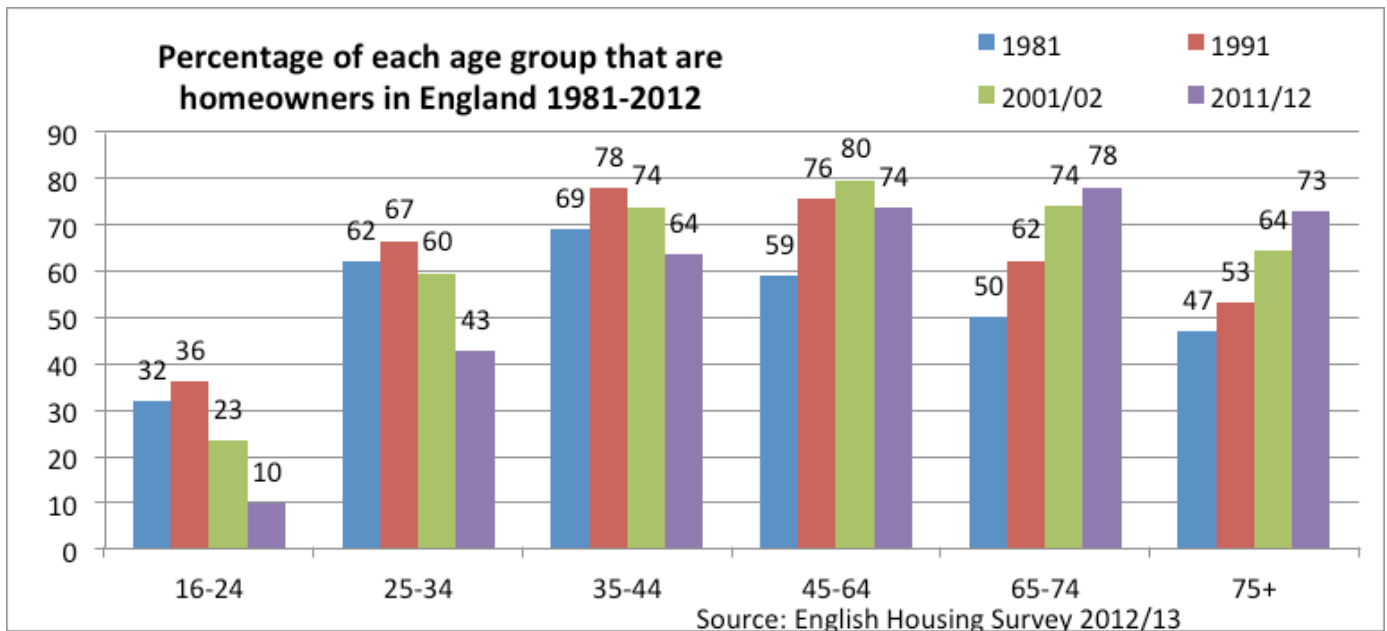


The living in Wales¹ survey which was last undertaken in 2008 has been replaced by the National survey for Wales, with very limited housing-related data. However using the 'English housing survey'⁹⁰ we can see that intergenerational housing trends continue to favour older people in terms of home ownership, wealth and assets.

88 http://www.crisis.org.uk/data/files/publications/HomelessnessMonitorWales2015_final.pdf

89 <http://gov.wales/statistics-and-research/living-in-wales-survey/?lang=en>

English housing survey we can see that intergenerational housing trends continue to favour older people in terms of home ownership, wealth and assets.



Reflecting recessionary impacts, housing undersupply and welfare benefit changes, they suggest this decline is an indicator of rising concealed households; that Wales is now following the English trend with regards to intergenerational differential outcomes.

4: NEW LEGISLATION, REGULATIONS AND EMERGING POLICY

The Mobile Homes (Wales) Act⁹¹ was of course both the first private member's bill, introduced to the National Assembly by Peter Black of the Liberal Democrats, in 2012, and the first housing-related piece of legislation, receiving royal assent in November 2013. However the new Housing (Wales) Act is a huge step forward for the sector, clearly defining the Welsh Government's ambition for, approach towards, and understanding of the role of housing in Wales; as a critical form of infrastructure; a force for social justice; and a clear acknowledgement of government's ongoing intention to view the housing industry as a whole-market system. Legislation emanating from the Senedd provides distinct Welsh solutions to tackle Welsh issues.

Since the last review several new acts with housing-related content have been passed.

Housing (Wales) Act 2014, 17 September 2014⁹²

The key purposes of the act are to:

- introduce a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents;
- reform homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
- place a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
- introduce standards for local authorities on rents, service charges and quality of accommodation;
- reform the housing revenue account subsidy (HRAS) system;
- give local authorities the power to charge 50 per cent more than the standard rate of council tax on homes that have been empty for a year or more; and
- assist the provision of housing by co-operative housing associations.

⁹⁰ <https://www.gov.uk/government/collections/english-housing-survey>

⁹¹ <http://www.senedd.assembly.wales.org/mglIssueHistoryHome.aspx?lId=4729>

⁹² <http://www.senedd.assembly.wales.org/mglIssueHistoryHome.aspx?lId=8220>

Significant consultations, secondary legislation and guidance has followed the ascension of the act. Under part one of the act a mandatory registration and licensing scheme for all landlords and agents providing privately rented homes in Wales will come into effect in autumn 2015. In May consultation ended on a private rented sector code of practice for landlords and agents⁹³, relating to the provisions introduced in part one of the 2014 act.

The Rent Smart Wales⁹⁴ service was launched in July 2015 replacing the existing voluntary Landlord Accreditation Wales scheme, previously operated by Cardiff Council, and this will be a single national service operating on behalf of all local authorities in Wales. This is discussed in more detail later in the section on the private rented sector.

Under part two of the new act local authorities have a duty to provide a statutory homelessness prevention service, as discussed in Chapter 2 by guest essayist Chris Price. An accompanying code of guidance⁹⁵ to local authorities on the allocation of accommodation and homelessness was published in August 2015 to guide the implementation of the new act. Part one of the code relates to the allocation of accommodation in accordance with part four of the Housing Act 1996, updated to reflect changes in legislation and case law, while part two of the code covers part two of the 2014 act, including the new prevention duty.

At the time of writing there was an open consultation⁹⁶ to gather views on the draft national pathway for homelessness services to children, young people and adults in the secure estate in response to section 70 of the housing act changing the 'priority need' homelessness status of those released from custody.

Wellbeing of Future Generations (Wales) Act 2015, 29 April 2015⁹⁷

The key purposes of the act are to:

- set a framework within which specified Welsh public authorities will seek to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs (the sustainable development principle);
- put into place wellbeing goals which those authorities are to seek to achieve in order to improve wellbeing both now and in the future;
- set out how those authorities are to show they are working towards the well-being goals;
- put public services boards and local wellbeing plans on a statutory basis and, in doing so,

simplify current requirements as regards integrated community planning; and

- establish a future generations commissioner for Wales to be an advocate for future generations who will advise and support Welsh public authorities in carrying out their duties under the bill.

The act put in place seven wellbeing goals. Complementing the act is 'the Wales we want' project⁹⁸; a national conversation to enhance understanding about the long-term issues that future generations in Wales might face, encouraging people to sign up as 'future champions' and to shape the agenda for the action that the devolved public service, in particular, can take. With twelve topic areas, one of which is housing, focusing on supply, standards, homelessness and energy efficiency; a housing factsheet⁹⁹ relating to the act and the conversation is available.



Violence against Women, Domestic Abuse and Sexual Violence (Wales) Act 2015, 29 April 2015¹⁰⁰

The provisions of the bill are intended to ensure a focus across the public sector on the prevention of these issues, the protection of victims and the support for those affected by such issues.

The bill places duties on the Welsh ministers, local authorities and local health boards to prepare and publish strategies aimed at ending domestic abuse, gender-based violence and sexual violence. The bill further provides a power to the Welsh ministers to issue guidance to relevant authorities on how they should exercise their functions with a view to contributing to ending domestic abuse, gender-based violence and sexual violence. The bill contains provision for the appointment of a ministerial adviser.

A draft statutory guidance on the national training

93 <http://gov.wales/consultations/housing-and-regeneration/private-rented-sector-code-of-practice-for-landlords-and-agents/?status=closed&lang=en>

94 <https://www.welshlandlords.org.uk/>

95 <http://gov.wales/topics/housing-and-regeneration/services-and-support/managing-social-housing/allocate/?lang=en>

96 <http://gov.wales/consultations/housing-and-regeneration/national-pathway-for-homelessness-services/?status=open&lang=en>

97 <http://www.senedd.assembly.wales/mglIssueHistoryHome.aspx?ll=10103>

98 <http://thewaleswewant.co.uk/about>

99 <http://thewaleswewant.co.uk/themes/housing>

framework on violence against women, domestic abuse and sexual violence is currently out to consultation¹⁰¹. Aiming to ensure a focus across the public sector on the prevention of these issues, the protection of victims and the support for those affected by such issues, the framework proposes levels of training described as ‘groups’ and under these states the type of professional worker expected to participate in the training groups.

The Welsh Government has included housing, housing options and homelessness workers under ‘group two’, which applies to public service staff subject to training requirements. Group two trainees, including housing professionals, will therefore be required to undertake the new “ask and act” training, focusing on developing skills to undertake a targeted enquiry for front-facing staff, within a five-year initial delivery plan.

Planning (Wales) Act 2015, 6 July 2015¹⁰²

The key purposes of the bill are to:

- Strengthen the plan-led approach to planning. The bill introduces a new legal framework for the Welsh ministers to prepare a national land use plan, to be known as the national development framework for Wales. The framework will set out national land use priorities and infrastructure requirements for Wales.
- Make provision for the production of strategic development plans, to tackle larger-than-local cross-boundary issues, such as housing supply and areas for economic growth and regeneration.
- Make provision for pre-application consultation, and to require local planning authorities to provide pre-application services.
- Provide for planning applications for nationally-significant projects to be made to the Welsh ministers. Applicants for planning permission will also be able to apply to the Welsh ministers for planning permission where a local planning authority is deemed to be poorly performing.
- Reform the development management system to streamline procedures, to ensure that applications are dealt with promptly, providing certainty for developers and communities.
- Improve enforcement and appeal procedures. Changes are also made in relation to the recovery of costs for parties involved in planning cases.
- Make changes in relation to applications to register town and village greens.

The act aims to emphasise a positive planning approach and to provide earlier public engagement in planning. The Royal Town Planning Institute Cymru

has welcomed the act stating that the new legislation will ‘provide a new framework to achieve a positive, collaborative, and integrated planning system with the main focus on outcomes and the delivery of sustainable development.’

A new requirement for private landlords to check the immigration status of prospective tenants was included in the Immigration Act 2014 whereby landlords should check a prospective tenant’s right to rent before allowing them to occupy property, in order to avoid liability for a civil penalty – with follow up checks required for those tenants evidencing only a time-limited leave to reside in the UK.

A phased implementation was announced with the announcement that phase one, a pilot project in the West Midlands, would be evaluated before the commencement of phase two, the nationwide roll-out. The pilot project began in December 2014, covering Birmingham, Walsall, Sandwell, Dudley and Wolverhampton. Landlords with property in these five areas were required to carry out right to rent checks for new tenancy agreements to determine whether their tenants had the right to live in the UK legally, acceptable documents included a passport, an EEA residence card or a biometric residence permit.

In August 2015 the Westminster government announced the right to rent measure would be rolled out nationally, despite less than impressive results partially available from the pilot, which has still not been published in full.

While measures to tackle rogue landlords are welcome, there are concerns that local authorities will struggle to meet the additional resources required for enforcement and that private landlords will be burdened with unreasonable extra costs. The Chartered Institute of Housing was critical of the roll-out announcement, with Terrie Alafat, CIH chief executive stating: “For many people, private renting is the only option, and if this is removed homelessness and destitution may follow. Illegal immigrants may actually be least affected, as they probably already have to use the sorts of landlords who ask no questions and will rent poor quality accommodation to anyone who’ll pay the rent.”

In Wales, CIH Cymru joined Tai Pawb, and other housing organisations, to write to the Welsh government pressing concerns with the new measure and its consequences. The letter asked for the Welsh government minister to consider what can be done in Wales to mitigate the impact of the new measure. It cited the emerging evidence from the pilot of discriminatory practice, increased deposits and other costs passed on to tenants, as well as the lack

¹⁰¹ Except by 2017/18 incapacity benefits and 1% uprating by 2015/16 DLA

¹⁰² http://www.shu.ac.uk/research/cresr/sites/shu.ac.uk/files/hitting-poorest-places-hardest_0.pdf

¹⁰³ Lister & Ward Help with Housing Costs 2014 – 2015: Universal Credit and Council Tax Rebates 2014-15, Russell Press 2014 http://www.cih.org/publication/display/vpathDCR/templatedata/cih/publication/data/Help_with_Housing_Costs_2014_-_2015

¹⁰⁴ <http://www.ons.gov.uk/ons/rel/pop-estimate/population-estimates-for-uk-england-and-wales-scotland-and-northern-ireland/2013/index.html>
<http://wales.gov.uk/statistics-and-research/household-projections/?lang=en>

of effectiveness of the scheme. The organisations asked for action to ensure a proper evaluation took place in Wales and opportunities under part one of the new Housing Act (Wales) 2014 were utilised to ensure landlords had access to proper training.

Upcoming legislation and regulations

Legislation either making its way through the Senedd or anticipated in the next 12 months includes:

The Renting Homes (Wales) bill¹¹⁰ currently at stage two of the legislative process at the time of writing. Based on the Law Commission's Renting Homes report, the bill is proposing wholesale tenancy reform, and is expected to be passed as an act by early 2016, making Wales the first UK country to take forward the Law Commission's proposals, a full decade after they were made. The aim of the bill is to replace what is currently a confusing and complex area of housing-related law with a clearer, simpler and more straightforward framework.

The bill replaces all current types of tenancies and licences in Wales with two occupation contracts:

- A secure contract modelled on the current secure tenancy issued by local authorities, to be used by both registered social landlords and local authorities for social housing tenancies.
- A standard contract modelled on the current assured shorthold tenancy used mainly in the private rented sector. A standard contract can be either "periodic", typically running from week to week or month to month, or "fixed term", running for a pre-agreed set period.

The bill proposes a duty to provide a written statement of contract and the inclusion of a 'prohibited conduct' term making an act of domestic violence a breach of the occupation contract. What constitutes a breach of the 'prohibited conduct' terms will be wider than just acts of actual violence and will include emotional and psychological abuse. The bill also proposes new ways of dealing with joint contract holders allowing the landlord to end the contract for one joint contract holder but keeping it active for the other.

The bill is not without its contentions, namely the removal of Ground 8 that enables registered social landlords to apply for mandatory eviction for serious rent arrears (more than two months) from social housing, and the ending of the six-month moratorium for the private rented sector, and the review will look at both of these in more depth later.

Several consultations on regulations and codes of

practice have taken place in the last twelve months, regarding the implementation of the Social Services and Wellbeing (Wales) Act 2014 including the code of practice in relation to part ten (complaints, representations and advocacy services) and part five (charging and financial assessment) of the act. Earlier in 2015 the Welsh Government announced it was doubling the funding available through the delivering transformation grant to £3 million to support implementation of the act and the national learning and development strategy. This was in addition to an additional £20 million to carry on the work of projects funded through the intermediate care fund and the £10 million increase in the revenue support grant for social services purposes. The intermediate care fund aims to break down the barriers between health, housing, social care and local government to keep older and vulnerable people independent and out of hospital.

The Tax Collection and Management (Wales) Bill was introduced on 13 July 2015 with the aim of putting into place the legal framework for the collection and management of devolved taxes in Wales. Establishing a Welsh revenue authority with powers to identify and collect devolved tax, this bill is the first of three that together will establish devolved tax arrangements in Wales; it will be followed by legislation for the new devolved Welsh taxes including the land transaction tax discussed earlier in the section on devolution.

Also progressing through the National Assembly at the time of writing is the Local Government (Wales) Bill with stage three consideration due to take place in plenary on 29 September 2015. The bill follows on from the findings of the 2014 Williams Commission into public service governance and delivery in Wales, discussed in last year's review. It was published in January 2015, the same month the minister for public services Leighton Andrews AM announced the Welsh Government's rejection of the voluntary council mergers put forward by some authorities in response to Williams. The minister stated that a new map of Welsh councils would be published by the Welsh Government before July. The provisions of the bill allow for preparatory work to take place before the commencement of local government mergers and reform. The bill also includes provisions to facilitate the voluntary early merger of two or more local authorities by April 2018.

A Mergers and Reform (Wales) Bill is now anticipated for publication and consultation during the autumn of 2015, however it is expected that this will not enter the legislative processes until after the assembly election in May 2016.

¹¹⁰ <http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>

¹¹¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

¹¹² <http://www.theguardian.com/housing-network/2014/feb/03/affordable-housing-meaning-rent-social-housing>

Following publication of the Local Government (Wales) Bill a written statement on the future of local government in Wales was published in June 2015 giving two maps outlining proposals to cut the number of Welsh local authorities from 22 to eight or nine. The proposals more than halve the number of local authorities currently in Wales, with the mergers reverting to similar local authority boundary lines of the pre-1996 authorities.

Leighton Andrews, minister for public services, said in the statement that there was a “compelling and widely accepted case” for fewer local authorities and went on to highlight the opportunity to reduce costs while improving frontline services.

Both of the proposed new maps result in mergers where some authorities that have retained stock will merge with those who undertook large scale voluntary transfer of housing. This inevitably will result in implications that need to be considered in the early stages of future proposals. In the proposal for eight councils Gwent, Neath Port Talbot and Swansea, Dyfed and Gwynedd, Conwy and Anglesey would all become mixed stock-holding authorities. Under the plan for nine councils, Gwynedd and Ynys Mon and Conwy and Denbighshire would also become mixed authorities.

In the context of local government reform in Wales CIH Cymru has called for housing to remain a key strategic priority post-reorganisation, and for proposals to recognise and respond appropriately

	Local authority	Retained council housing	Large scale voluntary transfer	Status of housing stock		
				All retained	Mixed stock	All transfer
Proposed Local authority mergers: 8 councils	1. Isle of Anglesey Gwynedd Conwy	Isle of Anglesey	Gwynedd Conwy		x	
	2. Flintshire Wrexham Denbighshire	Flintshire Wrexham Denbighshire		x		
	3. Ceredigion Pembrokeshire Carmarthenshire	Pembrokeshire Carmarthenshire	Ceredigion		x	
	4. Neath Port Talbot Swansea	Swansea	Neath Port Talbot		x	
	5. Bridgend Rhondda Cynon Taff Merthyr Tydfil		Bridgend Rhondda Cynon Taff Merthyr Tydfil			x
	6. Cardiff The Vale of Glamorgan	Cardiff The Vale of Glamorgan		x		
	7. Blaenau Gwent Caerphilly Torfaen Monmouthshire Newport	Caerphilly	Blaenau Gwent Torfaen Monmouthshire Newport		x	
	8. Powys	Powys		x		
Proposed local authority mergers: 9 councils	1. Isle of Anglesey Gwynedd	Isle of Anglesey	Gwynedd		x	
	2. Conwy Denbighshire	Denbighshire	Conwy		x	
	3. Flintshire Wrexham	Flintshire Wrexham		x		
	4. Ceredigion Pembrokeshire Carmarthenshire	Pembrokeshire Carmarthenshire	Ceredigion		x	
	5. Neath Port Talbot Swansea	Swansea	Neath Port Talbot Bridgend		x	
	6. Bridgend Rhondda Cynon Taff Merthyr Tydfil		Bridgend Rhondda Cynon Taff Merthyr Tydfil			x
	7. Cardiff The Vale of Glamorgan	Cardiff The Vale of Glam.		x		
	8. Blaenau Gwent Caerphilly Torfaen Monmouthshire Newport	Caerphilly	Blaenau Gwent Torfaen Monmouthshire Newport		x	
	9. Powys	Powys		x		

to the impact of reorganisation on staff and housing professionals, while properly considering that the local authority housing function is much wider than landlord functions. In England the impact of funding reductions on local government housing services has been a 37.9 per cent reduction in budgets for housing strategy functions according to the National Audit Office.

There are opportunities opening up for the delivery of housing-related services under reorganisation though, and these could include joined-up homelessness and allocation services, better partnership working with registered social landlords, sharing regeneration and community benefits expertise, regulation of the private rented sector, shared supporting people planning, commissioning and reviewing functions, opportunities to strengthen the strategic planning function and to increase the supply of affordable homes. There are plenty of other opportunities arising from local government reorganisation of course, succinctly pointed out by the Bevan Foundation ; joint health, housing and social care initiatives and a greater role for digital technology in service delivery to name just two. The opportunities for registered social landlords, which are significant Welsh social businesses , emanating from the transformation of public services agenda, are also of growing interest.

In February 2015 Edwina Hart, minister for economy, science and transport announced that she had re-appointed five members of the Welsh commission on co-operatives and mutuals to review the steps that have been taken to implement its original 25 recommendations . The original report found that Wales' mutual housing associations, with expenditure of £740 million, retained 80 per cent of that figure within Wales. It also recognised the potential of the sector in developing 'spin-out' services, as well as referencing the development of a new co-operative tenure through the housing project based at Wales Co-operative Centre, originally identified within the 2012 white paper for better lives and communities .

In addition to the commission, in 2014 Welsh Government appointed Keith Edwards, former director of CIH Cymru, to explore how local authorities that wish to develop mutual or co-operative models for the delivery of some services could be supported to do so. This work built on the themes set out in the reforming local government: power to local people white paper . Some local authorities have of course already taken steps towards developing alternative delivery models for public services; Torfaen leisure services moved to a trust in 2013. However, with the double whammy of a continued Westminster austerity

agenda and demographic change , this additional pressure on Welsh public services is likely to ensure a growing sense of urgency for local government reform within the wider transformation agenda.

The resulting report 'Is the feeling mutual?' was published in July 2015 and explored the potential new ways of designing and delivering public services, with a focus on developing new mutual and co-operative models. Housing associations and mutuals were highlighted in the report as both potential and established partners of local authorities. The report concluded that as registered social landlords will often share common social, economic and environmental values with Welsh and local government and are experienced in developing and delivering 'housing plus' initiatives across the country, they could offer a real alternative to privatisation or public service closure.

More than 60 per cent of respondents participating in a CIH Cymru-commissioned survey at TAI 2015 agreed with the report's findings that housing organisations should 'enthusiastically embrace opportunities presented by the Welsh Government's public service transformation agenda'.

The future of right to buy and right to acquire: a white paper. In April 2015 the Welsh Government ended its consultation on proposals to end the right to buy for social housing. The flagship Thatcherite policy, allowing social housing tenants to purchase their homes from landlords at a price significantly below market level, has undoubtedly allowed many households to pursue owner occupation who may otherwise have struggled to do so. However, the policy intent to support a 'property owning democracy' must be seen within the context of its negative impact on estates and communities, the depletion of affordable housing supply, the shift of significant numbers of ex-council homes into the private rented sector (and the consequential burden on the housing benefit system), and the residualisation of social housing stock.

In Wales, the right to buy currently has a maximum discount of £16,000, the lowest ceiling of those nations still offering it. In Scotland the policy ended under legislation in the new Housing (Scotland) Act in June 2014. The right of local authorities to apply for a suspension of it in areas of housing pressure for a period of up to five years under the Housing (Wales) Measure 2011 saw the first successful application by Carmarthenshire council in 2015. At the same time this suspension was announced, the

⁷⁷ <http://www.altairtd.co.uk/whqfull.pdf>

⁷⁸ <http://wales.gov.uk/statistics-and-research/welsh-housing-quality-standard/?lang=en>

⁷⁹ <http://www.cih.org/2i/publications>

⁸⁰ <http://wales.gov.uk/topics/housing-and-regeneration/publications/housing-regulation-update-9/?lang=en>

⁸¹ <http://www.cih.org/resources/PDF/Wales%20Events/tai2014/Darshan%20Matharoo.pdf>

⁸² <http://wales.gov.uk/topics/improvingservices/public-service-governance-and-delivery/?lang=en>

⁸³ <http://wales.gov.uk/newsroom/firstminister/2014/8999584/?lang=en>

⁸⁴ <http://www.ons.gov.uk/ons/guide-method/geography/beginner-s-guide/administrative/our-changing-geography/local-government-restructuring/index.html>

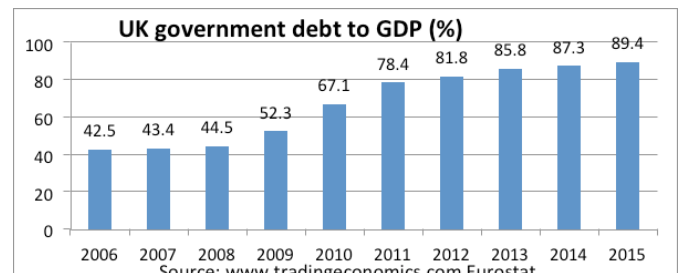
minister published the white paper putting forward two proposals for public consultation: firstly by changing current legislation to reduce the maximum discount available to either a local authority or housing association landlord to a proposed £6,000, and secondly, proposing developing new legislation in the next legislative programme to end right to buy and right to acquire in Wales. The initial reduction in the discount has the intention of ‘dampening any spike’ in applications before the ending of the policy, to avoid adding to the 138,000 council homes sold under right to buy between 1981 and 2014.

It is also of course another example of growing devolutionary difference in the UK. CIH Cymru took a tour of the home nations, exploring the variance of right to buy policies in issue 98 of Welsh Housing Quarterly and this was before the announcement of the extension of right to buy to housing associations by the Westminster government in May, which is causing major concern to our colleagues in England. Most recently Inside Housing reported that almost 40 per cent of ex-council homes sold under the right to buy are now in the private rented sector, dampening any claim that the policy supports the realisation of a property-owning democracy.

Ending right to buy in Wales especially makes sense as the cessation of the housing revenue account subsidy (HRAS) system for the eleven retained housing stock Welsh councils is now in effect. In April 2015 Wales finally ended HRAS, the last negative subsidy regime in the UK, three years after it ended in England. The proposal to suspend right to buy has been supported by CIH Cymru, as investing in and delivering new social housing without the risk of having to accept further right to buy sales is a logical approach, reducing risk and providing a fairer deal for future generations of social housing tenants, by protecting the level of stock.

5: ECONOMIC CONTEXT

Government debt in the UK is now at 89.4 per cent as a percentage of gross domestic product, the highest it has been since 1980. This indicator is important as it is used by investors to measure a country’s ability to make future payments on its debt, thus affecting the country borrowing costs and government bond yields.



Gross value added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services. There is a significant wealth gap between Wales and the rest of the UK; in 2015 the Holtham report for the Institute of Welsh Affairs stated that the 1999 GVA figure for Wales was 72.4 per cent of the UK average, and in 2013 it was almost unchanged at 72.2 per cent. However, the Welsh Government reported that GVA per head is growing faster in Wales than many other parts of the UK including London, which it suggests demonstrates the confidence of the private sector.

According to the Office for National Statistics, changes in gross domestic product (GDP) are the main indicator of economic growth. In the second quarter of 2015, GDP in the UK was estimated to have increased by 0.7 per cent compared with growth of 0.4 per cent in the first quarter and 2.6 per cent higher than in the second quarter of 2014. Construction growth was flat however. Industries show differing trends following the 2008 downturn, with construction and production more acutely affected. Services industries have grown much more steadily, albeit slowly, with output hitting the pre-downturn level in the third quarter of 2011.

⁸⁵ <http://www.wlga.gov.uk/media-centre-1/wlga-e-bulletins/wlga-independent-group-raises-concerns-over-williams-report>

⁸⁶ <http://wales.gov.uk/consultations/localgovernment/white-paper-reforming-local-government/?lang=en>

⁸⁷ <http://wales.gov.uk/consultations/housing-and-regeneration/housewhitepaper/?lang=en>

⁸⁸ <http://www.walescooperative.org/index.php?cID=826&cType=document>

⁸⁹ <http://new.wales.gov.uk/newsroom/housingandcommunity/2013/support-for-co-op-housing-pilot-schemes/?lang=en>

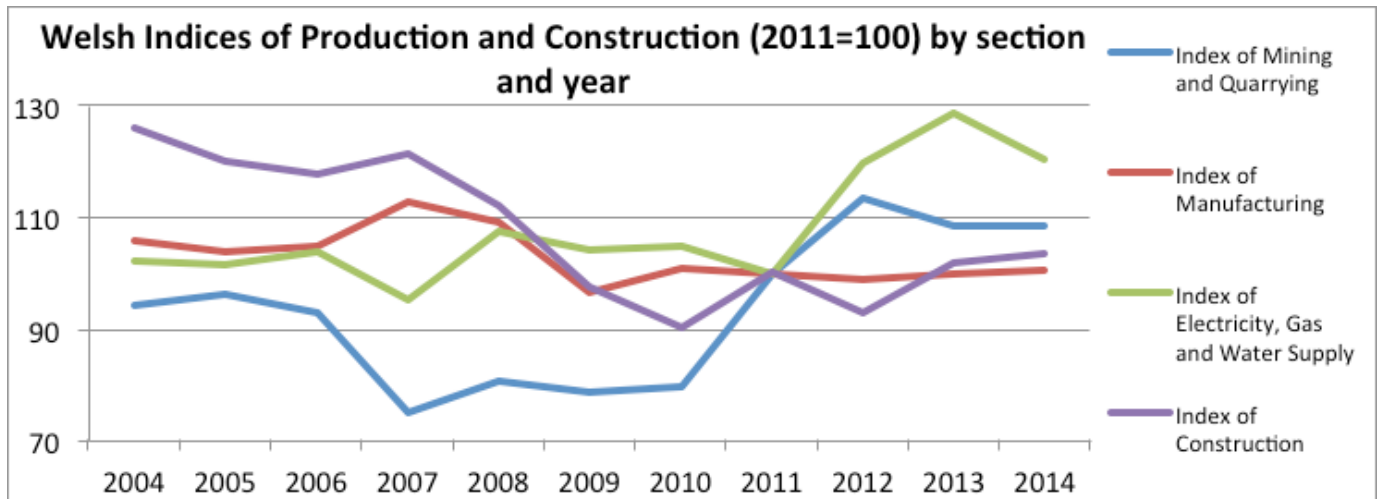
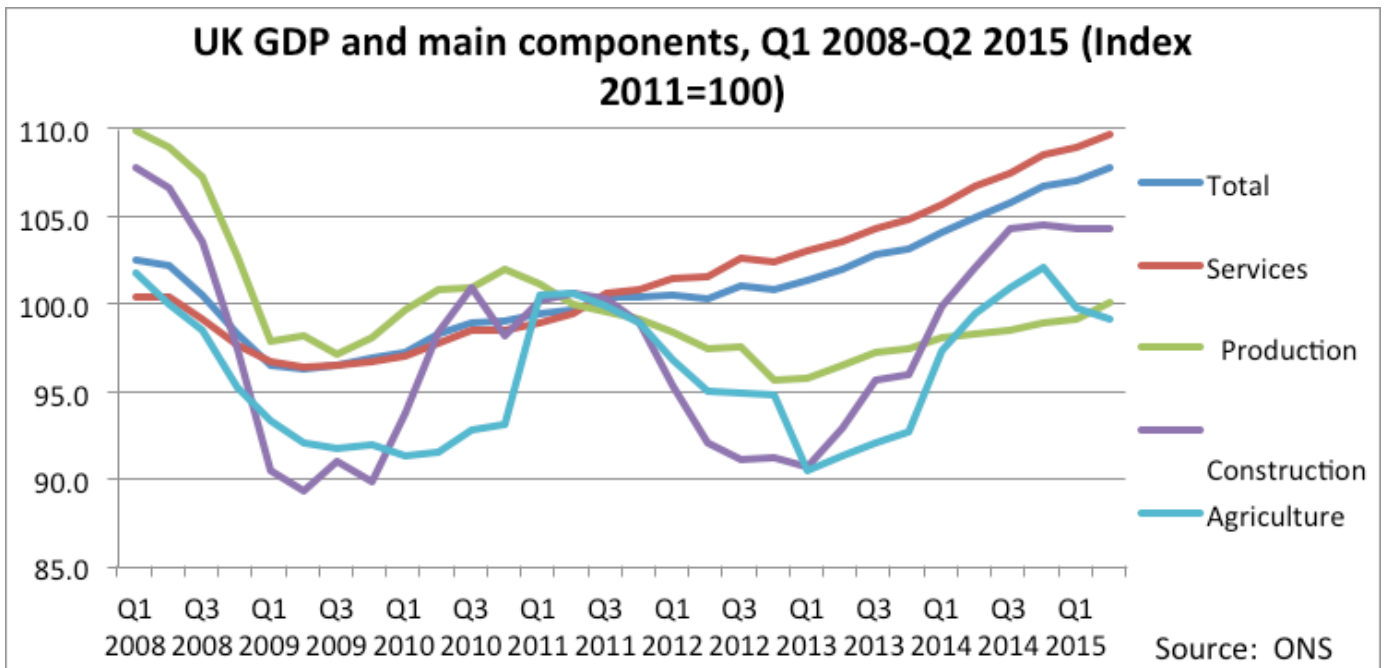
⁹⁰ <http://www.walescooperative.org/cooperative-housing>

⁹¹ <http://www.welshlandlords.org.uk/>

⁹² http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Wales/Private_rented_sector_in_Wales

⁹³ <http://www.senedd.assemblywales.org/>

⁹⁴ <http://www.sheltercymru.org.uk/new-research-calls-for-national-prs-tenant-movement-in-wales/>



Trends suggest that the UK economy is improving, however it is a slow recovery and also an unequal recovery, generationally, geographically and socially. A Joseph Rowntree Foundation 2015 report following a three-year study in England and Scotland found that cuts to local authority budgets are having a profound effect on services, with the poorest communities and residents hardest hit and those least able to cope with service withdrawal bearing the brunt. The recent Eurofound report found that the UK was the most unequal European Union country in terms of the level of wage inequality. The London School of Economics concluded in its 'Falling behind, getting ahead' report that people in their twenties have been the worst affected by the economic crisis and also found that council and housing association tenants fared worst in the current labour market.

The 2015 'Cities Outlook' report shows the gap between Britain's best and worst performing cities has dramatically widened since 2004 – creating a two-tier economy of growth and decline. It finds the ratio of jobs created in the south of England compared to the rest of Great Britain was 12:1 between 2004 and 2013 using an index of the 64 largest cities and towns in the UK, including Cardiff, Swansea and Newport in Wales.

The impact of policy changes to the public sector workforce will hit Wales hardest. This is in the context of the Westminster government's austerity policy, which has seen the Welsh Government settlement budget cut by around eight per cent in real terms since 2011.

⁹⁵ <http://www.wlga.gov.uk/privaterentedsector/>

⁹⁶ <http://www.welshrenters.org.uk/2014/07/partnership-involves-equal-representation-welsh-tenants-examines-the-recent-the-prs-summit-2014-all-aboard/>

⁹⁷ <http://www.generationrent.org/about>

⁹⁸ <http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/april-to-june-2014-results/jphpr-stb-aprtojun14.html#tab=Rental-Prices-for-Constituent-Countries-of-Great-Britain>

⁹⁹ <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/what-does-the-2011-census-tell-us-about-older-people-what-does-the-2011-census-tell-us-about-older-people-full-infographic.html>

¹⁰⁰ <http://www.generationny.com/>

¹⁰¹ <http://www.prb.org/Publications/Articles/2002/JustHowManyBabyBoomersAreThere.aspx>

¹⁰² <http://www.insidehousing.co.uk/tenancies/nimbys-warm-to-new-builds-as-generation-rents-needs-become-clearer/7004864.article>

¹⁰³ http://www.insidehousing.co.uk/tenancies/nimbys-warm-to-new-builds-as-generation-rents-needs-become-clearer/7004864.article?utm_medium=email&utm_source=Ocean+Media+&utm_campaign=4508566_IH-development-310714-LR&dm_i=1HH2,2OMTY,7UMQ4Z,95YI9,1

¹⁰⁴ <http://www.insidehousing.co.uk/nimbys-warm-to-new-builds-as-generation-rents-needs-become-clearer/7004864.article>

The one per cent cap on public sector pay for the next four years will disproportionately affect Welsh households, as the proportion of people employed in the public sector is far greater here than for the rest of the UK. For the same reason the declining numbers of people in public sector employment will also affect the Welsh economy; across the UK public sector jobs decreased by 22,000 from the fourth quarter of 2014 to 5.372 million, its lowest level since data collection commenced by ONS in 1999.

The latest figures from Citizens Advice show the impact of the economic recovery is yet to be felt by many people; it reports increasing numbers of people 'struggling to make ends meet' with more than 106,000 clients during the 2014/15 period, a 14 per cent increase compared to the previous year.

However there is some economic good news for Wales; ONS unemployment figures for the first quarter of 2015 for Wales show numbers are falling with a reported drop in the number of unemployed people to 90,000 – this is down 9,000 on the previous quarter and 8,000 on the previous year. Employment in Wales has increased by 42,000 over the last quarter – more than in any other UK nation or region.

This is not to overestimate the relationship between unemployment and poverty, with growing levels of in-work poverty across the UK; a recent Joseph Rowntree Foundation report stated that 60 per cent of people who moved into work in 2012/13 were paid below the living wage, and 50 per cent of all people in poverty were in a working family.

6: WELFARE REFORM

Welfare reform continues to be a significant concern for Wales. The process of creating a simplified system that makes work pay was welcomed by many, including CIH, however the impact of significant social security cuts already in place and those to come, (most recently a reduction in the benefit cap and the removal of housing benefit for under 21s announced in the summer budget) are creating unprecedented pressures on families and services across the country.

This of course affects the work of frontline housing professionals who are increasingly involved in 'housing-plus' service delivery, for example financial

and digital inclusion, as identified in CIH's research report 'Frontline Futures: new era, changing role for housing officers', in 2014. The important consequential learning, development and cultural change challenges for organisations are discussed above in the essay by Melys Phinnemore and Penny Jeffreys in chapter two.

Reports and evidence are mounting demonstrating the disproportionate impact on Wales, and on those living in rented accommodation in particular arising from these cuts. The impact of the UK government's welfare reform has been estimated by Welsh Government to have currently taken almost £1 billion from the Welsh economy. The recent Oxfam Cymru 'Welsh doughnut' report stated that 40 per cent of Welsh households are experiencing fuel poverty and 25 per cent of the population live in relative income poverty.

The January 2015 report by the auditor general for Wales confirmed that the changes made as a result of the implementation of the welfare reform programme affected a greater proportion of tenants of social housing in Wales than in either England or Scotland. The report also found that there is increasing poverty, debt and exclusion among some social housing tenants, which coincide with these changes. Rent arrears of current social housing tenants in Wales have also increased; the number of tenants in arrears went up by 23.3 per cent in the first six months following introduction of the bedroom tax and benefit cap.

A recent London School of Economics study has shown the impact of the 2010-2015 coalition government's tax and welfare reforms has proven to be fiscally neutral; the reductions in benefits and tax credits have financed part of the cuts in direct taxes. Such regressive policies suggest that the changes will be felt most in our most deprived communities and by the most vulnerable people, with consequential effects on public services.

The UK Housing Review concludes the welfare reform cuts have been a policy choice rather than a consequence of the economic downturn; 'those in the lowest half of the income distribution were net losers from the tax and benefit changes, while all those in the top half of the income distribution (except the top five per cent) made net gains'.

¹⁰⁵ <http://www.bankofengland.co.uk/markets/Pages/FLS/default.aspx>

¹⁰⁶ <http://helptobuywales.co.uk/builder-registration/overview/?lang=en>

¹⁰⁷ UK Housing Review 2014, page 51.

¹⁰⁸ <http://www.bbc.co.uk/news/business-28863492>

¹⁰⁹ <http://www.thisismoney.co.uk/money/mortgageshome/article-2708262/Land-Registry-figures-house-prices-remained-flat-June.html#ixzz3B9MXyMbj>

¹¹⁰ <https://www.gov.uk/government/publications/house-price-index-release-calendar/hpi-calendar-release-dates>

¹¹¹ <http://www.mynewsdesk.com/uk/cbre/pressreleases/uk-house-price-growth-will-reach-12-in-2014-1035143>

¹¹² <http://www.oecd.org/finance/financial-markets/42229620.pdf>

¹¹³ <http://www.independent.co.uk/news/uk/home-news/harriet-harman-if-only-it-had-been-lehman-sisters-1766932.html>

¹¹⁴ Lu Hong and Scott E. Page; Groups of diverse problem solvers can outperform groups of high-ability problem solvers. 2004 <http://www.pnas.org/content/101/46/16385.abstract>

¹¹⁵ http://www.mckinsey.com/features/women_matter

¹¹⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/31480/11-745-women-on-boards.pdf

Welsh households have received a cushion against the impact of the devolvement of the replaced council tax benefit system via Welsh Government support; with an additional £22 million funding in 2014/15 and a commitment to maintain these arrangements for a further two years. However other social security cuts implemented through welfare reform have disproportionately affected Wales. Last year's review looked at the heavy impact of the under-occupancy penalty or bedroom tax and the potential impact of direct payments on Wales in detail.

