

## Welsh House Condition Survey 1998

The aim of the 1998 Welsh House Condition Survey (WHCS) was to assess the Welsh housing stock in terms of its state of repair and the prevalence of unfitness. Similar surveys have been carried out in Wales since 1968, the latest two were in 1993 and 1986. Similar surveys are also carried out in England, Scotland and Northern Ireland. The 1998 WHCS was designed to produce results for Wales as a whole and for individual unitary authorities in Wales.

The WHCS was a two-stage survey. The first stage was a large household interview survey carried out in 1997 that covered around 40,000 households across Wales. This stage asked about the socio-economic characteristics of the households and the people in those households; it also provided the information to target dwellings for the second stage of the survey, the house condition survey.

The second stage of the WHCS was carried out in 1998; it was a house condition survey that involved the physical inspection of around 12,000 dwellings by building surveyors. This established the physical characteristics of the dwellings: whether they were fit or unfit, plus the information needed to calculate the cost of repair. This report uses the cost of repair as the measure of the level of disrepair across the dwelling stock. The dwellings included in the second stage, the physical inspection stage, were chosen from addresses of households interviewed for the first stage of the WHCS.

The report of the 1998 WHCS is in eight chapters. Chapters one and two present the results of the house condition survey. The next four chapters present the results from the household interview survey. These chapters cover housing amenities (and cars), measures of housing need, the socio-economic characteristics of households in Wales and some information about the individuals within those households. The seventh and last chapter describes the methods used to carry out the WHCS. The three annexes give information about the definitions of fitness and unfitness, about calculating the cost of repair, and a glossary of the terms used in this report. The supplementary statistical tables follow on after the text.

The report looks at occupied first homes in Wales. In 1998 it is estimated that 8.5 per cent were unfit. It is also estimated that the average cost of repair across the whole stock was £953 per dwelling. This gave a total repair cost for Wales as a whole of £1,102 million.

The level of unfitness is still higher than in England, but has fallen significantly since 1986 and 1993. The total and average cost of repair, in real terms, has also fallen over the same period.

The following symbols and abbreviations are used in the tables:

..	=	not	available
.	=	not	applicable

- = nil or less than half the final digit shown

In tables where figures have been rounded to the nearest final digit, there may be an apparent slight discrepancy between the sum of the constituent items and the total as shown.

## CONTENTS

### CHAPTER

1	Unfitness .....	1
2	Repair Costs.....	11
3	Amenities .....	19
4	Households .....	25
5	Density of Occupation and Housing Need .....	31
6	People .....	35
7	Technical Details .....	47
Appendix A	Fitness and Unfitness.....	57
Appendix B	Repair Costs.....	63
Appendix C	Glossary .....	67

### TABLES

A	Unfit dwellings .....	2
B	Unfit dwellings by date of construction and tenure .....	3
C	Unfit dwellings by date of construction and type of dwelling.....	4
D	Unfit dwellings by type of household and tenure .....	5
E	Unfit dwellings by tenure and location .....	6
F	Unfit dwellings by unitary authority .....	7
G	Reasons for unfitness.....	7
H	Ranking of reasons for unfitness and action taken.....	8
I	Number of reasons for unfitness per dwelling .....	8
J	Repair costs.....	12
K	Cost of repairs: Fit and unfit dwellings.....	13
L	Cost of repairs: Date of construction and tenure .....	14
M	Cost of repairs: Average cost of repair by date of construction and type of accommodation .....	14
N	Cost of repairs: Rural and urban areas .....	15
O	Repair costs by unitary authority .....	15
P	Cost of repairs: Fitness, tenure, date of construction and type of accommodation by area of repair: percentage of total repair costs.....	17
Q	Estimated average weekly rent paid.....	29
R	Receipt of benefits by private household residents of working age.....	40
S	Receipt of benefit by private household residents of pensionable age.....	42
T	Response to the household interview stage of survey .....	51
U	Response to the physical inspection stage of survey .....	54

1.1	Unfitness by date of construction and tenure .....	71
1.2	Unfitness by type of accommodation and tenure .....	71
1.3	Unfitness by date of construction and type of accommodation .....	72
1.4	Unfitness by type of accommodation and number of habitable rooms .....	72
1.5	Unfitness by type of first household and tenure .....	74
1.6	Unfitness by type of first household and overcrowding .....	75
1.7	Unfitness by overcrowding and tenure .....	75
1.8	Unfitness by type of first household and income .....	76
1.9	Unfitness by age and sex of head of first household and employment status .....	78
1.10	Unfitness by age and sex of head of first household and time at address ...	80
1.11	Unfitness by age and sex of head of first household and opinion of state of repair .....	82
1.12	Unfitness by nature of area and tenure .....	83
1.13	Unfitness by nature of area and type of accommodation .....	84
1.14	Reasons for unfitness by tenure .....	84
1.15	Reasons for unfitness by date of construction .....	84
1.16	Number of reasons for unfitness by tenure .....	86
1.17	Number of reasons for unfitness by lack of amenities and tenure .....	86
1.18	Action on unfit dwellings .....	87
1.19	Unfitness by borderline assessment or mitigating circumstances and tenure .....	87
1.20	Action on fit dwellings .....	88
1.21	Unfit dwellings by tenure and unitary authority .....	88
1.22	Unfit dwellings by date of construction and unitary authority .....	90
1.23	Unfit dwellings by type of accommodation and unitary authority .....	92
1.24	Unfit dwellings by type of household and unitary authority .....	94
1.25	Unfit dwellings by nature of area and unitary authority .....	96
2.1	Repair costs by date of construction and tenure .....	98
2.2	Repair costs by type of accommodation and tenure .....	98
2.3	Repair costs by date of construction and type of accommodation .....	100
2.4	Repair costs by type of household and tenure .....	102
2.5	Repair costs by nature of area and type of accommodation .....	102
2.6	Repair costs by cost band and tenure .....	104
2.7	Repair costs by cost band and date of construction .....	106

## CONTENTS

2.8	Repair costs by cost band and type of accommodation .....	108
2.9	Repair costs by area of repair and tenure .....	110
2.10	Repair costs by area of repair and date of construction .....	112
2.11	Repair costs by area of repair and type of accommodation .....	114
2.12	Number of reasons for unfitness by cost of repair .....	114
2.13	Number of reasons for unfitness by lack of amenities and cost of repair .....	116
2.14	Repair costs by tenure and unitary authority .....	116
2.15	Repair costs by date of construction and unitary authority .....	118
2.16	Repair costs by type of accommodation and unitary authority .....	120
2.17	Repair costs by type of household and unitary authority .....	122
2.18	Repair costs by nature of area and unitary authority .....	124
2.19	Repair costs: Proportion of dwellings by cost band and unitary authority.....	125
2.20	Repair costs: Total repair cost by cost band and unitary authority .....	126
3.1	Basic amenities by tenure and type of household .....	128
3.2	Number of basic amenities by tenure and type of household.....	128
3.3	Special facilities provided by tenure and type of household .....	130
3.4	Special facilities needed by tenure and type of household.....	130
3.5	Heating by tenure and type of household .....	132
3.6	Central heating by tenure and type of household .....	132
3.7	Home insulation by tenure and type of household .....	134
3.8	Amenities by tenure and type of household .....	134
3.9	Use of vehicles by tenure and type of household .....	136
3.10	Smoke alarms by tenure and type of household .....	137
3.11	Basic amenities, by unitary authority .....	138
3.12	Special facilities provided, by unitary authority .....	140
3.13	Special facilities needed, by unitary authority.....	142
3.14	Heating, by unitary authority .....	144
3.15	Home insulation, by unitary authority.....	146
3.16	Amenities, by unitary authority.....	148
3.17	Smoke alarms, by unitary authority .....	149
3.18	Use of vehicles, by unitary authority .....	150

4.1	Number of people in household and average household size, by unitary authority.....	153
4.2	Type of household, by unitary authority.....	154
4.3	Household tenure, by unitary authority.....	156
4.4	Gross household income, by unitary authority.....	157
4.5	Household savings, by unitary authority.....	158
4.6	Annual rent, by unitary authority.....	159
4.7	Households receiving housing benefit and council tax benefit, by unitary authority.....	160
4.8	Renters' views of owner-occupation, by unitary authority.....	162
5.1	Density of occupation.....	164
5.2	Social housing: Waiting and transfer lists.....	166
5.3	Need for separate homes.....	167
6.1	Long term illness by age and sex.....	169
6.2	Long term illness by tenure, age and sex.....	170
6.3	Long term illness by marital status, age and sex.....	172
6.4	Long term illness by working status, age and sex.....	174
6.5	Long term illness by receipt of benefits, age and sex.....	174
6.6	Population, by age, sex and unitary authority.....	176
6.7	Population, by age, sex and unitary authority.....	178
6.8	Marital status by sex and unitary authority.....	180
6.9	Time at current address, people and households, by unitary authority.....	182
6.10	Welsh speakers, by unitary authority.....	184

## FIGURES

1	Percentage of dwellings with central heating, by age, type and tenure of dwelling.....	21
2	Type of household, Wales 1997.....	25
3	Type of household by tenure.....	26
4	Type of household in UK.....	26
5	Distribution of income by type of household.....	27
6	Household savings by type of household.....	28
7	Preferred tenure by tenure group.....	29
8	Bedroom standard, Wales 1997.....	31
9	Bedroom standard by tenure.....	32

## CONTENTS

10	Bedroom standard by type of dwelling.....	32
11	Bedroom standard by type of household.....	33
12	Age distribution.....	35
13	Marital status of those age 16 and over, by gender.....	36
14	Private household residents, by relationship to head of household.....	36
15	Children, by age and gender .....	37
16	Type of household.....	37
17	Adults of working age, by age group and gender .....	38
18	Marital status, by gender .....	39
19	Household type of adults of working age.....	39
20	Relationships of adults of working age .....	40
21	Adults of pensionable age, by age group and gender .....	41
22	Marital status of those of pensionable age, by gender .....	41
23	Adults of pensionable age, by type of household .....	42

# Chapter 1: Unfitness

## 1.1 Introduction

Successive house condition surveys have used two main concepts to describe the condition of housing in Wales: unfitness and the cost of repair.

The first, unfitness, relies on a fitness standard which is defined by a set of criteria for deciding if a dwelling is fit or unfit for human habitation. People living in an unfit dwelling run greater risks to their health and safety than people living in a fit dwelling. These are:

- A higher risk of accidents because of problems with the fabric of the dwelling, such as the disrepair of the building, the possibility of structural failure, or poor internal layout;
- An increased risk of ill health because of the general conditions within the dwelling, such as dampness, a lack of ventilation, or a lack of heating; or
- A risk of outbreaks of disease because of particular aspects of the dwelling, such as kitchens that make it difficult to prepare food hygienically, a lack of washing facilities, a contaminated water supply, or poor drainage.

Unfitness is the outcome, over time, of a variety of influences including:

- The views of society about acceptable housing conditions;
- The interaction between the nature of the local area and the fitness or unfitness of individual dwellings in that area. Unfit dwellings may have a wider social impact than the direct effect on the households living in them. And dwellings are more likely to become unfit in a 'run-down' area;
- The physical characteristics of the individual dwelling, such as the quality of, and facilities in, the building when it was originally built;
- The time since the dwelling was built, as the weather and use make the building deteriorate towards unfitness over time; and
- The decisions of occupiers and owners about the resources to devote to maintaining and improving the building.

The box on the next page shows the requirements of the **Fitness Standard**. Appendix A describes each requirement and lists the factors that surveyors used for deciding if a dwelling was fit or unfit under each requirement.

Central and local government are involved in remedying unfitness because of the importance of the social issues raised by unfit dwellings. Central government allocates resources to local authorities for improving housing in their area. There are specific schemes to improve private sector conditions through the renovation grants system and area renewal policies. Local authorities also have legal powers to take action on unfit dwellings. The Welsh House Condition Survey measures the level of, and changes in, statutory unfitness and this information has been needed to help target resources for physical renewal.

## UNFITNESS

The fitness standard for human habitation is set out in Section 604 of the Housing Act 1985 as amended by Schedule 9 of the Local Government and Housing Act 1989. The latest standard came into effect from 1 April 1990. It applies to England and Wales; and a similar standard applies in Northern Ireland. A fit dwelling meets all of the following requirements. An unfit dwelling fails to meet one or more and, because of that failure, is not reasonably suitable for occupation. The dwelling should:

- be structurally stable;
- be free from serious disrepair;
- be free from dampness prejudicial to the health of the occupants;
- have adequate provision for lighting, heating and ventilation;
- have an adequate piped supply of wholesome water;
- have satisfactory facilities for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water;
- have a suitably located water-closet for the exclusive use of the occupants;
- have, for the exclusive use of the occupants, a suitably located fixed bath or shower and a wash-hand basin, each with a satisfactory supply of hot and cold water; and
- have an effective system for the draining of foul and waste water.

In deciding on the fitness of a building containing flats, the common parts of the building (that is the area outside the flat) also have to be taken into account and assessed. They should:

- be structurally stable; be free from serious disrepair; be free from dampness; have adequate provision for ventilation; and have an effective system for the draining of foul, waste and surface water.

### 1.2 Level and trends in unfitness

- There were an estimated 98,000 unfit dwellings in Wales in 1998, 8.5 per cent of the total of 1,157,000 occupied first homes.
- The unfitness rate in Wales has been falling steadily over the last ten years. It fell from 19.5 per cent of occupied first homes in 1986 (an estimate based on the current fitness standard, not the standard in operation in 1986), to 13.4 per cent in 1993, and to 8.5 per cent in 1998.

#### A. Unfit dwellings

	Per cent unfit under current fitness standard	Estimated number of unfit dwellings (thousands)	Total number of dwellings (thousands)
1986	19.5	199.0	1,020.7
1993	13.4	151.6	1,131.7
1998	8.5	98.2	1,157.3

### 1.3 Comparison with the rest of the UK

The fitness standard applies in England, Wales and Northern Ireland. The statutory measure of housing quality in Scotland is whether a dwelling is Below Tolerable Standard (BTS).

- There is a higher unfitness rate in Wales than in England. The 1996 English House Condition Survey (EHCS) estimates unfitness at 6.5 per cent of dwellings occupied by households - comparable to the WHCS results. However the rates in Wales and England have converged. The overall unfitness rate for England, including vacant dwellings, of 7.5 per cent in 1996 was only marginally down on the rate of 7.6 per cent for 1991.



- The 1996 Northern Ireland House Condition Survey estimates unfitness at 5.5 per cent of dwellings, excluding vacant dwellings - the basis most comparable to the WHCS results. The overall unfitness rate for Northern Ireland, including vacant dwellings, of 7.3 per cent in 1996 showed a small fall from the level of 8.8 per cent in 1991.
- The number of occupied Scottish homes falling BTS fell between 1991 and 1996. Using the 1991 interpretation of the standard, the number of BTS properties was 95,000 (4.7 per cent of stock) in 1991 compared with 25,000 dwellings in 1996.

## 1.4 Factors associated with unfitness

The 1998 WHCS collected information about the physical attributes of the dwelling and about the socio-economic characteristics of the households that live in those dwellings. The tables at the back of this publication relate these variables to the incidence of fitness or unfitness of dwellings. Some tables relate to Wales as a whole and others to individual unitary authorities.

### 1.4.1 Date of construction and tenure

- Unfitness is linked with date of original construction, with the older dwellings more likely to be unfit. Overall unfitness rates ranges from 14.9 per cent of dwellings built before 1919 to 2.4 per cent of occupied first homes built after 1964.
- Unfitness varies between tenure groups. Owner-occupied dwellings have the lowest unfitness rate, at 7.7 per cent of occupied first homes. The rate for social rented dwellings is higher at 8.2 per cent and the highest rate is in the privately rented stock at 18.4 per cent.
- Part of the difference between unfitness rates for each tenure comes from the age structure of the dwelling stock in each group. For example, the private rented sector has relatively more pre-1919 stock than either the owner-occupied or the social housing sector; this alone would tend to increase the average level of unfitness for this group.
- However, tenure group appears to have an independent influence on the incidence of unfitness. For example for each age band of stock up to 1964, dwellings in the private rented sector are more likely to be unfit than similar aged stock in the other two groups.

## B. Unfit dwellings by date of construction and tenure

	Owner-occupied	Social housing	Privately rented	All
Pre 1919	13.6	9.7	23.8	14.9
1919 - 1944	7.8	11.4	19.0	9.3
1945 - 1964	5.7	10.9	17.5	8.0
1965+	1.7	4.5	-	2.4
All	7.6	8.2	18.4	8.5

- Owner-occupied dwellings show a link between the age of the dwelling and the likelihood of unfitness. In 1998:
  - ◆ 37 per cent of owner-occupied dwellings were built before 1919, and 13.6 per cent of these were unfit;
  - ◆ 14 per cent of the owner-occupied stock was built between 1919 and 1944 and 7.8 per cent of these were unfit; and

## UNFITNESS

- ◆ Post-war, 17 per cent of owner-occupied stock in Wales was built between the end of the war and the mid-1960's, and 32 per cent has been built since. The unfitness rates for these dwellings are lower than for the older stock at 5.7 and 1.7 per cent respectively.
- Social rented housing has few dwellings built before 1919 and proportionally less are unfit than for owner-occupied dwellings. The unfitness rates for dwellings built after 1919 are distinctly higher than those for owner occupation. These two influences work against each other and lead to a broadly similar overall fitness rates for these two tenure groups.
- Private rented dwellings appear to be polarised into two groups. There is a large proportion of older dwellings with high rates of unfitness (reaching 23.8 per cent of dwellings built before 1919), and a smaller group of new dwellings with very low levels of unfitness. The private rented sector also contains relatively more dwellings that were built before 1919 than the other tenures groups; 63 per cent were built before 1919 compared with 37 per cent of owner-occupied dwellings and only 6 per cent of social housing dwellings.

### 1.4.2 Type and size of dwelling

- Terraced houses are the most common type of dwelling in Wales making up over a third of stock (35 per cent). They have a higher level of unfitness (11.4 per cent) than other types of dwelling. 'Flats' include purpose built flats, flats in converted buildings and flats in commercial buildings; they also have a high level of unfitness with 9.5 per cent unfit. This unfitness is concentrated in converted flats in older buildings. There are lower rates for semi-detached houses (6.8 per cent) and detached houses (6.1 per cent).
- Different types of dwelling tended to be built at different times; terraced houses before 1919, semi-detached houses between 1919 and 1944 and detached houses after 1964. Given the importance of the age of the dwelling as a determinant of unfitness, this explains part of the variation in fitness between these types of dwelling or accommodation.

### C. Unfit dwellings by date of construction and type of dwelling

	<i>Per cent</i>				
	Terraced	Semi-detached	Detached	Flats	All
Pre 1919	14.7	12.7	15.6	19.9	14.9
1919 - 1944	12.2	8.9	5.5	12.0	9.3
1945 - 1964	9.3	7.6	4.8	12.3	8.0
1965+	2.9	1.7	1.3	5.4	2.4
All	11.4	6.8	6.1	9.5	8.5

- For houses, in most age groups, terraced houses have the highest proportion of unfit dwellings, semi-detached houses are the next highest and detached houses have the lowest proportion. The exception to this pattern is the high unfitness rates for detached dwellings built before 1919 (15.6 per cent), which may reflect poor housing conditions in small rural cottages (Table 1.3).
- Flats have a high proportion of unfit dwellings for all age bands compared with houses. The overall unfitness rate for flats is, however, lower than for terraced houses because there is a lower of proportion of flats built before 1919. Only 17 per cent of flats were built before 1919 compared with 56 per cent of terraced houses.

- Detached houses tend to be larger than semi-detached, which in turn tend to be larger than terraced houses. It is possible to make a more direct measure of the size of a dwelling by counting the number of habitable rooms. There is little connection between the size of the dwelling, as measured by the number of habitable rooms, and the proportion of unfit dwellings. However there are some links between the type of dwelling, dwelling size and unfitness: unfitness rates tend to be higher for larger terraced houses, for smaller detached houses and for larger flats (Table 1.4).

### 1.4.3 Household type and conditions

- Lower income households tend to be concentrated in unfit dwellings, particularly in the owner-occupied and private rented sectors. This underlying factor is reflected in the information about household type and conditions. Single pensioners and young single people have the lowest incomes, and a higher proportion of these households live in unfit dwellings, particularly for those renting privately (Table 1.5).

## D. Unfit dwellings by type of household and tenure

	Owner-occupied	Social housing	Privately rented	<i>Per cent</i> All
Single pensioner	12.2	8.0	25.7	11.3
Other single person	10.5	10.3	20.5	11.9
Lone parent	7.5	8.4	11.0	8.5
Other with dependent children	6.2	9.0	15.6	7.2
Other without dependent children	6.8	7.0	19.7	7.6
All	7.6	8.2	18.4	8.5

This publication links the information about unfitness and repair costs of a dwelling to the socio-economic characteristics of the first household at that dwelling. For example, a dwelling might contain two households: the first owns the property, and the second rents a bed-sit from the first household. So in this case, the dwelling (whether fit or unfit) is counted at owner-occupied; and other household information, like the household type, will relate to the first household.

Chapters 3 and 4 present information about households; that is about the characteristics of households and the amenities available to them. This information covers all households. Using the example above, these chapters show information about both the first and second households.

- With the larger types of household, this underlying lack of income means there is a higher likelihood of other signs of housing stress, such as overcrowding (Table 1.6). This is especially true for households with dependent children; 16 per cent of these households living in unfit dwellings were also living in overcrowded conditions (as defined by the bedroom standard); while only 7 per cent of these households living in fit dwellings were overcrowded. The link between unfitness and overcrowding was more marked for households living in owner-occupied and social rented housing, as compared with those in privately rented housing (Table 1.7).
- The information collected about household income showed this effect more directly, with households reporting relatively lower incomes (below £10,000) were more likely to live in unfit dwellings (Table 1.8); 11.6 per cent of dwellings were unfit that had first households with income below £10,000 pa. However this is only part of the explanation of why households live in unfit properties, as families on relatively higher incomes are also living in these conditions; 5 per cent of households reporting gross incomes of over £20,000 per year were living in unfit dwellings.

## UNFITNESS

- There were also higher rates of unfit households where the head of household was unemployed (Table 1.9).

### 1.4.4 Opinion of state of repair and time at address

- Around 70 per cent of households believe their dwelling is in good repair, 25 per cent believe it needs minor repair and only 5 per cent believe that it needs major repair.
- There is a mismatch between the opinions of the households and the views of the surveyors. Many households believe that their dwelling is in good repair when it is actually unfit, or they believe that it needs major repair when, in fact, it is fit (though it is possible to live in a house that is in considerable superficial disrepair yet still passes the fitness standard).
- Of those in unfit properties: 41,000 believed their dwelling was in good repair, some 42 per cent of all unfit dwellings (Table 1.11); and only 16,000 believed their dwellings needed major repair, 16 per cent of households in unfit dwellings.
- Most of those who believe their dwelling needs major repair, 39,000 households, live in fit dwellings.
- There is a link between unfit and the time spent at an address. There were higher rates of unfit for households with heads of households who had been at the address for 20 or more years. This effect is more marked for dwellings occupied by households headed by someone over retirement age who had been at the address for 20 or more years.
- There was also a higher level of unfit in dwellings occupied by households headed by men between 16 and 29 who had been at an address less than a year (Table 1.10).

## 1.5 Location of unfit dwellings

- Dwellings in rural areas are more likely to be unfit than those in urban areas, particularly private rented dwellings. There are 11,000 unfit detached houses in rural areas, a significant minority of the total of 98,000 unfit dwellings in Wales as a whole.

### E. Unfit dwellings by tenure and location

	Urban	Rural	<i>Per cent</i> All
Owner-occupied	7.2	9.0	7.6
Social housing	8.1	8.9	8.2
Privately rented	16.8	23.2	18.4
All	8.1	10.3	8.5

- The following table shows the proportion of unfit dwellings by unitary authority. Authorities with higher levels of unfit, over 10 per cent of occupied first homes, are either in the Valleys (Merthyr Tydfil, Rhondda Cynon Taff, Torfaen) or in western rural areas (Ceredigion, Pembrokeshire, Gwynedd). Supplementary tables 1.21 to 1.25 show more information about unfit in each unitary authority area. These tables show unfit by tenure, date of construction, type of accommodation, rural or urban area, and type of household.

**F. Unfit dwellings by unitary authority**

	<i>Per cent</i>
Merthyr Tydfil	12.5
Rhondda Cynon Taff	11.4
Torfaen	11.3
Ceredigion	11.1
Pembrokeshire	10.6
Gwynedd	10.5
Bridgend	9.8
Neath Port Talbot	9.5
Newport	9.4
Cardiff	9.1
Blaenau Gwent	9.0
Monmouthshire	8.6
Powys	8.4
Carmarthenshire	7.9
Wrexham	7.5
Denbighshire	7.2
The Vale of Glamorgan	7.2
Swansea	7.0
Caerphilly	5.9
Conwy	4.8
Flintshire	4.8
Isle of Anglesey	4.4

**1.6 Reasons for unfitness**

- The box in section 1.1 lists the different requirements of the fitness standard. A dwelling can be judged unfit under more than one requirement.
- Adding up these requirements, or causes of unfitness, shows that in Wales, in 1998, a lack of satisfactory food preparation facilities is the most important reason for unfitness, followed by serious disrepair (Table 1.14). Details are given in the following table.

**G. Reasons for unfitness**

	Number of homes unfit for each reason (a)	Per cent of total	Ranking of reasons
Food preparation	37,100	22.4	1
Repair	28,300	17.1	2
WC	22,600	13.7	3
Bath/shower/wash basin	20,800	12.6	4
Dampness	17,000	10.3	5
Ventilation	14,000	8.5	6
Heating	7,000	4.2	7
Structural stability	6,100	3.7	8
Lighting	5,300	3.2	9
Cold water supply	4,200	2.5	10
Drainage	3,000	1.8	11
Total number of reasons	165,400	100.0	.
All unfit dwellings	98,200	.	.

(a) A dwelling can be unfit for more than one reason, so the total of this column is larger than the number of unfit dwellings.

## UNFITNESS

There are differences between the causes of unfitness of different tenure groups. Owner-occupied unfit dwellings, almost two thirds of unfit dwellings, follow the same pattern at the overall rankings shown above. For the social sector, unfitness is much more likely to be caused by a lack of facilities. The three most important causes being a lack of satisfactory food preparation facilities, a lack of a suitable WC and a lack of a suitable bath/shower/hand basin; serious disrepair was fourth most important. For the private rented sector, serious disrepair is the main cause of unfitness (Table 1.14).

Disrepair is the main cause of unfitness for dwellings built before 1919, while a lack of satisfactory food preparation facilities is the main cause for dwellings built after 1919 (Table 1.15).

- The ranking of the reasons for unfitness is roughly similar in Wales, England and Northern Ireland. In all three countries the lack of satisfactory food preparation facilities and serious disrepair are ranked first and second respectively.
- Local authorities in Wales provided information about their reasons for taking action over unfit dwellings during 1995-96. Their reasons were mainly because the dwelling was in serious disrepair or was damp.

### H. Ranking of reasons for unfitness and action taken

	Ranking of reasons			Reasons for action by LAs in Wales 1995-96
	Wales 1998	England 1996	Northern Ireland 1996	
Food preparation	1	1	1	3
Repair	2	2	2	1
WC	3	6	5	7
Bath/shower/wash basin	4	4	3	5
Dampness	5	3	4	2
Ventilation	6	5	11	6
Heating	7	8	7	4
Structural stability	8	7	9	11
Lighting	9	10	10	8
Cold water supply	10	11	8	10
Drainage	11	9	6	9

### 1.7 Extent of unfitness and lack of basic amenities

- The extent of unfitness is partly shown by the number of requirements, or items, recorded as unfit. Overall 63 per cent of unfit dwellings had only one item unfit. This varied by tenure group from social housing with 82 per cent, owner-occupied dwellings with 60 per cent and privately rented dwellings with 50 per cent with only one item unfit (Table 1.16).

### I. Number of reasons for unfitness per dwelling

Number of items	Number	Per cent
1	61,800	63.0
2	20,300	20.6
3 or more	16,100	16.4
All unfit dwellings	98,200	100.0

- Where only one item was unfit, the most common failure was again a lack of satisfactory food preparation facilities and a lack of suitable WC requirements.
- The information collected in the physical inspection survey meant it that it was possible to assess whether the dwelling lacked basic amenities, or, if they were present, whether these were working or not. This assessment shows that 42,000 dwellings (out of the 98,000 unfit) either lacked the basic amenities or the basic amenities were not working. This is just over 3.5 per cent of the total occupied first homes in Wales.
- This is higher than the similar information collected in the household interview survey. Households themselves stated that only 12,300 households across Wales (just over 1 per cent of households) were lacking any of the five basic amenities (Table 3.2).

## 1.8 Action on unfit dwellings

The surveyors used for the WHCS were asked to recommend the most appropriate course of action that should be taken for each unfit dwelling (regardless of the nature of the local area or the policies of the local authority). They were also asked to do this for fit dwellings. The surveyors were asked to assess if the unfit dwelling was a borderline case, and if there were mitigating circumstances to the unfitness assessment.

- Surveyors recommended demolition for around 1.5 per cent of unfit dwellings. They recommended that the dwelling should be repaired to a standard that would ensure its long-term use for over 70 per cent of unfit dwellings (Table 1.18).
- The assessments of unfitness was a borderline case in 10 per cent of cases and there were mitigating circumstance for the assessment of unfitness for 8 per cent of unfit dwellings (Table 1.19).
- Surveyors recommended that almost 20 per cent of fit dwellings needed remediable action that could, in principle, be covered by enforcement, grants or group repair action (Table 1.20).

## 1.1 Unfitness by date of construction and tenure

## Anffitrwydd yn ôl dyddiad adeiladu a deiliadaeth

<i>Number of dwellings</i>									<i>Nifer yr anheddau</i>
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>									<b>Anffit:</b>
Pre 1919	41,400	13.6	1,500	9.7	12,100	23.8	55,100	14.9	Cyn 1919
1919 - 1944	9,100	7.8	4,200	11.4	1,700	19.0	14,900	9.3	1919 - 1944
1945 - 1964	8,000	5.7	9,800	10.9	1,100	17.5	18,900	8.0	1945 - 1964
Post 1964	4,500	1.7	4,800	4.5	-	-	9,300	2.4	Ar ôl 1964
<b>Total</b>	<b>63,000</b>	<b>7.6</b>	<b>20,300</b>	<b>8.2</b>	<b>14,900</b>	<b>18.4</b>	<b>98,200</b>	<b>8.5</b>	<b>Cyfanswm</b>
<b>Fit:</b>									<b>Ffit:</b>
Pre 1919	262,600	86.4	14,300	90.3	38,900	76.2	315,800	85.1	Cyn 1919
1919 - 1944	106,900	92.2	32,200	88.6	7,200	81.0	146,300	90.7	1919 - 1944
1945 - 1964	133,600	94.3	80,300	89.1	5,000	82.5	218,900	92.0	1945 - 1964
Post 1964	262,200	98.3	101,000	95.5	14,900	100.0	378,100	97.6	Ar ôl 1964
<b>Total</b>	<b>765,300</b>	<b>92.4</b>	<b>227,700</b>	<b>91.8</b>	<b>66,000</b>	<b>81.6</b>	<b>1,059,100</b>	<b>91.5</b>	<b>Cyfanswm</b>
<b>All dwellings:</b>									<b>Pob annedd:</b>
Pre 1919	304,000	100.0	15,800	100.0	51,000	100.0	370,900	100.0	Cyn 1919
1919 - 1944	116,000	100.0	36,300	100.0	8,900	100.0	161,200	100.0	1919 - 1944
1945 - 1964	141,600	100.0	90,100	100.0	6,100	100.0	237,800	100.0	1945 - 1964
Post 1964	266,700	100.0	105,700	100.0	14,900	100.0	387,300	100.0	Ar ôl 1964
<b>Total</b>	<b>828,400</b>	<b>100.0</b>	<b>248,000</b>	<b>100.0</b>	<b>80,900</b>	<b>100.0</b>	<b>1,157,300</b>	<b>100.0</b>	<b>Cyfanswm</b>

## 1.2 Unfitness by type of accommodation and tenure

## Anffitrwydd yn ôl math o lety a deiliadaeth

<i>Number of dwellings</i>									<i>Nifer yr anheddau</i>
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>									<b>Anffit:</b>
Terraced	32,100	11.6	7,500	8.0	6,500	18.9	46,100	11.4	Teras
Semi-detached	16,600	5.8	7,900	9.1	2,000	15.8	26,500	6.8	Un talcen
Detached	12,100	5.0	500	12.7	3,400	19.0	16,000	6.1	Dau dalcen
Flats and other	2,200	10.6	4,400	6.9	2,900	18.7	9,600	9.5	Fflatiau ac arall
<b>Total</b>	<b>63,000</b>	<b>7.6</b>	<b>20,300</b>	<b>8.2</b>	<b>14,900</b>	<b>18.4</b>	<b>98,200</b>	<b>8.5</b>	<b>Cyfanswm</b>
<b>Fit:</b>									<b>Ffit:</b>
Terraced	245,300	88.4	85,700	92.0	27,900	81.1	358,900	88.6	Teras
Semi-detached	271,100	94.2	78,800	90.9	10,900	84.2	360,700	93.2	Un talcen
Detached	230,000	95.0	3,700	87.3	14,400	81.0	248,100	93.9	Dau dalcen
Flats and other	19,000	89.4	59,600	93.1	12,800	81.3	91,300	90.5	Fflatiau ac arall
<b>Total</b>	<b>765,300</b>	<b>92.4</b>	<b>227,700</b>	<b>91.8</b>	<b>66,000</b>	<b>81.6</b>	<b>1,059,100</b>	<b>91.5</b>	<b>Cyfanswm</b>
<b>All dwellings:</b>									<b>Pob annedd:</b>
Terraced	277,400	100.0	93,200	100.0	34,400	100.0	405,000	100.0	Teras
Semi-detached	287,700	100.0	86,600	100.0	12,900	100.0	387,200	100.0	Un talcen
Detached	242,100	100.0	4,200	100.0	17,800	100.0	264,100	100.0	Dau dalcen
Flats and other	21,200	100.0	64,000	100.0	15,700	100.0	100,900	100.0	Fflatiau ac arall
<b>Total</b>	<b>828,400</b>	<b>100.0</b>	<b>248,000</b>	<b>100.0</b>	<b>80,900</b>	<b>100.0</b>	<b>1,157,300</b>	<b>100.0</b>	<b>Cyfanswm</b>



# UNFITNESS ANFFITRWYDD

## 1.3 Unfitness by date of construction and type of accommodation

Number of dwellings

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
<b>Unfit:</b>						
Pre 1919	33,900	14.7	6,700	12.7	11,100	15.6
1919 - 1944	4,700	12.2	8,100	8.9	1,500	5.5
1945 - 1964	5,100	9.3	9,700	7.6	1,700	4.8
Post 1964	2,400	2.9	2,000	1.7	1,700	1.3
Total	46,100	11.4	26,500	6.8	16,000	6.1
<b>Fit:</b>						
Pre 1919	196,100	85.3	46,000	87.3	60,000	84.4
1919 - 1944	33,700	87.8	82,500	91.1	25,000	94.5
1945 - 1964	49,700	90.7	117,900	92.4	34,500	95.2
Post 1964	79,400	97.1	114,300	98.3	128,600	98.7
Total	358,900	88.6	360,700	93.2	248,100	93.9
<b>All dwellings:</b>						
Pre 1919	230,100	100.0	52,700	100.0	71,000	100.0
1919 - 1944	38,400	100.0	90,600	100.0	26,500	100.0
1945 - 1964	54,800	100.0	127,600	100.0	36,300	100.0
Post 1964	81,800	100.0	116,300	100.0	130,300	100.0
Total	405,000	100.0	387,200	100.0	264,100	100.0

## 1.4 Unfitness by type of accommodation and number of habitable rooms

Number of dwellings

	Up to 3 rooms Hyd at 3 ystafell		4 rooms 4 ystafell		5 rooms 5 ystafell	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
<b>Unfit:</b>						
Terraced	6,800	10.3	12,600	9.8	16,800	12.8
Semi-detached	2,000	5.6	6,500	6.6	11,800	7.5
Detached	1,100	9.7	2,100	5.1	3,900	6.2
Flats and other	7,200	9.7	1,400	6.5	700	17.1
Total	17,100	9.1	22,600	7.8	33,200	9.3
<b>Fit:</b>						
Terraced	59,500	89.7	116,600	90.2	114,700	87.2
Semi-detached	33,100	94.4	91,900	93.4	145,000	92.5
Detached	10,500	90.3	38,100	94.9	59,100	93.8
Flats and other	67,100	90.3	19,600	93.5	3,300	82.9
Total	170,200	90.9	266,200	92.2	322,100	90.7
<b>All dwellings:</b>						
Terraced	66,400	100.0	129,200	100.0	131,500	100.0
Semi-detached	35,100	100.0	98,400	100.0	156,800	100.0
Detached	11,600	100.0	40,200	100.0	63,000	100.0
Flats and other	74,300	100.0	21,000	100.0	4,000	100.0
Total	187,300	100.0	288,800	100.0	355,300	100.0

**Anffitrwydd yn ôl dyddiad adeiladu a math o lety**

*Nifer yr anheddau*

Flats and other Fflatiau ac arall		All Pob un		
Number	Per cent	Number	Per cent	
Nifer	Canran	Nifer	Canran	
3,400	19.9	55,100	14.9	Anffit:
700	12.0	14,900	9.3	Cyn 1919
2,400	12.3	18,900	8.0	1919 - 1944
3,200	5.4	9,300	2.4	1945 - 1964
9,600	9.5	98,200	8.5	Ar ôl 1964
				Cyfanswm
13,700	80.1	315,800	85.1	Ffit:
5,100	88.0	146,300	90.7	Cyn 1919
16,800	87.7	218,900	92.0	1919 - 1944
55,700	94.6	378,100	97.6	1945 - 1964
91,300	90.5	1,059,100	91.5	Ar ôl 1964
				Cyfanswm
17,100	100.0	370,900	100.0	Pob annedd:
5,700	100.0	161,200	100.0	Cyn 1919
19,200	100.0	237,800	100.0	1919 - 1944
58,900	100.0	387,300	100.0	1945 - 1964
100,900	100.0	1,157,300	100.0	Ar ôl 1964
				Cyfanswm

**Anffitrwydd yn ôl math o lety a nifer yr ystafelloedd y gellir byw ynddynt**

*Nifer yr anheddau*

6 or more rooms 6 ystafell neu ragor		All Pob un		
Number	Per cent	Number	Per cent	
Nifer	Canran	Nifer	Canran	
9900	12.7	46,100	11.4	Anffit:
6200	6.4	26,500	6.8	Teras
8900	5.9	16,000	6.1	Un talcen
400	23.0	9,600	9.5	Dau dalcen
25,300	7.8	98,200	8.5	Fflatiau ac arall
				Cyfanswm
68,100	87.3	358,900	88.6	Ffit:
90,700	93.6	360,700	93.2	Teras
140,500	94.1	248,100	93.9	Un talcen
1,300	77.0	91,300	90.5	Dau dalcen
300,500	92.2	1,059,100	91.5	Fflatiau ac arall
				Cyfanswm
78,000	100.0	405,000	100.0	Pob annedd:
96,900	100.0	387,200	100.0	Teras
149,300	100.0	264,100	100.0	Un talcen
1,700	100.0	100,900	100.0	Dau dalcen
325,900	100.0	1,157,300	100.0	Fflatiau ac arall
				Cyfanswm

UNFITNESS  
ANFFITRWYDD

1.5 Unfitness by type of first household  
and tenure

Anffitrwydd yn ôl math o aelwyd  
gyntaf a deiliadaeth

<i>Number of dwellings</i>									<i>Nifer yr anheddau</i>
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>									<b>Anffit:</b>
Single pensioner	12,900	12.2	5,000	8.0	2,200	25.7	20,200	11.3	Pensiynwr sengl
Other single person	6,300	10.5	2,300	10.3	2,900	20.5	11,500	11.9	Person sengl arall
Lone parent	1,800	7.5	3,300	8.4	1,300	11.0	6,400	8.5	Rhiant unigol
Other with dependent children	14,700	6.2	4,700	9.0	2,500	15.6	21,900	7.2	Arall â phlant dibynnol
Other without dependent children	27,300	6.8	5,000	7.0	6,000	19.7	38,300	7.6	Arall heb blant dibynnol
Total	63,000	7.6	20,300	8.2	14,900	18.4	98,200	8.5	Cyfanswm
<b>Fit:</b>									<b>Ffit:</b>
Single pensioner	93,300	87.8	58,100	92.0	6,400	74.3	157,900	88.7	Pensiynwr sengl
Other single person	53,800	89.5	20,100	89.7	11,300	79.5	85,100	88.1	Person sengl arall
Lone parent	22,500	92.5	35,500	91.6	10,600	89.0	68,600	91.5	Rhiant unigol
Other with dependent children	222,100	93.8	47,900	91.0	13,300	84.4	283,300	92.8	Arall â phlant dibynnol
Other without dependent children	373,600	93.2	66,200	93.0	24,400	80.3	464,200	92.4	Arall heb blant dibynnol
Total	765,300	92.4	227,700	91.8	66,000	81.6	1,059,100	91.5	Cyfanswm
<b>All dwellings:</b>									<b>Pob annedd:</b>
Single pensioner	106,300	100.0	63,200	100.0	8,700	100.0	178,100	100.0	Pensiynwr sengl
Other single person	60,100	100.0	22,400	100.0	14,200	100.0	96,600	100.0	Person sengl arall
Lone parent	24,300	100.0	38,800	100.0	11,900	100.0	75,000	100.0	Rhiant unigol
Other with dependent children	236,800	100.0	52,600	100.0	15,800	100.0	305,100	100.0	Arall â phlant dibynnol
Other without dependent children	400,900	100.0	71,200	100.0	30,400	100.0	502,400	100.0	Arall heb blant dibynnol
Total	828,300	100.0	248,000	100.0	80,900	100.0	1,157,300	100.0	Cyfanswm

## 1.6 Unfitness by type of first household and overcrowding

## Anffitrwydd yn ôl math o aelwyd gyntaf a gorlenwi

Number of dwellings

Nifer yr anheddau

	Bedroom standard: Safon ystafelloedd gwely						
	Below Yn is		Equal or above yn gyfartal neu'n uwch		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>							<b>Anffit:</b>
Single pensioner	-	-	20,200	11.3	20,200	11.3	Pensynwr sengl
Other single person	-	-	11,500	11.9	11,500	11.9	Person sengl arall
Lone parent	400	9.3	6,000	8.5	6,400	8.5	Rhiant unigol
Other with dependent children	3,600	14.6	18,300	6.5	21,900	7.2	Arall â phlant dibynnol
Other without dependent children	1,300	17.1	36,900	7.5	38,300	7.6	Arall heb blant dibynnol
<b>Total</b>	<b>5,300</b>	<b>14.6</b>	<b>93,000</b>	<b>8.3</b>	<b>98,200</b>	<b>8.5</b>	<b>Cyfanswm</b>
<b>Fit:</b>							<b>Ffit:</b>
Single pensioner	-	-	157,900	88.7	157,900	88.7	Pensynwr sengl
Other single person	-	-	85,100	88.1	85,100	88.1	Person sengl arall
Lone parent	3,500	90.7	65,100	91.5	68,600	91.5	Rhiant unigol
Other with dependent children	20,900	85.4	262,400	93.5	283,300	92.8	Arall â phlant dibynnol
Other without dependent children	6,400	82.9	457,800	92.5	464,200	92.4	Arall heb blant dibynnol
<b>Total</b>	<b>30,800</b>	<b>85.4</b>	<b>1,028,200</b>	<b>91.7</b>	<b>1,059,100</b>	<b>91.5</b>	<b>Cyfanswm</b>
<b>All dwellings:</b>							<b>Pob annedd:</b>
Single pensioner	-	-	178,100	100.0	178,100	100.0	Pensynwr sengl
Other single person	-	-	96,600	100.0	96,600	100.0	Person sengl arall
Lone parent	3,900	100.0	71,100	100.0	75,000	100.0	Rhiant unigol
Other with dependent children	24,400	100.0	280,700	100.0	305,100	100.0	Arall â phlant dibynnol
Other without dependent children	7,800	100.0	494,700	100.0	502,400	100.0	Arall heb blant dibynnol
<b>Total</b>	<b>36,100</b>	<b>100.0</b>	<b>1,121,200</b>	<b>100.0</b>	<b>1,157,300</b>	<b>100.0</b>	<b>Cyfanswm</b>

## 1.7 Unfitness by overcrowding and tenure

## Anffitrwydd yn ôl gorlenwi a deiliadaeth

Number of dwellings

Nifer yr anheddau

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Private renting Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>									<b>Anffit:</b>
Bedroom standard: Below	2,300	13.6	2,200	14.7	700	18.5	5,300	14.6	Safon ystafelloedd gwely: Yn is Yn gyfartal neu'n uwch Cyfanswm
Equal or above	60,700	7.5	18,100	7.8	14,200	18.4	93,000	8.3	
<b>Total</b>	<b>63,000</b>	<b>7.6</b>	<b>20,300</b>	<b>8.2</b>	<b>14,900</b>	<b>18.4</b>	<b>98,200</b>	<b>8.5</b>	
<b>Fit:</b>									<b>Ffit:</b>
Bedroom standard: Below	14,700	86.4	13,000	85.3	3,200	81.5	30,800	85.4	Safon ystafelloedd gwely: Yn is Yn gyfartal neu'n uwch Cyfanswm
Equal or above	750,700	92.5	214,700	92.2	62,800	81.6	1,028,200	91.7	
<b>Total</b>	<b>765,300</b>	<b>92.4</b>	<b>227,700</b>	<b>91.8</b>	<b>66,000</b>	<b>81.6</b>	<b>1,059,100</b>	<b>91.5</b>	
<b>All dwellings:</b>									<b>Pob annedd:</b>
Bedroom standard: Below	17,000	100.0	15,300	100.0	3,900	100.0	36,100	100.0	Safon ystafelloedd gwely: Yn is Yn gyfartal neu'n uwch Cyfanswm
Equal or above	811,400	100.0	232,800	100.0	77,000	100.0	1,121,200	100.0	
<b>Total</b>	<b>828,400</b>	<b>100.0</b>	<b>248,000</b>	<b>100.0</b>	<b>80,900</b>	<b>100.0</b>	<b>1,157,300</b>	<b>100.0</b>	

UNFITNESS  
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**1.8 Unfitness by type of first household and income**

*Number of dwellings*

	Gross household income: Incwm crynswth yr aelwyd:					
	Under £10,000 Llai na £10,000		£10,001 to £20,000 £10,001 i £20,000		Over £20,001 Dros £20,001	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
<b>Unfit:</b>						
Single pensioner	14,400	12.6	100	2.0	100	2.7
Other single person	6,800	15.1	1,800	8.8	600	6.6
Lone parent	5,300	10.1	200	2.7	200	9.5
Other with dependent children	6,400	11.1	5,900	7.6	3,200	4.1
Other without dependent children	13,200	10.3	4,900	5.4	4,600	5.7
Total	46,000	11.6	12,900	6.4	8,600	5.0
<b>Fit:</b>						
Single pensioner	100,000	87.4	6,600	98.0	1,900	97.3
Other single person	37,900	84.9	19,000	91.2	7,800	93.4
Lone parent	46,800	89.9	6,500	97.3	1,600	90.5
Other with dependent children	51,200	88.9	71,200	92.4	75,400	95.9
Other without dependent children	114,400	89.7	86,300	94.6	76,400	94.3
Total	350,200	88.4	189,500	93.6	163,000	95.0
<b>All dwellings:</b>						
Single pensioner	114,400	100.0	6,800	100.0	1,900	100.0
Other single person	44,700	100.0	20,800	100.0	8,400	100.0
Lone parent	52,100	100.0	6,700	100.0	1,700	100.0
Other with dependent children	57,600	100.0	77,000	100.0	78,600	100.0
Other without dependent children	127,500	100.0	91,200	100.0	81,000	100.0
Total	396,200	100.0	202,400	100.0	171,600	100.0

Anffitrwydd yn ôl math o aelwyd gyntaf ac incwm

*Nifer yr anheddau*

Gross household income: Incwm crynswth yr aelwyd:			
Refused or not known Wedi gwrthol neu ddim yn hysbys		All Pob un	
Number	Per cent	Number	Per cent
Nifer	Canran	Nifer	Canran
5,600	10.3	20,200	11.3
2,400	10.3	11,500	11.9
800	5.5	6,400	8.5
6,400	6.9	21,900	7.2
15,600	7.7	38,300	7.6
30,800	8.0	98,200	8.5
<hr/>			
49,400	89.7	157,900	88.7
20,400	89.7	85,100	88.1
13,700	94.5	68,600	91.5
85,600	93.1	283,300	92.8
187,200	92.3	464,200	92.4
356,300	92.0	1,059,100	91.5
<hr/>			
55,100	100.0	178,100	100.0
22,800	100.0	96,600	100.0
14,500	100.0	75,000	100.0
91,900	100.0	305,100	100.0
202,800	100.0	502,400	100.0
387,100	100.0	1,157,300	100.0

