

DASHBOARD OF INDICATORS SEPTEMBER 2023

Introduction

The Kent and Medway Housing Strategy, '**A place people want to call home**' aims to address the housing issues and challenges facing Kent and Medway. It was endorsed by Kent and Medway local authority Leaders and Chief Executives and it is being delivered by Kent Housing Group (KHG) and its partners including Kent Housing and Development Group and Kent Chief Planning Officers Group.

This is the first issue of the dashboard for some years. Appendix 1 contains the data sets that support the indicator charts.

We are just over half way through the five year plan, we recognise the strategy was written just before the pandemic and the attention was focused on helping people through that time. The £2.5M COMF bid that Kent County Council awarded Kent Housing Group was used by the Kent local authorities to help households from all tenures, who were adversely impacted by Covid and at risk of homelessness.

The focus is now on delivering the strategy, and addressing the ongoing cost of living crisis. Following the tragic death of Awaab Ishak, and the guidance from the Housing Ombudsman, the focus on addressing dampness and mould has been reviewed, including the Kent Housing Group **statement** released in December 2022 and the event held in September 2023.

Kent and Medway Housing Strategy Achievements

Growth

We work with Kent Housing and Development Group, and developers know Kent is open for business.

KHG works with partners in Homes England and developers to promote workshops addressing the challenges around development.

The Kent and Medway Planning Protocol provides a framework for collaborative working for delivering growth.

The Guide to Developing Affordable Homes in Rural Communities has been reviewed to include First Homes.

Kent Housing Group is working with the Kent Housing and Development Group, Kent Chief Planning Officers Group, Homes England and DLUHC to seek solutions to the challenges to the Stodmarsh nitrates and phosphates issue.

Social impact

The new protocol to support households fleeing domestic abuse provides a framework for seeking a transfer between social landlords. This means households do not risk losing their social housing tenancy.

The joint protocol between Kent County Council and social landlords provides a framework and guidance for supporting families with complex needs.

Working with Kent County Council and local housing authorities to revise the Young Persons protocol to create a protocol for Care Leavers and another for homeless 16-17 year olds.

A new KHG subgroup is now focusing on how to improve equality, diversity and inclusion both within member organisations and for the people we serve.

Summary of the dashboard of indicators

Housing Delivery

Housing delivery across Kent and Medway is on an upward trend, yet is not sufficient to meet Local Housing need.

Grant payments of the New Homes Bonus have reduced.

The number of new affordable homes increased in 2021-22. However the impacts of increased interest rates, the rent cap for social housing, and the ongoing challenges of inflation are impacting on housing delivery.

Housing Market

Housing sales declined to 2020 and it is believed the increase in 2021 is in part due to Stamp Duty reductions. Figures for 2022 are provisional. The impacts of the increase in the rate for borrowing may have an impact in 2023.

Home ownership remains an unaffordable option for an increasing number of households in Kent and Medway.

House prices have increased in every area of Kent and Medway with the highest increases in areas that had had historically lower prices – Thanet, Dover and Folkestone and Hythe.

Tenure and energy efficiency

The local authority/registered provider share of all homes is lower in Kent and Medway than the England average.

Right to buy sales of local authority homes run at 160-180 homes a year.

Energy performance certificates are lodged for all new homes and when major retrofits are carried out on existing homes. The number of homes with poor energy efficiency has reduced and the number with good energy efficiency has increased.

Homelessness

The number of households in temporary accommodation across Kent and Medway has increased each year.

The number of households owed a homelessness prevention duty dipped in 2020-21, possibly due to the Government moratorium on evictions due to the pandemic. The number owed a relief duty reduced slightly from 2018-19 to 2022-23.

Homelessness duty decisions and acceptances dipped in 2020-21, possibly due to the Government moratorium on evictions due to the pandemic but has risen to above pre-pandemic levels.

Comparison of private rents compared to the Local Housing Allowance

This is the amount of rent the tenant has to pay, for the lowest quartile of rents, that is not covered by any benefit received. For one bed homes the shortfall is highest in Sevenoaks, then Dartford and Tonbridge and Malling. The smallest shortfall is in Gravesham.

For two bed homes the shortfall is highest in Dartford, then Sevenoaks and Tunbridge Wells. There is no shortfall in Gravesham.

