

## The Housing Register 2015/16 Kent Local Authorities

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

### Further information

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**This bulletin presents Housing Register information for local authority districts in Kent. This data was collected and published by the Department of Communities and Local Government through the Local Authority Housing Statistics (LAHS) return.**

The Housing Register is a list of households waiting to be housed by the Local Authority (LA) and participating housing associations. It is compiled by the LA and Registered Social Landlords (RSL).

The Localism Act 2011 introduced significant amendments to enable housing authorities to better manage their waiting list by giving them the power to determine which applicants will or will not qualify for allocation of social housing and operate a more focused list which better reflects local circumstances.

In 2012 a new Allocations Code of Guidance was issued that reinforced this and encouraged local housing authorities, through their allocations schemes, to be more creative in helping people to make progress in their lives. Suggestions included giving priority to under-occupying tenants, freeing up much needed family sized accommodation, adopting a modern measure of overcrowding using the bedroom standard and giving extra priority to people who are in work or who make active contributions to their community and to ex armed forces.

At the end of 2013, additional statutory guidance was issued stating 'The Secretary of State believes that including a residency requirement is appropriate and strongly encourages all housing authorities to adopt such an approach. The Secretary of State believes that reasonable period of residency would be at least two years'. As a result Local Authorities reviewed their allocation policies with the effect that figures in this bulletin have in some instances shown a dramatic fall compared to earlier years.

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**The Housing Register** (Known as the housing 'waiting list')  
**Key points from the 2015/16 statistics are:**

**Summary**

(Based on revised guidance, see above)

- On the 1<sup>st</sup> April 2016 there were a total of 18,392 households on the Housing Registers of the local authorities in the Kent County Council Area. Compared to 19,209 one year ago (-4%). In addition there were a further 20,651 households in the Medway Unitary Area (Table 1).
- The number of households on individual local authority housing registers varies across the county. In the KCC area the Gravesham housing register has most households (3,276), while Sevenoaks has the least number of households with 633 (Table 1).
- Of the 18,392 households in the KCC area:  
9,402 require a 1 bed property (approximately 51%),  
5,532 require a 2 bed property (30%),  
2,397 require a 3 bedroom property (13%) and  
1,042 would like a property with more than 3 bedrooms (6%).  
A small number of households did not specify the size of accommodation required (Tables 2 and 3).
- At the local authority level, over 12% of households (135 h/h) on the Swale waiting list required more than three bedrooms, a higher proportion than other Kent authorities. The average for the county (KCC area) in this category was almost 6%. In contrast only 1.7% of households on the Sevenoaks list expressed a preference for more than 3 bedrooms (Tables 2 and 3).
- Almost six out of ten (57%) households on the Dover and Sevenoaks waiting lists require a 1 bedroom property. Although six other districts recorded over 50%. In contrast only 33% of households (326h/h) in Dartford require a property with 1 bedroom (Tables 2 and 3).
- The housing register includes a list of households in a 'reasonable preference' category (10,742). The 'reasonable preference' category by group varies across the county. At the county level this represents about 58% of the total number on the waiting list (18,392). (See note on page 2 and Table 4).
- Five local authorities in the KCC area (Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells) have no or little housing stock of their own, preferring to use the services of local Housing Associations or Registered Social Landlords.
- All twelve Kent districts, as well as the Medway Towns, participate in the Choice Based Lettings Scheme (CBL) which allows applicants to choose from a selection of dwelling types.

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## Note regarding the 'reasonable preference' category (Table 4)

Local authorities must ensure that 'reasonable preference' is given to the following categories of people, as set out in section 167 (2) of the 1996 Act:

- (a) People who are homeless (within the meaning of Part 7 of the 1996 Act); this includes people who are intentionally homeless, and those who are not in priority need.
- (b) People who are owed a duty by any housing authority under section 190(2), 193(2) or 195(2) of the 1996 Act (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any housing authority under section 192(3).
- (c) People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.
- (d) People who need to move on medical or welfare grounds.
- (e) People who need to move to a particular locality in the district of the housing authority, where failure to meet that need would cause hardship (to themselves or to others).

The reasonable preference categories must not be treated in isolation from one another. As the categories can be cumulative, schemes must provide a clear mechanism for identifying applicants who qualify under more than one category, and for taking this into account in assessing their housing need.

