

Dwelling completions in Kent Local Authorities 2015/16

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Note: In this bulletin 'Kent' refers to the Kent County Council (KCC) area which excludes Medway Unitary Authority

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This bulletin presents the number of dwelling completions for the year ending 31st March 2016 for all local authority districts in Kent. This data was collected through the Kent County Council Housing Information Audit (HIA) and the Department of Communities and Local Government (DCLG).

Summary

- During the year ending 31st March 2016 there were 6,704 dwellings completed (net) in the twelve local authorities in the KCC area.
- This is 46% higher (2,100 dwellings) than the previous year (2014/15) when the number of dwelling completions (net) was 4,604.
- There were an additional 550 dwellings (net) in the Medway Unitary Area. Giving a total number of 7,254 (net) additional dwellings in the county for the year.
- It is estimated 83% of completions were new build homes with 17% being a change of use or conversion of existing buildings from non-residential use to residential. This includes approximately 2% that were residential conversions (with an increase in the number of units).
- It is estimated 68% of the dwelling completions were on previously developed land. This is based on the local authorities that have made green and pdl figures available (nine of the twelve local authorities).

Kent housing completions summary information for 2015/2016

- During the year ending 31st March 2016 there were 6,704 dwellings completed (net) in the twelve local authorities in the KCC area, 46% higher than the previous year when there were 4,604 completions.
- Over a five year period this results in 23,344 new homes at an annual average build of 4,699 dwellings (net) a year. (Table 1 and Figure 1a).
- At the local level, completions ranged from 1,022 (net) completions in Ashford to 109 (net) in Gravesham.
- Nine of the twelve Kent local authorities recorded an increase in the number of dwellings built compared to last year (Ashford, Canterbury, Dartford, Dover, Maidstone, Sevenoaks, Shepway, Tonbridge & Malling and Tunbridge Wells). Activity is picking up; completions are at their highest level since 2007/08. However, three districts, Gravesham, Swale and Thanet reported fewer completions compared to last year, Medway UA reported an increase in completions. (Table 1 and Figure 1b).
- There were 311 (gross) dwelling losses during 2015/16. Below the five year annual average of 378. The number of losses varied across the county with 177 of these losses recorded in two districts (Maidstone and Sevenoaks). Dwellings are recorded as losses for a number of reasons. They may include road widening schemes, regeneration areas, single large houses being demolished to make way for several smaller ones or a single house being divided into two or more properties or vice versa (Table 2, Figures 2a and 2b).
- It is estimated that approximately 68% of completions were on previously developed land (pdl), the remaining completions (32%) were on what is known as 'green field' land. The pdl element is lower than last year but remains close to the Kent county (KCC area) annual average for the previous six years (Table 3).
- Information taken from the annual DCLG Housing Flows Reconciliation (HFR) return shows that in the KCC area approximately 83% were new build dwellings and 12% were a change of use from another land use class to residential. This includes approximately 2% that were residential conversions (with an increase in the number of units).