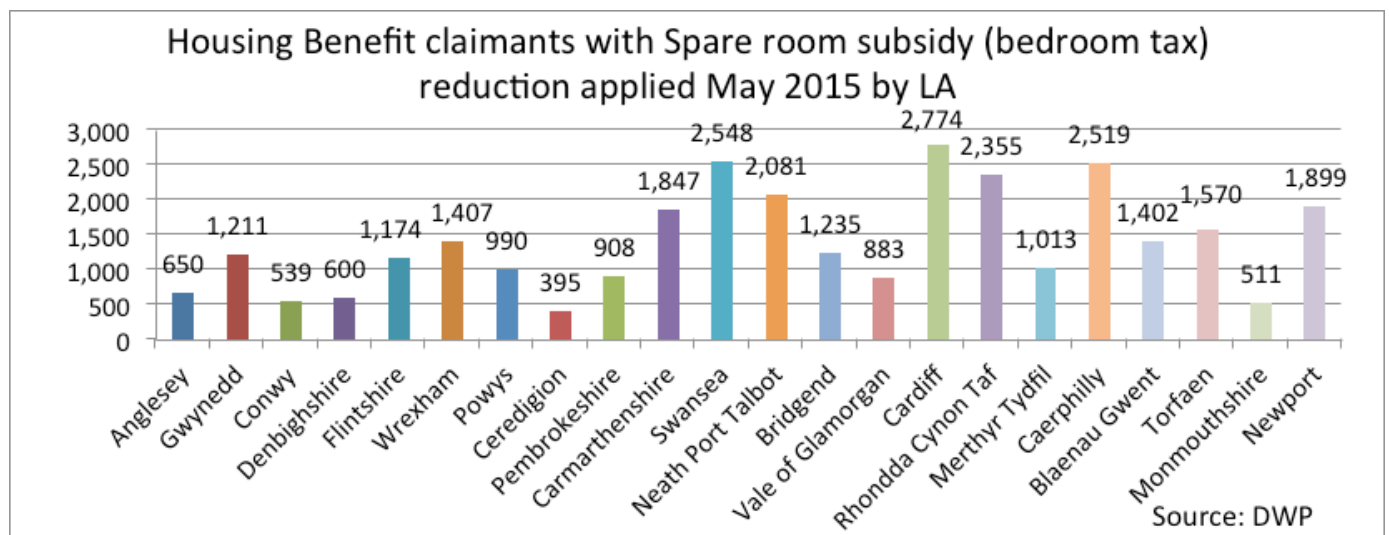
Outcomes from legal challenges to changing social security policies continue in 2015; in March the Supreme Court found that the benefit cap is lawful despite being in clear breach of UK obligations on international children's rights (this before the recently announced reduction), and case law updates on bedroom tax can be found on the Nearly Legal blog . Suffice to say that both policies remain in place.

In 2015 the Department for Work and Pensions (DWP) reported that there were 30,505 Welsh households

with welfare reforms cited as a major contributing factor by Welsh Government. Statistics published in the spring showed arrears were at their highest level since 2009-10, with 33 per cent of social housing households in rent arrears as of 31 March 2014, a significant increase of 4.8 per cent on the previous year. The increase in numbers of households in arrears was much higher for council tenants than for tenants of registered social landlords; with local authorities experiencing a 9.3 per cent increase.

The 2015 Homelessness Monitor report found that while on average losses arising from welfare reform equate to an average of £470 a year for every working age adult across Great Britain, Wales is hit hardest with five of the twenty five most disadvantaged areas in South Wales (Merthyr Tydfil £720, Blaenau Gwent £700, Neath Port Talbot £700, Rhondda Cynon Taff £670 and Caerphilly £640).

The PPIW report found that some housing associations were changing their allocation policies to favour tenants who are in work to address



subject to the bedroom tax, with an average housing benefit reduction of £14.15 per week.

The Public Policy Institute for Wales (PPIW) found that the disproportionate impact of bedroom tax continues with a lack of smaller properties in the sector to accommodate the numbers affected. The majority of tenants hit by the penalty are either moving into the private rented sector, or more likely trying to 'stay and pay' the shortfall, consequently social landlords are experiencing increased rent arrears

affordability issues arising from social security cuts. If low income households cannot afford social tenancies then what are their housing options? This change to allocation processes poses important questions for the social housing community about values and purpose, as well as the impact on relationships with local authorities in terms of new joint approaches to homelessness prevention.

Discretionary housing payments continue to be used in Wales as a form of temporary financial assistance

¹¹⁷ <https://www.gov.uk/government/news/women-on-boards-2014-3-years-on>

¹¹⁸ <http://www.cih.org/presidentialcommission>

¹¹⁹ <http://www.cih.org/equalityanddiversitycharter>

¹²⁰ http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Wales/CIH_Cymru_leads_way_on_board_gender_balance

¹²¹ <http://www.altairltd.co.uk/cosmopolitan.shtml>

¹²² <http://www.insidehousing.co.uk/corporation-over-cautious-in-regulation-of-ujima/6500581.article>

¹²³ http://chcymru.org.uk/uploads/general/Code_of_Governance.pdf

¹²⁴ <http://www.insidehousing.co.uk/down-the-rabbit-hole/7003372.article>

¹²⁵ <http://www.boardleadershipnewsletter.com/sample-articles/guarding-against-groupthink.aspx>

¹²⁶ <http://www.ft.com/cms/s/0/433ed210-4954-11de-9e19-00144feabdc0.html#axzz3ArgqnVAT>

¹²⁷ <https://www.youtube.com/watch?v=IMfOF8FXt-0>

¹²⁸ <https://www.youtube.com/watch?v=IMfOF8FXt-0>

¹²⁹ <http://wales.gov.uk/docs/caecd/research/130912-sector-study-governance-housing-associations-registered-wales-en.pdf>

¹³⁰ http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Wales/CIH_Cymru_leads_way_on_board_gender_balance

¹³¹ http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Leadership_and_diversity_we_need_you

¹³² <http://www.tuc.org.uk/economic-issues/labour-market/equality-issues/gender-equality/three-times-more-young-women-are-doing>

for households experiencing a shortfall in housing benefit, to mitigate the impact of welfare reform. The DWP published local authority guidance in 2015. Welsh Government supported the work of a welfare reform club on behalf of 20 of the 22 Welsh local authorities for a framework operating alongside the DWP guidance aimed at introducing greater consistency and prioritisation into discretionary housing payments administration in Wales.

The roll-out of universal credit (UC) continues. UC replaces six existing benefits to provide a new working-age benefit (mirrored by pension credit) paid monthly in arrears as a single award per household, administered by the DWP. The seven-day waiting period for new claimants and limitations on the backdating of claims to a month are of concern.

Assessment periods begin on the first day of entitlement to UC and last for one calendar month. Any changes occurring part way through an assessment period get made from the start of the period and not on a pro-rata basis. This means that households will gain if the change is advantageous and takes place before the end of the assessment period, but will lose if it is a disadvantageous change occurring at the end of the assessment period

It is intended that UC coverage will be across all Jobcentre offices by the end of 2015 for new single claimants on jobseeker's allowance, restricted to a limited number of areas, so once on UC the claimant stays on the system even if they move to a new area or change job centres. It is expected that the cohort will be widened to include those single claimants with a major change of circumstances, with expansion to families and couples towards the end of 2017. Block migration over to UC is expected to complete in 2020.

Analysis in 2011 by the Institute of Fiscal Studies (IFS) found that under the new UC regime there will likely be approximately 2.5 million households gaining under the new allowances, with 1.4 million

householders receiving reduced allowances, and 2.5 million experiencing no change.

New allowances under universal credit compared to

	HB	UC	
Single aged under 25 – on main phase ESA	£72.40	£57.53	-£14.87
Single aged under 25 – other	£57.35	£57.53	£0.18
Single aged 25+	£72.40	£72.62	£0.22
Lone parent aged 18+ but under 25	£72.40	£57.53	-£14.87
Lone parent aged 25+	£72.40	£72.62	£0.22
Couple at least one aged 18+ both under 25	£113.70	£90.30	-£23.40
Couple at least one aged 25+	£113.70	£113.99	£0.29
First child	£63.28	£63.36	£0.08
Each other child	£52.78	£52.89	£0.11
Disability premium single	£31.85	£0.00	-£31.85
Disability premium couple (one/both qualifying)	£45.40	£0.00	-£45.40
Disabled child + Enhanced disability (Higher rate)	£83.58	£83.75	£0.17
Disabled child (Lower rate)	£24.08	£28.81	£4.73
EDP adult single	£15.55	£0.00	-£15.55
EDP adult couple (one/both qualifying)	£22.35	£0.00	-£22.35
Work related activity component (LCW)	£28.75	£28.81	£0.06
Support component (LCWRA)	£35.75	£71.97	£36.22
Carer premium claimant or partner or each	£34.20	£34.29	£0.09
Severe disability premium single rate	£61.10	£0.00	-£61.10
Severe disability premium double rate	£122.20	£0.00	-£122.20

housing benefit:

7: SOCIAL HOUSING

The bottom 60 per cent of incomes will gain on average, with the top 40 per cent losing slightly. The IFS expected that couples with children will gain the most from the changeover.

Capital housing grant for the delivery of sub-market housing varies greatly across the four nations, in name, availability, allocation and process. Below is a summary of how the capital investment in housing process works across the four home nations.

England: the name of the English housing capital grant is the affordable homes programme (AHP). The programme is administered by the Homes and Communities Agency (HCA) which releases funding in stages via a series of competitive bidding processes. The HCA is an executive non-departmental public body, sponsored by the Department for Communities and Local Government. The total AHP grant amount across 2011/12 to 2014/15 was £4.5 billion. For the

¹³³ <http://www.livingwage.org.uk/>

¹³⁴ <http://www.walesonline.co.uk/news/wales-news/great-welsh-wage-scandal-women-7680343>

¹³⁵ http://www.ons.gov.uk/ons/dcp171778_298904.pdf

¹³⁶ <http://wales.gov.uk/legislation/programme/assemblybills/domestic-abuse/?lang=en>

¹³⁷ http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Wales/Domestic_abuse_and_housing_in_Wales

¹³⁸ <http://www.communitycare.co.uk/2007/04/18/risk-assessment-and-domestic-violence-the-multi-agency-marac-model-of-intervention/>

¹³⁹ <http://www.hmic.gov.uk/wp-content/uploads/2014/03/gwent-approach-to-tackling-domestic-abuse.pdf>

¹⁴⁰ http://www.whg.org.uk/main/articleDetail.php?ART_id=1360

¹⁴¹ http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Wales/Why_housing_providers_are_integral_to_tackling_domestic_abuse

¹⁴² <http://www.insidehousing.co.uk/sargeant-pledges-to-stop-grant-over-domestic-abuse/7003638.article>

¹⁴³ <http://www.insidehousing.co.uk/care/all-welsh-social-landlords-now-have-domestic-violence-policy/7005258.article>

¹⁴⁴ <http://wales.gov.uk/newsroom/housing-and-regeneration/2014/140529-minister-to-get-tough-on-domestic-abuse/?lang=en>

next three-year period of 2015/16-2017/18 AHP was reduced significantly to £1.7 billion. There is no prescribed allocation methodology however the funding allocated as of September 2014 is intended to build 68,500 homes, of which the majority (57,000) are for affordable rent. The remaining 11,000 homes are intended for affordable home ownership. Although this breakdown was agreed before the one per cent per annum rent reductions announced in the recent budget that will supersede the 2014 announcement that rent increases would be based on CPI plus one per cent for the 10 years, this announcement may well lead to renegotiation by many housing providers on affordable housing development and use of AHP.

Scotland: In Scotland the capital grant is the affordable housing supply programme (AHSP). The total grant amount for 2013/14 was £315 million, in 2014/15 it was £341 million and in 2015/16 it is expected to be £463 million. There are benchmark subsidy levels based on different types of tenure, energy efficiency and geographies, although these amounts can be awarded above benchmark levels in certain circumstances.

Tenure	West Highland, Island Authorities, remote and/or rural Argyll	Other rural	City and urban
RSL social rent – greener*	£72k (3 person equivalent, benchmark)	£63k (3 person equivalent, benchmark)	£62k (3 person equivalent, benchmark)
RSL social rent – other	£68k (3 person equivalent, benchmark)	£59k (3 person equivalent, benchmark)	£58k (3 person equivalent, benchmark)
RSL mid-market rent –greener*	£34k (3 person equivalent, benchmark)		
RSL mid-market rent –other	£30k (3 person equivalent, benchmark)		
Council social rent –greener*	£50k (flat rate benchmark for council projects)		
Council social rent –other	£46k (flat rate benchmark for council projects)		
* To qualify for the higher 'greener' subsidy from the Greener Homes Innovation Scheme, the building standards for the new homes must meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating. Source: Scottish Government (2015)			

Scottish Government guidance on benchmarking levels is:

Scottish councils are now provided with three-year minimum grant assumptions to assist the planning of affordable housing provision in the local housing strategy. This is signed off by the Scottish Government to ensure a balance of local authority and registered social landlord developments, with Glasgow and Edinburgh responsible for managing their own funding allocation. The Scottish Government retains part of the budget for first-time buyer schemes, home owner support and additional subsidy for homes built to greener standard

Northern Ireland: In Northern Ireland the name of the capital grant is housing association grant (HAG). The total grant amount for 2013/14 was approximately £84 million with a target for the delivery of 1,250 social homes. In 2014/15 that figure rose to £97.5 million with a 2,000 target, and in 2015/16 it was raised further to £101 million (although this figure does include funding for advanced land purchases) with a delivery target of 1,500 new homes.

Grant payments are the result of a calculation based on the 'total cost indicator' (TCI), for the cost group multiplied by the grant rate. On average grants are 52 per cent (based on the announced increase in late 2014 up from 46-7 per cent). All intermediate tenure housing is provided by the Co-ownership Housing Association. As with HAG there is no set percentage for intermediate tenure development. In 2014/15 co-ownership development in Northern Ireland received an average HAG of £44,000 per property.

Social housing in Northern Ireland is provided by the Social Housing Development Programme

(SHDP) which is managed by the Northern Ireland Housing Executive's (NIHE) development programme group (DPG), which in turn is funded by the Department for Social Development (DSD). The DPG provides grant funding directly to housing associations so that they can build or acquire new social housing. The SHDP is currently managed on a three-year rolling basis. The NIHE no longer builds

new social housing; all new build sub-market homes are delivered by housing associations.

Wales: In Wales the capital grant is called social housing grant (SHG) and the total grant for 2013/14 was £74.4 million, reducing to £63.8 million in 2014/15, and at the time of writing the figure for the 2015/16 period was not available. Level of SHG for the delivery of social housing is 58 per cent of total cost, with affordable housing (intermediate rents) capped at 25 per cent. Welsh Government makes an annual allocation to the 22 local authorities based on formulae that are paid accordingly and directly

¹⁴⁴ <http://wales.gov.uk/newsroom/housing-and-regeneration/2014/140529-minister-to-get-tough-on-domestic-abuse/?lang=en>

¹⁴⁵ <http://wales.gov.uk/consultations/housing-and-regeneration/renting-homes-illustrative-contract/?lang=en>

¹⁴⁶ <http://www.cih.org/resources/PDF/Wales%20Policy/Domestic%20abuse%20and%20housing%20in%20Wales%20factsheet.pdf>

¹⁴⁷ <http://www.insidehousing.co.uk/wales-protects-its-sp-budget/6528983.article>

¹⁴⁸ http://www.wrexham.gov.uk/assets/pdfs/housing/supporting_people/local_commissioning_plan.pdf

¹⁴⁹ <http://wales.gov.uk/docs/desh/publications/140227-spnab-minutes-en.pdf>

¹⁵⁰ <http://www.cih.org/resources/PDF/Wales%20general/CIH%20Supporting%20People%20English.pdf>

¹⁵¹ <http://www.miller-research.co.uk/2014/06/09/supporting-people-review-of-transition-year/>

¹⁵² <http://wales.gov.uk/docs/desh/publications/140407-supporting-people-programme-review-of-transition-year-en.pdf>

¹⁵³ <http://wales.gov.uk/about/cabinet/decisions/dl2014/aprjun1/housing/cs0907/?lang=en>

¹⁵⁴ Quoted from Welsh Govt. Ministerial letter Ref: SF/CS/0907/14 sent on 30th April 2014.

to these councils. These authorities then work with, and pass on the SHG to registered social landlords operating in the area, to deliver new homes in accordance with the local housing strategy.

Welsh Government published revised acceptable cost guidance (ACG) in 2015. ACG figures are provided as guidance on the likely acceptability of scheme costs for SHG purposes. Welsh Government expects the majority of schemes are capable of being produced at or below ACG.

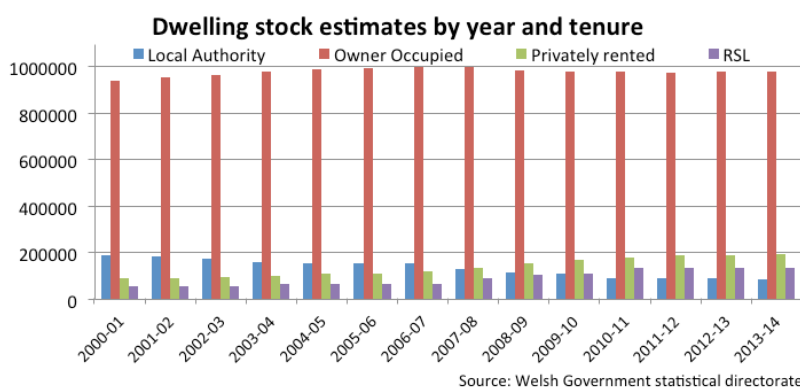
As can be seen from the above cross-nation comparison Welsh Government support for the delivery of social housing and affordable housing compares well against the other UK nations. However the current Welsh government target of 10,000 new affordable homes, which is scheduled to be achieved by the end of the current term of the National Assembly falls far short of the current estimated need of 25,000 for the period. This is based on the estimated 284,000 additional homes required in Wales between 2006 and 2026, of which Holmans and Monk state that 101,000 should be non-market housing. It should be noted that Welsh government is currently carrying out a reassessment of this estimate, in the belief that the requirement may have fallen due to the lower than anticipated levels

Welsh Government reported that during 2014-15 the housing completions for the private sector increased by three per cent, while the number of completions for the social sector increased by 25 per cent to 837 which was the highest number recorded since 2010-11. Most new dwellings completed in Wales tend to be three-bedroom properties, accounting for 38 per cent of all completions during 2014-15.

While Wales awaits the publication of the revised research on unmet housing need in Wales, the recent Institute of Welsh Affairs report 'An economic strategy for Wales' cites increased housing investment as a priority example of approaches to narrow the wealth gap between Wales and the UK. It states that an investment of £500 - £750 million over and above existing Welsh government programmes could enable an additional 10,000 affordable homes to be built, and in the process support between 5,000 and 7,000 full time equivalent jobs.

Investment in existing social housing stock continues through delivery of the Welsh Housing Quality Standard (WHQS), the target date for which has been extended to 2020, as discussed in last year's review. Data is released each October within a Welsh Government update, and as at 31 March 2014, the Welsh Government reported that 67 per cent of social housing dwellings (149,755 homes) were compliant with WHQS (including acceptable fails), an increase of seven per cent on 2013.

Windows and mains-powered smoke detectors continue to have the highest levels of compliance, while bathrooms and kitchens have the lowest compliance at 31 March 2014. Registered social landlords continue to report higher levels of compliance at 83 per cent, compared to 44 per cent of local authority dwellings.



of household growth.

Statistics released by the Welsh Government in June 2015 show that the number of new dwellings started in Wales has increased over the last three years, including a significant increase in 2014-15 of 20 per cent on the previous year. Completions have also increased over the last two years, with 6,170 new dwellings completed in Wales in 2014-15. This figure, although welcome, is still less than half the number of homes that the Holmans and Hunt report states Wales needs to build annually.

Exit from the HRAS in 2015, as discussed earlier, means that for the eleven Welsh councils with retained housing stock, the last negative subsidy regime in the UK has ended. The total negative subsidy payment under the HRAS system to HM Treasury was -£72.8million in 2013/14. Under the new settlement, given a statutory basis in the new Housing (Wales) Act 2014, local authorities with retained stock will see this negative subsidy payment replaced from April 2015 by a payment of £40 million of interest charges on loans from the public works loan board (PWLb); a repayment of the 'buy out' figure estimated to be £919 million. These

¹⁵⁵ <http://www.senedd.assemblywales.org/documents/s29647/Housing%20Wales%20Bill%20as%20passed.pdf>

¹⁵⁶ <http://www.sheltercymru.org.uk/wp-content/uploads/2013/12/Chris-Price-The-Housing-Bill.pdf>

¹⁵⁷ <http://wales.gov.uk/topics/housing-and-regeneration/publications/housing-wales-bill-stage-2-government-amendments/?lang=en>

¹⁵⁸ <http://www.gofal.org.uk/news/2014/07/02/unanimous-support-for-gofal-housing-bill-amendments/?force=1>

¹⁵⁹ http://www.assemblywales.org/docs/rop_xml/140701_plenary_english.xml#157955

¹⁶⁰ From the Housing (Wales) Bill (1) A person is vulnerable as a result of a reason mentioned in paragraph (c) or (j) of section 70(1) if, having regard to all the circumstances of the person's case,— (a) the person would be less able to fend for himself or herself (as a result of that reason) if the person were to become street homeless than would an ordinary homeless person who becomes street homeless, and (b) this would lead to the person suffering more harm than would be suffered by the ordinary homeless person.

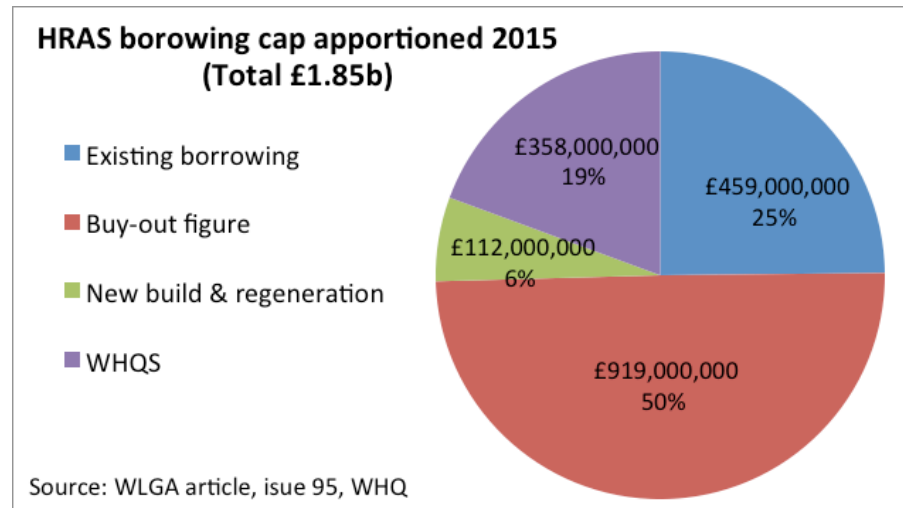
¹⁶¹ http://www.sell2wales.gov.uk/search/show/search_view.aspx?ID=JUL002184

¹⁶² <http://dmtrk.net/1GGD-2BF9D-B88OEDTSD7/cr.aspx>

¹⁶³ <http://wales.gov.uk/statistics-and-research/local-authority-projects-mitigate-impact-housing-benefit-reform-using-homelessness-grant-funding/?lang=en>

councils have now commenced full control over their rental income, albeit with caps on housing related borrowing imposed by HM Treasury at £1.85 billion on each authority, to control public sector borrowing .

The Welsh Local Government Association (WLGA)



estimates £358 million of the capped £1.85 billion will be used to bring council-owned homes up to WHQS, leaving approximately £112 million for new build and regeneration programmes.

For many of these councils investment in their stock to attain WHQS will be the priority. However for those who have already attained WHQS, then new-build programmes, meaning the commencement of the first new council housing programmes in a generation, will begin, with some local authorities which have yet to reach WHQS planning a programme of both new build and regeneration .

Welsh housing finance grant

The first phase of the finance grant programme was launched in 2013, with a target to build more than 1,000 new properties in two years. It was underpinned by a Welsh Government 30-year revenue subsidy of £4 million per annum. A second phase (discussed in last year's review) was announced in 2014. It means an additional £250 million investment over 30 years, tripling the original investment, with a target of providing 2,000 additional affordable homes. The second phase is set to begin from 2017-18.

In February 2015 United Welsh housing association announced a £50 million loan from M&G Investments had been secured to provide 600 new homes in south Wales in a long-term financing deal, following on from an initial loan made in conjunction with the Welsh housing finance grant.

In July 2015 it was reported that the Welsh Government was working up new plans for the Welsh housing finance grant, with the intention of giving the eleven stock transfer associations in Wales access to the debt capital markets. Welsh Government worked with these registered social landlords to address issues that had so far precluded large scale voluntary transfer organisations from participating in the collective finance product, due to issues with lenders. In July 2015 it was announced that the first stock transfer organisation in Wales, Valleys to Coast, had been the first such housing landlord to secure a loan following completion of its stock improvement (WHQS) programme in 2015. A £25 million loan from M&G was secured in a 30-year deal as part of a development programme for delivering 600 new homes over the next 10 years.

Welsh rents policy

A new five-year rent policy was introduced by Welsh Government in 2014 for housing associations with some exceptions, for example supported housing. The policy was to be applied to local authorities in 2015, following exit from the HRAS (see above). Social rents now reflect the type, size and location of the landlord's properties; with the intention of bringing about convergence between local authority and housing association rents and a new requirement for service charges to be separated from rental charged.

The Housing (Wales) Act sets standards to be met by stock-holding local authorities for rents and service charges. Disaggregation of service charges from rent for all social landlords is required to be completed by March 2016. With the recent news that Welsh social landlords had been asked to model a number of changes to the rent policy, following the announced one per cent cut to social rents in England for four years from 2016 in the recent budget, the rent settlement in Wales is far from certain at the time of writing.

Most tenants of course will not directly benefit from rent cuts in Wales, as the reduction will first impact on housing benefit payments where they are in place for households. Indeed a greater proportion of Welsh social housing tenants claim housing benefit than in England or Scotland, according to the recent Wales audit report - 73.7 per cent in Wales compared with

¹⁶⁴ <http://www.cih.org/learningtodayleadingtomorrow>

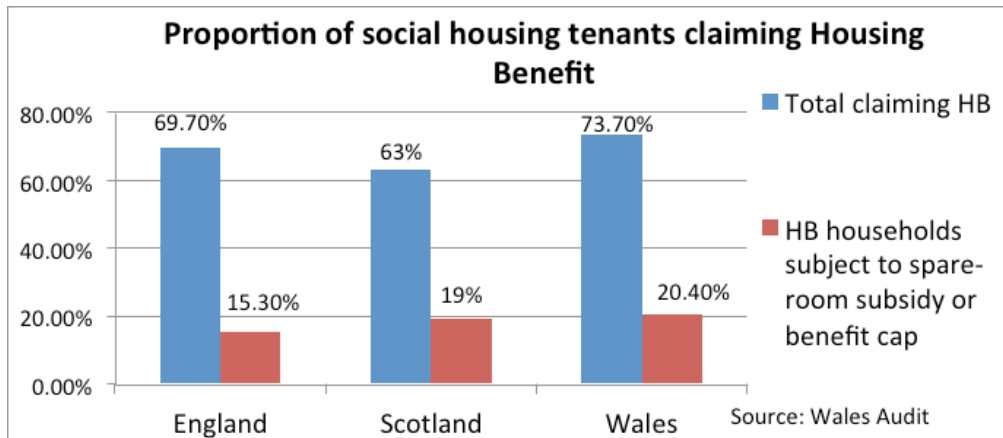
¹⁶⁵ <http://www.dmu.ac.uk/research/research-faculties-and-institutes/business-and-law/cchr/changing-role-of-the-housing-officer-frontline-futures.aspx>

¹⁶⁶ http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Frontline_Futures_final_report

¹⁶⁷ <http://www.cih.org/tai/risingstarscymru>

¹⁶⁸ http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Wales/Whats_the_story_Council_Homes_Chat

¹⁶⁹ http://www.cih.org/resources/PDF/i2i/5_years_on_report_eng.pdf



As the bill progresses through the legislative framework the proposed removal of the ground has caused a divide in the social housing community; with Community Housing Cymru calling for its retention, while CIH Cymru has agreed with the Law Commission, Shelter Cymru, the Welsh Local Government Association, Welsh Tenants and TPAS

69.7 per cent in England and 63 per cent in Scotland. In addition, a higher proportion are subject to the bedroom tax.

Rents in Wales have risen at a much lower rate than in England with the Office for National Statistics reporting that Wales was the most affordable place in England and Wales (when compared alongside English regions) and had the lowest social housing rent authority area, Pembrokeshire with rents there at nearly half of the highest price of the most expensive area, in the London borough of Newham.

While the Scottish Government has made the decision not to bring in rent cuts, Welsh social housing providers anxiously await the ministerial decision in the hope that Welsh Government will 'hold its nerve' to maintain the current rent settlement, rather than announce a reduction that will significantly affect long-term business planning.

Renting homes and the removal of Ground 8

The Renting Homes (Wales) Bill proposes the removal of 'Ground 8' from the proposed new secure contract which will be used by 'community landlords' (registered social landlords and local authorities), for social housing tenancies on commencement of the new regulations. Ground 8 is one of the mandatory grounds for possession of an assured tenancy listed in the Housing Act 1988 Schedule 2. It means that the only defence available to the tenant is on procedural grounds, and forms one of the major differences between an assured tenancy currently used by registered social landlords and a secure tenancy currently used by council landlords. There has been something of an unofficial moratorium by registered social landlords in Wales on using the ground, but concerns remain that the impact of welfare reform will result in the use of it increasing.

Cymru in supporting the proposal to remove it.

Those calling for retention of Ground 8 argue that it is an effective debt collection tool, that it is only ever used as a last resort and that removing it will increase organisational financial risk, negatively affecting borrowing agreements with lenders. The case for removing it includes that the new secure contract should 'level up' current security variances to the benefit of social housing tenants; that the right to judicial oversight is an important principal for people at risk of losing their homes, especially in the context of under-occupancy penalties (the bedroom tax) and direct payments within the new welfare benefits regime; and that using a mandatory ground for eviction for eight weeks of rent arrears is disproportionate, with the Law Commission arguing that Ground 8 is at odds with the European Convention on Human Rights developments requiring courts to have scope for judicial oversight of evictions.

Co-operative housing

Following the target announcement of 500 new properties using the co-operative housing model announced in the housing white paper in 2012, and the publication of the CIH 2013 report the Welsh Government continues to fund the national co-operative housing project delivered by the Wales Co-operative Centre. Co-operative housing is community-led and managed in accordance with co-operative values and principles, encouraging and supporting local community control over housing and neighbourhoods. The project has now initiated 25 co-operative housing projects, providing support to 343 co-operative residents in 87 homes. As a result, an increased number of families and communities across Wales have been given the opportunity to develop their own housing solutions. In 2015 the project secured extra funding from the Nationwide Foundation to provide additional specialist support

¹⁷⁰ <http://wales.gov.uk/statistics-and-research/support-tenant-participation/?lang=en>

¹⁷¹ <http://www.welshrenters.org.uk/>

¹⁷² <http://www.tpascymru.org.uk/>

¹⁷³ http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Wales/TEG_Ten_years_of_innovation_and_diversity

¹⁷⁴ <http://www.tapwales.org.uk/>

¹⁷⁵ <http://www.cartreficonwy.org/cartrefi/yourhome.php>

¹⁷⁶ Hutt, J. (2013), Maximising the Impact of Welsh Procurement Policy - Wales Procurement Policy Statement, Cardiff, Welsh Government

¹⁷⁷ <http://prp.wales.gov.uk/docs/prp/toolkit/140815communitybenefitreportenglishweb.pdf>

¹⁷⁸ <http://prp.wales.gov.uk/planners/general/strategy/procrat/communitybenefits/>

¹⁷⁹ <http://wales.gov.uk/topics/housing-and-regeneration/regeneration/vibrant-and-viable-places/regeneration-areas/?lang=en>

¹⁸⁰ http://www.whg.org.uk/main/articleDetailPrintable.php?ART_id=1376

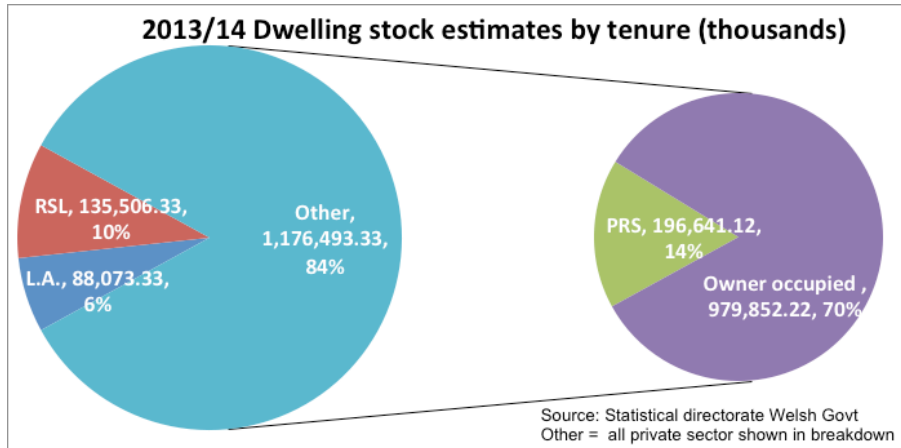
¹⁸¹ <http://www.wfbp.co.uk/files/WSW%20Welsh%20Soft%20Wood%202011.pdf>

to co-operative housing groups to build and grow co-operative communities across Wales.

In 2015, following the announcement of a new small housing co-operative project supported by Merthyr Valley Homes (MVH) and the local authority in Merthyr, MVH announced its intention to become the first large Welsh housing co-operative. The registered social landlord, established following a large scale voluntary transfer in 2009, approved a new set of governance rules in June, and is currently seeking approval from lenders, the local authority and the Welsh Government for the change, which it hopes to have in place before the end of the year, with the new worker and tenant co-operative organisation intended to be launched in May 2016.

8: PRIVATE SECTOR HOUSING

The private sector houses by far the majority of the Welsh population, covering both owner occupiers and the private rented sector (PRS); for 2013/14 it accounted for an estimated 84 per cent of the total stock.



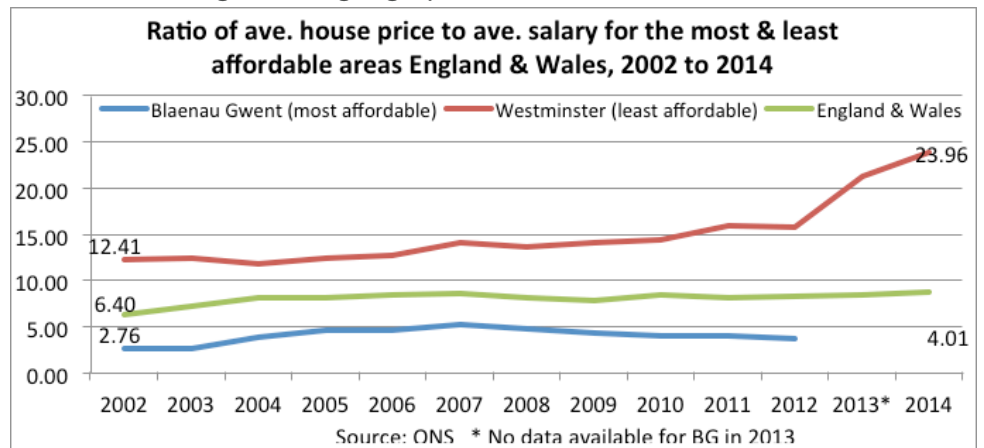
Owner occupation

Owner occupiers account for approximately 70 per cent of the Welsh housing stock, and as discussed earlier, trends show a decline in the number of first-time buyers and decreasing numbers of younger home owners. This is due to rising house prices, increasing affordability issues as house prices

rise disproportionately compared to average household earnings and changes to lending practice post-recession.

The ONS reports that there continues to be a significant geographical divide in 2014 between those areas where housing was most expensive and those most affordable relative to income across England and Wales.

Out of the 30 least affordable areas to buy a house in England and Wales, 23 were in London or the South East. The most affordable areas to buy a house in 2014 were generally in the north of England or Wales, with Blaenau Gwent being the most and Westminster in London the least affordable.



Help to Buy – Wales is a £170 million Welsh Government initiative, discussed in detail in last year's review. It provides a shared equity loan for first-time buyers and existing home owners for the purchase of new-build properties to a value of £300,000 with a minimum five per cent deposit. In 2015 minister Lesley Griffiths announced an extension of the scheme, the detail of which is to be given after the next spending review. Currently an independent evaluation of Help to Buy – Wales is being undertaken. To date the Welsh Government reports that 1,200 people in Wales have used the initiative to buy their home.

In April the Halifax published its fifth annual 'Generation Rent' report. The report found that in 2014 the number of first-time buyers rose to its highest level for seven years, but that there was a growing disconnect between the reality of the situation for first-time buyers and their perception of the market. Improving economic

conditions together with high-profile government schemes has seen first-time buyers numbers climbing back to 311,500 in 2014 from the recession low of 192,300 in 2008. However first-time buyers have a negative view about their chances of getting on the housing ladder, with 21 per cent believing it is virtually impossible for first-time buyers to obtain a mortgage.

The 'Generation Rent' report reveals high property prices are a more significant barrier to home ownership for Londoners than those living elsewhere in the UK. Unsurprisingly, the highest proportion of potential first-time buyers who are willing to compromise in order to buy their first property are also based in London (95 per cent), with those living in Wales the least likely to make any compromises (84 per cent), probably reflecting the better affordability of housing in Wales compared to regions in England.

Land registry House Price Index by region (June 2015)

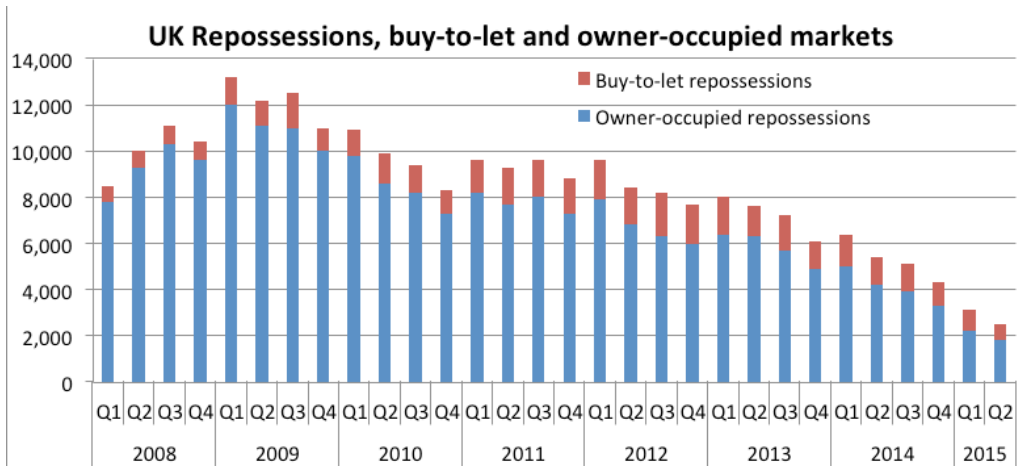
Region	Monthly change %	Annual change %	Average price (£)
North East	3.00%	2.40%	£102,064
London	1.80%	9.20%	£481,820
Wales	1.70%	2.70%	£119,899
South West	0.80%	5.20%	£189,850
East Midlands	0.70%	5.00%	£134,965
South East	0.40%	8.40%	£247,375
North West	0.20%	3.60%	£114,754
West Midlands	-0.20%	2.10%	£137,209
East Midlands	-0.80%	7.80%	£203,428
Yorkshire & the Humber	-0.90%	1.40%	£121,070

Source: Land Registry

The 2011 census data tells us that of the 15 million owner-occupied households in England and Wales, 7.2 million homes were owned outright while the remaining 7.8 million were being bought with a mortgage, with 91 per cent living in a house, rather than flats. In June 2015 the Land Registry stated that the average property price for Wales was £119,899 and the average property price for England and Wales was £181,689 for the same period.

Mortgage repossessions continue their downward projection as reported by the Council of Mortgage Lenders in 2015, a trend significantly supported by the continued low interest rates in the UK.

In November 2014 the year two evaluation of the Welsh government Houses into Homes scheme was published. The scheme, launched in April 2012 for a three-year period with a fund of £20 million, gives interest-free loans to bring empty properties back into use in Wales. A condition of the loan is that on completion of the grant work the home is either sold or rented out by the owners. Houses into



Source: Council of mortgage lenders

Homes grants were awarded to 414 properties from April 2012 to March 2014, of which 230 loans up to a maximum £20,000 were approved; 185 of these loans were made in year two. The grants should be seen in the context of a wider tackling empty homes strategy adopted by Welsh councils, under the direction of Welsh Government, with 2,178 properties brought back into use in 2013/14 due to the direct intervention of local authorities.

Nest is a fuel poverty scheme set up by the Welsh Government, offering a package of free home energy improvement measures and advice to households in receipt of a means-tested benefit and who live in a very energy inefficient home. An independent evaluation of the Nest scheme was published in 2015. The report found that Nest provided funding of approximately £58 million between April 2011 and September 2014, providing advice and support to more than 60,000 households across Wales. More than 15,000 households were provided with a package of free home energy improvement measures, increasing the SAP rating of 94 per cent of properties to a rating of E or above (from F/G), and supported 46 small to medium-sized enterprises, creating a total of 83 apprenticeships, trainees and jobs

The private rented sector

In the budget in July 2015 the chancellor George Osborne announced a change to mortgage tax relief for private landlords, stating the relief would be cut from 40-45 per cent to the basic rate of tax, 20 per cent. This

will heavily affect deductible costs for landlords and will be introduced over four years from April 2017.