There is no requirement to give equal weight to each of the reasonable preference categories. **Contact individual local authorities for details.**

The charity 'Shelter' has a guide to obtaining council housing.  
weblink: [shelter.org.uk](http://shelter.org.uk).

**Table 1**

**Kent - The Housing Register (The 'Waiting list') households as at 1st April each year**

Source: DCLG Local Authority Housing Statistics (LAHS)

**Households on the housing register**

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	KCC area	Medway UA	Kent & Medway	England
1995	2,031	3,238	1,615	2,241	1,816	423	1,152	2,510	1,747	1,808	973	581	<b>20,135</b>	1,102	21,237	
1996	2,179	2,743	1,596	2,117	2,018	845	718	2,408	2,144	1,393	873	626	<b>19,660</b>	2,191	21,851	
1997	1,991	1,612	1,603	1,774	2,348	769	1,175	2,518	1,378	1,387	903	626	<b>18,084</b>	3,457	21,541	1,021,664
1998	2,153	1,548	1,565	1,959	1,983	848	1,387	2,577	1,966	1,422	192	546	<b>18,146</b>	2,244	20,390	1,020,229
1999	2,201	1,920	1,575	2,231	1,847	959	1,444	2,595	2,106	1,528	658	674	<b>19,738</b>	3,708	23,446	1,036,751
2000	2,151	2,164	1,557	2,186	906	926	1,377	2,759	2,461	1,997	920	981	<b>20,385</b>	4,570	24,955	1,038,720
2001	1,691	2,185	1,794	1,998	1,173	1,756	1,534	2,144	2,215	2,356	1,168	1,028	<b>21,042</b>	7,624	28,666	1,039,265
2002	1,438	2,738	2,042	1,895	1,291	1,512	1,475	3,027	2,070	3,444	1,330	995	<b>23,257</b>	3,462	26,719	1,093,342
2003	2,077	2,484	1,997	1,808	1,439	2,173	1,613	2,539	2,545	3,659	1,460	1,081	<b>24,875</b>	7,452	32,327	1,268,718
2004	2,665	2,814	2,582	1,850	2,085	1,254	1,736	1,886	3,328	3,242	1,913	1,147	<b>26,502</b>	8,039	34,541	1,437,735
2005	2,482	3,330	2,652	2,229	1,977	2,562	2,160	2,311	3,805	3,419	1,727	1,179	<b>29,833</b>	6,544	36,377	1,547,280
2006	1,174	3,039	3,728	2,534	2,141	1,764	2,625	2,652	4,311	3,394	1,897	1,447	<b>30,706</b>	11,870	42,576	1,634,301
2007	1,508	3,398	3,502	2,876	1,479	2,079	1,132	2,213	3,352	3,757	1,858	1,396	<b>28,550</b>	8,338	36,888	1,674,421
2008	1,762	3,758	3,225	3,033	1,610	2,290	916	2,118	4,432	3,255	2,350	1,774	<b>30,523</b>	7,885	38,408	1,769,939
2009	1,248	3,519	2,699	2,350	1,600	2,863	1,005	2,095	4,166	4,697	1,421	1,582	<b>29,245</b>	9,477	38,722	1,763,140
2010	1,078	3,290	3,413	2,197	2,121	3,222	1,144	2,603	3,395	4,898	2,492	2,355	<b>32,208</b>	7,885	40,093	1,740,997
2011	1,449	3,519	3,782	2,283	2,936	3,442	1,485	3,038	3,386	5,123	1,921	2,347	<b>34,711</b>	10,391	45,102	1,824,830
2012	1,220	4,588	3,356	2,153	2,294	3,674	1,818	3,375	3,307	4,780	1,945	2,677	<b>35,187</b>	13,939	49,126	1,851,426
2013	1,106	4,708	2,807	2,408	2,854	3,151	2,022	3,101	3,640	6,176	1,773	2,270	<b>36,016</b>	19,407	55,423	1,685,804
2014	1,451	1,734	666	2,061	2,083	1,288	551	2,857	3,652	634	1,036	1,104	<b>19,117</b>	18,773	37,890	1,368,312
2015	1,254	2,269	850	2,194	3,156	1,460	715	2,592	827	1,443	1,346	1,103	<b>19,209</b>	19,320	38,529	1,240,855
2016	1,609	2,595	963	2,076	3,276	785	633	1,768	1,119	1,518	1,062	988	<b>18,392</b>	20,651	39,043	1,183,779
2 yr %	10.9	49.7	44.6	0.7	57.3	-39.1	14.9	-38.1	-69.4	139.4	2.5	-10.5	-3.8	10.0	3.0	-13.5
1 yr %	28.3	14.4	13.3	-5.4	3.8	-46.2	-11.5	-31.8	35.3	5.2	-21.1	-10.4	-4.3	6.9	1.3	-4.6