Table 1

Kent: Dwelling Completions (net) all sites

Source: KCC Housing Information Audit and DCLG

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	KCC area	1 year % change	Medway	Kent & Medway
All sites																
1981/82	574	381	78	143	56	354	80	155	150	93	414	284	2,762		561	3,323
1982/83	728	636	100	304	309	839	378	375	213	497	570	258	5,207		748	5,955
1983/84	385	574	202	359	211	289	183	456	295	320	677	269	4,220		869	5,089
1984/85	538	904	287	413	372	541	764	587	656	320	559	676	6,617		1108	7,725
1985/86	415	572	313	337	335	595	623	404	540	434	502	349	5,419		956	6,375
1986/87	349	704	165	337	351	1247	505	572	859	720	750	235	6,794		1041	7,835
1987/88	297	430	198	173	46	591	370	408	911	357	645	387	4,813		754	5,567
1988/89	1125	1000	714	896	514	1719	251	1316	1129	642	507	761	10,574		1906	12,480
1989/90	510	562	493	473	491	499	501	485	597	474	510	886	6,481		1330	7,811
1990/91	479	142	304	443	62	376	188	145	341	856	323	255	3,914		377	4,291
1991/92	374	510	1042	546	111	339	294	239	439	400	317	406	5,017	28.18	825	5,842
1992/93	286	205	344	325	182	333	130	727	407	594	371	191	4,095	-18.38	769	4,864
1993/94	318	314	390	301	227	336	227	292	432	495	347	182	3,861	-5.71	669	4,530
1994/95	760	506	418	284	185	599	142	321	308	327	495	382	4,727	22.43	562	5,289
1995/96	579	383	221	363	178	401	231	305	511	234	450	292	4,148	-12.25	628	4,776
1996/97	396	521	246	222	59	398	477	278	293	244	304	311	3,749	-9.62	609	4,358
1997/98	467	489	556	204	95	444	439	281	321	366	417	317	4,396	17.26	702	5,098
1998/99	707	610	368	276	103	262	-14	486	705	268	414	308	4,493	2.21	698	5,191
1999/00	725	540	182	212	81	755	285	513	576	286	346	274	4,775	6.28	719	5,494
2000/01	941	615	86	23	61	416	183	354	654	297	273	247	4,150	-13.09	678	4,828
2001/02	753	501	322	459	137	722	199	410	659	367	337	222	5,088	22.60	603	5,691
2002/03	728	305	646	177	137	444	143	400	568	334	589	376	4,847	-4.74	676	5,523
2003/04	910	377	622	284	209	381	186	369	570	416	378	331	5,033	3.84	735	5,768
2004/05	962	775	625	329	464	816	224	376	375	441	977	377	6,741	33.94	646	7,387
2005/06	590	532	184	434	274	758	468	753	854	365	734	259	6,205	-7.95	530	6,735
2006/07	359	638	659	327	305	714	141	146	835	651	850	517	6,142	-1.02	591	6,733
2007/08	566	1284	603	342	235	992	261	402	767	606	839	517	7,414	20.71	761	8,175
2008/09	536	965	610	269	436	441	290	562	494	726	798	411	6,538	-11.82	914	7,452
2009/10	501	305	152	262	187	581	213	180	709	520	372	104	4,086	-37.50	972	5,058
2010/11	555	361	362	201	185	649	281	132	433	889	351	315	4,714	15.37	657	5,371
2011/12	633	624	323	227	177	873	174	207	484	320	444	212	4,698	-0.34	809	5,507
2012/13	284	524	422	228	401	630	141	206	291	194	394	-5	3,710	-21.03	565	4,275
2013/14	137	475	602	228	135	423	224	165	336	311	608	-16	3,628	-2.21	579	4,207
2014/15	405	285	565	344	246	422	199	330	618	380	487	323	4,604	26.90	483	5,087
2015/16	1,022	300	971	726	109	521	414	335	597	350	912	447	6,704	45.61	550	7,254
Annual Averages to 2015/16 (most recent complete year)																
5yr ave	496	442	577	351	214	574	230	249	465	311	569	192	4,669			
10yr ave	500	576	527	315	242	625	234	267	556	495	606	283	5,224			
Total completions (most recent 5 years for each local authority)																
5 yr total	2,481	2,208	2,883	1,753	1,068	2,869	1,152	1,243	2,326	1,555	2,845	961	23,344			

Figures before 1990/91 should be treated with caution and used as a guide only.

Methodologies and survey dates differ slightly in the early years of the time series (pre 1990/91).

Minus sign indicates losses/demolitions outweigh completions.

Medway Unitary Authority was created from Rochester upon Medway & Gillingham LA's on 1st April 1998.

2015/16 Canterbury & Medway DCLG estimated figure

Figure 1a (To accompany Table 1)

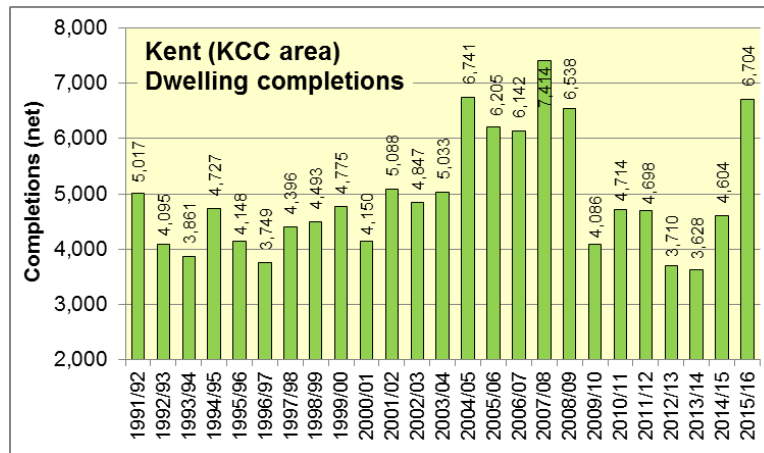


Figure 1b (To accompany Table 1)