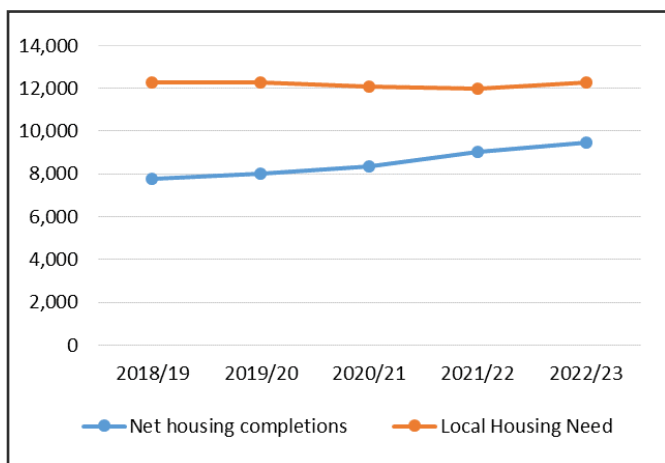
For three bed homes the shortfall is highest in Dartford, then Sevenoaks and Tonbridge and Malling. There is no shortfall in Gravesham.

Kent and Medway Housing Strategy

The implementation plan is being refreshed to focus on delivery from 2023 to 2025. The strategy will be refreshed before it expires in 2025.

Housing Delivery

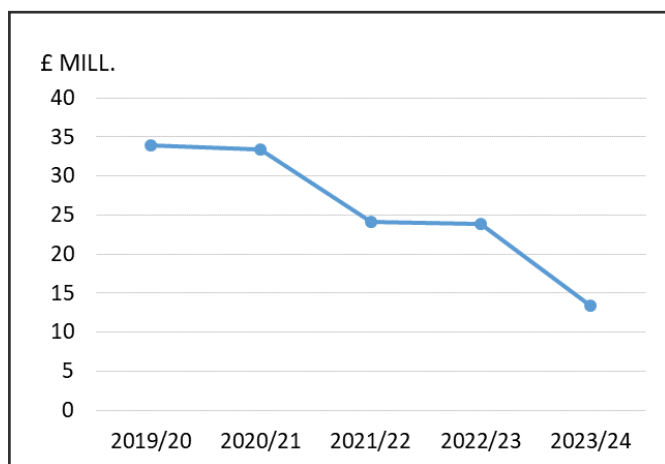
Net new dwellings completed per annum



Housing delivery across Kent and Medway has been on a steady upward trend since 2018/19, having reached 9,500 in 2022/23 (provisional estimate based on energy performance certificates lodged). The higher Local Housing Need figure is derived using the standard method in national planning guidance.

Full source: DLUHC, Live Tables on housing supply: net additional dwellings, Tables 122 and 124. DLUHC, Live Tables on Energy Performance Certificates, Table NB1

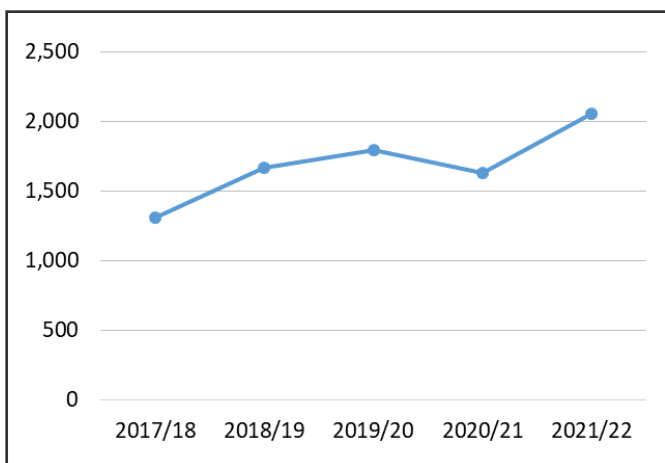
New Homes Bonus



Despite increasing housing delivery, grant payments for the New Homes Bonus have fallen by over 60% since 2019/20. Payments for each year previously re-occurred each year for four years, but now a single payment is made for each year – an overall 75% reduction in government grant. Payment per new home has however increased in line with council tax, but the affordable housing premium rate has remained static.