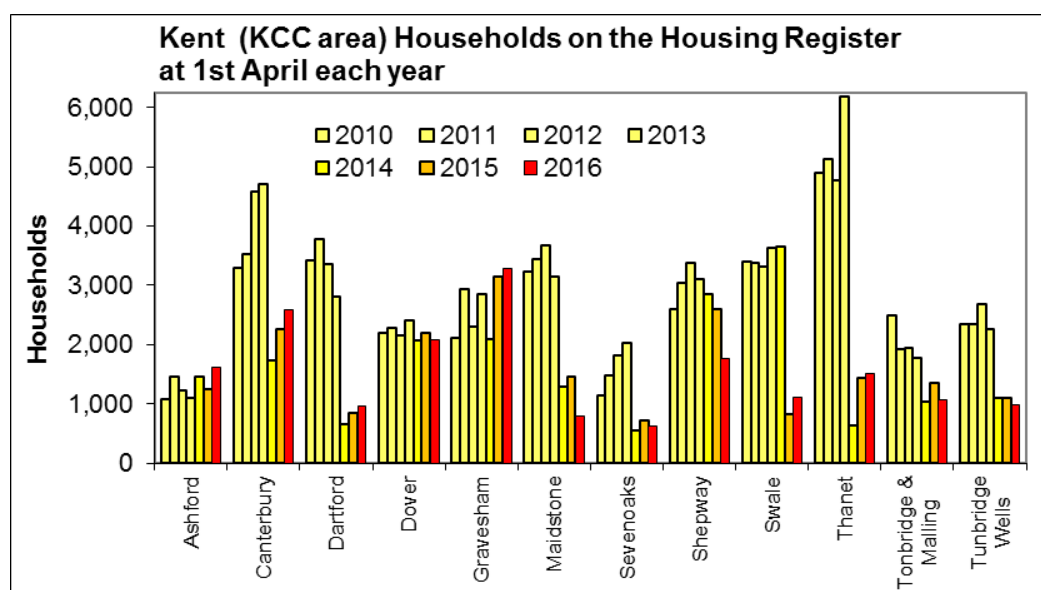


Chart to accompany Table 1

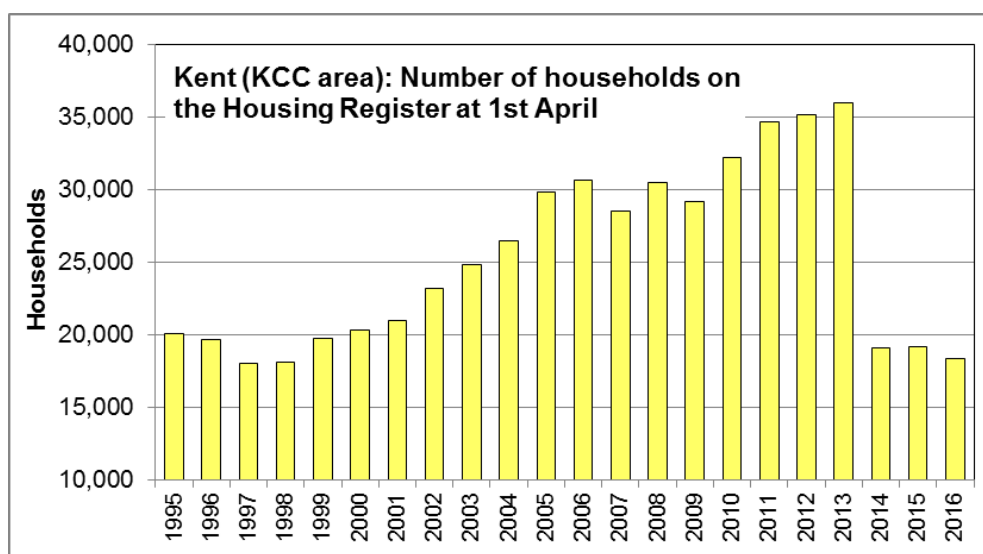


Table 2

**Kent: Households on the Housing Register ("Waiting List") as at 1st April 2016**

Source: DCLG LAHS data as recorded

	Total households on the housing waiting list	How many bedrooms did these households require?				
		1 bedroom	2 bedrooms	3 bedrooms	More than 3 bedrooms	Unspecified number of bedrooms or those on the register more than once
		cc1a 1	cc1aa	cc1ab	cc1ac	cc1ad