Anffit:

Pensiynwr sengl  
Person sengl arall  
Rhiant unigol  
Arall â phlant dibynnol  
Arall heb blant dibynnol  
Cyfanswm

Ffit:

Pensiynwr sengl  
Person sengl arall  
Rhiant unigol  
Arall â phlant dibynnol  
Arall heb blant dibynnol  
Cyfanswm

Pob annedd:

Pensiynwr sengl  
Person sengl arall  
Rhiant unigol  
Arall â phlant dibynnol  
Arall heb blant dibynnol  
Cyfanswm

UNFITNESS  
ANFFITRWYDD

**1.9 Unfitness by age and sex of head of first household and employment status**

*Number of dwellings*

	Full-time employment Cyflogaeth amsw-llawn		Part-time employment Cyflogaeth ran-amser		Unemployed Di-waith	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
<b>Unfit:</b>						
Male:						
16-29	4,400	7.7	100	6.0	1,000	12.7
30-44	11,300	5.9	400	7.4	2,600	19.0
45-64	13,300	7.2	800	6.6	1,700	12.2
65 or over	700	16.2	900	23.9	-	-
Female:						
16-29	700	6.8	600	10.4	500	13.2
30-44	1,800	7.8	1,000	5.9	300	6.3
45-59	1,300	9.3	500	4.6	400	13.0
60 or over	300	16.4	100	3.9	-	-
Total	33,800	7.0	4,400	7.4	6,500	13.8
<b>Fit:</b>						
Male:						
16-29	52,200	92.3	1,600	94.0	6,600	87.3
30-44	179,600	94.1	5,100	92.6	11,200	81.0
45-64	171,600	92.8	11,900	93.4	12,500	87.8
65 or over	3,600	83.8	2,900	76.1	-	-
Female:						
16-29	10,100	93.2	5,100	89.6	3,200	86.8
30-44	20,600	92.2	15,300	94.1	4,500	93.7
45-59	12,300	90.7	9,800	95.4	2,300	87.0
60 or over	1,400	83.6	2,800	96.1	100	100.0
Total	451,600	93.0	54,600	92.6	40,400	86.2
<b>All dwellings:</b>						
Male:						
16-29	56,600	100.0	1,700	100.0	7,500	100.0
30-44	191,000	100.0	5,500	100.0	13,900	100.0
45-64	185,000	100.0	12,800	100.0	14,300	100.0
65 or over	4,300	100.0	3,800	100.0	-	-
Female:						
16-29	10,800	100.0	5,700	100.0	3,700	100.0
30-44	22,400	100.0	16,300	100.0	4,800	100.0
45-59	13,600	100.0	10,300	100.0	2,700	100.0
60 or over	1,700	100.0	3,000	100.0	100	100.0
Total	485,400	100.0	59,000	100.0	46,900	100.0

Anffitrwydd yn ôl oedran a rhyw penteulu'r aelwyd gyntaf a statws cyflogaeth

*Nifer yr anheddau*

Not in employment Dim mewn cyflogaeth		All Pob un		
Number	Per cent	Number	Per cent	
Nifer	Canran	Nifer	Canran	
1,300	14.9	6,700	9.0	Anffit:
2,300	8.7	16,700	7.0	Gwryw:
8,300	7.6	24,200	7.5	16-29
19,400	10.1	21,000	10.5	30-44
				45-64
				65 neu drosodd
				Benyw:
3,000	14.3	4,800	11.7	16-29
2,100	7.4	5,200	7.1	30-44
2,600	10.2	4,700	9.0	45-59
14,400	9.5	14,800	9.4	60 neu drosodd
53,600	9.5	98,200	8.5	Cyfanswm
				Ffit:
				Gwryw:
7,400	85.1	67,800	91.0	16-29
24,200	91.3	220,100	93.0	30-44
101,200	92.4	297,300	92.5	45-64
173,000	89.9	179,600	89.5	65 neu drosodd
				Benyw:
18,200	85.7	36,600	88.3	16-29
26,900	92.6	67,300	92.9	30-44
23,300	89.8	47,800	91.0	45-59
138,200	90.5	142,600	90.6	60 neu drosodd
512,400	90.5	1,059,100	91.5	Cyfanswm
				Pob annedd:
				Gwryw:
8,700	100.0	74,500	100.0	16-29
26,500	100.0	236,800	100.0	30-44
109,500	100.0	321,500	100.0	45-64
192,400	100.0	200,600	100.0	65 neu drosodd
				Benyw:
21,200	100.0	41,400	100.0	16-29
29,000	100.0	72,400	100.0	30-44
25,900	100.0	52,500	100.0	45-59
152,700	100.0	157,400	100.0	60 neu drosodd
566,000	100.0	1,157,300	100.0	Cyfanswm



UNFITNESS  
ANFFITRWYDD

**1.10 Unfitness by age and sex of head of first household and time at address**

Number of dwellings

	Time at address: Amser yn y cyfeiriad:					
	Less than 1 year Llai na blwyddyn		1 to 5 years 1 i 5 mlynedd		5 to 10 years 5 i 10 mlynedd	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
<b>Unfit:</b>						
Male:						
16-29	3,500	13.2	2,200	6.1	700	8.1
30-44	2,300	8.6	5,200	7.2	4,200	5.9
45-64	1,000	7.5	2,400	6.4	4,300	9.1
65 or over	500	8.6	1,300	7.5	1,000	4.3
Female:						
16-29	1,200	8.8	3,100	14.7	500	9.9
30-44	900	8.4	1,400	7.0	1,000	5.3
45-59	300	8.7	400	4.7	400	5.0
60 or over	400	5.5	700	3.7	500	3.0
Total	10,100	9.4	16,700	7.2	12,600	6.3
<b>Fit:</b>						
Male:						
16-29	23,100	86.8	34,500	93.9	8,200	91.9
30-44	24,900	91.4	66,400	92.8	66,500	94.1
45-64	12,100	92.5	34,900	93.6	43,400	90.9
65 or over	4,800	91.4	16,200	92.5	21,700	95.7
Female:						
16-29	12,800	91.2	18,000	85.3	4,500	90.1
30-44	9,900	91.6	19,100	93.0	17,200	94.7
45-59	3,300	91.3	8,400	95.3	7,400	95.0
60 or over	6,100	94.5	17,500	96.3	17,200	97.0
Total	97,100	90.6	215,100	92.8	186,200	93.7
<b>All dwellings:</b>						
Male:						
16-29	26,600	100.0	36,700	100.0	8,900	100.0
30-44	27,300	100.0	71,600	100.0	70,700	100.0
45-64	13,000	100.0	37,300	100.0	47,700	100.0
65 or over	5,300	100.0	17,500	100.0	22,700	100.0
Female:						
16-29	14,000	100.0	21,100	100.0	5,000	100.0
30-44	10,800	100.0	20,500	100.0	18,200	100.0
45-59	3,700	100.0	8,900	100.0	7,800	100.0
60 or over	6,500	100.0	18,200	100.0	17,700	100.0
Total	107,200	100.0	231,800	100.0	198,800	100.0

Anffitrwydd yn ôl oedran a rhyw'r penteulu cyntaf ac amser yn y cyfeiriad

Nifer yr anheddau

Time at address: Amser yn y cyfeiriad:						
10 to 20 years 10 i 20 mlynedd		20 or more years 20 mlynedd neu ragor		All Pob un		
Number	Per cent	Number	Per cent	Number	Per cent	
Nifer	Canran	Nifer	Canran	Nifer	Canran	
100	8.0	200	15.3	6,700	9.0	Anffit:
4,100	7.2	900	8.8	16,700	7.0	Gwryw:
6,300	6.4	10,300	8.2	24,200	7.5	16-29
2,600	6.9	15,700	13.3	21,000	10.5	30-44
-	-	-	-	4,800	11.7	45-64
1,500	8.0	300	8.5	5,200	7.1	65 neu drosodd
1,800	13.2	1,800	9.7	4,700	9.0	Benyw:
1,700	5.5	11,600	13.7	14,800	9.4	16-29
18,000	7.0	40,800	11.3	98,200	8.5	30-44
						45-59
						60 neu drosodd
						Cyfanswm
1,100	92.0	900	84.7	67,800	91.0	Ffit:
53,100	92.8	9,200	91.2	220,100	93.0	Gwryw:
92,100	93.6	114,800	91.8	297,300	92.5	16-29
34,900	93.1	102,000	86.7	179,600	89.5	30-44
						45-64
						65 neu drosodd
500	100.0	800	100.0	36,600	88.3	Benyw:
17,500	92.0	3,600	91.5	67,300	92.9	16-29
11,800	86.8	16,800	90.3	47,800	91.0	30-44
28,900	94.5	72,900	86.3	142,600	90.6	45-59
239,700	93.0	320,900	88.7	1,059,100	91.5	60 neu drosodd
						Cyfanswm
1,200	100.0	1,000	100.0	74,500	100.0	Pob annedd:
57,100	100.0	10,100	100.0	236,800	100.0	Gwryw:
98,400	100.0	125,100	100.0	321,500	100.0	16-29
37,500	100.0	117,700	100.0	200,600	100.0	30-44
						45-64
						65 neu drosodd
500	100.0	800	100.0	41,400	100.0	Benyw:
19,000	100.0	3,900	100.0	72,500	100.0	16-29
13,500	100.0	18,700	100.0	52,500	100.0	30-44
30,600	100.0	84,500	100.0	157,400	100.0	45-59
257,700	100.0	361,700	100.0	1,157,300	100.0	60 neu drosodd
						Cyfanswm

UNFITNESS  
ANFFITRWYDD

1.11 Unfitness by age and sex of head of first household and opinion of state of repair

Anffitrwydd yn ôl oedran a rhyw  
penteulu cyntaf a barn am gyflwr

Number of dwellings

Nifer yr anheddau

	In good repair Mewn cyflwr da		Needs minor repair Angen mân waith trwsio		Needs major repair Angen gwaith trwsio mawr		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
<b>Unfit:</b>									<b>Anffit:</b>
Male									Gwryw:
16-29	2,200	4.7	3,700	14.9	800	23.1	6,700	9.0	16-29
30-44	6,400	4.0	7,700	12.1	2,500	19.8	16,700	7.1	30-44
45-64	10,800	4.5	8,500	12.5	4,900	35.6	24,200	7.5	45-64
65 or over	11,100	7.1	7,200	19.3	2,800	38.2	21,000	10.5	65 neu drosodd
Female									Benyw:
16-29	1,600	7.5	2,300	14.0	900	27.3	4,800	11.7	16-29
30-44	1,100	2.7	2,800	10.4	1,200	21.7	5,200	7.1	30-44
45-59	1,300	3.9	2,200	13.5	1,200	37.7	4,700	9.0	45-59
60 or over	6,900	6.0	6,500	17.7	1,400	25.3	14,800	9.4	60 neu drosodd
Total	41,400	5.1	41,000	14.1	15,800	28.6	98,200	8.5	Cyfanswm
<b>Fit:</b>									<b>Ffit:</b>
Male									Gwryw:
16-29	43,800	95.3	21,300	85.1	2,700	76.9	67,800	91.0	16-29
30-44	153,700	96.0	56,200	87.9	10,300	80.2	220,100	92.9	30-44
45-64	229,000	95.5	59,400	87.5	8,900	64.4	297,300	92.5	45-64
65 or over	145,100	92.9	29,900	80.7	4,500	61.8	179,600	89.5	65 neu drosodd
Female									Benyw:
16-29	20,000	92.5	14,200	86.0	2,400	72.7	36,600	88.3	16-29
30-44	38,400	97.3	24,400	89.6	4,500	78.3	67,300	92.9	30-44
45-59	31,600	96.1	14,100	86.5	2,100	62.3	47,800	91.0	45-59
60 or over	108,100	94.0	30,400	82.3	4,100	74.7	142,600	90.6	60 neu drosodd
Total	769,700	94.9	250,000	85.9	39,400	71.4	1,059,100	91.5	Cyfanswm
<b>All dwellings:</b>									<b>Pob annedd:</b>
Male									Gwryw:
16-29	45,900	100.0	25,100	100.0	3,500	100.0	74,500	100.0	16-29
30-44	160,100	100.0	64,000	100.0	12,800	100.0	236,800	100.0	30-44
45-64	239,900	100.0	67,900	100.0	13,800	100.0	321,500	100.0	45-64
65 or over	156,200	100.0	37,100	100.0	7,300	100.0	200,600	100.0	65 neu drosodd
Female									Benyw:
16-29	21,600	100.0	16,500	100.0	3,300	100.0	41,400	100.0	16-29
30-44	39,500	100.0	27,200	100.0	5,700	100.0	72,500	100.0	30-44
45-59	32,900	100.0	16,300	100.0	3,300	100.0	52,500	100.0	45-59
60 or over	115,000	100.0	36,900	100.0	5,500	100.0	157,400	100.0	60 neu drosodd
Total	811,000	100.0	291,000	100.0	55,300	100.0	1,157,300	100.0	Cyfanswm

**1.12 Unfitness by nature of area and tenure**

**Anffitrwydd yn ôl natur yr ardal a deiliadaeth**

<i>Number of dwellings</i>									<i>Nifer yr anheddau</i>
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
Unfit:									Anffit:
Urban	47,000	7.2	17,900	8.1	10,100	16.8	75,100	8.1	Trefol
Rural	16,000	9.0	2,400	8.9	4,700	23.2	23,100	10.3	Gwledig
Total	63,000	7.6	20,300	8.2	14,900	18.4	98,200	8.5	Cyfanswm
Fit:									Ffit:
Urban	604,200	92.8	203,300	91.9	50,300	83.2	857,700	91.9	Trefol
Rural	161,200	91.0	24,500	91.1	15,700	76.8	201,300	89.7	Gwledig
Total	765,300	92.4	227,700	91.8	66,000	81.6	1,059,100	91.5	Cyfanswm
All dwellings:									Pob annedd:
Urban	651,200	100.0	221,200	100.0	60,400	100.0	932,800	100.0	Trefol
Rural	177,200	100.0	26,800	100.0	20,400	100.0	224,400	100.0	Gwledig
Total	828,400	100.0	248,000	100.0	80,900	100.0	1,157,300	100.0	Cyfanswm

UNFITNESS  
ANFFITRWYDD

### 1.13 Unfitness by nature of area and type of accommodation

Number of dwellings

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
Unfit:						
Urban	40,600	11.1	20,700	6.3	4,900	3.4
Rural	5,500	13.8	5,800	9.7	11,100	9.4
Total	46,100	11.4	26,500	6.8	16,000	6.1
Fit:						
Urban	324,800	88.9	306,500	93.7	141,100	96.6
Rural	34,200	86.2	54,200	90.3	107,100	90.6
Total	358,900	88.6	360,700	93.2	248,100	93.9
All dwellings:						
Urban	365,400	100.0	327,200	100.0	146,000	100.0
Rural	39,600	100.0	60,000	100.0	118,200	100.0
Total	405,000	100.0	387,200	100.0	264,100	100.0

### 1.14 Reasons for unfitness by tenure

Number of dwellings

	Owner-occupied Perchen-feddiant			Social housing Tai cymdeithasol		
	Number	Per cent	Rank	Number	Per cent	Rank
	Nifer	Canran	Safle	Nifer	Canran	Safle
Repair	19,300	30.6	2	2,500	12.5	.
Structural stability	4,300	6.8	.	800	4.0	.
Dampness	12,100	19.2	.	1,100	5.4	.
Ventilation	9,900	15.7	.	1,100	5.5	.
Lighting	3,700	5.8	.	200	0.8	.
Heating	4,500	7.1	.	600	2.8	.
Cold water supply	3,000	4.8	.	400	2.1	.
Food preparation	22,400	35.5	1	9,800	48.4	1
Bath/shower/wash hand basin	12,800	20.4	.	4,000	19.8	3
WC	14,700	23.4	3	4,300	21.2	2
Drainage	1,900	3.1	.	100	0.5	.
Total unfit dwellings	63,000	100.0	.	20,300	100.0	.

### 1.15 Reasons for unfitness by date of construction

Number of dwellings

	Pre 1919 Cyn 1919			1919 - 1944			1945 - 1964		
	Number	Per cent	Rank	Number	Per cent	Rank	Number	Per cent	Rank
	Nifer	Canran	Safle	Nifer	Canran	Safle	Nifer	Canran	Safle
Repair	21,100	38.2	1	3,400	22.9	2	2,800	14.8	.
Structural stability	3,800	7.0	.	800	5.4	.	1,100	5.8	.
Dampness	13,800	25.0	3	1,400	9.2	.	900	4.5	.
Ventilation	9,700	17.6	.	2,400	16.4	.	1,500	8.0	.
Lighting	4,800	8.7	.	300	2.0	.	200	0.8	.
Heating	5,300	9.7	.	400	2.5	.	1,100	5.7	.
Cold water supply	2,700	4.9	.	600	4.0	.	700	3.6	.
Food preparation	19,500	35.5	2	6,600	44.1	1	8,300	43.8	1
Bath/shower/wash basin	11,800	21.4	.	2,400	15.8	.	4,600	24.3	3
WC	10,900	19.7	.	2,800	19.0	3	5,800	30.8	2
Drainage	1,900	3.5	.	300	2.1	.	800	4.2	.
Total unfit dwellings	55,100	100.0	.	14,900	100.0	.	18,900	100.0	.

### Anffitrwydd yn ôl natur yr ardal a math o lety

*Nifer yr anheddau*

Flats and other Fflatiau ac arall		All Pob un		
Number	Per cent	Number	Per cent	
Nifer	Canran	Nifer	Canran	
8,900	9.4	75,100	8.1	Anffit:
700	10.9	23,100	10.3	Trefol
9,600	9.5	98,200	8.5	Gwledig
				Cyfanswm
85,400	90.6	857,700	91.9	Ffit:
5,900	89.1	201,300	89.7	Trefol
91,300	90.5	1,059,100	91.5	Gwledig
				Cyfanswm
94,200	100.0	932,800	100.0	Pob anedd:
6,700	100.0	224,400	100.0	Trefol
100,900	100.0	1,157,300	100.0	Gwledig
				Cyfanswm

### Rhesymau dros anffitrwydd yn ôl deiliadaeth

*Nifer yr anheddau*

Privately rented Rhentu'n breifat			All Pob un			
Number	Per cent	Rank	Number	Per cent	Rank	
Nifer	Canran	Safle	Nifer	Canran	Safle	
6,500	43.5	1	28,300	28.8	2	Trwsio
1,000	6.8	.	6,100	6.2	.	Sefydlogrwydd strwythurol
3,800	25.5	.	17,000	17.3	.	Tamprwydd
3,000	20.1	.	14,000	14.2	.	Awyru
1,400	9.6	.	5,300	5.4	.	Goleuo
1,900	13.0	.	7,000	7.1	.	Gwresogi
700	5.0	.	4,200	4.2	.	Cyflenwad dŵr oer
4,900	32.8	2	37,100	37.8	1	Paratoi bwyd
4,000	26.8	3	20,800	21.2	.	Baddon/cawod/basn ymolchi
3,600	23.9	.	22,600	23.0	3	WC
1,000	6.5	.	3,000	3.1	.	Traenio
14,900	100.0	.	98,200	100.0	.	Cyfanswm anheddau anffit

### Rhesymau dros anffitrwydd yn ôl dyddiad adeiladu

*Nifer yr anheddau*

Post 1964 Ar ôl 1964			All Pob un			
Number	Per cent	Rank	Number	Per cent	Rank	
Nifer	Canran	Safle	Nifer	Canran	Safle	
1,000	10.6	.	28,300	28.8	2	Trwsio
400	4.0	.	6,100	6.2	.	Sefydlogrwydd strwythurol
1,000	10.5	.	17,000	17.3	.	Tamprwydd
300	3.6	.	14,000	14.2	.	Awyru
-	-	.	5,300	5.4	.	Goleuo
200	2.2	.	7,000	7.1	.	Gwresogi
200	2.0	.	4,200	4.2	.	Cyflenwad dŵr oer
2,700	29.3	2	37,100	37.8	1	Paratoi bwyd
2,100	22.6	3	20,800	21.2	.	Baddon/cawod/basn ymolchi
3,100	32.9	1	22,600	23.0	3	WC
-	-	.	3,000	3.1	.	Traenio
9,300	100.0	.	98,200	100.0	.	Cyfanswm anheddau anffit

UNFITNESS  
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**1.16 Number of reasons for unfitness by tenure**

**Nifer y rhesymau dros anffitrwydd yn ôl deiliadaeth**

Number of dwellings	Number of dwellings								Nifer yr anheddau
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
Number of items unfit:									Nifer yr eitemau anffit:
1	37,700	59.8	16,700	82.2	7,500	50.3	61,800	63.0	1
2	14,700	23.4	2,600	12.9	2,900	19.6	20,300	20.6	2
3	5,000	7.9	600	2.9	2,000	13.5	7,600	7.8	3
4	2,800	4.5	300	1.3	800	5.5	3,900	4.0	4
5	1,300	2.0	-	-	500	3.1	1,700	1.7	5
6 or more	1,500	2.4	100	0.6	1,200	8.0	2,900	2.9	6 neu ragor
Total unfit dwellings	63,000	100.0	20,300	100.0	14,900	100.0	98,200	100.0	Cyfanswm anheddau anffit

**1.17 Number of reasons for unfitness by lack of amenities and tenure**

**Nifer y rhesymau dros anffitrwydd yn ôl diffyg amwynderau a deiliadaeth**

Number of dwellings	Number of dwellings								Nifer yr anheddau
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
1 item unfit:									1 eitem yn anffit:
Basic amenities:									Amwynderau sylfaenol:
Not present and working	13,500	21.4	7,800	38.2	1,700	11.7	23,000	23.4	Ddim yn bresennol ac yn gweithio
Present and working	24,200	38.4	8,900	44.0	5,700	38.6	38,900	39.6	Yn bresennol ac yn gweithio
Total	37,700	59.8	16,700	82.2	7,500	50.3	61,800	63.0	Cyfanswm
2 or more items unfit:									2 eitem neu ragor yn anffit:
Basic amenities:									Amwynderau sylfaenol:
Not present and working	13,000	20.6	2,200	10.9	3,900	26.0	19,000	19.4	Ddim yn bresennol ac yn gweithio
Present and working	12,400	19.7	1,400	6.9	3,500	23.7	17,300	17.6	Yn bresennol ac yn gweithio
Total	25,400	40.2	3,600	17.8	7,400	49.7	36,400	37.0	Cyfanswm
All unfit dwellings:									Pob annedd anffit:
Basic amenities:									Amwynderau sylfaenol:
Not present and working	26,400	41.9	10,000	49.1	5,600	37.7	42,000	42.8	Ddim yn bresennol ac yn gweithio
Present and working	36,600	58.1	10,300	50.9	9,300	62.3	56,200	57.2	Yn bresennol ac yn gweithio
Total	63,000	100.0	20,300	100.0	14,900	100.0	98,200	100.0	Cyfanswm

### 1.18 Action on unfit dwellings

### Gweithredu ar anheddau anffit

Number of dwellings	Nifer yr anheddau								
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
Group repair scheme	1,600	2.6	700	3.4	200	1.6	2,500	2.6	Cynllun trwsio grŵp
Grant to retain long term	48,400	76.8	12,700	62.5	9,400	63.5	70,600	71.9	Grant i gadw yn y tymor hir
Section 189 notice	6,800	10.8	2,600	12.7	4,100	27.4	13,500	13.7	Hysbysiad adran 189
Section 264 closing order	300	0.5	-	-	200	1.3	500	0.5	Gorchymyn cau adran 264
Section 265 demolition order	500	0.9	-	-	100	0.7	600	0.7	Gorchymyn dymchwel adran 265
Section 289 clearance order	100	0.1	100	0.7	-	-	200	0.2	Gorchymyn clirio adran 289
Other	5,200	8.3	4,200	20.7	800	5.5	10,300	10.5	Arall
<b>Total unfit dwellings</b>	<b>63,000</b>	<b>100.0</b>	<b>20,300</b>	<b>100.0</b>	<b>14,900</b>	<b>100.0</b>	<b>98,200</b>	<b>100.0</b>	<b>Cyfanswm anheddau anffit</b>

### 1.19 Unfitness by borderline assessment or mitigating circumstances and tenure

### Anffitrwydd yn ôl asesiad ffiniol neu amgylchiadau lliniarol a deiliadaeth

Number of dwellings	Nifer yr anheddau								
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
If unfit, is this a borderline assessment?									Os yn anffit, ai asesiad ffiniol yw hwn?
Yes	6,300	10.0	2,600	12.8	1,200	7.8	10,100	10.3	Ie
No	56,700	90.0	17,700	87.2	13,700	92.2	88,100	89.7	Nage
Total	63,000	100.0	20,300	100.0	14,900	100.0	98,200	100.0	Cyfanswm
Are there mitigating circumstances?									A oes amgylchiadau lliniarol?
None	57,400	91.1	18,500	90.8	14,300	96.0	90,100	91.8	Dim
Minor technicality	2,100	3.3	1,100	5.4	200	1.6	3,500	3.5	Mân bwynt technegol
Short-term refurbishment	1,100	1.8	200	0.8	-	-	1,300	1.3	Ailwampio tymor byr
Being made fit	2,400	3.8	600	3.0	400	2.4	3,400	3.4	Yn cael ei wneud yn ffit
Total	63,000	100.0	20,300	100.0	14,900	100.0	98,200	100.0	Cyfanswm
<b>All unfit dwellings</b>	<b>63,000</b>	<b>100.0</b>	<b>20,300</b>	<b>100.0</b>	<b>14,900</b>	<b>100.0</b>	<b>98,200</b>	<b>100.0</b>	<b>Pob annedd anffit</b>



UNFITNESS  
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1.20 Action on fit dwellings

Gweithredu ar anheddau ffit

	<i>Number of dwellings</i>								<i>Nifer yr anheddau</i>
	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol		Privately rented Rhentu'n breifat		All Pob un		
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent	
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran	
No action	627,000	81.9	177,800	78.1	46,900	71.0	851,700	80.4	Dim gweithredu
Section 190 notice	36,000	4.7	20,900	9.2	8,200	12.4	65,200	6.2	Hysbysiad adran 190
Discretionary grant	97,400	12.7	22,200	9.7	10,000	15.2	129,600	12.2	Grant dewisol
Group repair scheme	4,900	0.6	6,800	3.0	900	1.4	12,600	1.2	Cynllun trwsio gröp
Total fit dwellings	765,300	100.0	227,700	100.0	66,000	100.0	1,059,100	100.0	Cyfanswm aneddau ffit

1.21 Unfit dwellings by tenure and  
unitary authority

Anheddau anffit yn ôl deiliadaeth ac  
awdurdod unedol

	<i>Number of dwellings</i>				<i>Nifer yr anheddau</i>					
	Per cent unfit Canran yn anffit				Numbers of dwellings Nifer yr anheddau					
	Owner-occupied	Social housing	Privately rented	All	Owner-occupied	Social housing	Privately rented	All		
	Perchen-feddiant	Tai Cymdeithasol	Rhentu'n breifat	Pob un	Perchen-feddiant	Tai Cymdeithasol	Rhentu'n breifat	Pob un		
Isle of Anglesey	3.9	3.1	10.2	4.4	19,600	4,900	2,900	27,400	Ynys Môn	
Gwynedd	11.3	5.6	15.5	10.5	30,800	10,000	5,400	46,300	Gwynedd	
Conwy	4.3	2.2	13.5	4.8	36,200	7,200	3,900	47,300	Conwy	
Denbighshire	5.9	6.4	16.9	7.2	27,400	5,700	4,100	37,100	Sir Ddinbych	
Flintshire	3.6	4.3	19.2	4.8	39,300	12,100	3,700	55,100	Sir y Fflint	
Wrexham	6.4	7.9	17.8	7.5	31,000	17,000	2,700	50,700	Wrecsam	
Powys	7.6	1.9	22.6	8.4	34,500	9,500	6,200	50,200	Powys	
Ceredigion	9.8	5.8	24.1	11.1	18,900	3,800	3,500	26,200	Ceredigion	
Pembrokeshire	9.7	8.7	20.1	10.6	30,300	9,300	4,800	44,400	Sir Benfro	
Carmarthenshire	6.3	4.7	39.9	7.9	52,300	13,900	4,000	70,200	Sir Gaerfyrddin	
Swansea	7.2	5.2	11.7	7.0	66,000	19,700	3,600	89,400	Abertawe	
Neath Port Talbot	9.7	7.3	25.7	9.5	41,900	13,500	1,500	56,900	Castell-nedd Port Talbot Pen-y-bont ar Ogwr	
Bridgend	6.5	23.3	22.4	9.8	43,300	8,700	2,000	53,900		
The Vale of Glamorgan	6.1	6.4	16.6	7.2	35,300	6,800	4,500	46,600	Bro Morgannwg	
Cardiff	6.5	14.8	16.0	9.1	83,300	24,300	11,000	118,700	Caerdydd	
Rhondda, Cynon,Taff	11.5	9.2	16.8	11.4	71,300	18,200	5,700	95,200	Rhondda, Cynon, Taf	
Merthyr Tydfil	13.0	10.6	20.4	12.5	15,700	6,900	700	23,300	Merthyr Tudful	
Caerphilly	5.5	5.3	13.7	5.9	46,700	15,000	3,200	64,900	Caerffili	
Blaenau Gwent	10.1	4.9	22.0	9.0	18,600	9,400	1,400	29,300	Blaenau Gwent	
Torfaen	10.8	11.9	15.2	11.3	23,700	11,800	1,000	36,500	Tor-faen	
Monmouthshire	8.6	4.9	17.1	8.6	25,000	5,200	2,100	32,300	Sir Fynwy	
Newport	7.5	13.2	14.1	9.4	37,300	15,000	3,100	55,300	Casnewydd	
Wales	7.6	8.2	18.4	8.5	828,400	248,000	80,900	1,157,300	Cymru	



UNFITNESS  
ANFFITRWYDD

1.22 Unfit dwellings by date of construction and unitary authority

	Per cent unfit Canran yn anffit				
	Pre 1919	1919-1944	1945-1964	Post 1964	All
	<u>Cyn 1919</u>	<u>1919-1944</u>	<u>1945-1964</u>	<u>Ar ôl 1964</u>	<u>Pob un</u>
Isle of Anglesey	8.9	7.3	2.8	0.9	4.4
Gwynedd	16.9	5.5	7.4	2.6	10.5
Conwy	12.7	2.9	2.8	0.2	4.8
Denbighshire	17.5	7.5	3.2	2.0	7.2
Flintshire	15.0	6.9	4.2	0.7	4.8
Wrexham	7.4	14.6	11.1	0.3	7.5
Powys	16.1	4.3	5.4	1.4	8.4
Ceredigion	19.3	17.5	7.3	0.3	11.1
Pembrokeshire	18.2	11.1	9.6	4.1	10.6
Carmarthenshire	14.9	7.8	6.6	0.3	7.9
Swansea	12.7	11.8	4.8	1.0	7.0
Neath Port Talbot	14.5	10.1	8.4	3.3	9.5
Bridgend	15.0	9.9	16.2	2.3	9.8
The Vale of Glamorgan	12.0	10.1	8.8	2.8	7.2
Cardiff	14.2	6.8	14.0	3.0	9.1
Rhondda Cynon Taff	16.0	16.1	4.9	3.8	11.4
Merthyr Tydfil	18.1	18.4	7.9	3.9	12.5
Caerphilly	10.1	5.5	5.6	1.2	5.9
Blaenau Gwent	14.4	5.1	3.5	4.0	9.0
Torfaen	22.6	8.4	10.3	6.6	11.3
Monmouthshire	20.1	10.0	7.1	2.5	8.6
Newport	12.2	12.6	8.0	7.2	9.4
Wales	14.9	9.3	8.0	2.4	8.5

**Anheddau anffit yn ôl dyddiad adeiladu ac awdurdod unedol**

Numbers of dwellings Nifer yr anheddau					
Pre 1919	1919-1944	1945-1964	Post 1964	All	
<u>Cyn 1919</u>	<u>1919-1944</u>	<u>1945-1964</u>	<u>Ar ôl 1964</u>	<u>Pob un</u>	
8,700	2,300	6,200	10,100	27,400	Ynys Môn
21,700	5,800	8,200	10,500	46,300	Gwynedd
13,400	9,200	8,700	16,000	47,300	Conwy
8,800	8,400	7,300	12,600	37,100	Sir Ddinbych
8,300	10,300	11,600	25,000	55,100	Sir y Fflint
7,500	12,700	12,000	18,500	50,700	Wrecsam
21,300	3,200	7,600	18,100	50,200	Powys
12,000	2,100	3,000	9,200	26,200	Ceredigion
14,200	4,200	10,600	15,300	44,400	Sir Benfro
26,500	8,300	13,000	22,300	70,200	Sir Gaerfyrddin
25,400	15,000	19,600	29,400	89,400	Abertawe
18,900	10,100	14,700	13,200	56,900	Castell-nedd Port Talbot
13,900	6,100	13,100	20,800	53,900	Pen-y-bont ar Ogwr
12,300	5,500	8,500	20,400	46,600	Bro Morgannwg
31,200	21,300	26,300	39,900	118,700	Caerdydd
51,800	6,500	11,800	25,200	95,200	Rhondda, Cynon, Taf
10,600	2,400	3,700	6,500	23,300	Merthyr Tudful
22,800	8,900	14,200	19,100	64,900	Caerffili
14,100	2,500	5,900	6,800	29,300	Blaenau Gwent
7,700	3,900	10,400	14,400	36,500	Tor-faen
8,200	2,500	7,600	14,100	32,300	Sir Fynwy
11,600	10,200	13,800	19,800	55,300	Casnewydd
370,900	161,200	237,800	387,300	1,157,300	Cymru

UNFITNESS  
ANFFITRWYDD

1.23 Unfit dwellings by type of accommodation and unitary authority

	Per cent unfit Canran yn anffit				
	Terraced	Semi- detached	Detached	Flats and other	All
	Teras	Un talcen	Dau dalcen	Fflatiau ac arall	Pob un
Isle of Anglesey	8.3	1.8	3.5	-	4.4
Gwynedd	10.3	7.2	11.7	16.6	10.5
Conwy	6.1	3.0	5.1	7.3	4.8
Denbighshire	11.8	5.2	5.7	13.5	7.2
Flintshire	6.2	4.0	4.7	6.9	4.8
Wrexham	9.2	8.4	2.8	9.0	7.5
Powys	5.7	7.5	9.0	19.9	8.4
Ceredigion	15.5	8.9	10.6	10.5	11.1
Pembrokeshire	10.7	9.5	10.6	13.1	10.6
Carmarthenshire	14.0	5.6	6.4	4.3	7.9
Swansea	9.4	7.8	1.8	8.5	7.0
Neath Port Talbot	13.8	8.9	6.5	2.9	9.5
Bridgend	13.0	9.6	3.3	11.0	9.8
The Vale of Glamorgan	9.8	7.2	2.8	7.0	7.2
Cardiff	12.8	6.7	2.6	9.1	9.1
Rhondda Cynon Taff	13.6	6.8	4.9	15.1	11.4
Merthyr Tydfil	16.9	7.7	0.8	6.2	12.5
Caerphilly	7.4	5.1	1.9	6.6	5.9
Blaenau Gwent	12.4	3.3	5.6	7.1	9.0
Torfaen	13.3	9.3	10.0	7.8	11.3
Monmouthshire	8.7	12.1	7.3	1.4	8.6
Newport	10.2	6.8	8.7	15.9	9.4
Wales	11.4	6.8	6.1	9.5	8.5

Anheddau anffit yn ôl math o lety ac awdurdod unedol

Numbers of dwellings Nifer yr anheddau					
Terraced	Semi-detached	Detached	Flats and other	All	
Teras	Un talcen	Dau dalcen	Fflatiau ac arall	Pob un	
8,000	5,800	12,600	1,000	27,400	Ynys Môn
20,300	9,100	13,600	3,200	46,300	Gwynedd
8,000	17,400	15,700	6,300	47,300	Conwy
6,100	12,600	15,500	2,900	37,100	Sir Ddinbych
8,800	25,800	17,100	3,300	55,100	Sir y Fflint
14,100	21,400	10,900	4,300	50,700	Wrecsam
12,300	14,600	20,500	2,800	50,200	Powys
4,800	5,500	13,200	2,700	26,200	Ceredigion
10,600	11,400	17,700	4,800	44,400	Sir Benfro
17,200	25,300	23,500	4,200	70,200	Sir Gaerfyrddin
27,500	34,300	20,300	7,400	89,400	Abertawe
18,000	25,300	8,400	5,300	56,900	Castell-nedd Port Talbot
18,900	20,600	9,600	4,800	53,900	Pen-y-bont ar Ogwr
15,900	16,400	9,400	4,900	46,600	Bro Morgannwg
49,500	37,200	14,500	17,400	118,700	Caerdydd
59,200	21,800	7,900	6,300	95,200	Rhondda, Cynon, Taf
13,800	6,500	1,800	1,100	23,300	Merthyr Tudful
25,600	30,800	4,800	3,600	64,900	Caerffili
16,800	8,200	2,100	2,200	29,300	Blaenau Gwent
18,300	8,800	5,300	4,000	36,500	Tor-faen
7,600	9,400	12,900	2,400	32,300	Sir Fynwy
23,600	19,000	6,800	6,000	55,300	Casnewydd
405,000	387,200	264,100	100,900	1,157,300	Cymru

UNFITNESS  
ANFFITRWYDD

1.24 Unfit dwellings by type of household and unitary authority

	Per cent unfit Canran yn anffit			
	Single person households	Families with dependent children	Other without dependent children	All
	Aelwyd un person	Teuluoedd â phlant dibynnol	Arall heb blant dibynnol	Pob un
Isle of Anglesey	6.6	3.3	4.2	4.4
Gwynedd	11.4	13.9	7.5	10.5
Conwy	5.8	3.8	4.7	4.8
Denbighshire	9.4	6.0	6.6	7.2
Flintshire	7.3	4.0	4.0	4.8
Wrexham	7.9	6.8	7.9	7.5
Powys	11.1	7.6	7.4	8.4
Ceredigion	9.2	9.9	13.0	11.1
Pembrokeshire	10.1	13.4	9.2	10.6
Carmarthenshire	10.8	5.6	7.7	7.9
Swansea	7.4	8.4	5.6	7.0
Neath Port Talbot	15.4	6.1	8.8	9.5
Bridgend	18.8	6.7	8.3	9.8
The Vale of Glamorgan	10.9	5.8	6.4	
Cardiff	12.2	9.2	7.2	9.1
Rhondda Cynon Taff	17.8	6.4	11.3	11.4
Merthyr Tydfil	15.9	11.0	12.2	12.5
Caerphilly	9.3	4.7	5.4	5.9
Blaenau Gwent	15.5	7.7	6.0	9.0
Torfaen	13.8	11.4	9.7	11.3
Monmouthshire	9.1	5.9	10.3	8.6
Newport	13.6	8.6	7.5	9.4
Wales	11.5	7.4	7.6	8.5

Anheddau anffit yn ôl math o aelwyd ac awdurdod unedol

Numbers of dwellings Nifer yr anheddau				
Single person households	Families with dependent children	Other without dependent children	All	
Aelwyd un person	Teuluoedd â phlant dibynnol	Arall heb blant dibynnol	Pob un	
5,900	8,000	13,500	27,400	Ynys Môn
12,600	14,200	19,500	46,300	Gwynedd
12,700	14,200	20,500	47,300	Conwy
9,900	11,800	15,400	37,100	Sir Ddinbych
13,000	16,800	25,300	55,100	Sir y Fflint
10,200	18,700	21,800	50,700	Wrecsam
12,700	16,700	20,700	50,200	Powys
7,100	6,900	12,200	26,200	Ceredigion
11,200	12,700	20,500	44,400	Sir Benfro
17,200	20,700	32,300	70,200	Sir Gaerfyrddin
19,800	31,200	38,500	89,400	Abertawe
13,900	18,800	24,200	56,900	Castell-nedd Port Talbot
10,500	18,700	24,700	53,900	Pen-y-bont ar Ogwr
10,300	16,500	19,900	46,600	Bro Morgannwg
30,000	38,600	50,100	118,700	Caerdydd
24,200	29,700	41,300	95,200	Rhondda, Cynon, Taf
4,900	9,000	9,400	23,300	Merthyr Tudful
12,300	25,100	27,500	64,900	Caerffili
7,300	10,100	11,900	29,300	Blaenau Gwent
8,700	12,000	15,700	36,500	Tor-faen
6,400	11,000	15,000	32,300	Sir Fynwy
14,000	18,900	22,500	55,300	Casnewydd
274,700	380,100	502,400	1,157,300	Cymru



UNFITNESS  
ANFFITRWYDD

1.25 Unfit dwellings by nature of area  
and unitary authority

Anheddau anffit yn ôl natur yr ardal  
ac awdurdod unedol

	Per cent unfit Canran yn anffit			Numbers of dwellings Nifer yr anheddau			
	Urban	Rural	All	Urban	Rural	All	
	Trefol	Gwledig	Pob un	Trefol	Gwledig	Pob un	
Isle of Anglesey	4.8	3.9	4.4	16,200	11,200	27,400	Ynys Môn
Gwynedd	7.9	13.6	10.5	24,600	21,600	46,300	Gwynedd
Conwy	3.7	9.6	4.8	39,100	8,200	47,300	Conwy
Denbighshire	6.7	8.2	7.2	24,900	12,200	37,100	Sir Ddinbych
Flintshire	4.2	6.3	4.8	40,100	15,000	55,100	Sir y Fflint
Wrexham	7.5	7.5	7.5	41,700	8,900	50,700	Wrexham
Powys	7.2	9.8	8.4	27,000	23,200	50,200	Powys
Ceredigion	9.1	13.0	11.1	12,500	13,700	26,200	Ceredigion
Pembrokeshire	7.8	15.0	10.6	27,000	17,400	44,400	Sir Benfro
Carmarthenshire	7.9	7.8	7.9	40,900	29,300	70,200	Sir Gaerfyrddin
Swansea	7.4	4.3	7.0	77,300	12,100	89,400	Abertawe
Neath Port Talbot	8.7	14.5	9.5	48,800	8,100	56,900	Castell-nedd Port Talbot
Bridgend	8.8	19.5	9.8	48,700	5,200	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	7.3	6.5	7.2	41,300	5,300	46,600	Bro Morgannwg
Cardiff	8.9	22.6	9.1	117,000	1,700	118,700	Caerdydd
Rhondda Cynon Taff	10.9	17.2	11.4	88,000	7,200	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	12.7	9.6	12.5	21,700	1,500	23,300	Merthyr Tudful
Caerphilly	5.9	5.4	5.9	61,600	3,300	64,900	Caerffili
Blaenau Gwent	8.2	16.7	9.0	26,700	2,600	29,300	Blaenau Gwent
Torfaen	11.7	3.5	11.3	34,600	1,800	36,500	Tor-faen
Monmouthshire	5.6	14.4	8.6	21,200	11,100	32,300	Sir Fynwy
Newport	9.5	7.9	9.4	51,700	3,600	55,300	Casnewydd
Wales	8.1	10.3	8.5	932,800	224,400	1,157,300	Cymru

## Chapter 2: Repair Costs

### 2.1 Introduction

The second main concept used to describe the condition of housing in Wales is repair cost.

The **repair cost** is a measure of the disrepair of a dwelling; it is an estimate of the expenditure needed to put the dwelling, whether fit or unfit, into good order.

The repair cost includes:

- The costs of repairing building elements where these are defective. Repairing in this case means making the defective element fully functional, but not upgrading it or making cosmetic improvements; and
- The costs of remedying unfitness that is caused by a lack of facilities. In this case the repair cost includes installing adequate facilities. An example is putting in an inside toilet if a dwelling does not already have one.

The total repair cost is the total cost of putting the all the dwellings in a group into good order. The average repair cost is the average for the group.

Appendix B describes how repair costs were calculated. In summary:

- The surveyors inspected each dwelling and described the disrepair, if any;
- A set of standard costs for remedying each element of disrepair are compiled by the Department of Environment Transport and the Regions; and
- The repair cost of each element of disrepair is estimated by multiplying the appropriate standard cost with the extent of each element of disrepair, as measured by the surveyor. These were added together to get the repair cost for the whole dwelling.

### 2.2 Levels and trends in repair costs in Wales

- In 1998 the average repair cost for occupied first homes was £953, including those home where no disrepair was identified.
- The total repair cost for Wales was just over £1.1 billion.
- Average and total repair costs fell in each of the successive house condition survey years (1986, 1993 and 1998) as measured at constant 1998 prices. This fall in repair costs is consistent with the decline in unfitness over the same period.
- The fall in repair costs continues a long-standing trend of improving housing conditions in Wales. The 1981 WHCS suggests that total repair costs, at 1998 prices, fell between 1981 and 1986, on a consistent basis with the figures above.

## REPAIR COSTS

### J. Repair costs

	Average cost of repairs (£s)		Total cost of repairs (£000s)	
	Current prices	1998 prices	Current prices	1998 prices
1986	1,129	1,953	1,152.4	1,993.7
1993	1,130	1,308	1,273.5	1,476.6
1998	953	953	1,102.6	1,102.6

### 2.3 Comparisons with the rest of the UK

Each country in the UK carries out house condition surveys. They all estimate repair costs, although each uses a different definition. This means that it is difficult to decide if differences in costs reflects a real difference between countries, or reflects the differences in definition or in the methods used to estimate costs. The information in the reports of the 1996 surveys for England, Scotland and Northern Ireland can be used to go some way to getting figures consistent with those for Wales. In 1996:

- In England the average repair cost was estimated at £1,710 for occupied dwellings for 'repairs and replacement'; that is repairs to remedy urgent and non-urgent faults to a dwelling. The EHCS report states that there was little change in the overall average repair cost in England between 1991 and 1996;
- In Northern Ireland the average cost was £1,091 for all dwellings, including vacant dwellings, for 'general repairs'; that is urgent repairs (for health and safety, plus preventing rapid deterioration of the building) plus repairs where the cost would be disproportionately higher if it were postponed. This average excludes repairs needed to the external environment around the dwelling and excludes the uplift to costs for 'prelims, access and uplifts', as neither are included in the costs for Wales; and
- In Scotland the average cost was £592 for occupied dwellings for 'visible repairs'; that is making good visible disrepair observed on the day of the survey. This excludes repairs to the external environment around the dwelling. The total repair cost for Scotland was £1,257 million, excluding external environmental repair costs (£1,659 million including these costs). The SHCS report states that there was a fall in total repair costs between 1991 and 1996. It estimates that they fell from £3,717 million to £1,659 million, including external environment repair costs, at 1996 prices.

### 2.4 Influences on repair costs

#### 2.4.1 Unfitness

- The average cost of repair for unfit dwellings is, unsurprisingly, much higher than that for fit dwellings. While unfit dwellings account for only 8.5 per cent of occupied first homes they account for almost 40 per cent of total repair costs (Table 2.1).
- However not all unfit dwellings are expensive to repair: around 19 thousand can be repaired and the unfitness remedied for under £500 per dwelling. However unfit dwellings with extensive disrepair accounted for a disproportionate amount of the total repair costs. Unfit dwellings with average repair costs of over £10,000 amount to a little over 1 per cent of the dwelling stock, but account for almost 18 per cent of the total repair cost for dwellings in Wales.

- Unfit dwellings are disproportionately represented within total repair costs. Therefore, it is reasonable that the fall in the number of unfit dwellings, that took place in Wales between 1993 and 1998, was associated with a fall in the overall total and average repair costs.