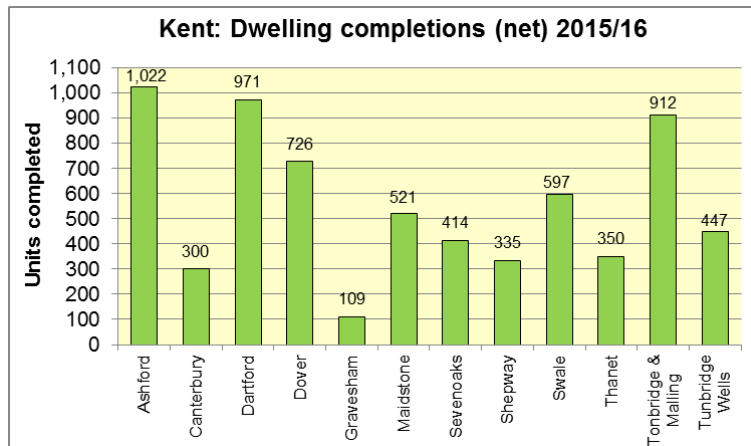


Figure 1c (To accompany Table 1)

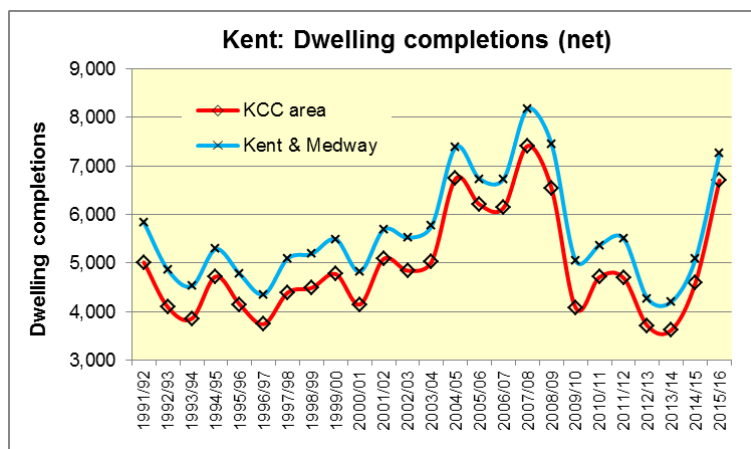


Table 2**Kent: Housing completions (net and gross)**

Source: KCC Housing Information Audit and DCLG HFR return

		Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	T & Malling	Tunbridge Wells	Kent (KCC area)
2001/02	gain (gross)	774	502	330	488	140	738	248	433	670	426	353	265	5,367
	loss (gross)	-21	-1	-8	-29	-3	-16	-49	-23	-11	-59	-16	-43	-279
	net gain	753	501	322	459	137	722	199	410	659	367	337	222	5,088
2002/03	gain (gross)	733	338	653	189	140	512	208	442	576	374	604	392	5,161
	loss (gross)	-7	-33	-7	-12	-3	-68	-65	-42	-8	-40	-15	-16	-316
	net gain	726	305	646	177	137	444	143	400	568	334	589	376	4,845
2003/04	gain (gross)	927	405	633	318	227	406	236	385	618	454	400	347	5,356
	loss (gross)	-17	-28	-11	-34	-18	-25	-50	-16	-48	-38	-22	-16	-323
	net gain	910	377	622	284	209	381	186	369	570	416	378	331	5,033
2004/05	gain (gross)	971	776	629	342	473	832	262	408	391	470	1051	454	7,059
	loss (gross)	-9	-1	-4	-13	-9	-16	-38	-32	-16	-29	-74	-77	-318
	net gain	962	775	625	329	464	816	224	376	375	441	977	377	6,741
2005/06	gain (gross)	592	533	410	452	286	780	514	766	879	468	758	298	6,736
	loss (gross)	-2	-1	-226	-18	-12	-22	-46	-13	-25	-103	-24	-39	-531
	net gain	590	532	184	434	274	758	468	753	854	365	734	259	6,205
2006/07	gain (gross)	374	644	666	341	330	735	203	157	869	738	867	565	6,489
	loss (gross)	-15	-6	-7	-14	-25	-21	-62	-11	-34	-87	-17	-50	-349
	net gain	359	638	659	327	305	714	141	146	835	651	850	515	6,140
2007/08	gain (gross)	683	1307	614	403	278	1044	304	427	784	722	845	548	7,959
	loss (gross)	-117	-23	-11	-61	-43	-52	-43	-25	-17	-116	-6	-31	-545
	net gain	566	1284	603	342	235	992	261	402	767	606	839	517	7,414
