

Housing Stock by tenure 2016 Kent Local Authorities

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

Further Information

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This bulletin presents housing stock information as at 31st March 2016 for local authority districts in Kent. The data is sourced from different monitoring returns. It is compiled and published by the Department of Communities and Local Government (DCLG).

The Office for National Statistics (ONS) has recommended the most suitable method for producing estimates of total dwelling stock at the national and regional levels is to use the census count as a baseline and project this forward using information on the annual net supply of housing. The ONS also recommends that, to maintain consistency, the same methodology should be used to produce estimates at the district level. See notes at the end of this document.

Summary of Stock by tenure

It is estimated that at the end of March 2016 there were 656,760 dwellings in Kent (KCC area) with an additional 113,170 dwellings in the Medway Unitary area. Giving a total of 769,930 dwellings.

The 656,780 dwellings are made up of:

Local Authority stock	30,970 (4.7%)
Private Registered Providers	56,430 (8.6%)
Other Public stock (Government owned)	990 (0.1%)
Private sector	568,390 (86.5%)

The DCLG English Housing Survey (EHS) found that nationally the overall rate of owner occupation has not changed in recent years. Although the composition of the group has; there are now more outright owners while the proportion of those buying with a mortgage is down. Also the private rented sector remains larger than the social rented sector; in 2015-16, the private rented sector accounted for 4.5 million or 20% of English households.

Total Dwelling stock summary

- At the 31st March 2016 it is estimated there were a total 656,760 dwellings in Kent (KCC area) with an additional 113,170 dwellings in the Medway Unitary Area (Table 1).
- This is a rise of 1.04% on the previous year when there were 650,000 dwellings. Results also show that in the five years since 2011 the dwelling stock in the KCC area has risen 3.70%. This is about 0.74% a year. Nationally (England) the 5 year average has risen 3.29% over the same period (Table 1).
- Excluding the Medway Towns, Maidstone district has the highest number of dwellings in the county with 68,560. Although Canterbury (66,180) and Thanet (66,570) are similar, their housing is distributed over three main towns. This is in contrast to Maidstone district with one large urban area. The districts with the least number of dwellings are Dartford with 44,100 dwellings and Gravesham 42,840 dwellings (Table 1).
- In the five years from 2011 to 2016 Dartford district increased its dwelling stock by 6.99%, the highest for any local authority in the county. In addition four other local authorities in Kent (Ashford, Maidstone, Swale, and Tonbridge & Malling) have increased their housing stock more than the county average of 3.70%. In contrast, during the same time period, Shepway increased its stock by 1.96% to 49,880 dwellings (Table 1).

Social housing stock summary

Social housing dwelling stock consists of Local Authority and Private Registered Providers (Housing Associations etc.) stock. Five Kent LA's do not own any housing stock and operate through PRP's).

- At the 31st March 2016 it is estimated there were 87,400 (13.3%) social housing dwellings in Kent (KCC area) with an additional 7,930 dwellings in the Medway Unitary Area (Table 2 and 3).
- The amount of Local Authority stock in Kent (KCC area) amounts to 4.7% of the social housing total with Private Registered Providers recording 8.6% (Tables 2 and 3).
- The Kent average is 13.3%, lower than the national average of 17.3%. This varies across the county, Gravesham has over 17% social housing with Shepway less than 11% (Tables 2 and 3).
- However, this does highlight the conflicting issue of high private home ownership coupled with a low percentage of social housing (eg Medway is 93% and 7% respectively) with Shepway recording 89% and 11% accordingly (Table 3).