Deloitte claimed the measure would almost double the effective cost of borrowing for a taxpayer on the highest rate of tax, with interest payments of £100 that currently cost £55 after tax relief, rising to £80 from 2020.

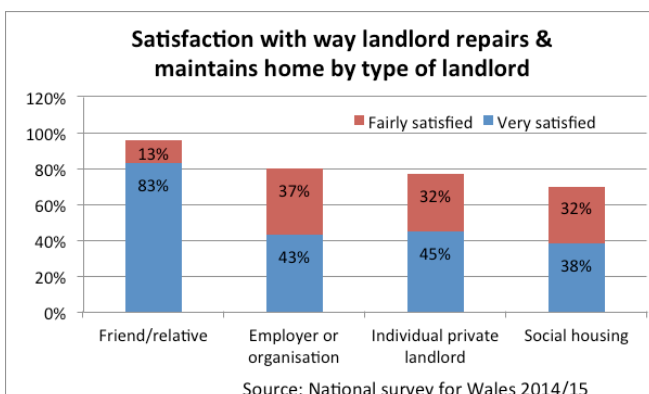
While the Chancellor stated his aim was an attempt to “level the playing field” between buy-to-let landlords and owner occupiers, there are some experts predicting that an unintended outcome of the decision will be for affected landlords to increase rents to reduce losses. However, this is an attempt to end the substantial advantage enjoyed by buy-to-let landlords since the economic downturn, principally in the ability to access interest-only mortgage lending compared to modern restrictions of such mortgages for owner occupiers, particularly first-time buyers, as previously analysed by CIH in the UK Housing Review 2014.

Tenants too face increasing affordability challenges; the London School of Economics found that allowing for increased rents, incomes of private tenants fell fastest from 2007/08 to 2012/13, down by 13 per cent in real terms.

The national survey for Wales replaced the Living in Wales survey which ended in 2008 but has minimal information relating to housing in comparison. Some useful information relating to Welsh households who rent is included in the survey.

In order to help measure the effects of the new renting homes legislation the national survey included some questions about people’s satisfaction with their accommodation.

While 94 per cent of people were satisfied (68 per cent very satisfied and 26 per cent fairly satisfied) with their accommodation in Wales, this varied by tenure. Owner occupiers reported a satisfaction rate of 97 per cent compared with 90 per cent of those in private rented accommodation and 83 per cent of those who were in social housing.



With regards to repairs and maintenance for those renting, the survey reported 74 per cent of tenants were satisfied; with tenants in the private rented sector reporting higher levels of satisfaction compared to social housing tenants, particularly private tenants renting from a friend or relative.

Those renting from an individual private landlord were the most likely to have been at the property for a shorter length of time, with 48 per cent of people who rent from an employer or another organisation and 44 per cent of those renting from an individual private landlord reporting that they had lived at their current address for less than 12 months, compared with 11 per cent of those renting in social housing. Indeed, 44 per cent of those renting in social housing had lived in their properties for 10 years or more, compared with only six per cent of those renting from an individual private landlord.

Rent First was established as a new capital grant funded housing product by the Welsh Government in 2011, providing an intermediate rent solution aimed at people unable to access home ownership but who can afford more than a social rent (households with incomes between £16,000 and £30,000 per annum). It is an intermediate rent product that allows for the future purchase of the rented home. In 2014 the Welsh Government commissioned a review of Rent First and the report was published in 2015. The review found that that five out of the 11 local authority respondents offered Rent First, as did eight housing associations, although the purchase option with Rent First had not been offered by all providers. Providers have generally offered one-, two- and three-bedroom properties at rents up to 80 per cent of market rents.

The report gave a mixed review of the product, stating that councils and registered social landlords do not view it as a core part of their intermediate housing offer, or a mainstream area of activity, with the viability of developing Rent First and its current grant levels being questioned particularly in lower value areas.

Under part one of the Housing (Wales) Act a mandatory registration and licensing scheme for all landlords and agents providing privately rented homes in Wales will come into effect in autumn 2015. A new website Rent Smart Wales was launched in June 2015 to provide the functionality of the requirement. Landlords will be required to register both themselves and the addresses of all their rental properties in Wales, and if they undertake the letting or housing management function they must also apply for a

licence. Agents who provide such services in Wales must also become licensees, meeting the particulars of the license including training and meeting a 'fit and proper' person requirement. Commencing in autumn 2016, fixed penalty notices will be in place for breaches and enforcement will be undertaken at the local authority level, in effect giving private landlords and agents 12 months to comply with the new scheme.

The Renting Homes (Wales) Bill will change tenancy law for all tenants in Wales including those in the private sector. As mentioned earlier a contentious proposal is the dropping of the six-month moratorium in the new standard contract.

Current assured shorthold tenancies have a minimum period of six months' occupancy before a possession order can be made against them, unless there is a breach of tenancy. The Law Commission considered that it retained little practical value because it is considered that landlords wish to maximise occupancy times. The argument used for the removal of the moratorium in the bill is that it creates greater flexibility for tenants who prefer or require short-term tenancies by including them in the standard contract scheme, and that the current moratorium does not currently deter bad landlords from behaving badly.

It is argued that the removal of the moratorium will help to build relationships between landlords and contract-holders by encouraging parties to mutually agree the period of the tenancy, and then a clear regulatory framework will enforce those agreements. In addition it was considered that landlords would be encouraged to offer contracts to higher risk groups of people, which would support the change to allow the discharge of homelessness duty into the private sector by local authorities discussed in chapter 2. The proposal has garnered support from some housing organisations including the National Landlords Association. Community Housing Cymru has also argued that the establishment of the new national licensing scheme will help to tackle bad practice by bad landlords.

However there are growing concerns from representative groups and independent advice organisations including Welsh Tenants and Citizens Advice that removing the six-month moratorium will 'lead to a two-tier private rented sector and fundamentally decrease tenants' rights and security of tenure'. Citizens Advice argues that those with fewer choices, for example tenants on lower incomes, may be forced to accept rolling monthly periodic

contracts from landlords, leaving the household in a state of insecure occupancy, perpetually subject to two months' notice.

Further it is argued that where greater flexibility for a shorter tenancy period is preferred by both tenants then the proposed standard contract will allow tenants and landlords to mutually agree this. The Welsh Local Government Association also has concerns about the moratorium – that the message to tenants will be that there is little security in the private sector in Wales, potentially undermining attempts to promote the sector as a tenure of choice and may attract investment from less desirable private landlords into Wales. Councils also have concerns that the change will be at odds with local authorities' new right to discharge their homelessness duties into the private sector as local authorities are required to do so only where they believe the tenancy will be maintained for a minimum of six months.

Shelter Cymru is also opposed to the removal of the moratorium on the principle that it erodes tenants' rights, in a sector that is already weighted in the favour of landlords, as demand generally far outstrips supply.

In 2014 the Wales Co-operative Centre's Your Money Your Home project was launched, building on the tackling homelessness through financial inclusion project whose legacy report was launched in December. Aiming to help tackle financial exclusion of private rented sector tenants and reduce homelessness in Wales, while preparing people for the introduction of universal credit, the Your Money Your Home project is initially focussed on the counties of Anglesey, Blaenau Gwent, Caerphilly and Newport, but offers support to other local authorities where resources allow.

9: GOVERNANCE AND DIVERSITY

The CIH Presidential Commission was launched in 2014 by then-president Steve Stride to examine ways to improve the diversity of the housing industry's leadership, in order to both strengthen businesses and better represent staff, service users and neighbourhoods. The commission's aim was to make recommendations for real and effective change in the housing community.

The commission found that the business case for

diversity was well evidenced and established through many published research reports, and many other industries including the private sector had already taken steps and increased targets. For example the 2011 Davies report sought to increase the number of women on boards in the FTSE. The commission concluded that diversity in leadership is no longer simply 'the right thing to do' – a workforce diverse in protected characteristics, experience and ideas reduces the risk of group think, is more resilient and has improved organisational performance.

The commission found that housing leadership was not as diverse as it should be within both senior officer levels and governing boards, and evidence collected by commissioners suggested there was still unconscious bias and discriminatory practice.

The final report 'Leading diversity by 2020' included a '10 by 20' challenge to housing providers; ten challenges for action, allowing landlords to identify and set their own targets and actions, which organisations are invited to sign up to and work towards by 2020. In Wales the report was launched by minister Lesley Griffiths and to date eight Welsh social landlords have signed up to the challenge.

In December 2014 a Welsh government consultation closed on draft guidance in respect of board member remuneration for housing associations; asking whether Welsh government should allow the payment of registered social landlord non-executives, and if so at what level. Following the consultation the minister announced in March 2015 that she was not in favour of paying board members and stated that there was no clear evidence that remuneration would result in stronger governance.

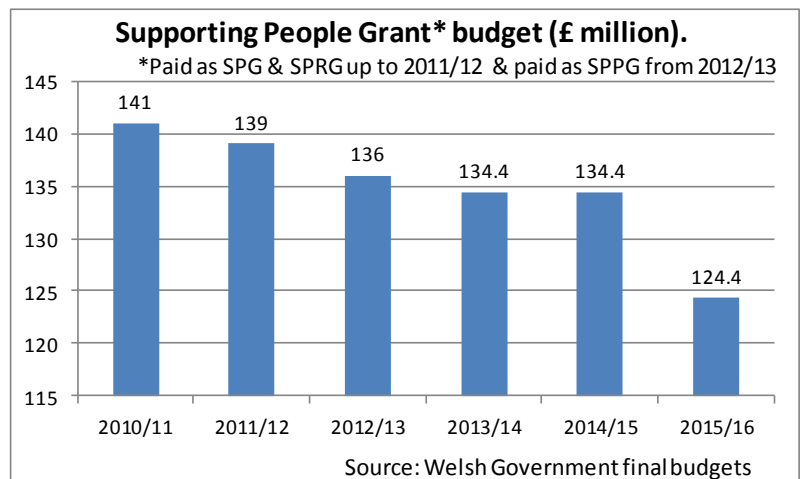
In February 2015 Community Housing Cymru launched a new code of governance for Welsh registered social landlords, setting standards and practices for boards in order to develop good governance structures and support continuous service improvement. The code includes the requirement to have a board renewal policy in

place that includes consideration of an appropriate skills base, the level of diversity and setting maximum terms of office, with an overall maximum period of board service for non-executive board members of no more than nine years.

At the same time the Come on Board service was re-launched in conjunction with Chwarae Teg and Tai Pawb, a service to support potential new non-executive candidates to be matched with landlords seeking new governing board members.

10: SUPPORTING PEOPLE, INDEPENDENT LIVING AND HOMELESSNESS

The supporting people (SP) programme was set up in 2003 and funds housing-related support services in Wales. It aims to prevent and reduce homelessness and support independent living; funding a variety of projects including homelessness hostels, domestic



abuse refuges, floating support, community alarms and supported housing.

Following changes to the administration and governance of the programme following the 2010 Aylward review the Welsh Government pays supporting people programme grant (SPPG) annually to local authorities as a hypothecated grant. Following protection to the budget in 2014/15, it was announced in October that the grant would receive a 7.4 per cent cut of £10 million to the total national pot bringing the total level of funding down to £124,409,000 for 2015/16.

Despite the recent cuts to supporting people in Wales, it has been protected to a much greater extent

than the programme in England. The National Audit Office in England's recent report found that spending reductions in housing services had mostly come from planned reductions to the supporting people (SP) programme. During 2010/11 to 2014/15 spending on the SP area fell by a median of 45.3 per cent, across single tier and county councils. This compares to a total reduction of 11.77 per cent for SP grant in Wales for the same period. The 'keep on supporting people' campaign was launched in 2015 following the announcement of the latest cuts by Cymorth Cymru, the representative body for support providers, and Community Housing Cymru, as discussed in the guest essay in chapter two of this year's review.

An interim review of the transition year for the new SP framework was published in September 2014, following the amalgamation of supporting people revenue grant (SPRG) and supporting people grant (SPG) into the new supporting people programme grant (SPPG), and the implementation of new governance structures in 2012, as outlined in the CIH Cymru factsheet. Teething problems were identified with regional collaborative committees (RCC), however those RCCs with a stronger history of collaborative working (Gwent and North Wales) were, as expected, considered to be progressing more effectively within the new framework. The report made multiple recommendations to strengthen the programme's strategic vision, governance and the role of RCC groups and their regional coordinators who work cross-authority to support the RCC.

Research on the supporting people programme focusing on older people's services funded by SP is currently being undertaken. Interim findings emerging from the focus on delivery away from tenure towards a needs-based approach were published in March, with the final report due to be published by Welsh Government shortly.

The Renting Homes (Wales) Bill, discussed in detail above, aims to provide significant change for supported housing tenancies. Providing for the first time a more structured approach to occupancy agreements for people living in such accommodation, the bill will give more balance to tenant and landlord rights.

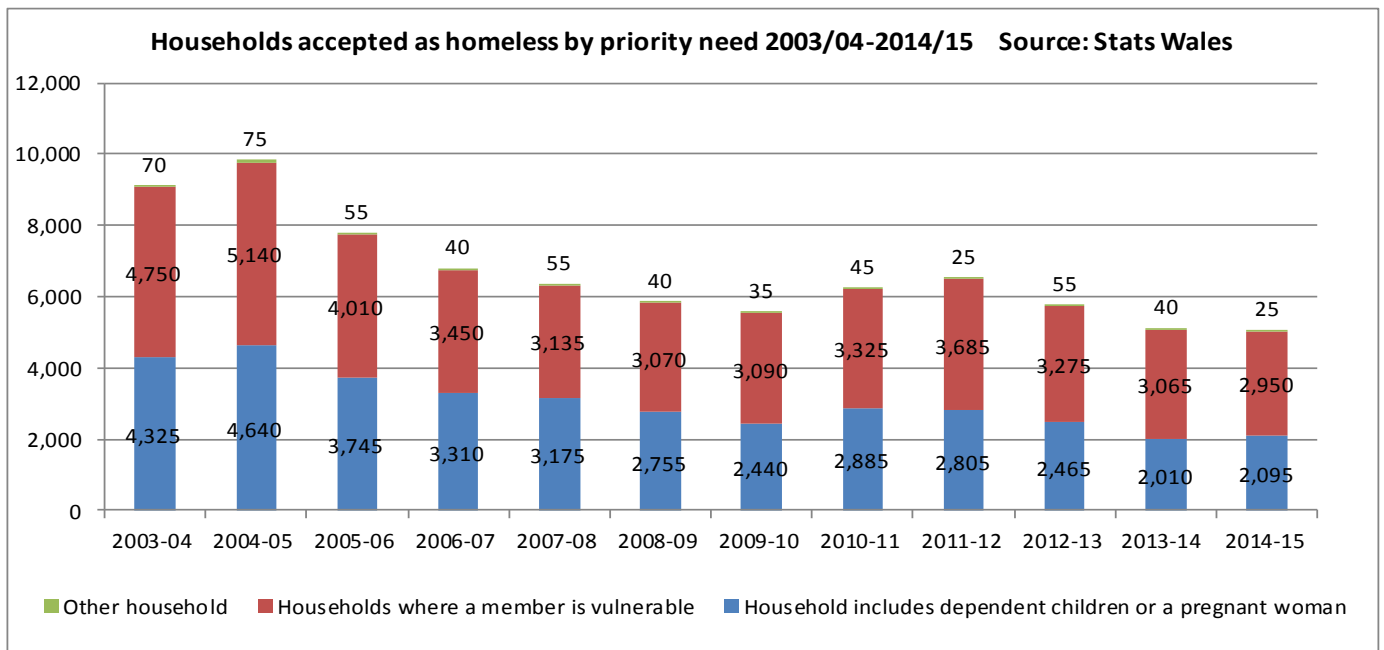
Supported standard contracts are included under Part 8 (sections 143 to 145) of the bill, and exclude supported housing providers from the requirement to issue an occupation contract where the accommodation is intended to be for six months or less. After six months the contract will automatically convert into a supported standard contract (with

some extensions allowed). Community landlords and registered charities will be able to issue supported standard contracts in relation to supported accommodation, and have two additional rights – to allow mobility within the same project and a 48-hour temporary exclusion power available when the contract-holder (tenant) has engaged in acts of violence or creates a risk of significant harm. The latter right can only be used three times within a six month period.

In January 2015 a review of grant programmes funding independent living adaptations undertaken by Shelter Cymru was published by the Welsh Government. The review explored and tested potential changes to the structural and delivery mechanisms to improve efficiencies and address inherent inequalities in the current system reflected in different areas of Wales. The research included a review of the £35 million per annum disabled facilities grant (DFGs) and the £8 million per annum physical adaptations grants (PAGs) for social tenants. In total 18 recommendations were made including that there should be a move towards universal provision of adaptations without means testing in the long term; that minor adaptations (defined as those costing £1,000 or less) should be exempted from means testing sooner; that local authorities that do not already have a fully operational accessible housing register in place should work with registered social landlord partners to develop one, including the private rented sector; and that multidisciplinary teams with occupational therapists should be considered by all councils.

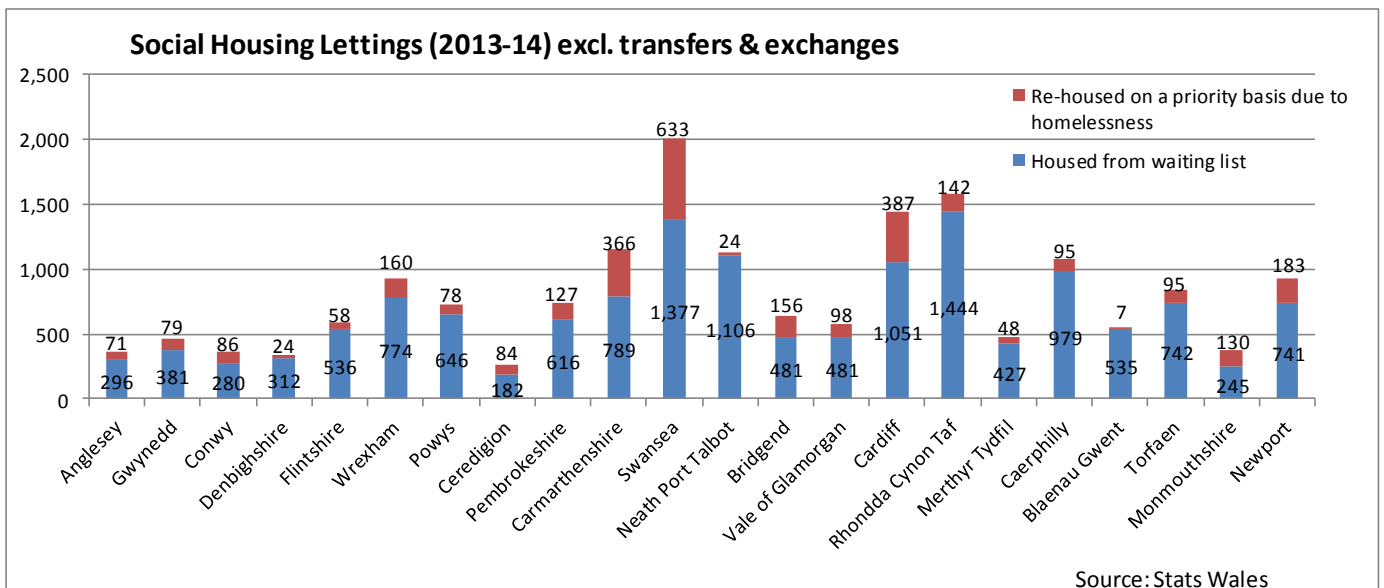
In April 2015 part two of the Housing (Wales) Act, containing significant changes to homelessness duties for local authorities, was implemented across all local authorities as stated earlier above. A new statutory homelessness prevention service requirement was placed on local authorities, heavily influenced by the emerging 'housing solutions' model, as well as allowing councils to use suitable accommodation in the private sector to discharge their homelessness duty to households. Further, a duty to cooperate was made a requirement for registered social landlords under the act. It is a case of all eyes on Wales as the nation becomes the first country in the UK to put homelessness prevention on a statutory footing.

The essay in chapter two of this year's review gives detail on the local authority activity taking place across Wales to prepare for and support implementation, with a strong focus on supporting culture change, training housing professionals and developing cross-sector partnerships.



In January 2015 Shelter Cymru published the Equal Ground Standard, a toolkit designed by homelessness service users supporting user-led service evaluation, with the intention of furthering the aims of part two of the Housing (Wales) Act 2014. In July Shelter Cymru published its Homelessness Snapshot with ten lessons concluding its casework in the first quarter of the new duties. It cited many examples of good practice but also demonstrated some poor practice providing obstacles to effective implementation, and working against the spirit of the legislation.

Statistical data from the Welsh Government collected from local authority returns evidences a declining trend in households accepted as homeless; almost reducing by half in ten years from 2004/05 (9,855 households) to 2014/15 (5,070). This is almost certainly influenced by the increased use of homelessness prevention methodologies by council homelessness departments, and other projects supporting mitigation of the impact of welfare reform changes and the disproportionate impact on Wales discussed above.



The Crisis/Joseph Rowntree Foundation report cited a concerning development of reducing access to social housing by homeless households, in spite of increased availability of social sector lettings in 2013/14 – a proportional decline to approximately 18 per cent from a norm of 25 per cent.

It suggests that while this pattern may to some extent reflect the declines in the level of statutory homelessness acceptances resulting from successful prevention interventions, the number rehoused in social housing has also fallen as a proportion of total acceptances, to 61 per cent from 70 per cent a year earlier, which it suggests marks a trend of lowered priority for such households. Considering the issue discussed earlier

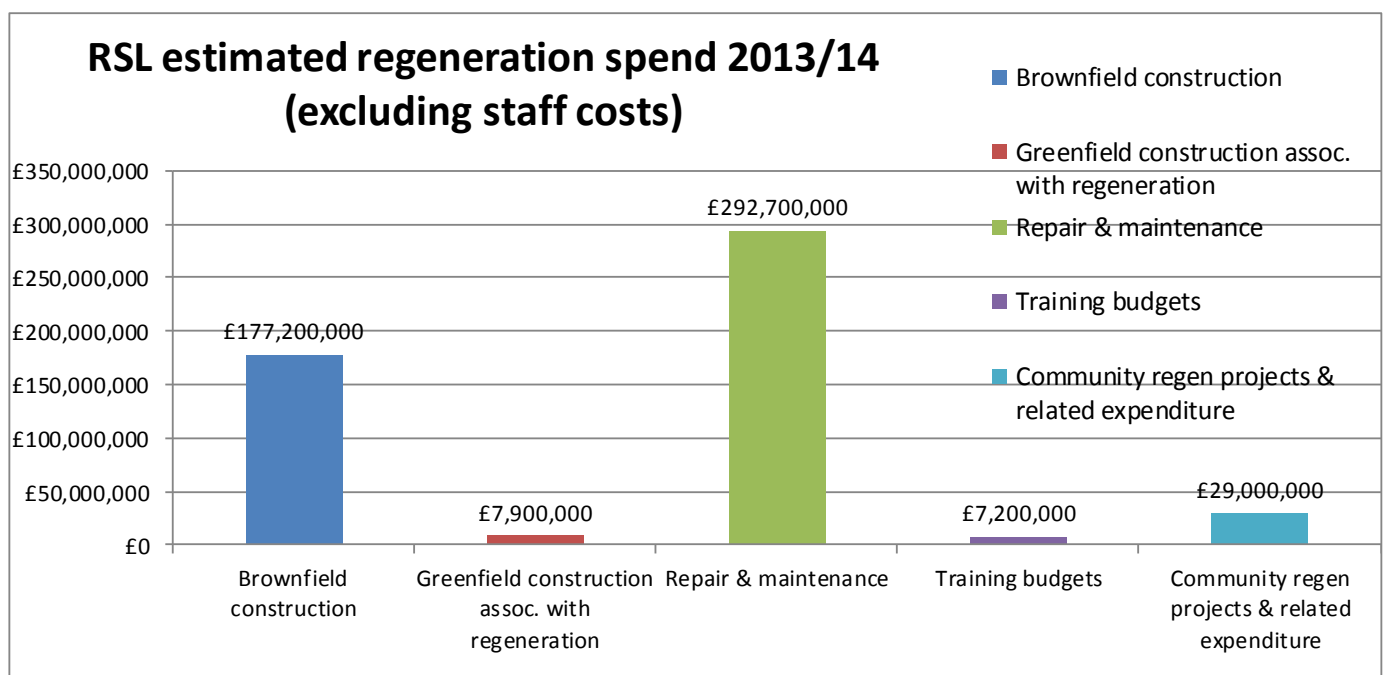
about emerging issues regarding access restrictions to social housing due to household affordability, this reinforces the suggestion of further investigation into the barriers poorer Welsh households are facing when attempting to meet their affordable housing needs. Another pertinent question is whether there are emerging patterns relating to differences between social housing access for homeless households in stock retaining and stock transferred authorities.

11: HOUSING INVESTMENT, REGENERATION, INFRASTRUCTURE AND ELECTIONS

Previous reviews have focused on the important relationship between housing and regeneration and economic stimulus through investing in homes in Wales, and the 2015 review will not repeat previous content on this subject. However this year’s review would like to make reference to the research undertaken in England by Capital Economics commissioned by the 2014 Welsh Housing Review essay contributor SHOUT, which makes a good economic case for increased investment in social housing based on future savings to welfare expenditure through reduced housing benefit liabilities.

The Vibrant and Viable Places project discussed in last year’s review will run from 2014 to 2017 and provides a £100 million regeneration fund for local authorities to be invested in town centres, coastal communities and Communities First areas. In March 2015 the minister announced a £2 million capital grant for regeneration projects to be shared between Newport, Neath Port Talbot, Blaenau Gwent, Rhondda Cynon Taff, Vale of Glamorgan and Wrexham councils to fund key regeneration projects. This was followed in July 2015 by an announcement that £5 million of capital funding would be loaned to seven local authorities for the regeneration of town centres, for the purpose of job creation, improving commercial properties and providing new homes as part of the Welsh Government’s tackling poverty fund. A further £1 million was allocated to the town centre partnership fund across 20 Welsh town centres.

Last year’s review reported on the final year of the i2i project at CIH Cymru. The report, indicated that during the 2013 period there was evidence in the CIH Cymru annual survey of a £183m spend by the housing sector in Wales on WHQS projects. More than five thousand job and training opportunities were created during the project period September 2008 to December 2013 using the principles of the ‘can do’ toolkit approach to procurement of supply, services and community benefits, equating to 19.7 opportunities per week. In 2014 Crew published its impressive deep place study of Tredegar, making reference to i2i approaches in its recommendations, suggesting more localised economic models can both eradicate poverty and achieve sustainability, with localised supply chains and patterns of employment in semi-autonomous local economies.



This year's Welsh Economy Research Unit (WERU) report commissioned by Community Housing Cymru to calculate the economic impact of its membership demonstrates that of the £2 billion spent by registered social landlords, £514 million was spent on regeneration activities.

CHC members have spent around £2.5 billion in the Welsh economy on housing related activity during the seven years that the WERU has been undertaking its analysis of the socio-economic impact of housing associations and community mutuals in Wales.

With additional funding from stock-retaining local authorities post HRAS, as discussed earlier, the economic and regeneration stimulus to the Welsh economy from social housing-related activity continues to have a substantial impact.

The Homes for Britain campaign in 2014 was a successful collaboration led by National Housing Federation in England to raise the profile of the housing crisis to make it more of a political priority ahead of the UK general election in 2015. CIH Cymru partnered with Community Housing Cymru, taking our members and representatives to meet Welsh MPs in parliament and representing Wales at the biggest housing rally in a generation.

In April 2015 the Homes for all Cymru manifesto was launched at TAI conference, illustrating the combined policy priorities of its 16+ members including CIH Cymru. The Welsh housing community is now developing the Homes for Wales campaign, in the run-up to the 2016 assembly elections. Aiming to make housing a key consideration for all the political parties of Wales and the Welsh electorate, the campaign focuses on the need for political solutions to end the housing crisis. More Welsh housing organisations have joined CHC and CIH Cymru to sign up to the new campaign. A growing number of housing professionals and commentators believe that housing should be understood as critical infrastructure in any economic analysis, in addition to housing's established role as a force for social justice, equality and public good. The Homes for Wales campaign promotes this narrative as a fundamental reason why housing should be considered a political priority nationally. Readers of this year's review are encouraged to follow the Homes for Wales campaign over the next ten months and if you are a CIH member, a housing professional or activist do please get involved.

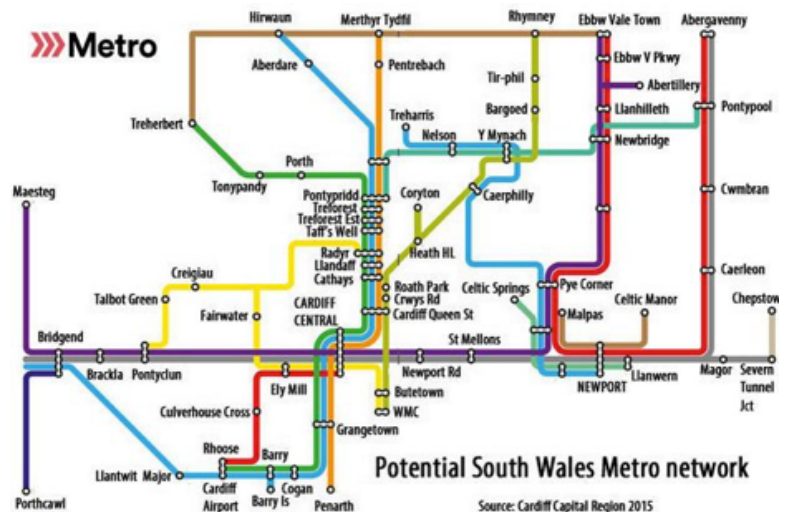
Alongside improving and future-proofing current homes, increasing the supply of housing to meet population need is the biggest challenge to ending the housing crisis in Wales. Previously Sue Essex identified the four biggest barriers to home-building in Wales as finance, land, planning and opposition (NIMBYism). Garnering public support and responding to anti-development narratives to combat national

and local opposition is important if increased supply is to be achieved. BBC home editor Mark Easton presented a useful analysis in 2012 on perception and reality in development and urbanisation in Britain, following the publication of the UK national ecosystem assessment.

Concluding that 'Britain's mental picture of its landscape is far removed from the reality' he reported that the urban landscape accounted for only 10.6 per cent of England, 1.9 per cent of Scotland, 3.6 per cent of Northern Ireland and 4.1 per cent of Wales. Using data analysed by five hundred experts who produced what they claim is the first coherent body of evidence about the state of Britain's natural environment, it was calculated that only 6.8 per cent of the UK's land area is now classified as urban (a definition that includes rural development and roads). This means that 93 per cent of the UK is not urban, and even then 'urban' is not the same as 'built on' because it includes green space; parks, allotments, sports pitches etc.

A number of big infrastructure projects are currently on the cards across Wales with consequential housing implications for local communities, including the M4 relief road at Newport, the Swansea lagoon power plant, Anglesey's energy island, the electrification of the Valleys transport system and the South Wales metro, and the supply of new homes must play a crucial part in any future national infrastructure plan.

The new metro for example gives a changing economic planning approach; moving away from a somewhat flawed (many would argue failed) strategy of regeneration focused on bringing new industries into the South Wales valleys, and towards a Cardiff capital region strategy. This strategy seeks to build further growth for successful industry and markets by giving new opportunities through improved infrastructure, particularly an efficient transport system, to those people in the capital's commuter belt; an intended maximum 40 minute travel from the periphery to either Cardiff or Newport. Those physically further away from current and future employment opportunities should



benefit from this new infrastructure investment; which better recognises the full interdependence between Cardiff and its neighbouring authorities, and the important role of the population of the Valleys and eastern Welsh coastal towns in the capital's recent economic success.

It goes without saying that housing is an important consideration of place making in the context of new Welsh infrastructure investment; as David Waite stated in issue 97 of Welsh Housing Quarterly;

'...deepening functional interdependencies across the city region raises a number of questions about regeneration and what tools and capacities public and third sector agencies have to support place making. Local authorities, along with housing associations, will need to be alert to the changing spatial contexts that Metro will bring about.'

There are many housing-related questions that need to be asked in the context of the new city-region policy. What will be the impact on current household projections? Where will populations choose to live in a better-functioning and larger commuter zone around the capital? How will this affect current stock condition challenges and new-build requirements across tenures? What will be the impact on developer interest in the South East, the most populous area in Wales?

12: WELSH HOUSING QUARTERLY 100

It would be remiss of the review not to mention the upcoming WHQ100 celebrations in November 2015. Welsh Housing Quarterly publishes its 100th issue in autumn 2015 and remains the only independently-edited, dedicated housing and regeneration publication in Wales.

Supported from the beginning to the present day by the Welsh Government, with ownership transferring from Cardiff University to CIH in 2012, its governance continues with an autonomous WHQ board made up of a dozen Welsh housing professionals advising the editor. Now in its 25th year the magazine will celebrate this achievement at a ministerial event in Cardiff Bay to launch its new website, subscription, advertising and commercial packages.

The importance of our own national magazine in terms of influence, communication and dialogue

cannot be underestimated for the housing community. The number of references to WHQ within this and earlier reviews demonstrate the important role of the publication in national housing debates. CIH Cymru would like to take the opportunity to thank everyone who has enabled the magazine to deliver and grow; Welsh Government for its continued financial support; the hundreds of contributors who have provided free content; the individual subscribers and organisational advertisers and sponsors; past and present editors Angela Evans, Tamsin Stirling and Jules Birch, and past and present advisory board chairs Judy Wayne and Antonia Forte.

Here's to the next 25 years of WHQ!

Thank you

The cross-party housing group aims to provide a forum for Assembly Members from different political parties, to meet in order to consider and discuss current themes in housing-related policy areas. The group also seeks to provide a meaningful dialogue between the Assembly and the national housing community.

There is to be a significant change to the group in the next nine months; both the current chair and Labour representative Sandy Mewies and former housing minister and Plaid representative Jocelyn Davies will be stepping down ahead of the assembly elections in 2015. CIH Cymru has provided the secretariat for the group for a number of years and would like to take the opportunity, through this year's Welsh Housing Review, to extend our thanks to both retiring AMs for their passion and commitment to Welsh housing and their support for the group.

13: CIH CYMRU'S AGENDA FOR CHANGE 2016

CIH Cymru aims to provide a professional and impartial voice for housing across all tenures. We emphasise the particular context and demonstrable outcomes of housing in Wales, and support a one-system approach. CIH Cymru actively works with and supports housing professionals and organisations to identify housing solutions.

The devolution of housing to Wales has enabled a maturing of our legislative and policy approach, notably the Housing (Wales) Act 2014. Further change will happen; as Wales continues to fashion Welsh solutions to Welsh challenges, CIH Cymru continues its commitment to build capacity, facilitate collaboration and grow cooperation inside and outside of the housing industry.

CIH Cymru considers housing as critical to the successful delivery of many aspects of the programme for government in the next National Assembly term. Following consultation with our members, CIH Cymru calls on the next Welsh Government to put the following five priorities at the heart of their housing policy:



1. Housing Is Infrastructure

Housing is crucial to the economic and social wellbeing of communities, and is an important national asset; as such housing should be viewed as a critical form of infrastructure in Wales alongside transport, utilities and communications infrastructure.

Second home ownership continues to be an issue in many Welsh communities; pushing up house prices for local residents and turning homes into an underused resource with consequential outcomes for local economies and community services.

The Welsh Housing Quality Standard has ensured a significant improvement to many social homes across Wales. The deadline for achieving WHQS will fall within the next Assembly term –it is now time to start thinking about the next steps for social housing standards.

CIH Cymru calls on the next Welsh Government to:

- Ensure national assessments of housing need and house condition inform both infrastructure investment programmes and planning at national, regional and local levels.
- Give Welsh local authorities the ability to impose an infrastructure levy on second homes to be used for the delivery of additional affordable homes in affected communities.
- Convene a working group to consider how housing quality standards are to be sustained beyond 2020, to review current standards to ensure they remain fit for purpose and help protect the national housing asset.

2. Increasing supply

CIH Cymru congratulates the Welsh Government for being on track to deliver its target of 10,000 new affordable homes in this Assembly term. However demand continues to outstrip supply; whilst we await the publication of updated research on housing need, the 2010 Holman's report estimated that 5,100 additional non-market homes would be needed per year and we are falling far short of delivering this.

The Welsh Government has made a strong commitment to prioritise the delivery of more social housing. The next Government needs to build on this commitment by protecting the social housing stock that currently exists, whilst supporting social housing providers to build more genuinely affordable homes.

We must understand and capture the full picture of our housing stock, to be able to plan properly at a

The Chartered Institute of Housing (CIH) is the independent voice for housing and the home of professional standards. Our goal is simple – to provide housing professionals and their organisations with the advice, support and knowledge they need to be brilliant. CIH is a registered charity and not-for-profit organisation. This means that the money we make is put back into the organisation and funds the activities we carry out to support the housing sector. We have a diverse membership of people who work in both the public and private sectors, in 20 countries on five continents across the world. Further information is available at: www.cih.org. or by contacting julie.nicholas@cih.org.uk.

national level, and to support the delivery of future regeneration programmes for all communities in need.

CIH Cymru calls on the next Welsh Government to:

- Set an ambitious target for new affordable homes that meets the identified need of our citizens, and support the target by increasing housing investment, through the use of capital grants, innovative finance models and public land.
- End the Right to Buy and Right to Acquire in Wales
- Build on the success of the Vibrant and Viable Places programme with a new regeneration programme that supports increasing the supply of homes to drive forward economic development in both urban and rural communities.

3. Working Together

Welsh Government and local authorities have committed to transforming the delivery of public services, whilst councils are expected to re-organise, as a consequence of a number of pressures, including substantial demographic change and the cuts being made by the UK Government through their policy of austerity.

It is likely that third and public sector partnerships will play an increasing role in delivering community services. As part of this transformation agenda, registered social landlords will be well placed to explore and implement new methods of delivering services.

Ensuring the Welsh tenant and citizen voice is further developed, supported and involved will be increasingly important in the context of community service transformation, new legislation, and competing priorities.

CIH Cymru calls on the next Welsh Government to:

- Guarantee that the strategic housing function will be defined, prioritised and supported in new local authority structures and in Welsh Government.
- Commit to the involvement of Registered Social Landlords as critical partners in the public services transformation strategy and agenda.
- Ensure that there is a national, independent, cross-sector tenant representative body for Wales.

4. Housing As Prevention

Housing directly influences everyone's life opportunities, including education and employment outcomes. It has a significant role to play in preventing illness and improving wellbeing, reducing the need for interventions from the NHS and social services and an important role in the delivery of environmental strategies.

Housing investment, including housing-related support, reduces homelessness and generates huge savings to other service areas, including housing benefit, health and social care budgets.

A combination of changing demographics and Westminster austerity means a growing emphasis on transforming public services and putting into practice a prevention agenda. We must cultivate new preventative models of delivery, with housing at the heart of these strategies, to ensure that we continue to meet the future needs of our ageing population and communities across Wales.

CIH Cymru calls for the next Welsh Government to:

- Create a housing-led 'health, housing and social care challenge fund' to encourage new initiatives and innovations that will support the prevention agenda.
- Protect investment levels in the Supporting People programme, and ensure efficient and outcomes based approaches are taken to the commissioning of early intervention and prevention services.
- Identify and implement practical actions that can be taken to address the housing needs of older people in Wales, including new financial products to support homeowners.

5. Tackling Poverty

Ensuring families can afford their household costs is fundamental to tackling poverty in Wales. Those who can not do so are at risk of losing their homes and becoming homeless or experiencing poverty resulting in a reduced quality of life and poorer health outcomes.

Increasing the supply of new homes keeps housing more affordable and available, whilst improving the energy efficiency and warmth of Wales' old, cold homes improves household health, reduces fuel poverty and improves environmental outcomes.

For many families, the private rented sector is now a permanent tenure option. Redress, affordability, security and quality are high on the list of private tenant concerns. Increased regulation of private landlords and tenancy reform are welcome, however we must monitor and manage any unintended consequences of the new legislation, and support the sector to grow, improve and professionalise.

CIH Cymru calls on the next Welsh Government to:

- Work with local authorities, housing associations and other partner organisations to develop and implement a practical programme targeted on preventing homelessness amongst families so

that family homelessness can be ended within the next term of government.

- Continue to fund energy efficiency programmes providing advice, support, grants, loans and explore new financial products for householders on low incomes to improve the energy efficiency of their homes.
- Convene a taskforce to review the impact of new legislation and understand future requirements to continue the growth of a strong, fair Welsh private rented sector.

CIH Cymru's offer to the next Welsh Government

To support the next Welsh Government to deliver this agenda for change, CIH Cymru offers to:

1. Work with Government in a constructive way, using our independent and cross sectoral position to offer both constructive challenge and support.
2. Build capacity and skills within the sector by promoting our professional standards, ensuring the housing community is kept informed, and delivering a comprehensive learning and development offer through our new CIH Housing Academy.
3. Help to lead the debate around the long term future of Wales' housing stock and broker a whole system approach to delivering additional homes and maximising the use of the existing stock.
4. Promote and share good practice in the housing industry, and facilitate partnerships which encourage added value by joining up programmes across the public and private sectors.
5. Assess the impact of national housing policy to ensure that the implications for citizens, professionals and organisations are fully considered and encourage our partners to do the same.
6. Work to ensure that housing is at the centre of local and regional health, education, social, economic and environmental programmes and policies across Wales through cross sectoral working with a range of agencies.