2008/09	gain (gross)	537	982	612	284	448	528	335	580	513	767	899	438	6,923
	loss (gross)	-1	-17	-2	-15	-12	-87	-45	-18	-19	-41	-10	-27	-294
	net gain	536	965	610	269	436	441	290	562	494	726	889	411	6,629
2009/10	gain (gross)	503	307	153	274	291	639	257	198	722	546	381	141	4,412
	loss (gross)	-2	-2	-1	-12	-104	-58	-44	-18	-13	-26	-8	-37	-325
	net gain	501	305	152	262	187	581	213	180	709	520	373	104	4,087
2010/11	gain (gross)	556	411	367	205	200	702	312	151	444	1000	366	339	5,053
	loss (gross)	-1	-50	-5	-4	-15	-53	-31	-19	-11	-111	-15	-24	-339
	net gain	555	361	362	201	185	649	281	132	433	889	351	315	4,714
2011/12	gain (gross)	633	668	324	255	279	892	225	221	499	417	466	257	5,136
	loss (gross)	0	-44	-1	-28	-102	-19	-51	-14	-15	-97	-22	-46	-439
	net gain	633	624	323	227	177	873	174	207	484	320	444	211	4,697
2012/13	gain (gross)	296	598	432	234	400	643	195	206	323	211	425	133	4,096
	loss (gross)	-12	-73	-10	-13	-1	-13	-54	0	-32	-17	-35	-138	-398
	net gain	284	525	422	221	401	630	141	206	291	194	390	-5	3,700
2013/14	gain (gross)	137	520	613	248	144	444	264	183	435	328	710	173	4,199
	loss (gross)	0	-45	-11	-20	-9	-21	-40	-18	-99	-17	-102	-189	-571
	net gain	137	475	602	228	135	423	224	165	336	311	608	-16	3,628
2014/15	gain (gross)	405	320	570	364	250	425	259	348	618	383	526	328	4,796
	loss (gross)	0	-35	-5	-20	-4	-3	-60	-18	0	-3	-39	-5	-192
	net gain	405	285	565	344	246	422	199	330	618	380	487	323	4,604
2015/16	gain (gross)	1,024	310	979	740	109	633	479	335	620	394	939	453	7,015
	loss (gross)	-2	-10	-8	-14	0	-112	-65	0	-23	-44	-27	-6	-311
	net gain	1,022	300	971	726	109	521	414	335	597	350	912	447	6,704

Notes 2015/16

Canterbury data imputed based on DCLG estimate

Gravesham & Shepway only net figure supplied

Figure 2a (To accompany Table 2)