Full source: DLUHC, Local government spending, New Homes Bonus allocations. (Separate publications for each year)

New Build Affordable Homes per annum

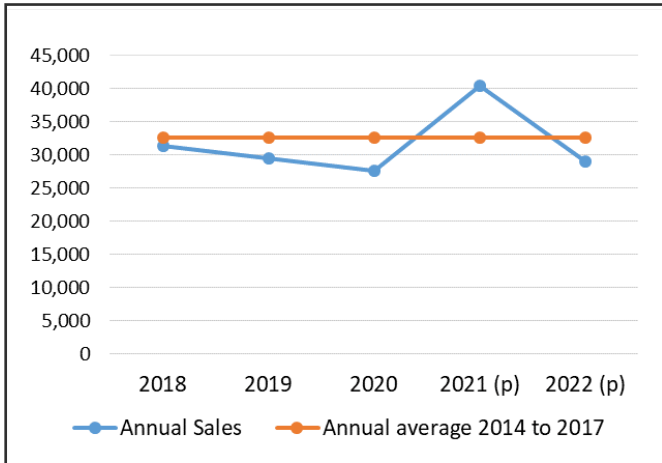


There were 2,058 new build affordable homes in 2021/22, 22.8% of net completions, up from 19.5% the year before. Over the last 5 years, an overall rate of 20.2% has been achieved compared to an England rate of 20.9%. Most affordable homes are within the affordable rent (46.4%) and shared ownership (46.3%) categories. While section 106 contributions provide 48%, Homes England funding also makes a strong contribution accounting for 30.9%.

Full source: DLUHC, Live tables on affordable housing supply, Table 1011

Housing Market

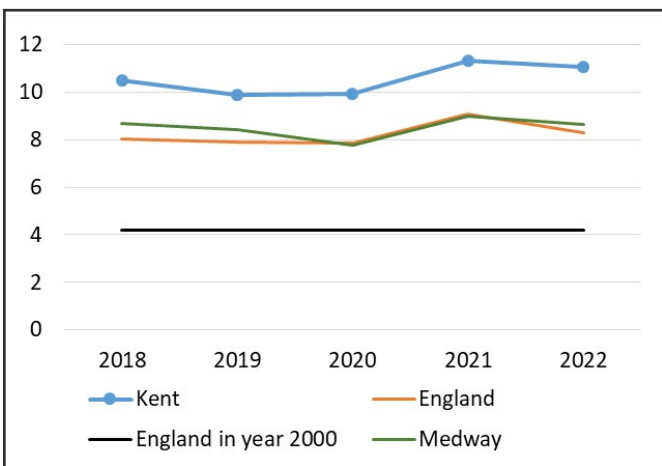
Annual house sale transactions



The number of house sales has in recent years declined compared to levels seen between 2014 and 2017, although this decline started earlier in London and the wider South East, but with 2021 being an exceptionally high year for sales. The provisional estimate (p) for 2022 sales suggests a level at 89% of the 2014 to 2017 average for Kent and Medway, above the national average of 86.8%.

Full source: ONS, Residential property sales for administrative geographies: HPSSA dataset 6

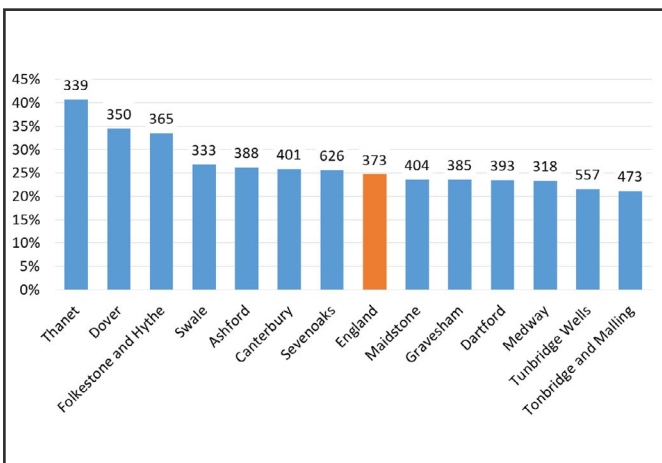
Housing affordability (median workplace-based ratio)



Across England the median house price remains close to 8 times the median workplace full time wage, twice as high as in the year 2000. Affordability in Medway is close to the England average, while the affordability ratio is much higher for the Kent County Council area overall. Local authority areas to the west of the county have higher affordability ratios compared to those in the north and east of the county.