CHAPTER 4

COMPENDIUM OF TABLES

VIKKI HISCOCKS



PRINCIPALITY
COMMERCIAL



Cardiff
Metropolitan
University

Prifysgol
Metropolitan
Caerdydd



CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

COMPENDIUM OF TABLES / PENNOD 4: CASGLIAD O DABLAU

TABLE 4.1.1	Dwelling stock estimates by year and tenure	TABL 4.1.1	Amcangyfrifon stoc anheddau yn ôl blwyddyn a deiliadaeth
TABLE 4.1.2	Social Housing Stock: Total stock (including non social housing stock) by year, provider type and accommodation type	TABL 4.1.2	Stoc Tai Cymdeithasol: Cyfanswm stoc (gan gynnwys stoc tai heb fod yn gymdeithasol) yn ôl blwyddyn, math o ddarparwr a math o lety
TABLE 4.1.3	Total stock levels by type of provider and unitary authority (provider, accommodation, area 2014-15)	TABL 4.1.3	Cyfanswm lefelau stoc yn ôl math o ddarparwr ac awdurdod unedol (darparwr, llety, ardal 2014-15)
TABLE 4.1.4	Social housing vacancies by year, provider type, duration and availability	TABL 4.1.4	Tai cymdeithasol gwag yn ôl blwyddyn, math o ddarparwr, parhad ac argaeledd
TABLE 4.1.5	Dwellings demolished by local authority and clearance area (2012-13)	TABL 4.1.5	Anheddau a ddymchwelwyd yn ôl awdurdod lleol ac ardal glirio (2012-13)
TABLE 4.1.6	Assessments and resolved hazards by area, type of assessment and dwelling	TABL 4.1.6	Asesiadau a pheryglon wedi'u datrys yn ôl ardal, math o asesiad ac annedd
TABLE 4.1.7	Category 1 and 2 hazards identified by hazard type, dwelling and category	TABL 4.1.7	Peryglon Categori 1 a 2 a ddynodwyd yn ôl math o berygl, annedd a chategori
TABLE 4.1.8	Household projections for Wales, by household type (a)	TABL 4.1.8	Rhagamcanion aelwydydd ar gyfer Cymru, yn ôl math o aelwyd (a)
TABLE 4.1.9	Local authority household projections for Wales - all households (a)	TABL 4.1.9	Amcanestyniadau aelwydydd awdurdodau lleol ar gyfer Cymru - pob aelwyd (a)
TABLE 4.1.10	Rooms, bedrooms and central heating	TABL 4.1.10	Ystafelloedd, ystafelloedd gwely a gwres canolog
TABLE 4.2.1	Simple average house prices, by new/other dwellings, type of buyer	TABL 4.2.1	Prisiau tai cyfartalog syml, yn ôl anheddau newydd/eraill, math o brynwr
TABLE 4.2.2	Monthly average house prices in Wales, by house type	TABL 4.2.2	Cyfartaledd prisiau tai misol yng Nghymru, yn ôl math o dŷ
TABLE 4.2.3	Mean house prices by local authority (quarterly) ¹⁻⁵	TABL 4.2.3	Prisiau cymedrig tai yn ôl awdurdod lleol (chwarterol) ¹⁻⁵
TABLE 4.2.4	Number of housing sales in Wales	TABL 4.2.4	Nifer y gwerthiannau tai yng Nghymru
TABLE 4.2.5	Property sales by local authority in Wales ¹⁻⁴	TABL 4.2.5	Gwerthiannau eiddo yn ôl awdurdod lleol yng Nghymru ¹⁻⁴
TABLE 4.2.6	Average house prices, by local authority and dwelling type	TABL 4.2.6	Prisiau tai cyfartalog, yn ôl awdurdod lleol a math o annedd
TABLE 4.2.7	Simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings and type of buyer from 2005 (quarterly)	TABL 4.2.7	Prisiau tai cyfartalog syml, benthyciadau morgeisi, ac incwm benthycwyr, yn ôl anheddau newydd/eraill a math o brynwr o 2005 ymlaen (chwarterol)
TABLE 4.2.8	Private sector monthly rents recorded by property type, Wales (a,b) January to December 2014	TABL 4.2.8	Rhenti misol y sector preifat a gofnodwyd yn ôl math o eiddo, Cymru (a,b) Ionawr i fis Rhagfyr 2014
TABLE 4.3.1	New dwellings started and completed by tenure (a)	TABL 4.3.1	Anheddau newydd y dechreuwyd eu hadeiladu ac a gwblhawyd yn ôl deiliadaeth (a)
TABLE 4.3.2	Number of completed new builds by local authority	TABL 4.3.2	Nifer y tai newydd a gwblhawyd fesul awdurdod lleol
TABLE 4.3.3	All additional affordable housing provision, by local authority area	TABL 4.3.3	Pob darpariaeth tai fforddiadwy ychwanegol, yn ôl awdurdod lleol
TABLE 4.3.4	Additional affordable housing provision by registered social landlords only, by location in Wales, tenure and funding (2013-14 Delivered)	TABL 4.3.4	Darpariaeth tai fforddiadwy ychwanegol gan landlordiaid cymdeithasol cofrestredig yn unig, yn ôl lleoliad yng Nghymru, deiliadaeth a chyllid (Cyflawnwyd yn 2013-14)

TABLE 4.3.5	Provision of affordable housing on land made available in each local authority in the last five years, by funding source	TABL 4.3.5	Darpariaeth tai fforddiadwy ar dir a wnaed ar gael ym mhob awdurdod lleol yn y pum mlynedd ddiwethaf, yn ôl ffynhonnell ariannu
TABLE 4.3.6	Provision of affordable housing through planning obligations and on rural exception sites by authority, measure and planning type (2013-14)	TABL 4.3.6	Darpariaeth tai fforddiadwy trwy rwymedigaethau cynllunio ac ar safleoedd eithriadig gwledig yn ôl awdurdod, mesur a math o gynllunio (2013-14)
TABLE 4.3.7	Financial contributions towards affordable housing via planning obligations by local authority and amount (2013-14)	TABL 4.3.7	Cyfraniadau ariannol tuag at dai fforddiadwy trwy rwymedigaethau cynllunio yn ôl awdurdod lleol a swm (2013-14)
TABLE 4.3.8	Social Housing Sales (a)	TABL 4.3.8	Gwerthiant Tai Cymdeithasol (a)
TABLE 4.3.9	Help to Buy - Wales completed purchases by local authority and date	TABL 4.3.9	Cymorth i Brynu - pryniannau a gwblhawyd yng Nghymru yn ôl awdurdod lleol a dyddiad
TABLE 4.4.1	Homelessness (by type of decision taken)	TABL 4.4.1	Digartrefedd (yn ôl y math o benderfyniad a wnaethpwyd)
TABLE 4.4.2	Households accepted as homeless by priority need	TABL 4.4.2	Aelwydydd a dderbyniwyd yn ddigartref yn ôl angen blaenoriaethol
TABLE 4.4.3	Homelessness (by reason for homelessness)	TABL 4.4.3	Digartrefedd (yn ôl rheswm am ddigartrefedd)
TABLE 4.4.4	Households accommodated temporarily by accommodation type and year	TABL 4.4.4	Aelwydydd sy'n cael eu lletya dros dro yn ôl math o lety a blwyddyn
TABLE 4.4.5	Social Housing Lettings (2013-14)	TABL 4.4.5	Gosodiadau Tai Cymdeithasol (2013-14)
TABLE 4.5.1	Private Sector Renewal assistance for housing renewal by local authority area, activity and measure (2013-14)	TABL 4.5.1	Cymorth Adnewyddu Sector Preifat ar gyfer adnewyddu tai yn ôl ardal awdurdod lleol, gweithgaredd, mesur (2013-14)
TABLE 4.5.2	Disabled facilities grants by local authority area and type of grant (2013-14)	TABL 4.5.2	Grantiau Cyfleusterau Anabl yn ôl ardal awdurdod lleol a math o grant (2013-14)
TABLE 4.5.3	Renewal areas by local authority area and number	TABL 4.5.3	Ardaloedd adnewyddu yn ôl ardal awdurdod lleol a nifer
TABLE 4.5.4	Estimated gross spending of Welsh HAs in Wales by category 2013-14	TABL 4.5.4	Amcangyfrif o wariant cryswth Cymdeithasau Tai Cymru yng Nghymru yn ôl categori 2013-14
TABLE 4.5.5	Estimated economic impacts of the Housing Associations of Wales on the Welsh economy 2013-14	TABL 4.5.5	Amcangyfrif o effeithiau economaidd Cymdeithasau Tai Cymru ar economi Cymru 2013-14
TABLE 4.5.6	Estimated regeneration spend of housing associations in Wales (excluding staff costs) 2008-14 (constant prices year 2014 pounds)	TABL 4.5.6	Amcangyfrif o wariant adfywio cymdeithasau tai yng Nghymru (ac eithrio costau staff) 2008-14 (prisiau cyson blwyddyn 2014 punnoedd)
TABLE 4.5.7	Houses in multiple occupation by local authority area (2011/12-2013/14)	TABL 4.5.7	Tai amlfeddiannaeth yn ôl ardal awdurdod lleol (2011/12-2013-14)
TABLE 4.5.8	Compliance with the overall Welsh Housing Quality Standard by provider and measure (2013-14)	TABL 4.5.8	Ufudd-dod i Safon Ansawdd Tai Cymru yn gyffredinol yn ôl darparwr a mesur (2013-14)

CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

DWELLING STOCK, HOUSEHOLDS AND TENURE / STOC ANHEDDAU, AELWYDYDD A DEILIADAETH

Table 4.1.1 Dwelling stock estimates by year and tenure
Tabl 4.1.1 Amcangyfrifon o'r stoc anheddau yn ôl blwyddyn a deiliadaeth

	Local Authority (Number) (1)	Owner occupied (Number) (2)	Owner occupied/ Privately rented (Number)	Privately rented (Number)	Registered Social Landlord (Number) (3)	All tenures (Number)
	Awdurdod Lleol (Nifer) (1)	Yn eiddo i berchen- feddianwyr (Nifer) (2)	Yn eiddo i berchen feddianwyr/Yn cael ei rentu'n breifat (Nifer)	Yn cael ei rentu'n breifat (Nifer)	Landlord Cymdeithasol Cofrestredig (Nifer) (3)	Pob deiliadaeth (Nifer)
2000-01	187,855.00	941,200.97	1,031,646.00	90,445.03	54,999.00	1,274,500.00
2001-02	182,957.00	956,973.85	1,045,512.80	88,538.95	56,687.00	1,285,156.80
2002-03	175,626.33	965,963.56	1,063,319.60	97,356.04	57,164.67	1,296,110.60
2003-04	159,740.33	980,226.14	1,082,972.40	102,746.26	64,497.67	1,307,210.40
2004-05	155,955.00	989,625.79	1,098,031.87	108,406.08	65,091.33	1,319,078.20
2005-06	154,279.67	997,964.23	1,110,619.33	112,655.10	65,665.00	1,330,564.00
2006-07	152,814.67	1,001,795.69	1,123,824.80	122,029.11	66,632.33	1,343,271.80
2007-08	129,945.00	1,000,902.02	1,135,938.60	135,036.58	89,397.00	1,355,280.60
2008-09	112,996.67	988,562.57	1,145,882.40	157,319.83	106,930.33	1,365,809.40
2009-10	110,575.00	982,974.34	1,154,158.20	171,183.86	110,452.00	1,375,185.20
2010-11	88,723.33	980,244.94	1,161,497.00	181,252.06	133,593.67	1,383,814.00
2011-12	88,392.33	975,503.54	1,166,037.33	190,533.80	134,688.33	1,389,118.00
2012-13	88,267.67	981,740.03	1,171,348.00	189,607.97	134,835.33	1,394,451.00
2013-14	88,073.33	979,852.22	1,176,493.33	196,641.12	135,506.33	1,400,073.00

Notes

- 1 Prior to 2008-09 data are from the Housing Revenue Account Subsidy (HRAS) second advance form. For 2008-09 onwards, data are from the annual Social Housing Stock return from local authorities. Data has been affected by the large scale voluntary stock transfers of local authority stock to registered social landlords. Excludes intermediate and other tenures not at social rents.
- 2 Includes, owner-occupied, intermediate and other tenures.
- 3 Prior to 2008-09 data are from the annual RSL1 to 4 forms from registered social landlords. For 2008-09 onwards, data are from the annual Social Housing Stock return from registered social landlords. Data has been affected by the large scale voluntary stock transfers of local authority stock to registered social landlords. Includes Abbeyfield Societies, Almshouse Charities and Co-ownership societies. Excludes rented stock owned by English registered social landlords. These dwellings appear in the owner-occupied, privately rented and other tenures category. Excludes intermediate and other tenures not at social rents.

Source: Statistical Directorate, Welsh Government

Nodiadau

- 1 Cyn 2008-09, mae'r data o ail ffurflen daliadau Cymhorthdal y Cyfrif Refeniw Tai. Ar gyfer 2008-09 ymlaen, mae'r data o'r datganiad Stoc Tai Cymdeithasol blynyddol gan awdurdodau lleol. Effeithiwyd ar y data gan drosglwyddiadau stoc gwirfoddol graddfa fawr o stoc yr awdurdodau lleol i landlordiaid cymdeithasol cofrestredig. Mae'n eithrio deiliadaethau canolradd ac eraill nad ydynt ar renti cymdeithasol.
- 2 Mae'n cynnwys deiliadaethau sy'n eiddo i berchen-feddianwyr, canolradd ac eraill.
- 3 Cyn 2008-09, mae'r data o ffurflenni blynyddol RSL1 i 4 gan landlordiaid cymdeithasol cofrestredig. Ar gyfer 2008-09 ymlaen, mae'r data o'r datganiad blynyddol Stoc Tai Cymdeithasol gan landlordiaid cymdeithasol cofrestredig. Effeithiwyd ar y data gan y trosglwyddiadau stoc gwirfoddol graddfa fawr o stoc yr awdurdodau lleol i landlordiaid cymdeithasol cofrestredig. Mae'n cynnwys Abbeyfield Societies, Almshouse Charities a Chymdeithasau Cydberchnogaeth. Mae'n eithrio stoc rhentu y mae landlordiaid cymdeithasol cofrestredig Lloegr yn berchen arnynt. Mae'r anheddau hyn yn ymddangos yn y categori deiliadaethau sy'n eiddo i berchen-feddianwyr, rhent preifat ac eraill. Mae'n eithrio deiliadaethau canolradd ac eraill nad ydynt ar renti cymdeithasol.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.1.2 Social Housing Stock: Total stock (including non social housing stock) by year, provider type and accommodation type
 Tabl 4.1.2 Stoc Tai Cymdeithasol: Cyfanswm stoc (gan gynnwys stoc tai heb fod yn gymdeithasol) yn ôl blwyddyn, math o ddarparwr a math o let

		Total stock at social rent Cyfanswm stoc ar rent cymdeithasol				Other social housing stock - intermediate tenures, intermediate rents and other Stoc tai cymdeithasol arall - deiliadaethau canolradd, rhenti canolradd ac eraill			
		General needs stock	Supported including sheltered stock	Extra care stock	Total	Other social housing stock - shared ownership	Other social housing stock - Flexible Tenure for the Elderly	Other social housing stock - intermediate rents and other social housing	
		Stoc anghenion cyffredinol	Stoc â chymorth gan gynnwys stoc gwarchod	Stoc gofal ychwanegol	Cyfanswm	Stoc tai cymdeithasol arall - cydberchnogaeth	Stoc tai cymdeithasol arall - Deiliadaeth Hyblyg i'r Oedrannus	Stoc tai cymdeithasol arall - rhenti canolradd a thai cymdeithasol eraill	
2011-12	Wales Cymru	.	.	.	225652	.	.	.	
	Wales Cymru	Total Local Authorities Cyfanswm Awdurdodau Lleol	.	.	88471	.	.	.	
		Total Registered Social Landlords Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	.	.	137181	.	.	.	
2012-13	Wales Cymru	189370	34736	1813	225919	1773	178	1752	
	Wales Cymru	Total Local Authorities Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	73416	14837	40	88293	25	0	27
		Total Registered Social Landlords Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	115954	19899	1773	137626	1748	178	1725
2012-13	Wales Cymru	189905	34275	2041	226221	1763	118	2265	
	Wales Cymru	Total Local Authorities Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	73349	14771	40	88160	25	0	27
		Total Registered Social Landlords Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	116556	19504	2001	138061	1738	118	2238
2014-15	Wales Cymru	190067	34741	2167	226975	1852	226	2937	
	Wales Cymru	Total Local Authorities Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	73073	14758	40	87871	172	0	157
		Total Registered Social Landlords Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	116994	19983	2127	139104	1680	226	2780

Notes

The information presented here is collected via annual returns from Welsh social landlords on stock held by local authorities and registered social landlords (RSLs) as at 31 March each year.

Stock figures will differ from dwelling stock estimates published, which assume that three bedspaces of a non-self contained unit is equivalent to one dwelling.

Maisonettes are categorised as flats, whilst bungalows are categorised as houses.

Data for English registered RSLs with stock in Wales is excluded.

Source: Statistical Directorate, Welsh Government

Other social housing stock - intermediate tenures, intermediate rents and other	Total social housing stock including intermediate tenures, intermediate rents and other social housing	Non social housing stock - properties at market rents	Non social housing stock - investment activity
Stoc tai cymdeithasol arall - deiliadaethau canolradd, rhenti canolradd ac eraill	Cyfanswm stoc tai cymdeithasol gan gynnwys deiliadaethau canolradd, rhenti canolradd a thai cymdeithasol eraill	Stoc heb fod yn dai cymdeithasol - eiddo yn ôl rhenti'r farchnad	Stoc heb fod yn dai cymdeithasol - gweithgarwch buddsoddi
4907	230559	5372	.
25	88496	44	.
4882	142063	5328	.
3703	229622	4242	3833
52	88345	0	0
3651	141277	4242	3833
4146	230367	4274	3951
52	88212	0	0
4094	142155	4274	3951
5015	231990	4293	3959
329	88200	0	0
4686	143790	4293	3959

Nodiadau

Cesglir y wybodaeth a gyflwynir fan hyn trwy ddatganiadau blynyddol gan landlordiaid cymdeithasol Cymru ar stoc a ddelir gan awdurdodau lleol a landlordiaid cymdeithasol cofrestredig ar 31 Mawrth bob blwyddyn.

Bydd ffigurau stoc yn gwahaniaethu o amcangyfrifon y stoc anheddau a gyhoeddwyd, sy'n tybio bod tri lle gwely mewn uned nad ydyw'n hunangynhwysol yn gyfwerth ag un anedd.

Caiff fflatiau deulawr eu categorio fel fflatiau, wrth i fyngalos gael eu categorio fel tai.

Data ar gyfer Landlordiaid Cymdeithasol Cofrestredig Lloegr gyda stoc yng Nghymru wedi'u heithrio.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.1.3 Total stock levels by type of provider and unitary authority (provider, accommodation, area 2014-15)
Tabl 4.1.3 Cyfanswm lefelau stoc yn ôl math o ddarparwr ac awdurdod unedol (darparwr, llety, ardal 2014-15)

	Local Authorities Awdurdodau Lleol	Registered social landlords Landlordiaid cymdeithasol cofrestredig	Number / Nifer All social landlords Pob landlord cymdeithasol
Isle of Anglesey / Ynys Môn	3790	931	4721
Gwynedd	.	8825	8825
Conwy	.	6593	6593
Denbighshire / Sir Ddinbych	3428	2537	5965
Flintshire / Sir y Fflint	7405	2874	10279
Wrexham / Wrecsam	11317	2221	13538
Powys	5400	2973	8373
Ceredigion	.	3380	3380
Pembrokeshire / Sir Benfro	5691	2821	8512
Carmarthenshire / Sir Gaerfyrddin	8983	3207	12190
Swansea / Abertawe	13539	7859	21398
Neath Port Talbot / Castell-nedd Port Talbot	.	12594	12594
Bridgend / Pen-y-bont ar Ogwr	.	8944	8944
Vale of Glamorgan / Bro Morgannwg	3965	2709	6674
Cardiff / Caerdydd	13801	12497	26298
Rhondda Cynon Taf	.	15574	15574
Merthyr Tydfil / Merthyr Tudful	.	5984	5984
Caerphilly / Caerffili	10881	4096	14977
Blaenau Gwent	.	8001	8001
Torfaen	.	10124	10124
Monmouthshire / Sir Fynwy	.	5493	5493
Newport / Casnewydd	.	13553	13553
Wales / Cymru	88200	143790	231990

Notes

The information presented here is collected via annual returns from Welsh social landlords on stock held by local authorities and registered social landlords (RSLs) as at 31 March each year. /

Stock includes:

- units in which the RSL has an share on which it charges rent (full or shared ownership);
- both permanent and temporary stock;
- stock charged at social rents; and
- stock charged at intermediate rents and intermediate tenures (such as shared ownership properties).

It excludes:

- all non-residential properties;
- dwellings leased to temporarily house the homeless;
- any dwellings that are managed as a social lettings agency on behalf of another social landlord;
- fully-staircased shared ownership dwellings.

Source: Statistical Directorate, Welsh Government

Nodiadau

Cesglir y wybodaeth a gyflwynir yma trwy ddatganiadau blynyddol gan landlordiaid cymdeithasol Cymru ar stoc a ddelir gan awdurdodau lleol a landlordiaid cymdeithasol cofrestredig (RSLs) ar 31 Mawrth bob blwyddyn.

Mae'r stoc yn cynnwys:

- unedau y mae gan y landlord cymdeithasol cofrestredig gyfran y mae'n codi rhent arni (perchnogaeth lawn neu ar y cyd);
- stoc barhaol a dros dro
- stoc a godir yn ôl rhenti cymdeithasol; a
- stoc a godir yn ôl rhenti canolradd a deiliadaethau canolradd (megis eiddo perchnogaeth ar y cyd).

Mae'n eithrio:

- pob eiddo dibreswyl;
- anheddau a brydesir i letya'r digartref dros dro;
- unrhyw anheddau a reolir fel asiantaeth gosod tai cymdeithasol ar ran landlord cymdeithasol arall;
- anheddau perchnogaeth ar y cyd gyda grisiau llawn.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.1.4 Social housing vacancies by year, provider type, duration and availability
Tabl 4.1.4 Tai cymdeithasol gwag yn ôl blwyddyn, math o ddarparwr, parhad ac argaeledd

		Vacant for less than 6 months Yn wag am lai na 6 mis			Vacant for 6 months or more Yn wag am 6 mis neu'n fwy			Total Cyfanswm
		Available for letting	Not available for letting	-6mths Total	Available for letting	Not available for letting	+6mths Total	
		Ar gael i'w osod	Ddim ar gael i'w osod	Cyfanswm -6 mis	Ar gael i'w osod	Ddim ar gael i'w osod	Cyfanswm +6 mis	
2005-06	Wales / Cymru	432	1,558	2,540	150	986	1,407	3,947
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	432	1,558	1,990	150	986	1,136	3,126
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	.	.	550	.	.	271	821
2006-07	Wales / Cymru	419	1,625	2,700	154	860	1,210	3,910
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	419	1,625	2,044	154	860	1,014	3,058
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	.	.	656	.	.	196	852
2007-08	Wales / Cymru	420	1,198	2,510	135	557	1,259	3,769
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	420	1,198	1,618	135	557	692	2,310
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	.	.	892	.	.	567	1,459
2008-09	Wales / Cymru	2,050	1,126	3,176	541	588	1,129	4,305
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	852	836	1,688	229	403	632	2,320
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	1,198	290	1,488	312	185	497	1,985
2009-10	Wales / Cymru	1,611	1,233	2,844	397	659	1,056	3,900
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	826	868	1,694	198	414	612	2,306
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	785	365	1,150	199	245	444	1,594
2010-11	Wales / Cymru	1,498	1,057	2,555	376	654	1,030	3,585
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	511	611	1,122	75	245	320	1,442
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	987	446	1,433	301	409	710	2,143
2011-12	Wales / Cymru	1,992	843	2,835	316	772	1,088	3,923
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	482	536	1,018	80	302	382	1,400
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	1,510	307	1,817	236	470	706	2,523
2012-13 (1)	Wales / Cymru	(r) 1,877	994	(r) 2,871	635	(r) 787	(r) 1,422	(r) 4,293
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	605	670	1,275	144	167	311	1,586
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	(r) 1,272	324	(r) 1,596	491	(r) 620	(r) 1,111	(r) 2,707
2013-14	Wales / Cymru	1,063	3,032	469	811	1,280	4,312	1,969
	Total Local Authorities / Cyfanswm Awdurdodau Lleol	672	1,252	136	204	340	1,592	580
	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	391	1,780	333	607	940	2,720	1,389

1 Due to improvements in the data collection process, a number of providers have reclassified stock leading to some minor discontinuities in the 2012-13 stock data when compared to previous years. Whilst this has a minor effect on the data for Wales or the local areas, greater care should be taken when interpreting changes in the data for individual providers.

2 Vacant dwellings includes:

- 1.) Dwellings undergoing or awaiting major capital works repair, conversion or improvement;
- 2.) Vacant dwellings that have formal approval for sale or demolition only if they are still part of HRA (Housing Revenue Account) dwellings;
- 3.) All vacant dwellings to be sold whether awaiting sale or undergoing repair prior to being sold;
- 4.) Vacant dwellings subject to demolition or closing orders or acquired for demolition under Part VI or IX of the Housing Act 1985.

r = Revised since previously published.

Source: Statistical Directorate, Welsh Government

1 Yn sgîl gwelliannau yn y broses casglu data, mae nifer o ddarparwyr wedi ailddosbarthu stoc gan arwain at rai mân anghysonderau yn nata stoc 2012-13 o gymharu â blynyddoedd blaenorol. Er bod hyn yn cael effaith fach ar y data i Gymru neu'r ardaloedd lleol, dylid bod yn fwy gofalus wrth ddehongli newidiadau yn y data ar gyfer darparwyr unigol.

2 Mae anheddau gweigion yn cynnwys:

- 1.) Anheddau sy'n mynd trwy waith neu'n aros am waith atgyweirio, trawsnewid neu wella cyfalaf mawr;
- 2.) Anheddau gweigion a chanddynt gymeradwyaeth ffurfiol i'w gwerthu neu ddimychwel dim ond os ydynt yn parhau'n rhan o anheddau'r Cyfrif Refeniw Tai;
- 3.) Pob annedd wag i'w gwerthu boed yn aros i gael eu gwerthu neu'n mynd trwy waith atgyweirio cyn cael eu gwerthu;
- 4.) Anheddau gweigion sy'n destun gorchmynion dymchwel neu gau neu wedi'u caffael i'w dymchwel dan Ran VI neu IX Deddf Tai 1985.

r = Diwygio ers gyhoeddwyd yn flaenorol.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.1.5 Dwellings demolished by local authority and clearance area 2013-14
 Tabl 4.1.5 Anheddau wedi'u dymchwel yn ôl awdurdod lleol ac ardal glirio 2013-14

	Within clearance areas / Mewn ardaloedd clirio	Not within clearance areas / Heb fod mewn ardaloedd clirio	Within renewal areas / Mewn ardaloedd adnewyddu	Not within renewal areas / Heb fod mewn ardaloedd adnewyddu	Total / Cyfanswm
Wales / Cymru	1	220	139	82	221
Isle of Anglesey / Ynys Môn	0	0	0	0	0
Gwynedd	0	12	0	12	12
Conwy	0	0	0	0	0
Denbighshire / Sir Ddinbych	0	92	91	1	92
Flintshire / Sir y Fflint	0	50	48	2	50
Wrexham / Wrecsam	0	12	0	12	12
Powys	1	0	0	1	1
Ceredigion	0	0	0	0	0
Pembrokeshire / Sir Benfro	0	6	0	6	6
Carmarthenshire / Sir Gaerfyrddin	0	0	0	0	0
Swansea / Abertawe	0	3	0	3	3
Neath Port Talbot / Castell-nedd Port Talbot	0	15	0	15	15
Bridgend / Pen-y-bont ar Ogwr	0	5	0	5	5
Vale of Glamorgan / Bro Morgannwg	0	5	0	5	5
Cardiff / Caerdydd	0	8	0	8	8
Rhondda Cynon Taf	0	3	0	3	3
Merthyr Tydfil / Merthyr Tudful	0	0	0	0	0
Caerphilly / Caerffili	0	6	0	6	6
Blaenau Gwent	0	0	0	0	0
Torfaen	0	0	0	0	0
Monmouthshire / Sir Fynwy	0	0	0	0	0
Newport / Casnewydd	0	3	0	3	3

Source: Statistical Directorate, Welsh Government

Footnotes: / Troednodiau: A dwelling is defined to be a building or part of a building occupied or intended to be occupied as a separate dwelling. For the purposes of this data collection, dwellings include houses in multiple occupation (HMOs) as defined in section 77 of the Housing Act 2004. They do not include individual bedsits (that is single rooms without the exclusive use of bath/shower or inside WC), but each group of bedsits sharing facilities should be counted as one dwelling.

A clearance area is an area declared by a local authority under Part IX of the Housing Act 1985 as amended by section 47 of the Housing Act 2004. The houses are deemed unfit for human habitation or are dangerous or harmful to the health of the inhabitants. The local authority declares a clearance area when it is satisfied that the most suitable method of dealing with these conditions is the demolition of all the buildings in that area.

Renewal areas seek to improve housing and general amenities of an area where social and environmental problems are combined with poor housing; develop partnerships between residents, private sector interests and the local authority; bring about regeneration, including mixed-use development; and

increase confidence in the future of an area, and through this, help to reverse any process of decline. Renewal areas are as defined in the Local Government and Housing Act 1989 as amended by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.

Totals may not add due to dwellings being reported as demolished in both a clearance and a renewal area.

Figures for renewal areas were only collected from 2009-10 and the split into clearance areas and renewal areas is only available for the total of all Local Authority, Registered Social Landlord and Private Sector dwellings.

Information is no longer collected on the number of dwellings closed or on closing orders or undertakings and prohibition orders or undertakings.

Tenure: Separate totals for demolitions of Local Authority dwellings, Registered Social Landlord dwellings and Private Sector dwellings were only collected up to 2008-09.

Year: The information shown covers dwellings demolished during the financial year. For 2009-10 they include all demolitions that take place within an authority area and not just those that are a result of action by the local authority. They also include dwellings demolished which are to be re-built afterwards.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Troednodiau: Diffinnir annedd yn adeilad neu'n rhan o adeilad a ddefnyddir neu y bwriedir ei defnyddio fel annedd ar wahân. At ddibenion y casgliad data hwn, mae anheddau'n cynnwys tai amfeddiannaeth fel y diffiniwyd yn rhan 77 Deddf Tai 2004. Nid ydynt yn cynnwys fflatiau un ystafell unigol (hynny yw ystafelloedd unigol heb ddefnydd cyfyngedig i faddon/cawod neu toiled y tu mewn), ond dylid cyfrif pob grŵp o fflatiau un ystafell sy'n rhannu cyfleusterau fel un annedd.

Ardal glirio yw ardal a ddatgenir gan awdurdod lleol dan Ran IX Deddf Tai 1985 fel y diwygiwyd gan ran 47 Deddf Tai 2004. Ystyrir bod y tai'n anaddas i fodau dynol fyw ynddynt neu'n beryglus neu'n niweidiol i iechyd y preswylwyr. Bydd awdurdod lleol yn datgan ardal glirio pan fydd yn fodlon mai'r dull mwyaf addas o ddelio â'r amodau hyn yw trwy dymchwel yr holl adeiladau yn yr ardal honno.

Ceisia ardaloedd adnewyddu wella tai ac amwynderau cyffredinol ardal lle mae'r problemau cymdeithasol ac amgylcheddol yn cyfuno gyda thai gwael; datblygu partneriaethau rhwng trigolion, buddiannau'r sector preifat a'r awdurdod lleol; esgor ar adfywiad, gan gynnwys datblygiad defnydd cymysg; a

magu hyder yn nyfodol ardal, a thrwy hyn, helpu gwyrddroi unrhyw broses o ddirywiad. Diffinnir ardaloedd adnewyddu yn Neddf Llywodraeth Leol a Thai 1989 fel y diwygiwyd gan Orchymyn Diwygio Rheoleiddio (Cymorth Tai) (Cymru a Lloegr) 2002.

Mae'n bosibl na fydd y cyfansymiau'n adio gan fod anheddau wedi'u hadrodd fel rhai a dymchwelwyd mewn ardal glirio ac adnewyddu.

Casglwyd y ffigurau ar gyfer ardaloedd adnewyddu o 2009-10 yn unig ac mae'r rhaniad i ardaloedd clirio ac ardaloedd adnewyddu ond ar gael ar gyfer cyfanswm yr holl anheddau Awdurdod Lleol, Landlord Cymdeithasol Cofrestredig a Sector Preifat.

Ni chesglir gwybodaeth mwyach am nifer yr anheddau sydd wedi cau nac ar orchymion cau ' neu is-denantiaethau' a gorchymion gwahardd neu is-denantiaethau.

Deiliadaeth: Dim ond hyd at 2008-09 y casglwyd cyfansymiau ar wahân ar gyfer anheddau Awdurdod Lleol, anheddau Landlordiaid Cymdeithasol Cofrestredig ac anheddau Sector Preifat sydd wedi'u dymchwel,

Blwyddyn: Mae'r wybodaeth a ddengys yn cynnwys anheddau gafodd eu dymchwel yn ystod y flwyddyn ariannol. Ar gyfer 2009-10, cynhwysant bob dymchweliad a ddigwyddodd mewn ardal awdurdod ac nid dim ond y rhai sydd o ganlyniad i weithred gan yr awdurdod lleol. Cynhwysant hefyd anheddau a dymchwelwyd a fydd yn cael eu hailadeiladu'n dilyn hynny.

Table 4.1.6 Assessments and resolved hazards by area, type of assessment and dwelling 2013-14
Tabl 4.1.6 Aseidiadau a pheryglon a adferwyd yn ôl ardal, math o asesiad ac annedd 2013-14

	Total assessments / Cyfanswm aseidiadau			Assessments which: Contained category 1 hazards / Aseidiadau sydd: Wedi cynnwys peryglon categori 1			Assessments which: Contained category 2 hazards / Aseidiadau sydd: Wedi cynnwys peryglon categori 2			Number of HMOs and non-HMOs where all category 1 hazards have been resolved as a result of local authority action / Nifer y tai amfeddiannaeth a thai heb fod yn amfeddiannaeth lle mae pob perygl categori 1 wedi'u datrys o ganlyniad i weithred yr awdurdod lleol		
	Non-HMOs / Heb fod yn HMOs	HMOs	Total / Cyfanswm	Non-HMOs / Heb fod yn HMOs	HMOs	Total / Cyfanswm	Non-HMOs / Heb fod yn HMOs	HMOs	Total / Cyfanswm	Non-HMOs / Heb fod yn HMOs	HMOs	Total / Cyfanswm
Wales / Cymru	3,846	2,363	6,209	1,616	764	2,380	2,550	1,514	4,064	1,229	585	1,814
Isle of Anglesey / Ynys Môn	54	33	87	47	6	53	40	5	45	19	2	21
Gwynedd	359	324	683	115	92	207	254	220	474	77	115	192
Conwy	179	420	599	19	228	247	36	163	199	5	24	29
Denbighshire / Sir Ddinbych	77	149	226	46	76	122	72	130	202	50	16	66
Flintshire / Sir y Fflint	95	8	103	55	5	60	58	0	58	48	4	52
Wrexham / Wrecsam	124	59	183	35	9	44	77	43	120	20	19	39
Powys	477	41	518	109	28	137	432	25	457	109	28	137
Ceredigion	89	266	355	55	56	111	57	147	204	66	43	109
Pembrokeshire / Sir Benfro	217	18	235	74	4	78	113	11	124	73	3	76
Carmarthenshire / Sir Gaerfyrddin	184	16	200	33	6	39	46	5	51	22	5	27
Swansea / Abertawe	139	298	437	77	20	97	85	142	227	29	125	154
Neath Port Talbot / Castell-nedd Port Talbot	89	18	107	64	16	80	68	13	81	47	12	59
Bridgend / Pen-y-bont ar Ogwr	129	22	151	31	6	37	109	14	123	39	3	42
Vale of Glamorgan / Bro Morgannwg	67	28	95	58	24	82	66	28	94	54	21	75
Cardiff / Caerdydd	331	292	623	109	113	222	288	242	530	79	118	197
Rhondda Cynon Taf	78	7	85	54	0	54	66	3	69	62	1	63
Merthyr Tydfil / Merthyr Tudful	64	22	86	41	14	55	55	22	77	40	13	53
Caerphilly / Caerffili	552	47	599	317	13	330	219	14	233	258	9	267
Blaenau Gwent	97	0	97	66	0	66	93	0	93	27	0	27
Torfaen	113	2	115	70	2	72	43	0	43	51	2	53
Monmouthshire / Sir Fynwy	61	14	75	24	9	33	47	13	60	16	7	23
Newport / Casnewydd	271	279	550	117	37	154	226	274	500	38	15	53

Source: Statistical Directorate, Welsh Government

Assessment: Both the total number of assessments and the number of Category 1 resolutions are only available from 2009-10 onwards. Similarly, the number of Category 2 hazards found in HMOs was only collected from 2008-09 onwards.

The 2009-10 information on resolution of Category 1 Hazards is based on incomplete data from Rhondda Cynon Taf and Conwy who were unable to provide this information. Blaenau Gwent was only able to supply partial data on hazards.

An HMO or non-HMO with both Category 1 and 2 hazards is counted in both rows. An HMO or non-HMO with multiple Category 1 hazards is only counted in the Category 1 row once, similarly for an HMO or non-HMO with multiple Category 2 hazards. Only initial assessments are included in the total number of assessments.

Dwelling: For the purposes of this data collection an HMO means a house in multiple occupation as defined in sections 254 to 259 of the Housing Act 2004, as a building or part of a building which:

- (i) Meets the standard test;
- (ii) Meets the self-contained flat test;
- (iii) Meets the converted building test;
- (iv) Has a HMO declaration in force; or
- (v) Is a converted block of flats

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Aseiad: Mae cyfanswm nifer yr aseidiadau a nifer y penderfyniadau Categori 1 ond ar gael o 2009-10 ymlaen.

Yn yr un modd, dim ond o 2008-09 ymlaen y casglwyd nifer y peryglon Categori 2 a ganfuwyd mewn tai amfeddiannaeth.

Mae gwybodaeth 2009-10 am y penderfyniad ar Beryglon Categori 1 yn seiliedig ar ddata anghyflawn gan Rhondda Cynon Taf a Chonwy oedd yn methu darparu'r wybodaeth hon. Roedd Blaenau Gwent ond yn gallu cyflenni data rhannol ar beryglon.

Cyfrifir tai amfeddiannaeth a heb fod yn amfeddiannaeth gyda pheryglon Categori 1 a 2 yn y ddwy res. Cyfrifir tai amfeddiannaeth neu heb fod yn amfeddiannaeth gyda sawl perygl Categori 1 yn rhes Categori 1 unwaith, yn yr un modd ag ar gyfer tai amfeddiannaeth neu heb fod yn amfeddiannaeth gyda sawl perygl Categori 2. Dim ond aseidiadau cychwynnol a gynhwysir yng nghyfanswm nifer yr aseidiadau.