Table 1

Kent: Total dwelling stock, estimates by local authority at 31st March each year

Source: Department of Communities and Local Government

	Number of dwellings								1 yr %	5 yr %
	2009	2010	2011	2012	2013	2014	2015	2016	chg	chg
Ashford	48,580	49,140	49,750	50,380	50,660	50,800	51,210	52,230	1.99	4.98
Canterbury	63,230	63,470	63,860	64,480	65,010	65,550	65,880	66,180	0.46	3.63
Dartford	40,630	40,830	41,220	41,540	41,970	42,570	43,130	44,100	2.25	6.99
Dover	50,530	51,040	51,450	51,700	51,920	52,110	52,470	53,210	1.41	3.42
Gravesham	41,320	41,510	41,700	41,880	42,280	42,410	42,660	42,840	0.42	2.73
Maidstone	64,050	64,690	65,530	66,400	67,030	67,450	68,040	68,560	0.76	4.62
Sevenoaks	47,810	48,060	48,380	48,550	48,700	48,930	49,130	49,550	0.85	2.42
Shepway	49,250	49,410	49,570	49,780	49,980	50,080	50,400	50,720	0.63	2.32
Swale	56,740	57,500	57,990	58,390	58,680	59,040	59,580	60,170	0.99	3.76
Thanet	63,350	63,990	65,000	65,320	65,510	65,830	66,220	66,570	0.53	2.42
Tonbridge & Malling	49,300	49,650	49,970	50,420	50,810	51,380	51,850	52,770	1.77	5.60
Tunbridge Wells	48,150	48,430	48,920	49,130	49,130	49,110	49,440	49,880	0.89	1.96
Kent (KCC area)	622,940	627,720	633,340	637,970	641,680	645,260	650,000	656,760	1.04	3.70
Medway	108,800	109,370	110,110	110,920	111,560	112,140	112,620	113,170	0.49	2.78
Kent & Medway	731,740	737,090	743,450	748,890	753,240	757,400	762,620	769,930	0.96	3.56
England (000's)	22,694	22,839	22,976	23,111	23,236	23,372	23,543	23,733	0.81	3.29
Shire Counties (000's)	na	na	na	9,408	9,461	9,520	9,594	9,679	0.88	na

Note: Figures may not sum due to rounding and should be treated as estimates. National figures are rounded to nearest 1,000. Additional notes at the end of this document.

Figure 1

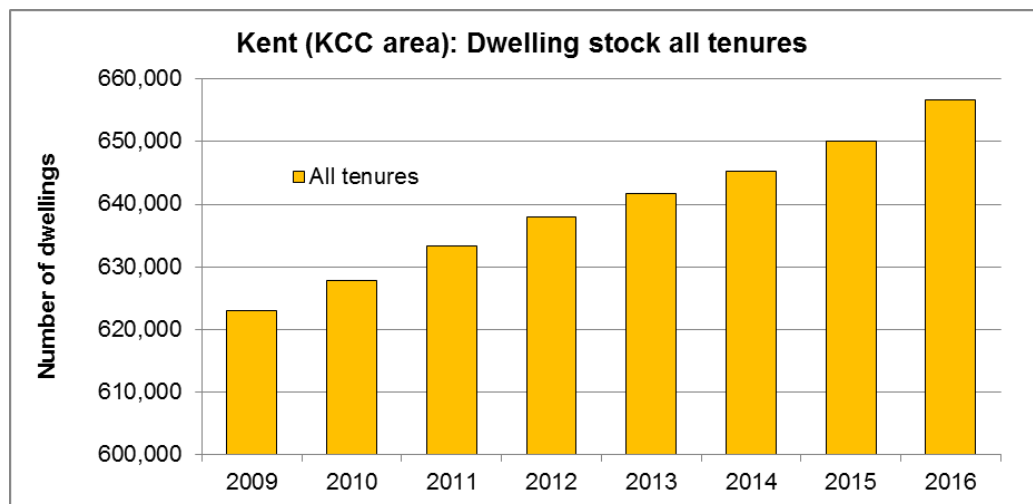


Figure 2 (To accompany Table 1)