Full Source: ONS, House price to workplace-based earnings ratio

Increase in average house prices (from 2017 to 2022) *



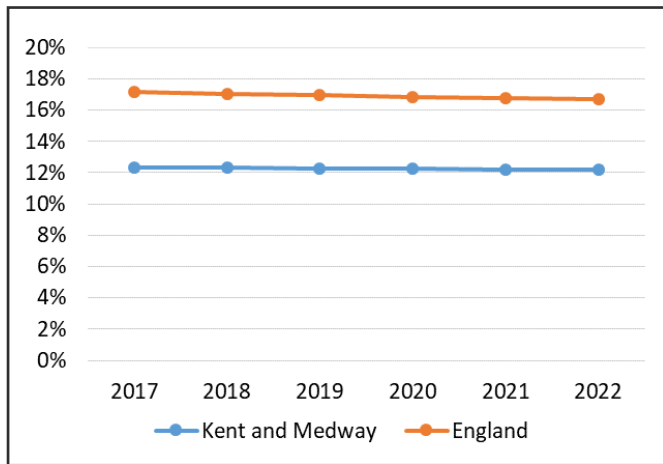
There was significant house price inflation through 2020 and up to 2022, with Stamp Duty holidays applied in 2020 and 2021 no doubt contributing to this. While most local authority areas across Kent and Medway saw a similar increase in average house prices to the national increase, some coastal areas stand out as having seen much higher increases.

* The figures on the bars show the average house price for 2022 in each area, as the bars show the percentage change over five years.

Full Source: ONS, Mean prices for administrative geographies: HPSSA dataset 12

Tenure and Energy Efficiency

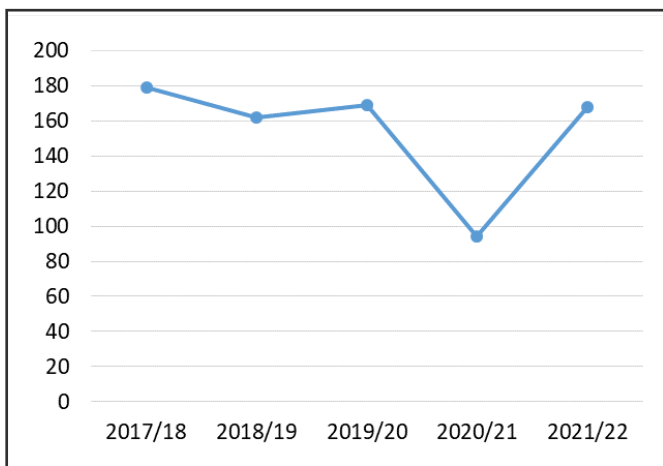
Local Authority/Registered Provider share of housing



As at March 2022, local authorities in Kent and Medway held 34,500 homes and registered providers 65,500, with total dwellings being 819,500. Local authority and registered provider share of total dwellings is falling over time, although the decline in Kent and Medway is slower than seen nationally. The number of registered provider homes in Kent is increasing nearly as fast as total dwellings, but there is only slow growth in the number of local authority homes.

Full Source: DLUHC, Live tables on dwelling stock, Table 100

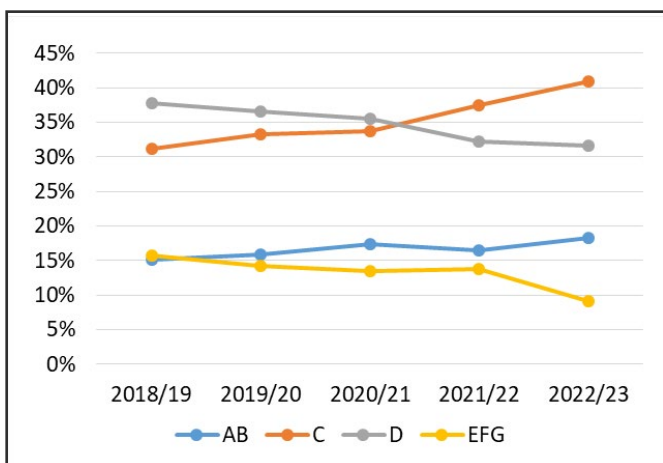
Right to Buy Sales



Right to Buy (RTB) sales across local authority homes for Kent and Medway run at between 160 and 180 a year. Financial year 2021/21 was an exceptional year with low sales, no doubt impacted by COVID.

