

**Table 25a Welsh housing conditions: unfit dwellings**

*Thousands*

	Old definition of unfitness				Current definition of unfitness				
	1973	1976	1981	1986	1986	1993	1998	2004	2008
Fit	837.3	917.8	936.0	949.0	821.7	980.5	1,059.1	1,151.4	1,216.3
Unfit	147.5	100.2	90.9	71.7	199.0	151.2	98.2	57.7	52.1
<b>Total</b>	<b>984.8</b>	<b>1,018.0</b>	<b>1,026.9</b>	<b>1,020.7</b>	<b>1,020.7</b>	<b>1,131.7</b>	<b>1,157.3</b>	<b>1,209.1</b>	<b>1,268.4</b>
Percentage unfit	15.0	9.8	8.9	7.0	19.5	13.4	8.5	4.8	4.1

Source: Living in Wales 2008 – Housing Health and Safety Rating System; Statistics for Wales, 2010.

Note: Unfitness is measured against eleven factors (disrepair, dampness, structural stability, food preparation, heating, lighting, WC, bath/shower/wash basin, ventilation, drainage, water supply). Before 1989 unfitness was judged in terms of the condition of the property. Post-1989 a dwelling is defined as unfit if it fails to meet a satisfactory standard for any individual factor. The change in definition significantly increased the number of dwellings defined as unfit.

**Table 25b Welsh housing conditions: stock condition and energy efficiency by tenure in 2008**

Tenure	Unfit	Dwellings with HHSRS category 1 hazards		Average SAP Rating	
		Costs			
		Percentage	Average (£)		Total (£M)
Owner-occupied	3.5	30.3	1,200	1,150	49
Private rented	11.3	39.7	2,500	280	46
Local authority	2.9	18.5	300	50	58
Housing association	3.0	12.5	300	20	63
All tenures	4.1	21.4	1,200	1,510	50

Source: Living in Wales 2008 – Reports on Housing Health and Safety Rating System and Energy Efficiency of Dwellings, Statistics for Wales, 2010

Note: 1. Figures are for occupied first homes only.

2. HHSRS refers to the Housing Health and Safety Rating System; the HHSRS assesses 29 categories of housing hazard, each has a weighting which determines whether the property is rated as having category 1 (serious) or category 2 (other) hazards.