

Table 25a Welsh housing conditions: unfit dwellings

Thousands

	Fit/unfit dwellings									Dwellings with/without HHSRS category 1 hazards			
	1973	old standard		1986	1986	revised standard			2008	2008		2018	
		1976	1981			1993	1998	2004		no	%	no	%
Fit or with no category 1 hazards	837.3	917.8	936.0	949.0	821.7	980.5	1,059.1	1,151.4	1,216.3	1,065.3	79	1,167.7	82
Owner-occupied	-	-	-	-	-	-	-	-	-	697.8	70	798.1	81
Social rented	-	-	-	-	-	-	-	-	-	186.4	85	210.4	93
Private rented	-	-	-	-	-	-	-	-	-	81.3	79	155.4	76
Unfit or with category 1 hazards	147.5	100.2	90.9	71.7	199.0	151.2	98.2	57.7	52.1	290.0	21	251.7	18
Owner-occupied	-	-	-	-	-	-	-	-	-	303.4	30	192.1	19
Social rented	-	-	-	-	-	-	-	-	-	32.9	15	15.4	7
Private rented	-	-	-	-	-	-	-	-	-	53.5	40	48.0	24
Total	984.8	1,018.0	1,026.9	1,020.7	1,020.7	1,131.7	1,157.3	1,209.1	1,268.4	1,355.3	100	1,419.4	100
Percentage below standard	15	10	9	7	20	13	9	5	4		21		18

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

Notes: 1. Unfitness was formally measured against eleven factors (disrepair, dampness, structural stability, food preparation, heating, lighting, WC, bath/shower/wash basin, ventilation, drainage, water supply. Before 1989 unfitness was judged in terms of the overall condition of the property. Post-1989 a dwelling is defined as unfit if it fails to meet a satisfactory standard for any individual factor. The change in definition significantly increased the number of dwellings defined as unfit.

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

3. The HHSRS assesses 29 categories of housing hazard, each has a weighting which determines whether the property is rated as having category 1 (serious) or category 2 (other) hazards.

4. The HHSRS results are not directly comparable as they are based on different energy-efficiency measures. The 2008 figures are based on the Standard Assessment Procedure (SAP) 2005 measure whilst the 2017/18 figures are based on the more recent SAP 2012 measure. See table 24 for further details.