Anedd: At ddibenion y casgliad data hwn, mae HMO yn golygu tŷ amfeddiannaeth fel y diffinnir yn rhannau 254 i 259 Deddf Tai 2004, fel adeilad neu ran o adeilad sy'n:

- (i) Bodloni'r prawf safonol;
- (ii) Bodloni'r prawf fflat hunangynhwysol;
- (iii) Bodloni'r prawf adeilad wedi'i drawsnewid;
- (iv) Lle mae datganiad HMO mewn grym; neu'n
- (v) Floc o fflatiau wedi'u trawsnewid

Table 4.1.7 Category 1 and 2 hazards identified by hazard type, dwelling and category 2013-14
Tabl 4.1.7 Peryglon Categori 1 a 2 a ddynodwyd yn ôl math o berygl, annedd a chategori 2013-14

	Non-HMO / Heb fod yn HMO			HMO			Total / Cyfanswm
	Category 1 / Categori 1	Category 2 / Categori 2	Total / Cyfanswm	Category 1 / Categori 1	Category 2 / Categori 2	Total / Cyfanswm	
Total / Cyfanswm	2,703	5,277	7,980	1,125	3,248	4,373	12,353
Damp and mould growth / Lleithder a thwf llwydni	490	1,242	1,732	96	467	563	2,295
Excess cold / Oerfel gormodol	825	456	1,281	347	166	513	1,794
Excess heat / Gwres gormodol	3	16	19	5	16	21	40
Asbestos and manufactured mineral fibres (MMF) / Asbestos a ffibrau mwynol gwneuthuredig	9	8	17	2	5	7	24
Biocides / Bywleiddiaid	0	0	0	0	0	0	0
Carbon monoxides and fuel combustion products / Carbon monocsid a chynhyrchion mudlosgi	14	149	163	4	26	30	193
Lead / Plwm	0	2	2	0	0	0	2
Radiation / Ymbelydredd	0	0	0	0	0	0	0
Uncombusted fuel gas / Nwy tanwydd heb fudlosgi	23	94	117	5	26	31	148
Volatile organic compounds / Cyfansoddion organig fflamlyd	3	2	5	0	0	0	5
Crowding and space / Gorlenwi a lle	86	46	132	12	14	26	158
Entry by intruders / Mynediad gan dresmaswyr	54	161	215	76	114	190	405
Lighting / Golau	8	34	42	10	13	23	65
Noise / Sŵn	1	8	9	1	4	5	14
Domestic hygiene, pests and refuse / Hylendid domestig, plâu a sbwriel	44	169	213	8	62	70	283
Food safety / Diogelwch bwyd	81	154	235	19	195	214	449
Personal hygiene, sanitation and drainage / Hylendid personol, glanweithdra a draenio	99	277	376	27	188	215	591
Water supply / Cyflenwad dŵr	7	7	14	2	2	4	18
Falls associated with baths etc. / Cwypmudiadau cysylltiedig â chael bath etc.	1	122	123	2	2	4	127
Falling on level surfaces etc. / Cwypmo ar arwynebau gwastad etc.	98	188	286	30	68	98	384
Falling on stairs etc. / Cwypmo ar risiau etc.	207	302	509	69	135	204	713
Falling between levels / Cwypmo rhwng lefelau	147	347	494	75	325	400	894
Electrical hazards / Peryglon trydanol	149	455	604	68	223	291	895
Fire / Tân	265	638	903	214	954	1,168	2,071
Flames, hot surfaces / Fflamau, arwynebau poeth	13	43	56	5	37	42	98
Collision and entrapment / Gwrthdrawiadau a hudoliadau	10	95	105	16	100	116	221
Explosions / Ffrwydradau	8	13	21	7	5	12	33
Position and operability of amenities / Safle a gweithredadwyedd amwynderau	9	48	57	7	28	35	92
Structural collapse and falling elements / Cwypm strwythur ac elfennau'n cwypmo	49	201	250	18	73	91	341

Source: Statistical Directorate, Welsh Government

Category: The number of Category 2 hazards found in HMOs was only collected from 2008-09 onwards.

Dwelling: For the purposes of this data collection an HMO means a house in multiple occupation as defined in sections 254 to 259 of the Housing Act 2004, as a building or part of a building which:

- (i) Meets the standard test;
- (ii) Meets the self-contained flat test;
- (iii) Meets the converted building test;
- (iv) Has a HMO declaration in force; or
- (v) Is a converted block of flats

Hazard: Hazard Types are listed as hazards in Housing Wales: Housing Health and Safety Rating System: Operational Guidance (Housing Act 2004: Part 1).

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Categori: Dim ond o 2008-09 ymlaen y casglwyd nifer y peryglon Categori 2 a ganfuwyd mewn tai amfeddiannaeth.

Annedd: At ddibenion y casgliad data hwn, mae HMO yn golygu tŷ amfeddiannaeth fel y diffinnir yn rhannau 254 i 259 Deddf Tai 2004, fel adeilad neu ran o adeilad sy'n:

- (i) Bodloni'r prawf safonol;
- (ii) Bodloni'r prawf fflat hunangynhwysol;
- (iii) Bodloni'r prawf adeilad wedi'i drawsnewid;
- (iv) Lle mae datganiad HMO mewn grym; neu'n
- (v) Bloc o fflatiau wedi'u trawsnewid

Perygl: Rhestrir Mathau o Beryglon fel peryglon yn Tai Cymru: System Sgorio Iechyd a Diogelwch Tai: Canllawiau Gweithredol (Deddf Tai 2004: Rhan 1).

Table 4.1.8 Household projections for Wales, by household type (a)
Tabl 4.1.8 Rhacamcanion aelwydydd ar gyfer Cymru, yn ôl math o aelwyd (a)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1 person / 1 person	420,865	429,600	439,131	448,734	458,127	467,300	476,581	485,970	495,466	504,865	514,069	523,306	533,537	543,382	552,680	561,598	570,215	578,472	586,802	595,127	603,182	611,103	619,484	627,787
2 person (no children) / 2 person (dim plant)	419,412	424,766	430,424	436,168	441,696	446,840	452,108	457,247	461,787	466,081	469,960	473,521	476,398	478,888	481,474	483,982	486,279	488,163	489,624	491,172	493,048	494,667	495,484	496,551
2 person (1 adult, 1 child) / 2 person (1 oedolyn, 1 plentyn)	56,295	57,898	59,518	61,109	62,705	64,293	65,872	67,474	69,094	70,734	72,382	74,058	75,708	77,353	78,957	80,512	82,046	83,530	85,009	86,446	87,830	89,203	90,561	91,887
3 person (no children) / 3 person (dim plant)	83,194	83,095	82,970	82,753	82,424	82,016	81,605	81,063	80,347	79,530	78,693	77,692	76,628	75,631	74,742	73,987	73,245	72,627	72,042	71,543	71,188	70,821	70,476	70,184
3 person (2 adults, 1 children) / 3 person (2 oedolyn, 1 plentyn)	88,419	88,771	89,119	89,445	89,770	90,047	90,273	90,536	90,734	90,917	91,106	91,415	91,697	91,958	92,279	92,596	92,866	93,040	93,318	93,611	93,888	94,219	94,564	94,949
3 person (1 adult, 2 children) / 3 person (1 oedolyn, 2 blentyn)	35,040	35,805	36,601	37,429	38,300	39,204	40,139	41,120	42,178	43,249	44,301	45,387	46,461	47,490	48,424	49,298	50,154	50,954	51,729	52,468	53,157	53,819	54,453	55,065
4 person (no children) / 4 person (dim plant)	22,745	22,519	22,283	21,990	21,646	21,293	20,939	20,536	20,102	19,649	19,226	18,738	18,265	17,868	17,540	17,289	17,064	16,926	16,800	16,687	16,601	16,511	16,442	16,363
4 person (2+ adults, 1+ children) / 4 person (2+ oedolyn, 1+ plentyn)	112,772	111,139	109,581	108,102	106,749	105,569	104,365	103,238	102,278	101,443	100,723	100,108	99,503	98,962	98,394	97,766	97,181	96,598	95,998	95,284	94,413	93,582	92,760	91,850
4 person (1 adult, 3 children) / 4 person (1 oedolyn, 3 phlentyn)	11,709	11,955	12,216	12,493	12,790	13,103	13,432	13,780	14,159	14,539	14,903	15,279	15,648	15,996	16,303	16,589	16,867	17,126	17,375	17,613	17,839	18,052	18,252	18,448
5+ person (no children) / 5+ person (dim plant)	8,496	8,633	8,745	8,806	8,839	8,884	8,904	8,878	8,851	8,807	8,786	8,707	8,631	8,623	8,668	8,770	8,902	9,144	9,363	9,554	9,725	9,878	10,019	10,107
5+ person (2+ adults, 1+ children) / 5+ person (2+ oedolyn, 1+ plentyn)	58,659	57,282	55,972	54,738	53,610	52,598	51,610	50,701	49,944	49,273	48,657	48,109	47,565	47,029	46,432	45,788	45,162	44,523	43,868	43,162	42,392	41,638	40,885	40,095
5+ person (1 adult, 4+ children) / 5+ person (1 oedolyn, 4+ plentyn)	4,350	4,449	4,554	4,665	4,785	4,911	5,044	5,184	5,335	5,486	5,631	5,779	5,924	6,060	6,179	6,290	6,398	6,499	6,595	6,688	6,778	6,862	6,941	7,019

Source: Statistical Directorate, Welsh Government
(a) 2008 based

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru
(a) Seiliedig ar 2008

Table 4.1.9 Local authority household projections for Wales - all households (a)
Tabl 4.1.9 Rhagamcanion aelwydydd awdurdodau lleol ar gyfer Cymru - pob aelwyd (a)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Wales/ Cymru	1303826	1312644	1321675	1330740	1339773	1349045	1358312	1367493	1376654	1385424	1394129	1403151	1411696	1419940	1427677
Isle of Anglesey / Ynys Môn	30655	30752	30844	30943	31024	31107	31174	31243	31314	31370	31419	31468	31502	31527	31539
Gwynedd	52411	52630	52869	53113	53366	53657	53949	54251	54566	54872	55184	55520	55842	56147	56442
Conwy	51250	51403	51570	51738	51885	52042	52174	52315	52461	52584	52693	52809	52902	52990	53072
Denbighshire / Sir Ddinbych	40645	40875	41098	41316	41539	41758	41988	42213	42443	42650	42853	43074	43273	43467	43635
Flintshire / Sir y Fflint	63852	64220	64583	64939	65271	65594	65910	66209	66511	66803	67066	67342	67587	67819	68026
Wrexham / Wrecsam	57141	57812	58494	59174	59843	60520	61194	61859	62525	63173	63819	64470	65107	65740	66368
Powys	58429	58810	59191	59564	59931	60277	60616	60963	61299	61600	61884	62163	62397	62624	62808
Ceredigion	31417	31534	31655	31783	31941	32104	32263	32422	32574	32730	32874	33026	33166	33292	33387
Pembrokeshire / Sir Benfro	53231	53523	53836	54120	54408	54699	54990	55270	55538	55784	56021	56277	56516	56720	56902
Cardiganshire / Sir Gaerfyrddin	78936	79484	80036	80565	81102	81640	82194	82751	83295	83824	84352	84888	85408	85906	86371
Swansea / Abertawe	103462	104289	105166	106059	106993	107963	108910	109854	110820	111767	112724	113723	114675	115607	116504
Neath Port Talbot / Castell-nedd Port Talbot	60396	60537	60690	60844	61003	61164	61331	61502	61684	61847	62006	62172	62328	62470	62591
Bridgend / Pen-y-bont ar Ogwr	58601	59059	59526	59983	60419	60866	61319	61749	62176	62579	62965	63373	63750	64110	64447
Vale of Glamorgan / Bro Morgannwg	53620	54041	54450	54841	55230	55618	56022	56417	56808	57179	57529	57895	58251	58586	58891
Cardiff / Caerdydd	142802	144867	146977	149199	151451	153761	156115	158464	160803	163126	165523	167934	170366	172789	175183
Rhondda Cynon Taf	99628	100169	100719	101240	101749	102273	102786	103296	103777	104226	104680	105168	105601	106005	106375
Merthyr Tydfil / Merthyr Tudful	24281	24395	24512	24636	24760	24882	25000	25115	25238	25347	25448	25560	25646	25740	25816
Caerphilly / Caerffili	74469	74833	75212	75584	75930	76298	76655	77005	77351	77664	77969	78300	78588	78842	79062
Blaenau Gwent	30426	30477	30522	30579	30629	30684	30755	30814	30871	30911	30943	30983	31002	31024	31027
Torfaen	38586	38728	38888	39049	39194	39357	39504	39647	39790	39917	40043	40171	40282	40382	40463
Monmouthshire / Sir Fynwy	38327	38479	38635	38774	38908	39055	39187	39315	39446	39566	39678	39799	39893	39971	40045
Newport / Casnewydd	61261	61727	62203	62696	63197	63727	64277	64822	65365	65906	66458	67038	67617	68182	68724

(a) 2008 based
 Source: Statistical Directorate, Welsh Assembly Government

Notes

This dataset provides household projections for local authorities in Wales by household type from the base year of 2011, through the projection period to 2036. This is the third set of household projections published for the 22 local authorities in Wales, but the first set to take into account the results of the 2011 Census.

Unlike previous projections the figures at the local authority level are wholly consistent with the Wales data, whereas in previous years the Wales data has been calculated independently of the local authority estimates with minor differences.

Data are calculated using a methodology which uses the 2011 to 2036 population projections data published previously along with information on household structure from the 2011 Census. For more information on the methodology, please see the statistical release linked below.

The methodology was developed in conjunction with the Wales Sub-national Household Projections (WASHP) Working Group. Members of WASHP include representatives with experience of demographic and housing data from Welsh local authorities, the Local Government Data Unit and the Welsh Government.

Projections only indicate what may happen should the recent trends continue. Projections done in this way do not make allowances for the effects of local or central government policies on future population levels, distribution and change. They are merely an indication of what would happen if certain assumptions were realised.

Four migration variants are also calculated and included here, covering different migration scenarios, ranging from a zero migration estimate, to a low estimate, to a high estimate. A further estimate based on projecting forward the average migration patterns over the last ten years is also available.

Data are rounded independently to the nearest whole number and may not add exactly.

Note that the projections become increasingly uncertain the further we try to look into the future.

(a) seiliedig ar 2008
 Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cynulliad Cymru

Nodiadau

Mae'r set data hon yn darparu amcanestyniadau aelwydydd i awdurdodau lleol yng Nghymru yn ôl math o aelwyd o flwyddyn sylfaen 2011, trwy'r cyfnod amcanestyn i 2036. Dyma'r drydedd set o amcanestyniadau aelwydydd a gyhoeddwyd i'r 22 awdurdod lleol yng Nghymru, ond y set gyntaf i ystyried canlyniadau Cyfrifiad 2011.

Yn wahanol i amcanestyniadau blaenorol, mae'r ffigurau ar lefel awdurdod lleol yn gwbl gyson â data Cymru, lle yn y blynyddoedd blaenorol, mae data Cymru wedi'i gyfrifo'n annibynnol ar amcangyfrifon yr awdurdodau lleol gyda mân wahaniaethau.

Cyfrifir data gan ddefnyddio methodoleg sy'n defnyddio data amcanestyniadau poblogaeth 2011 i 2036 a gyhoeddwyd yn flaenorol ynghyd â gwybodaeth am strwythur aelwydydd o Gyfrifiad 2011. I gael rhagor o wybodaeth am y fethodoleg, gweler y datganiad ystadegol cysylltiedig isod.

Datblygwyd y fethodoleg ar y cyd â Gweithgor Amcanestyniadau Aelwydydd Is-genedlaethol Cymru (y Gweithgor). Mae aelodau'r gweithgor yn cynnwys cynrychiolwyr a chanddynt brofiad o ddata demograffig a thai o awdurdodau lleol Cymru, Uned Ddata'r Llywodraeth Leol a Llywodraeth Cymru.

Mae amcanestyniadau ond yn dynodi beth allai ddigwydd os bydd y tueddiadau diweddar yn parhau. Nid yw amcanestyniadau a wneir fel hyn yn caniatáu ar gyfer effeithiau polisiâu llywodraeth leol neu ganolog ar lefelau, dosbarthiad a newid poblogaeth i'r dyfodol. Megis arwydd ydynt o beth fyddai'n digwydd petai rhai tybiaethau'n cael eu gwireddu.

Caiff pedwar amrywiolyn mudo eu cyfrifo a'u cynnwys fan hyn hefyd, sy'n cwmpasu gwahanol sefyllfaoedd mudo, yn amrywio o amcangyfrif dim mudo, i amcangyfrif isel, i amcangyfrif uchel. Mae amcangyfrif pellach yn seiliedig ar flaen amcanestyn y patrymau mudo cyfartalog dros y deng mlynedd diwethaf ar gael hefyd.

Caiff data ei gynhoi'n annibynnol i'r rhif cyfan agosaf a hwyrach na fydd yn adio'n union.

Sylwch fod yr amcanestyniadau'n mynd yn fwyfwy ansicr y pellach rydym yn ceisio edrych i'r dyfodol.

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1435054	1442059	1448664	1455113	1461278	1467292	1473097	1478665	1483964	1489147	1494188
31541	31536	31527	31521	31500	31477	31447	31411	31371	31322	31269
56711	56974	57218	57451	57680	57924	58155	58368	58576	58782	58985
53131	53168	53199	53228	53234	53248	53231	53205	53177	53133	53082
43793	43955	44086	44223	44355	44463	44572	44670	44761	44831	44900
68211	68373	68502	68615	68710	68762	68822	68841	68842	68844	68813
66996	67602	68203	68801	69391	69971	70542	71095	71645	72197	72742
62964	63094	63188	63263	63312	63325	63318	63288	63239	63170	63105
33473	33533	33596	33656	33727	33794	33854	33898	33928	33974	34014
57058	57194	57304	57394	57472	57533	57580	57618	57653	57673	57689
86822	87257	87672	88065	88449	88824	89174	89532	89858	90164	90486
117375	118235	119069	119896	120707	121486	122262	123055	123808	124578	125333
62715	62812	62888	62958	63016	63065	63094	63118	63138	63167	63193
64765	65068	65341	65602	65847	66079	66307	66514	66710	66904	67098
59179	59447	59695	59923	60138	60329	60508	60667	60808	60944	61052
177592	179978	182351	184740	187116	189559	192011	194463	196895	199333	201792
106696	107003	107292	107553	107809	108061	108287	108506	108693	108861	109030
25882	25945	25991	26032	26061	26090	26118	26146	26167	26190	26218
79249	79417	79565	79702	79807	79908	80010	80097	80148	80195	80222
31014	30977	30922	30885	30824	30774	30711	30639	30575	30505	30426
40531	40580	40617	40648	40683	40717	40725	40725	40724	40721	40711
40108	40154	40185	40202	40203	40180	40156	40104	40038	39960	39853
69248	69758	70251	70754	71236	71724	72212	72705	73209	73698	74175

Table 4.1.10 Rooms, bedrooms and central heating
Tabl 4.1.10 Ystafelloedd, ystafelloedd gwely a gwres canolog

	% of households with no central heating / % y cartrefi heb unrhyw wres canolog	% of households with central heating / % y cartrefi gyda gwres canolog	Average household size / Cyfartaledd maint y cartref	Average number of rooms per household / Cyfartaledd nifer yr ystafelloedd fesul cartref	Average number of bedrooms per household / Cyfartaledd nifer yr ystafelloedd gwely fesul cartref
Isle of Anglesey / Ynys Môn	5.3	94.7	2.3	5.9	2.9
Gwynedd	7.6	92.4	2.2	5.8	2.9
Conwy	3.6	96.4	2.2	5.6	2.8
Denbighshire / Sir Ddinbych	3.1	97	2.3	5.7	2.8
Flintshire / Sir y Fflint	1.6	98.4	2.4	5.8	2.9
Wrexham / Wrexham	2	98	2.3	5.6	2.8
Powys	3.6	96.4	2.2	6	3
Ceredigion	5.9	94.1	2.3	6	3
Pembrokeshire / Sir Benfro	4	96	2.3	5.9	2.9
Carmarthenshire / Sir Gaerfyrddin	2.3	97.7	2.3	6	2.9
Swansea / Abertawe	1.4	98.6	2.3	5.5	2.8
Neath Port Talbot / Castell-nedd Port Talbot	1.1	98.9	2.3	5.6	2.8
Bridgend / Pen-y-bont ar Ogwr	0.9	99.1	2.3	5.7	2.9
Vale of Glamorgan / Bro Morgannwg	1.7	98.3	2.3	5.9	3
Cardiff / Caerdydd	2.2	97.8	2.3	5.4	2.8
Rhondda Cynon Taf	1.3	98.7	2.3	5.5	2.8
Merthyr Tydfil / Merthyr Tudful	1.1	98.9	2.4	5.4	2.8
Caerphilly / Caerffili	0.8	99.2	2.4	5.5	2.8
Blaenau Gwent	0.8	99.2	2.3	5.2	2.7
Torfaen	1	99	2.3	5.5	2.8
Monmouthshire / Sir Fynwy	1.6	98.4	2.3	6.2	3.1
Newport / Casnewydd	1.4	98.7	2.4	5.5	2.8
Wales / Cymru	2.3	97.7	2.3	5.7	2.8

Source: Census 2011
 Ffynhonnell: Cyfrifiad 2011

CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

THE HOUSING MARKET / Y FARCHNAD DAI

Table 4.2.1 Simple average house prices, by new/other dwellings, type of buyer WALES
 Tabl 4.2.1 Prisiau tai cyfartalog syml, yn ôl anheddau newydd/eraill, math o brynwr CYMRU

		New dwellings / Anheddau newydd	Other dwellings / Anheddau eraill ^a	All dwellings / Pob annedd	First time buyers / Prynwyr y tro cynfaf	Former owner occupiers / Cyn berchen- feddianwyr			New dwellings / Anheddau newydd	Other dwellings / Anheddau eraill ^a	All dwellings / Pob annedd	First time buyers / Prynwyr y tro cynfaf	Former owner occupiers / Cyn berchen- feddianwyr
		Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £			Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £
1992	Q1/Ch1						2001	Q1/Ch1	122,000	68,000	73,000	53,000	88,000
	Q2/Ch2	71,000	48,000	50,000	37,000	64,000		Q2/Ch2	106,000	84,000	86,000	67,000	99,000
	Q3/Ch3	61,000	47,000	49,000	40,000	64,000		Q3/Ch3	111,000	76,000	79,000	62,000	93,000
	Q4/Ch4	59,000	49,000	50,000	38,000	67,000		Q4/Ch4	119,000	76,000	79,000	65,000	85,000
1993	Q1/Ch1	64,000	51,000	53,000	41,000	69,000	2002	Q1/Ch1	158,000	79,000	84,000	69,000	93,000
	Q2/Ch2	62,000	52,000	53,000	41,000	68,000		Q2/Ch2	146,000	81,000	87,000	70,000	92,000
	Q3/Ch3	76,000	47,000	50,000	37,000	68,000		Q3/Ch3	145,000	91,000	95,000	80,000	106,000
	Q4/Ch4	68,000	50,000	54,000	40,000	72,000		Q4/Ch4	149,000	82,000	87,000	74,000	96,000
1994	Q1/Ch1	65,000	46,000	49,000	37,000	66,000	2003	Q1/Ch1	140,000	97,000	99,000	76,000	103,000
	Q2/Ch2	67,000	54,000	56,000	42,000	73,000		Q2/Ch2	146,000	103,000	108,000	83,000	115,000
	Q3/Ch3	71,000	54,000	57,000	41,000	77,000		Q3/Ch3	151,000	113,000	115,000	72,000	123,000
	Q4/Ch4	60,000	46,000	49,000	40,000	63,000		Q4/Ch4	163,000	119,000	122,000	80,000	131,000
1995	Q1/Ch1	66,000	49,000	51,000	40,000	70,000	2004	Q1/Ch1	168,000	120,000	122,000	82,000	131,000
	Q2/Ch2	65,000	53,000	54,000	39,000	72,000		Q2/Ch2	183,000	131,000	135,000	91,000	142,000
	Q3/Ch3	72,000	51,000	54,000	38,000	72,000		Q3/Ch3	192,000	143,000	147,000	102,000	155,000
	Q4/Ch4	65,000	51,000	53,000	36,000	70,000		Q4/Ch4	190,000	144,000	148,000	106,000	156,000
1996	Q1/Ch1	69,000	50,000	53,000	40,000	69,000	2005	Q1/Ch1	189,000	142,000	146,000	102,000	156,000
	Q2/Ch2	69,000	53,000	55,000	42,000	70,000		Q2/Ch2	198,000	147,000	153,000	109,000	161,000
	Q3/Ch3	65,000	54,000	56,000	43,000	68,000		Q3/Ch3	198,000	150,000	154,000	114,000	166,000
	Q4/Ch4	71,000	55,000	56,000	42,000	72,000		Q4/Ch4	197,000	145,000	147,000	106,000	174,000
1997	Q1/Ch1	75,000	56,000	58,000	40,000	74,000	2006	Q1/Ch1	209,000	146,000	148,000	106,000	174,000
	Q2/Ch2	83,000	57,000	59,000	41,000	76,000		Q2/Ch2	201,000	152,000	154,000	112,000	180,000
	Q3/Ch3	74,000	58,000	59,000	43,000	76,000		Q3/Ch3	198,000	162,000	164,000	119,000	189,000
	Q4/Ch4	76,000	55,000	57,000	43,000	74,000		Q4/Ch4	198,000	162,000	164,000	117,000	191,000
1998	Q1/Ch1	70,000	55,000	57,000	41,000	76,000	2007	Q1/Ch1	193,000	165,000	167,000	119,000	194,000
	Q2/Ch2	78,000	55,000	58,000	48,000	75,000		Q2/Ch2	203,000	163,000	166,000	121,000	191,000
	Q3/Ch3	76,000	62,000	64,000	52,000	78,000		Q3/Ch3	211,000	172,000	174,000	124,000	201,000
	Q4/Ch4	78,000	62,000	65,000	51,000	77,000		Q4/Ch4	206,000	169,000	172,000	124,000	199,000
1999	Q1/Ch1	85,000	61,000	65,000	49,000	82,000	2008	Q1/Ch1	217,000	168,000	171,000	126,000	194,000
	Q2/Ch2	75,000	64,000	65,000	52,000	81,000		Q2/Ch2	209,000	166,000	170,000	126,000	194,000
	Q3/Ch3	90,000	65,000	68,000	54,000	82,000		Q3/Ch3	201,000	170,000	172,000	129,000	194,000
	Q4/Ch4	82,000	69,000	71,000	55,000	84,000		Q4/Ch4	184,000	165,000	167,000	123,000	189,000
2000	Q1/Ch1	106,000	65,000	70,000	56,000	83,000	2009	Q1/Ch1	161,000	164,000	164,000	119,000	189,000
	Q2/Ch2	91,000	71,000	73,000	57,000	87,000		Q2/Ch2	163,000	160,000	160,000	122,000	181,000
	Q3/Ch3	95,000	71,000	72,000	55,000	87,000		Q3/Ch3	184,000	167,000	168,000	126,000	189,000
	Q4/Ch4	101,000	69,000	73,000	53,000	90,000		Q4/Ch4	175,000	170,000	170,000	127,000	191,000

		New dwellings / Anheddau newydd	Other dwellings / Anheddau eraill ⁴	All dwellings / Pob annedd	First time buyers / Prynwyr y tro cyntaf	Former owner occupiers / Cyn berchen- feddianwyr
		Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £
2010	Q1/Ch1	180,000	174,000	174,000	125,000	195,000
	Q2/Ch2	175,000	169,000	170,000	126,000	190,000
	Q3/Ch3	179,000	174,000	175,000	129,000	197,000
	Q4/Ch4	174,000	167,000	168,000	126,000	189,000
2011	Q1/Ch1	174,000	159,000	160,000	119,000	183,000
	Q2/Ch2	177,000	159,000	160,000	121,000	181,000
	Q3/Ch3	192,000	170,000	172,000	127,000	194,000
	Q4/Ch4	186,000	164,000	166,000	123,000	187,000
2012	Q1/Ch1	190,000	161,000	163,000	121,000	187,000
	Q2/Ch2	194,000	158,000	162,000	117,000	185,000
	Q3/Ch3	184,000	165,000	167,000	126,000	192,000
	Q4/Ch4	184,000	165,000	167,000	123,000	195,000
2013	Q1/Ch1	186,000	161,000	164,000	117,000	197,000
	Q2/Ch2	191,000	162,000	165,000	125,000	195,000
	Q3/Ch3	195,000	170,000	172,000	129,000	201,000
	Q4/Ch4	193,000	172,000	174,000	129,000	205,000
2013	Q1/Ch1	207,000	171,000	174,000	133,000	202,000
	Q2/Ch2	199,000	170,000	173,000	129,000	206,000
	Q3/Ch3	209,000	181,000	184,000	137,000	217,000
	Q4/Ch4	196,000	178,000	181,000	134,000	214,000

4. Other dwellings is defined as any record in the dataset with an 'old' dwelling marker. This will not include any records where the dwelling type is unknown. The all dwellings average will include all records (so new, old and 'unknown').

4. Diffinnir anheddau eraill fel unrhyw gofnod yn y set ddata gyda nodwr 'hen' annedd. Ni fydd hyn yn cynnwys unrhyw gofnodion lle mae'r math o annedd yn anhysbys. Bydd y cyfartaledd pob annedd yn cynnwys pob cofnod (felly newydd, hen ac 'anhysbys').

Source: ONS HPI monthly and quarterly reference tables: Table 11
Ffynhonnell: Tablau cyfeirio misol a chwarterol Mynegai Prisiau Tai'r ONS

Table 4.2.2 Monthly average house prices in Wales, by house type
 Tabl 4.2.2 Cyfartaledd prisiau tai misol yng Nghymru, yn ôl math o dŷ

Date / Dyddiad		Average price (all) / Cyfartaledd pris (pob un)	Average price (detached) / Cyfartaledd pris (ar wahân)	Average price (semi-detached) / Cyfartaledd pris (tŷ pâr)	Average price (terraced) / Cyfartaledd pris (teras)	Average price (flats) / Cyfartaledd pris (fflatiau)	Date / Dyddiad		Average price (all) / Cyfartaledd pris (pob un)	Average price (detached) / Cyfartaledd pris (ar wahân)	Average price (semi-detached) / Cyfartaledd pris (tŷ pâr)	Average price (terraced) / Cyfartaledd pris (teras)	Average price (flats) / Cyfartaledd pris (fflatiau)
		Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £			Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £
Apr-06	Ebr-06	128,243	196,079	116,860	86,524	100,702	Jan-09	Ion-09	117,802	180,114	107,345	79,479	92,503
May-06	Mai-06	127,997	195,703	116,636	86,358	100,509	Feb-09	Chw-09	113,616	173,714	103,531	76,655	89,216
Jun-06	Meh-06	128,643	196,689	117,224	86,793	101,015	Mar-09	Maw-09	117,489	179,636	107,060	79,268	92,257
Jul-06	Gorff-06	129,426	197,887	117,938	87,322	101,631	Apr-09	Ebr-09	116,089	177,495	105,784	78,323	91,158
Aug-06	Awst-06	130,924	200,177	119,302	88,333	102,807	May-09	Mai-09	116,193	177,654	105,879	78,394	91,240
Sep-06	Medi-06	130,596	199,676	119,004	88,111	102,549	Jun-09	Meh-09	116,669	178,382	106,313	78,715	91,613
Oct-06	Hyd-06	132,279	202,248	120,537	89,247	103,871	Jul-09	Gorff-09	119,550	182,787	108,938	80,659	93,876
Nov-06	Tach-06	133,348	203,884	121,512	89,968	104,711	Aug-09	Awst-09	119,665	182,963	109,043	80,737	93,966
Dec-06	Rhag-06	135,253	206,796	123,247	91,253	106,206	Sep-09	Medi-09	118,398	181,026	107,889	79,882	92,971
Jan-07	Ion-07	135,885	207,762	123,823	91,680	106,702	Oct-09	Hyd-09	119,086	182,077	108,515	80,345	93,511
Feb-07	Chw-07	135,271	206,823	123,263	91,265	106,220	Nov-09	Tach-09	120,786	184,676	110,064	81,492	94,846
Mar-07	Maw-07	135,302	206,871	123,292	91,286	106,245	Dec-09	Rhag-09	119,608	182,875	108,991	80,698	93,921
Apr-07	Ebr-07	135,720	207,510	123,673	91,568	106,573	Jan-10	Ion-10	120,944	184,918	110,208	81,599	94,970
May-07	Mai-07	137,969	210,949	125,722	93,086	108,339	Feb-10	Chw-10	120,736	184,601	110,019	81,459	94,807
Jun-07	Meh-07	136,404	208,556	124,296	92,030	107,110	Mar-10	Maw-10	122,237	186,896	111,387	82,472	95,986
Jul-07	Gorff-07	137,553	210,313	125,343	92,805	108,013	Apr-10	Ebr-10	121,214	185,330	110,454	81,781	95,182
Aug-07	Awst-07	137,491	210,217	125,286	92,763	107,963	May-10	Mai-10	120,260	183,873	109,585	81,138	94,433
Sep-07	Medi-07	138,641	211,976	126,334	93,539	108,867	Jun-10	Meh-10	122,613	187,470	111,729	82,725	96,281
Oct-07	Hyd-07	138,863	212,316	126,537	93,689	109,041	Jul-10	Gorff-10	121,574	185,881	110,782	82,024	95,465
Nov-07	Tach-07	139,329	213,028	126,961	94,003	109,407	Aug-10	Awst-10	121,625	185,959	110,828	82,058	95,505
Dec-07	Rhag-07	139,010	212,540	126,671	93,788	109,156	Sep-10	Medi-10	121,926	186,420	111,104	82,262	95,742
Jan-08	Ion-08	138,757	212,153	126,440	93,617	108,957	Oct-10	Hyd-10	120,613	184,413	109,907	81,376	94,711
Feb-08	Chw-08	137,658	210,474	125,439	92,876	108,095	Nov-10	Tach-10	117,707	179,969	107,259	79,415	92,428
Mar-08	Maw-08	135,726	207,520	123,678	91,573	106,578	Dec-10	Rhag-10	118,492	181,170	107,974	79,945	93,045
Apr-08	Ebr-08	135,591	207,313	123,555	91,481	106,471	Jan-11	Ion-11	118,888	181,774	108,335	80,212	93,356
May-08	Mai-08	135,476	207,137	123,450	91,404	106,381	Feb-11	Chw-11	117,786	180,089	107,330	79,468	92,490
Jun-08	Meh-08	131,869	201,622	120,164	88,970	103,549	Mar-11	Maw-11	117,238	179,252	106,831	79,099	92,060
Jul-08	Gorff-08	130,484	199,504	118,901	88,035	102,461	Apr-11	Ebr-11	117,816	180,135	107,358	79,489	92,514
Aug-08	Awst-08	129,136	197,444	117,673	87,126	101,403	May-11	Mai-11	115,384	176,417	105,142	77,848	90,604
Sep-08	Medi-08	125,050	191,196	113,950	84,370	98,194	Jun-11	Meh-11	116,317	177,844	105,992	78,478	91,337
Oct-08	Hyd-08	124,013	189,611	113,005	83,670	97,380	Jul-11	Gorff-11	117,730	180,004	107,279	79,431	92,446
Nov-08	Tach-08	123,605	188,987	112,634	83,395	97,060	Aug-11	Awst-11	116,218	177,692	105,902	78,411	91,259
Dec-08	Rhag-08	120,403	184,091	109,715	81,234	94,545	Sep-11	Medi-11	116,502	178,126	106,160	78,602	91,482

		Average price (all) / Cyfartaledd pris (pob un)	Average price (detached) / Cyfartaledd pris (ar wahân)	Average price (semi-detached) / Cyfartaledd pris (tŷ pâr)	Average price (terraced) / Cyfartaledd pris (teras)	Average price (flats) / Cyfartaledd pris (fflatiau)
		Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £
Date / Dyddiad						
Oct-11	Hyd-11	115,476	176,557	105,225	77,910	90,676
Nov-11	Tach-11	114,736	175,427	104,551	77,411	90,095
Dec-11	Rhag-11	114,507	175,077	104,343	77,256	89,916
Jan-12	Ion-12	114,035	174,355	103,913	76,938	89,545
Feb-12	Chw-12	116,877	178,701	106,503	78,856	91,777
Mar-12	Maw-12	113,387	173,363	103,322	76,500	89,036
Apr-12	Ebr-12	115,021	175,862	104,811	77,603	90,319
May-12	Mai-12	113,877	174,114	103,769	76,831	89,421
Jun-12	Meh-12	114,037	174,358	103,914	76,939	89,546
Jul-12	Gorff-12	116,293	177,808	105,971	78,462	91,318
Aug-12	Awst-12	114,031	174,349	103,909	76,935	89,542
Sep-12	Medi-12	115,098	175,980	104,881	77,655	90,380
Oct-12	Hyd-12	115,207	176,146	104,980	77,728	90,465
Nov-12	Tach-12	113,351	173,308	103,289	76,476	89,008
Dec-12	Rhag-12	113,119	172,954	103,078	76,320	88,826
Jan-13	Ion-13	114,545	175,135	104,378	77,282	89,946
Feb-13	Chw-13	115,938	177,264	105,647	78,222	91,039
Mar-13	Maw-13	114,260	174,698	104,117	77,089	89,721
Apr-13	Ebr-13	112,969	172,724	102,941	76,218	88,708
May-13	Mai-13	113,464	173,481	103,392	76,552	89,096
Jun-13	Meh-13	113,584	173,666	103,502	76,634	89,191
Jul-13	Gorff-13	114,221	174,640	104,082	77,064	89,691
Aug-13	Awst-13	114,299	174,758	104,153	77,116	89,752
Sep-13	Medi-13	113,634	173,742	103,548	76,668	89,230
Oct-13	Hyd-13	115,671	176,856	105,403	78,042	90,830
Nov-13	Tach-13	116,317	177,844	105,992	78,478	91,337
Dec-13	Rhag-13	115,433	176,492	105,186	77,881	90,642
Jan-14	Ion-14	116,984	178,864	106,600	78,928	91,861
Feb-14	Chw-14	117,448	179,573	107,023	79,240	92,225
Mar-14	Maw-14	114,573	175,177	104,403	77,301	89,967
Apr-14	Ebr-14	116,604	178,283	106,254	78,671	91,562
May-14	Mai-14	117,133	179,092	106,736	79,028	91,978
Jun-14	Meh-14	116,834	178,635	106,463	78,826	91,743

		Average price (all) / Cyfartaledd pris (pob un)	Average price (detached) / Cyfartaledd pris (ar wahân)	Average price (semi-detached) / Cyfartaledd pris (tŷ pâr)	Average price (terraced) / Cyfartaledd pris (teras)	Average price (flats) / Cyfartaledd pris (fflatiau)
		Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £	Price / Pris £
Date / Dyddiad						
Jul-14	Gorff-14	118,382	181,001	107,874	79,871	92,958
Aug-14	Awst-14	118,019	180,446	107,543	79,626	92,673
Sep-14	Medi-14	119,284	182,380	108,696	80,479	93,667
Oct-14	Hyd-14	118,189	180,705	107,698	79,740	92,807
Nov-14	Tach-14	118,332	180,924	107,828	79,837	92,919
Dec-14	Rhag-14	118,077	180,535	107,596	79,665	92,719
Jan-15	Ion-15	117,965	180,363	107,493	79,589	92,631
Feb-15	Chw-15	121,355	185,547	110,583	81,877	95,293
Mar-15	Maw-15	118,261	180,817	107,764	79,789	92,864

Source: Land Registry / Ffynhonnell: Y Gofrestrfa Tir

Table 4.2.3 Mean house prices by local authority (quarterly)¹⁻⁵
 Tabl 4.2.3 Prisiau cymedrig tai yn ôl awdurdod lleol (chwarterol)¹⁻⁵

	2005				2006				2007				2008				2009			
	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4
Isle of Anglesey / Ynys Môn	143,929	138,588	168,274	165,096	143,437	155,746	164,020	180,291	176,868	167,975	175,739	179,535	170,294	183,601	189,071	180,614	162,947	167,166	169,445	170,231
Gwynedd	143,733	143,264	154,157	154,771	154,121	159,264	158,011	166,353	161,509	169,392	183,367	172,691	164,810	169,921	167,006	152,625	150,579	154,090	158,206	166,136
Conwy	161,711	158,253	163,538	157,749	156,992	163,247	173,446	176,428	171,570	175,919	168,448	175,327	160,283	162,799	169,000	167,940	155,618	154,604	158,914	164,820
Denbighshire / Sir Ddinbych	138,350	129,141	143,176	144,163	139,497	147,977	148,924	147,835	146,323	155,184	157,295	156,808	153,890	157,814	154,122	155,438	144,885	134,647	138,727	155,012
Flintshire / Sir y Fflint	134,437	151,411	145,514	150,708	147,298	157,168	164,543	164,959	159,546	168,225	173,130	162,746	153,354	167,028	161,723	153,696	150,700	157,188	152,981	153,734
Wrexham / Wrecsam	140,985	144,798	144,490	152,977	148,884	153,992	163,875	156,089	163,578	167,155	179,448	166,274	161,572	164,102	163,464	160,801	148,290	144,926	158,560	146,051
Powys	159,247	160,083	166,054	164,559	170,525	177,578	180,103	178,461	184,719	184,548	193,484	203,894	187,643	187,839	190,184	161,060	159,798	173,279	175,478	181,383
Ceredigion	156,597	166,380	172,964	172,402	180,353	181,602	186,858	194,370	192,590	199,163	205,326	200,788	190,048	190,748	192,569	176,550	176,417	179,637	181,365	182,017
Pembrokeshire / Sir Benfro	159,178	158,236	164,665	173,000	168,046	178,964	180,070	186,447	183,582	186,269	197,127	199,140	181,454	184,625	195,325	185,338	188,297	178,316	178,935	178,524
Carmarthenshire / Sir Gaerfyrddin	128,686	133,031	143,338	136,328	137,322	136,417	150,561	147,770	151,563	155,712	155,346	162,596	152,270	153,585	155,298	142,274	148,669	134,435	148,267	147,498
Swansea / Abertawe	128,071	132,021	145,102	143,887	137,977	148,537	151,051	151,038	151,385	152,770	164,750	156,643	151,978	160,913	157,702	156,861	147,759	150,352	160,880	156,587
Neath Port Talbot / Castell-nedd Port Talbot	99,637	106,797	108,220	107,378	104,585	111,366	110,039	113,228	118,719	124,280	119,859	122,565	119,311	120,611	117,591	119,352	104,498	107,650	119,359	115,486
Bridgend / Pen-y-bont ar Ogwr	122,941	132,923	136,091	140,330	135,210	139,138	138,730	143,181	141,479	139,701	143,154	147,456	136,839	144,995	138,356	130,387	135,522	135,778	142,418	138,308
Vale of Glamorgan / Bro Morgannwg	159,461	175,131	172,489	179,833	177,024	182,685	187,860	194,256	179,488	189,015	208,190	203,863	203,630	197,003	194,577	205,263	191,365	198,338	201,433	204,198
Cardiff / Caerdydd	169,535	169,744	168,806	173,645	173,006	173,925	180,621	182,592	175,966	188,142	190,864	180,492	176,513	178,209	175,240	168,490	166,178	166,705	180,449	179,303
Rhondda, Cynon, Taff / Rhondda Cynon Taf	91,083	96,886	101,333	96,670	94,842	105,032	112,435	114,116	110,460	113,598	115,383	118,118	114,496	107,651	105,824	103,856	102,227	103,381	106,928	110,368
Merthyr Tydfil / Merthyr Tudful	83,341	81,914	93,367	97,174	92,094	108,681	104,733	105,383	99,674	113,058	114,654	118,196	105,718	103,656	102,683	102,476	100,072	94,602	96,352	98,520
Caerphilly / Caerffili	109,682	110,378	113,535	118,776	118,902	124,409	124,821	133,349	126,823	135,499	136,393	138,498	132,538	132,239	129,328	119,744	111,936	117,358	114,777	126,627
Blaenau Gwent	78,881	84,738	87,287	90,583	81,056	95,301	87,814	94,934	93,598	92,198	99,164	101,761	96,825	99,474	97,126	88,552	81,438	79,398	89,641	93,492
Torfaen	114,991	117,815	121,039	118,548	120,175	127,849	130,012	134,360	137,649	138,008	139,835	143,642	134,234	141,787	135,176	125,471	140,555	123,449	126,604	125,936
Monmouthshire / Sir Fynwy	189,627	208,788	218,905	194,913	200,963	216,319	211,165	229,437	217,699	220,926	246,818	224,540	216,113	226,118	238,027	198,320	201,380	196,797	213,831	209,078
Newport / Casnewydd	137,198	144,469	152,979	152,650	144,203	154,569	155,421	157,714	157,354	169,864	166,086	166,268	151,510	151,400	152,414	145,716	135,559	135,727	145,211	144,185

Notes

1. Excluded from the above figures are sales at less than market price (e.g. Right To Buy), sales below £1,000 and sales above £20m.
2. The above layout for presenting local authority figures is based on Office for National Statistics guidelines.
3. For Isles of Scilly UA: fewer than five properties sold in the quarter, so the mean price is unreliable. Otherwise see footnote 4.
4. The districts, unitary authorities and counties listed above are based on 1 April 2009 boundaries. Some earlier figures for newly formed local authorities are missing and will be added at a later stage. Historic data for districts within the new unitary a
5. DCLG does not publish data at regional level since October 2012.
6. The figures for Q3 2012 have been revised and figures for Q2 2013 are provisional.

