
Appendix – Underlying Data

Net new dwelling completions

Figures include both net new dwellings and equivalent dwellings for communal establishments, as per the Housing Delivery Test. Official statistics on net new dwellings are published in October after a year end, and the 2022/23 results below are estimates based on lodgements of Energy Performance Certificates.

Local Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Ashford	881	746	1,088	627	1,015
Canterbury	444	602	463	688	724
Dartford	1,013	543	610	540	843
Dover	446	442	494	683	688
Folkestone and Hythe	432	462	489	454	396
Gravesham	292	164	205	420	388
Maidstone	1,146	1,355	1,377	1,627	1,198
Medway	647	1,181	1,067	1,137	1,032
Sevenoaks	500	414	216	310	256
Swale	674	767	668	1,023	890
Thanet	296	371	540	548	648
Tonbridge and Malling	457	471	441	467	539
Tunbridge Wells	553	474	690	518	855
Total	7,781	7,992	8,348	9,042	9,472

Sources:

DLUHC, Live Tables on housing supply: net additional dwellings, Tables 122 and 124

DLUHC, Live Tables on Energy Performance Certificates, Table NB1

Appendix – Underlying Data - CONT'D

New Homes Bonus

Values are the grants paid each year, which are based on delivery in previous years.

Data for 2023/24 is provisional as published in December 2022.

All figures are in £ millions.

Local Authority	2019/20	2020/21	2021/22	2022/23	2023/24
Ashford	3.0	3.1	1.9	1.9	1.7
Canterbury	1.8	1.7	1.5	1.6	0.3
Dartford	4.8	5.2	3.8	2.2	0.6
Dover	1.7	1.7	1.0	1.2	0.6
Folkestone & Hythe	1.5	1.4	0.8	0.7	0.4
Gravesham	0.6	0.6	0.3	0.6	0.5
Maidstone	3.9	4.5	3.9	4.2	1.9
Medway	2.0	1.2	1.0	2.0	2.0
Sevenoaks	1.2	1.2	1.2	0.8	0.2
Swale	1.9	1.6	1.0	1.4	1.1
Thanet	0.6	0.1	0.1	0.5	0.4
Tonbridge and Malling	3.5	3.4	2.2	1.2	0.6
Tunbridge Wells	1.1	1.2	0.9	1.1	0.8
Kent County Council	6.4	6.4	4.6	4.4	2.3
Total	33.9	33.4	24.1	23.9	13.4

Source:

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

Appendix – Underlying Data - *CONT'D*

New Build Affordable Homes

Affordable homes include properties classed as Social Rent, Affordable Rent, Intermediate Rent, Shared Ownership, and Affordable Home Ownership. Over 90% of new build affordable homes in Kent and Medway in the last 5 years have been Affordable Rent and Shared Ownership.

Local Authority	2017/18	2018/19	2019/20	2020/21	2021/22
Ashford	166	154	293	170	238
Canterbury	91	82	78	47	57
Dartford	171	302	140	126	250
Dover	99	46	17	109	126
Folkestone and Hythe	22	27	11	13	23
Gravesham	62	81	63	88	185
Maidstone	302	289	357	407	387
Medway	112	167	304	52	349
Sevenoaks	0	122	216	59	12
Swale	70	70	96	207	243
Thanet	47	11	49	49	93
Tonbridge and Malling	116	256	75	32	88
Tunbridge Wells	52	63	95	272	7
Total	1,310	1,670	1,794	1,631	2,058

Source:

DLUHC, Live tables on affordable housing supply, Table 1011

Appendix – Underlying Data - *CONT'D*

Annual house sale transactions

The number of residential property sales by calendar year is calculated by ONS using open data from HM Land Registry.

Note that it can take some time for sales to be recorded and figures for 2021 and 2022 are considered provisional. To account for late recording, the figures for 2021 and 2022 have been uplifted from the June 2023 publication by ONS to allow for missing data. This adjustment was based on examination of previous years' data and observing how much the figures increase from first publication to final position some two years later.

Local Authority	2018	2019	2020	2021	2022
Ashford	2,095	2,012	2,044	2,853	1,953
Canterbury	2,301	2,279	2,073	3,134	2,257
Dartford	2,474	1,987	1,604	2,164	1,565
Dover	1,982	1,896	1,686	2,555	1,765
Folkestone and Hythe	2,011	1,850	1,647	2,648	1,748
Gravesham	1,366	1,194	1,000	1,559	1,290
Maidstone	2,803	2,491	2,729	4,173	2,641
Medway	4,025	3,963	3,379	5,292	3,748
Sevenoaks	1,756	1,574	1,571	2,326	1,660
Swale	2,295	2,248	2,185	2,921	2,080
Thanet	2,426	2,233	2,039	3,237	2,291
Tonbridge and Malling	2,142	1,987	1,916	2,897	2,032
Tunbridge Wells	1,761	1,786	1,718	2,640	1,909
Total	29,437	27,500	25,591	38,398	26,938

Source:

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

Appendix – Underlying Data - *CONT'D*

Housing affordability (median workplace-based ratio)

The affordability ratio is calculated as median house price divided by median annual full-time wage paid in the local area (workplace based).