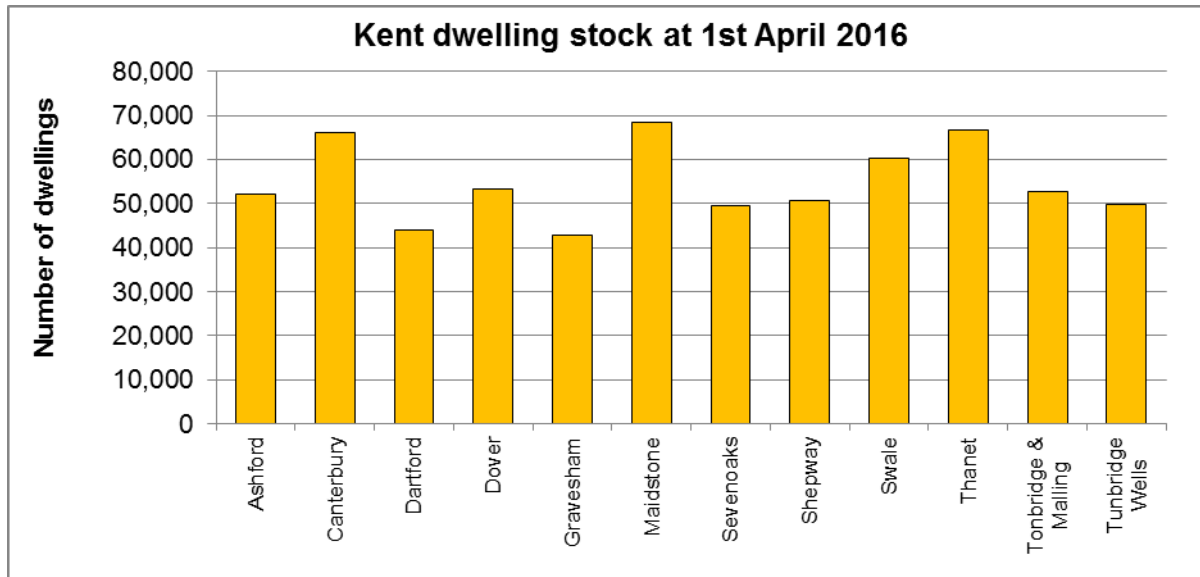


Figure 3 (to accompany Table 1)