### K. Cost of repairs: Fit and unfit dwellings

Repair cost band	Total costs		Numbers		Average costs (£)
	£ millions	Per cent	Thousands	Per cent	
Unfit:					
£0-£499	2.9	0.3	19.2	1.7	153
£500-£5000	107.1	9.7	48.9	4.2	2,204
£5000-£9999	133.2	12.1	18.5	1.6	7,214
£10,000+	195.1	17.7	11.7	1.0	16,675
Total	439.0	39.8	98.2	8.5	4,470
Fit:					
£0-£499	51.1	4.6	749.5	64.8	68
£500-£5000	446.5	40.5	288.4	24.9	1,548
£5000-£9999	112.7	10.2	17.1	1.5	6,572
£10,000+	53.2	4.8	4.0	0.3	13,441
Total	663.5	60.2	1,059.1	91.5	627
All dwellings	1,102.6	100.0	1,157.3	100.0	953

### 2.4.2 Date of construction and tenure

- The cost of repair varied with the date of construction for both fit and unfit dwellings. On average the older the dwelling, the higher the average cost of repair (Table 2.1).
- Across the stock as a whole, the average repair cost of dwellings built before 1919 was £1,700, which represented 57 per cent of total repair costs for dwellings in Wales. The average for dwellings built between 1919 and 1944 was £1,100 which represented 16 per cent of total costs; the figures for those built between 1945 and 1964 was £780 and 17 per cent respectively; and for dwellings built after 1964 the average cost was £280, only 10 per cent of total costs (see following table).
- This relationship between the age of dwelling and repair costs applied to both fit and unfit dwellings. For example, the average cost of repair of unfit dwellings built before 1919 was over £5,600, while that for the handful of unfit dwellings built after 1964 was only £1,400. The average repair cost for fit dwellings varied between just over £1,000 for dwellings built before 1919 to £250 for buildings built after 1964.
- The repair costs for each tenure group is affected by the age profile of the dwelling stock in that group. It is also affected by the prevalence of unfitness (which in turn is affected by the age profile). For example, there is a greater proportion of stock built before 1919 in the private rented sector compared with the other sectors, and this partly accounts for the higher average repair costs in the private rented sector.
- But tenure seems to have an independent affect on repair costs. Within any age band and for both fit and unfit dwellings, average social housing repair costs tended to be lower or similar to the repair costs for the owner-occupied sector. The corresponding private rented sector average repair costs tended to be higher than those for the owner-occupied sector.

## REPAIR COSTS

### L. Cost of repairs: Date of construction and tenure

	Total costs		Number		Average costs (£)
	£ millions	Per cent	Thousands	Per cent	
Owner-occupied	788.1	71.5	828.4	71.6	951
Social housing	162.2	14.7	248.0	21.4	654
Private renting	152.3	13.8	80.9	7.0	1,883
Pre 1919	630.9	57.2	370.9	32.0	1,701
1919 - 1944	176.5	16.0	161.2	13.9	1,095
1945 - 1964	185.9	16.9	237.8	20.6	782
Post 1964	109.2	9.9	387.3	33.5	282
All dwellings	1,102.6	100.0	1,157.3	100.0	953

### 2.4.3 Type of dwelling

Taking the dwelling stock in Wales as a whole, average repair costs were highest for detached and terraced dwellings, and lower for semi-detached dwellings and flats (Table 2.2). The table below shows the impact of unfitness, the date of construction and type of dwelling or accommodation on average repair costs.

### M. Cost of repairs: Average cost of repair by date of construction and type of accommodation

	Terraced	Semi-detached	Detached	Flats	All
Unfit:					
Pre 1919	4,680	6,020	8,990	3,670	5,650
1919 - 1944	3,080	3,140	7,080	4,450	3,570
1945 - 1964	1,990	3,690	5,540	2,430	3,250
Post 1964	940	1,170	2,450	1,390	1,420
Fit:					
Pre 1919	870	1,040	1,540	710	1,010
1919 - 1944	620	930	910	500	840
1945 - 1964	580	600	570	280	570
Post 1964	340	220	210	310	250
All dwellings	1,070	840	1,080	600	953

### 2.4.4 Household type

Single pensioners and other single person households faced the highest repair costs. This reflects, however, the way that these types of households were more likely to live in unfit accommodation. There was little systematic variation between the average repair costs that faced households, apart from the effect arising from their tenure group, and whether the dwelling they were living in was fit or unfit (Table 2.4).

## 2.5 Location and repair costs

Dwellings located in rural areas faced higher average repair costs than those in urban areas. This was a consistent result for both fit and unfit dwellings and for each of the different types of accommodation, that is terraced houses, semi-detached houses and so on (Table 2.5).

**N. Cost of repairs: Rural and urban areas**

	Total costs		Numbers		Average costs (£)
	£ million	Per cent	Thousands	Per cent	
Urban	779.3	70.7	932.8	80.6	835
Rural	323.2	29.3	224.4	19.4	1,440
All dwellings	1,102.6	100.0	1,157.3	100.0	953

The following table ranks unitary authority areas in Wales by the average repair cost for all dwellings. The order of authorities differs from the ranking by the proportion of dwellings unfit.

The areas with the highest average cost are in rural areas of Wales, such as Ceredigion, Powys and Carmarthenshire. The lowest costs of repair are in the South of Wales, such as the Vale of Glamorgan, Neath and Caerphilly. These differences reflect the different costs of repair for different types of accommodation in urban and rural areas.

**O. Repair costs by unitary authority**

	Average repair cost (£)
Ceredigion	1,628
Powys	1,434
Carmarthenshire	1,191
Denbighshire	1,128
Conwy	1,071
Cardiff	1,056
Monmouthshire	1,041
Bridgend	1,021
Merthyr Tydfil	1,015
Blaenau Gwent	1,002
Gwynedd	981
Pembrokeshire	981
Rhondda Cynon Taff	918
Newport	883
Flintshire	864
Wrexham	783
Isle of Anglesey	782
Swansea	770
Torfaen	756
Caerphilly	705
Neath Port Talbot	636
The Vale of Glamorgan	691
Wales	953

## REPAIR COSTS

### 2.6 Repair costs by area of repair

The 'area of repair' is a way of grouping the individual elements of disrepair into broad categories. The box below describes each of these areas of repair.

Repair costs: Area of repair	
Interior	Interior repair, that the cost of remedying disrepair of ceilings, walls, floors, interior doors and staircases.
Amenity	Cost of remedying disrepair or unfitness related to: Cold and hot water supply, sinks, fixed system for disposing of waste water, cooking provision, kitchen cupboards and worktops, bath and/or shower, wash hand basins and WC.
Services	Cost of remedying disrepair or unfitness related to: Electrical system, central heating, individual or central hot water systems and gas supply.
Exterior	The exterior envelope of the dwelling, that the cost of remedying disrepair of chimneys, roof, walls and exterior windows and doors.
Common parts	The cost of remedying disrepair of common parts of flats, that is the stairways, access passages within the building. This only covers the common part in the <u>module</u> of the building that contains the flat.
Extension	The cost of building an extension to the dwelling if it is unfit because of a lack of facilities (e.g. the bathroom or kitchen is unfit) and there is not enough space in the dwelling to install facilities needed to pass the fitness standard.
Total	Sum of the above.
Urgent	The fault is <u>urgent</u> when it is: <ul style="list-style-type: none"> <li>• An immediate safety or health hazard;</li> <li>• Promoting noticeable and rapid deterioration in the rest of the building; or</li> <li>• Threatens the security of the building.</li> </ul>

There were systematic differences in the average repair costs of for each area of repair between different types of dwelling. Some of these are shown in the following table. Particular points of interest are:

- Fit and unfit dwellings: Exterior repair costs were relatively more important for fit dwellings than unfit dwellings. All other categories of cost were more important for unfit dwellings;
- Tenure: The pattern of costs for social housing differed from that for owner-occupied and privately rented dwellings. The 'amenity' category was relatively much more important for social housing but the services category of cost was less important. The interior category was higher for social housing and exterior costs relatively lower;
- Date of construction: for dwellings built after 1945, the extension costs category (shown in 'other') was relatively higher than for dwellings built in other periods. Building an extension is expensive compared with many other repairs, so even if only a few dwellings needed extensions to remedy unfitness, then this had a large impact on average costs for that group; and
- Type of accommodation: Exterior costs were relatively more important for detached dwellings. In contrast, interior costs were relatively more important for terraced dwellings. The pattern of repair costs for flats (which include both purpose built and converted flats, and bedsit type accommodation in the private rented sector) diverged from the other types of accommodation. Flats showed a relatively high 'other' costs element, again accounted for by extension costs; they also showed relatively more amenity costs with correspondingly lower exterior repair costs.

**P. Cost of repairs: Fitness, tenure, date of construction and type of accommodation by area of repair: percentage of total repair costs**

	Interior	Amenity	Services	Exterior	Other (a)	Total
Fit	13.8	4.6	1.8	78.2	1.7	100.0
Unfit	17.8	9.7	3.6	65.3	3.6	100.0
Owner-occupied	14.9	5.3	2.6	75.8	1.3	100.0
Social housing	18.0	12.6	1.7	61.7	5.9	100.0
Private renting	14.8	7.3	2.9	70.6	4.4	100.0
Pre 1919	16.6	5.8	2.5	73.5	1.6	100.0
1919 - 1944	12.4	5.4	2.5	78.7	1.1	100.0
1945 - 1964	14.3	10.1	3.3	69.2	3.0	100.0
Post 1964	14.4	8.1	1.4	67.7	8.3	100.0
Terraced	19.0	8.1	2.2	69.6	1.0	100.0
Semi-detached	13.5	6.9	3.0	75.9	0.8	100.0
Detached	12.7	3.1	2.5	81.1	0.7	100.0
Flats	12.1	11.9	2.8	44.0	29.2	100.0
All dwellings	15.3	6.7	2.5	73.0	2.4	100.0

(a) Common parts plus extension costs.



# REPAIR COSTS COSTAU TRWSIO

## 2.1 Repair costs by date of construction and tenure

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:				
Pre 1919	232.4	5,610	5.4	3,529
1919 - 1944	33.1	3,647	11.5	2,765
1945 - 1964	28.1	3,515	29.0	2,946
Post 1964	7.4	1,640	5.8	1,221
Total	301.0	4,777	51.8	2,547
Fit:				
Pre 1919	260.1	991	10.0	700
1919 - 1944	93.4	874	22.7	707
1945 - 1964	74.3	556	47.2	588
Post 1964	59.1	225	30.5	302
Total	487.0	636	110.4	485
All dwellings:				
Pre 1919	492.5	1,620	15.4	974
1919 - 1944	126.6	1,091	34.2	942
1945 - 1964	102.5	724	76.2	846
Post 1964	66.5	249	36.3	343
Total	788.1	951	162.2	654

## 2.2 Repair costs by type of accommodation and tenure

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:				
Terraced	138.5	4,313	14.0	1,863
Semi-detached	64.2	3,870	26.0	3,303
Detached	91.9	7,601	2.9	5,288
Flats and other	6.5	2,911	8.9	2,023
Total	301.0	4,777	51.8	2,547
Fit:				
Terraced	182.6	744	40.0	467
Semi-detached	158.7	586	49.4	627
Detached	139.1	605	3.5	957
Flats and other	6.6	347	17.4	293
Total	487.0	636	110.4	485
All dwellings:				
Terraced	321.1	1,157	54.0	579
Semi-detached	222.9	775	75.4	871
Detached	231.0	954	6.4	1,509
Flats and other	13.1	619	26.4	412
Total	788.1	951	162.2	654

Costau trwsio yn ôl dyddiad adeiladu a deiliadaeth

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
73.2	6,036	311.0	5,646	Anffit:
8.7	5,165	53.3	3,573	Cyn 1919
4.3	4,032	61.4	3,248	1919 - 1944
-	-	13.2	1,424	1945 - 1964
86.2	5,794	439.0	4,470	Ar ôl 1964
				Cyfanswm
49.8	1,280	319.9	1,013	Ffit:
7.0	969	123.2	842	Cyn 1919
2.9	586	124.5	569	1919 - 1944
6.4	430	96.0	254	1945 - 1964
66.1	1,002	663.5	627	Ar ôl 1964
				Cyfanswm
123.0	2,410	630.9	1,701	Pob annedd:
15.7	1,765	176.5	1,095	Cyn 1919
7.2	1,189	185.9	782	1919 - 1944
6.4	430	109.2	282	1945 - 1964
152.3	1,883	1,102.6	953	Ar ôl 1964
				Cyfanswm

Costau trwsio yn ôl math o lety a deiliadaeth

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
33.3	5,100	185.7	4,027	Anffit:
13.8	6,761	104.0	3,923	Teras
29.0	8,589	123.7	7,732	Un talcen
10.2	3,459	25.6	2,671	Dau dalcen
86.2	5,795	439.0	4,470	Fflatiau ac arall
				Cyfanswm
23.9	856	246.6	687	Ffit:
12.6	1,158	220.7	612	Teras
19.2	1,333	161.9	652	Un talcen
10.4	815	34.4	377	Dau dalcen
66.1	1,002	663.5	627	Fflatiau ac arall
				Cyfanswm
57.2	1,660	432.2	1,067	Pob annedd:
26.4	2,041	324.7	839	Teras
48.2	2,710	285.6	1,081	Un talcen
20.6	1,309	60.1	595	Dau dalcen
152.3	1,883	1,102.6	953	Fflatiau ac arall
				Cyfanswm

REPAIR COSTS  
COSTAU TRWSIO

2.3 Repair costs by date of construction and type of accommodation

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:						
Pre 1919	158.8	4,680	40.3	6,022	99.4	8,994
1919 - 1944	14.4	3,083	25.4	3,144	10.4	7,079
1945 - 1964	10.2	1,994	35.9	3,694	9.6	5,535
Post 1964	2.2	941	2.3	1,170	4.3	2,453
Total	185.7	4,027	104.0	3,923	123.7	7,732
Fit:						
Pre 1919	169.9	866	47.7	1,037	92.6	1,544
1919 - 1944	21.0	623	76.9	932	22.7	907
1945 - 1964	28.8	580	71.1	603	19.8	574
Post 1964	26.9	339	25.0	219	26.7	208
Total	246.6	687	220.7	612	161.9	652
All dwellings:						
Pre 1919	328.7	1,429	88.0	1,670	192.0	2,703
1919 - 1944	35.4	924	102.3	1,129	33.1	1,249
1945 - 1964	39.0	712	107.0	839	29.5	812
Post 1964	29.2	356	27.3	235	31.0	238
Total	432.2	1,067	324.7	839	285.6	1,081

Costau trwsio yn ôl dyddiad adeiladu a math o lety

Flats and other Fflatiau ac arall		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
12.5	3,667	311.0	5,646	Anffit:
3.1	4,453	53.3	3,573	Cyn 1919
5.7	2,434	61.4	3,248	1919 - 1944
4.4	1,387	13.2	1,424	1945 - 1964
25.6	2,671	439.0	4,470	Ar ôl 1964
				Cyfanswm
9.8	713	319.9	1,013	Ffit:
2.5	503	123.2	842	Cyn 1919
4.7	282	124.5	569	1919 - 1944
17.4	312	96.0	254	1945 - 1964
34.4	377	663.5	627	Ar ôl 1964
				Cyfanswm
22.2	1,302	630.9	1,701	Pob annedd:
5.6	976	176.5	1,095	Cyn 1919
10.5	546	185.9	782	1919 - 1944
21.8	369	109.2	282	1945 - 1964
60.1	595	1,102.6	953	Ar ôl 1964
				Cyfanswm

# REPAIR COSTS COSTAU TRWSIO

## 2.4 Repair costs by type of household and tenure

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:				
Single pensioner	63.7	4,924	16.5	3,270
Other single person	27.3	4,341	4.6	2,018
Lone parent	6.8	3,746	8.6	2,619
Other with dependent children	71.8	4,884	11.2	2,378
Other without dependent children	131.4	4,819	10.9	2,174
Total	301.0	4,777	51.8	2,547
Fit:				
Single pensioner	66.7	715	21.2	365
Other single person	38.7	720	8.5	426
Lone parent	19.8	879	19.0	536
Other with dependent children	142.0	639	27.7	578
Other without dependent children	219.8	588	34.0	514
Total	487.0	636	110.4	485
All dwellings:				
Single pensioner	130.4	1,227	37.7	596
Other single person	66.0	1,100	13.2	589
Lone parent	26.6	1,093	27.6	712
Other with dependent children	213.8	903	38.9	739
Other without dependent children	351.2	876	44.9	631
Total	788.1	951	162.2	654

## 2.5 Repair costs by nature of area and type of accommodation

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:						
Urban	160.3	3,945	73.0	3,524	30.3	6,184
Rural	25.4	4,634	31.0	5,345	93.4	8,416
Total	185.7	4,027	104.0	3,923	123.7	7,732
Fit:						
Urban	217.1	668	178.8	583	65.8	467
Rural	29.5	863	41.9	773	96.0	897
Total	246.6	687	220.7	612	161.9	652
All dwellings:						
Urban	377.4	1,033	251.8	769	96.1	659
Rural	54.8	1,384	72.9	1,216	189.4	1,603
Total	432.2	1,067	324.7	839	285.6	1,081

Costau trwsio yn ôl math o aelwyd a deiliadaeth

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
11.2	5,020	91.4	4,522	Anffit:
14.5	4,999	46.5	4,043	Pensiynwr sengl
6.3	4,862	21.8	3,397	Person sengl arall
18.3	7,448	101.3	4,633	Rhiant unigol
35.8	5,992	178.1	4,656	Arall â phlant dibynnol
86.2	5,794	439.0	4,470	Arall heb blant dibynnol
				Cyfanswm
5.0	781	92.9	588	Ffit:
11.4	1,008	58.7	689	Pensiynwr sengl
9.1	857	47.9	698	Person sengl arall
14.8	1,114	184.5	651	Rhiant unigol
25.8	1,059	279.6	602	Arall â phlant dibynnol
66.1	1,002	663.5	627	Arall heb blant dibynnol
				Cyfanswm
16.2	1,871	184.3	1,035	Pob annedd:
25.9	1,824	105.1	1,088	Pensiynwr sengl
15.4	1,298	69.6	928	Person sengl arall
33.2	2,102	285.9	937	Rhiant unigol
61.7	2,030	457.7	911	Arall â phlant dibynnol
152.3	1,883	1,102.6	953	Arall heb blant dibynnol
				Cyfanswm

Costau trwsio yn ôl natur yr ardal a math o lety

Flats and other Fflatiau ac arall		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
22.5	2,535	286.1	3,808	Anffit:
3.1	4,316	152.9	6,619	Trefol
25.6	2,670	439.0	4,470	Gwledig
				Cyfanswm
31.5	369	493.3	575	Ffit:
2.9	491	170.3	846	Trefol
34.4	377	663.5	627	Gwledig
				Cyfanswm
54.0	573	779.3	835	Pob annedd:
6.1	910	323.2	1,440	Trefol
60.1	595	1,102.6	953	Gwledig
				Cyfanswm

REPAIR COSTS  
COSTAU TRWSIO

2.6 Repair costs by cost band and tenure

	Owner-occupied Perchen-feddiant			Social housing Tai cymdeithasol		
	Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)
	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:						
£0 - £499	10,900	1.3	121	6,200	1.2	187
£500 - £1999	16,100	19.1	1,187	6,900	7.8	1,140
£2,000 - £4,999	15,400	51.1	3,314	4,500	13.9	3,109
£5,000 - £9,999	12,200	88.3	7,213	2,000	14.5	7,124
£10,000 - £19,999	6,700	91.0	13,579	400	4.3	11,580
£20,000 and over	1,700	50.3	30,440	400	10.1	25,227
Total	63,000	301.0	4,777	20,300	51.8	2,547
Fit:						
£0 - £499	544,300	36.7	67	165,500	11.2	68
£500 - £1999	151,200	158.1	1,046	49,000	51.2	1,044
£2,000 - £4,999	54,100	166.3	3,075	11,100	31.5	2,848
£5,000 - £9,999	12,500	81.2	6,493	1,900	13.3	6,960
£10,000 - £19,999	3,400	44.7	13,348	300	3.3	13,035
£20,000 and over	-	-	-	-	-	-
Total	765,300	487.0	636	227,700	110.4	485
All dwellings:						
£0 - £499	555,200	38.0	68	171,700	12.3	72
£500 - £1999	167,200	177.2	1,060	55,900	59.0	1,056
£2,000 - £4,999	69,500	217.4	3,128	15,500	45.4	2,923
£5,000 - £9,999	24,700	169.4	6,849	3,900	27.8	7,045
£10,000 - £19,999	10,100	135.7	13,502	600	7.5	12,169
£20,000 and over	1,700	50.3	30,440	400	10.1	25,227
Total	828,400	788.1	951	248,000	162.2	654

Costau trwsio yn ôl band costau a deiliadaeth

Privately rented Rhentu'n breifat			All Pob un			
Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)	
Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
2,000	0.4	220	19,200	2.9	153	Anffit:
2,400	2.8	1,199	25,300	29.7	1,176	£0 - £499
3,700	13.0	3,486	23,600	78.1	3,302	£500 - £1999
4,200	30.5	7,261	18,500	133.2	7,214	£2,000 - £4,999
2,100	28.6	13,604	9,200	123.9	13,505	£5,000 - £9,999
400	10.8	24,342	2,500	71.2	28,520	£10,000 - £19,999
14,900	86.2	5,795	98,200	439.0	4,470	£20,000 a throsodd Cyfanswm
39,800	3.3	83	749,500	51.1	68	Ffit:
16,300	18.0	1,101	216,500	227.3	1,050	£0 - £499
6,800	21.4	3,148	71,900	219.2	3,047	£500 - £1999
2,700	18.2	6,659	17,100	112.7	6,572	£2,000 - £4,999
400	5.2	14,600	4,000	53.2	13,441	£5,000 - £9,999
-	-	-	-	-	-	£10,000 - £19,999
66,000	66.1	1,002	1,059,100	663.5	627	£20,000 a throsodd Cyfanswm
41,800	3.8	90	768,700	54.1	70	Pob annedd:
18,700	20.8	1,114	241,700	257.0	1,063	£0 - £499
10,500	34.5	3,268	95,600	297.3	3,110	£500 - £1999
6,900	48.7	7,023	35,600	245.9	6,905	£2,000 - £4,999
2,500	33.9	13,749	13,100	177.1	13,485	£5,000 - £9,999
400	10.8	24,342	2,500	71.2	28,520	£10,000 - £19,999
80,900	152.3	1,883	1,157,300	1,102.6	953	£20,000 a throsodd Cyfanswm



REPAIR COSTS  
COSTAU TRWSIO

2.7 Repair costs by cost band and date of construction

	Pre 1919 Cyn 1919			1919 - 1944			1945 - 1964		
	Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)
	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:									
£0 - £499	6,300	0.9	148	3,100	0.6	198	4,500	0.7	157
£500 - £1999	11,200	13.6	1,211	5,000	5.9	1,193	7,100	8.3	1,170
£2,000 - £4,999	15,200	50.7	3,342	3,000	10.4	3,421	4,000	12.9	3,226
£5,000 - £9,999	13,600	98.4	7,245	2,700	19.1	7,142	1,700	11.5	6,987
£10,000 - £19,999	6,900	93.0	13,394	900	11.6	12,826	1,200	17.6	14,418
£20,000 and over	1,900	54.4	29,324	200	5.7	23,936	400	10.3	27,634
Total	55,100	311.0	5,646	14,900	53.3	3,573	18,900	61.4	3,248
Fit:									
£0 - £499	183,300	16.2	88	89,900	8.7	97	152,700	11.9	78
£500 - £1999	83,300	91.2	1,096	37,600	40.3	1,072	50,500	51.4	1,018
£2,000 - £4,999	37,200	114.3	3,076	15,200	45.3	2,990	12,500	36.9	2,949
£5,000 - £9,999	9,400	63.4	6,721	3,000	19.2	6,331	2,500	15.5	6,310
£10,000 - £19,999	2,600	34.8	13,149	600	9.7	15,300	700	8.8	12,850
£20,000 and over	-	-	-	-	-	-	-	-	-
Total	315,800	319.9	1,013	146,300	123.2	842	218,900	124.5	569
All dwellings:									
£0 - £499	189,600	17.1	90	93,000	9.3	100	157,300	12.6	80
£500 - £1999	94,500	104.8	1,110	42,600	46.2	1,086	57,600	59.7	1,037
£2,000 - £4,999	52,300	165.1	3,153	18,200	55.7	3,062	16,500	49.8	3,016
£5,000 - £9,999	23,000	161.8	7,030	5,700	38.3	6,712	4,100	27.0	6,582
£10,000 - £19,999	9,600	127.8	13,326	1,500	21.2	13,847	1,900	26.4	13,856
£20,000 and over	1,900	54.4	29,324	200	5.7	23,936	400	10.3	27,634
Total	370,900	630.9	1,701	161,200	176.5	1,095	237,800	185.9	782

Costau trwsio yn ôl band costau a dyddiad adeiladu

Post 1964 Ar ôl 1964			All Pob un			
Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)	
Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
5,200	0.7	128	19,200	2.9	153	Anffit:
2,000	1.9	946	25,300	29.7	1,176	£0 - £499
1,400	4.0	2,835	23,600	78.1	3,302	£500 - £1999
600	4.2	7,502	18,500	133.2	7,215	£2,000 - £4,999
100	1.7	15,896	9,200	123.9	13,505	£5,000 - £9,999
-	0.8	26,185	2,500	71.2	28,520	£10,000 - £19,999
9,300	13.2	1,424	98,200	439.0	4,470	£20,000 a throsodd
						Cyfanswm
323,600	14.4	45	749,500	51.1	68	Ffit:
45,100	44.4	983	216,500	227.3	1,050	£0 - £499
7,100	22.7	3,191	71,900	219.2	3,047	£500 - £1999
2,200	14.5	6,562	17,100	112.7	6,572	£2,000 - £4,999
-	-	-	4,000	53.2	13,441	£5,000 - £9,999
-	-	-	-	-	-	£10,000 - £19,999
378,000	96.0	254	1,059,100	663.5	627	£20,000 a throsodd
						Cyfanswm
328,800	15.1	46	768,700	54.1	70	All dwellings:
47,100	46.2	982	241,700	257.0	1,063	£0 - £499
8,500	26.7	3,132	95,600	297.3	3,110	£500 - £1999
2,800	18.7	6,750	35,600	245.9	6,905	£2,000 - £4,999
100	1.7	15,896	13,100	177.1	13,485	£5,000 - £9,999
-	0.8	26,185	2,500	71.2	28,520	£10,000 - £19,999
387,300	109.2	282	1,157,300	1,102.6	953	£20,000 a throsodd
						Cyfanswm

REPAIR COSTS  
COSTAU TRWSIO

2.8 Repair costs by cost band and type of accommodation

	Terraced Teras			Semi-detached Un talcen			Detached Dau dalcen		
	Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)
	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:									
£0 - £499	7,600	1.4	188	6,800	0.9	131	1,800	0.2	100
£500 - £1999	12,400	14.9	1,198	7,800	9.1	1,167	2,600	3.2	1,212
£2,000 - £4,999	12,700	42.1	3,310	5,900	20.7	3,491	2,900	9.3	3,208
£5,000 - £9,999	9,600	69.3	7,243	2,900	20.0	6,895	4,100	29.8	7,189
£10,000 - £19,999	3,400	43.8	12,988	2,400	34.2	14,200	3,200	43.4	13,527
£20,000 and over	500	14.2	29,243	700	19.1	28,843	1,300	37.9	28,100
Total	46,100	185.7	4,027	26,500	104.0	3,924	16,000	123.7	7,731
Fit:									
£0 - £499	237,200	19.4	82	252,400	18.7	74	185,000	9.5	51
£500 - £1999	86,600	91.0	1,050	79,300	82.9	1,046	38,400	41.3	1,077
£2,000 - £4,999	29,200	88.6	3,030	23,100	69.7	3,017	16,900	52.3	3,094
£5,000 - £9,999	4,600	30.5	6,688	4,600	30.5	6,570	6,700	42.6	6,377
£10,000 - £19,999	1,300	17.0	12,790	1,300	18.9	14,265	1,200	16.2	13,235
£20,000 and over	-	-	-	-	-	-	-	-	-
Total	358,900	246.6	687	360,700	220.7	612	248,100	161.9	652
All dwellings:									
£0 - £499	244,700	20.9	85.2	259,200	19.6	76	186,800	9.6	52
£500 - £1999	99,000	105.9	1,069	87,100	92.1	1,057	41,000	44.5	1,086
£2,000 - £4,999	41,900	130.7	3,115	29,000	90.4	3,114	19,800	61.6	3,111
£5,000 - £9,999	14,100	99.8	7,064	7,500	50.5	6,695	10,800	72.4	6,688
£10,000 - £19,999	4,700	60.8	12,932	3,700	53.1	14,223	4,400	59.6	13,447
£20,000 and over	500	14.2	29,243	700	19.1	28,843	1,300	37.9	28,100
Total	405,000	432.2	1,067	387,200	324.7	839	264,100	285.6	1,081

Costau trwsio yn ôl band costau a math o lety

Flats and other Fflatiau ac arall			All Pob un			
Number	Total costs (£ millions)	Average cost (£)	Number	Total costs (£ millions)	Average cost (£)	
Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Nifer	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
3,000	0.4	147	19,200	2.9	153	Anffit:
2,400	2.5	1,053	25,300	29.7	1,176	£0 - £499
2,100	6.0	2,850	23,600	78.1	3,302	£500 - £1999
1,900	14.1	7,618	18,500	133.2	7,214	£2,000 - £4,999
200	2.5	13,334	9,200	123.9	13,502	£5,000 - £9,999
-	-	-	2,500	71.2	28,520	£10,000 - £19,999
9,600	25.6	2,671	98,200	439.0	4,470	£20,000 a throsodd
						Cyfanswm
						Ffit:
75,000	3.5	47	749,500	51.1	68	£0 - £499
12,200	12.0	984	216,500	227.3	1,050	£500 - £1999
2,700	8.7	3,190	71,900	219.2	3,047	£2,000 - £4,999
1,300	9.0	7,179	17,100	112.7	6,571	£5,000 - £9,999
100	1.1	13,739	4,000	53.2	13,441	£10,000 - £19,999
-	-	-	-	-	-	£20,000 a throsodd
91,300	34.4	377	1,059,100	663.5	627	Cyfanswm
						Pob annedd:
78,000	4.0	51	768,700	54.1	70	£0 - £499
14,700	14.6	995	241,700	257.0	1,063	£500 - £1999
4,800	14.7	3,042	95,600	297.3	3,110	£2,000 - £4,999
3,100	23.2	7,441	35,600	245.9	6,904	£5,000 - £9,999
300	3.6	13,453	13,100	177.1	13,483	£10,000 - £19,999
-	-	-	2,500	71.2	28,520	£20,000 a throsodd
100,900	60.1	595	1,157,300	1,102.6	953	Cyfanswm

# REPAIR COSTS COSTAU TRWSIO

## 2.9 Repair costs by area of repair and tenure

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
<b>Unfit:</b>				
Interior repair costs	55.7	883	8.2	402
Amenity repair costs	26.6	421	7.9	389
Services repair costs	10.9	172	1.6	80
Exterior repair costs	201.6	3,199	28.3	1,393
Common parts repair costs	0.1	1	0.1	4
Extension repair costs	6.3	100	5.7	279
Total repair costs	301.0	4,777	51.8	2,547
Of which:				
Urgent repair costs	106.7	1,692	15.2	749
<b>Fit:</b>				
Interior repair costs	61.8	81	21.1	93
Amenity repair costs	15.4	20	12.6	55
Services repair costs	10.0	13	1.2	5
Exterior repair costs	396.1	518	71.7	315
Common parts repair costs	-	-	0.5	2
Extension repair costs	3.8	5	3.3	15
Total repair costs	487.0	636	110.4	485
Of which:				
Urgent repair costs	119.0	156	26.1	115
<b>All dwellings:</b>				
Interior repair costs	117.4	142	29.3	118
Amenity repair costs	42.0	51	20.5	83
Services repair costs	20.8	25	2.8	11
Exterior repair costs	597.7	722	100.0	403
Common parts repair costs	0.1	-	0.6	2
Extension repair costs	10.0	12	9.0	36
Total repair costs	788.1	951	162.2	654
Of which:				
Urgent repair costs	225.7	272	41.4	167

Costau trwsio yn ôl ardal drwsio a deiliadaeth

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
14.1	949	78.0	794	Anffit:
8.2	554	42.7	435	Costau trwsio mewnol
3.4	231	15.9	162	Costau trwsio amwymderau
56.8	3,819	286.7	2,919	Costau trwsio gwasanaethau
0.3	23	0.5	5	Costau trwsio allanol
3.2	218	15.2	155	Costau trwsio rhannau cyffredin
86.2	5,795	439.0	4,470	Costau trwsio estyniadau
				Cyfanswm costau trwsio
27.7	1,864	149.6	1,523	O'r rheiny:
				Costau trwsio brys
8.4	128	91.3	86	Ffit:
2.8	43	30.8	29	Costau trwsio mewnol
1.0	16	12.2	11	Costau trwsio amwymderau
50.8	769	518.6	490	Costau trwsio gwasanaethau
0.4	7	1.0	1	Costau trwsio allanol
2.6	40	9.7	9	Costau trwsio rhannau cyffredin
66.1	1,002	663.5	627	Costau trwsio estyniadau
				Cyfanswm costau trwsio
18.7	283	163.9	155	O'r rheiny:
				Costau trwsio brys
22.5	279	169.2	146	Pob annedd:
11.1	137	73.5	64	Costau trwsio mewnol
4.5	55	28.1	24	Costau trwsio amwymderau
107.6	1,330	805.3	696	Costau trwsio gwasanaethau
0.8	10	1.5	1	Costau trwsio allanol
5.9	73	24.9	22	Costau trwsio rhannau cyffredin
152.3	1,883	1,102.6	953	Costau trwsio estyniadau
				Cyfanswm costau trwsio
46.4	574	313.5	271	O'r rheiny:
				Costau trwsio brys

REPAIR COSTS  
COSTAU TRWSIO

2.10 Repair costs by area of repair and date of construction

	Pre 1919 Cyn 1919		1919 - 1944		1945 - 1964	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Unfit:						
Interior repair costs	60.0	1,089	6.9	464	9.4	496
Amenity repair costs	26.5	481	4.9	328	8.8	467
Services repair costs	10.4	189	1.9	129	3.0	156
Exterior repair costs	206.1	3,741	37.7	2,526	36.3	1,921
Common parts repair costs	0.4	7	-	-	-	2
Extension repair costs	7.6	138	1.9	127	3.9	206
Total repair costs	311.0	5,646	53.3	3,573	61.4	3,248
Of which:						
Urgent repair costs	106.7	1,937	24.5	1,645	14.5	766
Fit:						
Interior repair costs	44.9	142	15.0	102	17.3	79
Amenity repair costs	10.0	32	4.6	31	9.9	45
Services repair costs	5.6	18	2.5	17	3.2	15
Exterior repair costs	257.7	816	101.1	691	92.4	422
Common parts repair costs	0.6	2	-	-	-	-
Extension repair costs	1.1	4	-	-	1.7	8
Total repair costs	319.9	1,013	123.2	842	124.5	569
Of which:						
Urgent repair costs	85.3	270	29.9	204	28.8	132
All dwellings:						
Interior repair costs	104.9	283	21.9	136	26.7	112
Amenity repair costs	36.5	98	9.5	59	18.7	79
Services repair costs	16.0	43	4.4	27	6.1	26
Exterior repair costs	463.8	1,251	138.8	861	128.7	541
Common parts repair costs	1.0	3	-	-	0.1	-
Extension repair costs	8.7	24	1.9	12	5.6	24
Total repair costs	630.9	1,701	176.5	1,095	185.9	782
Of which:						
Urgent repair costs	192.0	518	54.4	337	43.3	182

Costau trwsio yn ôl ardal drwsio a dyddiad adeiladu

Post 1964 Ar ôl 1964		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
1.7	178	78.0	794	Anffit:
2.5	268	42.7	435	Costau trwsio mewnol
0.6	68	15.9	162	Costau trwsio amwymderau
6.6	713	286.7	2,919	Costau trwsio gwasanaethau
0.1	5	0.5	5	Costau trwsio allanol
1.8	192	15.2	155	Costau trwsio rhannau cyffredin
13.2	1,424	439.0	4,470	Costau trwsio estyniadau
				Cyfanswm costau trwsio
				O'r rheiny:
3.9	420	149.6	1,523	Costau trwsio brys
14.1	37	91.3	86	Ffit:
6.3	17	30.8	29	Costau trwsio mewnol
0.9	2	12.2	11	Costau trwsio amwymderau
67.3	178	518.6	490	Costau trwsio gwasanaethau
0.4	1	1.0	1	Costau trwsio allanol
6.9	18	9.7	9	Costau trwsio rhannau cyffredin
96.0	254	663.5	627	Costau trwsio estyniadau
				Cyfanswm costau trwsio
				O'r rheiny:
19.9	53	163.9	155	Costau trwsio brys
15.8	41	169.2	146	Pob annedd:
8.8	23	73.5	64	Costau trwsio mewnol
1.6	4	28.1	24	Costau trwsio amwymderau
73.9	191	805.3	696	Costau trwsio gwasanaethau
0.5	1	1.5	1	Costau trwsio allanol
8.6	22	24.9	22	Costau trwsio rhannau cyffredin
109.2	282	1,102.6	953	Costau trwsio estyniadau
				Cyfanswm costau trwsio
				O'r rheiny:
23.8	61	313.5	271	Costau trwsio brys



# REPAIR COSTS COSTAU TRWSIO

## 2.11 Repair costs by area of repair and type of accommodation

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
<b>Unfit:</b>						
Interior repair costs	40.2	872	16.1	606	19.2	1,201
Amenity repair costs	21.9	474	10.3	389	6.9	429
Services repair costs	6.0	130	4.6	172	4.1	254
Exterior repair costs	114.3	2,478	72.2	2,726	91.7	5,730
Common parts repair costs	-	-	-	-	-	-
Extension repair costs	3.4	73	0.8	30	1.9	117
Total repair costs	185.7	4,027	104.0	3,923	123.7	7,732
Of which:						
Urgent repair costs	57.7	1,251	37.9	1,431	49.6	3,098
<b>Fit:</b>						
Interior repair costs	41.8	117	27.7	77	17.0	68
Amenity repair costs	13.3	37	12.0	33	2.0	8
Services repair costs	3.6	10	5.2	14	3.0	12
Exterior repair costs	186.7	520	174.1	483	139.9	564
Common parts repair costs	-	-	-	-	-	-
Extension repair costs	1.1	3	1.7	5	-	-
Total repair costs	246.6	687	220.7	612	161.9	652
Of which:						
Urgent repair costs	60.8	169	52.6	146	43.9	177
<b>All dwellings:</b>						
Interior repair costs	82.0	203	43.7	113	36.2	137
Amenity repair costs	35.2	87	22.3	58	8.8	33
Services repair costs	9.6	24	9.8	25	7.0	27
Exterior repair costs	301.0	743	246.3	636	231.6	877
Common parts repair costs	-	-	-	-	-	-
Extension repair costs	4.5	11	2.5	7	1.9	7
Total repair costs	432.2	1,067	324.7	839	285.6	1,081
Of which:						
Urgent repair costs	118.4	292	90.5	234	93.5	354

## 2.12 Number of reasons for unfitness by cost of repair

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
<b>Number of items unfit:</b>				
1	116.4	3,090	31.6	1,894
2	72.2	4,904	12.5	4,777
3	36.9	7,374	2.5	4,288
4	26.5	9,328	1.8	6,752
5	17.1	13,660	-	-
6 or more	31.9	20,855	3.2	24,541
Total unfit dwellings	301.1	4,777	51.8	2,547

Costau trwsio yn ôl ardal drwsio a math o lety

Flats and other Fflatiau ac arall		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
2.5	260	78.0	794	Anffit:
3.7	381	42.7	435	Costau trwsio mewnol
1.3	134	15.9	162	Costau trwsio amwymderau
8.5	890	286.7	2,919	Costau trwsio gwasanaethau
0.5	52	0.5	5	Costau trwsio allanol
9.2	954	15.2	155	Costau trwsio rhannau cyffredin
25.6	2,671	439.0	4,470	Costau trwsio estyniadau
				Cyfanswm costau trwsio
				O'r rheiny:
4.4	462	149.6	1,523	Costau trwsio brys
				Ffit:
4.8	53	91.3	86	Costau trwsio mewnol
3.5	38	30.8	29	Costau trwsio amwymderau
0.4	4	12.2	11	Costau trwsio gwasanaethau
17.9	196	518.6	490	Costau trwsio allanol
1.0	11	1.0	1	Costau trwsio rhannau cyffredin
6.9	75	9.7	9	Costau trwsio estyniadau
34.4	377	663.5	627	Cyfanswm costau trwsio
				O'r rheiny:
6.6	72	163.9	155	Costau trwsio brys
				Pob annedd:
7.3	72	169.2	146	Costau trwsio mewnol
7.1	71	73.5	64	Costau trwsio amwymderau
1.7	16	28.1	24	Costau trwsio gwasanaethau
26.4	262	805.3	696	Costau trwsio allanol
1.5	15	1.5	1	Costau trwsio rhannau cyffredin
16.0	159	24.9	22	Costau trwsio estyniadau
60.1	595	1,102.6	953	Cyfanswm costau trwsio
				O'r rheiny:
11.0	109	313.5	271	Costau trwsio brys

Nifer y rhesymau dros anffitrwyd yn ôl cost trwsio

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
33.2	4,444	181.2	2,930	Nifer yr eitemau anffit:
13.4	4,597	98.2	4,843	1
18.5	9,202	58.0	7,617	2
5.7	7,019	34.0	8,671	3
4.1	9,083	21.3	12,440	4
11.2	9,349	46.3	16,215	5
				6 neu ragor
86.2	5,795	439.0	4,470	Cyfanswm anheddau anffit

# REPAIR COSTS COSTAU TRWSIO

## 2.13 Number of reasons for unfitness by lack of amenities and cost of repair

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
1 item unfit:				
Basic amenity:				
Not present and working	28.3	2,101	10.0	1,284
Present and working	88.1	3,640	21.7	2,424
Total	116.4	2,624	31.6	1,728
2 or more items unfit:				
Basic amenity:				
Not present and working	108.7	8,389	10.1	4,539
Present and working	76.0	6,129	10.1	7,176
Total	184.7	7,284	20.1	5,559
All unfit dwellings:				
Basic amenity:				
Not present and working	137.0	5,184	20.1	2,007
Present and working	164.1	4,483	31.7	3,068
Total	301.0	4,777	51.8	2,547

## 2.14 Repair costs by tenure and unitary authority

	Owner-occupied Perchen-feddiant		Social housing Tai cymdeithasol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Isle of Anglesey	14.4	735	2.0	414
Gwynedd	30.7	996	6.1	608
Conwy	38.4	1,062	3.6	503
Denbighshire	30.5	1,112	3.0	531
Flintshire	32.9	839	7.5	614
Wrexham	21.4	690	13.0	762
Powys	48.4	1,402	2.8	291
Ceredigion	30.4	1,609	1.6	424
Pembrokeshire	30.1	993	4.9	527
Carmarthenshire	57.8	1,106	14.8	1,064
Swansea	51.1	774	13.5	684
Neath Port Talbot	28.4	679	5.3	391
Bridgend	39.4	910	11.5	1,332
The Vale of Glamorgan	23.8	675	3.3	479
Cardiff	89.2	1,070	18.7	770
Rhondda, Cynon, Taff	72.3	1,013	8.8	485
Merthyr Tydfil	19.2	1,224	3.5	505
Caerphilly	33.6	719	8.1	538
Blaenau Gwent	22.7	1,223	4.7	501
Torfaen	17.5	738	9.1	773
Monmouthshire	25.9	1,038	3.2	609
Newport	29.8	799	13.3	885
Wales	788.1	951	162.2	654

Nifer y rhesymau dros anffitrwydd yn ôl diffyg amwynderau a chost trwsio

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
5.6	3,223	43.9	1,909	1 eitem yn anffit: Amwynder sylfaenol: Ddim yn bresennol ac yn gweithio
27.6	4,812	137.4	3,533	Yn bresennol ac yn gweithio
33.2	3,801	181.2	2,538	Cyfanswm
28.0	7,249	146.8	7,709	2 eitem neu ragor yn anffit: Amwynder sylfaenol: Ddim yn bresennol ac yn gweithio
24.9	7,064	111.0	6,404	Yn bresennol ac yn gweithio
53.0	7,161	257.8	7,087	Cyfanswm
33.6	6,003	190.7	4,538	Pob annedd anffit: Amwynder sylfaenol: Ddim yn bresennol ac yn gweithio
52.6	5,669	248.3	4,418	Yn bresennol ac yn gweithio
86.2	5,795	439.0	4,470	Cyfanswm

Costau trwsio yn ôl deiliadaeth ac awdurdod unedol

Privately rented Rhentu'n breifat		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
5.0	1,730	21.4	782	Ynys Môn
8.6	1,584	45.4	981	Gwynedd
8.6	2,205	50.7	1,071	Conwy
8.4	2,078	41.9	1,128	Sir Ddinbych
7.2	1,956	47.6	864	Sir y Fflint
5.3	1,994	39.7	783	Wrecsam
20.8	3,362	71.9	1,434	Powys
10.6	3,054	42.7	1,628	Ceredigion
8.6	1,776	43.6	981	Sir Benfro
11.0	2,754	83.6	1,191	Sir Gaerfyrddin
4.3	1,176	68.9	770	Abertawe
2.4	1,629	36.2	636	Castell-nedd Port Talbot
4.2	2,107	55.1	1,021	Pen-y-bont ar Ogwr
5.1	1,134	32.2	691	Bro Morgannwg
17.5	1,583	125.4	1,056	Caerdydd
6.4	1,118	87.4	918	Rhondda, Cynon, Taf
0.9	1,352	23.6	1,015	Merthyr Tudful
4.1	1,297	45.8	705	Caerffili
2.0	1,423	29.4	1,002	Blaenau Gwent
0.9	972	27.6	756	Tor-faen
4.6	2,140	33.7	1,041	Sir Fynwy
5.8	1,897	48.9	883	Casnewydd
152.3	1,883	1,102.6	953	Cymru

REPAIR COSTS  
COSTAU TRWSIO

2.15 Repair costs by date of construction and unitary authority

	Pre 1919 Cyn 1919		1919 - 1944		1945 - 1964	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Isle of Anglesey	13.6	1,555	2.1	926	3.7	588
Gwynedd	33.3	1,535	5.3	904	4.5	544
Conwy	33.8	2,520	8.4	919	5.7	658
Denbighshire	23.9	2,718	9.0	1,074	6.1	838
Flintshire	18.6	2,250	10.9	1,062	9.5	825
Wrexham	12.8	1,704	12.3	972	9.5	789
Powys	60.0	2,820	1.9	585	5.8	763
Ceredigion	32.3	2,697	4.0	1,944	4.7	1,596
Pembrokeshire	28.2	1,983	5.0	1,187	6.0	562
Carmarthenshire	46.5	1,754	15.3	1,839	13.8	1,061
Swansea	28.5	1,126	19.4	1,289	17.8	907
Neath Port Talbot	21.4	1,135	6.8	670	5.4	366
Bridgend	27.6	1,975	7.4	1,217	11.9	904
The Vale of Glamorgan	16.3	1,329	5.8	1,054	5.0	590
Cardiff	49.4	1,582	25.0	1,177	35.3	1,342
Rhondda, Cynon, Taff	65.6	1,267	7.7	1,196	9.2	779
Merthyr Tydfil	18.4	1,729	2.3	955	1.6	438
Caerphilly	26.1	1,147	5.5	625	9.0	631
Blaenau Gwent	20.5	1,458	3.3	1,340	3.4	575
Torfaen	11.8	1,526	4.4	1,112	6.0	579
Monmouthshire	22.9	2,802	3.4	1,350	2.4	314
Newport	19.3	1,666	11.2	1,099	9.7	707
Wales	630.9	1,701	176.5	1,095	185.9	782

Costau trwsio yn ôl dyddiad adeiladu a deiliadaeth ac awdurdod unedol

Post 1964 Ar ôl 1964		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
2.0	201	21.4	782	Ynys Môn
2.3	220	45.4	981	Gwynedd
2.7	169	50.7	1,071	Conwy
2.8	224	41.9	1,128	Sir Ddinbych
8.6	343	47.6	864	Sir y Fflint
5.1	274	39.7	783	Wrecsam
4.2	234	71.9	1,434	Powys
1.6	176	42.7	1,628	Ceredigion
4.3	283	43.6	981	Sir Benfro
7.9	356	83.6	1,191	Sir Gaerfyrddin
3.2	108	68.9	770	Abertawe
2.6	199	36.2	636	Castell-nedd Port Talbot
8.3	399	55.1	1,021	Pen-y-bont ar Ogwr
5.1	251	32.2	691	Bro Morgannwg
15.7	392	125.4	1,056	Caerdydd
4.9	195	87.4	918	Rhondda, Cynon, Taf
1.3	201	23.6	1,015	Merthyr Tudful
5.2	271	45.8	705	Caerffili
2.1	307	29.4	1,002	Blaenau Gwent
5.4	373	27.6	756	Tor-faen
5.1	360	33.7	1,041	Sir Fynwy
8.7	439	48.9	883	Casnewydd
109.2	282	1,102.6	953	Cymru