Ashford	1,609	847	470	215	77	0
Canterbury	2,595	1,265	770	395	165	0
Dartford	963	326	404	194	39	0
Dover	2,076	1,177	593	225	81	0
Gravesham	3,276	1,826	963	331	156	0
Maidstone	785	392	191	145	57	0
Sevenoaks	633	367	224	31	11	0
Shepway	1,768	885	529	243	111	0
Swale	1,119	572	309	103	135	0
Thanet	1,518	772	365	256	106	19
Tonbridge & Malling	1,062	545	349	117	51	0
Tunbridge Wells	988	428	365	142	53	0
<b>Kent</b>	<b>18,392</b>	<b>9,402</b>	<b>5,532</b>	<b>2,397</b>	<b>1,042</b>	<b>19</b>
Medway	20,651	10,822	6,082	2,483	1,264	0
Kent & Medway	39,043	20,224	11,614	4,880	2,306	19
England	1,183,779	554,696	348,844	159,250	53,773	67,216
Shire districts	356,992	181,688	109,075	42,438	12,844	10,947
<i>% of shire districts total</i>		<i>50.89</i>	<i>30.55</i>	<i>11.89</i>	<i>3.60</i>	<i>3.07</i>

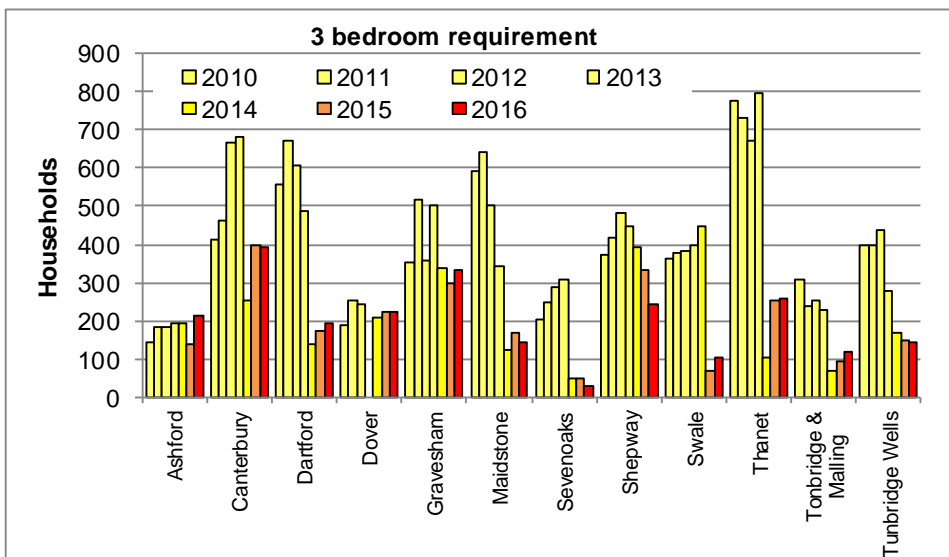
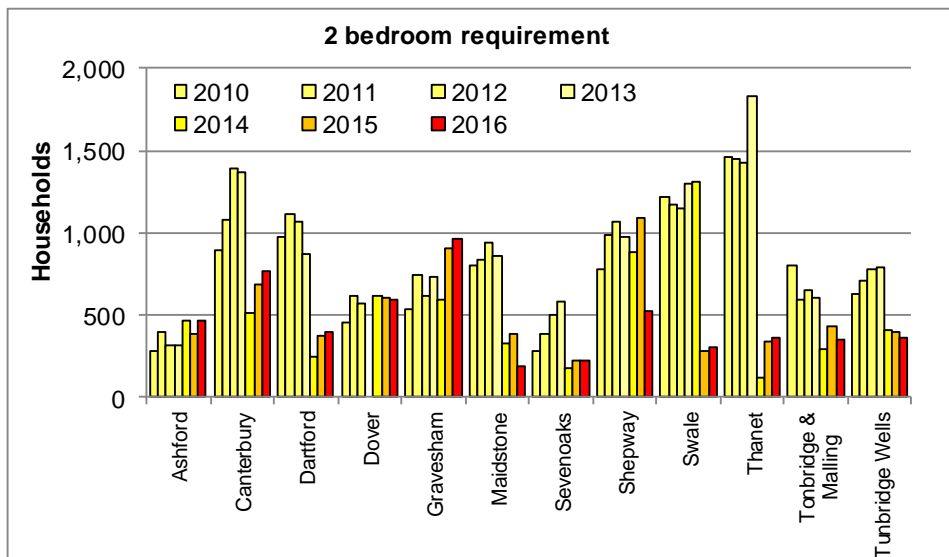
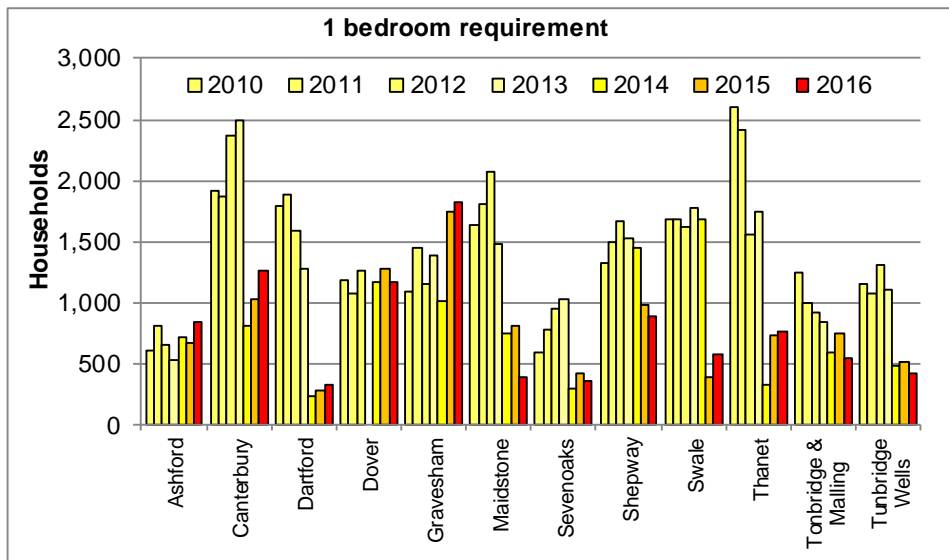
**Table 3****Households on the Housing Register, with known bedroom requirement as at 1st April each year**