Note affordability ratios can fluctuate randomly over time at smaller geographic areas (local authority level) as the estimates for wages are derived from a national survey which has a small sample size at local authority level and therefore comes with a high degree of uncertainty (a wide statistical confidence interval).

Accordingly affordability ratios should be considered as estimates rather than accurate measurement of true affordability ratios, and with a margin of error of up to plus or minus 10%.

Similarly difference in ratios between local authorities should be not considered significant unless they are more than 10%. On that basis in 2022 Dartford, Dover and Medway can be considered to be significantly more affordable than the Kent average, with Tonbridge and Malling, Tunbridge Wells, and Sevenoaks being significantly less affordable. For other local authorities there is no significant difference to the Kent average.

Local Authority	2018	2019	2020	2021	2022
Ashford	10.6	9.3	10.4	10.8	10.2
Canterbury	11.0	10.6	11.3	13.0	10.5
Dartford	9.7	9.2	8.7	9.1	9.2
Dover	9.4	8.2	7.1	9.3	9.6
Folkestone and Hythe	9.2	9.4	10.9	11.4	10.2
Gravesham	9.8	8.7	8.7	11.0	10.3
Maidstone	11.2	10.5	10.3	11.2	11.6
Medway	8.7	8.4	7.8	9.0	8.7
Sevenoaks	14.8	13.3	12.4	14.7	15.4
Swale	9.1	9.1	9.3	10.3	10.7
Thanet	10.5	9.6	10.1	11.4	10.8
Tonbridge and Malling	12.0	11.8	11.9	13.4	13.1
Tunbridge Wells	12.7	12.5	13.4	15.6	13.4
Kent County Council	10.5	9.9	9.9	11.3	11.1
England	8.0	7.9	7.9	9.1	8.3

Source:

ONS, House price to workplace-based earnings ratio

Appendix – Underlying Data - CONT'D

Average house prices

All prices are shown in £1,000s.

Local Authority	2017	2018	2019	2020	2021	2022	5 year change
Ashford	307.8	328.2	327.4	362.3	371.2	388.3	26.1%
Canterbury	318.5	335.4	345.3	359.9	380.1	400.6	25.8%
Dartford	318.6	329.0	335.9	339.2	366.7	393.2	23.4%
Dover	260.4	274.9	275.1	299.9	326.0	350.0	34.4%
Folkestone and Hythe	273.8	281.8	288.2	319.3	341.1	365.3	33.4%
Gravesham	311.6	318.9	320.0	341.3	362.1	384.9	23.5%
Maidstone	326.9	342.7	341.7	358.8	382.5	403.9	23.6%
Medway	258.0	264.8	272.4	289.0	307.6	318.1	23.3%
Sevenoaks	498.9	516.7	516.2	553.3	578.9	626.5	25.6%
Swale	262.4	272.7	281.0	295.9	315.2	332.6	26.8%
Thanet	240.9	258.9	265.6	286.6	319.5	338.8	40.6%
Tonbridge and Malling	390.5	393.5	389.7	414.1	437.3	473.1	21.1%
Tunbridge Wells	458.8	471.3	470.7	501.3	529.1	557.5	21.5%
England	299.5	304.1	308.3	333.1	355.7	373.3	24.7%

Source:

ONS, Mean prices for administrative geographies: HPSSA dataset 12

Appendix – Underlying Data - CONT'D

Housing Tenure

Local Authority Homes

Local Authority	2018	2019	2020	2021	2022	5 year change
Ashford	5,010	4,997	5,028	5,105	5,157	2.9%
Canterbury	5,116	5,080	5,115	5,079	5,090	-0.5%
Dartford	4,213	4,233	4,237	4,245	4,236	0.5%
Dover	4,311	4,298	4,765	4,765	4,798	11.3%
Folkestone and Hythe	3,376	3,393	3,389	3,388	3,390	0.4%
Gravesham	5,686	5,689	5,686	5,641	5,660	-0.5%
Maidstone	0	21	132	107	0	
Medway	3,027	3,015	3,002	3,007	2,998	-1.0%
Sevenoaks	0	0	0	0	6	
Swale	9	7	7	7	7	-22.2%
Thanet	3,045	3,055	3,049	3,091	3,092	1.5%
Tonbridge and Malling	0	6	10	10	10	
Tunbridge Wells	56	56	56	56	56	
Total	33,849	33,850	34,476	34,501	34,500	1.9%