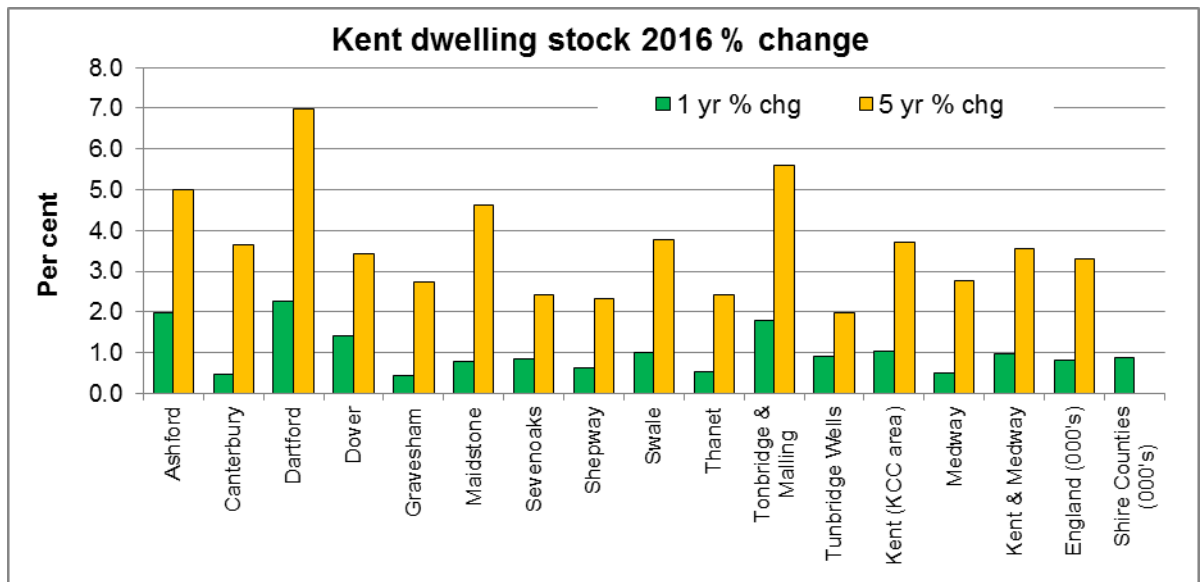


Table 2

Kent Districts: Housing Stock properties by sector 2016

Source: DCLG

At 31st March 2016

	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total (All stock)	Total Social (LA + PRP)	Social sector as % of Total
Ashford	5,030	2,400	0	44,800	52,230	7,430	14.23
Canterbury	5,150	2,440	30	58,560	66,180	7,590	11.47
Dartford	4,230	1,700	0	38,170	44,100	5,930	13.45
Dover	4,380	2,580	0	46,250	53,210	6,960	13.08
Gravesham	5,700	1,690	50	35,400	42,840	7,390	17.25
Maidstone	40	8,810	0	59,710	68,560	8,850	12.91
Sevenoaks	0	6,530	30	42,990	49,550	6,530	13.18
Shepway	3,380	1,990	300	45,050	50,720	5,370	10.59
Swale	10	8,240	0	51,920	60,170	8,250	13.71
Thanet	3,020	4,750	230	58,570	66,570	7,770	11.67
Tonbridge & Malling	0	8,110	350	44,310	52,770	8,110	15.37
Tunbridge Wells	30	7,190	0	42,660	49,880	7,220	14.47
Kent (KCC area)	30,970	56,430	990	568,390	656,780	87,400	13.31
Medway	3,020	4,910	300	104,950	113,170	7,930	7.01
Kent & Medway	33,990	61,340	1,290	673,340	769,950	95,330	12.38
England	1,612,000	2,494,000	57,000	19,569,000	23,733,000	4,106,000	17.30
Shire Districts	434,440	876,490	24,580	8,343,160	9,678,680	1,310,930	13.54

Note: Figures may not sum due to rounding and should be treated as estimates. National figures are rounded to nearest 1,000. Additional notes at the end of this document.

Figure 4

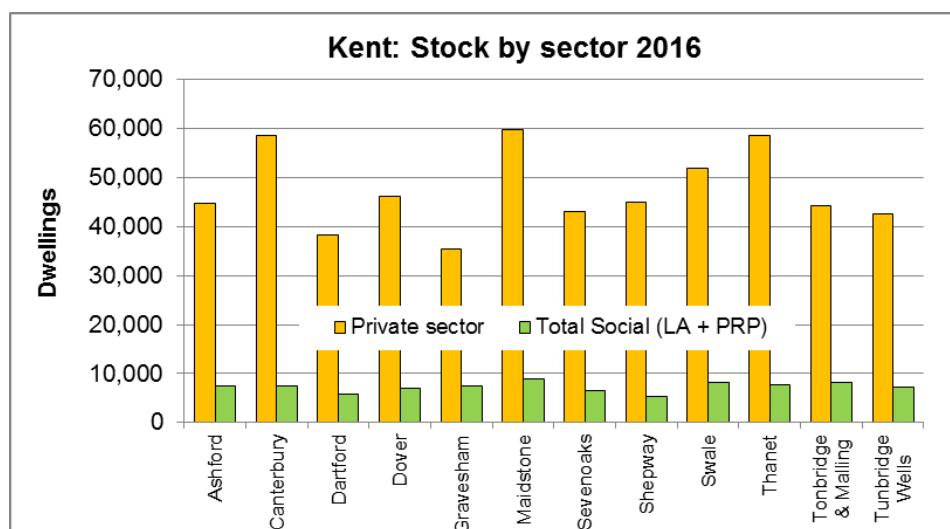


Table 3

Kent Districts: Housing Stock Per cent (%) by sector 2016

Source: DCLG

	At 31st March 2016					
	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total (All stock)	Social sector as % of Total
Ashford	9.63	4.60	0.00	85.77	100.00	14.23
Canterbury	7.78	3.69	0.05	88.49	100.00	11.47
Dartford	9.59	3.85	0.00	86.55	100.00	13.45
Dover	8.23	4.85	0.00	86.92	100.00	13.08
Gravesham	13.31	3.94	0.12	82.63	100.00	17.25
Maidstone	0.06	12.85	0.00	87.09	100.00	12.91
Sevenoaks	0.00	13.18	0.06	86.76	100.00	13.18
Shepway	6.66	3.92	0.59	88.82	100.00	10.59
Swale	0.02	13.69	0.00	86.29	100.00	13.71
Thanet	4.54	7.14	0.35	87.98	100.00	11.67
Tonbridge & Malling	0.00	15.37	0.66	83.97	100.00	15.37
Tunbridge Wells	0.06	14.41	0.00	85.53	100.00	14.47
Kent (KCC area)	4.72	8.59	0.15	86.54	100.00	13.31
Medway	2.67	4.34	0.27	92.74	100.00	7.01
Kent & Medway	4.41	7.97	0.17	87.45	100.00	12.38
England	6.79	10.51	0.24	82.45	100.00	17.30
Shire Districts	4.49	9.06	0.25	86.20	100.00	13.54