REPAIR COSTS  
COSTAU TRWSIO

2.16 Repair costs by type of accommodation and unitary authority

	Terraced Teras		Semi-detached Un talcen		Detached Dau dalcen	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Isle of Anglesey	7.0	877	3.8	656	9.9	787
Gwynedd	18.5	913	8.7	960	14.9	1,094
Conwy	11.1	1,391	16.8	963	19.7	1,253
Denbighshire	9.1	1,492	12.3	975	19.0	1,224
Flintshire	8.5	958	17.3	672	18.5	1,080
Wrexham	13.6	961	14.8	693	8.6	794
Powys	9.6	781	18.6	1,273	41.2	2,005
Ceredigion	7.7	1,617	7.9	1,433	24.4	1,846
Pembrokeshire	9.0	842	9.6	846	21.2	1,201
Carmarthenshire	26.1	1,518	29.1	1,150	26.1	1,112
Swansea	23.2	845	30.9	900	12.7	626
Neath Port Talbot	16.9	943	12.0	475	6.0	714
Bridgend	29.4	1,553	17.0	827	5.3	550
The Vale of Glamorgan	15.2	956	10.4	636	5.7	609
Cardiff	63.6	1,283	43.3	1,161	5.9	405
Rhondda, Cynon, Taff	63.2	1,068	17.5	804	6.0	755
Merthyr Tydfil	18.2	1,317	4.6	711	0.6	342
Caerphilly	23.0	897	16.8	546	4.3	904
Blaenau Gwent	19.3	1,146	5.3	645	3.9	1,876
Torfaen	14.1	767	5.8	658	4.5	848
Monmouthshire	7.2	941	5.9	623	18.7	1,449
Newport	18.9	800	16.2	857	8.4	1,233
Wales	432.2	1,067	324.7	839	285.6	1,081

Costau trwsio yn ôl math o lety ac awdurdod unedol

Flats and other Fflatiau ac arall		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
0.7	677	21.4	782	Ynys Môn
3.2	993	45.4	981	Gwynedd
3.2	513	50.7	1,071	Conwy
1.5	510	41.9	1,128	Sir Ddinbych
3.3	996	47.6	864	Sir y Fflint
2.7	620	39.7	783	Wrecsam
2.6	942	71.9	1,434	Powys
2.6	982	42.7	1,628	Ceredigion
3.8	795	43.6	981	Sir Benfro
2.3	546	83.6	1,191	Sir Gaerfyrddin
2.1	285	68.9	770	Abertawe
1.3	239	36.2	636	Castell-nedd Port Talbot
3.4	700	55.1	1,021	Pen-y-bont ar Ogwr
0.8	165	32.2	691	Bro Morgannwg
12.7	730	125.4	1,056	Caerdydd
0.7	114	87.4	918	Rhondda, Cynon, Taf
0.2	155	23.6	1,015	Merthyr Tudful
1.6	442	45.8	705	Caerffili
0.9	410	29.4	1,002	Blaenau Gwent
3.2	800	27.6	756	Tor-faen
1.9	804	33.7	1,041	Sir Fynwy
5.4	898	48.9	883	Casnewydd
60.1	595	1,102.6	953	Cymru



REPAIR COSTS  
COSTAU TRWSIO

2.17 Repair costs by type of household and unitary authority

	Single pensioner Pensiynwr sengl		Other single person Person sengl arall		Lone parent Rhiant unigol	
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)
Isle of Anglesey	1.7	429	2.4	1,228	1.2	780
Gwynedd	7.7	1,043	4.4	857	2.5	795
Conwy	9.2	1,052	3.7	964	2.5	1,008
Denbighshire	4.9	824	5.5	1,359	2.2	961
Flintshire	11.1	1,321	4.2	912	2.5	669
Wrexham	4.8	870	3.2	693	3.4	892
Powys	9.6	1,090	4.4	1,123	1.0	406
Ceredigion	4.1	997	4.1	1,330	3.1	2,602
Pembrokeshire	8.1	1,109	4.1	1,044	1.9	832
Carmarthenshire	10.9	894	10.2	2,017	7.1	2,578
Swansea	12.2	974	3.8	522	4.0	617
Neath Port Talbot	6.1	626	3.6	862	2.9	804
Bridgend	11.8	1,929	7.0	1,614	2.7	991
The Vale of Glamorgan	4.7	660	3.7	1,214	3.6	1,194
Cardiff	16.0	805	14.3	1,412	10.3	1,132
Rhondda, Cynon, Taff	23.8	1,552	6.1	690	6.8	886
Merthyr Tydfil	3.8	1,253	2.0	1,086	1.3	658
Caerphilly	8.7	1,061	3.3	806	2.6	681
Blaenau Gwent	6.3	1,289	2.7	1,088	2.6	1,033
Torfaen	5.4	929	3.4	1,186	1.2	647
Monmouthshire	3.3	839	3.7	1,470	1.1	647
Newport	10.1	1,103	5.4	1,115	3.1	649
Wales	184.3	1,035	105.1	1,088	69.6	928

Costau trwsio yn ôl math o aelwyd ac awdurdod unedol

Other with dependent children Arall â phlant dibynnol		Other without dependent children Arall heb blant dibynnol		All Pob un		
Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
7.5	1,141	8.7	647	21.4	782	Ynys Môn
13.3	1,203	17.4	895	45.4	981	Gwynedd
12.3	1,052	22.9	1,119	50.7	1,071	Conwy
13.0	1,372	16.4	1,060	41.9	1,128	Sir Ddinbych
10.8	822	19.1	754	47.6	864	Sir y Fflint
12.1	812	16.2	741	39.7	783	Wrecsam
22.0	1,558	34.9	1,680	71.9	1,434	Powys
7.7	1,347	23.8	1,951	42.7	1,628	Ceredigion
12.1	1,162	17.4	848	43.6	981	Sir Benfro
20.7	1,153	34.8	1,077	83.6	1,191	Sir Gaerfyrddin
19.9	807	29.0	753	68.9	770	Abertawe
7.5	490	16.1	668	36.2	636	Castell-nedd Port Talbot
12.9	809	20.6	833	55.1	1,021	Pen-y-bont ar Ogwr
9.6	714	10.5	529	32.2	691	Bro Morgannwg
35.0	1,185	49.8	995	125.4	1,056	Caerdydd
16.3	740	34.5	834	87.4	918	Rhondda, Cynon, Taf
7.7	1,089	8.9	943	23.6	1,015	Merthyr Tudful
13.3	627	17.8	648	45.8	705	Caerffili
6.9	916	10.9	914	29.4	1,002	Blaenau Gwent
8.6	836	9.0	574	27.6	756	Tor-faen
6.1	657	19.5	1,305	33.7	1,041	Sir Fynwy
10.8	766	19.5	868	48.9	883	Casnewydd
285.9	937	457.7	911	1,102.6	953	Cymru

REPAIR COSTS  
COSTAU TRWSIO

2.18 Repair costs by nature of area and unitary authority

Costau trwsio yn ôl natur yr ardal ac awdurdod unedol

	Urban Trefol		Rural Gwledig		All Pob un		
	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	Total costs (£ millions)	Average cost (£)	
	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	Cyfanswm costau (£ miliynau)	Cost gyfartalog (£)	
Isle of Anglesey	9.3	572	12.2	1,083	21.4	782	Ynys Môn
Gwynedd	23.8	965	21.6	999	45.4	981	Gwynedd
Conwy	36.1	925	14.6	1,767	50.7	1,071	Conwy
Denbighshire	23.8	955	18.1	1,481	41.9	1,128	Sir Ddinbych
Flintshire	31.5	785	16.1	1,076	47.6	864	Sir y Fflint
Wrexham	28.6	686	11.0	1,235	39.7	783	Wrexham
Powys	22.4	832	49.5	2,133	71.9	1,434	Powys
Ceredigion	16.1	1,281	26.6	1,947	42.7	1,628	Ceredigion
Pembrokeshire	15.6	578	28.0	1,604	43.6	981	Sir Benfro
Carmarthenshire	41.9	1,025	41.7	1,423	83.6	1,191	Sir Gaerfyrddin
Swansea	60.1	777	8.8	730	68.9	770	Abertawe
Neath Port Talbot	27.6	566	8.6	1,056	36.2	636	Castell-nedd Port Talbot
Bridgend	43.1	886	11.9	2,288	55.1	1,021	Pen-y-bont ar Ogwr
The Vale of Glamorgan	28.5	691	3.7	688	32.2	691	Bro Morgannwg
Cardiff	124.4	1,063	1.0	626	125.4	1,056	Caerdydd
Rhondda, Cynon, Taff	77.6	882	9.8	1,362	87.4	918	Rhondda, Cynon, Taf
Merthyr Tydfil	22.3	1,025	1.3	866	23.6	1,015	Merthyr Tudful
Caerphilly	41.7	677	4.0	1,233	45.8	705	Caerffili
Blaenau Gwent	22.4	838	7.0	2,693	29.4	1,002	Blaenau Gwent
Torfaen	26.7	770	0.9	479	27.6	756	Tor-faen
Monmouthshire	13.1	619	20.5	1,848	33.7	1,041	Sir Fynwy
Newport	42.7	826	6.2	1,700	48.9	883	Casnewydd
Wales	779.3	835	323.2	1,440	1,102.6	953	Cymru

**2.19 Repair costs: Proportion of dwellings by cost band and unitary authority**

**Costau trwsio: Cyfran o anheddau yn ôl band costau ac awdurdod unedol**

Percentage of dwellings

Canran yr anheddau

	Total repair cost band Cyfanswm band costau trwsio						£20,000 and over	All Pob un	All first homes (=100%) Pob cartref cyntaf (=100%)	
	£0 - £499	£500 - £1,999	£2,000 - £4,999	£5,000 - £9,999	£10,000 - £19,999	£20,000 a throsodd				
Isle of Anglesey	72.2	18.4	6.2	1.9	1.0	0.3	100.0	27,400	Ynys Môn	
Gwynedd	67.3	17.5	10.1	3.6	1.4	-	100.0	46,300	Gwynedd	
Conwy	63.7	22.5	9.0	3.2	1.3	0.3	100.0	47,300	Conwy	
Denbighshire	62.3	22.9	10.0	2.8	1.7	0.4	100.0	37,100	Sir Ddinbych	
Flintshire	62.8	25.0	9.8	1.7	0.6	0.1	100.0	55,100	Sir y Fflint	
Wrexham	61.6	27.3	9.2	1.6	0.4	-	100.0	50,700	Wreccsam	
Powys	66.6	17.4	8.0	4.7	2.4	0.9	100.0	50,200	Powys	
Ceredigion	60.0	22.1	9.0	5.0	2.5	1.4	100.0	26,200	Ceredigion	
Pembrokeshire	65.9	21.1	8.0	3.6	1.1	0.2	100.0	44,400	Sir Benfro	
Carmarthenshire	66.0	18.0	10.3	3.3	1.9	0.6	100.0	70,200	Sir Gaerfyrddin	
Swansea	69.2	20.8	6.2	2.8	1.0	-	100.0	89,400	Abertawe Castell-nedd Port	
Neath Port Talbot	76.7	15.0	5.1	2.6	0.6	-	100.0	56,900	Talbot	
Bridgend	61.8	24.2	8.7	4.3	0.9	0.1	100.0	53,900	Pen-y-bont ar Ogwr	
The Vale of Glamorgan	71.7	17.6	8.1	2.3	0.3	-	100.0	46,600	Bro Morgannwg	
Cardiff	63.2	22.7	8.7	4.0	1.3	0.1	100.0	118,700	Caerdydd	
Rhondda Cynon Taff	69.7	18.6	7.3	2.9	1.5	0.1	100.0	95,200	Rhondda, Cynon, Taf	
Merthyr Tydfil	62.5	22.8	9.9	3.6	1.1	0.1	100.0	23,300	Merthyr Tudful	
Caerphilly	68.7	22.0	6.9	1.6	0.8	-	100.0	64,900	Caerffili	
Blaenau Gwent	65.1	20.3	9.9	3.7	0.9	0.1	100.0	29,300	Blaenau Gwent	
Torfaen	62.8	26.4	8.1	2.3	0.4	-	100.0	36,500	Tor-faen	
Monmouthshire	72.9	14.0	7.8	3.4	0.9	1.1	100.0	32,300	Sir Fynwy	
Newport	64.6	22.9	8.6	3.2	0.7	-	100.0	55,300	Casnewydd	
Wales	66.4	20.9	8.3	3.1	1.1	0.2	100.0	1,157,300	Cymru	

REPAIR COSTS  
COSTAU TRWSIO

2.20 Repair costs: Total repair cost by  
cost band and unitary authority

Costau trwsio: Cyfanswm costau  
trwsio yn ôl band costau ac  
awdurdod unedol

£ millions

£ miliynau

	Total repair cost band Cyfanswm band costau trwsio						Average cost (£)		
	£0 - £499	£500 - £1,999	£2,000 - £4,999	£5,000 - £9,999	£10,000 - £19,999	£20,000 and over	All	Cost gyfartalog (£)	
						£20,000 a throsodd	Pob un		
Isle of Anglesey	1.4	5.9	5.2	3.3	4.1	1.5	21.4	782	Ynys Môn
Gwynedd	1.8	8.5	15.2	11.2	8.7	-	45.4	981	Gwynedd
Conwy	3.0	11.4	13.1	11.0	8.7	3.4	50.7	1,071	Conwy
Denbighshire	2.1	8.8	11.3	7.2	8.2	4.4	41.9	1,128	Sir Ddinbych
Flintshire	2.9	14.7	16.3	6.1	5.2	2.4	47.6	864	Sir y Fflint
Wrexham	3.4	14.3	14.2	5.4	2.4	-	39.7	783	Wrecsam
Powys	2.5	9.8	12.8	14.6	17.5	14.7	71.9	1,434	Powys
Ceredigion	1.1	6.3	7.0	9.3	8.8	10.1	42.7	1,628	Ceredigion
Pembrokeshire	2.2	9.9	10.9	12.4	5.6	2.6	43.6	981	Sir Benfro
Carmarthenshire	3.0	13.0	23.6	15.8	17.4	10.7	83.6	1,191	Sir Gaerfyrddin
Swansea	3.5	18.6	17.3	16.0	13.3	-	68.9	770	Abertawe Castell-nedd Port
Neath Port Talbot	2.5	8.8	9.1	11.1	4.7	-	36.2	636	Talbot
Bridgend	2.5	14.3	14.6	16.8	5.6	1.3	55.1	1,021	Pen-y-bont ar Ogwr
The Vale of Glamorgan	2.2	9.2	11.7	7.3	1.9	-	32.2	691	Bro Morgannwg
Cardiff	4.5	28.3	31.6	32.2	23.0	5.8	125.4	1,056	Caerdydd
Rhondda, Cynon, Taff	4.6	19.9	22.7	19.7	17.3	3.2	87.4	918	Rhondda, Cynon, Taf
Merthyr Tydfil	1.2	5.5	6.8	6.1	3.5	0.5	23.6	1,015	Merthyr Tudful
Caerphilly	2.6	15.7	13.0	7.7	6.8	-	45.8	705	Caerffili
Blaenau Gwent	1.5	6.4	9.2	8.0	3.5	0.9	29.4	1,002	Blaenau Gwent
Torfaen	1.5	9.5	9.4	5.6	1.6	-	27.6	756	Tor-faen
Monmouthshire	1.1	4.3	8.1	6.9	3.7	9.6	33.7	1,042	Sir Fynwy
Newport	2.9	14.0	14.1	12.2	5.6	-	48.9	883	Casnewydd
Wales	54.1	257.0	297.3	245.9	177.1	71.2	1,102.6	953	Cymru

## Chapter 3: Amenities

### 3.1 Introduction

This chapter is based on the results from the household interview survey, the first stage of the WHCS carried out in 1997, and refers to all households.

### 3.2 Basic amenities

The survey asked respondents about the availability of the following basic amenities for sole or shared use:

- A plumbed-in kitchen sink;
- A plumbed-in wash-hand basin;
- a fixed bath or shower;
- Hot and cold water to these three amenities; and
- An inside flush toilet.

There has been a considerable increase in the availability of basic amenities - over 99 per cent of homes had sole use of all five basic amenities in 1997 compared to 69 per cent in 1968.

#### 3.2.1 Date of construction and tenure

Older homes, dwellings built before 1919, were slightly more likely to lack some of the basic amenities than newer dwellings.

Homes in the private rented sector were more likely to lack some basic amenities - 96 per cent of privately rented dwellings had the use of all basic amenities compared to over 99 per cent in each of the other tenure groups. The privately rented sector accounts for only 8 per cent of the occupied stock but for 26 per cent of homes lacking amenities.

#### 3.2.2 Type of dwelling

The availability of amenities varied very little with type of dwelling.

### 3.3 Special facilities

Special facilities refer to a series of specific adaptations to homes, which make them more suitable for use by elderly or disabled people. The facilities identified by the survey were:

- Wider doors for wheelchairs;
- Access ramps;
- Fixed handrails on or by the bath or toilet;
- A toilet on the living floor; and
- An emergency alarm system for elderly or disabled people.

In 1997, 653,800 dwellings (56 per cent) had at least one of these special facilities and 113,600 households (10 per cent) reported the need for one or more of the facilities.

## AMENITIES

### 3.3.1 Individual special facilities

Of the individual special facilities, the most frequently available was a toilet on the living floor - this was present in 53 per cent of homes. Of course, this is seen as a desirable facility even when there is no-one in the household with a specific need. Of the other special facilities:

- Fixed handrails on or by the bath or toilet were available to 12 per cent of households with need reported in a further 6 per cent;
- An emergency alarm system for elderly or disabled people was available to 5 per cent and needed in 3 per cent of households;
- Access ramps were available to 2 per cent and required by 2 per cent of households; and
- Wider doorways for wheelchairs were available to 3 per cent and needed by 1 per cent of households.

### 3.3.2 Date of construction and tenure

Newer homes were more likely to have at least one of these special facilities. The greatest need for one or more of the facilities was reported by households living in dwellings built between 1945-1964. This reflects the higher proportion of local authority dwellings in this age group, and the age profile of their occupants.

Dwellings rented from housing associations were more likely to have one or more of the special facilities. This is because housing associations own proportionately more flats and purpose-built accommodation for the disabled and elderly than other tenure groups. Dwellings rented from private landlords were least likely to contain special facilities. More households living in dwellings rented from local authorities or housing associations reported needing one or more of the special facilities than those living in privately rented or owner-occupied dwellings.

### 3.3.3 Type of dwelling

Detached houses and flats and other dwellings were more likely to have at least one special facility than semi-detached or terraced properties. These types of dwellings are more likely to have toilets at the entrance level. In addition, a higher proportion of flats are purpose-built sheltered accommodation with special facilities. Households living in flats accounted for the highest level of reported need for special facilities, while households living in detached dwellings reported the lowest need.

### 3.3.4 Type of household

Single pensioner households were the most likely to have one or more of the special facilities in their homes and also reported the highest level of need.

### 3.4 Heating provision - Central heating

#### 3.4.1 Central heating

Of the 1,157,300 occupied first homes, an estimated 1,030,100 (89 per cent) had central heating installed - a large increase from the 1986 survey when only 67 per cent of households had central heating. An estimated 1,008,300 households (87 per cent) used central heating as the main form of heating in winter, around 98 per cent of those with central heating available.

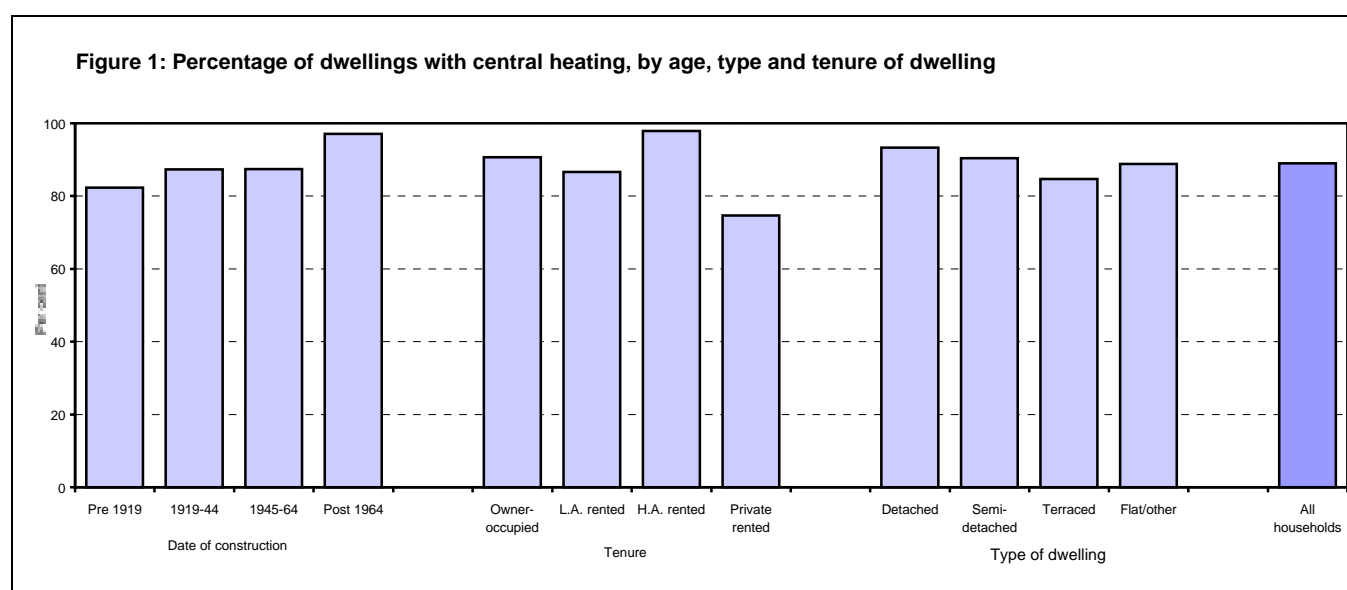
#### 3.4.2 Date of construction and tenure

Newer dwellings were more likely to have central heating - 97 per cent of dwellings built after 1964 had central heating compared to 82 per cent of those built before 1919.

Dwellings rented from private landlords were least likely to have central heating, and dwellings rented from housing associations were the most likely.

#### 3.4.3 Type of dwelling

A smaller percentage of terraced dwellings had central heating than flats and other types of dwellings, semi-detached dwellings or detached dwellings.



#### 3.4.4 Type of household

Single pensioner households were the least likely to have central heating, while other households with dependent children were the most likely.

#### 3.4.5 Fuel used for central heating

Gas was by far the most common fuel - used in over 77 per cent of central heating. However 8 per cent used electricity and a further 8 per cent used solid fuel. The type of fuel used varied with the age of the dwelling - households living in older pre-1919 dwellings were less likely to use gas than those in dwellings constructed more recently.



## AMENITIES

### 3.5 Heating provision - other forms of heating

Of those households where central heating was not used as the main form of heating:

- 2,700 (5 per cent) reported that they used no heating at all;
- Nearly half used gas fires or heaters;
- 30 per cent used solid fuel fires or stoves; and
- 16 per cent used electric fires or heaters.

### 3.6 Home insulation

The survey asked about the following types of home insulation:

- Roof or loft;
- Cavity walls;
- Hot water tanks;
- Double glazing of windows; and
- Draught stripping of windows and doors.

Of the households for whom responses were obtained, 74,900 had all five types of insulation and a further 1,048,400 had at least one.

- Newer dwellings were more likely to have all five types of insulation - 12 per cent of those built after 1964 compared with 2 per cent of dwellings built before 1919.
- Detached properties were the most likely to have all the insulation types (11 per cent) and terraced houses or flats and other types of dwelling the least (3 per cent).
- Of the tenure groups, 2 per cent of privately rented dwellings were without any insulation, while 9 per cent of those rented from housing associations had all five types.
- Where present, 89 per cent of hot water tanks were insulated compared to 81 per cent of roofs or lofts and 27 per cent of cavity walls. In 67 per cent of homes, some or all of the windows were double glazed and in 53 per cent of homes, some or all of the windows and doors were draught stripped.

### 3.7 Services

In 1997 mains gas was available in 78 per cent of dwellings in Wales. Mains gas was less likely to be available in dwellings that were rented from private landlords, built before 1919, which were detached and occupied by single pensioners.

In Wales in 1997, it is estimated that less than 400 households were without the sole or shared use of mains electricity. Similarly, 99 per cent of households obtained their water supply from a water company.

### 3.8 Smoke alarms

Smoke alarms were present in 80 per cent of occupied homes. Availability varied with the age, type and tenure of dwellings. The percentage of homes in which smoke alarms were fitted ranged from:

- 73 per cent of pre-1919 dwellings to 84 per cent of dwellings built between 1945 and 1964;
- 75 per cent of detached houses or bungalows to 83 per cent of semi-detached dwellings and flats and other types of dwelling;
- 66 per cent of dwellings rented from private landlords to 92 per cent of those rented from local authorities; and
- 73 per cent of single pensioners lived in homes with smoke alarms compared to 87 per cent of other households with dependent children.

### 3.9 Use of vehicles

In 1997, 71 per cent of households owned a motor vehicle, or were able to have continuous use of a vehicle (including vans, motorcycles and company cars). 24 per cent of households had access to more than one vehicle. There were considerable variations in access to a vehicle, depending on tenure group and depending on the type of household.

- 82 per cent of owner-occupied households were able to have access to a vehicle, compared with 60 per cent of private renters and only 38 per cent of households in social housing.
- 90 per cent of households with more than one adult and with dependent children were able to have access to a vehicle compared with 42 per cent lone parent households.
- 82 per cent of multi-person households without dependent children were able to have access to a vehicle, compared with 61 per cent of single person, non-pensioner households and 25 per cent of single pensioner households.

# AMENITIES AMWYNDERAU

## 3.1 Basic amenities by tenure and type of household

	Plumbed kitchen sink shared /none Rhannu sinc gegin wedi'i phlymio/dim		Plumbed hand basin shared/none Rhannu basn ymolchi wedi'i blymio/dim		Fixed bath or shower shared/none Baddon neu gawod yn cael eu rhannu/dim	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
Owner-occupied	900	0.1	3,000	0.4	2,300	0.3
Social housing	100	0.1	200	0.1	400	0.2
Private renting	1,100	1.3	1,600	1.8	1,800	2.0
Total	2,200	0.2	4,800	0.4	4,400	0.4
Single pensioner	400	0.2	1,300	0.7	1,600	0.9
Other single person	1,100	1.0	1,500	1.4	1,600	1.5
Lone parent	-	-	100	0.2	-	-
Other with dependent children	100	-	500	0.2	200	0.1
Other without dependent children	500	0.1	1,400	0.3	1,000	0.2
Total	2,200	0.2	4,800	0.4	4,400	0.4

## 3.2 Number of basic amenities by tenure and type of household

*Number of dwellings and per cent*

	Use of all five amenities Defnyddio pob un o'r pum amwynder		Not have use of all amenities Dim yn cael defnyddio'r holl amwynderau Number of basic amenities in sole use Nifer yr amwynderau sylfaenol mewn defnydd unigol		
	Yes	Per cent	0	1	2
	le	Canran			
Owner-occupied	811,100	99.1	300	800	1,300
Social housing	248,600	99.4	-	100	-
Private renting	85,300	96.4	800	600	400
Total	1,144,900	98.9	1,100	1,500	1,700
Single pensioner	177,100	97.9	100	500	700
Other single person	103,400	97.2	700	500	400
Lone parent	72,900	99.3	-	-	-
Other with dependent children	296,800	99.5	-	-	200
Other without dependent children	494,700	99.2	200	400	400
Total	1,144,900	98.9	1,100	1,500	1,700

Amwynderau sylfaenol yn ôl deiliadaeth a math o aelwyd

Hot & cold water to all three places shared/none Rhannu dŵr poeth ac oer i bob un o'r tri lle/dim		Inside flush toilet shared/none Rhannu toiled y tu mewn yn tynnu dŵr/dim		All households (=100%)	
Number	Per cent	Number	Per cent	Pob aelwyd (=100%)	
Nifer	Canran	Nifer	Canran		
4,800	0.6	4,600	0.6	818,800	Perchen-feddiannaeth
900	0.3	700	0.3	250,000	Tai cymdeithasol
2,600	2.9	2,300	2.6	88,500	Rhentu'n breifat
8,300	0.7	7,600	0.7	1,157,300	Cyfanswm
2,600	1.4	2,400	1.3	180,900	Pensiynwr sengl
2,500	2.3	1,900	1.8	106,300	Person sengl arall
200	0.3	300	0.5	73,400	Rhiant unigol
700	0.2	800	0.3	298,200	Arall â phlant dibynnol
2,200	0.4	2,300	0.5	498,400	Arall heb blant dibynnol
8,300	0.7	7,600	0.7	1,157,300	Cyfanswm

Nifer o amwynderau sylfaenol yn ôl deiliadaeth a math o aelwyd

*Nifer yr anheddau a chanran*

Not have use of all amenities Dim yn cael defnyddio'r holl amwynderau				All households (=100%)	
Number of basic amenities in sole use Nifer yr amwynderau sylfaenol mewn defnydd unigol				Pob aelwyd (=100%)	
		0 to 4 amenities	Per cent		
3	4	0 to 4 amwynderau	Canran		
1,700	3,600	7,700	0.9	818,800	Perchen feddiannaeth
400	800	1,400	0.6	250,000	Tai cymdeithasol
500	900	3,200	3.6	88,500	Rhentu'n breifat
2,700	5,400	12,300	1.1	1,157,300	Cyfanswm
900	1,400	3,700	2.1	180,900	Pensiynwr sengl
600	800	2,900	2.8	106,300	Person sengl arall
100	400	500	0.7	73,400	Rhiant unigol
300	800	1,400	0.5	298,200	Arall â phlant dibynnol
700	2,000	3,800	0.8	498,400	Arall heb blant dibynnol
2,700	5,400	12,300	1.1	1,157,300	Cyfanswm

AMENITIES  
AMWYNDERAU

### 3.3 Special facilities provided by tenure and type of household

	Presence of wider doorways for wheelchairs Presenoldeb drysau lletach ar gyfer cadeiriau olwyn		Presence of access ramps Presenoldeb rampiau mynediad		Presence of fixed handrails Presenoldeb canllawiau sefydlog	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
Owner-occupied	19,500	2.4	10,100	1.2	79,800	9.7
Social housing	11,400	4.5	11,400	4.6	54,800	21.9
Private renting	2,100	2.3	600	0.7	6,200	7.0
Total	32,900	2.8	22,100	1.9	140,800	12.2
Single pensioner	8,900	4.9	7,500	4.1	50,400	27.8
Other single person	3,200	3.0	1,700	1.6	9,000	8.5
Lone parent	1,300	1.8	800	1.1	4,700	6.4
Other with dependent children	5,400	1.8	3,100	1.1	15,400	5.2
Other without dependent children	14,100	2.8	9,100	1.8	61,300	12.3
Total	32,900	2.8	22,100	1.9	140,800	12.2

### 3.4 Special facilities needed by tenure and type of household

	Need for wider doorways for wheelchairs Angen drysau lletach ar gyfer cadeiriau olwyn		Need for access ramps Angen rampiau mynediad		Need for fixed handrails Angen canllawiau sefydlog	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
Owner-occupied	7,300	0.9	11,700	1.4	39,100	4.8
Social housing	5,400	2.2	7,800	3.1	22,700	9.1
Private renting	700	0.8	900	1.0	2,800	3.2
Total	13,400	1.2	20,400	1.8	64,700	5.6
Single pensioner	2,100	1.2	3,500	1.9	19,800	10.9
Other single person	700	0.7	1,000	0.9	2,700	2.5
Lone parent	900	1.2	1,300	1.8	1,900	2.6
Other with dependent children	2,300	0.8	3,300	1.1	7,300	2.4
Other without dependent children	7,400	1.5	11,300	2.3	33,000	6.6
Total	13,400	1.2	20,400	1.8	64,700	5.6

**Cyfleusterau arbennig a ddarperir yn ôl deiliadaeth ac yn ôl math o aelwyd**

Presence of toilet on living floor Presenoldeb toiled ar y llawr byw		Presence of emergency alarm Presenoldeb larwm argyfwng		Special facilities present (per cent) Cyfleusterau arbennig yn bresennol (canran)			All households (=100%)	
Number	Per cent	Number	Per cent	None	Some	All	Pob aelwyd (=100%)	
Nifer	Canran	Nifer	Canran	Dim	Rhai	Pob un		
434,900	53.1	15,700	1.9	43.7	56.1	0.1	818,800	Perchen-feddiannaeth
131,500	52.6	38,900	15.6	41.5	57.1	1.4	250,000	Tai cymdeithasol
44,000	49.7	1,400	1.6	47.2	52.7	0.2	88,500	Rhentu'n breifat
610,400	52.7	56,100	4.8	43.5	56.1	0.4	1,157,300	Cyfanswm
118,100	65.3	35,100	19.4	28.7	69.7	1.6	180,900	Pensiynwr sengl
52,300	49.2	3,600	3.3	48.3	51.4	0.4	106,300	Person sengl arall
27,200	37.0	600	0.8	58.7	41.2	0.1	73,400	Rhiant unigol
136,900	45.9	2,000	0.7	51.6	48.2	0.1	298,200	Arall â phlant dibynnol
276,000	55.4	14,800	3.0	40.8	59.0	0.2	498,400	Arall heb blant dibynnol
610,400	52.7	56,100	4.8	43.5	56.1	0.4	1,157,300	Cyfanswm

**Cyfleusterau arbennig y mae eu hangen yn ôl deiliadaeth ac yn ôl math o aelwyd**

Need for toilet on living floor Angen toiled ar y llawr byw		Need for emergency alarm Angen larwm argyfwng		Special facilities needed (per cent): Angen cyfleusterau arbennig (canran)			All households (=100%)	
Number	Per cent	Number	Per cent	None	Some	All	Pob aelwyd (=100%)	
Nifer	Canran	Nifer	Canran	Dim	Rhai	Pob un		
27,400	3.3	22,500	2.8	91.7	8.1	0.2	818,800	Perchen-feddiannaeth
12,800	5.1	13,500	5.4	84.5	15.0	0.4	250,000	Tai cymdeithasol
4,300	4.8	2,000	2.3	92.2	7.6	0.3	88,500	Rhentu'n breifat
44,400	3.8	38,100	3.3	90.2	9.5	0.3	1,157,300	Cyfanswm
9,400	5.2	15,400	8.5	81.1	18.6	0.2	180,900	Pensiynwr sengl
2,500	2.3	1,800	1.7	95.0	4.7	0.3	106,300	Person sengl arall
2,900	4.0	600	0.9	93.8	6.0	0.2	73,400	Rhiant unigol
7,800	2.6	3,100	1.1	95.1	4.7	0.2	298,200	Arall â phlant dibynnol
21,800	4.4	17,100	3.4	88.9	10.7	0.4	498,400	Arall heb blant dibynnol
44,400	3.8	38,100	3.3	90.2	9.5	0.3	1,157,300	Cyfanswm

AMENITIES  
AMWYNDERAU

### 3.5 Heating by tenure and type of household

	Main form of heating in winter Prif ddull gwresogi yn y gaeaf					
	Central heating present Gwres canolog yn bresennol		Central heating Gwres canolog		Other heating (per cent) Gwresogi arall (canran)	
	Number	Per cent	Number	Per cent	Gas fires or heaters	Electric fires or heaters
	Nifer	Canran	Nifer	Canran	Tanau neu wresogyddion nwy	Tanau neu wresogyddion trydan
Owner-occupied	742,800	90.7	729,900	89.1	5.5	1.5
Social housing	221,300	88.5	214,600	85.9	6.6	1.8
Private renting	66,100	74.7	63,800	72.1	10.2	7.0
Total	1,030,100	89.0	1,008,300	87.1	6.1	2.0
Single pensioner	151,000	83.5	145,600	80.5	9.8	3.7
Other single person	89,400	84.0	86,000	80.9	7.5	4.4
Lone parent	66,000	89.8	64,900	88.3	5.7	1.4
Other with dependent children	277,700	93.1	274,000	91.9	4.1	0.9
Other without dependent children	446,100	89.5	437,900	87.9	5.8	1.7
Total	1,030,100	89.0	1,008,300	87.1	6.1	2.0

### 3.6 Central heating by tenure and type of household

	Central heating present Gwres canolog yn bresennol		Fuel used for central heating (per cent) Defnyddio tanwydd at gyfer gwres (canran)		
	Number	Per cent	Gas - including LPG	Electric	Solid fuel
	Nifer	Canran	Nwy - gan gynnwys LPG	Trydan	Tanwydd solet
	Nifer	Canran	Nifer	Canran	Nifer
Owner-occupied	742,800	90.7	78.4	6.3	7.6
Social housing	221,300	88.5	75.6	9.8	11.8
Private renting	66,100	74.7	69.3	15.7	7.0
Total	1,030,100	89.0	77.2	7.7	8.4
Single pensioner	151,000	83.5	70.5	14.8	7.9
Other single person	89,400	84.0	76.0	12.1	7.4
Lone parent	66,000	89.8	84.0	5.4	8.1
Other with dependent children	277,700	93.1	80.5	3.9	8.6
Other without dependent children	446,100	89.5	76.6	7.1	8.9
Total	1,030,100	89.0	77.2	7.7	8.4

### Gwresogi yn ôl deiliadaeth ac yn ôl math o aelwyd

Main form of heating in winter Prif ddull gwresogi yn y gaeaf			No heating used (per cent)	All households (=100%)	
Other heating (per cent) Gwresogi arall (canran)					
Solid fuel fires or stoves	Oil or paraffin heaters	Other heating			
Tanau neu stofiau tanwydd solet	Gwresogyddion olew neu baraffin	Gwresogi arall	Dim gwres yn cael ei ddefnyddio (canran)	Pob aelwyd (=100%)	
3.1	0.2	0.3	0.2	818,800	Perchen-feddiannaeth
4.8	0.1	0.5	0.3	250,000	Tai cymdeithasol
8.0	0.5	1.7	0.5	88,500	Rhentu'n breifat
3.9	0.2	0.5	0.2	1,157,300	Cyfanswm
4.9	0.2	0.5	0.4	180,900	Pensiynwr sengl
5.0	0.2	1.3	0.7	106,300	Person sengl arall
3.8	0.1	0.4	0.4	73,400	Rhiant unigol
2.7	0.1	0.3	0.1	298,200	Arall â phlant dibynnol
4.0	0.2	0.4	0.1	498,400	Arall heb blant dibynnol
3.9	0.2	0.5	0.2	1,157,300	Cyfanswm

### Gwres canolog yn ôl deiliadaeth a math o aelwyd

Fuel used for central heating (per cent) Defnyddio tanwydd ar gyfer gwres canolog (canran)				All households (=100%)	
Oil	Communal system	Other	All central heating		
Olew	System gyfunol	Arall	Pob gwres canolog	Pob aelwyd (=100%)	
7.6	-	0.1	100.0	818,800	Perchen-feddiannaeth
0.9	1.8	0.1	100.0	250,000	Tai cymdeithasol
7.5	0.2	0.3	100.0	88,500	Rhentu'n breifat
6.1	0.4	0.1	100.0	1,157,300	Cyfanswm
5.1	1.5	0.3	100.0	180,900	Pensiynwr sengl
3.9	0.6	0.1	100.0	106,300	Person sengl arall
1.9	0.5	0.1	100.0	73,400	Rhiant unigol
6.8	0.2	0.1	100.0	298,200	Arall â phlant dibynnol
7.2	0.2	0.1	100.0	498,400	Arall heb blant dibynnol
6.1	0.4	0.1	100.0	1,157,300	Cyfanswm



AMENITIES  
AMWYNDERAU

### 3.7 Home insulation by tenure and type of household

	Roof/loft insulated Toi/llofft wedi'u hinswleiddio		Cavity wall insulated Inswleiddiad waliau dwbl		Windows double glazed Ffenestri gwydro dwbl		Door and windows draught stripped Door and windows draught stripped	
	Number	Per cent	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran	Nifer	Canran
Owner-occupied	699,500	86.2	190,600	28.5	627,200	76.6	436,800	53.3
Social housing	163,000	74.5	59,000	25.2	114,600	45.8	146,000	58.4
Private renting	39,500	47.7	7,800	12.3	38,800	43.8	33,100	37.4
Total	902,000	81.0	257,400	26.6	780,700	67.5	616,000	53.2
Single pensioner	124,300	76.4	31,400	20.7	109,100	60.3	95,500	52.8
Other single person	68,900	71.3	19,200	22.4	58,700	55.2	50,900	47.8
Lone parent	49,400	70.1	14,400	22.4	41,000	55.8	38,000	51.8
Other with dependent children	250,600	84.6	78,800	31.2	210,900	70.7	162,900	54.6
Other without dependent children	408,800	83.9	113,600	27.6	360,900	72.4	268,700	53.9
Total	902,000	81.0	257,400	26.6	780,700	67.5	616,000	53.2

### 3.8 Amenities by tenure and type of household

	Mains electricity shared/ none Rhannu prif gyflenwad trydan /dim		Mains gas shared/ none Rhannu prif gyflenwad nwy /dim		Water from water company shared/ none Rhannu dŵr o gwmni dŵr rhannu/dim	
	Number	Per cent	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran	Nifer	Canran
Owner-occupied	400	-	170,300	20.8	10,900	1.3
Social housing	100	-	50,800	20.3	300	0.1
Private renting	900	1.0	31,300	35.3	3,800	4.3
Total	1,300	0.1	252,500	21.8	15,000	1.3
Single pensioner	300	0.1	46,900	25.9	1,300	0.7
Other single person	700	0.6	26,800	25.2	2,000	1.9
Lone parent	-	-	10,800	14.7	200	0.2
Other with dependent children	100	-	56,700	19.0	4,400	1.5
Other without dependent children	300	0.1	111,200	22.3	7,100	1.4
Total	1,300	0.1	252,500	21.8	15,000	1.3

### Inswleiddio cartrefi yn ôl deiliadaeth ac yn ôl math o aelwyd

Hot water tank insulated Tanc dŵr poeth wedi'i inswleiddio		Insulation summary (per cent) Crynodeb inswleiddio (canran)				All households (=100%)		
Number	Per cent	All	Some	None	Don't know or refused			
Nifer	Canran	Pob un	Rhai	Dim	Ddim yn gwybod neu wedi gwrthod	Pob aelwyd (=100%)		
658,500	91.5	7.1	91.2	0.5	1.2	818,800	Perchen-feddiannaeth	
198,500	86.0	6.0	89.9	0.8	3.3	250,000	Tai cymdeithasol	
60,000	78.5	1.8	86.6	1.9	9.7	88,500	Rhentu'n breifat	
917,100	89.3	6.5	90.6	0.7	2.3	1,157,300	Cyfanswm	
141,700	86.4	4.8	91.0	1.0	3.2	180,900	Pensiynwr sengl	
76,300	84.6	4.2	88.8	1.2	5.9	106,300	Person sengl arall	
55,900	84.6	4.9	90.4	0.8	3.9	73,400	Rhiant unigol	
238,200	91.5	7.8	90.5	0.4	1.3	298,200	Arall â phlant dibynnol	
405,000	90.7	7.0	90.9	0.5	1.5	498,400	Arall heb blant dibynnol	
917,100	89.3	6.5	90.6	0.7	2.3	1,157,300	Cyfanswm	

### Amwynderau yn ôl deiliadaeth a math o aelwyd

Inside flush toilet shared/none Rhannu toiled y tu mewn yn tynnu dŵr/dim		Outside flush toilet shared/none Rhannu toiled allanol sy'n tynnu dŵr/ddim		Mains drainage shared/none Rhannu traenaid prif bibell/dim		All households (=100%)		
Number	Per cent	Number	Per cent	Number	Per cent			
Nifer	Canran	Nifer	Canran	Nifer	Canran	Pob aelwyd (=100%)		
4,600	0.6	702,700	85.8	55,400	6.8	818,800	Perchen-feddiannaeth	
700	0.3	215,500	86.2	1,500	0.6	250,000	Tai cymdeithasol	
2,300	2.6	77,400	87.4	10,200	11.6	88,500	Rhentu'n breifat	
7,600	0.7	995,500	86.0	67,100	5.8	1,157,300	Cyfanswm	
2,400	1.3	150,600	83.3	6,700	3.7	180,900	Pensiynwr sengl	
1,900	1.8	95,400	89.7	5,700	5.3	106,300	Person sengl arall	
300	0.5	65,400	89.1	1,000	1.3	73,400	Rhiant unigol	
800	0.3	262,500	88.0	19,400	6.5	298,200	Arall â phlant dibynnol	
2,300	0.5	421,600	84.6	34,400	6.9	498,400	Arall heb blant dibynnol	
7,600	0.7	995,500	86.0	67,100	5.8	1,157,300	Cyfanswm	

AMENITIES  
AMWYNDERAU

3.9 Use of vehicles by tenure and type of household

	Use of vehicle Defnyddio cerbyd			
	Yes Oes		No Nac oes	
	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran
Owner-occupied	671,000	81.9	147,800	18.1
Social housing	94,100	37.6	155,900	62.4
Private renting	53,300	60.2	35,200	39.8
Total	818,300	70.7	338,900	29.3
Single pensioner	45,400	25.1	135,400	74.9
Other single person	64,600	60.7	41,800	39.3
Lone parent	30,900	42.1	42,600	57.9
Other with dependent children	267,000	89.5	31,200	10.5
Other without dependent children	410,500	82.4	87,900	17.6
Total	818,300	70.7	338,900	29.3

**Defnyddio cerbydau yn ôl deiliadaeth ac yn ôl math a aelwyd**

How many vehicles (per cent) Faint o gerbydau (canran)					All households (=100%)	
None	1 vehicle	2 vehicles	3 vehicles	4 or more vehicles		
Dim	1 cerbyd	2 gerbyd	3 gerbyd	4 cerbyd neu ragor	Pob aelwyd (=100%)	
18.1	51.4	25.2	4.1	1.2	818,800	Perchen- feddiannaeth
62.4	33.5	3.7	0.4	0.1	250,000	Tai cymdeithasol
39.8	43.5	13.4	2.7	0.7	88,500	Rhentu'n breifat
29.3	46.9	19.7	3.2	0.9	1,157,300	Cyfanswm
74.9	24.8	0.4	-	-	180,900	Pensiynwr sengl
39.3	57.7	2.7	0.2	0.1	106,300	Person sengl arall
57.9	40.0	1.8	0.2	0.1	73,400	Rhiant unigol
10.5	50.0	34.0	4.1	1.4	298,200	Arall â phlant dibynnol
17.6	51.9	24.4	4.8	1.3	498,400	Arall heb blant dibynnol
14.0	46.9	19.7	3.2	0.9	1,157,300	Cyfanswm

**3.10 Smoke alarms by tenure and type of household**

**Larymau mwg yn ôl deiliadaeth ac yn ôl math o aelwyd**

	Smoke alarm Larymau mwg				All households (=100%)	
	Yes Oes		No Nac oes		Pob aelwyd (=100%)	
	Number	Per cent	Number	Per cent		
	Nifer	Canran	Nifer	Canran		
Owner-occupied	634,400	77.5	184,400	22.5	818,800	Perchen-feddiannaeth
Social housing	229,600	91.9	20,300	8.1	250,000	Tai cymdeithasol
Private renting	58,500	66.1	30,100	33.9	88,500	Rhentu'n breifat
Total	922,500	79.7	234,800	20.3	1,157,300	Cyfanswm
Single pensioner	136,400	75.4	44,500	24.6	180,900	Pensiynwr sengl
Other single person	73,000	68.7	33,300	31.3	106,300	Person sengl arall
Lone parent	62,500	85.1	11,000	14.9	73,400	Rhiant unigol
Other with dependent children	258,500	86.7	39,700	13.3	298,200	Arall â phlant dibynnol
Other without dependent children	392,100	78.7	106,400	21.3	498,400	Arall heb blant dibynnol
Total	922,500	79.7	234,800	20.3	1,157,300	Cyfanswm

AMENITIES  
AMWYNDERAU

3.11 Basic amenities, by unitary authority

	Shared or not have sole use: Yn rhannu neu heb ddefnydd unigol:			
	Plumbed kitchen sink	Plumbed hand basin	Fixed bath or shower	Hot & cold water to all three places
	Sinc gegin wedi'i phlymio	Basn ymolchi wedi'i blymio	Baddon neu gawod sefydlog	DŌr poeth ac oer i bob un o'r tri lle
Isle of Anglesey	0.1	0.3	0.5	0.5
Gwynedd	0.2	0.3	0.5	0.8
Conwy	0.2	0.3	0.5	0.6
Denbighshire	0.2	0.2	0.2	0.6
Flintshire	0.2	0.1	0.2	0.3
Wrexham	0.1	0.2	0.3	0.3
Powys	0.2	0.4	0.5	0.9
Ceredigion	0.5	0.7	0.6	1.3
Pembrokeshire	0.2	0.3	0.4	0.6
Carmarthenshire	0.3	0.9	0.8	1.3
Swansea	0.2	0.4	0.3	0.5
Neath Port Talbot	0.1	0.2	0.3	0.5
Bridgend	0.3	0.3	0.3	0.6
The Vale of Glamorgan	-	0.2	0.2	0.3
Cardiff	0.1	0.3	0.3	0.7
Rhondda Cynon Taff	0.3	1.2	0.6	1.5
Merthyr Tydfil	0.2	0.5	0.4	1.0
Caerphilly	0.1	0.3	0.1	0.5
Blaenau Gwent	0.1	0.3	0.2	0.4
Torfaen	0.1	0.2	0.3	0.6
Monmouthshire	0.1	0.3	0.3	0.6
Newport	0.2	0.2	0.4	0.7
Wales	0.2	0.4	0.4	0.7

