

Table 100 Welsh social landlord lettings

Number of lettings

	1980/81	1985/86	1990/91	1995/96	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/21	2022/23
Local authority stock (000s)	293	257	224	208	178	155	89	88	88	88	88	87	87	87	87	87	88	88	88
self-contained	-	-	-	-	176	154	89	88	88	88	88	87	87	87	87	87	87	87	88
other	-	-	-	-	2.0	0.3	0.0	0.3	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1
Housing association stock (000s)	-	-	-	-	57	68	134	135	135	135	136	137	139	140	141	143	145	147	148
self-contained	-	-	-	-	55	64	132	133	134	134	135	136	137	139	140	-	144	145	146
other	-	-	-	-	1.6	4.0	1.6	1.3	1.3	1.3	1.4	1.4	1.4	1.4	1.4	-	1.2	1.4	1.3
All social housing stock (000s)	-	-	-	-	235	223	222	223	223	224	224	225	226	227	229	-	233	234	236
self-contained	-	-	-	-	231	219	221	221	222	222	223	223	224	226	227	-	231	233	235
other	-	-	-	-	3.6	4.3	1.6	1.6	1.2	1.4	1.5	1.4	1.4	1.5	1.4	-	1.3	1.4	1.4
Local authority lettings	-	-	-	-	20,165	13,263	8,841	8,205	8,049	8,777	7,784	8,230	8,181	7,138	7,171	-	5,756	6,978	6,435
Transfers and exchanges	-	-	-	-	5,676	3,173	2,416	2,375	2,362	2,427	2,202	2,294	2,292	1,814	1,872	-	1,553	1,930	1,634
New lettings (i.e. tenants new to LA)	14,009	13,896	11,530	13,576	14,489	10,090	6,425	5,830	5,687	6,350	5,582	5,936	5,889	5,324	5,299	-	4,203	5,048	4,801
of which, lettings to homeless	1,531	2,149	2,473	1,949	1,762	3,211	2,087	2,204	1,978	1,605	1,565	1,549	1,761	1,500	1,635	-	1,595	1,888	2,224
Housing association lettings	-	-	-	-	-	8,805	13,486	13,241	13,443	15,694	14,277	14,016	14,408	13,236	13,964	-	11,883	11,972	11,327
Transfers and exchanges	-	-	-	-	-	1,573	2,825	2,932	3,519	4,492	3,292	3,075	2,851	2,743	2,678	-	2,126	2,723	2,502
New lettings (i.e. tenants new to LA)	-	-	-	-	-	7,232	10,661	10,309	9,924	11,202	10,985	10,941	11,557	10,493	11,286	-	9,757	9,249	8,825
of which, lettings to homeless	-	-	-	-	-	1,132	2,010	1,992	1,685	1,526	1,486	1,611	1,615	1,725	2,087	-	2,691	2,679	3,693
All social landlord lettings	-	-	-	-	-	22,068	22,327	21,446	21,492	24,471	22,061	22,246	22,589	20,374	21,135	-	17,639	18,950	17,762
Transfers and exchanges	-	-	-	-	-	4,746	5,241	5,307	5,881	6,919	5,494	5,369	5,143	4,557	4,550	-	3,679	4,653	4,136
New lettings (i.e. tenants new to LA)	-	-	-	-	-	17,322	17,086	16,139	15,611	17,552	16,567	16,877	17,446	15,817	16,585	-	13,960	14,297	13,626
of which, lettings to homeless	-	-	-	-	-	4,343	4,097	4,196	3,663	3,131	3,051	3,160	3,376	3,225	3,722	-	4,286	4,567	5,917
Homeless lettings as % of all new lettings (exclude transfer and exchange)																			
Local authority lets	10.9	15.5	21.4	14.4	11.7	31.8	32.5	37.8	34.8	25.3	28.0	26.1	29.9	28.2	30.9	-	37.9	37.4	46.3
Housing association lets	-	-	-	-	-	15.7	18.9	19.3	17.0	13.6	13.5	14.7	14.0	16.4	18.5	-	27.6	29.0	41.8
All social landlord lets	-	-	-	-	-	25.1	24.0	26.0	23.5	17.8	18.4	18.7	19.4	20.4	22.4	-	30.7	31.9	43.4

Sources: Welsh Government, StatsWales - Social housing stock and social lettings tables.

Notes: 1. Dwelling stock estimates are for 31 March each year and include permanent and temporary social rented dwellings but not property leased to another agency. See Table 17a for housing association stock estimates prior to 2000/01.

2. Data for English registered RSLs with stock in Wales are excluded and numbers do not always sum precisely due to rounding and some minor data discontinuities.

3. Self-contained stock includes self-contained bedsits. Non self-contained stock includes other bedsits and shared housing. Local authority non self-contained stock figures have fluctuated between 150 and 500 in the past 15 years.

4. Homeless lettings refer to lettings to households assessed by local authority to be statutorily homeless or threatened with homelessness and in priority need. Lettings to non-priority homeless are included in the count of lettings to new tenants.

5. The numbers of priority homeless that are rehoused can differ from the numbers assessed as being in priority need in the same year due to the timing of processes or households initially being placed in temporary accommodation.

6. Welsh Government allocation statistics appear to have under-reported lettings to homeless households since the implementation of the Housing (Wales) Act 2014. The lettings statistical return only refers to lettings to those in priority need (Section 75) and not those rehoused to prevent homelessness for those 'threatened with homelessness within 56 days' or to 'those assessed as homeless under Section 73'. That said, cross-checks with 2018/19 homeless data (the latest available) suggest lettings to Section 73 applicants are often included in the lettings return.