Registered Provider Homes

Local Authority	2018	2019	2020	2021	2022	5 year change
Ashford	2,534	2,546	2,646	2,657	2,796	10.3%
Canterbury	2,519	2,546	2,579	2,626	2,718	7.9%
Dartford	1,943	2,009	2,029	2,050	2,077	6.9%
Dover	2,663	2,689	2,714	2,786	2,818	5.8%
Folkestone and Hythe	1,985	1,950	1,972	1,987	2,042	2.9%
Gravesham	1,739	1,771	1,776	1,815	1,844	6.0%
Maidstone	9,213	9,365	9,452	9,598	9,901	7.5%
Medway	5,182	5,249	5,203	5,273	5,354	3.3%
Sevenoaks	6,565	6,615	6,687	6,687	6,688	1.9%
Swale	8,373	8,357	8,382	8,555	8,637	3.2%
Thanet	4,781	4,718	4,690	4,679	4,664	-2.4%
Tonbridge and Malling	8,195	8,437	8,435	8,481	8,557	4.4%
Tunbridge Wells	7,237	7,206	7,232	7,371	7,383	2.0%
Total	62,929	63,458	63,797	64,565	65,479	4.1%

Source:

DLUHC, Live tables on dwelling stock, Table 100

Appendix – Underlying Data - CONT'D

Right to Buy Sales

Since Right to Buy was introduced in the 1980s across Kent and Medway, nearly 42,000 homes have been purchased through this scheme. Although sales numbers are much reduced compared to the 1980s they continue on each year at a fairly steady rate.

Local authorities with no Right to Buy sales, previously transferred their housing stock to registered providers.

Local Authority	2017/18	2018/19	2019/20	2020/21	2021/22
Ashford	23	32	26	16	25
Canterbury	27	34	20	17	27
Dartford	17	16	20	15	23
Dover	36	27	21	14	17
Folkestone and Hythe	21	16	13	6	14
Gravesham	23	21	31	16	32
Maidstone					
Medway	12	11	17	4	12
Sevenoaks					
Swale					
Thanet	20	5	21	6	18
Tonbridge and Malling					
Tunbridge Wells					
Total	179	162	169	94	168

Source:

DLUHC, Live tables on social housing sales, Table 691

Appendix – Underlying Data - *CONT'D*

Energy Performance Certificates (EPC) lodgements

The figures below show the percentage of lodgements by energy efficiency rating. Ratings for A and B have been combined, as have E, F and G.

Figures include certificates for domestic properties, existing and new dwellings. All buildings require an EPC when sold, let or constructed.

Data is for financial year 2022/23.

Local Authority	AB	C	D	EFG
Ashford	29.4%	65.6%	61.2%	31.9%
Canterbury	19.8%	59.0%	70.7%	38.7%
Dartford	30.8%	67.6%	63.6%	30.9%
Dover	17.2%	59.9%	74.9%	37.1%
Folkestone and Hythe	15.4%	53.9%	72.1%	42.5%
Gravesham	12.5%	55.3%	79.7%	43.3%
Maidstone	20.5%	63.0%	73.4%	34.9%
Medway	12.2%	59.1%	80.5%	39.5%
Sevenoaks	9.9%	46.0%	72.8%	49.1%
Swale	21.8%	61.0%	69.4%	36.1%
Thanet	13.2%	53.8%	78.1%	42.3%
Tonbridge and Malling	19.3%	57.0%	69.1%	39.4%
Tunbridge Wells	22.4%	55.0%	64.0%	41.7%
Kent and Medway	18.3%	58.6%	72.5%	38.7%

Source:

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

Appendix – Underlying Data - *CONT'D*

Households in Temporary Accommodation

Figures are for year-end positions in December.

Local Authority	2018	2019	2020	2021	2022	5 year change
Ashford	100	116	98	123	161	61%
Canterbury	76	81	109	121	130	71%
Dartford	231	243	300	300	299	29%
Dover	118	150	145	166	192	63%
Folkestone and Hythe	21	13	37	30	24	14%
Gravesham	86	70	102	158	198	130%
Maidstone	120	88	137	158	235	96%
Medway	353	318	328	325	350	-1%
Sevenoaks	71	59	123	131	98	38%
Swale	155	204	328	365	409	164%
Thanet	152	93	133	152	194	28%
Tonbridge and Malling	26	67	132	139	95	265%
Tunbridge Wells	70	96	106	75	77	10%
Total	1,579	1,598	2,078	2,243	2,462	56%
England	83,540	88,310	95,100	96,280	101,300	21%
England (exclud. London)	27,000	29,630	34,670	37,160	42,930	59%

Source:

DLUHC, Tables on homelessness. Detailed local authority level tables by financial year, Table TA1

Appendix – Underlying Data - CONT'D

Households assessed as owed a homelessness duty

Data is collected quarterly and in some cases, data was not provided by all local authorities for every quarter of the year. The symbol >> is used to indicate where there is missing data. Totals include an estimate for missing data.