Amwynderau sylfaenol, yn ôl awdurdod unedol

Shared or not have sole use: Yn rhannu neu heb ddefnydd unigol:		All households (=100%)	
Inside flush toilet	Not have sole use of all five basic amenities		
Toiled y tu mewn sy'n tynnu dŵr	Ddim â defnydd unigol o'r pum amwynder sylfaenol	Pob aelwyd (=100%)	
0.4	0.6	27,400	Ynys Môn
0.6	1.1	46,300	Gwynedd
0.7	0.8	47,300	Conwy
0.1	0.6	37,100	Sir Ddinbych
0.4	0.4	55,100	Sir y Fflint
0.3	0.4	50,700	Wrecsam
1.0	1.4	50,200	Powys
0.9	1.5	26,200	Ceredigion
1.0	1.2	44,400	Sir Benfro
1.3	1.9	70,200	Sir Gaerfyrddin
0.4	0.8	89,400	Abertawe
0.3	0.7	56,900	Castell-nedd Port Talbot
0.5	0.9	53,900	Pen-y-bont ar Ogwr
0.4	0.5	46,600	Bro Morgannwg
0.8	1.3	118,700	Caerdydd
1.6	2.4	95,200	Rhondda, Cynon, Taf
0.7	1.3	23,300	Merthyr Tudful
0.4	0.8	64,900	Caerffili
0.5	0.7	29,300	Blaenau Gwent
0.4	0.9	36,500	Tor-faen
0.3	0.8	32,300	Sir Fynwy
0.4	0.8	55,300	Casnewydd
0.7	1.1	1,157,300	Cymru

AMENITIES  
AMWYNDERAU

**3.12 Special facilities provided, by unitary authority**

*Per cent*

	Presence of wider doorways for wheelchairs	Presence of access ramps	Presence of fixed handrails	Presence of toilet on living floor
	Presenoldeb drysau lletach ar gyfer cadeiriau olwyn	Presenoldeb rampiau mynediad	Presenoldeb canllawiau sefydlog	Presenoldeb toiled ar y llawr byw
Isle of Anglesey	3.2	2.1	10.2	60.7
Gwynedd	3.4	2.5	8.9	49.0
Conwy	3.8	2.1	19.3	57.0
Denbighshire	3.4	2.3	12.9	56.8
Flintshire	3.6	2.2	12.6	51.9
Wrexham	2.4	2.0	13.8	50.3
Powys	6.0	2.0	10.4	49.1
Ceredigion	3.6	2.1	7.6	48.4
Pembrokeshire	3.6	2.1	11.4	59.9
Carmarthenshire	3.2	2.3	10.0	53.6
Swansea	3.3	2.1	14.7	48.0
Neath Port Talbot	2.9	2.0	12.5	52.5
Bridgend	2.0	1.4	11.2	48.1
The Vale of Glamorgan	2.8	1.5	12.9	57.8
Cardiff	1.6	1.4	12.5	55.5
Rhondda Cynon Taff	1.8	1.5	11.2	50.9
Merthyr Tydfil	2.1	1.5	8.4	53.6
Caerphilly	1.7	1.8	11.6	57.1
Blaenau Gwent	1.5	2.0	12.9	52.1
Torfaen	3.1	2.5	13.0	41.2
Monmouthshire	2.6	1.8	8.9	61.6
Newport	3.3	2.0	14.3	49.9
Wales	2.8	1.9	12.2	52.7

Cyfleusterau arbennig a ddarperir, yn ôl awdurdod unedol

Canran

Presence of emergency alarm	Special facilities summary Crynodeb cyfleusterau arbennig			All households (=100%)	
	None present	Some present	All present		
Presenoldeb larwm argyfwng	Dim yn bresennol	Rhai yn bresennol	Pawb yn bresennol	Pob aelwyd (=100%)	
6.2	37.1	62.6	0.3	27,400	Ynys Môn
3.9	47.9	51.3	0.8	46,300	Gwynedd
6.7	37.6	61.9	0.5	47,300	Conwy
5.1	39.4	60.1	0.5	37,100	Sir Ddinbych
6.8	43.4	56.1	0.4	55,100	Sir y Fflint
6.1	45.1	54.2	0.7	50,700	Wrecsam
4.9	47.4	52.1	0.5	50,200	Powys
3.7	49.9	49.4	0.6	26,200	Ceredigion
3.2	37.9	61.7	0.4	44,400	Sir Benfro
5.2	43.1	56.3	0.5	70,200	Sir Gaerfyrddin
5.3	46.0	53.5	0.5	89,400	Abertawe
4.3	43.4	56.1	0.5	56,900	Castell-nedd Port Talbot
3.3	48.6	51.2	0.3	53,900	Pen-y-bont ar Ogwr
3.9	38.3	61.5	0.2	46,600	Bro Morgannwg
3.6	41.5	58.3	0.1	118,700	Caerdydd
2.8	45.4	54.3	0.2	95,200	Rhondda, Cynon, Taf
4.8	42.8	56.8	0.4	23,300	Merthyr Tudful
4.6	40.4	59.2	0.4	64,900	Caerffili
6.9	44.2	55.5	0.4	29,300	Blaenau Gwent
5.6	54.0	45.3	0.7	36,500	Tor-faen
5.1	36.3	63.6	0.2	32,300	Sir Fynwy
8.2	45.2	54.4	0.5	55,300	Casnewydd
4.8	43.5	56.1	0.4	1,157,300	Cymru



AMENITIES  
AMWYNDERAU

**3.13 Special facilities needed, by unitary authority**

*Per cent*

	Need for wider doorways for wheelchairs	Need for access ramps	Need for fixed handrails	Need for toilet on living floor
	Angen drysau lletach ar gyfer cadeiriau olwyn	Angen rampiau mynediad	Angen canllawiau sefydlog	Angen toiled ar y llawr byw
Isle of Anglesey	1.5	1.9	5.7	3.9
Gwynedd	1.3	1.9	6.7	3.6
Conwy	0.9	1.7	4.6	2.0
Denbighshire	2.3	3.1	5.5	2.4
Flintshire	1.6	2.2	5.6	3.3
Wrexham	0.8	1.3	5.6	3.4
Powys	1.3	1.6	4.0	2.3
Ceredigion	1.8	1.9	4.1	1.9
Pembrokeshire	1.0	1.9	4.7	2.5
Carmarthenshire	1.2	1.8	5.7	3.4
Swansea	0.5	1.3	5.8	4.8
Neath Port Talbot	0.6	1.5	6.3	4.1
Bridgend	1.2	1.6	5.9	5.7
The Vale of Glamorgan	0.9	1.4	4.0	2.1
Cardiff	0.9	1.7	6.1	8.1
Rhondda Cynon Taff	1.5	1.9	6.3	4.0
Merthyr Tydfil	1.5	1.8	7.0	5.4
Caerphilly	1.2	2.1	6.2	3.0
Blaenau Gwent	0.8	0.9	6.8	3.9
Torfaen	1.5	2.1	5.4	2.9
Monmouthshire	1.2	1.9	3.4	1.7
Newport	1.3	1.6	5.4	2.3
Wales	1.2	1.8	5.6	3.8

Cyfleusterau arbennig y mae eu hangen, yn ôl awdurdod unedol

Canran

Need for emergency alarm	Special facilities summary Crynodeb cyfleusterau arbennig			All households (=100%)	
	None needed	Some needed	All needed		
Angen larwm argyfwng	Dim angen dim	Angen rhywfaint	Angen pob un	Pob aelwyd (=100%)	
3.9	89.9	9.8	0.3	27,400	Ynys Môn
5.1	89.0	10.6	0.4	46,300	Gwynedd
2.9	92.7	7.0	0.2	47,300	Conwy
3.6	91.6	8.2	0.2	37,100	Sir Ddinbych
2.8	90.5	9.2	0.3	55,100	Sir y Fflint
3.1	90.8	9.1	0.1	50,700	Wrecsam
2.0	94.0	5.6	0.4	50,200	Powys
3.9	93.6	5.7	0.7	26,200	Ceredigion
2.7	92.0	7.8	0.2	44,400	Sir Benfro
3.4	90.2	9.5	0.3	70,200	Sir Gaerfyrddin
3.3	88.9	10.9	0.2	89,400	Abertawe
4.2	88.6	11.2	0.2	56,900	Castell-nedd Port Talbot
3.2	88.9	10.9	0.3	53,900	Pen-y-bont ar Ogwr
2.1	93.7	6.0	0.3	46,600	Bro Morgannwg
4.3	85.6	13.9	0.4	118,700	Caerdydd
4.1	89.1	10.5	0.3	95,200	Rhondda, Cynon, Taf
3.1	88.3	11.4	0.3	23,300	Merthyr Tudful
3.0	90.2	9.5	0.3	64,900	Caerffili
2.1	89.8	10.1	0.1	29,300	Blaenau Gwent
3.1	91.1	8.7	0.2	36,500	Tor-faen
1.2	94.7	5.0	0.3	32,300	Sir Fynwy
2.5	91.9	7.7	0.4	55,300	Casnewydd
3.3	90.2	9.5	0.3	1,157,300	Cymru

AMENITIES  
AMWYNDERAU

3.14 Heating, by unitary authority

	Central heating present		Main form of heating in winter Prif ddull gwresogi yn y gaeaf				
	Gwres canolog yn bresennol		Central heating Gwres canolog		Other heating (per cent) Gwresogi arall (canran)		
	Number	Per cent	Number	Per cent	Gas fires or heaters	Electric fires or heaters	
	Nifer	Canran	Nifer	Canran	Tanau neu wres gyddion nwy	Tanau neu wresogyddion trydan	
Isle of Anglesey	20,800	76.1	19,800	72.3	9.7	3.5	
Gwynedd	32,300	69.9	29,800	64.4	11.8	6.5	
Conwy	38,400	81.2	37,600	79.4	10.5	4.2	
Denbighshire	31,600	85.0	30,700	82.6	8.4	3.2	
Flintshire	48,900	88.8	47,900	87.0	7.0	1.2	
Wrexham	41,800	82.4	39,900	78.8	11.9	1.9	
Powys	43,600	86.9	42,600	84.9	2.9	2.7	
Ceredigion	21,800	83.3	20,900	79.7	3.5	4.6	
Pembrokeshire	36,600	82.4	35,000	78.7	8.1	2.9	
Carmarthenshire	63,100	89.9	61,500	87.6	3.1	2.1	
Swansea	84,900	95.0	83,900	93.8	3.3	1.4	
Neath Port Talbot	54,000	94.8	53,000	93.2	3.7	1.0	
Bridgend	50,500	93.6	50,200	93.0	2.9	1.5	
The Vale of Glamorgan	42,800	91.8	42,000	90.0	6.1	2.2	
Cardiff	104,400	87.9	102,300	86.2	9.5	2.3	
Rhondda Cynon Taff	85,500	89.7	84,500	88.7	7.8	0.8	
Merthyr Tydfil	21,700	93.2	21,500	92.5	4.8	0.8	
Caerphilly	61,600	95.0	61,000	94.0	3.2	0.4	
Blaenau Gwent	27,800	94.9	27,700	94.5	3.2	0.8	
Torfaen	35,100	96.2	34,800	95.6	2.7	0.7	
Monmouthshire	30,400	94.1	30,000	92.6	2.5	1.5	
Newport	52,500	94.8	51,700	93.5	4.5	1.0	
Wales	1,030,100	89.0	1,008,300	87.1	6.1	2.0	

Gwresogi, yn ôl awdurdod unedol

Main form of heating in winter Prif ddull gwresogi yn y gaeaf				All households (=100%)	
Other heating (per cent) Gwresogi arall (canran)		Other heating	No heating used		
Solid fuel fires or stoves	Oil or paraffin heaters				
Tanau neu stofiau tanwydd solet	Gwresogyddion olew neu baraffin	Gwresogi Arall	Dim gwres yn cael ei ddefnyddio	Pob aelwyd (=100%)	
13.4	0.5	0.4	0.2	27,400	Ynys Môn
15.6	0.5	0.8	0.3	46,300	Gwynedd
4.3	0.2	1.3	0.2	47,300	Conwy
4.8	0.2	0.4	0.3	37,100	Sir Ddinbych
4.0	0.2	0.5	0.2	55,100	Sir y Fflint
6.6	0.1	0.5	0.2	50,700	Wrecsam
7.4	0.5	1.4	0.2	50,200	Powys
10.4	0.6	0.7	0.5	26,200	Ceredigion
8.4	0.5	0.7	0.7	44,400	Sir Benfro
5.7	0.5	0.7	0.4	70,200	Sir Gaerfyrddin
1.2	-	0.1	0.2	89,400	Abertawe
1.2	0.2	0.4	0.3	56,900	Castell-nedd Port Talbot
2.1	0.1	0.4	0.1	53,900	Pen-y-bont ar Ogwr
1.2	0.1	0.3	0.2	46,600	Bro Morgannwg
1.4	0.1	0.3	0.2	118,700	Caerdydd
2.1	0.1	0.4	0.2	95,200	Rhondda, Cynon, Taf
1.5	0.1	0.1	0.3	23,300	Merthyr Tudful
1.6	0.1	0.3	0.3	64,900	Caerffili
1.2	-	0.3	-	29,300	Blaenau Gwent
0.9	0.1	0.1	0.1	36,500	Tor-faen
3.0	0.1	0.3	0.1	32,300	Sir Fynwy
0.5	0.1	0.2	0.2	55,300	Casnewydd
3.9	0.2	0.5	0.2	1,157,300	Cymru

AMENITIES  
AMWYNDERAU

**3.15 Home insulation, by unitary authority**

Per cent

	Households with insulation Aelwydydd ag inswleiddiad				
	Roof/loft insulated	Cavity wall insulated	Windows double glazed	Door and windows draught stripped	Hot water tank insulated
	Toi/llofft wedi'u hinswleiddio	Inswleiddiad waliau dwbl	Ffenestri gwydro dwbl	Stribedi atal drafftiau ar gyfer drysau a ffenestri	Tanc dŵr, poeth wedi'i inswleiddio
Isle of Anglesey	78.5	31.6	62.3	56.0	86.2
Gwynedd	69.6	18.9	60.1	52.5	83.6
Conwy	78.5	24.8	61.1	60.0	90.0
Denbighshire	78.6	25.4	62.2	51.1	90.0
Flintshire	84.7	36.5	79.1	57.8	90.9
Wrexham	83.2	44.4	70.1	58.2	88.8
Powys	76.7	27.6	61.5	49.9	88.2
Ceredigion	77.7	28.1	62.5	48.1	86.6
Pembrokeshire	81.5	31.3	62.5	46.1	87.3
Carmarthenshire	82.2	25.4	69.7	59.6	83.6
Swansea	83.2	24.3	71.0	46.1	90.3
Neath Port Talbot	83.2	18.4	68.6	40.9	90.7
Bridgend	80.6	27.3	68.3	59.3	91.0
The Vale of Glamorgan	84.6	24.1	72.0	60.4	92.2
Cardiff	79.0	25.6	62.3	55.0	90.0
Rhondda Cynon Taff	82.2	21.7	71.5	47.7	88.5
Merthyr Tydfil	80.9	23.9	68.5	49.2	89.2
Caerphilly	84.7	24.2	75.8	52.2	90.7
Blaenau Gwent	81.7	25.1	83.5	64.9	92.4
Torfaen	81.3	22.5	64.3	57.7	91.2
Monmouthshire	84.7	36.4	64.8	53.1	93.2
Newport	80.6	25.6	57.5	53.8	90.1
Wales	81.0	26.6	67.5	53.2	89.3

Inswleiddio cartrefi, yn ôl awdurdod unedol

Canran

Insulation summary Crynodeb inswleiddio				All households (=100%)	
All insulation	Some insulation	No insulation	Don't know or refused		
Pob inswleiddiad	Rhywfaint o inswleiddio	Dim inswleiddiad	Ddim yn gwybod neu wedi gwrthod	Pob aelwyd (=100%)	
6.1	90.6	0.8	2.5	27,400	Ynys Môn
3.4	91.4	1.6	3.6	46,300	Gwynedd
7.3	88.4	0.8	3.6	47,300	Conwy
5.3	90.6	1.0	3.1	37,100	Sir Ddinbych
12.4	86.0	0.5	1.1	55,100	Sir y Fflint
11.5	86.7	0.2	1.6	50,700	Wrecsam
9.0	87.1	1.3	2.5	50,200	Powys
6.9	88.6	2.1	2.3	26,200	Ceredigion
7.1	88.6	1.2	3.1	44,400	Sir Benfro
6.5	90.6	0.5	2.4	70,200	Sir Gaerfyrddin
5.2	92.7	0.3	1.9	89,400	Abertawe
4.8	93.1	0.6	1.5	56,900	Castell-nedd Port Talbot
7.9	89.3	1.1	1.7	53,900	Pen-y-bont ar Ogwr
6.6	91.6	0.3	1.5	46,600	Bro Morgannwg
4.8	91.4	0.4	3.4	118,700	Caerdydd
3.8	93.5	0.7	2.1	95,200	Rhondda, Cynon, Taf
4.0	93.5	0.7	1.9	23,300	Merthyr Tudful
6.7	91.5	0.5	1.4	64,900	Caerffili
6.5	92.4	0.1	1.1	29,300	Blaenau Gwent
4.9	93.0	0.2	1.9	36,500	Tor-faen
9.9	87.9	0.2	2.0	32,300	Sir Fynwy
6.1	90.2	0.8	2.9	55,300	Casnewydd
6.5	90.6	0.7	2.3	1,157,300	Cymru

AMENITIES  
AMWYNDERAU

3.16 Amenities, by unitary authority

Amwynderau, yn ôl awdurdod unedol

Per cent

Canran

	Share, or no have use of amenity Rhannu amwynder, neu ddim defnydd o amwynderau						All households (=100%)	
	Mains electricity	Mains gas	Water from water company	Inside flush toilet	Outside flush toilet	Mains drainage		
	Prif gyflenwad trydan	Prif gyflenwad nwy	Dŵr o gwmni dŵr	Toiled y tu mewn sy'n tynnu dŵr	Toiled allanol sy'n tynnu dŵr	Traeniad prif bibell		
Isle of Anglesey	0.1	57.0	0.8	0.4	88.0	16.3	27,400	Ynys Môn
Gwynedd	0.1	50.8	4.4	0.6	82.8	12.7	46,300	Gwynedd
Conwy	0.1	22.2	1.6	0.7	87.3	7.3	47,300	Conwy
Denbighshire	0.2	29.4	2.0	0.1	89.5	11.1	37,100	Sir Ddinbych
Flintshire	0.1	26.0	0.5	0.4	89.4	5.1	55,100	Sir y Fflint
Wrexham	-	21.0	0.7	0.3	88.2	4.5	50,700	Wrecsam
Powys	0.2	54.7	8.7	1.0	85.4	20.4	50,200	Powys
Ceredigion	0.4	74.8	4.3	0.9	81.1	31.9	26,200	Ceredigion
Pembrokeshire	0.1	44.3	1.8	1.0	83.1	13.5	44,400	Sir Benfro
Carmarthenshire	0.3	45.9	2.6	1.3	76.6	11.7	70,200	Sir Gaerfyrddin
Swansea	0.1	10.5	0.2	0.4	87.1	1.2	89,400	Abertawe
Neath Port Talbot	0.1	17.5	0.3	0.3	78.0	0.9	56,900	Castell-nedd Port Talbot
Bridgend	0.1	11.3	0.4	0.5	78.8	1.1	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	0.2	11.3	0.2	0.4	91.0	3.1	46,600	Bro Morgannwg
Cardiff	0.1	4.1	0.1	0.8	87.1	0.3	118,700	Caerdydd
Rhondda Cynon Taff	0.2	9.6	0.4	1.6	89.1	0.6	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	0.1	5.6	0.1	0.7	87.4	0.8	23,300	Merthyr Tudful
Caerphilly	-	8.3	0.1	0.4	88.3	0.5	64,900	Caerffili
Blaenau Gwent	-	7.6	-	0.5	90.6	0.2	29,300	Blaenau Gwent
Torfaen	0.1	4.8	0.2	0.4	88.9	0.8	36,500	Tor-faen
Monmouthshire	0.1	27.2	3.0	0.3	84.0	15.3	32,300	Sir Fynwy
Newport	0.2	7.0	0.2	0.4	91.5	1.8	55,300	Casnewydd
Wales	0.1	21.8	1.3	0.7	86.0	5.8	1,157,300	Cymru

3.17 Smoke alarms, by unitary authority

Larymau mwg, yn ôl awdurdod  
unedol

	<i>Per cent</i>		All households (=100%)	<i>Canran</i>
	Yes	No		
	Oes	Nac oes	Pob aelwyd (=100%)	
Isle of Anglesey	79.9	20.1	27,400	Ynys Môn
Gwynedd	75.2	24.8	46,300	Gwynedd
Conwy	74.2	25.8	47,300	Conwy
Denbighshire	74.1	25.9	37,100	Sir Ddinbych
Flintshire	75.4	24.6	55,100	Sir y Fflint
Wrexham	81.0	19.0	50,700	Wreccsam
Powys	75.6	24.4	50,200	Powys
Ceredigion	74.1	25.9	26,200	Ceredigion
Pembrokeshire	74.2	25.8	44,400	Sir Benfro
Carmarthenshire	77.9	22.1	70,200	Sir Gaerfyrddin
Swansea	85.8	14.2	89,400	Abertawe
Neath Port Talbot	85.3	14.7	56,900	Castell-nedd Port Talbot
Bridgend	80.3	19.7	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	76.8	23.2	46,600	Bro Morgannwg
Cardiff	79.1	20.9	118,700	Caerdydd
Rhondda Cynon Taff	84.7	15.3	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	85.1	14.9	23,300	Merthyr Tudful
Caerphilly	83.2	16.8	64,900	Caerffili
Blaenau Gwent	84.3	15.7	29,300	Blaenau Gwent
Torfaen	78.7	21.3	36,500	Tor-faen
Monmouthshire	76.7	23.3	32,300	Sir Fynwy
Newport	81.0	19.0	55,300	Casnewydd
Wales	79.7	20.3	1,157,300	Cymru



AMENITIES  
AMWYNDERAU

**3.18 Use of vehicles, by unitary authority**

*Per cent*

	Use of vehicle Defnyddio cerbyd			
	Yes Oes		No Nac oes	
	Number	Per cent	Number	Per cent
	Nifer	Canran	Nifer	Canran
Isle of Anglesey	21,500	78.3	5,900	21.7
Gwynedd	32,800	70.8	13,500	29.2
Conwy	34,600	73.2	12,700	26.8
Denbighshire	28,400	76.5	8,700	23.5
Flintshire	41,700	75.6	13,400	24.4
Wrexham	37,800	74.5	12,900	25.5
Powys	39,400	78.5	10,800	21.5
Ceredigion	20,700	79.1	5,500	20.9
Pembrokeshire	33,900	76.4	10,500	23.6
Carmarthenshire	51,400	73.3	18,700	26.7
Swansea	59,800	66.9	29,600	33.1
Neath Port Talbot	37,300	65.5	19,700	34.5
Bridgend	38,700	71.8	15,200	28.2
The Vale of Glamorgan	35,900	77.1	10,700	22.9
Cardiff	79,300	66.8	39,400	33.2
Rhondda Cynon Taff	60,800	63.9	34,400	36.1
Merthyr Tydfil	14,000	60.1	9,300	39.9
Caerphilly	43,500	67.1	21,300	32.9
Blaenau Gwent	18,300	62.3	11,100	37.7
Torfaen	25,300	69.3	11,200	30.7
Monmouthshire	26,100	80.8	6,200	19.2
Newport	37,100	67.1	18,200	32.9
Wales	818,300	70.7	338,900	29.3

Defnyddio cerbydau, yn ôl awdurdod unedol

Canran

How many vehicles available to household Faint o gerbydau sydd ar gael i aelwyd					All households (=100%)	
None	1 vehicle	2 vehicles	3 vehicles	4 or more vehicles		
<u>Dim</u>	<u>1 cerbyd</u>	<u>2 gerbyd</u>	<u>3 cherbyd</u>	<u>4 cerbyd neu ragor</u>	<u>Pob aelwyd (=100%)</u>	
21.7	48.2	23.5	4.2	2.5	27,400	Ynys Môn
29.2	45.7	20.6	3.3	1.3	46,300	Gwynedd
26.8	49.9	18.8	3.8	0.7	47,300	Conwy
23.5	48.3	22.5	3.8	1.9	37,100	Sir Ddinbych
24.4	46.1	23.7	4.6	1.2	55,100	Sir y Fflint
25.5	46.7	22.8	3.8	1.2	50,700	Wrecsam
21.5	48.3	24.9	4.0	1.3	50,200	Powys
20.9	49.8	23.8	4.1	1.4	26,200	Ceredigion
23.6	52.2	20.3	3.0	0.9	44,400	Sir Benfro
26.7	47.0	21.9	3.5	0.9	70,200	Sir Gaerfyrddin
33.1	44.6	18.4	3.0	0.9	89,400	Abertawe
34.5	47.4	15.8	1.8	0.5	56,900	Castell-nedd Port Talbot
28.2	48.3	20.0	2.9	0.6	53,900	Pen-y-bont ar Ogwr
22.9	47.4	24.1	4.5	1.1	46,600	Bro Morgannwg
33.2	45.0	18.7	2.4	0.7	118,700	Caerdydd
36.1	47.5	13.9	2.3	0.2	95,200	Rhondda, Cynon, Taf
39.9	45.5	12.7	1.5	0.5	23,300	Merthyr Tudful
32.9	47.7	15.5	3.2	0.8	64,900	Caerffili
37.7	48.0	12.0	1.8	0.5	29,300	Blaenau Gwent
30.7	46.6	18.4	3.3	1.0	36,500	Tor-faen
19.2	43.8	29.5	5.7	1.8	32,300	Sir Fynwy
32.9	44.1	20.2	2.1	0.7	55,300	Casnewydd
29.3	46.9	19.7	3.2	0.9	1,157,300	Cymru

## Chapter 4: Households

### 4.1 Introduction

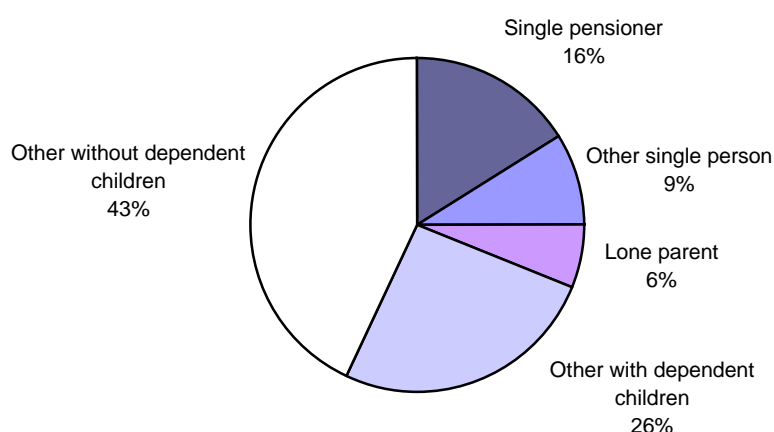
This chapter is based on the results of the household interview survey, the first stage of the WHCS carried out in 1997. It covers all households in occupied first homes in Wales in 1997.

### 4.2 Types of household

Of the estimated 1,157,300 households there were:

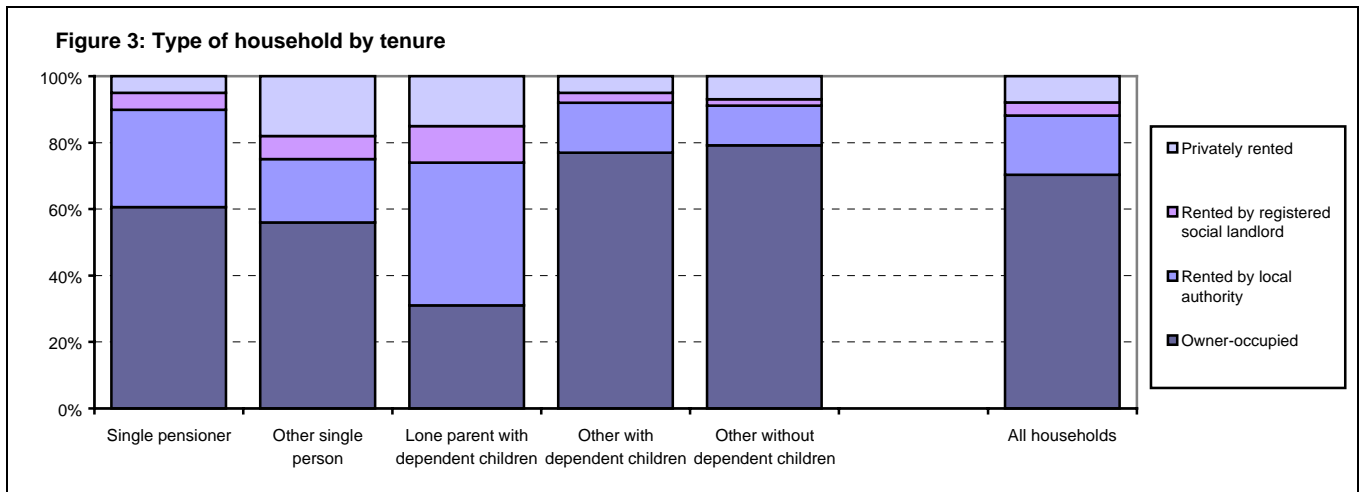
- 180,900 single pensioner households;
- 106,300 other single person households;
- 73,400 lone parent households;
- 298,200 other households with dependent children; and
- 498,400 other households without dependent children.

Figure 2: Type of household, Wales 1997



- Single pensioner households were more likely to: Live in flats or other types of dwelling; rent their homes from local authorities; and live in dwellings with fewer bedrooms.
- Other single person households were more likely to live in: Dwellings built before 1919 or after 1964; flats and other types of dwelling; dwellings rented from private landlords; and one bedroom dwellings.
- Lone parent households were more likely to live in: Dwellings built after 1944; terraced dwellings; rented dwellings; and dwellings with three bedrooms.
- Other households, both with and without children, were more likely to live in: Detached dwellings; owner-occupied dwellings; and larger than average dwellings.

# HOUSEHOLDS

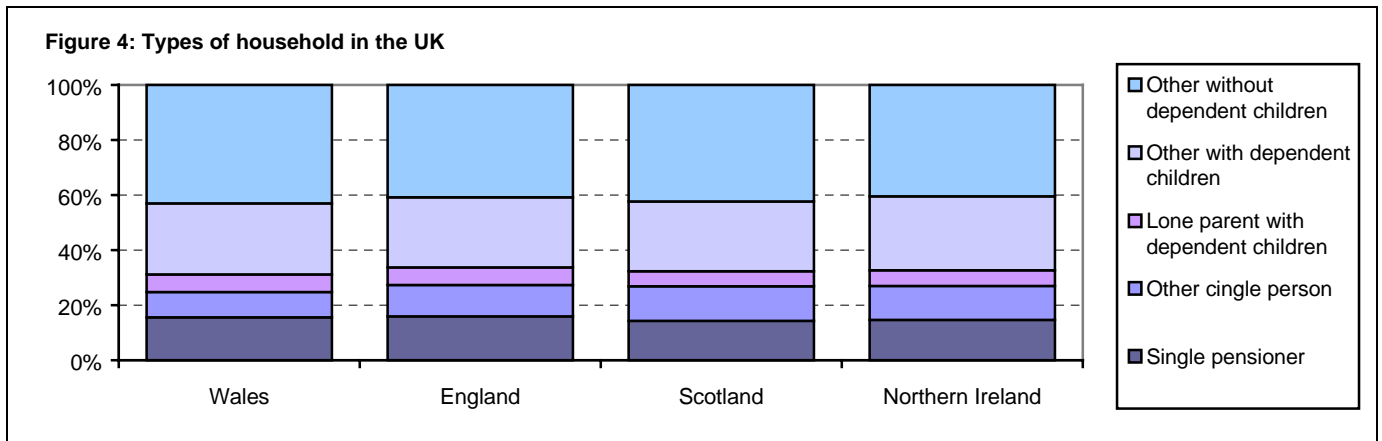


## 4.3 Comparisons with the rest of the UK

The differences in the percentages of single older person households\* between Wales and the other UK countries were small, ranging from 14 per cent of households in Scotland to 16 per cent of households in Wales and England. In Wales, only 9 per cent of households consisted of a single younger person household, while the figures ranged between 12 per cent and 13 per cent in the other parts of the UK.

The percentage of lone parent households in Wales (6.3 per cent) was very similar to that reported in England (6.4 per cent), while slightly lower percentages were reported in Scotland (5.5 per cent) and Northern Ireland (5.7 per cent).

\* Single pensioner households in Wales and Northern Ireland, single householders aged 60 or over in England and Scotland.



## 4.4 Household income and savings

Compared to other questions in the survey, a relatively high number of respondents failed to answer the questions about the total income and savings of their households, either because they did not know the answer or because they refused. The medians and percentages are calculated from the information provided by those who answered the questions, and they should only be taken as rough estimates of the true level and distribution of income and savings. Estimates of income from other sources are generally much higher than those from WHIS.

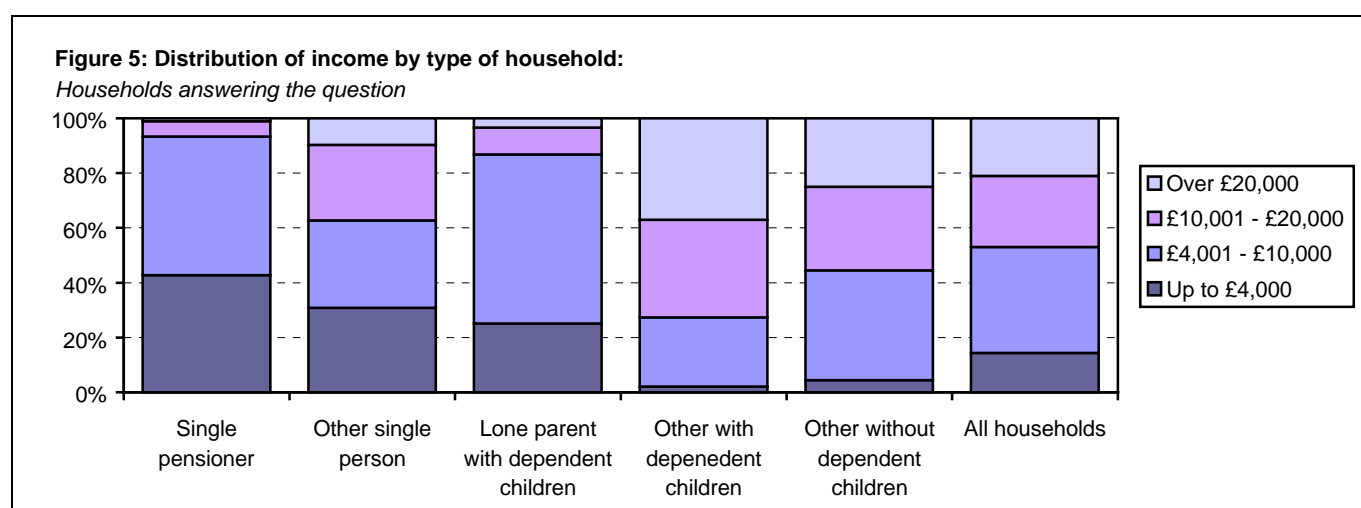
The interview survey can be used to show other information about the characteristics of respondents and non-respondents to these questions. This information suggests that more affluent households were less likely to answer these two questions.

#### 4.4.1 Gross household income

64 per cent of all households answered the question about household income. The response rates for different household types varied from 60 per cent of other households without dependent children to 80 per cent of lone parent households.

For all households, 53 per cent of those answering this question reported an income of less than £10,000 a year; 26 per cent reported household income of between £10,000 and £20,000; and 21 per cent reported having an income of over £20,000.

The distribution of incomes varied between the types of household. At the lower end, a gross household income of less than £10,000 was reported by 93 per cent of single pensioner households that answered this question. This can be compared to 27 per cent of other households with dependent children reporting an income of less than £10,000.



At the other extreme, 1 per cent of single pensioner households and 3 per cent of lone parent households reported incomes of over £20,000 compared to 37 per cent of other households with dependent children.

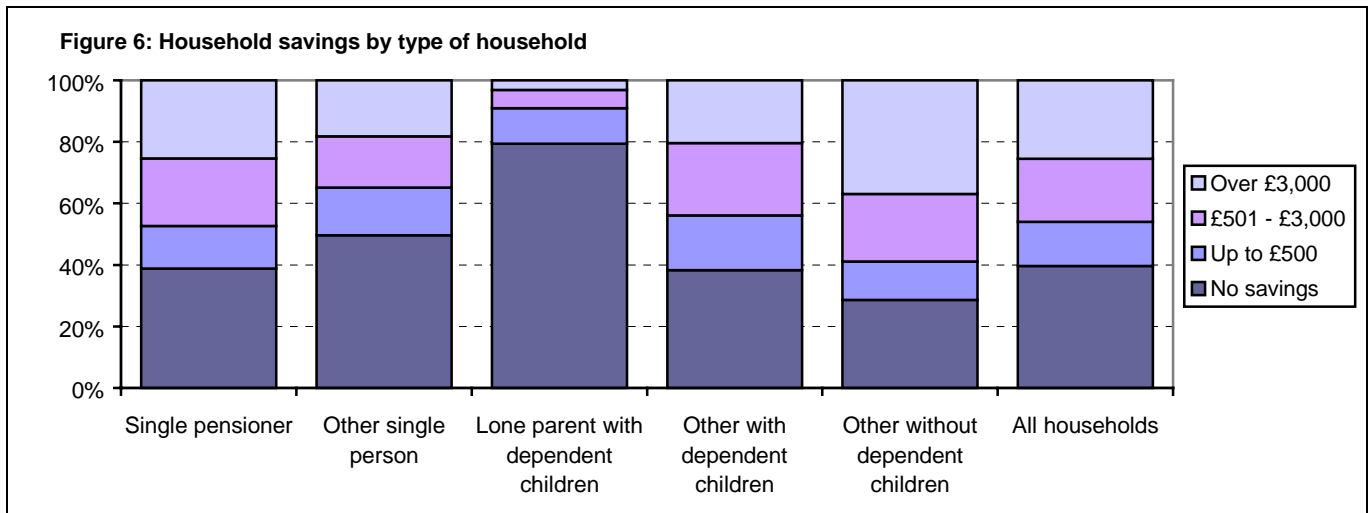
#### 4.4.2 Gross household savings

An answer to the question about total household savings was received from 58 per cent of all households. The response rates varied from 53 per cent of other households without dependent children to 80 per cent of lone parent households. Of those who did not answer, 41 per cent did not know their gross annual household savings and the rest refused to answer.

For all households, 40 per cent of those that provided information reported having no savings; 34 per cent had savings of up to £3,000; while 26 per cent reported having savings of over £3,000.

The percentages with no savings ranged from 29 per cent of other households without dependent children to 79 per cent of lone parent households. At the other extreme, 36 per cent of other households without dependent children reported savings of over £3,000 compared to 3 per cent of lone parent households.

## HOUSEHOLDS



### 4.5 Heads of household in receipt of benefit

Excluding retirement pension and child benefit, 55 per cent of heads of household were in receipt of a pension or benefit. Households where the head was in receipt of benefit were more likely to live in dwellings rented from a local authority and less likely to live in owner-occupied dwellings than households where the head was not receiving benefits. The difference was particularly marked in households headed by someone of working age.

In almost all households, which were composed entirely of pensioners, the head of household was in receipt of a benefit or pension. 52 per cent of households where the head of household was of working age and in receipt of benefit contained dependent children compared to 43 per cent of other households.

### 4.6 Council Tax Benefit

A small number of households, 1.7 per cent of the responding sample, refused to answer this question. However of those who responded, 27 per cent of all households received Council Tax Benefit. This benefit reflects income levels and so varies with the other characteristics associated with the household. For example it varies with the type of household: 75 per cent of lone parent households reported that they received Council Tax Benefit, compared to 49 per cent of single pensioner households, 42 per cent of other single person households and 16 per cent of other households. It also varies with the tenure of the household: about 66 per cent of households renting from local authorities or registered social landlords were receiving Council Tax Benefit compared to 41 per cent of households renting from private or other landlords and 14 per cent of owner-occupier households.

### 4.7 Households in rented dwellings

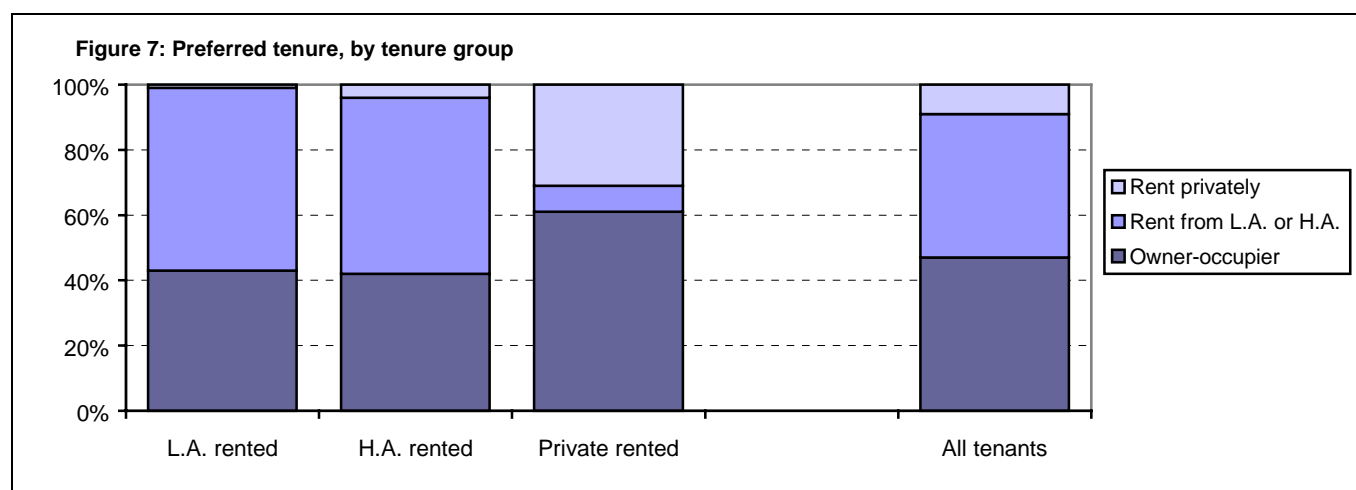
This section looks in more detail at households living in rented homes.

#### 4.7.1 Preferred tenure

Households living in rented homes were asked about the type of accommodation they would prefer if they could choose. Overall, 47 per cent of those who responded would prefer to be owner-occupiers and 44 per cent to rent from a local authority or registered social landlord.

Households renting from local authorities or from registered social landlords showed similar preferences for their preferred tenure: a little over 40 per cent said that they would like to become owner-occupiers, while about 55 per cent preferred to rent from a local authority or registered social landlord.

Households renting from private or other landlords had different preferences: 59 per cent said that they would like to become owner-occupiers, while 29 per cent preferred to continue to rent privately.



#### 4.7.2 Wish to buy public rented property

12 per cent of households living in homes rented from local authorities and 8 per cent of those renting from registered social landlords expressed a wish to buy their property.

#### 4.7.3 Housing benefit

Of those who responded, housing benefit was received in 71 per cent of households renting from local authorities, 76 per cent of households renting from registered social landlords; and 45 per cent of households renting from private or other landlords.

#### 4.7.4 Rents

Households were asked about the amount of rent they paid before any deductions for housing benefit. The estimated average weekly rent paid by those who answered is shown in the first column of the following table.

The level of response was lower in certain types of dwelling. Because of this, the average rent paid has been adjusted. The adjusted figures are shown in the second column and show that in this case, non-response does not greatly affect the figures. The resulting average rents are broadly in line with the available official, annual estimates.

#### Q. Estimated average weekly rent paid

	For those who responded	Adjusted for non-response	£ In 1997-98 (as reported in 'Housing Statistics - March 1998')
Local authorities	39.5	39.2	38.0
Registered social landlords	44.4	44.2	40.7
Private/other	64.3	62.8	..

