



HOUSING IN WALES

A Presentation to the North Wales Regional
Committee
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By

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HOUSING IN WALES

Responsibilities of the N AfW

•Devolved Issues:

Housing Policy (within secondary legislative powers)

Funding:

- Local Authority Capital/Revenue
- Social Housing Grant

Regulation:

- RSLs
- Best Value P.I.s

Homelessness

•Non-Devolved

Housing Benefit

Building Regulations



Welsh Housing Statistics

Population in Private Households (1999)	2,937,000	%
Average Household Size	2.43	
Total Dwellings	1,267,000	100
Owner Occupied	911,000	71.9
Local Authority	193,000	15.2
Registered Social Landlords	54,000	4.3
Privately Rented	109,000	8.6
Built Pre 1919	371,000	32.0
Unfitness	98,000	8.5
Disrepair (Av Cost/Dwelling)	£ 953	
Housing Benefit 1999/2000		
Rent Rebate Recipients	132,000	
Rent Allowance Recipients	86,000	

Stock of dwellings (1): 1st April 2000

Thousands of dwellings and Per cent

	Owner occupied		Private rented or with job or business		RSL		Local authority		All dwellings	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
Great Britain	16,681	67.8	2,682	10.9	1,166	4.7	4,068	16.5	24,597	100.0
England	14,335	68.2	2,418	11.5	982	4.7	3,291	15.7	21,025	100.0
Scotland	1,435	62.3	155	6.7	130	5.6	584	25.3	2,305	100.0
Wales	911	71.9	109	8.6	54	4.3	193	15.2	1,267	100.0
	Owner occupied, private rented and other tenures				RSL		Local authority		All dwellings	
			Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
North Wales (2)			242	82.1	9	3.1	43	14.7	295	100.0
Rest of Wales (2)			778	80.0	45	4.6	150	15.4	972	100.0
Wales			1,020	80.5	54	4.3	193	15.2	1,267	100.0

(1) Published sources: Housing Statistics 2000 (DLTR), Welsh Housing Statistics 2000

(2) North Wales: Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Flintshire, Wrexham

Compiled: Henry Small, 5th July 2001

Dwellings built before 1919 (1) : By type of dwelling (2)

Thousands of dwellings and Per cent

	Terraced		Semi-detached		Detached		Flats (3) etc		All dwellings	
	Number	<i>Per cent of total</i>	Number	<i>Per cent of total</i>	Number	<i>Per cent of total</i>	Number	<i>Per cent of total</i>	Number	<i>Per cent of total</i>
England (1996)	2,519	40.7	709	11.7	595	14.2	958	24.4	4,782	23.5
Scotland (1996)	58	11.6	56	12.4	101	27.5	241	29.9	456	21.5
Wales (1998)	230	56.8	53	13.6	71	26.9	17	16.9	371	32.0
North Wales (4)	27	41.3	12	13.0	24	27.6	6	36.1	69	25.9
Rest of Wales (4)	203	59.8	41	13.8	47	26.6	11	13.2	302	33.9

- (1) Source: English, Scottish and Welsh House Condition Surveys
- (2) Per cent of total: Per cent of all that house type, ie 56.8% of all terraced houses in Wales were built before 1919.
- (3) Flats: includes converted flats (especially relevant to England) and tenements (relevant to Scotland)
- (4) North Wales: Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Flintshire, Wrexham



The Welsh Housing Agenda

“Better Wales” - A Strategic Plan



- A National Housing Strategy for Wales
- The Development Process
- The Vision
- Setting the Targets
- Aligning Policies with Resources



- Community Regeneration
- Targeting the Most Deprived Communities
- “Communities First”



Main Housing Issues

- **Raising the Quality of the Housing Stock:**
 - Public Sector
 - Private Sector (especially HMOs)
- **Homelessness:**
 - The Homelessness Commission
 - Legislative Changes
 - Increased Funding
 - Local Strategies
- **Sustaining People in Their Own Homes**
- **Rural Housing**



More Housing Issues

- Low Cost Home Ownership
- The Private Rented Sector and Licensing
- The Regulatory Regime for RSLs
- Community Empowerment
- “Supporting People”
- Low Demand/Allocation - Public Sector Stock
- BME Housing Strategy
- “Re-Thinking Construction
- Fuel Poverty



Where Next?



Developing The Strategy: Dynamic and Incremental

Implementation:

New Local Housing Strategies

Monitoring and Evaluation

Building the Evidence Base