Nodiadau

1. Wedi'u heithrio o'r ffigurau uchod mae gwerthiant ar lai na phris y farchnad (e.e. Hawli Brynu), gwerthiant islaw £1,000 a gwerthiant uwchlaw £20m.
2. Mae'r cynllun uchod ar gyfer cyflwyno ffigurau'r awdurdod lleol yn seiliedig ar ganllawiau'r Swyddfa Ystadegau Gwladol.
3. Ar gyfer Awdurdod Unedol Ynysoedd Scilly: gwerthwyd llai na phum eiddo yn ystod y chwarter, felly mae'r pris cymedrig yn annibynadwy. Fel arall, edrychwch ar droednodyn 4.
4. Mae'r rhanbarthau, yr awdurdodau unedol a'r siroedd a restrir uchod yn seiliedig ar ffiniau 1 Ebrill 2009. Mae rhai ffigurau cynharach ar gyfer awdurdodau lleol newydd eu ffurfio ar goll a byddant yn cael eu hychwanegu'n nes ymlaen. Mae data hanesyddol ar gyfer rhanbarthau o fewn yr awdurdodau unedol newydd a ffurfiwyd ar 1 Ebrill 2009 wedi'u cadw er mwyn cyfeirio atynt.
5. Nid yw'r DCLG wedi cyhoeddi data ar lefel ranbarthol er mis Hydref 2012.
6. Mae'r ffigurau ar gyfer Ch3 2012 wedi'u diwygio ac mae'r ffigurau ar gyfer Ch3 2013 yn rhai dros dro.

2010				2011				2012				2013	
Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3/Ch3 ^s	Q4 / Ch4	Q1 / Ch1	Q2/Ch2 ^s
160,150	174,810	170,740	164,472	165,741	155,978	153,030	172,757	151,612	160,715	169,043	162,364	149,803	167,835
154,343	158,031	158,441	154,618	154,583	156,079	162,589	152,161	157,427	150,752	153,496	153,508	149,543	154,554
164,925	174,107	164,276	164,470	159,087	157,727	172,141	166,222	154,695	162,470	162,589	162,645	156,889	158,332
144,248	144,443	153,068	145,281	147,779	130,005	147,326	142,097	145,739	138,859	154,357	141,841	134,850	141,604
150,277	157,962	157,798	148,744	146,525	150,266	164,731	157,707	152,050	160,702	167,588	163,021	153,269	158,540
158,490	153,381	157,036	146,763	151,664	149,076	154,425	150,239	149,219	154,640	159,405	149,653	145,277	141,150
191,168	177,519	182,962	187,379	167,729	163,458	178,614	184,584	170,748	172,107	169,518	173,810	178,115	177,593
188,300	190,259	195,372	183,699	191,392	182,456	181,389	169,810	168,850	191,488	188,108	169,574	166,652	175,088
176,291	184,001	183,536	184,778	166,100	169,485	175,216	178,637	162,516	180,869	173,680	169,542	170,778	164,502
137,619	149,711	147,261	141,557	137,173	144,863	140,467	145,362	135,435	139,812	147,799	139,741	137,248	135,068
156,340	156,144	159,311	148,609	141,477	150,010	156,414	146,877	144,865	149,635	151,784	153,062	146,038	152,353
104,504	110,187	106,758	116,773	101,578	105,210	112,249	108,209	104,302	113,097	109,863	106,904	105,699	105,132
129,939	136,002	148,867	136,178	130,851	140,693	143,133	138,737	131,338	136,982	138,129	137,507	135,771	141,080
204,603	197,197	218,378	198,479	197,899	191,807	208,288	212,907	189,441	215,954	217,964	202,582	202,779	211,662
183,705	180,550	192,606	178,754	177,441	171,747	183,116	190,728	177,624	181,234	185,380	182,623	191,359	179,860
99,880	108,199	104,213	111,876	95,514	107,297	103,553	110,941	102,902	108,696	103,949	109,754	106,695	110,835
94,746	104,213	97,811	96,958	103,481	98,951	104,609	102,415	91,996	100,720	104,866	99,516	106,101	103,066
116,544	118,886	123,026	116,586	120,865	118,703	124,684	122,010	116,135	125,426	121,242	125,202	114,640	117,596
82,536	91,590	88,430	81,197	76,332	87,119	88,406	82,442	80,072	86,413	76,472	82,541	84,797	83,437
126,449	128,549	130,178	129,901	116,510	137,738	132,255	135,776	133,248	132,118	129,970	136,702	124,496	130,533
236,906	217,761	228,038	225,386	197,756	228,002	222,000	224,742	228,991	225,785	219,977	215,882	218,413	208,610
137,964	148,613	155,859	143,387	131,009	144,855	147,570	142,674	138,286	143,208	153,552	158,673	148,293	136,301

Table 4.2.4 Number of housing sales in Wales
Tabl 4.2.4 Nifer y gwerthiannau tai yng Nghymru

Date / Dyddiad			Date / Dyddiad			Date / Dyddiad		
Sales volume / Cyfaint y gwerthiannau			Sales volume / Cyfaint y gwerthiannau			Sales volume / Cyfaint y gwerthiannau		
Apr-06	Ebr-06	4,115	Apr-09	Ebr-09	1,931	Apr-12	Ebr-12	2,089
May-06	Mai-06	4,435	May-09	Mai-09	2,282	May-12	Mai-12	2,314
Jun-06	Meh-06	5,580	Jun-09	Meh-09	2,577	Jun-12	Meh-12	2,909
Jul-06	Gorff-06	4,987	Jul-09	Gorff-09	2,990	Jul-12	Gorff-12	2,564
Aug-06	Awst-06	5,305	Aug-09	Awst-09	2,497	Aug-12	Awst-12	2,920
Sep-06	Medi-06	5,319	Sep-09	Medi-09	2,623	Sep-12	Medi-12	2,442
Oct-06	Hyd-06	5,349	Oct-09	Hyd-09	2,982	Oct-12	Hyd-12	2,878
Nov-06	Tach-06	5,349	Nov-09	Tach-09	2,754	Nov-12	Tach-12	3,033
Dec-06	Rhag-06	5,700	Dec-09	Rhag-09	3,396	Dec-12	Rhag-12	2,689
Jan-07	Ion-07	3,854	Jan-10	Ion-10	1,496	Jan-13	Ion-13	1,805
Feb-07	Chw-07	3,662	Feb-10	Chw-10	1,893	Feb-13	Chw-13	2,031
Mar-07	Maw-07	4,751	Mar-10	Maw-10	2,374	Mar-13	Maw-13	2,602
Apr-07	Ebr-07	4,329	Apr-10	Ebr-10	2,549	Apr-13	Ebr-13	2,297
May-07	Mai-07	4,895	May-10	Mai-10	2,536	May-13	Mai-13	3,027
Jun-07	Meh-07	5,766	Jun-10	Meh-10	3,008	Jun-13	Meh-13	3,168
Jul-07	Gorff-07	5,260	Jul-10	Gorff-10	2,983	Jul-13	Gorff-13	3,311
Aug-07	Awst-07	5,543	Aug-10	Awst-10	2,694	Aug-13	Awst-13	3,515
Sep-07	Medi-07	4,266	Sep-10	Medi-10	2,531	Sep-13	Medi-13	3,166
Oct-07	Hyd-07	4,626	Oct-10	Hyd-10	2,855	Oct-13	Hyd-13	3,502
Nov-07	Tach-07	4,647	Nov-10	Tach-10	2,760	Nov-13	Tach-13	3,937
Dec-07	Rhag-07	3,879	Dec-10	Rhag-10	2,698	Dec-13	Rhag-13	3,764
Jan-08	Ion-08	2,479	Jan-11	Ion-11	1,664	Jan-14	Ion-14	2,778
Feb-08	Chw-08	2,615	Feb-11	Chw-11	1,837	Feb-14	Chw-14	2,815
Mar-08	Maw-08	2,834	Mar-11	Maw-11	2,256	Mar-14	Maw-14	3,069
Apr-08	Ebr-08	2,942	Apr-11	Ebr-11	2,272	Apr-14	Ebr-14	3,243
May-08	Mai-08	3,209	May-11	Mai-11	2,237	May-14	Mai-14	3,690
Jun-08	Meh-08	2,922	Jun-11	Meh-11	2,696	Jun-14	Meh-14	3,708
Jul-08	Gorff-08	2,450	Jul-11	Gorff-11	2,793	Jul-14	Gorff-14	3,990
Aug-08	Awst-08	2,142	Aug-11	Awst-11	2,927	Aug-14	Awst-14	3,955
Sep-08	Medi-08	1,960	Sep-11	Medi-11	2,856	Sep-14	Medi-14	3,524
Oct-08	Hyd-08	2,292	Oct-11	Hyd-11	2,724	Oct-14	Hyd-14	3,961
Nov-08	Tach-08	1,790	Nov-11	Tach-11	2,925	Nov-14	Tach-14	3,445
Dec-08	Rhag-08	1,877	Dec-11	Rhag-11	2,887	Dec-14	Rhag-14	3,673
Jan-09	Ion-09	1,148	Jan-12	Ion-12	1,819	Jan-15	Ion-15	2,574
Feb-09	Chw-09	1,250	Feb-12	Chw-12	1,972	Feb-15	Chw-15	2,504
Mar-09	Maw-09	1,921	Mar-12	Maw-12	2,584	Mar-15	Maw-15	2,853

Source: Land Registry / Ffynhonnell: Y Gofrestrfa Tir

Table 4.2.5 Property sales by local authority in Wales^{1,4}
 Tabl 4.2.5 Gwerthiannau eiddo yn ôl awdurdod lleol yng Nghymru^{1,4}

	2005				2006				2007				2008			
	Q1/ Ch1	Q2/ Ch2	Q3/ Ch3	Q4/ Ch4	Q1/ Ch1	Q2/ Ch2	Q3/ Ch3	Q4/ Ch4	Q1/ Ch1	Q2/ Ch2	Q3/ Ch3	Q4/ Ch4	Q1/ Ch1	Q2/ Ch2	Q3/ Ch3	Q4/ Ch4
Wales / Cymru	8,472	11,948	13,274	13,318	11,438	14,314	15,880	16,974	12,637	15,494	15,658	13,672	8,311	9,570	6,894	6,261
Isle of Anglesey / Ynys Môn	171	232	281	292	249	273	300	388	266	307	370	253	179	184	177	147
Gwynedd	330	406	515	514	402	482	526	602	423	570	542	424	277	327	292	262
Conwy	315	487	585	608	462	563	739	713	640	669	703	605	431	390	295	275
Denbighshire / Sir Ddinbych	300	384	412	405	378	451	499	579	468	595	557	465	289	308	239	207
Flintshire / Sir y Fflint	362	522	588	665	465	621	638	792	699	651	680	650	365	405	275	243
Wrexham / Wrecsam	297	506	530	571	495	627	736	757	561	722	644	591	328	373	224	243
Powys	324	464	520	503	406	537	595	625	446	560	670	563	296	356	305	253
Ceredigion	182	229	247	262	240	235	311	308	224	265	311	274	167	169	173	121
Pembrokeshire / Sir Benfro	318	470	566	501	442	556	614	612	464	509	614	498	350	375	298	297
Carmarthenshire / Sir Gaerfyrddin	420	661	716	822	654	860	957	1,026	654	911	858	757	425	542	398	374
Swansea / Abertawe	611	884	1,061	1,190	995	1,208	1,313	1,285	975	1,279	1,285	1,205	692	836	638	591
Neath Port Talbot / Castell-nedd Port Talbot	386	606	591	600	577	723	732	770	571	689	705	631	349	434	286	246
Bridgend / Pen-y-bont ar Ogwr	390	546	538	604	475	795	751	877	660	791	764	668	423	495	355	279
Vale of Glamorgan / Bro Morgannwg	389	495	627	706	572	757	777	837	578	725	768	611	330	393	314	260
Cardiff / Caerdydd	1,095	1,617	1,736	1,488	1,450	1,855	2,167	2,229	1,717	2,060	2,071	1,639	1,061	1,319	895	808
Rhondda, Cynon, Taff / Rhondda Cynon Taf	853	1,128	1,143	863	860	972	1,147	1,223	927	1,175	1,180	1,089	737	802	502	464
Merthyr Tydfil / Merthyr Tudful	169	208	216	282	218	217	241	298	198	264	245	265	143	158	132	131
Caerphilly / Caerffili	483	592	655	734	641	884	797	981	708	864	827	823	453	549	350	329
Blaenau Gwent	197	244	242	274	235	272	282	313	243	319	276	255	163	179	123	89
Torfaen	216	258	354	336	283	338	490	493	350	431	407	405	270	245	169	150
Monmouthshire / Sir Fynwy	234	349	442	361	327	360	486	465	315	452	496	410	185	266	184	177
Newport / Casnewydd	430	660	709	737	612	728	782	801	550	686	685	591	398	465	270	315

- 1 Excluded from the above figures are sales at less than market price (eg Right To Buy), sales below £1,000 and sales above £20m.
- 2 The above layout for presenting local authority figures is based on Office for National Statistics guidelines.
- 3 The districts, unitary authorities and counties listed above are based on 1 April 2009 boundaries. Some earlier figures for newly formed local authorities are missing and will be added at a later stage. Historic data for districts within the new unitary authorities formed on 1 April 2009 have been retained for reference.
- 4 DCLG does not publish data at regional level since October 2012.
- 5 The figures for Q3 2012 have been revised and figures for Q2 2013 are provisional.

Source: CLG Table 584: Property sales based on Land Registry data, by district, from 1996 (quarterly)

- 1 Wedi'u heithrio o'r ffigurau uchod mae gwerthiant ar lai na phris y farchnad (e.e. Hawl i Brynu), gwerthiant islaw £1,000 a gwerthiant uwchlaw £20m.
 - 2 Mae'r cynllun uchod ar gyfer cyflwyno ffigurau'r awdurdod lleol yn seiliedig ar ganllawiau'r Swyddfa Ystadegau Gwladol.
 - 3 Mae'r rhanbarthau, yr awdurdodau unedol a'r siroedd a restrir uchod yn seiliedig ar ffiniau 1 Ebrill 2009. Mae rhai ffigurau cynharach ar gyfer awdurdodau lleol newydd eu ffurfio ar goll a byddant yn cael eu hychwanegu'n nes ymlaen. Mae data hanesyddol ar gyfer rhanbarthau o fewn yr awdurdodau unedol newydd a ffurfiwyd ar 1 Ebrill 2009 wedi'u cadw er mwyn cyfeirio atynt.
 - 4 Nid yw'r DCLG wedi cyhoeddi data ar lefel ranbarthol er mis Hydref 2012.
 - 5 Mae'r ffigurau ar gyfer Ch3 2012 wedi'u diwygio ac mae'r ffigurau ar gyfer Ch3 2013 yn rhai dros dro.
- Ffynhonnell: Tabl 584 CLG: Gwerthiant tai ar sail data'r Gofrestrfa Tir, yn ôl rhanbarth o 1996 (bob chwarter)

2009		2010				2011				2012				2013			
Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2	Q3 / Ch3 ^s	Q4 / Ch4	Q1 / Ch1	Q2 / Ch2 ^s
4,497	6852	8,204	9,238	5,777	8,143	8,304	8,080	5,847	7,304	8,672	8,619	6,404	7,367	7,950	8,585	6,417	7,803
101	169	186	205	113	199	181	186	153	181	211	183	137	162	214	211	180	187
182	297	369	391	248	352	371	351	246	292	363	381	274	270	315	312	265	289
204	343	364	415	262	358	358	365	289	284	398	417	305	330	380	362	306	328
155	221	269	283	214	266	290	267	194	224	290	294	243	233	257	285	185	247
161	244	339	357	273	320	330	367	229	331	402	382	253	331	343	421	324	396
227	286	329	411	198	309	326	314	201	291	300	327	296	267	301	289	264	260
171	277	380	443	276	341	363	321	225	260	340	363	236	235	334	403	275	290
88	126	211	231	120	200	207	201	124	183	202	162	136	173	187	197	129	153
188	294	368	399	213	311	362	389	227	312	319	350	237	275	307	384	258	322
246	373	444	499	320	491	465	519	351	432	455	551	394	475	459	522	333	455
394	679	736	836	473	675	645	679	467	641	672	662	437	591	610	685	488	612
193	261	318	402	265	360	328	409	268	334	373	346	281	349	293	332	265	316
187	339	369	456	280	418	401	388	280	404	399	412	332	351	380	434	316	384
161	266	368	404	294	371	375	379	257	300	448	395	328	328	375	403	340	347
637	996	1,211	1,264	733	1,058	1,196	1,008	757	869	1,262	1,133	831	942	1,111	996	784	976
304	416	536	618	452	623	614	674	482	562	648	663	438	563	638	635	514	625
81	124	116	164	92	109	136	153	104	100	115	130	85	112	125	115	119	125
240	327	369	431	294	407	431	448	292	408	430	441	376	403	397	451	302	494
86	116	129	129	94	117	134	167	96	132	157	147	127	147	131	159	110	150
120	201	199	218	123	227	198	200	133	212	205	254	143	196	181	243	139	233
123	195	266	321	169	269	298	318	216	262	308	269	221	290	278	339	233	289
248	302	328	361	271	362	295	304	256	290	375	357	294	344	334	407	288	325

Table 4.2.6 Average house prices, by local authority and dwelling type
 Tabl 4.2.6 Prisiau tai cyfartalog, yn ôl awdurdod lleol a math o annedd

Names / Enwau	Average price – all houses (£) / Pris cyfartalog – pob tŷ (£)	Average price – detached house (£) / Pris cyfartalog – tŷ ar wahân (£)	Average price – semi detached house (£) / Pris cyfartalog – tŷ pâr (£)	Average price – terraced house (£) / Pris cyfartalog – tŷ teras (£)	Average price – flat (£) / Pris cyfartalog – fflat (£)	Number of house sales / Nifer y gwerthiannau tai
	01/06/2014 / Meh-14	01/06/2014 / Meh-14	01/06/2014 / Meh-14	01/06/2014 / Meh-14	01/06/2014 / Meh-14	01/04/2014 - Ebr 14
Isle of Anglesey / Ynys Môn	0	170,041	107,437	79,374	105,652	67
Gwynedd	133,834	190,445	130,918	94,536	73,271	114
Conwy	126,546	173,922	107,439	88,088	96,149	161
Denbighshire / Sir Ddinbych	117,427	147,441	98,471	78,795	66,475	88
Flintshire / Sir y Fflint	124,332	183,801	102,221	76,498	69,841	121
Wrexham / Wrecsam	120,292	184,894	102,785	76,875	67,994	115
Powys	142,256	195,947	115,758	92,856	71,489	104
Ceredigion	151,400	184,747	125,024	121,029	119,823	60
Pembrokeshire / Sir Benfro	139,317	198,398	117,861	101,979	82,039	117
Carmarthenshire / Sir Gaerfyrddin	105,394	159,795	87,648	72,054	57,662	178
Swansea / Abertawe	111,009	173,584	101,344	80,750	101,039	210
Neath Port Talbot / Castell-nedd Port Talbot	82,934	143,228	76,687	56,851	41,359	129
Bridgend / Pen-y-bont ar Ogwr	114,693	175,499	104,224	68,259	73,542	141
Vale of Glamorgan / Bro Morgannwg	166,419	270,441	153,980	114,601	122,684	117
Cardiff / Caerdydd	153,721	266,004	159,560	131,641	113,355	347
Rhondda Cynon Taff / Rhondda Cynon Taf	75,814	165,430	86,826	48,250	38,757	247
Merthyr Tydfil / Merthyr Tudful	67,698	134,644	81,809	51,045	40,226	50
Caerphilly / Caerffili	100,295	171,788	94,221	69,343	67,374	149
Blaenau Gwent	64,633	114,630	68,090	44,298	33,541	51
Torfaen	102,135	183,331	98,884	70,332	46,928	76
Monmouthshire / Sir Fynwy	187,540	259,864	146,769	126,564	100,825	80
Newport / Casnewydd	112,854	208,615	110,413	77,079	69,513	131
Wales / Cymru						

Source: Land Registry / Ffynhonnell: Y Gofrestrfa Tir

Table 4.2.7 Simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings and type of buyer from 2005 (quarterly)
 Tabl 4.2.7 Prisiau tai cyfartalog syml, benthyciadau morgeisi, ac incwm benthycwyr, yn ôl anheddau newydd/eraill a math o brynwr o 2005 ymlaen (chwarterol)

		New dwellings / Anheddau newydd			Other dwellings / Anheddau eraill		
		Average dwelling price ² / Pris cyfartalog annedd ²	Average advance ² / Benthyciad cyfartalog ²	Average recorded income of borrowers ² / Incwm cyfartalog benthycwyr a gofnodwyd ²	Average dwelling price ² / Pris cyfartalog annedd ²	Average advance ² / Benthyciad cyfartalog ²	Average recorded income of borrowers ² / Incwm cyfartalog benthycwyr a gofnodwyd ²
		£	£	£	£	£	£
2005	Q1 / Ch1	189,000	113,000	50,000	142,000	88,000	33,000
	Q2 / Ch2	198,000	121,000	47,000	147,000	96,000	33,000
	Q3 / Ch3	198,000	132,000	48,000	150,000	99,000	36,000
	Q4 / Ch4	197,000	132,000	48,000	145,000	101,000	40,000
2006	Q1 / Ch1	209,000	131,000	65,000	146,000	100,000	40,000
	Q2 / Ch2	201,000	131,000	50,000	152,000	104,000	39,000
	Q3 / Ch3	198,000	131,000	47,000	162,000	109,000	41,000
	Q4 / Ch4	198,000	132,000	48,000	162,000	110,000	43,000
2007	Q1 / Ch1	193,000	129,000	46,000	165,000	111,000	44,000
	Q2 / Ch2	203,000	132,000	51,000	163,000	113,000	42,000
	Q3 / Ch3	211,000	139,000	51,000	172,000	116,000	43,000
	Q4 / Ch4	206,000	139,000	50,000	169,000	115,000	42,000
2008	Q1 / Ch1	217,000	143,000	51,000	168,000	113,000	43,000
	Q2 / Ch2	209,000	135,000	50,000	166,000	114,000	44,000
	Q3 / Ch3	201,000	119,000	44,000	170,000	110,000	45,000
	Q4 / Ch4	184,000	120,000	46,000	165,000	107,000	46,000
2009	Q1 / Ch1	161,000	108,000	38,000	164,000	103,000	43,000
	Q2 / Ch2	163,000	111,000	41,000	160,000	100,000	43,000
	Q3 / Ch3	184,000	114,000	45,000	167,000	105,000	44,000
	Q4 / Ch4	175,000	109,000	46,000	170,000	106,000	44,000
2010	Q1 / Ch1	180,000	111,000	43,000	174,000	109,000	46,000
	Q2 / Ch2	175,000	117,000	45,000	169,000	109,000	44,000
	Q3 / Ch3	179,000	119,000	48,000	174,000	112,000	46,000
	Q4 / Ch4	174,000	117,000	44,000	167,000	107,000	44,000
2011	Q1 / Ch1	174,000	120,000	44,000	159,000	105,000	42,000
	Q2 / Ch2	177,000	122,000	45,000	159,000	103,000	42,000
	Q3 / Ch3	192,000	122,000	46,000	170,000	110,000	44,000
	Q4 / Ch4	186,000	118,000	44,000	164,000	108,000	45,000
2012	Q1 / Ch1	190,000	127,000	47,000	161,000	107,000	42,000
	Q2 / Ch2	194,000	126,000	49,000	158,000	106,000	43,000
	Q3 / Ch3	184,000	121,000	49,000	165,000	111,000	43,000
	Q4 / Ch4	184,000	122,000	46,000	165,000	111,000	44,000
2013	Q1 / Ch1	186,000	122,000	49,000	161,000	109,000	45,000
	Q2 / Ch2	191,000	121,000	45,000	162,000	110,000	45,000
	Q3 / Ch3	195,000	134,000	54,000	170,000	115,000	46,000
	Q4 / Ch4	193,000	133,000	48,000	172,000	117,000	45,000
2013	Q1 / Ch1	207,000	140,000	54,000	171,000	117,000	45,000
	Q2 / Ch2	199,000	136,000	53,000	170,000	117,000	44,000
	Q3 / Ch3	209,000	145,000	57,000	181,000	124,000	47,000
	Q4 / Ch4	196,000	138,000	52,000	178,000	122,000	47,000

Notes

- 1 Data up to and including 2002 is from 5% sample. Data from 2003 is based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.
- 2 Simple averages are more volatile to changes in the structure of the underlying data than mix-adjusted averages.
- 3 Prices, advances and wages rounded to the nearest £1,000.
- 4 Other dwellings is defined as any record in the dataset with an 'old' dwelling marker. This will not include any records where the dwelling type is unknown. The all dwellings average will include all records (so new, old and 'unknown'). -

All dwellings / Pob annedd			First time buyers / Prynwyr tro cyntaf			Former owner occupiers / Cyn berchen-feddianwyr		
Average dwelling price ¹ / Pris cyfartalog annedd ¹	Average advance ² / Benthyciad cyfartalog ²	Average recorded income of borrowers ³ / Incwm cyfartalog benthycwyr a gofnodwyd ³	Average dwelling price ¹ / Pris cyfartalog annedd ¹	Average advance ² / Benthyciad cyfartalog ²	Average recorded income of borrowers ³ / Incwm cyfartalog benthycwyr a gofnodwyd ³	Average dwelling price ¹ / Pris cyfartalog annedd ¹	Average advance ² / Benthyciad cyfartalog ²	Average recorded income of borrowers ³ / Incwm cyfartalog benthycwyr a gofnodwyd ³
£	£	£	£	£	£	£	£	£
146,000	89,000	34,000	102,000	80,000	30,000	156,000	92,000	36,000
153,000	96,000	35,000	109,000	85,000	29,000	161,000	100,000	37,000
154,000	100,000	37,000	114,000	92,000	31,000	166,000	103,000	40,000
147,000	102,000	40,000	106,000	89,000	32,000	174,000	111,000	45,000
148,000	101,000	41,000	106,000	89,000	33,000	174,000	108,000	46,000
154,000	105,000	40,000	112,000	95,000	33,000	180,000	111,000	44,000
164,000	110,000	42,000	119,000	99,000	34,000	189,000	116,000	46,000
164,000	111,000	44,000	117,000	99,000	34,000	191,000	118,000	49,000
167,000	112,000	45,000	119,000	100,000	34,000	194,000	120,000	51,000
166,000	114,000	43,000	121,000	102,000	34,000	191,000	122,000	48,000
174,000	118,000	44,000	124,000	103,000	34,000	201,000	125,000	49,000
172,000	117,000	43,000	124,000	103,000	34,000	199,000	125,000	48,000
171,000	114,000	43,000	126,000	102,000	35,000	194,000	121,000	47,000
170,000	115,000	44,000	126,000	101,000	35,000	194,000	123,000	49,000
172,000	111,000	45,000	129,000	99,000	34,000	194,000	117,000	50,000
167,000	108,000	46,000	123,000	93,000	35,000	189,000	116,000	51,000
164,000	103,000	43,000	119,000	90,000	33,000	189,000	111,000	49,000
160,000	101,000	43,000	122,000	90,000	33,000	181,000	108,000	48,000
168,000	105,000	44,000	126,000	90,000	33,000	189,000	113,000	49,000
170,000	106,000	44,000	127,000	91,000	35,000	191,000	113,000	49,000
174,000	109,000	46,000	125,000	90,000	34,000	195,000	117,000	51,000
170,000	110,000	44,000	126,000	94,000	35,000	190,000	117,000	49,000
175,000	113,000	46,000	129,000	97,000	35,000	197,000	121,000	51,000
168,000	108,000	44,000	126,000	93,000	35,000	189,000	116,000	49,000
160,000	106,000	43,000	119,000	90,000	34,000	183,000	116,000	48,000
160,000	105,000	43,000	121,000	91,000	34,000	181,000	112,000	47,000
172,000	111,000	45,000	127,000	94,000	35,000	194,000	120,000	50,000
166,000	109,000	45,000	123,000	94,000	34,000	187,000	117,000	51,000
163,000	109,000	43,000	121,000	95,000	34,000	187,000	117,000	48,000
162,000	108,000	44,000	117,000	92,000	34,000	185,000	117,000	49,000
167,000	113,000	44,000	126,000	98,000	35,000	192,000	122,000	50,000
167,000	113,000	44,000	123,000	96,000	34,000	195,000	123,000	51,000
164,000	111,000	45,000	117,000	94,000	34,000	197,000	123,000	54,000
165,000	112,000	45,000	125,000	99,000	36,000	195,000	121,000	52,000
172,000	117,000	46,000	129,000	102,000	36,000	201,000	127,000	53,000
174,000	119,000	45,000	129,000	103,000	35,000	205,000	130,000	52,000
174,000	119,000	46,000	133,000	105,000	36,000	202,000	129,000	52,000
173,000	120,000	45,000	129,000	104,000	36,000	206,000	131,000	52,000
184,000	127,000	48,000	137,000	109,000	38,000	217,000	139,000	56,000
181,000	125,000	47,000	134,000	107,000	37,000	214,000	137,000	55,000

Nodiadau

- Mae data hyd at ac yn cynnwys 2002 o sampl 5%. Mae data o 2003 yn seiliedig ar faint sampl sydd wedi'i wella'n sylweddol. Cesglir data o fis Medi 2005 trwy'r Arolwg Morgeisi Rheoleiddiedig. Mae data 2005 yn seiliedig ar ddata cyfunol Arolwg y Benthycwyr Morgais a'r Arolwg Morgeisi Rheoleiddiedig.
- Mae cyfartaleddau syml yn haws cael eu newid yn strwythur y data gwaelodol na chyfartaleddau wedi'u haddasu yn ôl yr amrywiaeth.
- Mae prisiau, benthyciadau a chyflogau wedi'u crynhoi i'r £1,000 agosaf.
- Diffinnir anheddau eraill fel unrhyw gofnod yn y set ddata gyda nodwr 'hen' annedd. Ni fydd hyn yn cynnwys unrhyw gofnodion lle mae'r math o annedd yn anhysbys. Bydd y cyfartaledd pob annedd yn cynnwys pob cofnod (felly newydd, hen ac 'anhysbys').

Table 4.2.8 Private sector monthly rents recorded by property type, Wales (a,b) January to December 2014
Tabl 4.2.8 Rhenti misol y sector preifat a gofnodwyd yn ôl y math o eiddo, Cymru (a,b) Ionawr i fis Rhagfyr 2014

Property type (c)	Units of Accommodation (d)	Average (mean) Rent £s	Lower Quartile Rent £s	Median Rent £s	Upper Quartile Rent £s
Math o eiddo (c)	Unedau llety (d)	Rhent (cymedrig) cyfartalog £oedd	Rhent Chwarterl Is £oedd	Rhent Canolrif £oedd	Rhent Chwarterl Uwch £oedd
Room / Ystafell	4, 628	319.07	270	303.34	346.67
Studio / Stiwdio	418	393.22	300	368.33	460
1 Bedroom / Ystafell Wely	4,111	422.44	350	400	475
2 Bedroom / Ystafell Wely	10,430	501.24	425	495	620
3 Bedroom / Ystafell Wely	9,337	556.42	475	550	615
4 Bedroom / Ystafell Wely	2,188	768.32	625	750	850

(a) Figures derived from transactional data only (i.e. rent has been paid) - data with limited or no evidence of a transaction were excluded.

(b) Lettings where housing benefit was known to be in payment were excluded.

(c) Property type definitions are provided in the glossary.

(d) Units of accommodation for which rental data was provided.

Source: *Rent Officers Wales, Welsh Government*

(a) Deilliodd y ffigurau o ddata trafodaethol yn unig (h.y. mae'r rhent wedi'i dalu) - eithriwyd data gyda thystiolaeth gyfyngedig, os o gwbl, o drafodyn.

(b) Gosodiadau lle mae'n hysbys bod budd-dal tai'n cael ei dalu wedi'i eithrio.

(c) Darperir diffiniadau math o eiddo yn yr eirfa.

(d) Unedau llety lle darparwyd data rhentu.

Ffynhonnell: *Swyddogion Rhent Cymru, Llywodraeth Cymru*

CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

HOUSING PROVISION / Y DDARPARIAETH TAI

Table 4.3.1 New dwellings started and completed by tenure (a)
 Tabl 4.3.1 Anheddau newydd y dechreuwyd eu hadeiladu ac a gwblhawyd yn ôl deiliadaeth (a)

Annual / Blynyddol	Started / Dechreuwyd				Completed / Cwblhawyd			
	Private Enterprise / Menter Breifat	Registered Social Landlords / Landlordiaid Cymdeithasol Cofrestredig	Local Authorities / Awdurdodau Lleol	All Dwellings / Pob Annedd	Private Enterprise / Menter Breifat	Registered Social Landlords / Landlordiaid Cymdeithasol Cofrestredig	Local Authorities / Awdurdodau Lleol	All Dwellings / Pob Annedd
2000-01	8,311	926	116	9,353	7,386	900	47	8,333
2001-02	8,375	715	6	9,096	7,494	711	68	8,273
2002-03	9,014	497	11	9,522	7,522	782	6	8,310
2003-04	9,480	566	14	10,060	7,863	417	16	8,296
2004-05	9,095	381	34	9,510	7,986	475	31	8,492
2005-06	8,613	356	0	8,969	7,883	347	19	8,249
2006-07	8,732	391	12	9,135	8,988	346	0	9,334
2007-08	9,732	467	0	10,199	8,316	343	5	8,664
2008-09	4,459	443	8	4,910	6,429	692	0	7,121
2009-10	4,393	914	0	5,307	5,291	880	3	6,174
2010-11	5,001	776	21	5,798	4,513	992	0	5,505
2011-12	-	-	-	4,971	4,746	829	0	5,575
2012-13	-	-	-	5,291	4,707	744	0	5,451
2013-14	-	-	-	5,786	5,106	671	12	5,843
2013-14	-	-	-	6,955	5,333	837	0	6,170

Source: Statistical Directorate, Welsh Government

(a) Figures on housing starts are from records kept for building control purposes. It is often difficult for data providers to identify whether a dwelling is being built for RSLs or for a private developer and this may lead to an understatement of RSL starts recorded in these tables, and a corresponding overstatement of private enterprise figures. This problem is more likely to occur with starts than completions, and as a result, the data on starts are no longer split by tenure from 2011-12.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

(a) Mae'r ffigurau ar ddechreuadau tai o gofnodion a gedwir at ddibenion rheoli adeiladu. Yn aml iawn, mae'n anodd i ddarparwyr data ddynodi ydy annedd yn cael ei hadeiladu ar gyfer landlordiaid cymdeithasol cofrestredig neu ar gyfer datblygwr preifat a gallai hyn arwain at danamcangyfrif y dechreuadau i landlordiaid cymdeithasol cofrestredig a gofnodir yn y tablau hyn, a gorddatganiad cyfatebol o ffigurau mentrau preifat. Mae'r broblem hon yn fwy tebygol o ddigwydd gyda dechreuadau na thai wedi'u cwblhau ac o ganlyniad, nid yw'r data ar ddechreuadau bellach yn cael eu rhannu yn ôl deiliadaeth o 2011-12.