**4.1 Number of people in household  
and average household size, by  
unitary authority**

**Nifer y bobl yn yr aelwyd a maint  
cyfartalog yr aelwyd, yn ôl awdurdod  
unedol**

Per cent

Canran

	Number of people in the household Nifer y bobl yn yr aelwyd						Average household size	All households (=100%)	
	1	2	3	4	5	6 or more 6 neu ragor			
Isle of Anglesey	23.0	37.9	15.5	15.2	6.4	2.0	2.51	27,400	Ynys Môn
Gwynedd	28.6	33.3	16.2	14.3	5.3	2.3	2.42	46,300	Gwynedd
Conwy	28.2	36.0	15.1	13.1	5.4	2.2	2.38	47,300	Conwy
Denbighshire	25.8	36.6	15.7	14.5	5.3	2.0	2.44	37,100	Sir Ddinbych
Flintshire	23.5	36.2	17.8	15.1	5.1	2.2	2.49	55,100	Sir y Fflint
Wrexham	23.2	33.5	19.0	16.2	6.1	2.0	2.55	50,700	Wreccsam
Powys	28.3	35.3	14.9	13.9	5.3	2.2	2.40	50,200	Powys
Ceredigion	28.9	36.4	13.9	12.6	6.0	2.2	2.38	26,200	Ceredigion
Pembrokeshire	26.2	36.4	15.2	14.8	6.1	1.3	2.43	44,400	Sir Benfro
Carmarthenshire	27.7	33.4	19.0	12.9	5.3	1.8	2.41	70,200	Sir Gaerfyrddin
Swansea	25.0	33.9	17.5	15.4	5.6	2.6	2.52	89,400	Abertawe
Neath Port Talbot	24.6	33.6	18.9	16.7	5.1	1.1	2.48	56,900	Castell-nedd Port Talbot
Bridgend	23.0	34.1	20.5	15.8	5.0	1.6	2.51	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	23.8	34.9	17.2	16.0	6.2	2.0	2.52	46,600	Bro Morgannwg
Cardiff	24.0	32.7	16.1	18.2	6.4	2.6	2.59	118,700	Caerdydd
Rhondda Cynon Taff	23.2	36.0	17.4	15.8	5.6	2.1	2.51	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	23.4	32.8	18.9	17.0	5.9	2.1	2.56	23,300	Merthyr Tudful
Caerphilly	21.8	32.6	20.6	17.1	6.1	1.8	2.59	64,900	Caerffili
Blaenau Gwent	26.3	33.1	20.5	14.4	4.4	1.3	2.41	29,300	Blaenau Gwent
Torfaen	23.8	35.2	18.2	16.2	5.1	1.6	2.49	36,500	Tor-faen
Monmouthshire	22.4	37.7	16.3	15.8	5.9	1.8	2.51	32,300	Sir Fynwy
Newport	24.3	35.0	16.5	16.3	5.5	2.4	2.52	55,300	Casnewydd
Wales	24.8	34.6	17.4	15.5	5.6	2.0	2.49	1,157,300	Cymru



# HOUSEHOLDS AELWYDYDD

## 4.2 Type of household, by unitary authority

Per cent

	Single pensioner	Married couple pensioner	Single person, not pensioner	Two adults but not married pensioner	Other households without dependent children
	Pensiynwr sengl	Pensiynwr pâr priod	Person sengl heb fod yn bensiywr	Dau oedolyn ond dim pensiywyr priod	Aelwydydd eraill heb blant dibynnol
Isle of Anglesey	14.7	11.5	8.3	23.7	11.8
Gwynedd	17.9	10.6	10.6	20.8	11.8
Conwy	18.1	14.6	10.0	19.6	9.0
Denbighshire	16.4	12.0	9.3	21.7	8.8
Flintshire	14.0	9.1	9.5	24.2	12.5
Wrexham	13.4	9.4	9.8	21.2	12.2
Powys	16.8	10.3	11.5	23.2	10.7
Ceredigion	18.8	12.2	10.1	22.5	10.4
Pembrokeshire	16.8	10.8	9.4	23.0	8.6
Carmarthenshire	17.6	10.5	10.2	20.8	11.9
Swansea	16.2	12.0	8.8	18.9	11.4
Neath Port Talbot	16.2	10.8	8.4	19.8	11.0
Bridgend	13.6	10.5	9.3	21.4	12.4
The Vale of Glamorgan	15.0	10.5	8.8	21.9	10.1
Cardiff	14.6	10.3	9.4	19.1	13.4
Rhondda Cynon Taff	16.1	9.3	7.1	22.8	11.1
Merthyr Tydfil	13.6	7.9	9.8	20.4	10.5
Caerphilly	13.9	9.3	8.0	20.5	12.4
Blaenau Gwent	17.5	9.3	8.8	20.2	13.5
Torfaen	15.1	9.8	8.7	22.8	9.9
Monmouthshire	14.0	10.7	8.5	25.0	10.7
Newport	14.6	9.1	9.8	22.7	9.2
Wales	15.6	10.4	9.2	21.4	11.3

Math o aelwyd, yn ôl awdurdod unedol

Canran

One parent family with 1 or more dependent children	Two adults, 1 or 2 dependent children	Two adults, 3 or more dependent children	Other households with dependent children	All households (=100%)	
Teulu un rhiant ag un neu ragor o blant dibynnol	Dau oedolyn, 1 neu 2 o blant dibynnol	Dau oedolyn, 3 neu ragor o blant dibynnol	Aelwydydd eraill â phlant dibynnol	Pob aelwyd (=100%)	
4.9	16.0	4.7	4.3	27,400	Ynys Môn
4.3	15.6	4.8	3.6	46,300	Gwynedd
4.4	16.5	5.3	2.5	47,300	Conwy
6.4	17.5	4.4	3.4	37,100	Sir Ddinbych
6.4	16.8	4.1	3.4	55,100	Sir y Fflint
6.7	19.0	4.5	3.7	50,700	Wrecsam
4.5	15.8	3.8	3.5	50,200	Powys
3.8	14.7	4.0	3.4	26,200	Ceredigion
5.6	18.0	4.6	3.2	44,400	Sir Benfro
5.5	16.3	3.9	3.4	70,200	Sir Gaerfyrddin
6.9	17.0	4.4	4.3	89,400	Abertawe
7.2	19.1	3.5	4.0	56,900	Castell-nedd Port Talbot
5.4	20.0	4.3	3.0	53,900	Pen-y-bont ar Ogwr
6.2	18.4	4.7	4.4	46,600	Bro Morgannwg
6.9	18.0	4.1	4.0	118,700	Caerdydd
7.9	17.5	4.3	4.0	95,200	Rhondda, Cynon, Taf
10.4	18.9	4.7	3.8	23,300	Merthyr Tudful
7.0	20.4	4.6	3.9	64,900	Caerffili
7.4	16.7	3.2	3.5	29,300	Blaenau Gwent
6.0	20.4	4.0	3.4	36,500	Tor-faen
4.3	17.8	4.9	4.2	32,300	Sir Fynwy
8.2	18.3	4.7	3.6	55,300	Casnewydd
6.3	17.7	4.3	3.7	1,157,300	Cymru

HOUSEHOLDS  
AELWYDYDD

4.3 Household tenure, by unitary authority

Deiliadaeth aelwydydd, yn ôl awdurdod unedol

<i>Per cent</i>					<i>Canran</i>
	Owner-occupied	Social housing	Privately rented	All households (=100%)	
	Perchen-feddiannaeth	Tai cymdeithasol	Rhentu'n breifat	Pob aelwyd (=100%)	
Isle of Anglesey	69.6	18.8	11.6	27,400	Ynys Môn
Gwynedd	65.8	21.6	12.7	46,300	Gwynedd
Conwy	75.0	14.7	10.3	47,300	Conwy
Denbighshire	72.6	15.6	11.8	37,100	Sir Ddinbych
Flintshire	72.8	21.4	5.8	55,100	Sir y Fflint
Wrexham	61.8	32.4	5.8	50,700	Wreccsam
Powys	67.6	19.4	13.0	50,200	Powys
Ceredigion	73.9	13.5	12.6	26,200	Ceredigion
Pembrokeshire	68.3	20.5	11.2	44,400	Sir Benfro
Carmarthenshire	72.5	19.5	8.0	70,200	Sir Gaerfyrddin
Swansea	69.4	24.1	6.5	89,400	Abertawe
Neath Port Talbot	71.7	24.5	3.8	56,900	Castell-nedd Port Talbot
Bridgend	76.6	18.1	5.3	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	76.6	14.1	9.3	46,600	Bro Morgannwg
Cardiff	70.5	20.3	9.2	118,700	Caerdydd
Rhondda Cynon Taff	75.1	18.6	6.3	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	65.5	29.9	4.7	23,300	Merthyr Tudful
Caerphilly	72.1	23.7	4.2	64,900	Caerffili
Blaenau Gwent	61.9	34.1	4.0	29,300	Blaenau Gwent
Torfaen	64.3	33.4	2.3	36,500	Tor-faen
Monmouthshire	77.2	15.8	7.1	32,300	Sir Fynwy
Newport	67.3	26.3	6.3	55,300	Casnewydd
Wales	70.8	21.6	7.7	1,157,300	Cymru

**4.4 Gross household income, by  
unitary authority****Incwm teuluoedd gros, yn ôl  
awdurdod unedol**

	<i>Per cent</i>					<i>Canran</i>
	Up to £10,000	£10,000 to £20,000	Over £20,000	Refused or don't know	All households (=100%)	
	Hyd at £10,000	£10,000 i £20,000	Dros £20,000	Wedi gwrthod neu ddim yn gwybod	Pob aelwyd (=100%)	
Isle of Anglesey	32.7	17.9	14.7	34.6	27,400	Ynys Môn
Gwynedd	39.8	19.1	11.1	30.0	46,300	Gwynedd
Conwy	32.8	19.8	11.4	36.0	47,300	Conwy
Denbighshire	33.5	17.5	15.5	33.5	37,100	Sir Ddinbych
Flintshire	33.9	17.9	18.0	30.2	55,100	Sir y Fflint
Wrexham	35.7	18.3	16.1	29.9	50,700	Wreccsam
Powys	32.2	18.9	12.2	36.7	50,200	Powys
Ceredigion	29.1	14.1	9.0	47.8	26,200	Ceredigion
Pembrokeshire	29.0	15.1	8.9	46.9	44,400	Sir Benfro
Carmarthenshire	40.1	17.7	12.3	29.9	70,200	Sir Gaerfyrddin
Swansea	33.5	16.7	13.4	36.5	89,400	Abertawe
Neath Port Talbot	30.2	13.8	8.3	47.7	56,900	Castell-nedd Port Talbot
Bridgend	26.7	13.0	10.3	50.1	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	26.8	18.5	18.7	36.0	46,600	Bro Morgannwg
Cardiff	32.4	16.6	20.2	30.8	118,700	Caerdydd
Rhondda Cynon Taff	36.2	12.3	8.2	43.3	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	47.6	16.9	7.2	28.3	23,300	Merthyr Tudful
Caerphilly	39.7	18.7	13.1	28.6	64,900	Caerffili
Blaenau Gwent	40.7	15.2	7.3	36.8	29,300	Blaenau Gwent
Torfaen	37.6	18.3	14.0	30.2	36,500	Tor-faen
Monmouthshire	26.8	15.6	20.0	37.7	32,300	Sir Fynwy
Newport	32.9	16.4	17.7	33.0	55,300	Casnewydd
Wales	34.0	16.6	13.5	36.0	1,157,300	Cymru

HOUSEHOLDS  
AELWYDYDD

4.5 Household savings, by unitary authority

Cynilion aelwydydd, yn ôl awdurdod unedol

	<i>Per cent</i>						<i>Canran</i>
	None	Up to £1,000	£1,000 to £10,000	Over £10,000	Refused or don't know	All households (=100%)	
	<u>Dim</u>	<u>Hyd at £1,000</u>	<u>£1,000 i £10,000</u>	<u>Dros £10,000</u>	<u>Wedi gwrthod neu ddim yn gwybod</u>	<u>Pob aelwyd (=100%)</u>	
Isle of Anglesey	19.9	13.2	15.8	11.6	39.5	27,400	Ynys Môn
Gwynedd	22.9	12.2	15.1	11.1	38.6	46,300	Gwynedd
Conwy	16.5	13.9	16.3	10.5	42.8	47,300	Conwy
Denbighshire	21.3	13.7	14.1	10.9	40.0	37,100	Sir Ddinbych
Flintshire	23.0	15.5	18.7	7.8	34.9	55,100	Sir y Fflint
Wrexham	24.8	13.3	14.1	8.5	39.2	50,700	Wrecsam
Powys	16.5	11.6	13.8	11.4	46.7	50,200	Powys
Ceredigion	15.4	8.7	11.4	8.8	55.7	26,200	Ceredigion
Pembrokeshire	17.4	11.7	11.5	11.3	48.2	44,400	Sir Benfro
Carmarthenshire	23.0	14.9	15.2	11.4	35.5	70,200	Sir Gaerfyrddin
Swansea	26.6	12.1	8.1	6.2	47.0	89,400	Abertawe
Neath Port Talbot	21.6	11.6	8.9	5.1	52.8	56,900	Castell-nedd Port Talbot
Bridgend	18.8	11.7	10.5	5.2	53.9	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	19.8	13.2	15.7	11.8	39.6	46,600	Bro Morgannwg
Cardiff	22.6	15.5	15.0	11.4	35.5	118,700	Caerdydd
Rhondda Cynon Taff	27.6	11.9	8.7	3.5	48.4	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	31.9	13.2	11.4	4.4	39.1	23,300	Merthyr Tudful
Caerphilly	31.5	15.7	14.0	5.1	33.7	64,900	Caerffili
Blaenau Gwent	28.4	14.1	11.9	3.7	41.9	29,300	Blaenau Gwent
Torfaen	22.8	18.6	13.2	7.7	37.7	36,500	Tor-faen
Monmouthshire	17.4	13.6	15.8	10.8	42.4	32,300	Sir Fynwy
Newport	24.7	14.9	15.2	8.1	37.1	55,300	Casnewydd
Wales	22.9	13.5	13.2	8.4	42.0	1,157,300	Cymru

4.6 Annual rent, by unitary authority

Rhent blynyddol, yn ôl awdurdod  
unedol

	<i>Per cent</i>						<i>Canran</i>
	Rent free	Up to £1,000	£1,000 to £2,500	£2,500 or more	Refused or don't know	All renting households	
	Heb rent	Hyd at £1,000	£1,000 i £2,500	£2,500 neu ragor	Wedi gwrthod neu ddim yn gwybod	Pob annedd sy'n rhentu	
Isle of Anglesey	5.6	3.2	55.8	19.0	16.4	8,300	Ynys Môn
Gwynedd	4.2	4.8	59.3	15.9	15.9	15,800	Gwynedd
Conwy	6.3	2.6	55.5	24.9	10.7	11,800	Conwy
Denbighshire	4.7	2.5	51.9	26.1	14.8	10,200	Sir Ddinbych
Flintshire	2.6	2.8	65.0	15.9	13.7	15,000	Sir y Fflint
Wrexham	2.0	6.6	65.1	18.2	8.0	19,400	Wrecsam
Powys	5.4	3.0	47.9	23.3	20.5	16,300	Powys
Ceredigion	5.1	5.7	39.4	33.1	16.7	6,800	Ceredigion
Pembrokeshire	2.3	4.5	49.5	22.0	21.8	14,100	Sir Benfro
Carmarthenshire	3.6	7.8	50.9	19.2	18.5	19,300	Sir Gaerfyrddin
Swansea	1.9	2.3	67.5	17.5	10.8	27,400	Abertawe
Neath Port Talbot	1.4	1.6	67.9	12.1	17.0	16,100	Castell-nedd Port Talbot
Bridgend	2.2	6.0	57.0	14.0	20.7	12,600	Pen-y-bont ar Ogwr
The Vale of Glamorgan	4.0	5.2	38.4	37.8	14.6	10,900	Bro Morgannwg
Cardiff	1.6	2.6	39.8	38.2	17.8	35,000	Caerdydd
Rhondda Cynon Taff	2.6	3.8	62.2	13.3	18.1	23,700	Rhondda, Cynon, Taf
Merthyr Tydfil	1.4	3.5	69.7	12.5	12.9	8,000	Merthyr Tudful
Caerphilly	2.2	6.0	39.8	45.1	6.9	18,100	Caerffili
Blaenau Gwent	1.1	0.9	72.3	19.9	5.8	11,200	Blaenau Gwent
Torfaen	0.6	7.6	51.2	29.6	11.1	13,000	Tor-faen
Monmouthshire	4.6	8.4	31.7	39.7	15.6	7,400	Sir Fynwy
Newport	1.4	4.3	51.3	25.6	17.4	18,100	Casnewydd
Wales	2.8	4.2	54.4	23.8	14.9	338,500	Cymru

HOUSEHOLDS  
AELWYDYDD

**4.7 Households receiving housing benefit and council tax benefit, by unitary authority**

Per cent

	Receive housing benefit Cael budd-dâl tai			
	Yes	No	Rent free	Refused or don't know
	Ydynt	Nac ydynt	Heb rent	Wedi gwrthod neu ddim yn gwybod
Isle of Anglesey	51.3	41.2	5.6	2.0
Gwynedd	58.2	36.5	4.2	1.1
Conwy	53.1	37.8	6.3	2.8
Denbighshire	53.0	40.3	4.7	2.1
Flintshire	58.3	37.0	2.6	2.2
Wrexham	53.1	43.7	2.0	1.2
Powys	37.9	53.8	5.4	3.0
Ceredigion	46.7	44.9	5.1	3.3
Pembrokeshire	56.8	35.5	2.3	5.4
Carmarthenshire	63.0	32.2	3.6	1.1
Swansea	66.0	28.9	1.9	3.2
Neath Port Talbot	73.9	22.4	1.4	2.4
Bridgend	64.8	29.8	2.2	3.1
The Vale of Glamorgan	55.3	38.2	4.0	2.5
Cardiff	63.4	30.3	1.6	4.8
Rhondda Cynon Taff	72.6	21.1	2.6	3.6
Merthyr Tydfil	78.8	17.8	1.4	2.1
Caerphilly	73.4	23.0	2.2	1.5
Blaenau Gwent	72.1	25.8	1.1	1.1
Torfaen	65.4	31.8	0.6	2.2
Monmouthshire	52.6	40.4	4.6	2.4
Newport	68.9	28.3	1.4	1.4
Wales	62.0	32.7	2.8	2.6

**Aelwydydd yn cael budd- dâl tai a budd-dâl y dreth gyngor, yn ôl awdurdod unedol**

*Canran*

All renting households	Receive council tax benefit Cael budd-dâl y dreth gyngor			All households (=100%)	
	Yes	No	Refused or don't know		
Pob aelwyd sy'n rhentu	Ydynt	Nac ydynt	Wedi gwrthod neu ddim yn gwybod	Pob aelwyd (=100%)	
8,300	23.1	75.1	1.8	27,400	Ynys Môn
15,800	29.5	69.3	1.3	46,300	Gwynedd
11,800	19.6	78.8	1.6	47,300	Conwy
10,200	21.0	77.5	1.5	37,100	Sir Ddinbych
15,000	27.0	71.9	1.0	55,100	Sir y Fflint
19,400	27.1	71.3	1.6	50,700	Wrecsam
16,300	18.8	79.0	2.2	50,200	Powys
6,800	21.0	78.1	0.9	26,200	Ceredigion
14,100	25.2	72.1	2.8	44,400	Sir Benfro
19,300	27.5	70.9	1.6	70,200	Sir Gaerfyrddin
27,400	28.6	70.2	1.2	89,400	Abertawe
16,100	32.2	66.6	1.2	56,900	Castell-nedd Port Talbot
12,600	24.2	74.1	1.7	53,900	Pen-y-bont ar Ogwr
10,900	18.7	79.8	1.6	46,600	Bro Morgannwg
35,000	26.4	71.9	1.7	118,700	Caerdydd
23,700	31.2	66.2	2.6	95,200	Rhondda, Cynon, Taf
8,000	37.9	60.5	1.6	23,300	Merthyr Tudful
18,100	31.3	67.6	1.2	64,900	Caerffili
11,200	33.8	64.6	1.6	29,300	Blaenau Gwent
13,000	29.3	69.2	1.5	36,500	Tor-faen
7,400	17.5	80.1	2.4	32,300	Sir Fynwy
18,100	28.8	69.3	1.9	55,300	Casnewydd
338,500	26.7	71.6	1.7	1,157,300	Cymru



HOUSEHOLDS  
AELWYDYDD

4.8 Renters' views of owner-  
occupation, by unitary authority

Barn rhentwyr am berchen-  
feddiannaeth, yn ôl awdurdod unedol

	Renters wishing to be owner- occupiers (per cent)	All renting households	Social housing renter wishing to buy their house or flat (per cent)	All social housing rented households	
	Rhentwyr sy'n dymuno bod yn berchen- feddianwyr (canran)	Pob annedd sy'n rhentu	Rhentiwr tai cymdeithasol yn dymuno prynu eu tŷ neu fflat (canran)	Pob aelwyd rhentu tai cymdeithasol	
Isle of Anglesey	47.3	8,300	12.3	5,100	Ynys Môn
Gwynedd	41.3	15,800	10.9	10,000	Gwynedd
Conwy	46.7	11,800	11.5	7,000	Conwy
Denbighshire	47.9	10,200	10.0	5,800	Sir Ddinbych
Flintshire	41.6	15,000	8.6	11,800	Sir y Fflint
Wrexham	41.0	19,400	9.1	16,400	Wrecsam
Powys	45.4	16,300	12.1	9,700	Powys
Ceredigion	36.7	6,800	10.2	3,500	Ceredigion
Pembrokeshire	42.9	14,100	12.9	9,100	Sir Benfro
Carmarthenshire	45.5	19,300	12.9	13,700	Sir Gaerfyrddin
Swansea	44.1	27,400	8.2	21,500	Abertawe
Neath Port Talbot	39.2	16,100	11.7	13,900	Castell-nedd Port Talbot
Bridgend	47.9	12,600	16.7	9,700	Pen-y-bont ar Ogwr
The Vale of Glamorgan	50.8	10,900	13.4	6,600	Bro Morgannwg
Cardiff	41.6	35,000	14.1	24,100	Caerdydd
Rhondda Cynon Taff	38.8	23,700	6.7	17,700	Rhondda, Cynon, Taf
Merthyr Tydfil	45.0	8,000	8.7	7,000	Merthyr Tudful
Caerphilly	40.0	18,100	13.3	15,400	Caerffili
Blaenau Gwent	40.0	11,200	10.7	10,000	Blaenau Gwent
Torfaen	34.2	13,000	10.0	12,200	Tor-faen
Monmouthshire	44.2	7,400	10.1	5,100	Sir Fynwy
Newport	44.6	18,100	7.9	14,600	Casnewydd
Wales	42.7	338,500	10.9	250,000	Cymru

## Chapter 5: Density of Occupation and Housing Need

### 5.1 Introduction

There are many factors which affect the levels of need and demand for housing and many measures would be required to compile a full and accurate assessment of housing need. The indicators available from the survey are:

- Density of occupation, as measured by the bedroom standard;
- Density of occupation, as measured by the number of people in the household per room;
- The number of occupants in responding households who expressed a need for separate homes; and
- The numbers on local authority or housing association waiting lists.

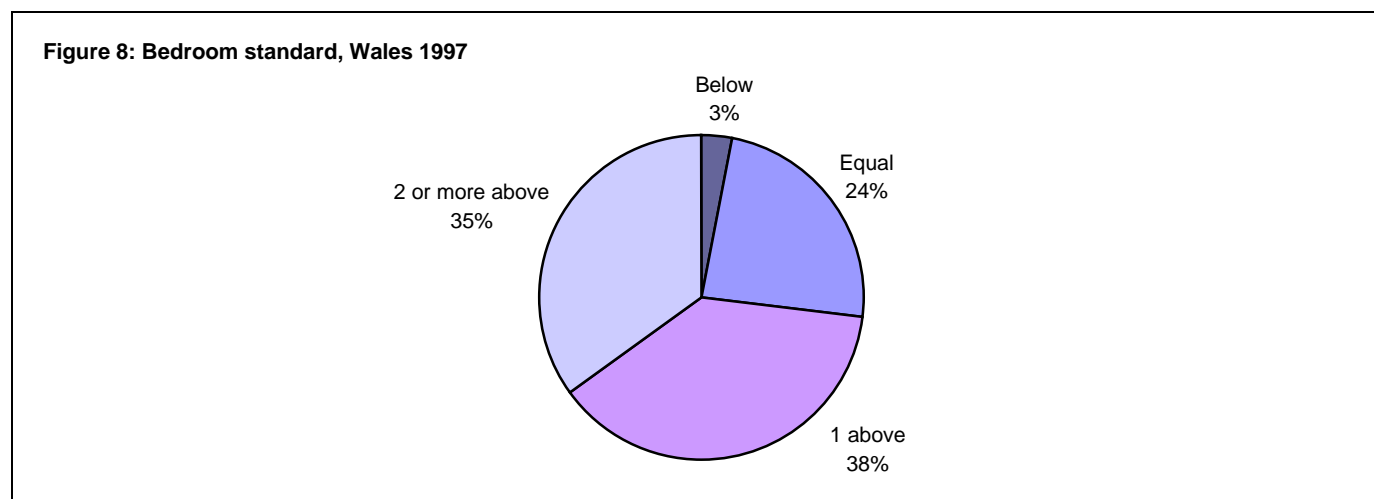
Because of the impact of the local dimension, local authorities are responsible for assessing housing need in their areas. In order to give a complete picture of housing need these indicators would have to be considered in the context of, amongst other things:

- The provision and availability of housing and the nature of the housing market;
- The economic circumstances of those seeking accommodation;
- Local planning priorities; and
- Patterns of demand for housing.

### 5.2 Households and the bedroom standard, Wales 1997

Based on this standard the survey estimated that:

- 38,300 dwellings did not have sufficient bedrooms for the mix of people in the household;
- A further 278,800 had the appropriate number of bedrooms;
- 435,600 had one more bedroom than recommended by the standard; and
- 404,500 had two or more bedrooms above the standard.



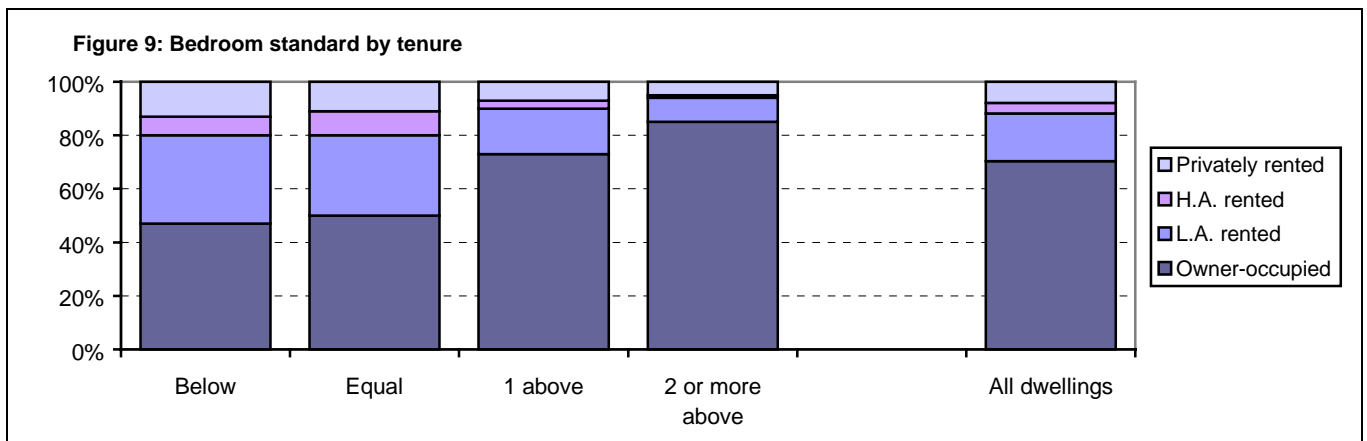
## DENSITY OF OCCUPATION AND HOUSING NEED

The **bedroom standard** is a nationally defined standard used in the General Household Survey which compares the number of bedrooms available in a dwelling to the calculated requirements of those who live there. The standard number is one bedroom for each of the following:

- Any married couple;
- Other person over 21;
- Two persons of the same sex aged 10 to 20;
- Person aged 10-20 paired with a child under 10 of the same sex;
- Two of any remaining children; and
- Any child remaining.

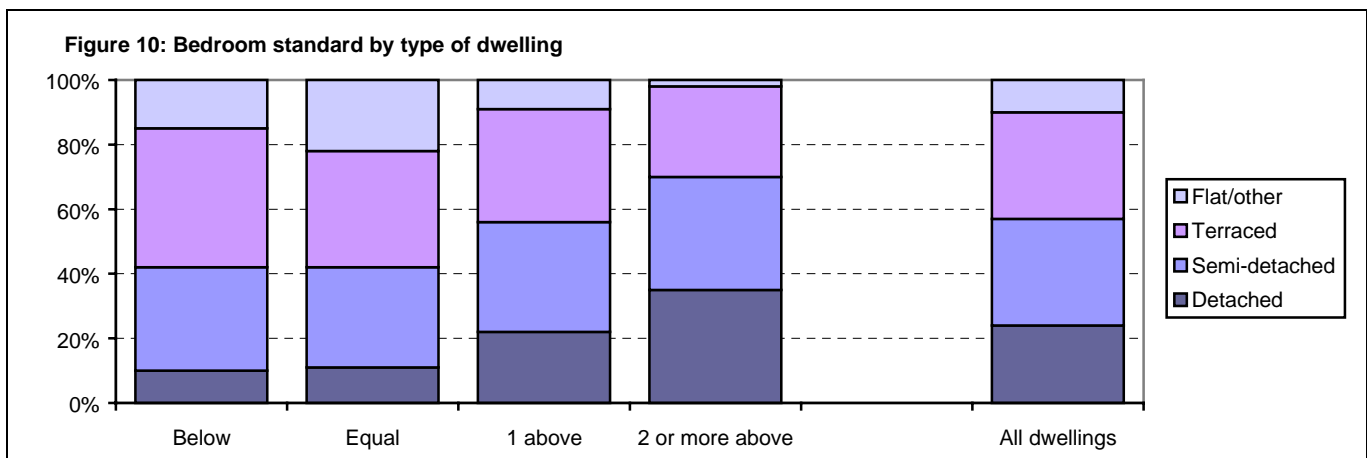
### 5.2.1 Tenure

Households in rented homes were much more likely to be at or below the bedroom standard than those in owner-occupied dwellings. Although rented dwellings accounted for only 29 per cent of the housing stock, they formed 53 per cent of dwellings, which were below the bedroom standard and 50 per cent of those, which were at the standard. By contrast, 85 per cent of dwellings, which had two or more than required by the standard, were owner-occupied, compared to 71 per cent of the total housing stock.



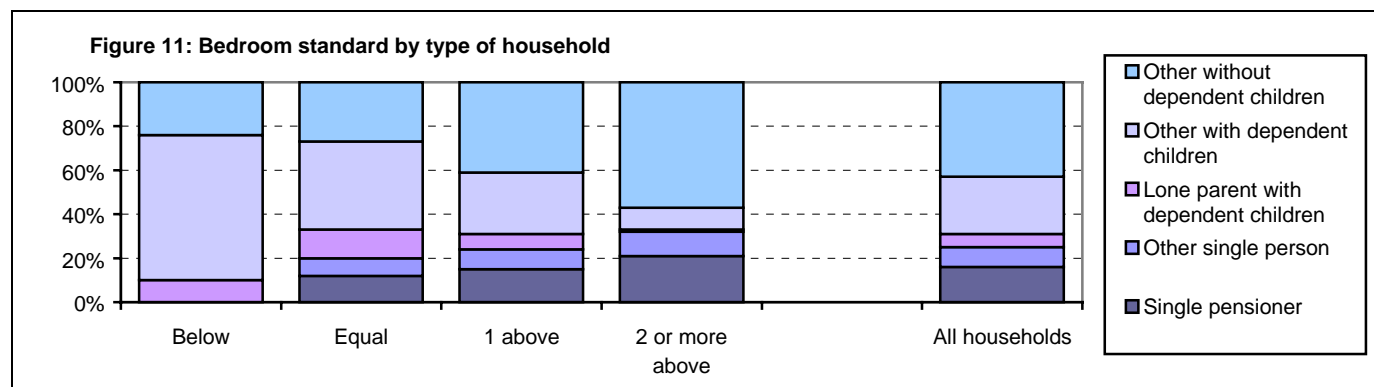
### 5.2.2 Type of dwelling

Households living in terraced dwellings or flats and other types of dwelling were more likely to be below the bedroom standard than those living in other types of accommodation.



### 5.2.3 Type of household

76 per cent of dwellings which were below the bedroom standard and 53 per cent of those at the standard, contained households with dependent children. At the other extreme, 89 per cent of dwellings which had two or more bedrooms above the standard, contained households without dependent children. 21 per cent of households in such homes were single pensioner households.



### 5.3 Waiting and transfer lists

49,900 households (4 per cent of all households) contained someone who was on the waiting or transfer list of a local authority or registered social landlord. Of these 28,900 were on a waiting list, 15,100 were on a transfer list and 5,900 were on both lists. The vast majority of households with someone on a waiting or transfer list were housed in rented dwellings, and a substantial percentage were lone parent households - 21 per cent compared to 6 per cent of all households.

As would be expected, households with someone on a waiting or transfer list were also more likely to:

- Report that someone in the household needed a separate dwelling - 19 per cent compared to 3 per cent of all households; and
- Live in dwellings at or below the bedroom standard - 54 per cent compared to 27 per cent of all dwellings.

### 5.4 Reported need for separate homes

32,000 households (3 per cent) reported that at least one person needed separate accommodation. Overall the survey estimated that 34,800 dwellings would be required to accommodate the 45,200 people who were said to need separate homes.

Compared to all households, those who reported that someone needed a separate home were much more likely to live in dwellings which were below the bedroom standard - 15 per cent of their dwellings were below the standard, compared to 3 per cent of all dwellings. However, overcrowding as defined by the bedroom standard is obviously not the only reason for people to need separate homes, as nearly half of households containing someone needing a separate home were in dwellings which had more bedrooms than required by the standard.

30 per cent of households with someone needing a separate home also contained someone who was on a waiting or transfer list compared to 4 per cent of all households.

# DENSITY OF OCCUPATION AND HOUSING NEED

## DWYSEDD MEDDIANNAETH A'R ANGEN AM DAI

### 5.1 Density of occupation

Per cent

	Persons per room Personau am bob ystafell			
	Over 1.5	Over 1.0 and up to 1.5	Over 0.5 and up to 1.0	Less than 0.5
	Dros 1.5	Dros 1.0 a hyd at 1.5	Dros 0.5 a hyd at 1.0	Llai na 0.5
Isle of Anglesey	0.4	3.7	38.4	57.5
Gwynedd	0.4	3.5	35.4	60.7
Conwy	0.3	3.4	39.1	57.3
Denbighshire	0.2	4.6	40.0	55.1
Flintshire	0.2	4.4	39.5	55.9
Wrexham	0.3	4.7	44.1	50.8
Powys	0.4	3.1	35.1	61.4
Ceredigion	0.3	3.0	33.6	63.1
Pembrokeshire	0.3	4.0	38.7	57.0
Carmarthenshire	0.5	2.7	36.7	60.1
Swansea	0.4	4.6	39.7	55.3
Neath Port Talbot	0.4	3.0	41.6	55.0
Bridgend	0.3	3.6	40.9	55.2
The Vale of Glamorgan	0.3	2.8	39.6	57.3
Cardiff	0.6	3.4	41.9	54.0
Rhondda Cynon Taff	0.8	4.5	42.3	52.5
Merthyr Tydfil	0.8	5.3	43.7	50.3
Caerphilly	0.5	5.0	45.9	48.5
Blaenau Gwent	0.4	5.1	43.7	50.8
Torfaen	0.4	3.9	42.9	52.9
Monmouthshire	0.2	2.7	37.8	59.3
Newport	0.4	4.1	40.8	54.8
Wales	0.4	3.9	40.3	55.4

DENSITY OF OCCUPATION AND HOUSING NEED  
DWYSEDD MEDDIANNAETH A'R ANGEN AM DAI

Dwysedd meddiannaeth

Canran

Difference from bedroom standard Gwahaniaeth i'r salon ystafelloedd gwely					All households (=100%)	
2 or more below	1 below	Equal	1 above	2 or more above		
2 neu ragor yn is	1 yn is	Cyfartal	1 yn uwch	2 neu ragor yn uwch	Pob aelwyd (=100%)	
0.1	3.0	21.3	38.5	37.1	27,400	Ynys Môn
0.2	2.7	22.0	37.5	37.6	46,300	Gwynedd
0.1	2.8	24.2	38.9	33.9	47,300	Conwy
0.3	3.5	23.8	41.8	30.5	37,100	Sir Ddinbych
0.3	2.7	23.4	40.9	32.7	55,100	Sir y Fflint
0.3	3.2	28.5	38.8	29.2	50,700	Wrecsam
0.2	2.2	19.9	39.1	38.6	50,200	Powys
0.1	2.1	19.1	36.4	42.3	26,200	Ceredigion
0.1	3.9	22.3	36.3	37.4	44,400	Sir Benfro
0.3	2.5	21.5	39.2	36.5	70,200	Sir Gaerfyrddin
0.2	3.1	25.4	37.3	34.0	89,400	Abertawe
0.2	3.1	25.0	36.4	35.3	56,900	Castell-nedd Port Talbot
0.2	2.7	22.5	39.2	35.3	53,900	Pen-y-bont ar Ogwr
0.2	2.4	22.1	35.7	39.6	46,600	Bro Morgannwg
0.3	2.7	26.3	34.4	36.2	118,700	Caerdydd
0.7	3.8	25.7	34.9	35.0	95,200	Rhondda, Cynon, Taf
0.5	4.0	26.9	38.8	29.8	23,300	Merthyr Tudful
0.4	4.0	24.1	40.6	30.9	64,900	Caerffili
0.2	3.9	27.4	41.5	27.0	29,300	Blaenau Gwent
0.4	3.1	25.7	38.8	32.0	36,500	Tor-faen
0.2	2.6	21.2	33.3	42.8	32,300	Sir Fynwy
0.2	2.7	25.2	36.9	35.0	55,300	Casnewydd
0.3	3.0	24.1	37.6	35.0	1,157,300	Cymru

DENSITY OF OCCUPATION AND HOUSING NEED  
DWYSEDD MEDDIANNAETH A'R ANGEN AM DAI

**5.2 Social housing: Waiting and transfer lists**

**Tai cymdeithasol: Rhestrï aros a throsglwyddo**

<i>Per cent</i>						<i>Canran</i>
	No-one in household on list	Waiting list	Transfer list	Waiting list and transfer lists	All households (=100%)	
	Neb yn yr aelwyd ar y rhestr	Rhestrï aros	Rhestrï drosglwyddo	Rhestrï aros a throsglwyddo	Pob aelwyd (=100%)	
Isle of Anglesey	96.8	1.9	0.8	0.5	27,400	Ynys Môn
Gwynedd	95.2	2.9	1.0	0.8	46,300	Gwynedd
Conwy	96.7	1.8	0.9	0.6	47,300	Conwy
Denbighshire	94.3	4.5	0.9	0.3	37,100	Sir Ddinbych
Flintshire	96.1	2.7	0.9	0.3	55,100	Sir y Fflint
Wrexham	94.1	3.1	2.0	0.7	50,700	Wrecsam
Powys	97.0	2.0	0.5	0.5	50,200	Powys
Ceredigion	97.8	1.4	0.3	0.4	26,200	Ceredigion
Pembrokeshire	95.6	2.5	1.3	0.6	44,400	Sir Benfro
Carmarthenshire	96.5	2.3	0.9	0.4	70,200	Sir Gaerfyrddin
Swansea	95.8	2.2	1.0	0.9	89,400	Abertawe
Neath Port Talbot	95.9	2.7	1.1	0.4	56,900	Castell-nedd Port Talbot
Bridgend	96.0	1.8	1.2	1.0	53,900	Pen-y-bont ar Ogwr
The Vale of Glamorgan	95.7	2.6	1.3	0.5	46,600	Bro Morgannwg
Cardiff	96.1	1.8	1.8	0.2	118,700	Caerdydd
Rhondda Cynon Taff	96.6	1.5	1.5	0.3	95,200	Rhondda, Cynon, Taf
Merthyr Tydfil	94.6	3.0	1.6	0.8	23,300	Merthyr Tudful
Caerphilly	94.5	3.5	1.6	0.4	64,900	Caerffili
Blaenau Gwent	95.0	2.5	1.9	0.6	29,300	Blaenau Gwent
Torfaen	93.0	3.9	2.7	0.4	36,500	Tor-faen
Monmouthshire	96.5	2.5	0.4	0.5	32,300	Sir Fynwy
Newport	93.5	3.9	2.0	0.5	55,300	Casnewydd
Wales	95.7	2.5	1.3	0.5	1,157,300	Cymru

# DENSITY OF OCCUPATION AND HOUSING NEED DWYSEDD MEDDIANNAETH A'R ANGEN AM DAI

## 5.3 Need for separate homes

## Angen cartrefi ar wahân

	Households that need separate home (per cent) Aelwydydd y mae arnynt angen cartref ar wahân (canran)		All households (=100%)	Number of people that need a separate home	Number of extra homes required	
	No	Yes				
	Nac Oes	Oes	Pob aelwyd (=100%)	Nifer y bobl y mae arnynt angen cartref ar wahân	Nifer cartrefi ychwanegol y mae eu hangen	
Isle of Anglesey	97.8	2.2	27,400	800	600	Ynys Môn
Gwynedd	97.6	2.4	46,300	1,600	1,200	Gwynedd
Conwy	97.4	2.6	47,300	1,700	1,300	Conwy
Denbighshire	97.6	2.4	37,100	1,300	1,000	Sir Ddinbych
Flintshire	97.4	2.6	55,100	2,100	1,700	Sir y Fflint
Wrexham	96.0	4.0	50,700	2,600	2,300	Wrecsam
Powys	97.3	2.7	50,200	1,900	1,500	Powys
Ceredigion	98.7	1.3	26,200	600	400	Ceredigion
Pembrokeshire	97.2	2.8	44,400	1,900	1,300	Sir Benfro
Carmarthenshire	96.0	4.0	70,200	4,200	2,900	Sir Gaerfyrddin
Swansea	97.0	3.0	89,400	3,800	2,800	Abertawe
Neath Port Talbot	96.8	3.2	56,900	2,500	1,900	Castell-nedd Port Talbot
Bridgend	98.1	1.9	53,900	1,500	1,100	Pen-y-bont ar Ogwr
The Vale of Glamorgan	96.6	3.4	46,600	2,200	1,700	Bro Morgannwg
Cardiff	97.5	2.5	118,700	3,900	3,500	Caerdydd
Rhondda Cynon Taff	97.6	2.4	95,200	3,600	2,600	Rhondda, Cynon, Taf
Merthyr Tydfil	96.9	3.1	23,300	900	800	Merthyr Tudful
Caerphilly	97.3	2.7	64,900	2,200	1,800	Caerffili
Blaenau Gwent	97.3	2.7	29,300	1,000	900	Blaenau Gwent
Torfaen	97.0	3.0	36,500	1,400	1,100	Tor-faen
Monmouthshire	96.9	3.1	32,300	1,300	1,100	Sir Fynwy
Newport	97.6	2.4	55,300	2,100	1,400	Casnewydd
Wales	97.2	2.8	1,157,300	45,200	34,800	Cymru



## Chapter 6: People

### 6.1 Introduction

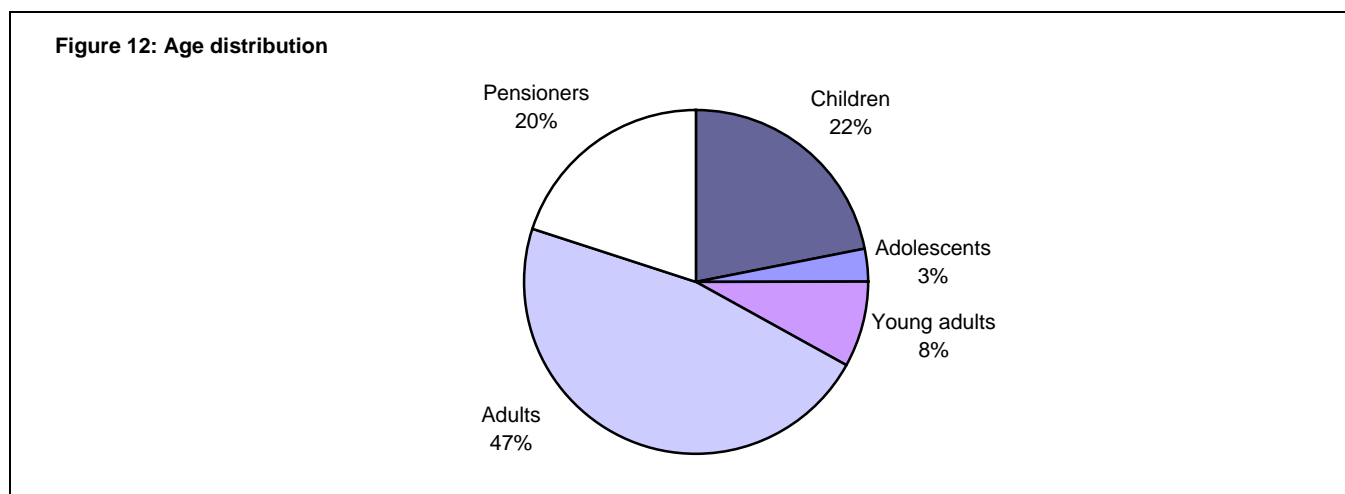
The survey was designed to provide estimates of the number of households rather than the number of people. However, information on the number of people in each household surveyed was collected, allowing certain characteristics of the household population to be identified. While the overall figures were broadly in line with official population estimates, there were some differences.

### 6.2 Residents in private households

The survey estimated that there were 2,885,500 residents in private households in Wales in 1997. The figures exclude people living in communal establishments or in second or holiday homes.

#### 6.2.1 Age distribution

- 629,500 residents were aged 0 to 15.
- 77,400 were aged 16 or 17.
- 225,900 were young adults between the ages of 18 and 24.
- 1,386,500 were over 24 and under pensionable age.
- 566,100 were of pensionable age, that is 60 and over for women and 65 and over for men.

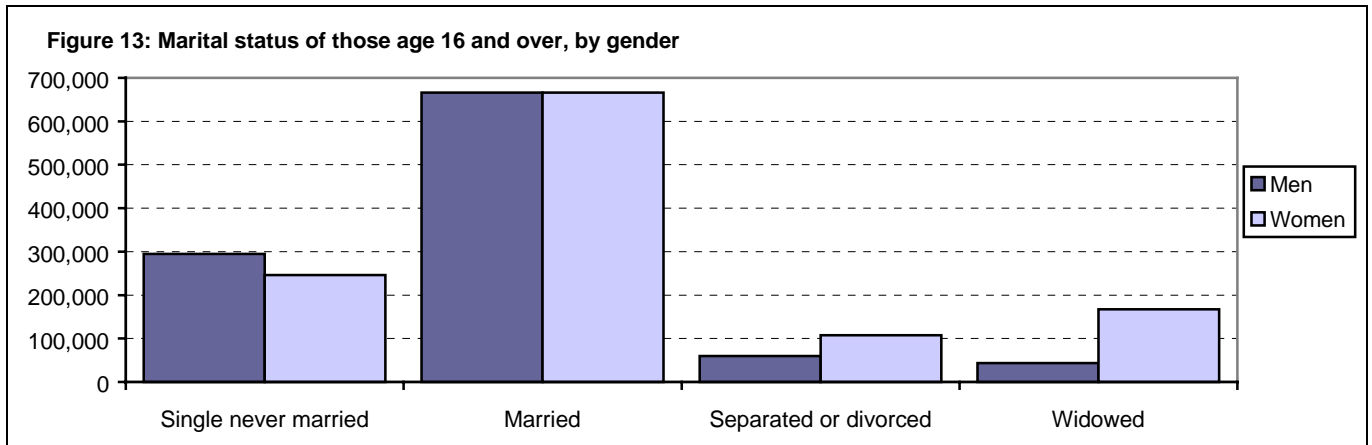


#### 6.2.2 Marital status

Of the 2,256,100 residents aged 16 and over, 24 per cent were single, 59 per cent were married, 9 per cent were widowed and 7 per cent were separated or divorced.

Over three times as many women as men were separated or divorced and nearly four times as many women as men were widowed.

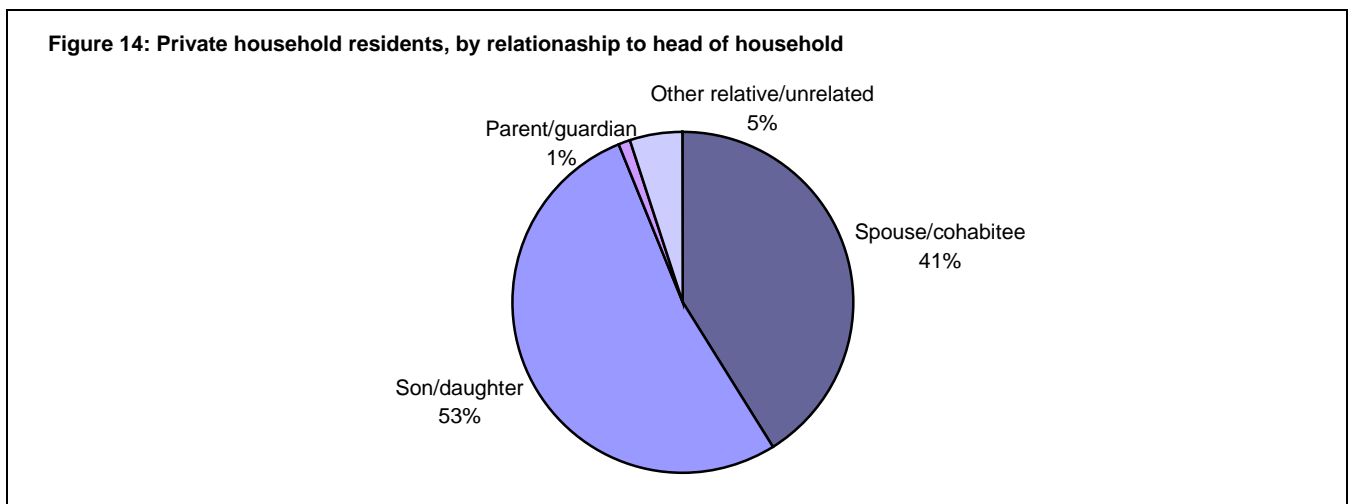
## PEOPLE



### 6.2.3 Relationship to head of household

The survey asked respondents about how people in the household were related to the head of household.

- 712,300 were the spouse or cohabitee of the head of household.
- 911,800 were their son or daughter.
- 14,600 their parent or guardian.
- 89,500 were some other relative or not related to the head of household.

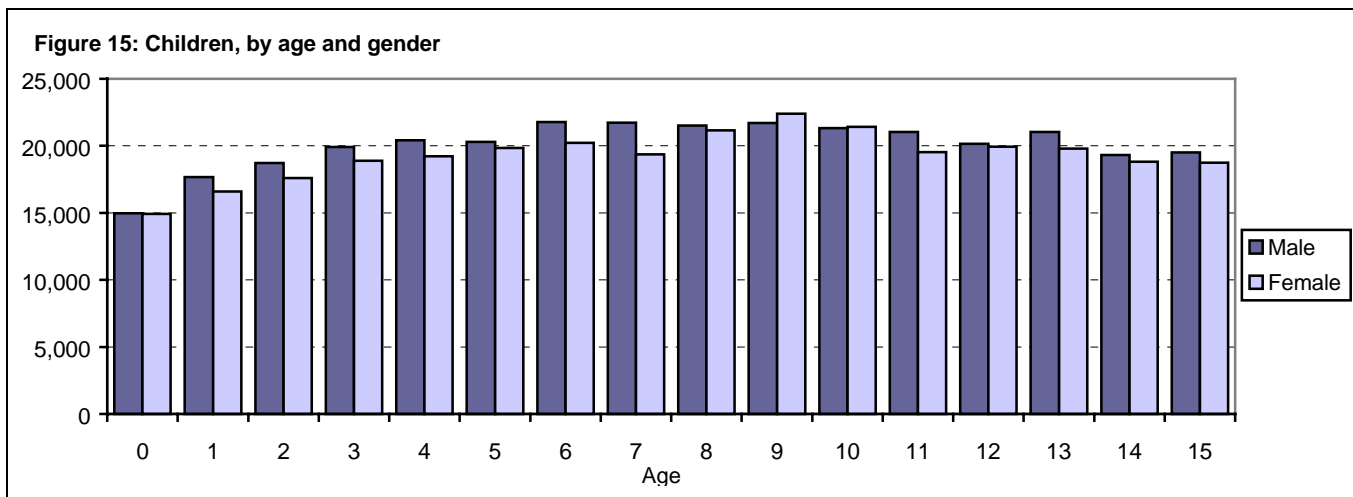


## 6.3 Children

This section discusses the information collected in the survey about children aged up to and including 15 years old.