Full source: DLUHC, Live tables on social housing sales, Table 691

Energy Performance Certificates (EPC) lodgements

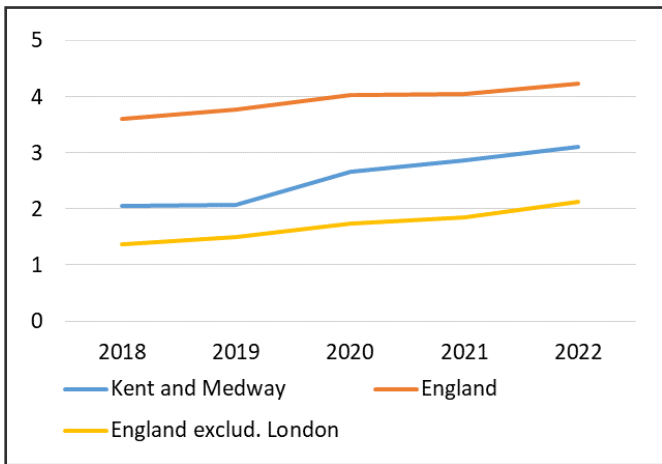


More than 250,000 EPCs were lodged in the last 5 years including new builds and homes that have been retrofitted to improve thermal performance. **The Sustainable Warmth Strategy 2021** sets out the funding available to each tenure for retrofitting, and the aim is for as many fuel poor homes as possible to reach a minimum of EPC C by 2030. This graph shows the number of homes rated E, F or G has dropped and an increase in the number of homes now rated A, B or C.

Full source: DLUHC, Live tables on Energy Performance of Buildings Certificates, Table D1

Homelessness

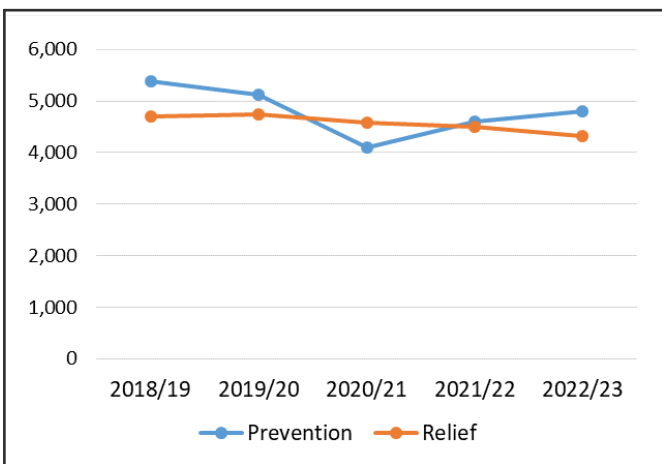
Households in Temporary Accommodation (per 1,000 households)



The number of households in temporary accommodation has been on a rising trend, having reached 2,462 in Kent and Medway at the end of 2022, up from 1,579 at the end of 2018. As a proportion of all households this is lower than the England average, but Kent has a higher rate than the national average if London is excluded from the figures. Most are placed in self-contained units paid nightly (43.8%), with 23.1% in local authority/registered provider stock.

Full source: DLUHC, Tables on homelessness, Detailed local authority level tables, by financial year, Table TA1

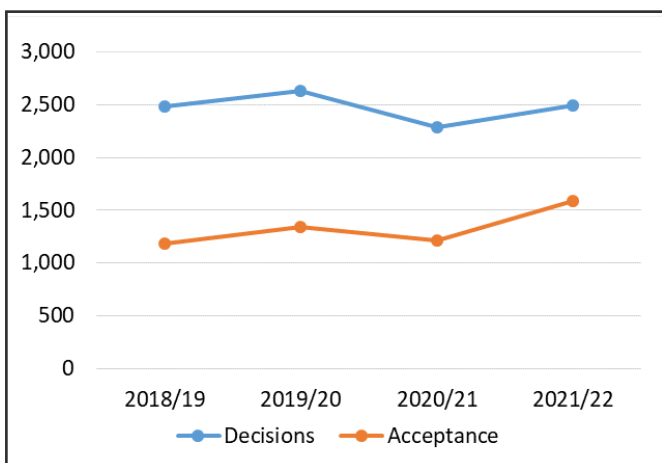
Households assessed as owed a homelessness duty



The number of households assessed as owed a homelessness prevention duty has increased over the last two years, while those owed a relief duty has decreased. Provisional figures for 2022/23 (based on part year data) show lower levels of need than in 2018/19. As a proportion of households, Kent has a higher rate for prevention than the national average, but a lower rate for relief.

