

Table 25a Welsh housing conditions: unfit dwellings

Thousands

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

Source: Living in Wales 2004 – Report on Unfitness and Repairs, National Assembly for Wales website, 2005.

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

Table 25b Welsh housing conditions: stock condition by tenure in 2004

Percentages

Tenure	Stock condition				All conditions
	Unfit	Defective	Acceptable	Satisfactory	
Owner-occupied	4.3	19.9	34.9	41.0	100.0
Private rented	12.2	28.2	39.9	19.6	100.0
Local authority	3.4	26.8	46.9	23.0	100.0
Housing association	2.3	13.5	23.3	60.9	100.0
All tenures	4.8	21.4	36.6	37.2	100.0

Source: Living in Wales 2004 – Report on Unfitness and Repairs, National Assembly for Wales website, 2005.

Note: Figures are for occupied first homes only.