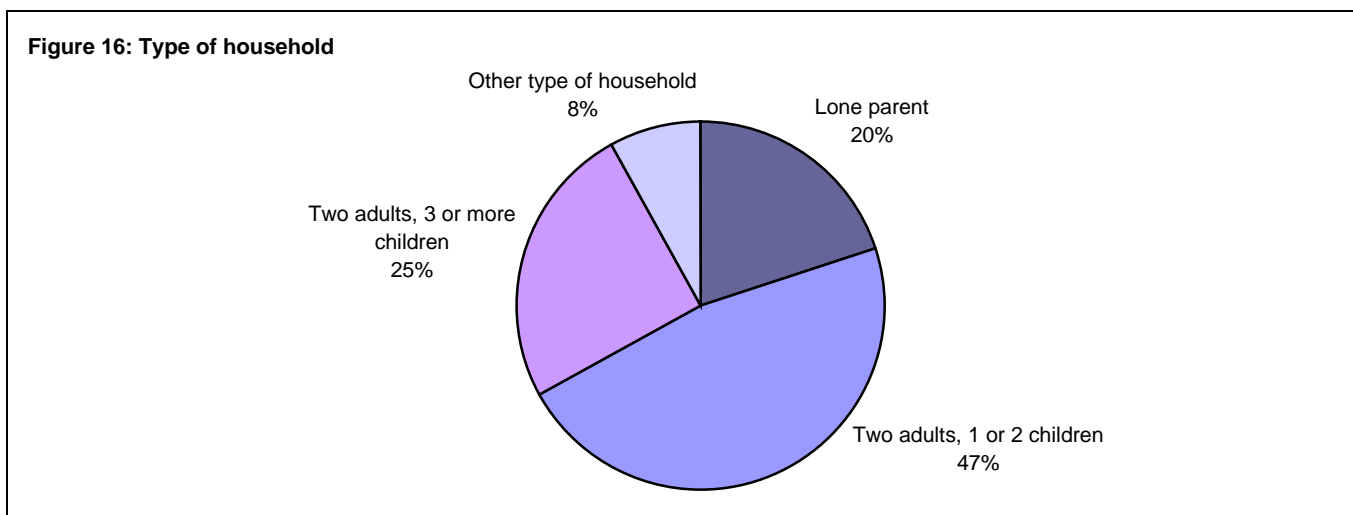
### 6.3.1 Age and gender distribution

There were more boys than girls at most ages, the exceptions being 9 and 10 year olds. Generally, the total number at each individual age increased with age from 0 to 9 years old and decreased with age from 9 to 15 years old. This pattern is broadly consistent with official birth statistics for the relevant years.



### 6.3.2 Type of household

- One fifth of children lived in a lone parent household.
- Nearly half lived in a household consisting of two adults and one or two dependent children.
- A quarter lived in a household with two adults and three or more dependent children.
- The rest lived in other types of household.



### 6.3.3 Household income and savings

For those households for which income and savings were reported, the distribution of income for households in which children lived was very similar to that for the population as a whole. However, a higher percentage of children lived in households which reported having no savings compared to the rest of the population.

### 6.3.4 Working status of head of household

Respondents of working age were asked if they had worked in the last seven days. 36 per cent of lone parents reported that they had worked, compared to 80 per cent of heads of other households with dependent children and 56 per cent of heads of households without dependent children.

## PEOPLE

### 6.3.5 Dwellings and children

Children were more likely than older residents to live in homes which:

- Were rented from local authorities or registered social landlords rather than owner-occupied or privately rented;
- Were semi-detached or terraced;
- Had been built after 1944;
- Were below the bedroom standard;
- Had central heating; and
- Had four or more bedrooms.

Children were less likely than older residents to live in:

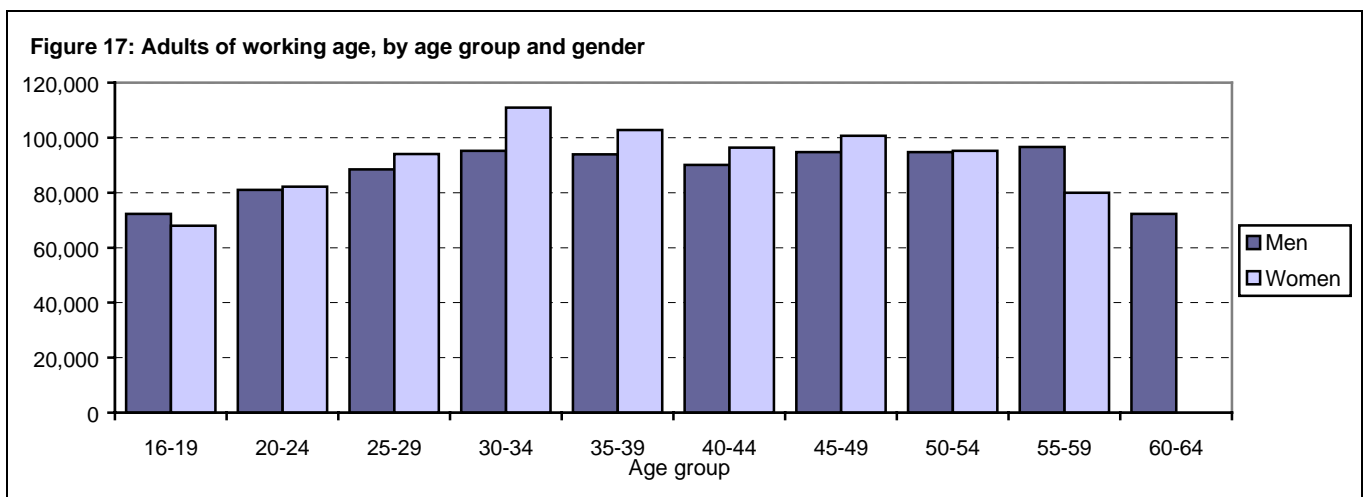
- Older, pre-1919 dwellings; and
- Detached dwellings or flats.

### 6.4 Adults of working age

This section discusses adults of working age, that is aged between 16 and 59 (for women) and 16 and 64 (for men).

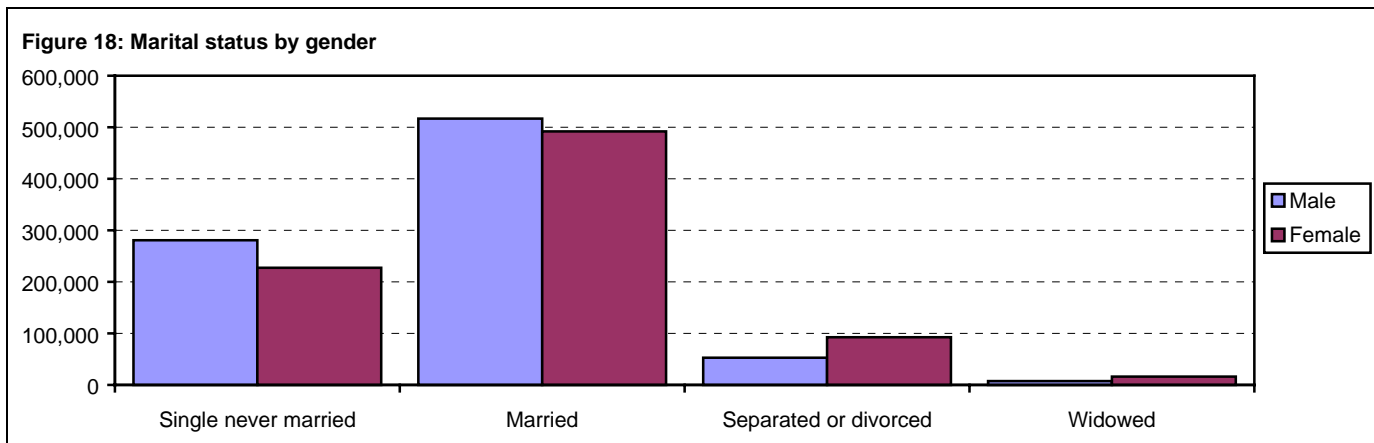
#### 6.4.1 Age and gender distribution

There were an estimated 1,689,800 residents in private households who were of working age. The survey identified more women than men in most age groups - the exception being the 16 to 19 year olds - the difference being most noticeable between the ages of 30 and 44.



#### 6.4.2 Marital status

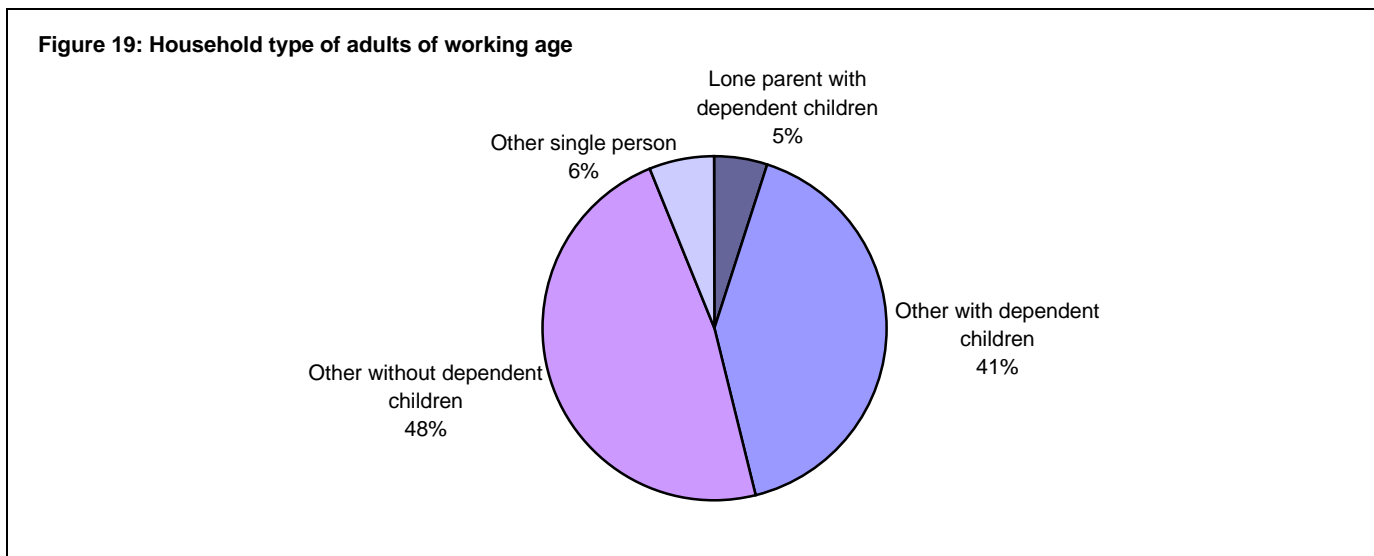
The majority of this age group were married and living with their spouse. 30 per cent were single and had never been married. More men than women were single or married, while more women than men were separated or divorced.



### 6.4.3 Type of household

Of private household residents of working age:

- Over half lived in a household without dependent children;
- About one in twenty were lone parents; and
- Just over one in twenty lived alone.



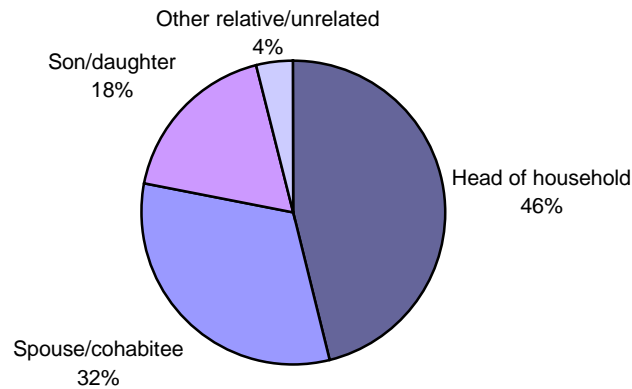
### 6.4.4 Relationship to head of household

Of private household residents of working age:

- almost half of were heads of household;
- A third were their spouse or cohabitee;
- A fifth were the children of the head of household; and
- The rest were either some other relative or unrelated.

## PEOPLE

**Figure 20: Relationships of adults of working age**



### 6.4.5 Household income and savings

For those households for whom income and savings were reported, the distribution of income and savings for those in which adults of working age lived was very similar to that for the household population as a whole.

### 6.4.6 Working status

63 per cent of adults of working age reported that they had worked in the week before they completed the survey.

### 6.4.7 Benefits and pensions

38 per cent of adults of working age reported that they were in receipt of at least one benefit or pension and a quarter of these received two or more. The most common was child benefit - received by 23 per cent of those of working age. Other relatively common benefits were income support and incapacity benefit.

## R. Receipt of benefits by private household residents of working age

	Per cent of those of working age	Number receiving benefit/ pension
Retirement pension	-	-
Widow's pension	0.9	15,300
Job seekers allowance	1.7	29,500
Income support	7.3	124,200
Child benefit	22.5	380,300
One parent benefit	2.3	38,800
Family credit	2.0	34,600
Incapacity benefit	7.3	122,900
Statutory sick pay	0.6	10,000
Industrial injury disablement benefit	0.6	10,300
Other benefit	4.1	70,000
One or more of the above (a)	37.6	636,200

(a) This is not the sum of the preceding figures as some people receive more than one benefit/pension.

### 6.4.8 Dwellings and adults of working age

The characteristics of the homes in which people of working age lived were generally very similar to those of the total resident population. However, compared to the dwellings in which older residents lived, the homes of those working age were:

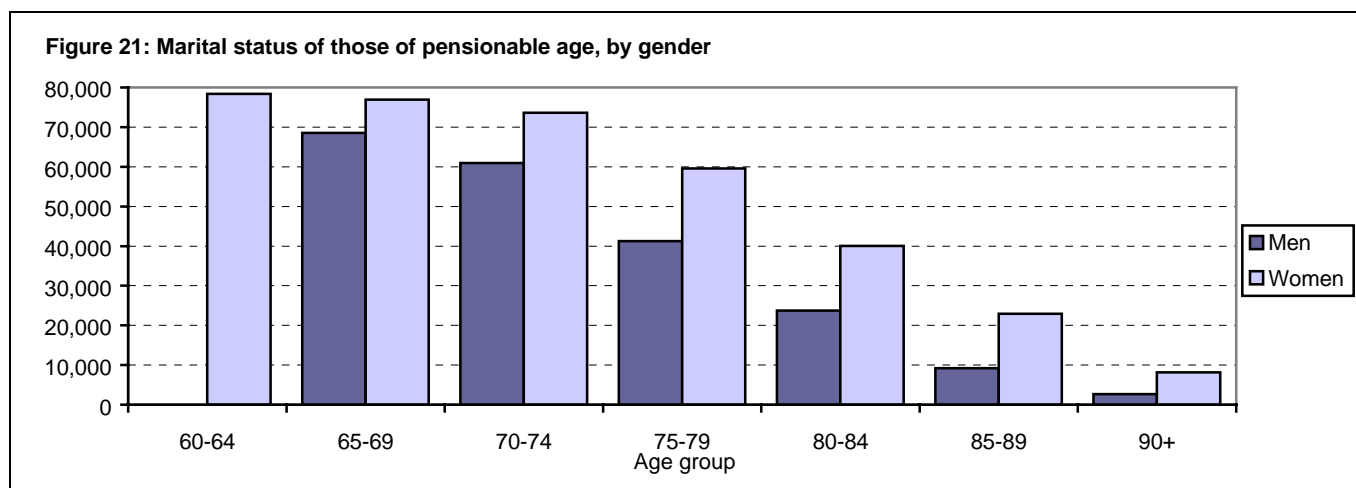
- Less likely to be flats and other types of dwelling;
- Less likely to be rented from local authorities and slightly more likely to be rented from a private landlords;
- More likely to have four or more bedrooms; and
- Less likely to have special facilities present or to need them.

## 6.5 Adults of pensionable age

This section discusses adults of pensionable age, that is 60 and over for women and 65 and over for men.

### 6.5.1 Age and gender distribution

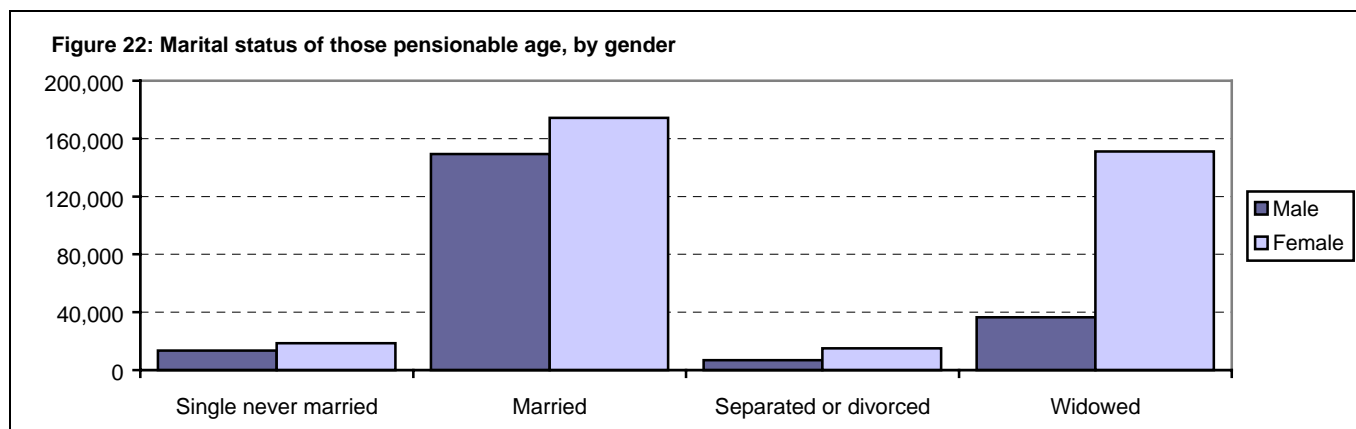
The survey estimated that 566,100 private household residents were of pensionable age. In all age groups women outnumbered men and with increasing age the difference became more marked.



### 6.5.2 Marital status

Of private household residents of pensionable age:

- A third were widowed; and four times as many women as men were widowed; and
- 57 per cent were married and living with their spouse.

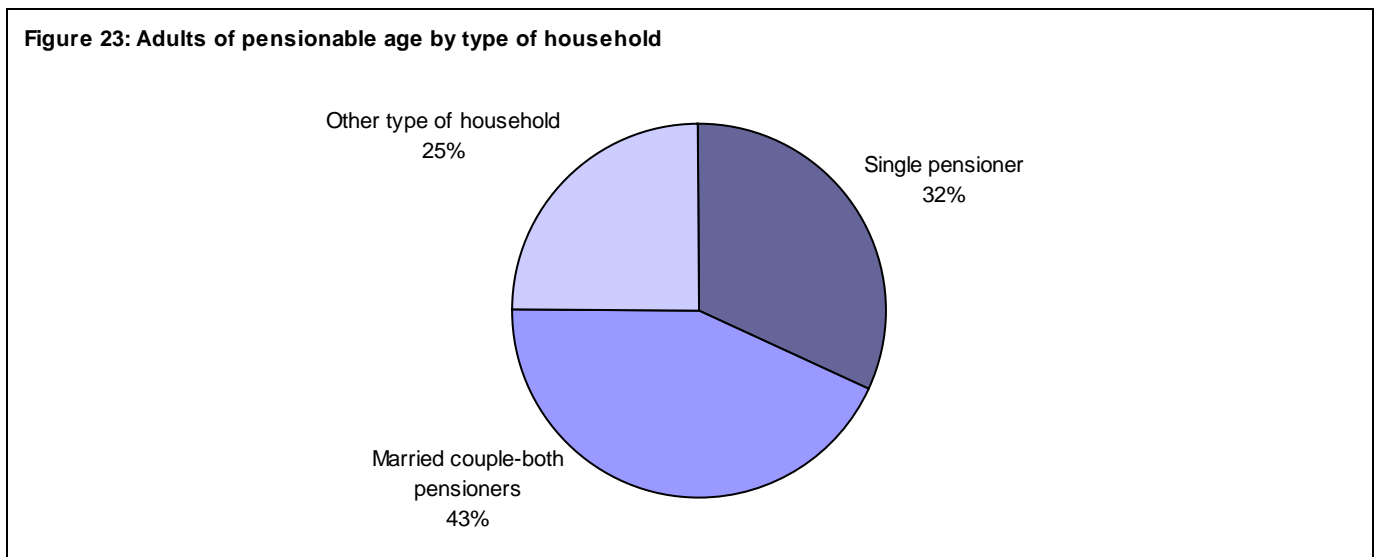


## PEOPLE

### 6.5.3 Type of household

Of private household residents of pensionable age:

- About a third lived alone;
- Just over 40 per cent lived in a household consisting of a married couple who were both pensioners; and
- The rest lived in some other type of household.



### 6.5.4 Working status

At the time of the survey, 5 per cent of residents of pensionable age reported that they had worked in the last week.

### 6.5.5 Benefits and pensions

97 per cent of those of pensionable age received at least one benefit or pension - 18 per cent received two or more. Over 95 per cent of pensioners received a retirement pension and income support was also common in this age group.

### S. Receipt of benefit by private household residents of pensionable age

	Per cent of those of pensionable age	Number receiving benefit/ pension
Retirement pension	95.4	540,300
Widow's pension	0.6	3,200
Job seekers allowance	-	-
Income support	5.8	33,000
Child benefit	0.2	1,200
One parent benefit	-	-
Family credit	-	-
Incapacity benefit	-	-
Statutory sick pay	-	-
Industrial injury disablement benefit	1.0	5,700
Other benefit	11.1	62,900
One or more of the above (a)	96.8	548,300

(a) This is not the sum of the preceding figures as some people receive more than one benefit/pension



### 6.5.6 Dwellings and people of pensionable age

Compared to younger private household residents, those of pensionable age were:

- A little more likely to be owner-occupiers;
- More likely to rent from a local authority and less likely to have some other sort of landlord;
- More likely live in a flat, probably because of the availability of sheltered accommodation;
- More likely to have special facilities and to need them in their homes;
- Less likely to have sole use of all basic amenities;
- Less likely to live in a dwelling below the bedroom standard; and
- Less likely to live in a home with central heating.

## 6.6 Long term illness or disability

The survey estimated that the total number of people who reported having a long-term illness or disability (often referred to as limiting long-term illness, or **LLTI**) was 474,100 - about one in six of private household residents. This level is in line with responses to a similar question in the 1991 Census of Population, although the figure from the 1992 Welsh Social Survey was 12 per cent.

### 6.6.1 Age and gender distribution

The percentage of the population who said they had a LLTI increased with age. While they made up less than one in twenty of those aged under 20, and under one in ten of those aged 20 to 39, the proportion rose to over one in five of those aged 50 to 59 and climbed to about a third of those aged 60 to 69, four out of ten of those aged 70 to 79, and over half of those aged 80 and over. The 60 to 69 age group accounted for the highest number who said that they had a LLTI (101,000). In most age groups the numbers of males and females who reported having a LLTI reflected their respective levels in the underlying population. However, between the ages of 50 and 69, an age-band in which women form the higher percentage of the total population, there were more men than women reporting LLTI.

### 6.6.2 Marital status

Similar percentages amongst those who said they had a LLTI and rest of the population were married. 13 per cent were single compared to 27 per cent of the rest of the population and 21 per cent were widowed, compared to 6 per cent of the rest of the population. Disparities in marital status may be explained in part by the differing age structure of those who said that they had a LLTI. Single people tend to form a higher percentage of the younger population, at which ages LLTI is less common, while those who are widowed predominate in the older age groups where LLTI is much more common.

### 6.6.3 Working status

13 per cent of those of working age reported that they had a LLTI. Of these, only one in five said that they were working compared to about two thirds of the rest of the population of working age.

## PEOPLE

### 6.6.4 Benefits and pensions

Overall 81 per cent of those who reported that they had a LLTI received some form of benefit or pension compared to 33 per cent of those who did not. Although there is a higher proportion of older people amongst those reporting a LLTI and older people are much more likely to be in receipt of a benefit or pension, this is not the only reason for the relatively high level of benefits received by those with a LLTI. Among people of working age, 75 per cent of those with a LLTI are in receipt of at least one benefit or pension compared to only 32 per cent of those without a LLTI.

### 6.6.5 Type of household

When compared to the rest of the population, a higher percentage of those reporting a LLTI lived alone and a smaller percentage were part of a household which also contained dependent children.

### 6.6.6 Household income and savings

Of those households for whom income and savings information is available, nearly half of those reporting that they had a LLTI lived in households with incomes of £10,000 or less compared to a quarter of the those who did not report a LLTI. A slightly higher percentage lived in households with no savings compared to the rest of the population.

### 6.6.7 Dwellings and people with LLTI

Compared to the rest of the population, those reporting that they had a LLTI were:

- More likely to live in dwelling rented from local authorities or registered social landlords and less likely to live in owner-occupied or privately rented homes;
- Less likely to live in detached dwellings and more likely to live in flats and other types of dwelling; and
- More likely to have the use of, and more likely to need, one or more of the special facilities.

## 6.7 Welsh speakers

Of those aged 3 or over for whom responses were obtained, 20.5 per cent were said to be able to speak Welsh. This represents an increase when compared with the figure of 18.7 per cent from the equivalent question in the 1991 Census of Population. The 1992 Welsh Social Survey sought more information on the use of Welsh but was based on a much smaller sample than the 1997 survey. On an equivalent basis, that is as reported by the head of household, 20.4 per cent were recorded as being Welsh speakers. The more detailed stage of the 1992 survey, which gathered responses from individuals within households, found 21.5 per cent to be Welsh speakers.

### **6.7.1 Welsh speakers, by age and gender**

In 1997, the highest percentage of Welsh speakers was reported in the youngest age group - 29 per cent of children aged 3 to 15 were said to be able to speak Welsh. Adults of pensionable age were the next highest at 22 per cent, followed by young adults (aged 16 to 24) at 21 per cent. The lowest percentage of Welsh speakers was among those aged from 25 to 59 for women or 25 to 64 for men (17 per cent). In all age groups a slightly higher percentage of females than males were reported to be able to speak Welsh.

The greatest increase in the proportion of Welsh speakers since the 1991 Census has been amongst the young. The percentage of children speaking Welsh has increased from 24 per cent to 29 per cent and of young adults from 17 per cent to 21 per cent. There has been only a small rise in the percentage of other adults speaking Welsh.

### **6.7.2 Households where Welsh is spoken**

Of the estimated 1,157,300 households in Wales in 1997, 28 per cent contained someone who spoke Welsh. Comparing this figure with the percentage of Welsh speakers in the population (20.5) illustrates the degree to which households contain mixes of Welsh speakers and non-Welsh speakers. In 13 per cent of households all residents spoke Welsh, while 15 per cent of households contained some Welsh speakers. 4 per cent of households contained children who spoke Welsh but no adult Welsh speakers.

6.1 Long term illness by age and sex

Salwch tymor-hir yn ôl oedran a rhyw

Age	Male Gwryw			Female Benywod			All persons Pob person			Oedran
	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	
	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	
0-9	10,500	5.3	198,700	7,700	4.0	190,200	18,100	4.7	388,900	0-9
10-19	9,600	4.9	194,600	8,500	4.6	186,200	18,100	4.8	380,800	10-19
20-29	10,300	6.1	169,400	9,700	5.5	176,300	19,900	5.8	345,700	20-29
30-39	16,500	8.7	189,200	17,800	8.3	213,700	34,300	8.5	402,900	30-39
40-49	23,900	12.9	184,800	25,300	12.8	197,000	49,200	12.9	381,800	40-49
50-59	41,500	24.3	171,300	39,000	22.2	175,200	80,500	23.2	346,500	50-59
60-69	54,100	38.3	141,300	46,900	30.2	155,400	101,000	34.0	296,700	60-69
70-79	41,500	40.6	102,200	56,100	42.1	133,200	97,600	41.5	235,400	70-79
80-89	15,500	47.1	33,000	33,800	53.7	63,000	49,400	51.4	96,000	80-89
90-99	1,400	53.2	2,700	4,500	55.3	8,200	5,900	54.7	10,800	90-99
Total	224,900	16.2	1,387,200	249,200	16.6	1,498,300	474,100	16.4	2,885,500	Cyfanswm
0-15	17,200	5.4	321,000	13,200	4.3	308,400	30,400	4.8	629,500	0-15
16-24	7,400	4.8	153,200	6,600	4.4	150,100	14,000	4.6	303,400	16-24
25-59/64 (a)	116,000	16.4	706,600	88,100	13.0	680,000	204,100	14.7	1,386,500	25-59/64 (a)
60/65+ (a)	84,200	40.8	206,400	141,300	39.3	359,800	225,600	39.8	566,100	60/65+ (a)
Total	224,900	16.2	1,387,200	249,200	16.6	1,498,300	474,100	16.4	2,885,500	Cyfanswm

(a) Retirement age is taken as 65 for man and 60 for women.

(a) Cymerir oedran ymdddeol fel 65 i ddynion a 60 i fenywod.

## 6.2 Long term illness by tenure, age and sex

	Age Oedran								
	0-15			16-24			25-59/64 (a)		
	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)
	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)
<b>Male:</b>									
Owner-occupied	7,700	3.7	206,400	4,000	3.9	103,300	75,200	13.6	551,400
Social housing	8,300	9.1	90,700	2,700	9.9	27,500	33,800	31.9	106,000
Privately rented	1,300	5.3	23,900	700	2.9	22,400	7,000	14.3	49,100
Total	17,200	5.4	321,000	7,400	4.8	153,200	116,000	16.4	706,600
<b>Female:</b>									
Owner-occupied	5,800	2.9	196,800	2,600	2.8	91,900	54,800	10.7	511,000
Social housing	6,300	7.1	88,700	3,000	9.8	30,600	28,500	22.7	125,400
Privately rented	1,100	4.8	22,900	1,100	3.8	27,700	4,800	11.1	43,700
Total	13,200	4.3	308,400	6,600	4.4	150,100	88,100	13.0	680,000
<b>All persons:</b>									
Owner-occupied	13,400	3.3	403,200	6,600	3.4	195,200	130,000	12.2	1,062,400
Social housing	14,600	8.1	179,500	5,700	9.8	58,000	62,300	26.9	231,400
Privately rented	2,400	5.1	46,800	1,700	3.4	50,100	11,800	12.8	92,800
Total	30,400	4.8	629,500	14,000	4.6	303,400	204,100	14.7	1,386,500

(a) Retirement age is taken as 65 for men and 60 for women.

Salwch tymor-hir yn ôl deiliadaeth, oedran a rhyw

Age Oedran			Total Cyfanswm			
60/65+ (a)						
Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	
Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	
59,300	37.5	158,000	146,200	14.3	1,019,100	Gwryw:
21,600	53.5	40,400	66,400	25.1	264,600	Perchen-feddiant
3,400	41.9	8,000	12,300	11.9	103,500	Tai cymdeithasol
84,200	40.8	206,400	224,900	16.2	1,387,200	Rhentu'n breifat
						Cyfanswm
91,200	34.6	263,500	154,300	14.5	1,063,200	Benyw:
45,200	54.5	82,800	83,000	25.3	327,500	Perchen-feddiant
5,000	36.9	13,400	11,900	11.1	107,700	Tai cymdeithasol
141,300	39.3	359,800	249,200	16.6	1,498,300	Rhentu'n breifat
						Cyfanswm
150,500	35.7	421,500	300,500	14.4	2,082,300	Pob person:
66,800	54.2	123,200	149,300	25.2	592,100	Perchen-feddiant
8,300	38.8	21,500	24,200	11.5	211,200	Tai cymdeithasol
225,600	39.8	566,100	474,100	16.4	2,885,500	Rhentu'n breifat
						Cyfanswm

(a) Cymerir oedran ymddeol fel 65 i ddynion a 60 i fenywod.

### 6.3 Long term illness by marital status, age and sex

	Age Oedran								
	0-15			16-24			25-59/64 (a)		
	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)
	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)
<b>Male:</b>									
Single	17,200	5.4	321,000	6,700	4.6	144,300	20,800	15.2	136,700
Married	.	.	.	700	9.2	7,400	79,800	15.7	509,300
Separated/ divorced	.	.	.	-	-	500	11,900	22.7	52,600
Widowed and other	.	.	.	-	3.5	1,100	3,500	43.6	8,000
<b>Total</b>	<b>17,200</b>	<b>5.4</b>	<b>321,000</b>	<b>7,400</b>	<b>4.8</b>	<b>153,200</b>	<b>116,000</b>	<b>16.4</b>	<b>706,600</b>
<b>Female:</b>									
Single	13,200	4.3	308,400	5,900	4.5	132,600	12,800	13.4	95,000
Married	.	.	.	600	4.1	14,900	54,300	11.4	476,900
Separated/ divorced	.	.	.	-	3.9	1,500	16,800	18.4	91,300
Widowed and other	.	.	.	-	-	1,100	4,200	25.3	16,700
<b>Total</b>	<b>13,200</b>	<b>4.3</b>	<b>308,400</b>	<b>6,600</b>	<b>4.4</b>	<b>150,100</b>	<b>88,100</b>	<b>13.0</b>	<b>680,000</b>
<b>All persons:</b>									
Single	30,400	4.8	629,500	12,600	4.6	276,900	33,500	14.5	231,700
Married	.	.	.	1,300	5.8	22,300	134,100	13.6	986,200
Separated/ divorced	.	.	.	-	3.0	2,000	28,800	20.0	143,900
Widowed and other	.	.	.	-	1.7	2,200	7,700	31.3	24,700
<b>Total</b>	<b>30,400</b>	<b>4.8</b>	<b>629,500</b>	<b>14,000</b>	<b>4.6</b>	<b>303,400</b>	<b>204,100</b>	<b>14.7</b>	<b>1,386,600</b>

(a) Retirement age is taken as 65 for men and 60 for women.

Salwch tymor-hir yn ôl statws priodasol, oedran a rhyw

Age Oedran			Total Cyfanswm			
60/65+ (a)						
Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	
Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	
5,600	41.2	13,600	50,300	8.2	615,600	Gwryw:
58,500	39.2	149,400	139,000	20.9	666,100	Sengl
						Priod
3,200	46.9	6,800	15,100	25.3	59,800	Wedi gwahanu/ ysgaru
16,900	46.2	36,700	20,500	44.8	45,700	Gwedd ac arall
84,200	40.8	206,400	224,900	16.2	1,387,200	Cyfanswm
7,300	39.1	18,700	39,100	7.1	554,700	Benyw:
55,900	32.1	174,200	110,900	16.6	666,000	Sengl
						Priod
7,100	46.8	15,100	23,900	22.2	107,900	Wedi gwahanu/ ysgaru
71,100	46.8	151,800	75,300	44.4	169,700	Gwedd ac arall
141,300	39.3	359,800	249,200	16.6	1,498,300	Cyfanswm
12,900	40.0	32,200	89,400	7.6	1,170,300	Pob person:
114,500	35.4	323,600	249,900	18.8	1,332,100	Sengl
						Priod
10,200	46.8	21,800	39,000	23.3	167,800	Wedi gwahanu/ ysgaru
88,000	46.7	188,500	95,800	44.5	215,400	Gwedd ac arall
225,600	39.8	566,100	474,100	16.4	2,885,500	Cyfanswm

(a) Cymerir oedran ymddeol fel 65 i ddynion a 60 i fenywod.



## 6.4 Long term illness by working status, age and sex

	Age Oedran								
	0-15			16-24			25-59/64 (a)		
	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)
	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)
<b>Male:</b>									
Working	.	.	.	1,800	2.6	71,800	24,000	4.8	499,900
Unemployed	.	.	.	1,000	5.3	18,700	4,700	10.5	44,700
Not economically active	17,200	5.4	321,000	4,600	7.3	62,700	87,300	53.9	161,900
Total	17,200	5.4	321,000	7,400	4.8	153,200	116,000	16.4	706,600
<b>Female:</b>									
Working	.	.	.	1,400	2.4	60,200	18,100	4.4	409,300
Unemployed	.	.	.	700	7.4	9,200	2,200	9.4	23,400
Not economically active	13,200	4.3	308,400	4,500	5.6	80,800	67,800	27.4	247,300
Total	13,200	4.3	308,400	6,600	4.4	150,100	88,100	13.0	680,000
<b>All persons:</b>									
Working	.	.	.	3,300	2.5	132,000	42,100	4.6	909,200
Unemployed	.	.	.	1,700	6.0	27,900	6,900	10.2	68,100
Not economically active	30,400	4.8	629,500	9,100	6.3	143,500	155,100	37.9	409,200
Total	30,400	4.8	629,500	14,000	4.6	303,400	204,100	14.7	1,386,500

(a) Retirement age is taken as 65 for men and 60 for women.

## 6.5 Long term illness by receipt of benefits, age and sex

	Age Oedran								
	0-15			16-24			25-59/64 (a)		
	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	Number	Per cent	All (=100%)
	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)
<b>Male:</b>									
Get benefits	.	.	.	3,900	18.1	21,400	88,400	51.0	173,500
No benefits	.	.	.	3,500	2.7	131,900	27,600	5.2	533,100
Not applicable	17,200	5.4	321,000	.	.	.	.	.	.
Total	17,200	5.4	321,000	7,400	4.8	153,200	116,000	16.4	706,600
<b>Female:</b>									
Get benefits	.	.	.	3,600	10.0	36,100	68,100	16.8	405,300
No benefits	.	.	.	3,000	2.6	114,100	20,100	7.3	274,700
Not applicable	13,200	4.3	308,400	.	.	.	.	.	.
Total	13,200	4.3	308,400	6,600	4.4	150,100	88,100	13.0	680,000
<b>All persons:</b>									
Get benefits	.	.	.	7,500	13.0	57,400	156,500	27.0	578,800
No benefits	.	.	.	6,600	2.7	245,900	47,700	5.9	807,800
Not applicable	30,400	4.8	629,500	.	.	.	.	.	.
Total	30,400	4.8	629,500	14,000	4.6	303,400	204,100	14.7	1,386,500

(a) Retirement age is taken as 65 for men and 60 for women.

### Salwch tymor-hir yn ôl statws gweithio, oedran a rhyw

Age Oedran			Total Cyfanswm			
60/65+ (a)						
Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	
Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	
1,100	11.7	9,600	26,900	4.6	581,300	Gwryw: Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
.	.	.	5,700	9.0	63,400	
83,100	42.2	196,800	192,200	25.9	742,500	Benyw Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
84,200	40.8	206,400	224,900	16.2	1,387,200	
2,300	13.0	17,500	21,800	4.5	487,000	Benyw Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
-	-	-	2,900	8.8	33,000	
139,100	40.7	342,000	224,500	22.9	978,400	Pob person Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
141,300	39.3	359,800	249,200	16.6	1,498,300	
3,400	12.6	27,100	48,800	4.6	1,068,300	Pob person Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
-	-	-	8,600	8.9	96,400	
222,200	41.2	538,800	416,800	24.2	1,720,900	Pob person Yn gweithio Di-waith Ddim yn weithgar yn economaidd Cyfanswm
225,600	39.8	566,100	474,100	16.4	2,885,500	

(a) Cymerir oedran ymddeol fel 65 i ddyfod a 60 i fenywod.

### Salwch tymor-hir yn ôl budd-daliadau, oedran a rhyw

Age Oedran			Total Cyfanswm			
60/65+ (a)						
Number	Per cent	All (=100%)	Number	Per cent	All (=100%)	
Nifer	Canran	Pob un (=100%)	Nifer	Canran	Pob un (=100%)	
84,200	40.8	206,400	176,500	44.0	401,200	Gwryw: Cael budd-daliadau Dim budd-daliadau Ddim yn gymwys Cyfanswm
.	.	.	31,200	4.7	665,000	
84,200	40.8	206,400	224,900	16.2	1,387,200	
137,400	40.2	341,900	209,100	26.7	783,300	Benyw: Cael budd-daliadau Dim budd-daliadau Ddim yn gymwys Cyfanswm
3,900	21.9	17,900	27,000	6.6	406,600	
141,300	39.3	359,800	249,200	16.6	1,498,300	
221,600	40.4	548,300	385,600	32.6	1,184,500	Pob person: Cael budd-daliadau Dim budd-daliadau Ddim yn gymwys Cyfanswm
3,900	21.9	17,900	58,200	5.4	1,071,600	
225,600	39.8	566,100	474,100	16.4	2,885,500	

(a) Cymerir oedran ymddeol fel 65 i ddyfod a 60 i fenywod.

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**6.6 Population, by age, sex and unitary authority**

Per cent

	Males Gwrywod					All males Pob gwryw	Number Nifer
	Age Oedran						
	0-14	15-29	30-44	45-65	65+		
Isle of Anglesey	10.1	9.6	9.5	12.4	7.4	49.0	33,700
Gwynedd	9.4	9.5	8.8	12.8	7.4	48.0	53,700
Conwy	9.9	7.6	9.0	11.2	9.1	46.8	52,800
Denbighshire	10.7	7.7	9.6	11.8	8.0	47.8	43,300
Flintshire	10.3	9.3	10.1	12.4	6.6	48.7	66,900
Wrexham	10.7	10.0	9.9	11.7	6.3	48.6	62,800
Powys	9.6	8.2	9.8	13.8	7.6	48.9	58,800
Ceredigion	8.5	9.3	8.5	12.1	9.1	47.6	29,700
Pembrokeshire	9.7	7.4	10.1	12.7	8.2	48.1	51,800
Carmarthenshire	9.7	8.2	9.1	12.6	8.1	47.8	80,800
Swansea	11.3	9.8	8.9	11.1	7.5	48.6	109,300
Neath Port Talbot	10.7	9.0	10.4	11.1	7.4	48.6	68,600
Bridgend	10.2	9.0	10.5	11.9	7.0	48.6	65,800
The Vale of Glamorgan	10.9	9.2	9.6	12.0	6.9	48.6	57,200
Cardiff	10.8	10.6	10.1	9.2	6.8	47.5	146,000
Rhondda Cynon Taff	10.1	9.1	9.4	11.9	6.6	47.1	112,600
Merthyr Tydfil	12.4	8.1	10.0	12.0	5.3	47.9	28,600
Caerphilly	10.4	9.6	9.6	11.7	6.4	47.8	80,300
Blaenau Gwent	10.6	9.5	9.4	12.9	6.7	49.2	34,800
Torfaen	10.9	8.6	10.5	11.4	6.7	48.1	43,600
Monmouthshire	10.5	8.2	9.7	13.5	7.1	49.1	39,900
Newport	11.9	7.7	10.1	11.7	6.2	47.7	66,400
Wales	10.4	9.1	9.7	11.7	7.2	48.1	1,387,200

Poblogaeth yn ôl oedran a rhyw, yn ôl awdurdod unedol

Canran

Females Benywod					All females		All people (=100%)		
Age Oedran						Number			
0-14	15-29	30-44	45-65	65+	Pob benyw	Nifer	Holl bobl (=100%)		
8.5	8.7	10.0	13.5	10.2	51.0	35,100	68,700		Ynys Môn
9.7	9.0	10.2	11.8	11.4	52.0	58,300	112,000		Gwynedd
10.1	8.0	10.3	12.6	12.2	53.2	60,000	112,800		Conwy
10.6	8.0	10.2	12.8	10.7	52.2	47,300	90,600		Sir Ddinbych
9.9	9.3	10.6	13.1	8.3	51.3	70,500	137,400		Sir y Fflint
10.7	9.3	11.0	12.6	7.8	51.4	66,500	129,300		Wrecsam
9.5	7.3	9.7	13.8	10.7	51.1	61,500	120,300		Powys
8.7	8.8	9.5	13.0	12.5	52.4	32,600	62,300		Ceredigion
10.1	8.6	10.5	12.9	9.9	51.9	56,000	107,800		Sir Benfro
9.3	8.6	10.1	13.2	11.0	52.2	88,200	169,000		Sir Gaerfyrddin
9.2	9.2	10.5	11.7	10.8	51.4	115,700	225,000		Abertawe
9.9	8.3	10.8	12.0	10.4	51.4	72,600	141,200		Castell-nedd Port Talbot
9.9	8.5	11.1	12.6	9.2	51.4	69,700	135,400		Pen-y-bont ar Ogwr
9.8	8.8	11.0	12.8	9.2	51.4	60,500	117,700		Bro Morgannwg
9.8	12.0	11.4	10.5	8.8	52.5	161,300	307,300		Caerdydd
11.1	9.0	11.4	11.8	9.6	52.9	126,500	239,100		Rhondda, Cynon, Taf
11.2	9.6	11.3	11.8	8.2	52.1	31,000	59,600		Merthyr Tudful
11.5	9.4	10.9	12.0	8.4	52.2	87,800	168,100		Caerffili
8.8	8.8	9.9	13.2	10.2	50.8	36,000	70,800		Blaenau Gwent
10.3	9.4	10.8	11.8	9.5	51.9	47,000	90,600		Tor-faen
9.1	7.8	11.1	13.3	9.5	50.9	41,400	81,300		Sir Fynwy
11.3	9.0	11.4	12.1	8.5	52.3	72,900	139,300		Casnewydd
10.0	9.1	10.7	12.3	9.8	51.9	1,498,300	2,885,500		Cymru

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**6.7 Population, by age, sex and unitary authority**

*Per cent*

	Males Gwrywod					All males Pob gwryw	Number Nifer
	Age Oedran						
	0 - 15	16 - 17	18 - 24	25 - 64	65+		
Isle of Anglesey	11.0	1.4	4.3	25.0	7.4	49.0	33,700
Gwynedd	9.9	1.2	4.8	24.6	7.4	48.0	53,700
Conwy	10.5	1.4	2.9	23.0	9.1	46.8	52,800
Denbighshire	11.3	1.2	3.2	24.0	8.0	47.8	43,300
Flintshire	10.8	1.2	3.9	26.1	6.6	48.7	66,900
Wrexham	11.4	1.4	4.2	25.2	6.3	48.6	62,800
Powys	10.2	1.4	3.1	26.7	7.6	48.9	58,800
Ceredigion	9.2	1.4	5.0	23.0	9.1	47.6	29,700
Pembrokeshire	10.7	1.3	2.6	25.3	8.2	48.1	51,800
Carmarthenshire	10.2	1.5	3.2	24.7	8.1	47.8	80,800
Swansea	12.1	1.6	4.2	23.1	7.5	48.6	109,300
Neath Port Talbot	11.2	1.5	3.6	24.8	7.4	48.6	68,600
Bridgend	10.9	1.6	3.5	25.5	7.0	48.6	65,800
The Vale of Glamorgan	11.9	1.7	3.9	24.2	6.9	48.6	57,200
Cardiff	11.5	1.3	5.1	22.9	6.8	47.5	146,000
Rhondda Cynon Taff	10.6	1.4	4.3	24.1	6.6	47.1	112,600
Merthyr Tydfil	13.2	1.5	3.0	24.9	5.3	47.9	28,600
Caerphilly	11.0	1.3	4.1	24.9	6.4	47.8	80,300
Blaenau Gwent	11.1	1.4	4.4	25.6	6.7	49.2	34,800
Torfaen	11.5	1.1	3.9	25.0	6.7	48.1	43,600
Monmouthshire	11.3	1.6	3.5	25.6	7.1	49.1	39,900
Newport	12.5	1.3	3.2	24.4	6.2	47.7	66,400
Wales	11.1	1.4	3.9	24.5	7.2	48.1	1,387,200

Poblogaeth yn ôl oedran a rhyw, yn ôl awdurdod unedol

Canran

Females Benywod					All females	Number	All people (=100%)	
Age Oedran								
0 - 15	16 - 17	18 - 24	25 - 59	60+	Pob benyw	Nifer	Holl bobl (=100%)	
9.1	1.3	3.9	23.6	13.1	51.0	35,100	68,700	Ynys Môn
10.3	1.1	4.0	22.8	13.8	52.0	58,300	112,000	Gwynedd
10.7	1.1	3.2	22.5	15.6	53.2	60,000	112,800	Conwy
11.0	0.9	3.6	23.5	13.2	52.2	47,300	90,600	Sir Ddinbych
10.6	1.2	4.1	24.1	11.3	51.3	70,500	137,400	Sir y Fflint
11.4	1.1	4.2	24.1	10.7	51.4	66,500	129,300	Wrecsam
10.0	1.3	2.7	23.3	13.8	51.1	61,500	120,300	Powys
9.3	1.3	4.4	22.1	15.2	52.4	32,600	62,300	Ceredigion
10.9	1.3	3.6	23.3	12.9	51.9	56,000	107,800	Sir Benfro
9.9	1.3	3.2	23.9	14.0	52.2	88,200	169,000	Sir Gaerfyrddin
10.0	1.0	4.5	22.4	13.5	51.4	115,700	225,000	Abertawe
10.6	1.2	3.5	22.6	13.4	51.4	72,600	141,200	Castell-nedd Port Talbot
10.6	1.4	2.9	24.5	12.1	51.4	69,700	135,400	Pen-y-bont ar Ogwr
10.4	1.7	3.2	24.2	11.9	51.4	60,500	117,700	Bro Morgannwg
10.5	1.5	5.9	23.7	10.9	52.5	161,300	307,300	Caerdydd
11.6	1.2	4.0	23.7	12.4	52.9	126,500	239,100	Rhondda, Cynon, Taf
11.9	1.5	3.7	24.8	10.2	52.1	31,000	59,600	Merthyr Tudful
12.1	1.3	3.7	24.0	11.0	52.2	87,800	168,100	Caerffili
9.3	1.2	4.0	23.2	13.1	50.8	36,000	70,800	Blaenau Gwent
10.8	1.4	3.8	23.7	12.1	51.9	47,000	90,600	Tor-faen
9.7	1.2	3.4	24.9	11.7	50.9	41,400	81,300	Sir Fynwy
12.1	1.5	3.5	24.1	11.2	52.3	72,900	139,300	Casnewydd
10.7	1.3	3.9	23.6	12.5	51.9	1,498,300	2,885,500	Cymru