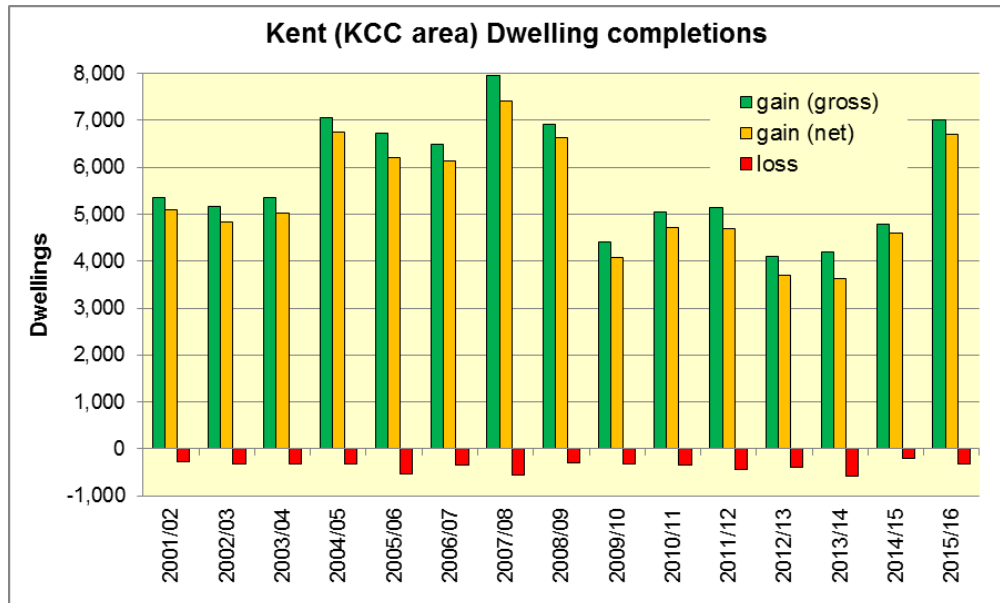


Figure 2b (To accompany Table 2)

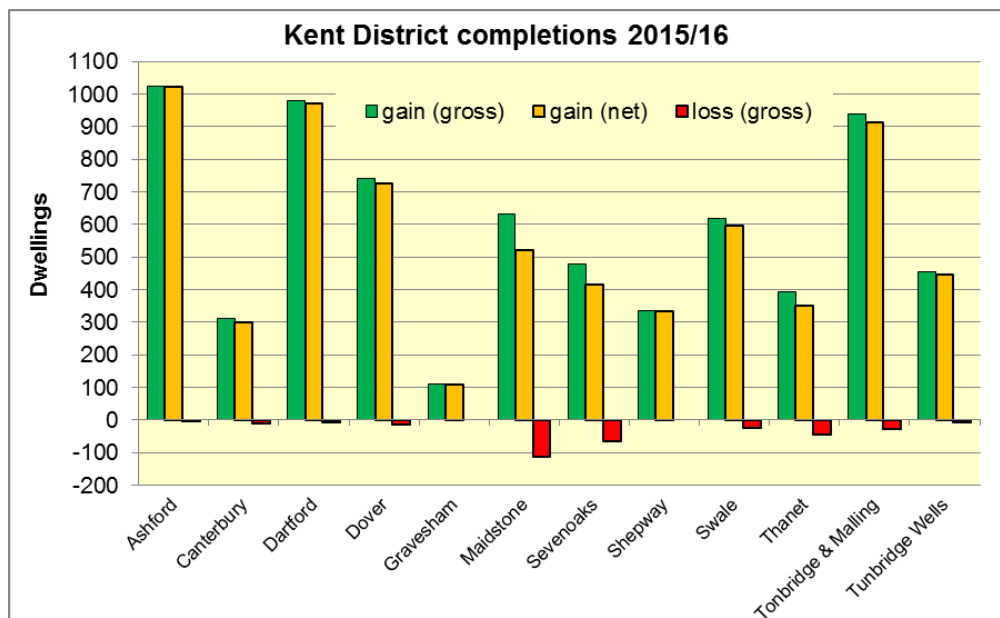
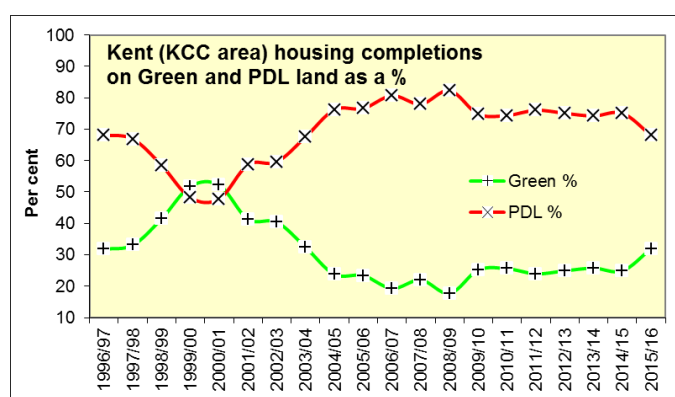