Prevention Duty

Local Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Ashford	487	420	303	293	286
Canterbury	293	323	250	246	263
Dartford	374	>>	>>	293	331
Dover	262	316	209	315	266
Folkestone and Hythe	247	201	127	190	354
Gravesham	344	383	367	256	283
Maidstone	499	478	538	479	577
Medway	977	842	721	877	959
Sevenoaks	360	228	176	231	219
Swale	303	360	324	404	320
Thanet	775	710	615	606	509
Tonbridge and Malling	174	132	97	113	163
Tunbridge Wells	288	358	>>	296	271
Total	5,383	5,125	4,459	4,599	4,801

Relief Duty

Local Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Ashford	240	255	262	320	320
Canterbury	660	570	533	497	455
Dartford	248	>>	>>	201	216
Dover	376	320	252	272	266
Folkestone and Hythe	237	297	282	195	152
Gravesham	242	180	254	302	372
Maidstone	402	570	334	370	409
Medway	814	663	869	913	868
Sevenoaks	161	146	219	165	127
Swale	377	433	497	526	488
Thanet	540	637	625	426	386
Tonbridge and Malling	184	164	210	158	116
Tunbridge Wells	229	263	>>	153	148
Total	4,710	4,746	4,848	4,498	4,323

Source:

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

Appendix – Underlying Data - CONT'D

Main Duty Decisions

Main Duty Decisions

Local Authority	2018/19	2019/20	2020/21	2021/22
Ashford	179	221	205	254
Canterbury	200	221	241	196
Dartford	69	153
Dover	190	229	193	196
Folkestone and Hythe	97	95	77	45
Gravesham	110	94	122	179
Maidstone	232	152	145	118
Medway	580	624	503	428
Sevenoaks	47	128	74	142
Swale	253	299	241	285
Thanet	321	312	240	307
Tonbridge and Malling	100	120	109	112
Tunbridge Wells	104	139	140	81
Total	2,482	2,634	2,290	2,496

Main Duty Acceptance

Local Authority	2018/19	2019/20	2020/21	2021/22
Ashford	108	159	153	169
Canterbury	68	75	87	79
Dartford	53	122
Dover	115	161	139	159
Folkestone and Hythe	13	2	5	2
Gravesham	65	37	33	101
Maidstone	120	81	96	86
Medway	239	276	203	173
Sevenoaks	17	71	60	125
Swale	156	184	179	228
Thanet	122	170	110	213
Tonbridge and Malling	58	70	71	79
Tunbridge Wells	52	58	76	51
Total	1,186	1,344	1,212	1,587

.. This symbol indicates missing data

Source:

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

Appendix – Underlying Data - CONT'D

Private Rental Rates 2022/23

Rates shown are per calendar month.

Local Housing Allowances (LHA) are available for Broad Rental Market Areas (BRMA) which do not match local authority boundaries. For comparing Private Rental Rates to BRMAs, a best match fit has been used. For example the north of Tonbridge and Malling is within the Maidstone BRMA, but as the main population centre of Tonbridge town is within the High Weald BRMA, the High Weald BRMA is used for comparison to LHA.

Local Authority	1-bed	2-bed	3-bed	Broad Rental Market Area
Ashford	700	825	980	Ashford
Canterbury	650	850	1,050	Canterbury
Dartford	800	1,015	1,300	North West Kent
Dover	500	625	795	Dover-Shepway
Folkestone and Hythe	475	600	758	Dover-Shepway
Gravesham	675	850	1,050	North West Kent
Maidstone	700	865	1,045	Maidstone
Medway	645	800	900	Medway-Swale
Sevenoaks	840	1,050	1,350	High Weald
Swale	625	800	900	Medway-Swale
Thanet	550	710	850	Thanet
Tonbridge and Malling	798	975	1,250	High Weald
Tunbridge Wells	750	1,000	1,175	High Weald

Local Housing Allowances effective from April 2022, calculated as a monthly equivalent.

Broad Rental Market Area	1-bed	2-bed	3-bed
Ashford	626	731	901
Canterbury	596	796	976
Dover-Shepway	435	576	751
High Weald	696	901	1,131
Maidstone	651	816	976
Medway-Swale	596	751	851
North West Kent	676	851	1,051
Thanet	476	651	801

Sources:

ONS, Private rental market summary statistics in England

Valuation Office Agency, Local Housing Allowance (LHA) rates applicable from April 2022 to March 2023