PEOPLE  
POBL

**6.8 Marital status, by sex and unitary authority**

Per cent

	Males, 16 and over Gwrywod, 16 oed a throsodd				Males 16+ (=100%)
	Single	Married	Widower	Divorced or separated	Gwrywod 16+ (=100%)
	Sengl	Priod	Gŵr gweddw	Wedi ysgaru neu wahanu	
Isle of Anglesey	29.3	62.7	2.8	5.2	26,100
Gwynedd	29.9	60.2	4.2	5.6	42,600
Conwy	23.8	66.3	4.6	5.3	40,900
Denbighshire	25.1	64.3	5.0	5.6	33,100
Flintshire	27.3	62.9	3.9	5.9	52,000
Wrexham	29.4	61.7	3.6	5.4	48,100
Powys	28.5	60.0	3.9	7.6	46,500
Ceredigion	29.9	61.6	4.0	4.5	23,900
Pembrokeshire	22.9	65.2	5.0	6.9	40,300
Carmarthenshire	27.5	61.4	4.8	6.3	63,400
Swansea	27.4	63.0	4.0	5.6	82,100
Neath Port Talbot	27.6	62.2	4.4	5.8	52,700
Bridgend	26.2	65.1	3.5	5.2	51,000
The Vale of Glamorgan	24.2	66.1	3.5	6.2	43,200
Cardiff	32.6	58.7	3.7	5.1	110,600
Rhondda Cynon Taff	28.4	61.4	4.8	5.4	87,200
Merthyr Tydfil	26.5	63.2	4.0	6.3	20,700
Caerphilly	27.6	63.5	4.3	4.7	61,900
Blaenau Gwent	30.7	59.2	4.3	5.8	27,000
Torfaen	24.5	65.8	3.9	5.8	33,200
Monmouthshire	25.1	65.7	3.8	5.3	30,700
Newport	26.5	64.4	4.0	5.1	49,000
Wales	27.7	62.6	4.1	5.6	1,066,200

Statws priodasol, yn ôl rhyw ac awdurdod unedol

Canran

Females, 16 and over Benywod, 16 oed a throsodd				Females 16+ (=100%)	All people	
Single	Married	Widow	Divorced or separated			
Sengl	Priod	Gweddw	Wedi ysgaru neu wahanu	Benywod 16+ (=100%)	Holl bobl	
20.7	56.8	14.1	8.3	28,800	68,700	Ynys Môn
22.1	54.9	14.8	8.1	46,700	112,000	Gwynedd
19.2	56.7	15.7	8.5	47,900	112,800	Conwy
19.2	57.0	14.2	9.7	37,300	90,600	Sir Ddinbych
19.5	58.5	12.2	9.8	55,900	137,400	Sir y Fflint
21.4	57.2	12.2	9.2	51,800	129,300	Wrecsam
19.4	56.6	16.3	7.7	49,400	120,300	Powys
22.4	55.1	15.7	6.8	26,800	62,300	Ceredigion
17.7	59.6	14.4	8.2	44,200	107,800	Sir Benfro
19.4	54.4	16.6	9.6	71,500	169,000	Sir Gaerfyrddin
19.8	55.6	15.2	9.4	93,200	225,000	Abertawe
17.0	57.0	16.2	9.7	57,500	141,200	Castell-nedd Port Talbot
17.9	59.9	13.3	8.9	55,300	135,400	Pen-y-bont ar Ogwr
18.4	59.2	12.7	9.8	48,200	117,700	Bro Morgannwg
28.3	50.2	12.4	9.1	128,900	307,300	Caerdydd
21.5	54.2	14.5	9.8	98,800	239,100	Rhondda, Cynon, Taf
21.4	54.6	14.1	9.9	24,000	59,600	Merthyr Tudful
20.5	58.4	13.1	8.1	67,400	168,100	Caerffili
19.4	54.4	15.6	10.6	29,400	70,800	Blaenau Gwent
18.8	58.8	13.6	8.8	37,200	90,600	Tor-faen
18.1	60.3	12.9	8.8	33,500	81,300	Sir Fynwy
22.3	56.3	11.9	9.5	56,000	139,300	Casnewydd
20.7	56.1	14.1	9.1	1,189,900	2,885,500	Cymru



PEOPLE  
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**6.9 Time at current address, people and households, by unitary authority**

Per cent

	Time at address - people Amser yn y cyfeiriad - pobl					All people (=100%)  Holl bobl (=100%)
	Less than 1 year	1 year but less than 5 years	5 years but less than 10 years	10 years but less than 20 years	Over 20 years	
	Llai na blwyddyn	Un flwyddyn ond llai na 5 mlynedd	5 mlynedd ond llai na 10 mlynedd	10 mlynedd ond llai nag 20 mlynedd	Dros 20 mlynedd	
Isle of Anglesey	11.5	23.7	19.2	25.1	20.4	68,700
Gwynedd	11.9	23.3	18.3	23.0	23.5	112,000
Conwy	11.3	26.6	20.2	24.3	17.6	112,800
Denbighshire	11.4	25.2	21.5	25.3	16.6	90,600
Flintshire	9.4	22.6	20.1	23.9	24.0	137,400
Wrexham	10.2	25.1	17.8	26.4	20.5	129,300
Powys	9.6	24.2	20.5	23.6	22.1	120,300
Ceredigion	13.7	24.1	19.4	21.4	21.4	62,300
Pembrokeshire	10.9	25.9	17.4	23.9	21.9	107,800
Carmarthenshire	9.9	22.5	19.1	21.8	26.7	169,000
Swansea	11.2	21.8	17.3	23.8	25.9	225,000
Neath Port Talbot	8.0	21.0	18.2	23.1	29.7	141,100
Bridgend	9.8	22.3	17.9	23.7	26.2	135,400
The Vale of Glamorgan	13.0	26.1	18.9	22.5	19.5	117,700
Cardiff	14.4	25.9	18.3	22.0	19.4	307,300
Rhondda Cynon Taff	10.1	19.9	18.5	22.5	29.0	239,100
Merthyr Tydfil	9.2	24.1	19.8	23.6	23.3	59,600
Caerphilly	10.3	22.5	17.5	23.5	26.2	168,100
Blaenau Gwent	8.6	20.4	17.6	24.3	29.1	70,800
Torfaen	9.7	25.1	18.0	22.0	25.2	90,600
Monmouthshire	12.8	23.4	20.7	22.7	20.3	81,300
Newport	11.2	23.4	21.0	24.0	20.5	139,300
Wales	11.0	23.5	18.8	23.3	23.5	2,885,500

**Amser yn y cyfeiriad presennol, pobl ac aelwydydd, yn ôl awdurdod unedol**

*Canran*

Time at address - head of household only Amser yn y cyfeiriad - penteulu yn unig					All households (=100%)	
Less than 1 year	1 year but less than 5 years	5 years but less than 10 years	10 years but less than 20 years	Over 20 years		
Llai na blwyddyn	Un flwyddyn ond llai na 5 mlynedd	5 mlynedd ond llai na 10 mlynedd	10 mlynedd ond llai nag 20 mlynedd	Dros 20 mlynedd	Pob aelwyd (=100%)	
10.3	20.2	17.4	24.8	27.2	27,400	Ynys Môn
11.1	19.3	17.0	21.9	30.6	46,300	Gwynedd
8.8	23.7	18.4	25.2	23.8	47,300	Conwy
9.7	21.8	19.9	25.3	23.3	37,100	Sir Ddinbych
8.2	19.9	18.3	22.7	30.8	55,100	Sir y Fflint
8.4	23.3	16.0	25.0	27.3	50,700	Wrecsam
9.2	20.8	18.5	22.8	28.7	50,200	Powys
11.0	21.8	18.4	21.1	27.7	26,200	Ceredigion
9.7	22.9	15.0	22.9	29.6	44,400	Sir Benfro
8.7	18.8	16.7	20.7	35.2	70,200	Sir Gaerfyrddin
9.3	19.1	14.3	22.4	34.8	89,400	Abertawe
6.3	17.4	15.6	19.8	40.8	56,900	Castell-nedd Port Talbot
8.7	19.0	15.7	21.9	34.6	53,900	Pen-y-bont ar Ogwr
11.0	23.1	16.8	21.4	27.6	46,600	Bro Morgannwg
11.8	22.3	16.8	20.7	28.5	118,700	Caerdydd
8.4	16.9	14.5	20.8	39.4	95,200	Rhondda, Cynon, Taf
7.5	20.1	17.4	22.0	32.9	23,300	Merthyr Tudful
9.0	18.7	14.6	22.4	35.2	64,900	Caerffili
7.2	17.7	15.1	22.8	37.1	29,300	Blaenau Gwent
7.8	21.8	15.0	22.2	33.3	36,500	Tor-faen
10.7	20.5	18.3	23.5	27.0	32,300	Sir Fynwy
10.3	20.7	17.7	22.9	28.4	55,300	Casnewydd
9.3	20.3	16.4	22.2	31.7	1,157,300	Cymru

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6.10 Welsh speakers, by unitary authority

	Proportion of Welsh speakers in population aged 3 and over  (a)	Population in occupied first homes aged 3 and over (=100%)	All persons
	Cyfran y siaradwyr Cymraeg yn y boblogaeth 3 a throsodd	Poblogaeth mewn cartrefi cyntaf wedi'u meddiannu 3 oed a throsodd (=100%)	Pob aelwyd
Isle of Anglesey	62.6	66,300	68,700
Gwynedd	74.3	108,000	112,000
Conwy	35.8	109,100	112,800
Denbighshire	29.6	87,200	90,600
Flintshire	15.7	132,700	137,400
Wrexham	16.3	124,200	129,300
Powys	20.4	116,700	120,300
Ceredigion	60.9	60,300	62,300
Pembrokeshire	20.4	104,300	107,800
Carmarthenshire	53.5	164,100	169,000
Swansea	14.0	217,200	225,000
Neath Port Talbot	19.1	136,700	141,200
Bridgend	10.1	130,500	135,400
The Vale of Glamorgan	9.6	113,500	117,700
Cardiff	9.0	297,300	307,300
Rhondda Cynon Taff	9.5	231,400	239,100
Merthyr Tydfil	8.1	57,300	59,600
Caerphilly	7.4	161,100	168,100
Blaenau Gwent	6.4	68,200	70,800
Torfaen	8.3	86,500	90,600
Monmouthshire	7.1	78,900	81,300
Newport	8.4	133,500	139,300
Wales	20.5	2,785,100	2,885,500

(a) Proportion answering 'yes' to 'can person speak Welsh?' for whom responses were obtained.



## Chapter 7 - Technical Details

### 7.1 General

#### 7.1.1 Introduction

There have been a series of House Condition Surveys carried out in Wales. These took place in 1968, 1973, 1976, 1981, 1986, 1993 and this, the latest, in 1998. This report describes the outcome of the 1998 survey.

The basic aims of these surveys were to monitor the level of and changes in statutory unfitnes and to establish the general level of disrepair in the stock. More recently, this information has been needed to help target resources for physical renewal. A secondary aim was to collect a range of other physical and household information that could be linked with the central information about fitness and the state of repair, to inform policy debate and to provide a substantial body of information on housing in Wales.

#### 7.1.2 The 1998 Survey

The 1998 Welsh House Condition Survey was carried out in two separate, but related, stages:

- **1997 Welsh Household Interview Survey**  
This first stage survey was a household interview survey of over 40 thousand households carried out in 1997. It determined the basic characteristics of the respondents' homes, the amenities and facilities available to them, and their social and economic circumstances.
- **1998 Welsh House Condition Survey**  
This was a follow up physical survey of dwellings belonging to a sub-set of those interviewed in the household survey. It covered 12 thousand dwellings and was carried out in 1998. This second stage provided physical detail about the stock and its condition.

The two phase sampling process improved the quality of the information collected by the physical condition survey about dwellings in poor condition. This approach also means that the survey as a whole collected information about households and their housing which can be linked to information about the physical condition of the stock.

This large sample size was needed in order to provide information for individual unitary authorities as well as for Wales as a whole. To do this, the survey was designed to get at least 500 physical inspections in each authority area.

The household survey stage was based on addresses, as listed in the Post Office's 'Postal Address File' (PAF). The household survey went out to 60,000 addresses, with successful household stage interviews for 40,500 households (non-response covered cases of non-contact, refusal, non-residential addresses and so on). All the households at an address were interviewed, so the basic information in the household survey related to the household space or home rather than a dwelling. Information was also collected about the individuals and family units in each household.

## TECHNICAL DETAILS

The results from the household interview and physical condition surveys were grossed up to give estimates for individual unitary authorities and for Wales as a whole. The household interview survey was grossed up to the total given by the original number of addresses in the PAF, but a further adjustment was then made to ensure that the resulting totals were the same as the dwelling stock figures for each unitary authority as shown by official estimates for 1997.

The physical condition survey was grossed up to the same unitary authority and national totals as the household interview survey.

The number of households and the number of occupied dwellings are not identical. This is because a small number of dwellings contain more than one household. The Welsh House Condition Survey was not designed to investigate the number of dwellings in multiple occupation. Given this aspect of the design of the survey and the small number involved, the convention was adopted for grossing up using the same totals for households (from the household interview stage) and for dwellings (from the physical condition stage). The impact of this simplification on the results is negligible.

### 7.1.3 Concepts of house condition

Successive house condition surveys in Wales, Scotland, England and Northern Ireland have looked at the condition of the stock in terms of two main basic concepts:

- The legal concept of **unfitness**, that is whether or not a dwelling is fit for human habitation; and
- The economic concept of the **cost of repair**. That is an estimate of the expenditure needed to put the dwelling, whether fit or unfit, into good order.

As well as these two concepts, historically there is a third measure of the condition of the stock. That is:

- The physical concept of **lack of basic amenities**. These amenities are a toilet inside the dwelling, a fixed bath or shower, a plumbed in wash-hand basin, a plumbed in kitchen sink, and a hot and cold water system serving these last three facilities.

### 7.1.4 Coverage of the 1998 Welsh House Condition Survey

It is important to be clear what is, and is not, covered by this survey. The report covers the 1,157,300 occupied first homes. These 'homes' relate to dwellings, as this unit is the most appropriate when looking at unfitness and the cost of repair. In the physical condition survey stage the surveyors looked at the condition of the whole dwelling occupied by the first household at each address surveyed. The overall grossed up totals from the physical condition stage are constrained to the official dwelling stock totals for 1997, as derived for the household interview stage.

An occupied dwelling contains one or more households, each living in a separate household space, or home. If a dwelling contains only one household, then it is simple to link the household information collected in the household interview stage to the dwelling information collected in the physical condition stage. If a dwelling contains two or more households, then the results from the two surveys are linked using the socio-economic characteristics of the **first** household living at that address, and hence living in that dwelling.

The report covers occupied first homes. This means the report does not cover vacant dwellings and second and holiday homes, these are discussed in more detail below. In common with other household surveys the report excludes households living in institutions or communal establishments.

**Vacant dwellings** - the Welsh House Condition Survey does not cover vacant dwellings. This is in contrast to the English and Scottish House Condition Surveys which attempt to assess the condition of vacant properties. There are a number of reasons, both of principle and practice why the Welsh Household Survey did not cover these properties.

- Properties can be vacant for transitional reasons, for example because the dwelling is being sold or between tenancies. In these cases the condition is likely to be similar to the occupied stock.
- Properties can be long term vacant. If they are unfit, then their physical condition does not mean that anyone is currently living in unacceptable conditions, simply because they are unoccupied. This would only happen if these unfit dwellings were occupied without any rehabilitation work.
- There is an obvious practical difficulty for surveyors to get proper access to a vacant property in order to make an assessment of its condition.

**Second and holiday homes** - the results of the survey presented here do not cover second home or holiday accommodation. Again there are reasons of principle and practice for this approach.

- These dwellings are not the main residence of any household, so the issues of fitness and state of repair are not as important. This is particularly the case if the dwelling is occupied as a holiday letting or if the second homes are owned by people whose main residence is outside Wales.
- There are proportionately more second homes in Wales than in England, but despite this, they are still a small proportion of the overall stock.
- Second and holiday homes are often vacant, with owners living elsewhere so there is a practical difficulty for surveyors to get access to the property.

## 7.2 The 1997 Welsh Household Interview Survey

The main objectives of the 1997 Welsh Household Interview Survey (WHIS) were:

- to obtain reliable estimates on which to base the design of the sample for the physical condition survey and to enable the selection of that sample;
- to obtain information about domestic properties used as a main residence and their inhabitants; and
- to make comparisons with earlier surveys.

## TECHNICAL DETAILS

### 7.2.1 Survey conduct

The majority of the work on the collection and processing of the interviews was contracted out through competitive tendering. The contractors were Research Surveys of Great Britain (RSGB), the lead contractors, Beaufort Research Limited, Public Attitude Surveys (PAS) and Specialist Field Resources (SFR) which is part of RSGB. Forvus prepared the survey management system.

### 7.2.2 Content of questionnaire and pilot study

The questionnaire was developed from that used in the household interview stage of the 1992-93 Welsh House Condition Survey. The questionnaire was split into two sections: a section about the household and its accommodation; and a section to collect information about individuals within each household. Where possible, the same wording was used for questions as other large government social surveys. A pilot was carried out to test the questionnaire and interview process.

In order to get information for selecting the sample for the physical condition survey, the household interview survey identified the date of construction and apparent external condition of the dwelling at the address visited.

### 7.2.3 The Sample

The main requirement for the WHIS sample was to obtain sufficient successful interviews to provide the basis for selecting a stratified sample for the physical condition survey. The minimum number of successful physical surveys required in each local authority area was set at 500. Information from previous physical condition surveys implied an expected response rate of at least 65 per cent. Therefore the physical survey needed 770 addresses in each local authority area. These addresses were drawn at random from completed household interview stage interviews. This meant that there should be at least 1,620 completed interviews and to be sure of achieving this, a sample of 2,700 addresses (plus a reserve of 540) was selected in each area. These were drawn at random from residential addresses on the 1996 Quarter 3 PAF. The total sample size was 58,971 addresses.

### 7.2.4 The interviews

The survey was concerned only with households (a group of people living at the same address with common housekeeping) living at private addresses. As described above, the survey excluded second or holiday homes, communal establishments or institutions and business premises. If there was more than one household at the address, then (up to a maximum of nine households) they were interviewed as well.

Interviews were conducted with the head of household or their spouse where possible. Interviewers made up to four calls (including one in the evening and one at the weekend) before recording the household as 'not contacted'. On average, just over two calls per household were needed to achieve a successful interview. The interview was designed to last approximately 15 minutes. All respondents were offered interviews in Welsh: 377 respondents chose to be interviewed in Welsh.



## 7.2.5 Response rates

The sample was drawn from addresses listed in PAF as residential. The following table gives summary information about response to the household interview survey. There was a low overall 'access refused' rate at 8.3 per cent, varying from 6 per cent in Ceredigion to 13 per cent in Cardiff. The overall proportion of addresses producing successful interviews was 68.4 per cent, varying between 62 per cent in Gwynedd to 74 per cent in Rhondda Cynon Taff.

## T. Response to the household interview stage of survey

	Number of addresses	As percentage of issued addresses
Number of issued addresses	58,971	100.0
Invalid addresses:		
Address could not be traced	1,774	3.0
Non-residential or business property	1,000	1.7
Institutional property	221	0.4
Boarded up or otherwise derelict	353	0.6
Being converted or modernised	326	0.6
Demolished	199	0.4
Valid addresses:		
Complete surveys – required data collected	40,320	68.4
Not able to contact occupants	5,270	8.9
Vacant	2,817	4.8
Second home	962	1.6
Access refused	4,873	8.3
Non-effective interview	856	1.5
Complete surveys – required data collected:		
Addresses	40,320	68.4
Forms completed by households at those addresses, some addresses contain more than one household	40,553	..

## 7.2.6 Grossing

The proportion of addresses found to be eligible was applied to the original number of addresses in the 1996 Quarter 3 PAF. Non-contacts, refusals etc. were apportioned across successful contacts to provide grossing factors for each local authority area. An adjustment was introduced to ensure that the resulting dwelling figures were consistent with those from official estimates for 1997. The proportion of homes (occupied and otherwise) in the sample was used to estimate the proportion from the PAF which were occupied first homes, second homes and other. Missing dwellings were proportioned across the first, second and vacant dwellings.

The population was estimated by applying the household grossing factor to the number of people in the sampled households. The possibility of using a separate weight to estimate the private household population was examined, but it was decided that the household weight gave reasonable estimates for the purposes of the survey.

## 7.2.7 Statistical sampling error

Estimates of dwelling and household characteristics produced from a sample survey may differ from the true figures. This is known as sampling error, and it is important to know the extent of this error when interpreting the results. The size of the error depends on the size of the sample. In general, the smaller the sample the larger the error.

## TECHNICAL DETAILS

The 95 per cent confidence interval for an estimate gives the range within which there is a probability of 0.95 that the true figure lies. The 95 per cent confidence interval for an estimated percentage,  $p$ , is given by the formula:

$$p \pm 1.96 \times \sqrt{(p(100-p)/n)}$$

Where  $n$  is the unweighted sample size.

### 7.3 1998 Welsh House Condition Survey

The objectives of the 1998 Welsh House Condition Survey (WHCS) were:

- to obtain reliable estimates about fitness for each Unitary Authority in Wales; and
- to obtain information about the state of repair of the dwelling stock that could be used to model the repair costs for putting the stock into good order.

#### 7.3.1 Survey conduct

The majority of the work on the collection and processing of the interviews was contracted out through competitive tendering. The contractors were WS Atkins.

#### 7.3.2 Content of questionnaire and pilot study

The survey form was designed as a check list that surveyors used to systematically assess the fitness and the state of repair of each dwelling. It was based on the approach used in the 1986 and 1993 house condition surveys.

#### 7.3.3 The Sample

The sample for the physical survey was a stratified, or weighted, sample derived from the household survey. The aim of the weighting sample in this way is to over-sample areas of special interest, in this case concentrating on the part of the housing stock which is older and in poor condition. This is because the proportion of dwellings that are unfit is only 8.5 per cent of the total stock, so only a few unfit dwellings would be included in any completely random sample. A stratified sample produces more precise results in the areas where there is most concern and means that scarce and expensive surveyor resources could be concentrated on the oldest and poorest quality housing.

The stratification was based on the following criteria: local authority/non-local authority dwellings, date of construction and exterior condition (all as identified in the household survey). This stratification design was based on that used in earlier surveys. The sampling frame for the physical survey excluded homes shown in the household sample that were vacant, second homes, or not contacted in the household survey.

This process produced 28 strata for each unitary authority, and a process of scenario testing was used to get suitable weights for the individual strata. The weights were chosen to find the optimum combination that:

- selected more older properties in poorer condition;
- minimised the need to top up any individual strata cell to the minimum level of 10 dwellings;

- ensured that there were an adequate number of local authority dwellings chosen for any age/condition band; and
- was robust across authorities, that is not affected by local variation in age or tenure.

The frame for selecting the physical survey sample was limited to include only the first household from multi-household addresses (so that no address could be selected more than once) and to exclude those households who had specifically asked not to be included in the physical survey.

#### 7.3.4 The process of inspecting the building

The surveyors inspected the interior and exterior of each dwelling. The surveyors inspected the dwelling to make an assessment of whether or not it was unfit and to collect information about the general level of disrepair of the dwelling.

The internal inspection involved the surveyors making a selection of rooms from the interior of the dwellings to give a fair picture of the state of the dwelling as a whole. These rooms included a kitchen, a bathroom, the circulation space (halls and stairs), plus three habitable rooms. Habitable rooms are those used for living, sleeping and eating, so they exclude rooms that are mainly used as storerooms, offices, bathrooms and so on. Habitable rooms must have fixed and serviceable access and natural light.

The inspection involved the surveyors making an element by element assessment of the features on the inside of the dwelling. This covered the state of repair of ceilings, walls, floors, internal doors and so on. It also involved an assessment of the kitchen, bathroom and WC facilities. If the dwelling was a flat, then there was an additional inspection of any common areas to the flats.

The external inspection involved a number of steps:

- It is straightforward to define the exterior of a traditional house. However, in the case of flats, a comprehensive assessment means looking at the state of repair of the building as a whole, or those parts of it relevant to the dwelling being inspected. In order to do this the surveyor assessed the building module that contains the flat. The fitness of the module as a whole affects the assessment of fitness of the dwelling. A proportion of the costs of repairing the module is taken as the costs of repairing the exterior of the individual flat.
- The module is the smallest unit of the building that:
  - ◆ contains the whole of the dwelling;
  - ◆ extends from foundations to roof;
  - ◆ includes all the dwellings served by the access way into the module; and
  - ◆ includes all the shared areas associated with the sampled dwelling.
- After identifying the module, the inspector drawing up a schematic plan of the dwelling, or building, on a grid, identifying the four 'faces' of the dwelling and collecting these faces into views. This information included records whether a face was fully or partially attached to neighbouring buildings.
- The external inspection then involved an element by element assessment of the external features of the building, for example chimney stacks, roof and wall structure, windows, external doors etc.

## TECHNICAL DETAILS

### 7.3.5 Response rates

The surveyors in each unitary authority area were sent to around 770 addresses (except Swansea where a reserve sample was used taking the number of address up to 812). The response rate is the number of complete surveys with the required data collected, divided by the number of addresses in physical sample. So a separate response rate could be calculated for each stratum of the sample and for each local authority.

The following table, however, only gives summary information about response to the physical condition survey. It shows that the overall response rate was 70.9 per cent. This varied between 62 per cent response for Swansea (500 complete surveys) to 78 per cent response for Powys (599 complete surveys). The next lowest response rate, after Swansea, was Merthyr Tydfil at 66 per cent.

### U. Response to the physical inspection stage of survey

	Number of forms	As percentage of issued addresses
Number of issued addresses	16,983	100.0
Of which:		
Unusable forms	38	0.2
Successfully entered forms	16,945	99.8
Of successfully entered forms:		
Rejected forms	54	0.3
Finished forms	16,891	99.5
Response for all finished forms:		
Complete surveys – required data collected	12,037	70.9
Address untraceable	39	0.2
Dwelling demolished	7	-
No longer usable as a dwelling	21	0.1
No contact made	630	3.7
Access refused to surveyor	2,802	16.5
Access refused at HQ	1,045	6.2
Other outcome	284	1.7
Not entered	26	0.2
Number of contacted addresses	16,168	95.2
		As percentage of contacted addresses
Response for contacted addresses:		
Complete surveys – required data collected	12,037	74.4
Access refused to surveyor	2,802	17.3
Access refused at HQ	1,045	6.5
Other outcome	284	1.8

### 7.3.6 Grossing

When the survey was completed, the results were grossed up to unitary authority and national level on the basis of the proportions sampled in each category of the strata. So the grossing process corrects for the over-sampling described above.

The proportions sampled in each category of the strata are the same as the probability of selection. For calculating this, the sample frame included all first homes (because these are the ultimate targets). Therefore, in each stratum in each unitary authority.

$$\text{Probability of selection} = \frac{\text{Number of addresses in sample}}{\text{Number of households for which interviews obtained at first homes in the interview survey}}$$

The grossing factors for the physical survey adjusted the factors from the interview survey for the probability of selection for the physical survey and the response rate to the physical survey. The target figures are the figures for each unitary authority in Wales for the number of **occupied first homes** from the interview survey (1,157,300 in total).

The grossing factors are calculated as follows:

$$\text{Physical survey GF} = \frac{\text{Interview survey GF}}{(\text{probability of selection for physical survey} \times \text{response rate for physical survey})}$$

The denominator is calculated for each of the 28 strata on which the sample for the physical survey was selected (household interview survey information about date of construction x tenure x apparent condition).

## 7.4 Sampling error

The two phase sample design was intended to provide more precise measures than a simple random sample; at least for the areas that were over-sampled, such as properties that appeared in poor condition, older properties and local authority properties. Therefore, the formula for calculating the sampling error for the household interview survey, given above, is not appropriate.

## **Appendix A: Fitness and Unfitness**

Disrepair and unfitness are the two basic measures of house condition. Unfitness is a legal concept of whether a dwelling is fit for human habitation or not. This is determined in relation to the fitness standard.

### **A.1 The fitness standard**

The fitness standard for human habitation is set out in Section 604 of the Housing Act 1985 as amended by Schedule 9 of the Local Government and Housing Act 1989. It applies to England and Wales. Under the standard, a home is fit for human habitation unless it fails to meet one or more of the requirements and, because of that failure, is not reasonably suitable for occupation. The fitness standard applies to all types of dwelling - houses, flats and houses in multiple occupation (HMO) or bedsits. The requirements of the Act are set out in section A.2.

There is another fitness standard just for HMOs, the 'fitness for multiple occupation' under Section 352 of the 1989 Act. The physical condition survey did not collect information about this fitness requirement because of the small numbers of HMOs in the survey sample.

The new fitness standard came into operation from 1 April 1990, so both the 1993 and 1998 Welsh House Condition Surveys used this standard to assess house condition. The 1986 survey used the original criteria of the Housing Act 1985, which means that the results cannot be directly compared with the most recent surveys. An approximate comparison can be made, however, by modelling unfitness in 1986 using the current fitness standard. This is described in the report of the '1993 Welsh House Condition Survey'.

The fitness standard is related to the health and safety of the occupants, it is not a 'comfort' standard. The assessment of fitness is not affected by the way the dwelling is occupied, for example, if someone lives in a 2 bedroom house but sleeps downstairs, then this does not mean that the unused upper floor is exempt from the fitness standard. The requirements for fitness must all be met for a dwelling to be fit for human habitation. So each requirement is looked at individually. However, they are not considered in isolation because an item may impact on a number of requirements, for example, missing roof tiles will not only cause dampness, but also contribute to a decision about the overall state of repair of the dwelling.

The surveyors assessed the fitness of each dwelling for the physical condition survey. Section A.2 shows the basis of their assessment for each of the requirements of the fitness standard. The assessment was based on the guidance set out in Welsh Office Circular 59/96.

### **A.2 The requirements under the fitness standards**

A fit dwelling meets all the requirements listed below. This section also describes each requirement and shows which aspects of the dwelling were assessed by the surveyors when they decided whether the dwelling was fit or not.

## APPENDIX B: REPAIR COSTS

### ***be structurally stable***

- Can the dwelling withstand the likely combined dead load, imposed load and wind load, when used for the purposes for which it was intended?
- Can it withstand normal ground movement; is it free from on-going movement, and the probability of movement, which pose a threat to the occupants?

In reaching a decision the surveyor considers:

- the stability, distortion or spreading of roof structures, chimneys or parapets;
- the stability, distortion and cracking of walls and continuity of wall ties;
- the structural adequacy and bearing of floors, stairs, ceilings and balconies;
- the distortion, integrity and movement of foundations and footings; and
- the integrity of any structural frames and wall panels.

### ***be free from serious disrepair***

- Is the dwelling free from items of disrepair which individually, or due to their combined effect, are so severe and/or extensive that they present a risk to the health and safety, or cause serious inconvenience, to the occupants?

In reaching a decision the surveyor considers whether:

- the fabric is liable to failure, dislodgement, or spalling or is otherwise prejudicial to safety;
- the fabric prohibits normal usage of the dwelling, increases the risks of falls or is otherwise prejudicial to health or safety;
- the fixtures and internal surfaces are incapable of being cleaned;
- the dwelling's condition increases the risk of electrocution, toxic fumes, explosion or fire; and
- the dwelling's condition increases the risk of water penetration or is otherwise prejudicial to the structural fabric.

### ***be free from dampness prejudicial to the health of the occupants***

- Is the dwelling free from rising or penetrating damp, and from persistent condensation and mould growth?
- Is any dampness attributable to the physical characteristics of the dwelling, and whether it may be, either directly or thorough its action on the structural fabric, prejudicial to the health of any occupants?

In reaching a decision the surveyor considers:

- rising damp in walls and floors;
- penetrating damp through roofs, walls or other parts of the building;
- interstitial condensation in the fabric of the building;
- surface condensation; and
- any mould growth.

### ***have adequate provision for heating***

- Does the dwelling have fixed heating capable of maintaining the temperature of the main living room at 18 deg C or more when the outside temperature is -1 deg C and, for the other main habitable rooms, provision for heating capable of maintaining an equivalent temperature of 16 deg C or more?
- Does the construction and condition of the dwelling prevent excessive heat loss and is the provision for heating (when combined with adequate ventilation) sufficient to prevent condensation and mould growth prejudicial to health?

In reaching a decision the surveyor considers:

- the presence, type and age of provision for heating in the main living room;
- the provision for heating elsewhere;
- the capacity of the electrical installation and number and location of outlets;
- the insulating properties of the building fabric; and
- the extent of air leakage through the building.

### ***have adequate provision for lighting***

- Does the dwelling currently have provision for sufficient natural lighting in habitable rooms to enable the normal activities of a household to be carried out, safely and conveniently, without the aid of artificial light in normal daytime conditions?
- Does the dwelling have provision for suitable artificial lighting in all habitable rooms, kitchens, bathrooms, WC and circulation spaces, to enable the normal activities of a household to be carried out, safely and conveniently and without increasing the risk of accident?

In reaching a decision the surveyor considers:

- the size and location of windows;
- the size and proximity of external obstructions;
- the provision and location of light fittings in all rooms;
- the provision, location and type of light switches; and
- the internal arrangement relative to the lighting provisions.

### ***have adequate provision for ventilation***

- Does the dwelling have means of ventilation which, under normal conditions, are capable of restricting the accumulation of moisture and pollutants originating within the building, as would otherwise become a hazard to the health of any occupants?

In reaching a decision the surveyor considers:

- the size and location of the openable parts of windows and doors;
- the size and location of louvres or other ventilators;
- the position of window openings, doors and ventilators in relation to external obstructions;



## APPENDIX B: REPAIR COSTS

- the efficiency of any mechanical ventilation; and
- the type and level of ventilation to unflued and flued combustion appliances.

### ***have an adequate piped supply of wholesome water***

- Is the dwelling currently connected to a mains supply or a private supply that is wholesome?
- Does it have, normally, a continuous and adequate rate of supply?
- Does it have piping designed, installed and in a condition so as not to contaminate the supply?
- Is there an outlet conveniently located above the kitchen sink?

In reaching a decision the surveyor considers:

- the presence inside the dwelling of a mains supply or a wholesome private supply;
- the siting of this in relation to the kitchen sink;
- the continuity and rate of flow of the supply;
- the contamination of the supply by the ingress of foul, waste surface or ground water; and
- the contamination of the supply by metals dissolved from the piping.

### ***have satisfactory facilities for the preparation and cooking of food***

- Does the dwelling have a sink designed and installed so as not to be prejudicial to health and fitted with satisfactory supplies of hot water and cold drinking water?
- Does it have provision for an adequate work surface(s) for the preparation of food?
- Does it have provision for a gas or electric cooker, or failing this, a suitable fixed solid fuel or oil fired cooking appliance?
- Are the sink, work surfaces and cooker (or cooker space) located in reasonable proximity in a kitchen or kitchen areas and sited so as not to be prejudicial to safety?

In reaching a decision the surveyor considers:

- the presence in the dwelling of a fixed kitchen sink with a drainer and piped hot and cold water, worktop(s) and cooker points;
- the suitability of the sink and worktops for cleaning;
- the adequacy of the hot water supply; and
- the size of the sink, worktop(s) and cooker space; and the dimensions and layout of the kitchen or kitchen area.

### ***have a suitably located water-closet for the exclusive use of the occupants; and a suitably located fixed bath or shower and a wash-hand basin, each with a satisfactory supply of hot and cold water, for the exclusive use of the occupants***

- Does the dwelling have a water closet for the exclusive use of any occupants; designed, installed and suitably located inside so as to be readily accessible and not prejudicial to health?

- Does the dwelling have a fixed wash hand basin and a fixed bath or shower for the exclusive use of an occupants; designed, installed and suitably located inside so as to be readily accessible and not prejudicial to health, and fitted with satisfactory supplies of hot and cold water?

In reaching a decision the surveyor considers:

- the presence in the dwelling of these amenities;
- the capabilities of the WC to cleanse, and of all the amenities to be cleansed;
- the adequacy of the hot and cold water supplies;
- the siting of the WC in relation to the washbasin and to food preparation and storage areas; and
- the compartmentalising and accessibility of the amenities.

***have an effective system for the draining of foul and waste water***

- Does the dwelling have an effective system, both above and below ground, for the draining of foul, waste and surface water?
- Is it designed, installed and in a condition so as not to be prejudicial to the health and safety of any occupants or to the structural fabric?

In reaching a decision the surveyor considers:

- the coverage and capacity of the drainage system;
- their susceptibility to blockage or leakage;
- the provision for clearing blockages;
- the seals preventing foul air entering the dwelling and the ventilation of the system; and
- the siting, design and installation of any private outfall.

### **A.3 Other fitness issues**

In deciding on the fitness of a building containing flats, the common parts of the building (that is the area outside the flat) also have to be taken into account and assessed. The building should:

- be structurally stable;
- be free from serious disrepair;
- be free from dampness;
- have adequate provision for ventilation; and
- have an effective system for the draining of foul, waste and surface water.

## Appendix B: Repair costs

### B.1 Principles

Disrepair and unfitness are the two basic measures of house condition. The measure of disrepair chosen for this report is the repair cost of the dwelling, that is the expenditure required to put the building into good order. This includes:

- The costs of repairing building elements where these are defective. Repairing in this case is taken to making that element fully functional, but not to upgrade it or make cosmetic improvements; and
- Remedying unfitness arising from a lack of facilities, so in these cases the repair cost includes installing adequate facilities, for example installing an inside toilet.

The surveyors provided information about the location, level and extent of disrepair. They did not, however, estimate the cost of the repair. This was estimated by a computer model on a consistent basis for all the dwellings inspected in the survey. The model applies a unit price to each of the works needed to remedy the identified faults. The result is the repair cost for each identified fault. These costs are added together to get the overall repair cost for the building.

### B.2 Basic process

The surveyors had a standardised framework for reporting any faults covering the interior and exterior of each dwelling. This framework covered:

- The location of the fault; e.g. for an interior room: wall, ceiling, floor, door, window etc.;
- The level of disrepair. The level was measured in broad categories from minor to major faults. For interior walls, for example, the categories were whether remedying the fault required either just filling cracks, re-plastering the wall, or rebuilding the wall; and
- The extent of this disrepair. The extent would either be reported as an area, a length, or as a number of items, depending on the building element, e.g. in the case of interior walls, the extent of disrepair was measured in square metres.

The standard framework for the location and degree of each fault means that each of these elements can be matched against a 'standard unit repair cost' for remedying that type of fault. The standard cost is multiplied by the extent of the disrepair as estimated by the surveyor. This then gives the cost of repairing that fault. These costs exclude VAT and professional fees.

To express this as a formula:

*Number/Length/Area of repair or Action code x unit cost at 1985 prices x uprating factor to give cost at 1998 prices.*

The advantage of this method is that the cost of repair is measured in the same way for all the dwellings in the survey. But the total repair cost for any individual dwelling would not necessarily be the same as the householder would be charged by a builder for repairing the faults noted by the surveyor.

## APPENDIX B: REPAIR COSTS

The costs for remedying these individual faults are then added together to give a number of aggregate cost figures. These are:

- Interior repair cost (all repairs to internal rooms and stairs);
- Services repair cost (all repairs to electrical, gas, and hot water systems, plus installing new systems to remedy unfitness);
- Amenities repair cost (all repairs to kitchen, bathroom and WC facilities, plus installing new facilities to remedy unfitness);
- Extensions repair cost (kitchen or bathroom extension costs - see below for details);
- Common parts repair cost (all common parts repairs - relevant to flats);
- Exterior repair cost (all exterior repairs); and
- Total repair cost (sum of the above).

The surveyors also noted whether the exterior repairs were urgent. These were used to identify urgent repair cost of the dwelling. The repair work is urgent if the fault:

- Threatens immediate safety or is a health hazard;
- Is promoting noticeable and rapid deterioration in other parts of the building;
- Causes difficulty or discomfort to the occupants; or
- Threatens the security of the building.

### B.3 Information about costs

The standard unit repair costs for a range of repair actions are set out in the Property Services Agency (PSA) Schedule of Rates for Building Works, 1985 (published by the then Department of Environment). These unit costs are updated to prices that applied at the date of the physical survey (July 1998) using the factors given in the monthly Department of Environment, Transport and the Regions publication, 'Uprating Percentages (BCE 85)'.

### B.4 Details of estimating costs

Some aspects of calculating costs involve a number of extra steps beyond the basic method described above.

**The total interior repair cost.** The surveyors inspected a representative selection of the rooms in a dwelling. If there are extra, un-inspected rooms, then the computer model estimates interior repair costs for the dwelling as a whole. This is done by scaling-up, or grossing, the repair cost figures for the inspected rooms by a factor to give the repair costs for the dwelling as a whole:

*Number of rooms in the dwelling divided by the Number of rooms inspected.*

**Service repair costs.** A number of assumptions were made when calculating the service repair costs for the dwelling. The standard unit repair costs (in the PSA schedule of rates for building work) for electrical system repairs are based on an assumption that five rooms in the property will be affected by the repair. So if number of rooms is less than five, the standard unit repair cost is reduced by (Number of rooms divided by 5). The standard unit repair costs for central

## APPENDIX B: REPAIR COSTS

heating system repairs are based on an assumption that six rooms in the property will be affected by the repair. So if number of rooms is less than six, the standard unit repair cost is reduced by (Number of rooms divided by 6). If no central hot water system is present but central heating is present, then the costs do not include the installation of hot water system. However if no central or independent hot water system is present and no central heating is present, then the costs include the installation of a central hot water system.

**Extension costs.** In some cases, where kitchen and/or bathroom amenities are not present or adequate, there is not enough room to install the amenities in the dwelling as it stands. In these cases, the repair costs include the costs of building an extension to the dwelling to house these amenities. These are identified separately as extension costs.

## Appendix C: Glossary

### Address

A unit which is uniquely identified by a Royal Mail address on the 'Postal Address File' (PAF). An address can contain more than one dwelling, for example, where a house has been split into separate but unnumbered flats.

### Adult

Any person who is not a dependant child, see below.

### Amenities

The five basic amenities are:

- a toilet inside the dwelling;
- a fixed bath or shower;
- a plumbed in wash hand basin;
- a plumbed in kitchen sink; and
- a hot and cold water system serving bath/shower, wash-hand basin and sink.

### Bedroom standard

The standard number of bedrooms for a household is listed below. This calculated standard is compared with the actual number of bedrooms available for the household's sole use to show any deficiencies or excess.

- one for each cohabiting couple;
- one for each man or woman aged 21 or over;
- one for each two persons of the same sex aged 10 - 20;
- one for any person aged 10-20 and a child under 10 of the same sex;
- one for any person aged 10-20 and not paired as above;
- one for each two of any remaining children under 10; and
- one for any child remaining.

### Common parts

Common parts are those elements in a building that are shared by two or more flats.

### Dependent children

Persons aged between 0 and 15, and persons between 16 and 18 who are single, in full time education and economically inactive.

### Domestic properties

Any dwelling unit that is available for private residential use.

## APPENDIX C: GLOSSARY

### **Date of construction/age of dwelling**

The age of the dwelling refers to the date of construction of the oldest part of the building.

### **Dwelling**

A dwelling is a self-contained unit of accommodation where all rooms and facilities available for use by the occupants are behind a front door. A dwelling can contain more than one address, for example, separately addressed bed-sits within a dwelling where bathroom or kitchen facilities are shared.

### **Economically active/inactive**

A person can be in:

- Full time employment, that is over 30 hours per week;
- Part time employment, that is 30 or under hours per week;
- Unemployed, that is:
  - ◆ able to start work in next two weeks,
  - ◆ looking for a job within the last four weeks,
  - ◆ on a government training scheme, or
  - ◆ waiting to start a new job.
- Not in employment, that is:
  - ◆ in full time education;
  - ◆ looking after family home;
  - ◆ temporarily sick or injured;
  - ◆ long term sick or disabled;
  - ◆ retired from paid work; or
  - ◆ otherwise economically inactive.

### **Family unit**

A family unit is a single person, or a married or cohabiting couple (with dependent children - if any), or a single parent plus their dependent children.

### **First home, second/holiday homes**

A first home is the primary residence of the occupying household, who may also have a second or holiday home. Households can occupy first or second/holiday homes, but for the 1997 household stage of the WHCS, full interviews were only carried out on first homes.

### **Home**

See household.

### **Household**

One person living alone or a group of people who share at least one meal a day, or share a common living room. Each household occupies a household space or a home. A household may contain more than one family unit.

**Houses in Multiple Occupation (HMO)**

A dwelling that contains more than one household. These households live separately but share facilities.

**Income**

Information on income was gained by asking a single question about total gross income of the household. Interviewers were instructed that this was to include benefits. Respondents were shown a card with income bands and asked to say which band their income lay.

**Location: urban/rural**

The surveyors for the Welsh House Condition Survey were asked about the nature of the area around the dwelling. This could be in an urban area, that is in a town, city or suburb, or in a rural area, which included villages, hamlets and isolated dwellings in agricultural areas.

**Module**

The physical survey involves an assessment of the interior and exterior of the dwelling. This is straightforward for a traditional house. For flats it is important that the survey takes account of the state of repair of the exterior and the common parts that are relevant to the individual flat being surveyed. To do this the surveyors inspected the module which contains the dwelling. For traditional dwellings the module and dwelling are identical. For flats the module will correspond to part or all of the block, depending on the physical arrangement of the building. For example, for a flat in an old converted house the module would be the previous house. In purpose built flats the module will be that part of the building served by one stairwell/lift; so if there is more than one stairwell the building will be divided into two or more modules.

More formally, a module is the smallest part of a building which:

- Contains the whole of surveyed dwelling;
- Extends from roof to foundations;
- Includes all the dwellings served by the access way in the module (e.g. the common set of stairs in a block of flats); and
- Includes all the shared areas associated with one or more dwellings

**Overcrowding**

See bedroom standard.

**Person**

Each member of a family unit.

**Repair cost**

The cost of putting a dwelling into good order. This includes the costs of repairing building elements where these are defective and the cost of remedying unfitness arising from a lack of facilities. More detail about repair costs is shown on page 11.



## APPENDIX C: GLOSSARY

### Tenure groups

A dwelling can fall into the following tenure groups:

- Owner occupation;
- Local authority dwellings, which include dwelling owned by the Development Board for Rural Wales;
- Registered social landlord (RSL) dwellings, which include dwellings owned by housing associations and registered housing companies;
- Social housing, which include local authority and RSL dwellings; or
- Private renting, which includes properties rented, or occupied rent-free, from private landlords, employers, property companies or relatives.

### Unfit dwellings - action to remedy unfitness

There are a number of courses of action that can be taken to remedy unfitness in a dwelling:

- Group repair scheme - The unfit dwelling should be improved as part of a scheme that includes the neighbouring dwellings. This is because they are also in disrepair and there are economies of scale in a group approach;
- Grant to retain long term - The unfit dwelling should be improved to a level that will give it a long future life; there is no scope for a group approach;
- Section 189 notice - The unfit dwelling should be improved but only to a level to make it fit; there is no scope for a group approach;
- Section 264 closing order - The unfit dwelling should be closed as is unsuitable for repair but demolition would adversely affect neighbouring buildings (or it is a listed building);
- Section 265 demolition order - The unfit dwelling should be demolished as is unsuitable for repair; or
- Section 289 clearance order - The unfit dwelling should be demolished as part of wider clearance scheme. This is because it is unsuitable for repair, demolition is best course of action, there is a concentration of unfit properties in the vicinity and it would not be appropriate to take a group approach to remedying unfitness.

### Urgent repairs

The repair work is urgent if the fault:

- Threatens immediate safety or is a health hazard;
- Is promoting noticeable and rapid deterioration in other parts of the building;
- Is causing difficulty or discomfort to the occupants; or
- Or threatens the security of the building.