Source: DLUHC, Tables on homelessness, Detailed local authority level tables, by financial year, Table A1

Main Duty Decisions

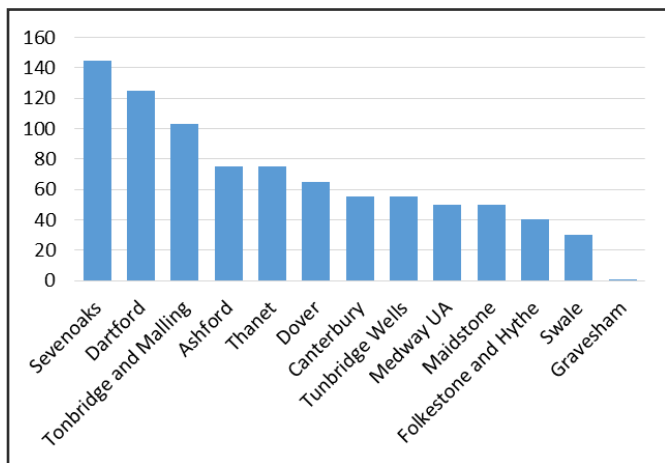


If a household with a relief duty remains homeless after 56 days, a Main Duty decision occurs. Just under half of those with a relief duty result in Main Duty decisions, which is higher than the national average of 40%. In 2021/22, 63.6% of Main Duty decisions resulted in acceptance of a Main Duty (in priority need and not intentionally homeless) which was higher than the previous year (52.9%).

Source: DLUHC, Tables on homelessness, Detailed local authority tables (for relevant financial years), Table MD1

Private Rental Rates 2022/23 Compared to Local Housing Allowance

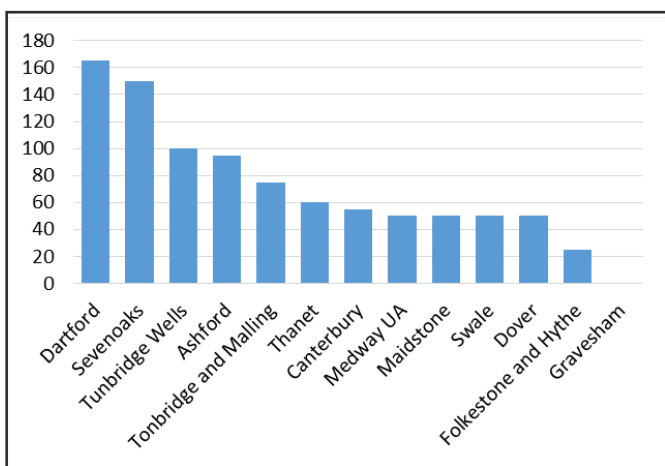
1 Bed – Shortfall of Local Housing Allowance compared to Lower Quartile Rent



Only in Gravesham is the Local Housing Allowance sufficient to cover a lower quartile private rental rate for a 1 bed property. There is a shortfall of over £100 per month in Sevenoaks, Dartford and Tonbridge and Malling. In nearly all local authority areas the shortfall is above £40 a month.

Source: ONS, Private rental market summary statistics in England; Valuation Office Agency, Local Housing Allowance (LHA) rates applicable from April 2022 to March 2023

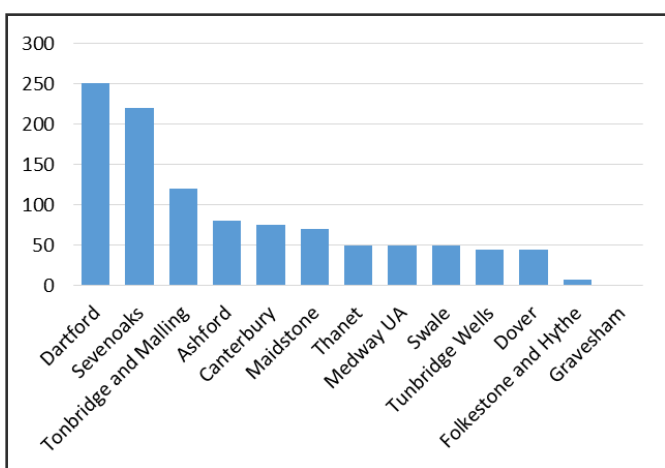
2 Bed – Shortfall of Local Housing Allowance compared to Lower Quartile Rent



The position is very similar for 2 bed properties. Dartford has the largest shortfall here, and the shortfall is much larger in Tunbridge Wells than for 1 bed properties.

Source: ONS, Private rental market summary statistics in England; Valuation Office Agency, Local Housing Allowance (LHA) rates applicable from April 2022 to March 2023

3 Bed – Shortfall of Local Housing Allowance compared to Lower Quartile Rent



The shortfall for three bedroom properties reaches much higher levels, at over £200 a month in Dartford and Sevenoaks. For most districts however the shortfall is still below £100, with most districts seeing shortfalls of £50 or less.

Source: ONS, Private rental market summary statistics in England; Valuation Office Agency, Local Housing Allowance (LHA) rates applicable from April 2022 to March 2023