Figure 5

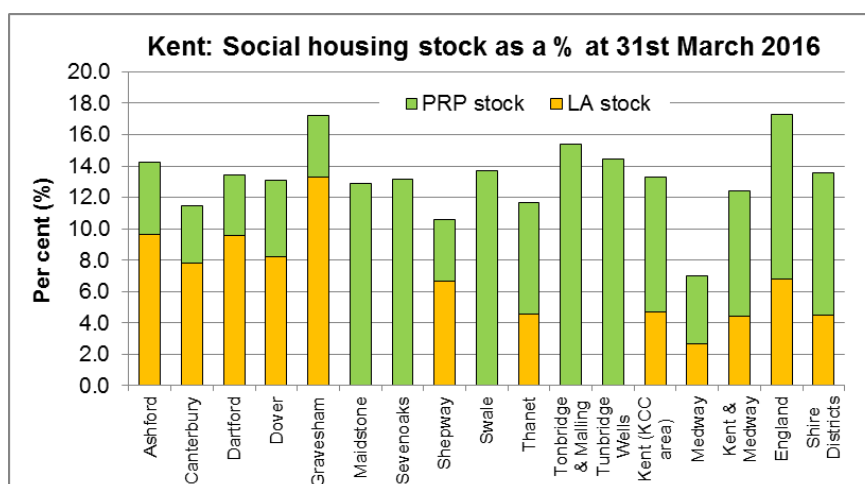


Table 4**Kent Districts: Housing Stock by sector type from 2009**

Source: DCLG

		At 31st March each year							
		Local Authority (incl. other LAs) owned by	Private Registered Provider	Other public sector	Private sector	Total (All stock)	Total stock change	Total Social (LA + PRP)	Social housing change
Ashford	2009	5,122	1,652	0	41,806	48,580		6,774	
	2010	5,014	1,854	0	42,270	49,140	560	6,868	94
	2011	4,990	2,032	0	42,730	49,750	610	7,022	154
	2012	5,070	2,240	0	43,070	50,380	630	7,310	288
	2013	5,050	2,230	0	43,380	50,660	280	7,280	-30
	2014	5,040	2,190	0	43,580	50,800	140	7,230	-50
	2015	5,050	2,250	0	43,910	51,210	410	7,300	70
	2016	5,030	2,400	0	44,800	52,230	1,020	7,430	130
Canterbury	2009	5,271	1,993	303	55,660	63,230		7,264	
	2010	5,208	2,156	300	55,810	63,470	240	7,364	100
	2011	5,197	2,237	30	56,400	63,860	390	7,434	70
	2012	5,210	2,310	30	56,940	64,480	620	7,520	86
	2013	5,220	2,400	30	57,360	65,010	530	7,620	100
	2014	5,200	2,400	30	57,920	65,550	540	7,600	-20
	2015	5,170	2,420	30	58,260	65,880	330	7,590	-10
	2016	5,150	2,440	30	58,560	66,180	300	7,590	0
Dartford	2009	4,356	1,427	130	34,720	40,630		5,783	
	2010	4,345	1,603	130	34,750	40,830	200	5,948	165
	2011	4,337	1,619	130	35,130	41,220	390	5,956	8
	2012	4,330	1,640	130	35,450	41,540	320	5,970	14
	2013	4,310	1,670	130	35,860	41,970	430	5,980	10
	2014	4,280	1,670	100	36,510	42,570	600	5,950	-30
	2015	4,250	1,700	0	37,180	43,130	560	5,950	0
	2016	4,230	1,700	0	38,170	44,100	970	5,930	-20
Dover	2009	4,640	2,138	231	43,520	50,530		6,778	
	2010	4,590	2,220	231	43,990	51,040	510	6,810	32
	2011	4,579	2,239	231	44,400	51,450	410	6,818	8
	2012	4,450	2,360	230	44,650	51,700	250	6,810	-8
	2013	4,440	2,460	230	44,780	51,920	220	6,900	90
	2014	4,440	2,490	0	45,170	52,110	190	6,930	30
	2015	4,400	2,520	0	45,550	52,470	360	6,920	-10
	2016	4,380	2,580	0	46,250	53,210	740	6,960	40
Gravesham	2009	5,978	1,202	9	34,130	41,320		7,180	
	2010	5,901	1,256	34	34,320	41,510	190	7,157	-23
	2011	5,876	1,346	25	34,450	41,700	190	7,222	65
	2012	5,800	1,440	20	34,620	41,880	180	7,240	18
	2013	5,780	1,470	40	34,980	42,280	400	7,250	10
	2014	5,750	1,540	50	35,070	42,410	130	7,290	40
	2015	5,710	1,610	40	35,300	42,660	250	7,320	30
	2016	5,700	1,690	50	35,400	42,840	180	7,390	70

Note: Figures may not sum due to rounding and should be treated as estimates. National figures are rounded to nearest 1,000. Additional notes at the end of this document.