Table 4.3.2 Number of completed new builds by local authority
Tabl 4.3.2 Nifer y tai newydd a gwblhawyd fesul awdurdod lleol

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-15
Blaenau Gwent	109	100	90	145	154	153	47	109	42	120
Bridgend / Pen-y-bont ar Ogwr	492	550	372	333	148	304	347	334	439	523
Caerphilly / Caerffili	326	695	700	331	197	202	298	311	401	243
Cardiff / Caerdydd	1,692	2,283	1,555	1,766	120	489	255	510	326	533
Carmarthenshire / Sir Gaerfyrddin	738	736	681	392	100	479	469	250	440	322
Ceredigion	200	212	135	105	232	176	133	150	112	177
Conwy	146	153	209	152	254	175	129	229	113	101
Denbighshire / Sir Ddinbych	105	173	256	140	143	350	107	130	146	103
Flintshire / Sir y Fflint	167	222	217	107	224	233	262	337	384	613
Gwynedd	135	171	224	206	446	136	157	161	233	81
Isle of Anglesey / Ynys Môn	128	103	143	159	655	34	79	36	32	93
Merthyr Tydfil / Merthyr Tudful	140	134	221	148	313	87	71	110	83	253
Monmouthshire / Sir Fynwy	180	189	226	252	337	303	276	259	219	302
Neath Port Talbot / Castell-nedd Port Talbot	299	323	346	252	108	315	229	230	301	795
Newport / Casnewydd	576	443	530	454	971	231	323	332	540	533
Pembrokeshire / Sir Benfro	410	378	301	249	318	277	170	285	347	175
Powys	394	300	158	173	184	325	303	254	184	580
Rhondda Cynon Taf	458	509	423	351	317	282	332	358	358	84
Swansea / Abertawe	771	650	762	774	88	704	450	352	398	449
Vale of Glamorgan / Bro Morgannwg	320	215	139	171	157	157	129	139	330	202
Torfaen	59	148	246	113	186	135	135	108	150	445
Wrexham / Wrecsam	412	647	730	348	522	251	270	307	208	228
Wales / Cymru	8,257	9,334	8,664	7,121	6,174	5,798	4,971	5,291	5,786	6,955

Source: Statistical Directorate, Welsh Government

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.3 All additional affordable housing provision, by local authority area
Tabl 4.3.3 Pob darpariaeth tai fforddiadwy ychwanegol, yn ôl awdurdod lleol

	2007-08 Delivered / Wedi'i gyflawni	2008-09 Delivered / Wedi'i gyflawni	2009-10 Delivered / Wedi'i gyflawni	2010-11 Delivered / Wedi'i gyflawni	2011-12 Delivered / Wedi'i gyflawni	2012-13 Delivered / Wedi'i gyflawni (4)	2013-14 Delivered / Wedi'i gyflawni	2014-15 Planned (5)/ Wedi'i gynllunio (5)	2015-16 Proposed (6) / Arfaethedig (6)
Wales / Cymru	1,692	2,543	2,370	2,486	2,432	2,042	2,416	2,829	3,129
Wales - inside National Park / Cymru - y tu mewn i'r Parc Cenedlaethol	30	54	63	31	32	56	58	65	75
Wales - outside National Park / Cymru - y tu allan i'r Parc Cenedlaethol	1,662	2,489	2,307	2,455	2,400	1,986	2,358	2,764	3,054
National parks / Parciau Cenedlaethol	30	54	63	31	32	56	58	65	75
Brecon Beacons National Park (1) / Parc Cenedlaethol Bannau Brycheiniog (1)	16	25	35	20	27	17	40	43	24
Pembrokeshire Coast National Park (2) / Parc Cenedlaethol Arfordir Penfro (2)	8	15	12	3	0	0	3	1	30
Snowdonia National Park (3) / Parc Cenedlaethol Eryri (3)	6	14	16	8	5	39	15	21	21
Isle of Anglesey / Ynys Môn	77	116	79	85	49	110	31	37	44
Isle of Anglesey - inside National Park / Ynys Môn - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Isle of Anglesey - outside National Park / Ynys Môn - y tu allan i'r Parc Cenedlaethol	77	116	79	85	49	110	31	37	44
Gwynedd	85	93	53	110	37	66	65	130	41
Gwynedd - inside National Park / Gwynedd - y tu mewn i'r Parc Cenedlaethol	6	14	16	4	5	36	9	20	19
Gwynedd - outside National Park / Gwynedd - y tu allan i'r Parc Cenedlaethol	79	79	37	106	32	30	56	110	22
Conwy	26	49	60	76	32	45	158	170	57
Conwy - inside National Park / Conwy - y tu mewn i'r Parc Cenedlaethol	0	0	0	4	0	3	6	1	2
Conwy - outside National Park / Conwy - y tu allan i'r Parc Cenedlaethol	26	49	60	72	32	42	152	169	55
Denbighshire / Sir Ddinbych	78	134	87	154	60	61	16	33	42
Denbighshire - inside National Park / Sir Ddinbych - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Denbighshire - outside National Park / Sir Ddinbych - y tu allan i'r Parc Cenedlaethol	78	134	87	154	60	61	16	33	42
Flintshire / Sir y Fflint	61	74	24	115	71	57	138	94	88
Flintshire - inside National Park / Sir y Fflint - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Flintshire - outside National Park / Sir y Fflint - y tu allan i'r Parc Cenedlaethol	61	74	24	115	71	57	138	94	88
Wrexham / Wrecsam	73	10	41	83	95	15	132	97	201
Wrexham - inside National Park / Wrecsam - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Wrexham - outside National Park / Wrecsam - y tu allan i'r Parc Cenedlaethol	73	10	41	83	95	15	132	97	201
Powys	41	55	56	27	38	105	93	194	175
Powys - inside National Park / Powys - y tu mewn i'r Parc Cenedlaethol	16	25	10	20	26	11	23	23	24
Powys - outside National Park / Powys - y tu allan i'r Parc Cenedlaethol	25	30	46	7	12	94	70	171	151
Ceredigion	45	34	38	47	119	15	16	74	64
Ceredigion - inside National Park / Ceredigion - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Ceredigion - outside National Park / Ceredigion - y tu allan i'r Parc Cenedlaethol	45	34	38	47	119	15	16	74	64
Pembrokeshire / Sir Benfro	82	67	123	105	26	59	80	126	182
Pembrokeshire - inside National Park / Sir Benfro - y tu mewn i'r Parc Cenedlaethol	8	15	12	3	0	0	3	1	30
Pembrokeshire - outside National Park / Sir Benfro - y tu allan i'r Parc Cenedlaethol	74	52	111	102	26	59	77	125	152
Carmarthenshire / Sir Gaerfyrddin	86	80	186	86	92	87	40	23	158
Carmarthenshire - inside National Park / Sir Gaerfyrddin - y tu mewn i'r Parc Cenedlaethol	0	0	25	0	0	0	0	0	0
Carmarthenshire - outside National Park / Sir Gaerfyrddin - y tu allan i'r Parc Cenedlaethol	86	80	161	86	92	87	40	23	158
Swansea / Abertawe	102	299	124	104	297	129	212	254	256
Swansea - inside National Park / Abertawe - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Swansea - outside National Park / Abertawe - y tu allan i'r Parc Cenedlaethol	102	299	124	104	297	129	212	254	256
Neath Port Talbot / Castell-nedd Port Talbot	35	81	138	100	83	140	102	103	163
Neath Port Talbot - inside National Park / Castell-nedd Port Talbot - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Neath Port Talbot - outside National Park / Castell-nedd Port Talbot - y tu allan i'r Parc Cenedlaethol	35	81	138	100	83	140	102	103	163

Bridgend / Pen-y-bont ar Ogwr	127	110	101	140	120	30	121	193	198
Bridgend - inside National Park / Pen-y-bont ar Ogwr - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Bridgend - outside National Park / Pen-y-bont ar Ogwr - y tu allan i'r Parc Cenedlaethol	127	110	101	140	120	30	121	193	198
Vale of Glamorgan / Bro Morgannwg	18	11	68	140	48	73	55	152	344
Vale of Glamorgan - inside National Park / Bro Morgannwg - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Vale of Glamorgan - outside National Park / Bro Morgannwg - y tu allan i'r Parc Cenedlaethol	18	11	68	140	48	73	55	152	344
Cardiff / Caerdydd	256	459	488	362	417	329	457	223	255
Cardiff - inside National Park / Caerdydd - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Cardiff - outside National Park / Caerdydd - y tu allan i'r Parc Cenedlaethol	256	459	488	362	417	329	457	223	255
Rhondda, Cynon, Taff / Rhondda Cynon Taf	89	117	103	86	40	84	102	255	164
Rhondda Cynon Taf - inside National Park / Rhondda Cynon Taf - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	1	0	4	0	0
Rhondda Cynon Taf - outside National Park / Rhondda Cynon Taf - y tu allan i'r Parc Cenedlaethol	89	117	103	86	39	84	98	255	164
Merthyr Tydfil / Merthyr Tudful	21	50	65	73	31	66	19	41	30
Merthyr Tydfil - inside National Park / Merthyr Tudful - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Merthyr Tydfil - outside National Park / Merthyr Tudful - y tu allan i'r Parc Cenedlaethol	21	50	65	73	31	66	19	41	30
Caerphilly / Caerffili	95	203	170	160	108	144	162	260	105
Caerphilly - inside National Park / Caerffili - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Caerphilly - outside National Park / Caerffili - y tu allan i'r Parc Cenedlaethol	95	203	170	160	108	144	162	260	105
Blaenau Gwent	11	70	33	75	122	116	24	60	50
Blaenau Gwent - inside National Park / Blaenau Gwent - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Blaenau Gwent - outside National Park / Blaenau Gwent - y tu allan i'r Parc Cenedlaethol	11	70	33	75	122	116	24	60	50
Torfaen	99	71	92	88	92	58	128	47	105
Torfaen - inside National Park / Torfaen - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Torfaen - outside National Park / Torfaen - y tu allan i'r Parc Cenedlaethol	99	71	92	88	92	58	128	47	105
Monmouthshire / Sir Fynwy	76	101	26	167	191	85	159	203	233
Monmouthshire - inside National Park / Sir Fynwy - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	6	13	20	0
Monmouthshire - outside National Park / Sir Fynwy - y tu allan i'r Parc Cenedlaethol	76	101	26	167	191	79	146	183	233
Newport / Casnewydd	109	259	215	103	264	168	106	60	174
Newport - inside National Park / Casnewydd - y tu mewn i'r Parc Cenedlaethol	0	0	0	0	0	0	0	0	0
Newport - outside National Park / Casnewydd - y tu allan i'r Parc Cenedlaethol	109	259	215	103	264	168	106	60	174

Notes:

- 1 Brecon Beacons National Park has boundaries in Blaenau Gwent, Caerphilly, Carmarthenshire, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Powys, Rhondda Cynon Taf and Torfaen.
- 2 Pembrokeshire Coast National Park has boundaries in Pembrokeshire only.
- 3 Snowdonia National Park has boundaries in Conwy and Gwynedd.
- 4 Due to improvements in the data collection process, a number of providers have reclassified stock leading to some minor discontinuities in the 2012-13 stock data when compared to previous years.
- 5 Figures are estimates and may be subject to change when reported as 'delivered' in future years. Some of the detailed data breakdowns are missing for these proposed numbers.
- 6 Figures are estimates and may be subject to change when reported as 'delivered' in future years. Some of the detailed data breakdowns are missing for these proposed numbers.

Source: Statistical Directorate, Welsh Government

Nodiadau:

- 1 Mae gan Barc Cenedlaethol Bannau Brycheiniog ffiniau ym Mlaenau Gwent, Caerffili, Sir Gaerfyrddin, Merthyr Tudful, Sir Fynwy, Castell-nedd Port Talbot, Powys, Rhondda Cynon Taf a Thorfaen.
- 2 Mae gan Barc Cenedlaethol Arfordir Penfro ffiniau yn Sir Benfro yn unig.
- 3 Mae gan Barc Cenedlaethol Eryri ffiniau yng Nghonwy a Gwynedd.
- 4 Yn sgil gwelliannau yn y broses casglu data, mae nifer o ddarparwyr wedi ailddosbarthu stoc gan arwain at rai mân anghysonderau yn nata stoc 2012-13 o gymharu â blynyddoedd blaenorol.
- 5 Amcangyfrifon yw'r ffigurau a gallent newid pan adroddir eu bod 'wedi'u cyflawni' ym mlynnyddoedd y dyfodol. Mae rhywfaint o'r manylion data manwl ar goll ar gyfer y niferoedd arfaethedig hyn.
- 6 Amcangyfrifon yw'r ffigurau a gallent newid pan adroddir eu bod 'wedi'u cyflawni' ym mlynnyddoedd y dyfodol. Mae rhywfaint o'r manylion data manwl ar goll ar gyfer y niferoedd arfaethedig hyn.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.4 Additional affordable housing provision by registered social landlords only, by location in Wales, tenure and funding (2013-14 Delivered)
 Tabl 4.3.4 Darpariaeth tai fforddiadwy ychwanegol gan landlordiaid cymdeithasol cofrestredig yn unig, yn ôl lleoliad yng Nghymru, deiliadaeth a chyllid (Cyflawnwyd yn 2013-14)

	Social rented / Rhent Cymdeithasol			Intermediate rented / Rhent canolradd			Shared equity / Rhannu ecwiti			Sub Total / Is-gyfanswm
	Capital Grant Funded / Ariannwyd gyda Grant Cyfalaf	Non-Capital Grant Funded / Ariannwyd heb Grant Cyfalaf	Total / Cyfanswm	Capital Grant Funded / Ariannwyd gyda Grant Cyfalaf	Non-Capital Grant Funded / Ariannwyd heb Grant Cyfalaf	Total / Cyfanswm	Capital Grant Funded / Ariannwyd gyda Grant Cyfalaf	Non-Capital Grant Funded / Ariannwyd heb Grant Cyfalaf	Total / Cyfanswm	
Wales / Cymru	993	173	1,166	313	147	460	37	136	173	1,799
Isle of Anglesey / Ynys Môn	12	0	12	6	0	6	7	4	11	29
Gwynedd	22	0	22	5	4	9	4	0	4	35
Conwy	100	8	108	5	0	5	5	35	40	153
Denbighshire / Sir Ddinbych	6	3	9	2	0	2	1	1	2	13
Flintshire / Sir y Fflint	81	0	81	8	4	12	0	0	0	93
Wrexham / Wrecsam	96	8	104	7	1	8	0	18	18	130
Powys	6	0	6	0	5	5	2	0	2	13
Ceredigion	5	4	9	2	3	5	0	0	0	14
Pembrokeshire / Sir Benfro	0	4	4	76	0	76	0	0	0	80
Carmarthenshire / Sir Gaerfyrddin	5	4	9	15	3	18	0	0	0	27
Swansea / Abertawe	135	0	135	57	9	66	0	11	11	212
Neath Port Talbot / Castell-nedd Port Talbot	67	8	75	19	8	27	0	0	0	102
Bridgend / Pen-y-bont ar Ogwr	91	25	116	0	4	4	0	1	1	121
Vale of Glamorgan / Bro Morgannwg	31	10	41	0	0	0	2	2	4	45
Cardiff / Caerdydd	152	30	182	11	8	19	0	2	2	203
Rhondda Cynon Taf	49	8	57	8	9	17	0	5	5	79
Merthyr Tydfil / Merthyr Tudful	19	0	19	0	0	0	0	0	0	19
Caerphilly / Caerffili	19	18	37	21	34	55	0	17	17	109
Blaenau Gwent	15	0	15	1	0	1	6	0	6	22
Torfaen	33	32	65	16	21	37	10	16	26	128
Monmouthshire / Sir Fynwy	29	11	40	3	19	22	0	4	4	66
Newport / Casnewydd	20	0	20	51	15	66	0	20	20	106

Source: Statistical Directorate, Welsh Government

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.5 Provision of affordable housing on land made available in each local authority in the last five years, by funding source
 Tabl 4.3.5 Darpariaeth tai fforddiadwy ar dir a wnaed ar gael ym mhob awdurdod lleol yn y pum mlynedd ddiwethaf, yn ôl ffynhonnell ariannu

	2007-08 Delivered / Wedi'i gyflawni	2008-09 Delivered / Wedi'i gyflawni	2009-10 Delivered / Wedi'i gyflawni	2010-11 Delivered / Wedi'i gyflawni	2011-12 Delivered / Wedi'i gyflawni	2012-13 Delivered / Wedi'i gyflawni	2012-13 Delivered / Wedi'i gyflawni (1)	
							New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus	
							New affordable housing units provided on land made available by LA / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan yr ALL	New affordable housing units provided on land made available by other public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan sector cyhoeddus arall
Wales / Cymru	219	480	491	434	426	481	528	229
Isle of Anglesey / Ynys Môn	7	14	14	0	0	0	0	2
Gwynedd	16	19	10	0	0	30	0	0
Conwy	0	12	70	0	4	0	130	0
Denbighshire / Sir Ddinbych	0	0	0	31	3	9	1	0
Flintshire / Sir y Fflint	38	38	0	115	27	0	0	132
Wrexham / Wrecsam	0	0	7	23	76	0	116	16
Powys	0	0	0	7	0	50	0	0
Ceredigion	0	0	0	9	0	0	5	0
Pembrokeshire / Sir Benfro	0	0	0	34	0	49	31	0
Carmarthenshire / Sir Gaerfyrddin	45	32	32	0	0	0	4	0
Swansea / Abertawe	0	120	41	39	102	14	2	0
Neath Port Talbot / Castell-nedd Port Talbot	0	0	70	0	3	86	51	0
Bridgend / Pen-y-bont ar Ogwr	6	0	0	0	39	0	0	28
Vale of Glamorgan / Bro Morgannwg	0	0	0	0	9	0	12	0
Cardiff / Caerdydd	55	70	58	0	106	54	109	0
Rhondda Cynon Taf	0	0	23	0	0	0	0	0
Merthyr Tydfil / Merthyr Tudful	21	50	0	61	20	62	19	0
Caerphilly / Caerffili	0	28	43	0	0	11	19	18
Blaenau Gwent	11	26	43	0	0	116	0	21
Torfaen	0	10	21	35	0	0	0	0
Monmouthshire / Sir Fynwy	20	10	0	10	0	0	0	0
Newport / Casnewydd	0	51	59	70	37	0	29	12

Notes:

- 1 Due to improvements in the data collection process, a number of providers have reclassified stock leading to some minor discontinuities in the 2012-13 stock data when compared to previous years. Whilst this has a minor effect on the data for Wales or the
- 2 Figures are estimates and may be subject to change when reported as 'delivered' in future years. Some of the detailed data breakdowns are missing for these planned numbers.
- 3 Figures are estimates and may be subject to change when reported as 'delivered' in future years. Some of the detailed data breakdowns are missing for these proposed numbers.

Nodiadau:

- 1 Yn sgil gwelliannau yn y broses casglu data, mae nifer o ddarparwyr wedi ailddosbarthu stoc gan arwain at rai mân anghysonderau yn nata stoc 2012-13 o gymharu â blynyddoedd blaenorol. Er bod hyn yn cael effaith fach ar y data ar gyfer Cymru neu'r
- 2 Amcangyfrifon yw'r ffigurau a gallent newid pan adroddir eu bod "wedi'u cyflawni" ym mlynnyddoedd y dyfodol. Mae rhywfaint o'r manylion data manwl ar goll ar gyfer y niferoedd cynlluniedig hyn.
- 3 Amcangyfrifon yw'r ffigurau a gallent newid pan adroddir eu bod "wedi'u cyflawni" ym mlynnyddoedd y dyfodol. Mae rhywfaint o'r manylion data manwl ar goll ar gyfer y niferoedd cynlluniedig hyn.

2014-15 Planned (2) / Cynlluniwyd yn 2014-15 (2)

2014-15 Planned (2) / Cynlluniwyd yn 2014-15 (2)

New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus	New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus		New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus	New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus		New affordable housing units provided on land made available by all public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan bob sector cyhoeddus
	New affordable housing units provided on land made available by LA / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan yr ALI	New affordable housing units provided on land made available by other public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan sector cyhoeddus arall		New affordable housing units provided on land made available by LA / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan yr ALI	New affordable housing units provided on land made available by other public sector / Unedau tai fforddiadwy newydd a ddarparwyd ar dir a wnaed ar gael gan sector cyhoeddus arall	
757	418	282	700	837	430	1267
2	0	0	0	0	6	6
0	13	0	13	8	0	8
130	0	0	0	20	0	20
1	3	0	3	0	0	0
132	0	94	94	0	88	88
132	82	0	82	194	0	194
0	0	4	4	0	83	83
5	24	0	24	38	0	38
31	65	14	79	92	27	119
4	12	0	12	123	25	148
2	12	0	12	97	8	105
51	27	0	27	72	30	102
28	22	56	78	0	0	0
12	15	0	15	50	0	50
109	0	14	14	13	57	70
0	0	0	0	0	0	0
19	17	12	29	30	0	30
37	51	75	126	0	63	63
21	60	0	60	60	0	60
0	0	0	0	22	0	22
0	2	0	2	18	0	18
41	13	13	26	0	43	43

Table 4.3.6 Provision of affordable housing through planning obligations and on rural exception sites by authority, measure and planning type (2013-14)
 Tabl 4.3.6 Darpariaeth tai fforddiadwy trwy rwymedigaethau cynllunio ac ar safleoedd eithriedig gwledig yn ôl awdurdod, mesur a math o gynllunio (2013-14)

	Granted planning permission / Rhoddwyd caniatâd cynllunio			Delivered / Darparwyd		
	New affordable housing units provided through planning obligations / Unedau tai fforddiadwy newydd a ddarparwyd drwy oblygiadau cynllunio	New affordable housing units provided on rural exception sites / Unedau tai fforddiadwy newydd a ddarparwyd ar safleoedd eithriad gwledig	Total / Cyfanswm	New affordable housing units provided through planning obligations / Unedau tai fforddiadwy newydd a ddarparwyd drwy oblygiadau cynllunio	New affordable housing units provided on rural exception sites / Unedau tai fforddiadwy newydd a ddarparwyd ar safleoedd eithriad gwledig	Total / Cyfanswm
All Wales / Cymru Gyfan	1998	11	2009	407	66	473
Local Authorities / Awdurdodau Lleol	1961	2	1963	392	37	429
Local Authorities / Awdurdodau Lleol						
Isle of Anglesey / Ynys Môn	17	0	17	7	0	7
Gwynedd	116	0	116	31	2	33
Conwy	5	0	5	5	0	5
Denbighshire / Sir Ddinbych	16	0	16	22	0	22
Flintshire / Sir y Fflint	945	0	945	45	0	45
Wrexham / Wrecsam	2	0	2	0	0	0
Powys	0	0	0	0	0	0
Ceredigion	26	0	26	21	0	21
Pembrokeshire / Sir Benfro	12	2	14	2	1	3
Carmarthenshire / Sir Gaerfyrddin	20	0	20	13	0	13
Swansea / Abertawe	0	0	0	20	0	20
Neath Port Talbot / Castell-nedd Port Talbot	0	0	0	3	0	3
Bridgend / Pen-y-bont ar Ogwr	102	0	102	26	28	54
Vale of Glamorgan / Bro Morgannwg	178	0	178	12	0	12
Cardiff / Caerdydd	10	0	10	26	0	26
Rhondda Cynon Taf	136	0	136	29	0	29
Merthyr Tydfil / Merthyr Tudful	5	0	5	1	0	1
Caerphilly / Caerffili	16	0	16	26	0	26
Blaenau Gwent	0	0	0	0	0	0
Torfaen	0	0	0	37	0	37
Monmouthshire / Sir Fynwy	56	0	56	39	0	39
Newport / Casnewydd	299	0	299	27	6	33
National Park Authorities / Awdurdodau Parciau Cenedlaethol	37	9	46	15	29	44
National Park Authorities / Awdurdodau Parciau Cenedlaethol						
Brecon Beacons National Park / Parc Cenedlaethol Bannau Brycheiniog	0	9	9	5	26	31
Pembrokeshire Coast National Park / Parc Cenedlaethol Arfordir Penfro	9	0	9	0	3	3
Snowdonia National Park / Parc Cenedlaethol Eryri	28	0	28	10	0	10

Footnotes:

Authority: Although the areas covered by the national park authorities are within the boundaries of the local authorities, in the context of planning, the local authorities are responsible only for those parts of the local authority area which are not within the national park boundaries. Therefore in the planning context, the figures for local authorities and national park authorities are added together to give an overall total for Wales as a whole.

Measure: The numbers of units granted planning permission will not necessarily be delivered in the same year so that these figures should be considered separately from the figures delivered in the same year. / Ni fydd niferoedd yr unedau y rhoddwyd caniatâd cynllunio ar eu cyfer o reidwydd yn cael eu cyflawni yn yr un flwyddyn felly dylid ystyried y ffigurau hyn ar wahân i'r ffigurau a gyflawnwyd yn yr un flwyddyn.

Planning type: Planning obligations (or Section 106 agreements) are arrangements to overcome obstacles which may otherwise prevent planning permission from being granted. These may be used to offset negative consequences of development, to help meet local needs or to secure benefits which would make a development more sustainable. Note that the numbers of affordable housing units delivered through these arrangements should not be added to those delivered on affordable housing exception sites. This is because a unit may be delivered on a affordable housing exception site under Section 106, so that there may be an element of double counting in doing so.

Source: Statistical Directorate, Welsh Government

Troednodiadau:

Awdurdod: Er bod yr ardaloedd sy'n cael eu cynnwys gan awdurdodau'r parciau cenedlaethol o fewn ffiniau'r awdurdodau lleol, yng nghyd-destun cynllunio, mae'r awdurdodau lleol ond yn gyfrifol am y rhannau hynny o'r ardal awdurdod lleol nad ydynt o fewn ffiniau'r parc cenedlaethol. Felly, yn y cyd-destun cynllunio, caiff y ffigurau ar gyfer awdurdodau lleol ac awdurdodau parciau cenedlaethol eu hadio at ei gilydd i roi cyfanswm cyffredinol ar gyfer Cymru gyfan.

Mesur: Ni fydd niferoedd yr unedau y rhoddwyd caniatâd cynllunio ar eu cyfer o reidwydd yn cael eu cyflawni yn yr un flwyddyn felly dylid ystyried y ffigurau hyn ar wahân i'r ffigurau a gyflawnwyd yn yr un flwyddyn.

Math o gynllunio: Trefniadau yw rhwymedigaethau cynllunio (neu gytundebau Rhan 106) i oresgyn rhwystrau a allai fel arall atal caniatâd cynllunio rhag cael ei roi. Gellir defnyddio'r rhain i wrthsefyll canlyniadau negyddol datblygiad, i helpu bodloni anghenion lleol neu i ddiogelu buddiannau a fyddai'n gwneud datblygiad yn fwy cynaliadwy. Sylwch na ddylid ychwanegu niferoedd yr unedau tai fforddiadwy a gyflawnwyd trwy'r trefniadau hyn at y rhai a gyflawnwyd ar safleoedd eithriedig tai fforddiadwy. Mae hyn oherwydd gallai uned gael ei gyflawni ar safle eithriedig tai fforddiadwy dan Ran 106, er mwyn gallu cael elfen o gyfrif dwbl wrth wneud hynny.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.7 Financial contributions towards affordable housing via planning obligations by local authority and amount (2013-14)
 Tabl 4.3.7 Cyfraniadau ariannol tuag at dai fforddiadwy trwy rwymedigaethau cynllunio yn ôl awdurdod lleol a swm (2013-14)

	Held at start of year / Dal ar ddechrau flwyddyn	Received during year / Derbyniwyd yn ystod y flwyddyn	Spent during year / Gwariwyd yn ystod y flwyddyn	Year end total / Cyfanswm diwedd blwyddyn	
All Wales / Cymru Gyfan	5,128,727	2,012,472	609,415	6,531,785	
Local Authorities / Awdurdodau Lleol	5,077,429	1,996,472	609,415	6,464,487	
Local Authorities / Awdurdodau Lleol	Isle of Anglesey / Ynys Môn	453,079	60,000	100,084	412,995
	Gwynedd	128,847	128,847	0	257,694
	Conwy	635,154	103,146	31,729	706,572
	Denbighshire / Sir Ddinbych	5,029	16,583	0	21,612
	Flintshire / Sir y Fflint	66,600	140,000	30,000	176,600
	Wrexham / Wrecsam	97,500	32,500	0	130,000
	Powys	0	0	0	0
	Ceredigion	0	60,000	15,000	45,000
	Pembrokeshire / Sir Benfro	157,307	16,329	0	173,636
	Carmarthenshire / Sir Gaerfyrddin	209,089	100,000	0	309,089
	Swansea / Abertawe	1,814,506	0	236,589	1,577,917
	Neath Port Talbot / Castell-nedd Port Talbot	0	0	0	0
	Bridgend / Pen-y-bont ar Ogwr	67,000	404,187	0	471,187
	Vale of Glamorgan / Bro Morgannwg	217,091	0	0	217,091
	Cardiff / Caerdydd	1,176,139	630,298	72,650	1,733,787
	Rhondda Cynon Taf	0	113,880	0	113,880
	Merthyr Tydfil / Merthyr Tudful	20,088	103,275	123,363	0
	Caerphilly / Caerffili	0	0	0	0
	Blaenau Gwent	0	0	0	0
	Torfaen	30,000	0	0	30,000
	Monmouthshire / Sir Fynwy	0	0	0	0
	Newport / Casnewydd	0	87,428	0	87,428
National Park Authorities / Awdurdodau Parciau Cenedlaethol	51,298	16,000	0	67,298	
National Park Authorities / Awdurdodau Parciau Cenedlaethol	Brecon Beacons National Park / Parc Cenedlaethol Bannau Brycheiniog	0	10,000	0	10,000
	Pembrokeshire Coast National Park / Parc Cenedlaethol Arfordir Penfro	26,298	6,000	0	32,298
	Snowdonia National Park / Parc Cenedlaethol Eryri	25,000	0	0	25,000

Footnotes:

Authority: Although the areas covered by the national park authorities are within the boundaries of the local authorities, in the context of planning, the local authorities are responsible only for those parts of the local authority area which are not within the national park boundaries. Therefore in the planning context, the figures for local authorities and national park authorities are added together to give an overall total for Wales as a whole.

Source: Statistical Directorate, Welsh Government

Troednodiadau:

Awdurdod: Er bod yr ardaloedd sy'n cael eu cynnwys gan awdurdodau'r parciau cenedlaethol o fewn ffiniau'r awdurdodau lleol, yng nghyd-destun cynllunio, mae'r awdurdodau lleol ond yn gyfrifol am y rhannau hynny o'r ardal awdurdod lleol nad ydynt o fewn ffiniau'r parc cenedlaethol. Felly, yn y cyd-destun cynllunio, caiff y ffigurau ar gyfer awdurdodau lleol ac awdurdodau parciau cenedlaethol eu hadio at ei gilydd i roi cyfanswm cyffredinol ar gyfer Cymru gyfan.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.8 Social Housing Sales (a)
Tabl 4.3.8 Gwerthiant Tai Cymdeithasol (a)

	Total Local Authorities / Cyfanswm Awdurdodau Lleol	Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	Total / Cyfanswm
1981-82 Annual / Blynyddol	12,428	243	12,671
1982-83 Annual / Blynyddol	15,434	327	15,761
1983-84 Annual / Blynyddol	7,972	576	8,548
1984-85 Annual / Blynyddol	5,695	694	6,389
1985-86 Annual / Blynyddol	5,333	288	5,621
1986-87 Annual / Blynyddol	5,853	252	6,105
1987-88 Annual / Blynyddol	6,253	414	6,667
1988-89 Annual / Blynyddol	10,946	399	11,345
1989-90 Annual / Blynyddol	11,729	205	11,934
1990-91 Annual / Blynyddol	5,005	419	5,424
1991-92 Annual / Blynyddol (1)	3,308	355	3,663
1992-93 Annual / Blynyddol	2,714	90	2,804
1993-94 Annual / Blynyddol (2)	2,913	198	3,111
1994-95 Annual / Blynyddol	3,035	418	3,453
1995-96 Annual / Blynyddol	2,316	611	2,927
1996-97 Annual / Blynyddol	2,130	818	2,948
1997-98 Annual / Blynyddol	2,836	737	3,573
1998-99 Annual / Blynyddol	2,533	243	2,776
1999-00 Annual / Blynyddol	3,590	182	3,772
2000-01 Annual / Blynyddol	3,539	225	3,764
2001-02 Annual / Blynyddol	3,462	256	3,718
2002-03 Annual / Blynyddol	4,999	273	5,272
2003-04 Annual / Blynyddol	6,865	322	7,187
2004-05 Annual / Blynyddol	3,999	415	4,414
2005-06 Annual / Blynyddol	1,794	241	2,035
2006-07 Annual / Blynyddol	1,288	412	1,700
2007-08 Annual / Blynyddol	835	403	1,238
2008-09 Annual / Blynyddol	158	239	397
2009-10 Annual / Blynyddol	140	209	349
2010-11 Annual / Blynyddol	115	260	375
2011-12 Annual / Blynyddol	84	328	412
2012-13 Annual / Blynyddol	104	322	426
2013-14 Annual / Blynyddol	179	259	438
2014-15 Annual / Blynyddol	195	349	544

Notes

- 1 Excludes 206 voluntary sales reported in old printed publications following a large scale voluntary transfer to a registered social landlord.
- 2 Excludes 434 voluntary sales reported in old printed publications following a large scale voluntary transfer to a registered social landlord.

Nodiadau

- 1 Mae'n eithrio 206 o werthiannau gwirfoddol a adroddwyd mewn hen gyhoeddiadau printiedig yn dilyn trosglwyddiad gwirfoddol graddfa fawr i landlord cymdeithasol cofrestredig.
- 2 Mae'n eithrio 434 o werthiannau gwirfoddol a adroddwyd mewn hen gyhoeddiadau printiedig yn dilyn trosglwyddiad gwirfoddol graddfa fawr i landlord cymdeithasol cofrestredig.

Source: Statistical Directorate, Welsh Government

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.3.9 Help to Buy - Wales completed purchases by local authority and date
 Tabl 4.3.9 Cymorth i Brynu - Pryniannau a gwblhawyd yng Nghymru yn ôl awdurdod lleol a dyddiad

	2013-14 Financial Year Blwyddyn Ariannol	2014-15 Financial Year Blwyddyn Ariannol	2015-16 Financial Year N.B. 1st Quarter only 2015-16 Blwyddyn Ariannol D.S. Chwarter 1af yn unig	Running Total Cyfanswm Cyfredol
Total Welsh local authorities / Cyfanswm awdurdodau lleol Cymru	72	1,307	486	1,865
Isle of Anglesey / Ynys Môn	.	7	.	7
Gwynedd	.	16	19	35
Conwy	3	23	12	38
Denbighshire / Sir Ddinbych	.	21	6	27
Flintshire / Sir y Fflint	8	151	61	220
Wrexham / Wrecsam	6	46	15	67
Powys	1	8	2	11
Ceredigion	.	5	.	5
Pembrokeshire / Sir Benfro	1	33	15	49
Carmarthenshire / Sir Gaerfyrddin	2	125	36	163
Swansea / Abertawe	4	92	28	124
Neath Port Talbot / Castell-nedd Port Talbot	6	89	32	127
Bridgend / Pen-y-bont ar Ogwr	5	134	44	183
Vale of Glamorgan / Bro Morgannwg	1	60	47	108
Cardiff / Caerdydd	.	21	5	26
Rhondda Cynon Taf	3	112	44	159
Merthyr Tydfil / Merthyr Tudful	5	28	5	38
Caerphilly / Caerffili	16	94	30	140
Blaenau Gwent	.	6	.	6
Torfaen	.	24	4	28
Monmouthshire / Sir Fynwy	4	44	5	53
Newport / Casnewydd	7	168	76	251

Source: Statistical Directorate, Welsh Government

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

HOMELESSNESS / DIGARTREFEDD

Table 4.4.1 Homelessness (by type of decision taken)
Tabl 4.4.1 Digartrefedd (yn ôl y math o benderfyniad a wnaethpwyd)

	Eligible, unintentionally homeless and in priority need / Cymwys, anfwriadol ddigartref ac mewn angen blaenoriaeth	Eligible, homeless and in a priority need, but intentionally so / Cymwys, digartref ac mewn angen blaenoriaeth, ond yn fwriadol felly	Eligible, homeless but not in priority need / Cymwys, digartref ond heb fod mewn angen blaenoriaeth	Eligible, but not homeless / Cymwys, ond nid yn ddigartref	Ineligible households / Aelwydydd anghymwys	Total decisions / Cyfanswm penderfyniadau
2002-03 Annual / Blynyddol	6,975	655	4,610	4,775	40	17,055
2003-04 Annual / Blynyddol	9,145	705	5,370	5,650	60	20,935
2004-05 Annual / Blynyddol	9,855	955	5,320	6,370	80	22,580
2005-06 Annual / Blynyddol	7,810	915	4,080	5,680	110	18,595
2006-07 Annual / Blynyddol	6,800	895	2,750	4,370	60	14,875
2007-08 Annual / Blynyddol	6,365	740	2,125	3,650	55	12,935
2008-09 Annual / Blynyddol	5,865	625	2,260	4,015	70	12,835
2009-10 Annual / Blynyddol	5,565	555	2,670	4,040	85	12,910
2010-11 Annual / Blynyddol	6,255	590	3,010	4,365	100	14,315
2011-12 Annual / Blynyddol	6,515	615	2,910	4,825	120	14,985
2012-13 Annual / Blynyddol	5,795	580	2,545	6,315	120	15,360
2013-14 Annual / Blynyddol	5,115	605	3,355	6,615	165	15,855
2014-15 Annual / Blynyddol	5,070	515	2,745	5,650	180	14,160

Source: Statistical Directorate, Welsh Government
 Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.4.2 Households accepted as homeless by priority need
Tabl 4.4.2 Aelwydydd a dderbyniwyd yn ddigartref yn ôl angen blaenoriaeth

	2003-04	2004-05	2005-06
Total households / Cyfanswm Cartrefi	9,145	9,855	7,810
Household includes dependent children or a pregnant woman / Aelwyd yn cynnwys plant dibynnol neu fam feichiog	4,325	4,640	3,745
Households with dependent children, Total / Aelwydydd gyda phlant dibynnol, Cyfanswm	3,710	3,915	3,130
Households where a member is pregnant and there are no other dependent children / Aelwydydd lle mae aelod yn feichiog a lle nad oes unrhyw blant dibynnol eraill	615	725	620
Households where a member is vulnerable: Total (1) / Aelwydydd lle mae aelod yn ddiameddifyn: Cyfanswm (1)	4,750	5,140	4,010
Households where a member is vulnerable due to: Old age / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Hen oedran	310	360	225
Households where a member is vulnerable due to: Physical disability or Mental illness / learning disability / learning difficulties (2) / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Anabledd corfforol neu salwch meddwl/anabledd dysgu (2)	905	1,110	810
Households where a member is vulnerable due to: Physical disability / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Anabledd corfforol	325	440	325
Households where a member is vulnerable due to: Mental illness / learning disability / learning difficulties (3) / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Salwch meddwl/anabledd dysgu / anawsterau dysgu (3)	580	670	485
Households where a member is vulnerable due to: Vulnerable young person (4) / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Yn berson ifanc diameddifyn (4)	1,115	1,150	850
Households where a member is vulnerable due to: A care leaver or person at particular risk of sexual or financial exploitation, 18-20 years olds / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Yn ymadawr gofal neu'n rhywun sydd mewn perygl arbennig o fynd trwy gamfantais rhywiol neu ariannol	180	180	170
Households where a member is vulnerable due to: A 16 or 17 year old / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Yn berson 16 neu 17 oed	935	970	680
Households where a member is vulnerable due to: A person fleeing domestic violence or threatened violence / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Person yn ffoi rhag trais yn y cartref neu fygythiad o drais	1,190	1,300	1,050
Households where a member is vulnerable due to: After leaving the armed forces / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Ar ôl gadael y lluoedd arfog	45	65	50
Households where a member is vulnerable due to: A former prisoner who after being released from custody has no accommodation to return to / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Cyn garcharor nad oes ganddo lety i ddychwelyd iddo ar ôl cael ei ryddhau o'r ddalfa	670	825	760
Households where a member is vulnerable due to: Other (5) / Aelwydydd lle mae aelod yn ddiameddifyn oherwydd: Arall (5)	510	340	265
Households homeless in emergency / Aelwydydd sy'n ddigartref mewn argyfwng	75	75	55
Households with asylum seekers (6) / Aelwydydd gyda cheiswyr lloches (6)	60	50	45
Households without asylum seekers (6) / Aelwydydd heb geiswyr lloches (4)	9,085	9,805	7,765

Notes:

- Households where a member is vulnerable includes households where a member is vulnerable due to old age, physical disability or mental illness/learning disability, vulnerable young persons, person fleeing domestic violence or threatened violence, after leaving the armed forces, a former prisoner who after being released from custody has no accommodation to return to and other.
- Prior to 2012-13, this category was titled Physical disability or Mental illness / learning disability.
- Prior to 2012-13, this category was titled Mental Health / Learning Disability.
- Households where a member is vulnerable due to a vulnerable young person includes 16 or 17 year olds, and a care leaver or person at particular risk of sexual or financial exploitation (18-20 year olds) and unspecified.
- Other includes other violence, abuse or harassment; alcohol or substance misuse; and those aged over 21 that are vulnerable to exploitation.
- Data for this aspect are only available until 2010-11.

Source: Statistical Directorate, Welsh Government

Annual / Blynnyddol								
2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
6,800	6,365	5,865	5,565	6,255	6,515	5,795	5,115	5,070
3,310	3,175	2,755	2,440	2,885	2,805	2,465	2,010	2,095
2,770	2,685	2,270	1,940	2,400	2,250	2,025	1,700	1,810
540	485	485	500	485	555	440	310	285
3,450	3,135	3,070	3,090	3,325	3,685	3,275	3,065	2,950
190	155	125	135	160	165	160	145	140
620	595	685	690	780	940	960	840	805
270	290	345	345	380	440	465	395	365
350	305	340	345	400	505	495	445	440
830	675	670	705	605	610	425	365	330
140	125	145	120	145	150	130	145	130
685	550	525	585	460	460	295	220	200
745	720	715	600	700	825	740	730	705
30	35	25	25	30	40	30	25	15
795	655	640	750	895	955	895	885	860
240	300	205	185	150	145	70	75	90
40	60	45	40	45	25	55	40	30
25	165	115	65	175	.	.	.	.
6,775	6,200	5,750	5,500	6,080	.	.	.	.

Nodiadau:

- 1 Mae aelwydydd lle mae aelod yn ddiameddifyn yn cynnwys aelwydydd lle mae aelod yn ddiameddifyn oherwydd hen oedran, anabledd corfforol neu salwch meddwl/anabledd dysgu, pobl ifanc ddiameddifyn, person sy'n ffoi trais yn y cartref neu fygythiad o drais, wedi gadael y lluoedd arfog, yn gyn garcharor sydd heb lety i ddychwelyd iddo ar ôl cael ei ryddhau o'r ddalfa ac eraill.
- 2 Cyn 2012-13, roedd y categori hwn yn dwyn y teitl Anabledd corfforol neu Salwch meddwl / anabledd dysgu.
- 3 Cyn 2012-13, roedd y categori hwn yn dwyn y teitl Salwch Meddwl / Anabledd Dysgu.
- 4 Aelwydydd lle mae aelod yn ddiameddifyn oherwydd bod person ifanc ddiameddifyn yn cynnwys pobl 16 neu 17 oed, ac ymadawr gofal neu rywun sydd mewn perygl arbennig o fynd trwy gamfantais rhywiol neu ariannol (18-20 oed) ac amhenodol.
- 5 Mae arall yn cynnwys trais, camdriniaeth neu aflonyddwch arall; camddefnyddio alcohol neu sylweddau; a'r bobl hynny sydd dros 21 oed sy'n agored i gamfantais.
- 6 Mae'r data ar gyfer yr agwedd hon ond ar gael tan 2010-11.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.4.3 Homelessness (by reason for homelessness)
Tabl 4.4.3 Digartrefedd (yn ôl rheswm am ddigartrefedd)

	Annual / Blynnyddol												
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total households / Cyfanswm aelwydydd	6,975	9,145	9,855	7,810	6,800	6,365	5,865	5,565	6,255	6,515	5,795	5,115	5,070
Parent no longer willing or able to accommodate / Rhiant heb fod mwyach yn barod neu'n alluog i letya	1,405	1,760	2,110	1,680	1,490	1,335	1,255	1,265	1,170	1,285	980	725	710
Other relatives or friends no longer willing or able to accommodate / Perthnasau eraill neu ffrindiau heb fod mwyach yn barod neu'n alluog i letya	600	745	800	700	605	525	495	490	480	535	485	405	415
Breakdown of relationship with partner, Total / Perthynas gyda phartner yn chwalu, Cyfanswm	1,655	2,220	2,170	1,770	1,405	1,305	1,295	1,215	1,315	1,370	1,270	1,195	1,165
Breakdown of relationship with partner, Non-violent / Chwalfa perthynas gyda phartner, Dim trais	595	865	845	620	480	430	415	405	430	430	390	335	305
Breakdown of relationship with partner, Violent / Chwalfa perthynas gyda phartner, Trais	1,060	1,355	1,325	1,155	925	875	880	810	885	940	880	860	860
Violence and harassment (1) / Trais ac aflonyddu (1)	180	380	355	240	210	185	180	195	230	255	205	195	215
Mortgage arrears (repossession or other loss of home) / Ôl-ddyledion morgais (adfeddiannu neu golli cartref mewn modd arall)	185	230	165	160	205	250	240	170	175	220	160	130	90
Rent arrears, total / Ôl-ddyledion rhent, cyfanswm	155	170	255	150	100	65	75	90	120	95	120	80	90
Loss of rented or tied accommodation / Colli llety rhent neu glwm	1,465	1,815	2,330	1,700	1,340	1,230	1,025	890	1,260	1,220	1,105	960	1,070
Current property unaffordable / Nid yw'r eiddo presennol yn fforddiadwy	.	.	.	.	.	.	.	.	.	.	75	70	70
Current property unsuitable / Eiddo presennol yn anaddas	.	.	.	.	.	.	.	.	.	.	220	180	125
In institution or care (e.g. hospital, residential home, army, prison etc.) / Mewn sefydliad neu ofal (e.e. ysbyty, cartref preswyl, byddin, carchar ac ati)	575	820	980	955	965	805	770	810	1,040	1,145	1,055	1,070	1,025
Other (including homeless in emergency, returned from abroad, sleeping rough or in hostel) (2) / Arall (yn cynnwys digartref mewn argyfwng, dychwelyd o dramor, cysgu allan neu mewn hostel) (2)	760	1,010	690	460	480	665	525	435	460	395	120	105	100

Notes

- 1 Violence and harassment includes racially motivated violence or harassment and other form of violence or harassment. It does not include breakdown of relationship with partner due to violence.
- 2 Other includes homeless in emergency (for example after a fire or flood); returned from abroad; sleeping rough; n hostel or refuge; health concern (physical or mental); unreasonable to remain in property due to one or more of the following: i) Overcrowding; ii) Physical conditions; iii) Affordability; iv) The type of property is unsuitable.