Table 3

Kent Dwelling Completions by Greenfield & Previously Developed Land (PDL) as a %

Source: Kent Housing Information Audit

		Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Medway	KCC Area
1996/1997	Green	55.6	32.1	2.4	15.3	15.3	53.5	3.6	46.2	22.5	34.0	52.3	29.3		31.8
	PDL	44.4	67.9	97.6	84.7	84.7	46.5	96.4	53.8	77.5	66.0	47.7	70.7		68.2
1997/1998	Green	66.4	30.1	16.7	22.1	75.8	5.6	21.2	51.6	41.7	38.8	47.5	15.5		33.1
	PDL	33.6	69.9	83.3	77.9	24.2	94.4	78.8	48.4	58.3	61.2	52.5	84.5		66.9
1998/1999	Green	69.3	34.1	16.7	22.4	70.3	10.5	23.6	49.7	46.8	36.3	54.9	15.7	24.5	41.5
	PDL	30.7	65.9	83.3	77.6	29.7	89.5	76.4	50.3	53.2	63.7	45.1	84.3	75.5	58.5
1999/2000	Green	88.3	38.5	58.8	28.7	41.4	45.2	13.6	68.4	57.5	17.6	47.1	58.8	28.0	51.8
	PDL	11.7	61.5	41.2	71.3	58.6	54.8	86.4	31.6	42.5	82.4	52.9	41.2	72.0	48.2
2000/2001	Green	91.5	31.9	9.3		3.3	47.6	8.2	61.3	83.8	12.5	17.2	4.0	27.0	52.2
	PDL	8.5	68.1	90.7		96.7	52.4	91.8	38.7	16.2	87.5	82.8	96.0	73.0	47.8
2001/2002	Green	97.2	40.5	30.4	8.7	30.7	32.0	23.1	31.7	74.1	1.6	20.8	7.7	27.0	41.3
	PDL	2.8	59.5	69.6	91.3	69.3	68.0	76.9	68.3	25.9	98.4	79.2	92.3	73.0	58.7
2002/2003	Green	97.8	73.1	29.4	32.8	30.7	9.0	7.7	26.3	75.9	7.8	16.5	6.6	13.6	40.4
	PDL	2.2	26.9	70.6	67.2	69.3	91.0	92.3	73.8	24.1	92.2	83.5	93.4	86.4	59.6
2003/2004	Green	89.6	32.4	0.2	13.7	3.8	10.3	7.5	26.0	63.2	1.2	26.2	6.0	12.8	32.4
	PDL	10.4	67.6	99.8	86.3	96.2	89.7	92.5	74.0	36.8	98.8	73.8	94.0	87.2	67.6
2004/2005	Green	84.0	25.4	0.0	13.4	7.8	2.7	10.3	6.6	61.6	1.4	21.3	1.9	5.7	23.8
	PDL	16.0	74.6	100.0	86.6	92.2	97.3	89.7	93.4	38.4	98.6	78.7	98.1	94.3	76.2
2005/2006	Green	81.7	23.7	0.0	10.6	31.8	4.4	20.1	4.4	61.7	1.1	1.9	1.9	18.9	23.4
	PDL	18.3	76.3	100.0	89.4	68.2	95.6	79.9	95.6	38.3	98.9	98.1	98.1	81.1	76.6
2006/2007	Green	70.8	17.1	3.8	0.0	18.4	4.1	17.2	21.9	76.4	0.0	0.7	2.9	9.3	19.3
	PDL	29.2	82.9	96.2	100.0	81.6	95.9	82.8	78.1	23.6	100.0	99.3	97.1	90.7	80.7
2007/2008	Green	73.9	14.2	17.7	10.8	15.3	15.4	13.4	13.7	70.1	6.8	0.5	2.9	63.2	22.0
	PDL	26.1	85.8	82.3	89.2	84.7	84.6	86.6	86.3	29.9	93.2	99.5	97.1	36.2	78.0
2008/2009	Green	55.3	15.9	5.6	14.5	3.7	14.3	1.4	32.4	55.5	11.6	2.0	2.2	48.7	17.7
	PDL	44.7	84.1	94.4	85.5	96.3	85.7	98.6	67.6	44.5	88.4	98.0	97.8	51.3	82.3
2009/2010	Green	42.5	17.0	27.0	2.3	69.5	15.1	1.4	38.9	56.4	1.7	4.0	2.9	36.0	25.2
	PDL	57.5	83.0	73.0	97.7	30.5	84.9	98.6	61.1	43.6	98.3	96.0	97.1	64.0	74.8
2010/2011	Green	47.6	11.0	28.5	1.5	53.0	22.5	16.3	19.7	70.9	10.1	12.3	16.8	51.0	25.6
	PDL	52.4	89.0	71.5	98.5	47.0	77.5	83.7	80.3	29.1	89.1	87.7	83.2	49.0	74.4
2011/2012	Green	31.4	19.8	22.9	7.5	24.7	7.3	27.1	27.5	70.0	5.6	1.1	12.7	38.3	24.0
	PDL	68.6	80.2	77.1	92.5	75.3	92.7	72.9	72.5	30.0	94.4	98.9	87.3	61.7	76.0
2012/2013	Green	27.1	31.8	23.9	4.5	20.2	14.1	28.2	33.0	78.4	7.7	3.7	39.4	30.1	24.9
	PDL	72.9	68.2	76.1	95.5	79.8	85.9	71.8	67.0	21.6	92.3	96.2	60.6	69.9	75.1
2013/2014	Green	14.6	33.7	15.6	46.6	66.7	16.7	25.0	37.6	56.9	31.5	5.76	5.9	35.9	25.8
	PDL	85.4	66.3	84.4	53.4	33.3	83.3	75.0	62.4	43.1	68.5	94.2	94.1	64.1	74.2
2014/2015	Green	37.0	32.4	31.8	45.8	18.7	21.7	14.7	17.9	66.8	14.4	3.8	9.3	29.4	24.9
	PDL	63.0	67.6	68.2	54.2	81.3	78.3	85.3	82.1	33.2	85.6	96.2	90.7	70.9	75.1
2015/2016	Green	41.5		5.36	61.3		33.2	10.9		77.7	38.9	3.73	29.8		32.0
	PDL	58.5		94.6	38.7		66.8	89.1		22.3	61.1	96.3	70.2		68.0