Table 4 (continued)

Maidstone	2009	0	7,743	680	55,630	64,050		7,743	
	2010	0	7,971	680	56,040	64,690	640	7,971	228
	2011	0	8,063	680	56,780	65,530	840	8,063	92
	2012	20	8,370	680	57,330	66,400	870	8,390	327
	2013	0	8,530	0	58,500	67,030	630	8,530	140
	2014	30	8,470	0	58,960	67,450	420	8,500	-30
	2015	40	8,640	0	59,350	68,040	590	8,680	180
	2016	40	8,810	0	59,710	68,560	520	8,850	170
Sevenoaks	2009	2	6,603	45	41,160	47,810		6,605	
	2010	2	6,625	41	41,390	48,060	250	6,627	22
	2011	2	6,638	41	41,700	48,380	320	6,640	13
	2012	0	6,530	40	41,990	48,550	170	6,530	-110
	2013	0	6,500	40	42,160	48,700	150	6,500	-30
	2014	0	6,520	40	42,370	48,930	230	6,520	20
	2015	0	6,500	30	42,600	49,130	200	6,500	-20
	2016	0	6,530	30	42,990	49,550	420	6,530	30
Shepway	2009	3,458	1,639	406	43,740	49,250		5,097	
	2010	3,450	1,763	310	43,890	49,410	160	5,213	116
	2011	3,441	1,783	310	44,030	49,570	160	5,224	11
	2012	3,430	1,920	310	44,120	49,780	210	5,350	126
	2013	3,410	1,920	300	44,340	49,980	200	5,330	-20
	2014	3,400	1,900	300	44,480	50,080	100	5,300	-30
	2015	3,380	1,930	300	44,790	50,400	320	5,310	10
	2016	3,380	1,990	300	45,050	50,720	320	5,370	60
Swale	2009	0	8,034	0	48,710	56,740		8,034	
	2010	0	8,109	0	49,400	57,500	760	8,109	75
	2011	0	8,127	0	49,860	57,990	490	8,127	18
	2012	0	8,220	10	50,160	58,390	400	8,220	93
	2013	0	8,180	20	50,470	58,680	290	8,180	-40
	2014	0	8,180	0	50,860	59,040	360	8,180	0
	2015	10	8,230	0	51,350	59,580	540	8,240	60
	2016	10	8,240	0	51,920	60,170	590	8,250	10
Thanet	2009	3,135	4,416	79	55,720	63,350		7,551	
	2010	3,120	4,499	79	56,290	63,990	640	7,619	68
	2011	3,118	4,570	79	57,230	65,000	1,010	7,688	69
	2012	3,060	4,740	250	57,280	65,320	320	7,800	112
	2013	3,070	4,820	240	57,380	65,510	190	7,890	90
	2014	3,040	4,820	230	57,750	65,830	320	7,860	-30
	2015	3,070	4,830	230	58,090	66,220	390	7,900	40
	2016	3,020	4,750	230	58,570	66,570	350	7,770	-130

Note: Figures may not sum due to rounding and should be treated as estimates. National figures are rounded to nearest 1,000. Additional notes at the end of this document.

Table 4 (continued and footnotes)