Source: Statistical Directorate, Welsh Government

Nodiadau

- 1 Mae trais ac aflonyddu'n cynnwys trais sy'n cael ei gymhell gan hil a mathau eraill o drais ac aflonyddu. Nid yw'n cynnwys perthynas gyda phartner yn chwalu oherwydd trais.
- 2 Mae arall yn cynnwys digartref mewn argyfwng (er enghraifft ar ôl tân neu lifogydd); wedi dychwelyd o dramor; cysgu allan; mewn hostel neu loches; pryder iechyd (corfforol neu feddyliol); afresymol aros mewn eiddo oherwydd un neu'n fwy o'r canlynol: i) Gorlenwi; ii) Amodau corfforol; iii) Fforddiadwyedd; iv) Mae'r math o eiddo'n anaddas.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.4.4 Households accommodated temporarily by accommodation type and year
 Tabl 4.4.4 Cartrefi sy'n cael eu lletya dros dro yn ôl math o lety a blwyddyn

	Annual / Blynyddol										
	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total accommodated at the end of quarter / Cyfanswm a gafodd lety ar ddiwedd y chwarter	3,350	3,440	3,150	2,880	2,815	2,490	2,640	2,770	2,525	2,295	2,050
Private sector accommodation (1) / Llety'r sector preifat (1)	415	505	710	900	1,070	1,050	1,080	1,065	1,010	910	855
Directly with a private sector landlord / Yn uniongyrchol gyda landlord sector preifat	35	25	45	90	80	75	80	65	85	85	85
Private sector accommodation leased by the local authority / Llety sector preifat ar les gan yr awdurdod lleol	325	440	600	745	845	745	695	630	505	415	405
Private sector accommodation leased by RSLs / Llety sector preifat ar les gan LCC	55	40	65	65	145	230	300	370	420	405	370
Public sector accommodation (2) / Llety'r sector preifat (2)	460	615	575	445	415	390	435	380	380	440	440
Within local authority stock / O fewn stoc awdurdod lleol	425	540	485	330	290	250	185	140	140	220	240
RSL stock on assured shorthold tenancies / Stoc LCC ar denantiaethau byrlys sicr	35	75	90	115	125	140	250	235	240	220	195
Hostels and women's refuges / Hosteli a llochesi i ferched	310	450	405	475	510	400	415	485	505	510	475
Hostels (including reception centres and emergency units) / Hostelau (yn cynnwys canolfannau derbyn ac unedau argyfwng)	215	375	340	380	425	320	335	385	410	425	390
Women's refuge / Lloches menywod	95	70	65	95	85	80	80	100	95	80	85
Bed and breakfast / Gwely a brecwast	760	595	380	280	255	235	240	310	300	185	195
Other / Arall	170	300	230	190	105	*	*	5	10	*	*
Homeless at home / Digartref adref	1,230	980	855	585	465	415	470	525	320	245	85
Accommodation type unknown / Nid yw'r math o lety'n hysbys	.	.	.	.	.	.	.	.	.	.	.

Notes

- 1 Private sector accommodation includes private sector accommodation leased by the local authority, RSLs and directly with a private sector landlord.
- 2 Public sector accommodation includes within local authority stock and RSL stock on assured shorthold tenancies.
- 3 Pre 2013-14 recorded as RSL stock on assured shorthold tenancies.

Source: Statistical Directorate, Welsh Government

Nodiadau

- 1 Mae llety'r sector preifat yn cynnwys llety sector preifat a brydlesir gan yr awdurdod lleol, landlordiaid cymdeithasol cofrestredig ac yn uniongyrchol gyda landlord sector preifat.
- 2 Mae llety sector cyhoeddus yn cynnwys stoc yr awdurdod lleol a stoc y landlord cymdeithasol cofrestredig ar denantiaethau byrddaliol sicr.
- 3 Cofnodwyd cyn 2013-14 fel stoc LCC ar denantiaethau byrddaliol sicr.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.4.5 Social Housing Lettings (2013-14)
Tabl 4.4.5 Gosodiadau Tai Cymdeithasol (2013-14)

	Lettings excluding transfers and exchanges / Gosodiadau, heb gynnwys trosglwyddo a chyfnwidd			Transfers and exchanges / Trosglwyddo a chyfnwidd		Total / Cyfanswm	
	Housed from waiting list / Cartrefwyd o'r rhestr aros	Re-housed on a priority basis due to homelessness / Cartrefwyd ar sail blaenoriaeth oherwydd digartrefedd	Total / Cyfanswm	Transfers / Trosglwyddo	Exchanges / Cyfnwidd		
Wales / Cymru	14,421	3,131	17,552	4,659	2,260	6,919	24,471
Isle of Anglesey / Ynys Môn	296	71	367	52	18	70	437
Gwynedd	381	79	460	170	85	255	715
Conwy	280	86	366	177	36	213	579
Denbighshire / Sir Ddinbych	312	24	336	86	38	124	460
Flintshire / Sir y Fflint	536	58	594	209	56	265	859
Wrexham / Wrecsam	774	160	934	332	55	387	1,321
Powys	646	78	724	200	32	232	956
Ceredigion	182	84	266	88	34	122	388
Pembrokeshire / Sir Benfro	616	127	743	175	139	314	1,057
Carmarthenshire / Sir Gaerfyrddin	789	366	1,155	153	104	257	1,412
Swansea / Abertawe	1,377	633	2,010	606	196	802	2,812
Neath Port Talbot / Castell-nedd Port Talbot	1,106	24	1,130	388	45	433	1,563
Bridgend / Pen-y-bont ar Ogwr	481	156	637	141	141	282	919
Vale of Glamorgan / Bro Morgannwg	481	98	579	42	83	125	704
Cardiff / Caerdydd	1,051	387	1,438	343	415	758	2,196
Rhondda Cynon Taff / Rhondda Cynon Taf	1,444	142	1,586	336	154	490	2,076
Merthyr Tydfil / Merthyr Tudful	427	48	475	105	41	146	621
Caerphilly / Caerffili	979	95	1,074	267	173	440	1,514
Blaenau Gwent	535	7	542	216	35	251	793
Torfaen	742	95	837	243	119	362	1,199
Monmouthshire / Sir Fynwy	245	130	375	133	78	211	586
Newport / Casnewydd	741	183	924	197	183	380	1,304

Notes

Housed from the waiting list includes lettings from waiting lists, lettings to non-priority homeless, lettings resulting from a nomination from another landlord and lettings resulting from resettlement/move-on strategies or disabled registers. Priority need homeless are those households accepted by a local authority as homeless or threatened with homelessness who are categorised, by the Local Authority, as being in priority need of accommodation. Lettings through exchanges involve dwellings let to tenants of other social landlords through mutual exchanges during the financial year and existing tenants enabled to move within the local authority's stock through mutual exchange agreements during the financial year. Lettings through transfers involve tenants transferring within the organisation's stock, i.e. where an existing tenant is transferred to another tenancy under the organisation's policy for transfers. The total for transfers and exchanges does not add up at a Wales level between 2005-06 and 2007-08 because the RSL data was only collected as a total of transfers and exchanges and not separately.

Source: Statistical Directorate, Welsh Government

Nodiadau

Mae cartrefwyd o'r rhestr aros yn cynnwys gosodiadau o'r rhestrau aros, gosodiadau i bobl ddigartref heb fod yn flaenoriaeth, gosodiadau sy'n deillio o enwebiad gan landlord arall a gosodiadau sy'n deillio o strategaethau ail-leoli/symud ymlaen neu gofrestrau pobl anabl. Mae digartref mewn angen blaenoriaeth yn cynnwys yr aelwydydd a dderbyniwyd gan awdurdod lleol yn ddigartref neu sydd dan fygythiad o fod yn ddigartref sy'n cael eu categorioiddio gan yr Awdurdod Lleol, fel rhai mewn angen blaenoriaeth o ran llety. Mae gosodiadau trwy gyfnwidd yn golygu anheddau a osodir i denantiaid landlordiaid cymdeithasol eraill trwy gydgyfnwidd yn ystod y flwyddyn ariannol a thenantiaid presennol sy'n cael eu galluogi i symud o fewn stoc yr awdurdod lleol trwy gytundeb cydgyfnwidd yn ystod y flwyddyn ariannol. Mae gosodiadau trwy drosglwyddo'n golygu tenantiaid yn trosglwyddo o fewn stoc y sefydliad h.y. lle mae tenant presennol yn cael ei drosglwyddo i denantiaeth arall dan bolisi'r sefydliad ar gyfer trosglwyddo. Nid yw cyfanswm y trosglwyddiadau a chyfnwidiadau'n adio i fyny ar lefel Cymru rhwng 2005-06 a 2007-08 oherwydd casglwyd data LCC dim ond fel cyfanswm o'r trosglwyddiadau a chyfnwidiadau ac nid ar wahân.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

CHAPTER / PENNOD 4



COMPENDIUM OF TABLES / CASGLIAD O DABLAU

HOUSING-LED REGENERATION / ADNEWYDDIAD A ARWEINIR GAN DAI

Table 4.5.1 Private Sector Renewal assistance for housing renewal by local authority area, activity and measure (2013-14)
Tabl 4.5.1 Cymorth Adnewyddu Sector Preifat ar gyfer adnewyddu tai yn ôl ardal awdurdod lleol, gweithgaredd, mesur (2013-14)

	Total number of dwellings improved / Cyfanswm nifer yr anheddau a wellhawyd		Total assistance Local Authority Grants / Cyfanswm cymorth Grantiau Awdurdod Lleol		Local Authority Loans / Benthyciadau Awdurdod Lleol		Residents' contribution / Cyfraniad Preswylwyr		Total Expenditure / Cyfanswm Gwariant	
	Number / Nifer	Amount / Swm (£)	Number / Nifer	Amount / Swm (£)	Number / Nifer	Amount / Swm (£)	Number / Nifer	Amount / Swm (£)	Number / Nifer	Amount / Swm (£)
Wales / Cymru	9,060	.	8,549	9,840,631	187	1,598,438	.	1,192,104	.	13,980,557
Isle of Anglesey / Ynys Môn	49	.	49	304,141	0	0	.	0	.	330,482
Gwynedd	1,510	.	1,496	411,872	14	85,067	.	0	.	496,940
Conwy	1	.	1	23,914	0	0	.	0	.	23,914
Denbighshire / Sir Ddinbych	66	.	66	379,172	0	0	.	0	.	388,618
Flintshire / Sir y Fflint	313	.	0	0	21	214,700	.	762,310	.	977,010
Wrexham / Wrecsam	1,426	.	1,426	1,449,226	0	0	.	70,669	.	1,519,895
Powys	217	.	89	169,936	128	721,199	.	0	.	1,769,116
Ceredigion	95	.	95	116,378	0	0	.	0	.	120,895
Pembrokeshire / Sir Benfro	131	.	131	220,396	0	0	.	0	.	250,214
Carmarthenshire / Sir Gaerfyrddin	13	.	11	40,223	2	47,744	.	0	.	87,967
Swansea / Abertawe	19	.	1	20,194	18	328,546	.	0	.	348,740
Neath Port Talbot / Castell-nedd Port Talbot	345	.	345	42,257	0	0	.	0	.	42,257
Bridgend / Pen-y-bont ar Ogwr	245	.	245	236,531	0	0	.	0	.	266,781
Vale of Glamorgan / Bro Morgannwg	548	.	548	876,804	0	156,422	.	0	.	1,033,226
Cardiff / Caerdydd	1,723	.	1,723	1,458,859	0	0	.	0	.	1,460,183
Rhondda Cynon Taf	390	.	393	1,684,246	0	0	.	0	.	1,740,077
Merthyr Tydfil / Merthyr Tudful	6	.	0	0	0	0	.	125,000	.	185,000
Caerphilly / Caerffili	250	.	246	2,049,311	4	44,760	.	0	.	2,347,946
Blaenau Gwent	17	.	0	0	0	0	.	166,086	.	166,086
Torfaen	0	.	0	0	0	0	.	0	.	0
Monmouthshire / Sir Fynwy	12	.	0	0	0	0	.	68,038	.	68,038
Newport / Casnewydd	1,684	.	1,684	357,170	0	0	.	0	.	357,170

Source: Statistical Directorate, Welsh Government
 Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.5.2. Disabled facilities grants by local authority area and type of grant (2013-14)
 Tabl 4.5.2. Grantiau Cyfleusterau Anabl yn ôl ardal awdurdod lleol a math o grant (2013-14)

	Number of dwellings improved / Nifer yr anheddau a wellhawyd	Number of valid grant applications / Nifer y ceisiadau grant dilys	Number of grant applications approved / Nifer y ceisiadau grant a gymeradwywyd	Amount of grant applications approved (£) / Swm y ceisiadau grant a gymeradwywyd (£)	Number of grants completed: Total / Nifer y grantiau a gwblhawyd: Cyfanswm			
					Number of grants completed: Owner occupier / Nifer y grantiau a gwblhawyd: Perchen-feddiannwr	Number of grants completed: Private landlord / Nifer y grantiau a gwblhawyd: Landlord preifat	Number of grants completed: Private tenant / Nifer y grantiau a gwblhawyd: Tenant preifat	Number of grants completed: Private renting (2013-14 onwards) / Nifer y grantiau a gwblhawyd: Rhentu preifat (2013-14 ymlaen)
Wales / Cymru	5,387	4,640	4,663	.	3,564	.	.	321
Isle of Anglesey / Ynys Môn	88	88	106	.	71	.	.	17
Gwynedd	103	103	104	.	84	.	.	19
Conwy	151	162	148	.	118	.	.	25
Denbighshire / Sir Ddinbych	116	159	132	.	104	.	.	12
Flintshire / Sir y Fflint	94	128	128	.	89	.	.	5
Wrexham / Wrecsam	193	271	244	.	55	.	.	0
Powys	229	120	158	.	143	.	.	18
Ceredigion	129	145	145	.	106	.	.	9
Pembrokeshire / Sir Benfro	134	175	163	.	117	.	.	12
Carmarthenshire / Sir Gaerfyrddin	195	228	235	.	190	.	.	5
Swansea / Abertawe	810	369	379	.	364	.	.	41
Neath Port Talbot / Castell-nedd Port Talbot	295	329	312	.	260	.	.	35
Bridgend / Pen-y-bont ar Ogwr	177	169	162	.	143	.	.	9
Vale of Glamorgan / Bro Morgannwg	135	147	152	.	113	.	.	22
Cardiff / Caerdydd	685	759	796	.	439	.	.	23
Rhondda Cynon Taf	407	447	446	.	367	.	.	40
Merthyr Tydfil / Merthyr Tudful	99	101	101	.	79	.	.	6
Caerphilly / Caerffili	187	216	213	.	180	.	.	7
Blaenau Gwent	718	105	105	.	117	.	.	0
Torfaen	144	155	148	.	143	.	.	1
Monmouthshire / Sir Fynwy	88	101	96	.	83	.	.	5
Newport / Casnewydd	210	163	190	.	199	.	.	10

Source: Statistical Directorate, Welsh Government

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Number of grants completed: RSL tenant / Nifer y grantiau a gwblhawyd: Tenant landlord cymdeithasol cofrestredig	Number of grants completed: Local authority tenant / Nifer y grantiau a gwblhawyd: Tenant awdurdod lleol	Number of grants completed: Unspecified / Nifer y grantiau a gwblhawyd: Heb eu nodi	Number of grants completed: Total / Nifer y grantiau a gwblhawyd: Cyfanswm	Amount of grants completed (£) / Swm y grantiau a gwblhawyd (£)	Cost of eligible works of all completed grants (£) / Cost gwaith cymwys yr holl grantiau a gwblhawyd (£)	Of those completed how many grants cover the full cost of eligible works / O'r rhai a gwblhawyd, sawl grant sy'n talu am gost lawn y gwaith cymwys	Of those completed how many grants are not covering the full cost of eligible works / O'r rhai a gwblhawyd, sawl grant nad ydynt yn talu am gost lawn y gwaith cymwys	Amount of additional non-mandatory assistance (£) / Swm y cymorth ychwanegol heb fod yn orfodol
53	368	.	4,306	32,726,068	33,372,721	3,876	430	1,050,210
0	0	.	88	626,871	632,271	78	10	30,685
0	0	.	103	956,413	956,998	102	1	0
0	0	.	143	1,079,255	1,092,035	132	11	59,085
0	0	.	116	1,107,213	1,118,264	104	12	54,315
0	0	.	94	862,294	862,294	94	0	0
0	138	.	193	1,363,438	1,372,751	178	15	0
0	0	.	161	1,019,222	1,049,585	139	22	228,351
14	0	.	129	1,267,521	1,292,954	110	19	6,720
0	5	.	134	854,430	879,375	111	23	0
0	0	.	195	1,694,002	1,757,624	170	25	47,744
0	2	.	407	3,730,549	3,730,549	407	0	331,606
0	0	.	295	2,706,042	2,848,945	250	45	0
25	0	.	177	1,900,450	1,936,908	142	35	0
0	0	.	135	1,069,298	1,085,868	121	14	0
0	223	.	685	3,462,916	3,523,897	637	48	16,698
0	0	.	407	3,537,743	3,623,141	370	37	28,596
14	0	.	99	1,081,552	1,093,566	84	15	3,169
0	0	.	187	917,472	941,171	164	23	12,569
0	0	.	117	492,890	505,182	80	37	100,430
0	0	.	144	1,117,972	1,145,538	125	19	30,468
0	0	.	88	435,040	458,407	87	1	23,367
0	0	.	209	1,443,487	1,465,399	191	18	76,407

Table 4.5.3 Renewal areas by local authority area and number
 Tabl 4.5.3 Ardaloedd adnewyddu yn ôl ardal awdurdod lleol a nifer

	Number of renewal areas in operation / Nifer yr ardaloedd adnewyddu sydd ar waith	Number of dwellings within renewal areas / Nifer yr anheddau yn yr ardaloedd adnewyddu	Amount of Specific Capital Grant allocated / Swm y Grant Cyfalaf Penodol a ddyrannwyd
Wales / Cymru	34	51,658	11,537,000
Isle of Anglesey / Ynys Môn	0	0	0
Gwynedd	2	872	562,190
Conwy	2	550	72,595
Denbighshire / Sir Ddinbych	2	1,413	671,082
Flintshire / Sir y Fflint	1	4,624	290,380
Wrexham / Wrecsam	2	2,250	888,866
Powys	1	2,401	378,170
Ceredigion	3	9,538	399,273
Pembrokeshire / Sir Benfro	2	3,357	598,487
Carmarthenshire / Sir Gaerfyrddin	2	3,513	851,726
Swansea / Abertawe	1	1,038	761,404
Neath Port Talbot / Castell-nedd Port Talbot	2	3,875	960,618
Bridgend / Pen-y-bont ar Ogwr	1	2,868	434,726
Vale of Glamorgan / Bro Morgannwg	1	1,292	707,380
Cardiff / Caerdydd	2	2,134	797,701
Rhondda Cynon Taf	1	1,251	460,347
Merthyr Tydfil / Merthyr Tudful	2	3,048	833,999
Caerphilly / Caerffili	2	2,521	833,999
Blaenau Gwent	1	390	362,975
Torfaen	4	4,723	671,082
Monmouthshire / Sir Fynwy	0	0	0
Newport / Casnewydd	0	0	0

Source: Statistical Directorate, Welsh Government
 Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.5.4 Estimated gross spending of Welsh HAs in Wales by category 2013-14

Tabl 4.5.4 Amcangyfrif o wariant crynswth Cymdeithasau Tai Cymru yng Nghymru yn ôl categori 2013-14

	£m	Percentage of all Welsh HA spend / Canran o holl wariant Cymdeithasau Tai Cymru
Maintenance, repair and upgrading (includes WHQS spend) / Cynnal a chadw, atgyweirio ac uwchraddio (yn cynnwys gwariant SATC)	293	28.5
Direct Labour costs / Costau llafur uniongyrchol	267	26
Construction / Adeiladu	214	20.8
Other / Arall	134	13
Land acquisition / Caffael tir	41	4
Transport/post/telecoms / Cludiant/post/telathrebu	22	2.1
Finance and business services / Cyllid a gwasanaethau busnes	18	1.8
Rents and rates / Rhenti a threthi	12	1.2
Training services / Gwasanaethau Hyfforddiant	11	1.1
Energy/water / Ynni/dŵr	7	0.7
Consumables (stationery) / Nwyddau traul (papurach)	5	0.5
Hotels/Distribution / Gwestai/Dosbarthu	3	0.3
Total / Cyfanswm	1,027	100

Source: WERU (2013) Year 6: The Socio-Economic Impact of the Welsh HA and Community Mutual Sector: Community Housing Cymru, Cardiff

Ffynhonnell: WERU (2013) Blwyddyn 6: Effaith Gymdeithasol-Economaidd Tai Cymdeithasol Cymru a'r Sector Cymunedol Cydfeddiannol: Tai Cymunedol Cymru, Caerdydd

Table 4.5.5 Estimated economic impacts of the Housing Associations of Wales on the Welsh economy 2013-14
 Tabl 4.5.5 Amcangyfrif o effeithiau economaidd Cymdeithasau Tai Cymru ar economi Cymru 2013-14

	Direct Impact: / Effaith Uniongyrchol:	Indirect Impact: / Effaith Anuniongyrchol	Total Impact / Cyfanswm yr Effaith
	HA Sector Output / Employment / Cyfraniad /Cyflogaeth y Sector CT	(Supplier effect + Induced Income effect) / (Effaith cyflenwr + Effaith incwm a ysgogwyd)	
Output £m / Gwariant £m	1,027	921	1,948
Gross Value Added (GVA) £m / Gwerth Ychwanegol Crynswth £m	267	391	658

Source: WERU (2014) Year 7: The Socio-Economic Impact of the Welsh HA and Community Mutual Sector: Community Housing Cymru, Cardiff
 Ffynhonnell: WERU (2014) Blwyddyn 7: Effaith Gymdeithasol-Economaidd Tai Cymdeithasol Cymru a'r Sector Cymunedol Cydfeddiannol: Tai Cymunedol Cymru, Caerdydd

Table 4.5.6 Estimated regeneration spend of housing associations in Wales (excluding staff costs) 2008-14 (constant prices year 2014 pounds)
 Tabl 4.5.6 Amcangyfrif o wariant adfywio cymdeithasau tai yng Nghymru (ac eithrio costau staff) 2008-14 (prisiau parhaus blwyddyn 2014 mewn punnoedd)

	2008	2009	2010	2011	2012	2013	2014	Total / Cyfanswm
Brownfield construction / Adeiladu ar safleoedd tir llwyd	115	107	187	174	194	177	177	1,131
Greenfield construction assoc with regeneration / Adeiladu ar safleoedd maes glas sy'n gysylltiedig ag adfywio	20	17	22	19	17	9	8	112
Repair and maintenance / Gwaith trwsio a chynnal a chadw	102	157	208	252	293	305	293	1,610
Training budgets / Cyllidebau hyfforddi	2	2	3	4	6	7	7	32
Community Regeneration projects and other expenditure / Prosiectau Adfywio Cymunedol a gwariant arall	3	3	4	6	6	29	29	81
Total / Cyfanswm	242	286	425	456	516	527	514	2,965

Source: WERU (2014) Year 7: The Socio-Economic Impact of the Welsh HA and Community Mutual Sector: Community Housing Cymru, Cardiff
 Ffynhonnell: WERU (2014) Blwyddyn 7: Effaith Gymdeithasol-Economaidd Tai Cymdeithasol Cymru a'r Sector Cymunedol Cydfeddiannol: Tai Cymunedol Cymru, Caerdydd

Table 4.5.7 Houses in multiple occupation by local authority area (2011/12- 2013/14)
 Tabl 4.5.7 Tai amlfeddiannaeth yn ôl ardal awdurdod lleol (2011/12- 2013/14)

	2011/12		2012/13		2013/14	
	Known HMOs in local authority area / Tai amlfeddiannaeth hysbys mewn ardal awdurdod lleol	Estimate of all HMOs in local authority area / Amcangyfrif o bob tŷ amlfeddiannaeth mewn ardal awdurdod lleol	Known HMOs in local authority area / Tai amlfeddiannaeth hysbys mewn ardal awdurdod lleol	Estimate of all HMOs in local authority area / Amcangyfrif o bob tŷ amlfeddiannaeth mewn ardal awdurdod lleol	Known HMOs in local authority area / Tai amlfeddiannaeth hysbys mewn ardal awdurdod lleol	Estimate of all HMOs in local authority area / Amcangyfrif o bob tŷ amlfeddiannaeth mewn ardal awdurdod lleol
Wales / Cymru	13,442	19,484	13,975	19,262	14,320	18,179
Isle of Anglesey / Ynys Môn	115	260	119	260	116	260
Gwynedd	1,280	1,300	1,221	1,300	1,120	1,200
Conwy	1,207	1,400	1,203	1,400	1,165	1,300
Denbighshire / Sir Ddinbych	362	362	319	319	359	359
Flintshire / Sir y Fflint	94	150	90	200	90	200
Wrexham / Wrecsam	417	962	419	962	428	962
Powys	571	1,129	571	571	571	571
Ceredigion	742	1,338	750	1,131	880	880
Pembrokeshire / Sir Benfro	96	150	97	150	94	150
Carmarthenshire / Sir Gaerfyrddin	396	396	391	391	406	406
Swansea / Abertawe	1,619	2,000	1,767	2,000	1,736	1,900
Neath Port Talbot / Castell-nedd Port Talbot	419	419	426	426	430	430
Bridgend / Pen-y-bont ar Ogwr	201	220	206	250	213	255
Vale of Glamorgan / Bro Morgannwg	241	300	316	350	245	308
Cardiff / Caerdydd	4,067	7,000	4,443	7,000	4,760	7,000
Rhondda Cynon Taf	745	806	765	1,001	765	790
Merthyr Tydfil / Merthyr Tudful	68	68	51	51	48	48
Caerphilly / Caerffili	179	190	176	190	189	200
Blaenau Gwent	21	50	38	50	38	50
Torfaen	34	34	37	60	37	60
Monmouthshire / Sir Fynwy	40	200	29	200	37	200
Newport / Casnewydd	528	750	541	1,000	593	650

Source: Statistical Directorate, Welsh Government
 Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru

Table 4.5.8 Compliance with the overall Welsh Housing Quality Standard by provider and measure (2013-14)
 Tabl 4.5.8 Ufudd-dod i Safon Ansawdd Tai Cymru cyffredinol yn ôl darparwr a mesur (2013-14)

	Stock at 31st March (28) / Stoc ar 31 Mawrth (28)	Fully compliant stock at 31st March (29) / Stoc sy'n ufuddhau'n llawn ar 31 Mawrth (29)	Compliant stock subject to acceptable fails at 31st March (30) / Stoc sy'n ufuddhau'n amodol ar fethiannau derbyniol ar 31 Mawrth (30)	Non-compliant stock (31) / Stoc nad yw'n ufuddhau (31)	Expected year of full compliance for all stock (32) / Blwyddyn y disgwyliwr ufudd-dod llawn ar gyfer yr holl stoc (32)
Wales (1) / Cymru (1)	222,249	110,620	39,135	72,494	.
Total Local Authorities (1) / Cyfanswm Awdurdodau Lleol (1)	88,030	32,310	6,056	49,664	.
Isle of Anglesey / Ynys Môn	3,798	2,838	960	0	.
Denbighshire / Sir Ddinbych	3,454	3,294	160	0	2,014
Flintshire / Sir y Fflint	7,393	24	0	7,369	2,020
Wrexham / Wrecsam	11,304	722	31	10,551	2,020
Powys	5,385	3,327	..	2,058	2,018
Pembrokeshire / Sir Benfro	5,669	4,917	752	0	.
Carmarthenshire / Sir Gaerfyrddin	9,011	6,253	456	2,302	2,015
Swansea / Abertawe	13,555	138	0	13,417	2,020
Vale of Glamorgan / Bro Morgannwg	3,923	696	47	3,180	2,017
Cardiff / Caerdydd	13,643	9,993	3,650	0	.
Caerphilly / Caerffili	10,895	108	0	10,787	2,020
Total Registered Social Landlords / Cyfanswm Landlordiaid Cymdeithasol Cofrestredig	134,219	78,310	33,079	22,830	.
LSVTs (2) / Trosglwyddo Gwirfoddol ar Raddfa Fawr (2)	68,186	34,358	15,100	18,728	.
Bron Afon Community Housing (3) / Tai Cymunedol Bron Afon (3)	7,987	6,489	1,498	0	.
Cartrefi Conwy (4)	3,751	3,004	747	0	.
Cartrefi Cymunedol Gwynedd (5)	6,284	2,497	1,433	2,354	2,015
Merthyr Valleys Homes (6) / Cartrefi Cymoedd Merthyr (6)	4,182	2,023	1,812	347	2,015
Monmouthshire Housing (7) / Tai Sir Fynwy (7)	3,557	2,225	1,332	0	.
Newport City Homes (8) / Cartrefi Dinas Casnewydd (8)	8,998	5,684	568	2,746	2,015
NPT Homes (9) / Cartrefi NPT (9)	9,165	220	23	8,922	2,017
RCT Homes (10) / Cartrefi RCT (10)	10,084	5,545	4,539	0	.
Tai Calon Community Housing (11) / Cartrefi Cymunedol Tai Calon (11)	6,166	2,116	427	3,623	2,015
Tai Ceredigion (12)	2,229	107	1,817	305	2,014
Valleys to Coast Housing (13) / Tai Cymoedd i'r Arfordir (13)	5,783	4,448	904	431	2,015
Non LSVTs / Heb Drosglwyddo'n Wirfoddol ar Raddfa Fawr	66,033	43,952	17,979	4,102	.
Abbeyfield Total / Cyfanswm Abbeyfield	68	49	19	0	.
Abbeyfield Brecon / Abbeyfield Aberhonddu	12	12	0	0	.
Abbeyfield Colwyn Bay / Abbeyfield Bae Colwyn	27	27	0	0	0
Abbeyfield Flint / Abbeyfield y Fflint	10	10	0	0	.
Abbeyfield Wales (14) / Abbeyfield Cymru (14)	.	.	.	.	.
Abbeyfield Wrexham / Abbeyfield Wrecsam	19	0	19	0	.
Aelwyd Housing Association / Cymdeithas Tai Aelwyd	243	183	60	0	.
Almshouse total / Cyfanswm Almshouse	110	15	65	30	.
Henry Burtons Almshouses	32	0	32	0	.
Llewellyn Almshouses	10	0	10	0	.
Rachel Herbert Almshouses	8	0	0	8	..
Roger Williams and Queen Victoria Memorial Almshouses	9	0	9	0	.
Ruabon Almshouse	11	4	7	0	.
Slocombe Cottages for the Aged and Infirm / Bythynnod Slocombe ar gyfer yr Henoed a'r Methodig	12	11	1	0	2,015
Tai Charles Jones	6	0	6	0	.
The Goodman and Ruthin Charity	22	0	0	22	2,014

Fairlake Living (22)	.	.	.	.	.
Family Housing Association (Wales) / Cymdeithas Tai Teulu (Cymru)	2,294	1,078	1,216	0	.
First Choice Housing Association / Cymdeithas Tai Dewis Cyntaf	15	15	0	0	.
Gwalia (Rest Bay Co-Ownership Equity Sharing) Housing Association / Cymdeithas Tai Gwalia (Rhannu Ecwiti Cyberchnogaeth Rest Bay)	.	.	.	.	.
Gwalia Housing Group (23) / Grŵp Tai Gwalia (23)	4,691	4,290	401	0	.
Gwynfyd Housing Co-Operative	31	31	0	0	.
Hafod Care Housing Association (24) / Cymdeithas Tai Cymorth Hafod (24)	167	167	0	0	.
Hafod Housing Association (24) / Cymdeithas Tai Hafod (24)	3,476	795	2,681	0	2,017
Linc Cymru (25)	3,516	1,207	2,309	0	.
Melin Homes (26)	2,910	2,248	662	0	.
Merthyr Tydfil Housing Association / Cymdeithas Tai Merthyr Tudful	1,020	236	713	71	2,015
Mid Wales Housing Association / Cymdeithas Tai Canolbarth Cymru	1,321	449	504	368	2,020
Newport Housing Trust / Ymddiriedolaeth Tai Casnewydd	682	677	3	2	2,015
Newydd Housing Association (27) / Cymdeithas Tai Newydd (27)	2,469	1,644	306	519	2,015
North Wales Housing Association / Cymdeithas Tai Gogledd Cymru	2,043	1,164	613	266	2,015
Pembrokeshire Housing Association / Cymdeithas Tai Sir Benfro	2,076	1,569	507	0	.
Polish Housing Society	99	68	25	6	2,017
Rhondda Housing Association (24) / Cymdeithas Tai Rhondda (24)	1,485	283	1,202	0	2,018
Saint David's Diocesan Housing Association / Cymdeithas Tai Esgobaeth Dewi Sant	12	0	12	0	.
Seroptimist Housing Association (Carmarthen) / Cymdeithas Tai'r Seroptimydion (Caerfyrddin)	9	4	4	1	2,015
Taff Housing Association / Cymdeithas Tai Taf	959	950	9	0	2,020
United Welsh Housing Association / Cymdeithas Tai United Welsh	4,010	3,752	258	0	.
Wales and West Housing / Tai Wales and West	8,423	7,817	606	0	.

Notes

- 4 RSLs did not provide data returns for 2012-13. Therefore their compliance, and stock data is not included in the total.
- 1) Name changed from 'Abbeyfield South Wales Society' to 'Abbeyfield Wales Society' on 01 April 2006. 2) Has merged with several small Abbeyfield societies over recent years.
- New RSL created by the stock transfer from Torfaen council, April 2008.
- New RSL created by the stock transfer from Conwy council, September 2008.
- New RSL created by the stock transfer from Gwynedd council in April 2010.
- Part of the Family Group.
- Part of the Seren Group.
- Part of the Pennaf Group.
- Cymdeithas Tai Dewi Sant and Swansea HA merged to form Coastal Housing group in April 2008.
- Formed from the merger of Cynon Taf and Pontypridd and District in January 2008.
- 1) Name changed from 'Gwent Homes' to 'Fairlake Living' in January 2011. 2) Part of the Seren Group.
- Part of the Gwalia Group.
- Part of the Hendre Group.
- Name changed from 'Glamorgan and Gwent' to 'Linc Cymru' in April 2006.
- Melin Homes was created by the merger of Eastern Valley and Gwerin on 01 April 2007.
- New RSL created by the stock transfer from Merthyr Tydfil council in March 2009.
- New RSL created by the stock transfer from Monmouthshire council in January 2008.
- New RSL created by the stock transfer from Newport council in March 2009.
- 1) Absorbed Newtown Housing Association in 2005. 2) Part of the Cadarn Group.
- New RSL created by the stock transfer from Neath Port Talbot council in March 2011.
- New RSL created by the stock transfer from Rhondda Cynon Taf council in December 2007.
- New RSL created by the stock transfer from Blaenau Gwent council in July 2010.
- New RSL created by the stock transfer from Ceredigion council in December 2009.
- New RSL created by the stock transfer from Bridgend council in September 2003.
- This is a count of all self-contained properties.
- This is a count of all self-contained stock that is fully compliant with WHQS. Compliant properties include any properties where a particular element of WHQS is not applicable and hence not assessed.
- This is a count of all self-contained stock that is fully compliant with WHQS including those properties that are deemed compliant apart from acceptable fails under the following categories: cost of remedy; timing of remedy; residents' choice; and physical constraint.
- This is a count of all self-contained stock deemed not to be compliant with WHQS, excluding any properties deemed compliant apart from acceptable fails under the following categories: cost of remedy; timing of remedy; residents' choice; and physical constraint.
- This is the year in which full compliance is expected to be achieved for the given landlord. It is blank for landlords that are already compliant.

Source: Statistical Directorate, Welsh Government

Nodiadau

- Ni ddarparodd 4 LCC ffurflenni data ar gyfer 2012-13. Felly, ni chaiff eu hufudd-dod a data stoc ei gynnwys yn y cyfanswm.
- 1) Newidiwyd yr enw o 'Abbeyfield South Wales Society' i 'Abbeyfield Wales Society' ar 01 Ebrill 2006. 2) Mae wedi uno gyda sawl cymdeithas fach Abbeyfield dros y blynyddoedd diwethaf.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Torfaen, Ebrill 2008.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Conwy, Medi 2008.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Gwynedd, Ebrill 2010.
- Rhan o Grŵp Family.
- Rhan o Grŵp Seren.
- Rhan o Grŵp Pennaf
- Unodd Cymdeithas Tai Dewi Sant a Chymdeithas Tai Abertawe i ffurfio'r+B19 Coastal Housing Group ym mis Ebrill 2008.
- Fe'i ffurfiwyd yn sgil uno Cynon Taf a Phontypridd a'r Rhanbarth ym mis Ionawr 2008.
- 1) Newidiwyd enw o 'Gwent Homes' i 'Fairlake Living' ym mis Ionawr 2011, 2) Rhan o Grŵp Seren.
- Rhan o Grŵp Gwalia.
- Rhan o Grŵp Hendre.
- Newidiwyd enw o 'Glamorgan and Gwent' i 'Linc Cymru' ym mis Ebrill 2006.
- Crëwyd Melin Homes trwy uno Eastern Valley a Gwerin ar 1 Ebrill 2007.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Merthyr Tudful ym mis Mawrth 2009.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Sir Fynwy ym mis Ionawr 2008.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Casnewydd ym mis Mawrth 2009.
- 1) Corfforwyd Cymdeithas Tai'r Drenewydd yn 2005; 2) Rhan o Grŵp Cadarn.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Castell-nedd Port Talbot ym mis Mawrth 2011.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Rhondda Cynon Taf ym mis Rhagfyr 2007.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Blaenau Gwent ym mis Gorffennaf 2010.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Ceredigion ym mis Rhagfyr 2009.
- Crëwyd Landlord Cymdeithasol Cofrestredig newydd gan y trosglwyddiad stoc o gyngor Pen-y-bont ar Ogwr ym mis Medi 2003.
- Mae hwn yn gyfrif o'r holl eiddo hunangynhwysol.
- Mae hwn yn gyfrif o'r holl stoc hunangynhwysol sy'n ufuddhau'n llawn i SATC. Mae eiddo sy'n ufuddhau'n cynnwys unrhyw eiddo lle mae elfen benodol o SATC yn amherthnasol ac felly ni chaiff ei hasesu.
- Mae hwn yn gyfrif o'r holl stoc hunangynhwysol sy'n ufuddhau'n llawn i SATC gan gynnwys yr eiddo hynny yr ystyrir eu bod yn ufuddhau ar wahân i fethiannau derbyniol dan y categorïau canlynol: cost cywiro; amseru'r cywiro; dewis y trigolion a chyfyngiad corfforol.
- Mae hwn yn gyfrif o'r holl stoc hunangynhwysol yr ystyrir nad ydynt yn ufuddhau'n llawn i SATC ac eithrio'r eiddo hynny yr ystyrir eu bod yn ufuddhau ar wahân i fethiannau derbyniol dan y categorïau canlynol: cost cywiro; amseru'r cywiro; dewis y trigolion a chyfyngiad corfforol.
- Dyma'r flwyddyn lle disgwyli'r landlord penodol gyflawni ufudd-dod llawn. Mae'n wag i landlordiaid sydd eisoes yn ufuddhau.

Ffynhonnell: Cyfarwyddiaeth Ystadegol, Llywodraeth Cymru