

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

Thousands

	Fit/unfit dwellings										Dwellings with/without HHSRS category 1 hazards			
	old					revised					2008		2017/18	
	1973	1976	1981	1986	1986	1993	1998	2004	2008	no	%	no	%	
Fit or with no category 1 hazards	837.3	917.8	936.0	949.0	821.7	980.5	1,059.1	1,151.4	1,216.3	1065.3	79	1,167.7	82	
Owner-occupied	-	-	-	-	-	-	-	-	-	697.8	70	798.1	81	
Social-rented	-	-	-	-	-	-	-	-	-	186.4	85	210.4	93	
Private Rented	-	-	-	-	-	-	-	-	-	81.3	79	155.4	76	
Unfit or with category 1 hazards	147.5	100.2	90.9	71.7	199.0	151.2	98.2	57.7	52.1	290.0	21	251.7	18	
Owner-occupied	-	-	-	-	-	-	-	-	-	303.4	30	192.1	19	
Social-rented	-	-	-	-	-	-	-	-	-	32.9	15	15.4	7	
Private Rented	-	-	-	-	-	-	-	-	-	53.5	40	48.0	24	
Total	984.8	1,018.0	1,026.9	1,020.7	1,020.7	1,131.7	1,157.3	1,209.1	1,268.4	1,355	100	1,419	100	
Percentage below standard	15	10	9	7	20	13	9	5	4	21			18	

Source: Welsh Government - Living in Wales 2008; Housing Health and Safety Rating System; Statistics for Wales 2010; Welsh House Condition Survey, 2017-18.

Notes: 1. Unfitness was formally 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 overall 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.

3. The Housing Health and Safety Rating System (HHSRS) has replaced the fitness standard.

4. 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.

5. The HHSRS results are not strictly comparable as they are based on different measures of energy efficiency. The 2008 figures are based on the SAP 2005 measure whilst the 2017/18 figures are based on the more recent SAP 2012 measure.

Table 25b **Welsh housing conditions: stock condition and energy efficiency by tenure in 2008 and 2017/18**

Tenure	Unfit Percentage 2008	Dwellings with HHSRS category 1 hazards			Average SAP 2005 Rating 2008	Average SAP 2012 Rating 2017/18
		Percentage 2008	Costs			
			Average (£) 2008	Total (£M) 2008		
Owner-occupied	3.5	30.3	1,200	1,150	49	60
Social rented					60	68
Local authority	2.9	18.5	300	50	58	–
Housing association	3.0	12.5	300	20	63	–
Private rented	11.3	39.7	2,500	280	46	60
All tenures	4.1	21.4	1,200	1,510	50	62

Source: Welsh Government, Living in Wales 2008, Reports on HHSRS and Energy Efficiency of Dwellings in Wales.

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

2. See Table 25a for a definition of the HHSRS.

Table 25c **Welsh housing conditions: Energy Performance Certificate (EPC) Bands**

Percentages

Bands	2008				2017/18			
	SAP 2012				SAP 2012			
	Owner-occupied	Private rented	Social sector	All	Owner-occupied	Private rented	Social sector	All
Band A-C (69-100)	3.0	–	13.7	4.8	23.5	24.8	49.7	28.3
Band D (55-68)	39.3	33.2	55.1	41.6	52.5	53.9	46.4	51.6
Band E (39-54)	38.1	41.4	28.4	36.7	17.1	12.5	–	14.0
Band F-G (1-38)	19.5	22.9	–	16.9	6.9	8.8	–	6.0
Total	100	98	97	100	100	100	96	100

Source: Welsh Government, Welsh Housing Conditions Survey 2017-18, Living in Wales Survey 2008.

Notes: 1. Data for 2008 and 2017/18 are based on Standard Assessment Procedure (SAP) 2012.

2. The survey data recorded no dwellings in EPC band A in 2008 or 2017/18, but administrative data shows some dwellings in this band.