Tonbridge & Malling	2009	0	7,594	365	41,341	49,300		7,594	
	2010	0	7,747	365	41,530	49,650	350	7,747	153
	2011	0	7,869	365	41,740	49,970	320	7,869	122
	2012	0	7,830	370	42,220	50,420	450	7,830	-39
	2013	0	7,930	370	42,510	50,810	390	7,930	100
	2014	0	8,010	370	43,000	51,380	570	8,010	80
	2015	0	8,080	370	43,410	51,850	470	8,080	70
	2016	0	8,110	350	44,310	52,770	920	8,110	30
Tunbridge Wells	2009	22	7,152	135	40,840	48,150		7,174	
	2010	79	7,137	77	41,140	48,430	280	7,216	42
	2011	21	7,199	20	41,680	48,920	490	7,220	4
	2012	20	7,230	20	41,860	49,130	210	7,250	30
	2013	20	7,200	20	41,880	49,130	0	7,220	-30
	2014	0	7,060	0	42,050	49,110	-20	7,060	-160
	2015	30	7,190	0	42,220	49,440	330	7,220	160
	2016	30	7,190	0	42,660	49,880	440	7,220	0
Kent (KCC area)	2009	31,984	51,593	2,383	536,977	622,940		83,577	
	2010	31,709	52,940	2,247	540,820	627,720	4,780	84,649	1,072
	2011	31,561	53,722	1,911	546,130	633,340	5,620	85,283	634
	2012	31,390	54,830	2,090	549,690	637,970	4,630	86,220	937
	2013	31,300	55,310	1,420	553,600	641,680	3,710	86,610	390
	2014	31,180	55,250	1,120	557,720	645,260	3,580	86,430	-180
	2015	31,110	55,900	1,000	562,010	650,010	4,750	87,010	580
	2016	30,970	56,430	990	568,390	656,780	6,770	87,400	390
Medway	2009	3,053	3,967	531	101,250	108,800		7,020	
	2010	3,050	4,074	526	101,720	109,370	570	7,124	104
	2011	3,046	4,251	304	102,510	110,110	740	7,297	173
	2012	3,060	4,310	300	103,250	110,920	810	7,370	73
	2013	3,030	4,660	300	103,570	111,560	640	7,690	320
	2014	3,020	4,800	300	104,020	112,140	580	7,820	130
	2015	3,010	4,870	300	104,440	112,620	480	7,880	60
	2016	3,020	4,910	300	104,950	113,170	550	7,930	50
Kent & Medway	2009	35,037	55,560	2,914	638,227	731,740		90,597	
	2010	34,759	57,014	2,773	642,540	737,090	5,350	91,773	1,176
	2011	34,607	57,973	2,215	648,640	743,450	6,360	92,580	807
	2012	34,450	59,140	2,390	652,940	748,890	5,440	93,590	1,010
	2013	34,330	59,970	1,720	657,170	753,240	4,350	94,300	710
	2014	34,200	60,050	1,420	661,740	757,400	4,160	94,250	-50
	2015	34,120	60,770	1,300	666,450	762,630	5,230	94,890	640
	2016	33,990	61,340	1,290	673,340	769,950	7,320	95,330	440

Note: Figures may not sum due to rounding and should be treated as estimates. National figures are rounded to nearest 1,000. Additional notes at the end of this document.

Background information on Dwelling stock

The Department of Communities and Local Government (DCLG) state that no data are collected directly for the statistical release that presents the data. Instead, it draws on information from a range of data sources in order to compile a coherent set of statistics on the total number of dwellings and the tenure profile of the stock. There are several alternative sources of data on total dwelling stock in England, including the census and the council tax system. Each has its own advantages and disadvantages. A review of the method and data sources used for producing estimates of dwelling stock was conducted. One of the key findings of the review was that the existing method for producing estimates at the England and regional level remains the most suitable method. The review also stated that it would be desirable to extend the same methodology to produce estimates at the local authority district level. The source of the baseline dwelling counts for these dwelling stock estimates is the census which is some of the most reliable National Statistics produced in the UK. The results are subject to intensive validation processes.

The dwelling stock estimates are used as evidence in policy making by both central and local government. The data is also used in the development and production of other government statistics such as the English Housing Survey and by the Office for National Statistics. Outside of government the dwelling stock estimates are used by the finance and investment industries, for example to help develop a picture of demographic trends.

The Valuation Office Agency compiles and maintains lists of all domestic properties in England and Wales to support the collection of council tax. The Valuation Office Agency's definition of a dwelling differs somewhat from that used by the census, the DCLG uses the census definition.

These dwelling stock statistics are estimates. Figures at the national level in the accompanying tables are shown rounded to the nearest 1000 dwellings. Figures at the local authority district level are expressed to the nearest 10 dwellings but should only be regarded as estimates. As a result totals may not sum.

Use of the data

This bulletin is one of a series on different topics. The data is used for a variety of purposes; generally as evidence and intelligence to monitor and support Kent County Councils (KCC) business performance. The information is also used to support KCC projects, policies and initiatives such as in the formulation of policy, monitoring resources, answering questions, queries and benchmarking against other authorities.