Background notes on housing completions

The monitoring of housing completions in Kent originally started on a formal basis in 1981/82 to monitor the number of housing completions against the requirement in the Kent Structure Plan. It has continued annually ever since. Figures for the early years should be treated with caution as methodologies and procedures have changed in small ways since those early years.

National planning requirements to produce and monitor Structure Plans were superseded in 2006/07 by the requirement to monitor the South East England Regional Assembly (SEERA) South East Regional Plan. In May 2010 the regional assemblies were closed. New planning legislation was introduced and implemented in the National Planning Policy Framework (NPPF) and the Localism Bill. However, documents such as Local Development Frameworks, Local Plans and Authority Monitoring Reports (AMR) are still produced by district councils.

Monitoring of housing completions and meeting dwelling requirements is often a contentious and emotive issue. Developers and builders can contest land supply and planning application details at planning inquiries.

In 2001 central government identified four major growth areas in London and the South East. Two of these, Ashford and the Thames Gateway (South), lie within Kent.

Housing completion numbers and their exact locations are used in providing and planning for services such as libraries, highways, emergency services, transport (bus and train) routes, schools and sport and leisure facilities. It is important to know if the right type of housing, ie affordable and family type of accommodation is being delivered in the right place. Benchmarking with authorities across the county and nationally is also desirable, especially when setting housing policy, strategies and forecasting population growth.

The Kent County Council Housing Information Audit (HIA)

The Kent County Council Housing Information Audit (HIA) is managed and co-ordinated by the Kent County Council Strategic Business Development and Intelligence Team (SBDI) on behalf of the Kent Planning Officers Group (KPOG). The group represents the County and District planning authorities, and includes Medway Unitary Authority which was created from Rochester upon Medway and Gillingham local authorities on 1st April 1998. Some figures may be subject to revision as further information becomes available.

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