(Excludes households with unknown bedroom requirements)

Source: DCLG

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	KCC area	Medway Towns	Kent & Medway	England
<b>1 bed</b>																
2009	639	1,775	1,579	1,306	834	1,447	520	1,021	1,986	2,405	399	940	<b>14,851</b>	4,918	19,769	914,737
2010	609	1,913	1,787	1,189	1,094	1,645	602	1,319	1,688	2,607	1,244	1,160	<b>16,857</b>	4,230	21,087	917,178
2011	819	1,874	1,887	1,078	1,455	1,816	785	1,493	1,689	2,418	994	1,072	<b>17,380</b>	5,413	22,793	944,713
2012	659	2,361	1,596	1,268	1,151	2,067	958	1,673	1,627	1,567	929	1,315	<b>17,171</b>	7,204	24,375	964,697
2013	537	2,489	1,275	na	1,382	1,482	1,038	1,530	1,780	1,745	841	1,116	<b>15,215</b>	10,255	25,470	870,264
2014	720	811	244	1,171	1,017	749	307	1,453	1,691	336	598	483	<b>9,580</b>	9,794	19,374	699,306
2015	667	1,035	281	1,273	1,749	820	427	980	390	728	755	515	<b>9,620</b>	10,109	19,729	608,825
2016	847	1,265	326	1,177	1,826	392	367	885	572	772	545	428	<b>9,402</b>	10,822	20,224	554,696
<b>2 bed</b>																
2009	399	1,136	690	520	388	710	256	683	1,438	1,491	590	352	<b>8,653</b>	2,795	11,448	510,020
2010	287	891	981	451	538	804	287	783	1,216	1,461	804	628	<b>9,131</b>	2,345	11,476	489,995
2011	396	1,079	1,118	624	744	833	388	988	1,174	1,452	593	716	<b>10,105</b>	3,278	13,383	524,782
2012	322	1,390	1,064	577	624	946	505	1,069	1,145	1,429	650	775	<b>10,496</b>	4,329	14,825	504,533
2013	322	1,373	872	na	733	857	583	975	1,299	1,837	609	795	<b>10,255</b>	5,884	16,139	482,820
2014	464	518	253	613	596	332	180	881	1,313	126	299	407	<b>5,982</b>	5,718	11,700	395,483
2015	389	691	376	609	909	391	220	1,096	278	341	431	393	<b>6,124</b>	5,774	11,898	360,277
2016	470	770	404	593	963	191	224	529	309	365	349	365	<b>5,532</b>	6,082	11,614	348,844
<b>3 bed</b>																
2009	160	487	303	199	262	552	183	263	554	752	313	214	<b>4,242</b>	1,361	5,603	239,301
2010	143	414	555	188	352	592	202	371	365	775	309	399	<b>4,665</b>	1,128	5,793	239,469
2011	184	460	673	253	518	642	248	416	377	732	237	400	<b>5,140</b>	1,341	6,481	250,040
2012	182	667	607	243	359	504	287	482	383	672	255	437	<b>5,078</b>	1,784	6,862	237,078
2013	193	680	487	na	504	341	309	449	399	795	231	280	<b>4,668</b>	1,179	5,847	220,297
2014	195	253	140	210	338	125	50	393	449	104	68	170	<b>2,495</b>	2,435	4,930	172,940
2015	140	398	174	222	298	171	50	333	72	253	92	151	<b>2,354</b>	2,277	4,631	155,650
2016	215	395	194	225	331	145	31	243	103	256	117	142	<b>2,397</b>	2,483	4,880	159,250
<b>More than 3 bed</b>																
2009	50	121	42	50	116	154	46	92	188	49	117	76	<b>1,101</b>	403	1,504	58,316
2010	39	72	85	49	137	181	52	123	126	52	123	168	<b>1,207</b>	182	1,389	61,876
2011	50	106	104	53	205	151	62	139	146	61	93	159	<b>1,329</b>	359	1,688	66,568
2012	57	170	89	65	154	157	67	144	152	47	111	150	<b>1,363</b>	622	1,985	64,961
2013	54	166	47	na	235	111	70	132	162	71	92	79	<b>1,219</b>	2,089	3,308	63,797
2014	72	152	29	67	128	82	14	128	199	68	71	44	<b>1,054</b>	826	1,880	52,160
2015	58	145	19	90	200	78	18	183	43	121	68	44	<b>1,067</b>	1,160	2,227	54,692
2016	77	165	39	81	156	57	11	111	135	106	51	53	<b>1,042</b>	1,264	2,306	53,773

Charts to accompany Table 3



**Table 4**

**Kent: Households in each "reasonable preference" group as at 1st April 2016**

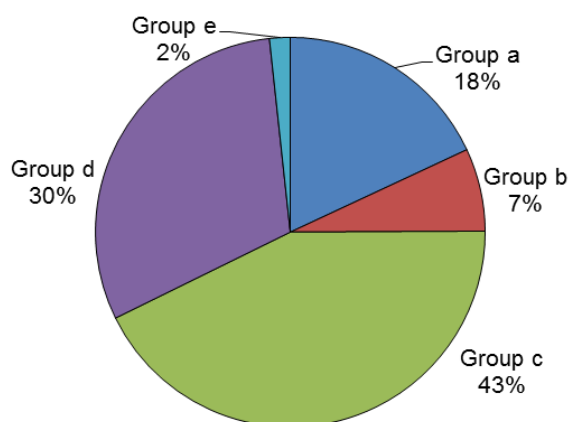
Source: DCLG LAHS return, reported data

	Total households on the housing waiting list in a "reasonable preference" category	Number of households in each reasonable preference group 1					If applicable, how many households in reasonable preference groups with urgent housing needs are given preference on your waiting list?
		a) People who are homeless within the meaning given in Part VII of the Act, regardless of whether there is a statutory duty to house them	b) Owed a duty by any local authority or are occupying accommodation secured by any such authority under the Act	c) People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions	d) People who need to move on medical or welfare grounds, including grounds relating to a disability	e) People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others).	
	cc5a	cc5aa Group a	cc5ab Group b	cc5ac Group c	cc5ad Group d	cc5ae Group e	cc6a
Ashford	1,513	136	111	1,083	441	53	172
Canterbury	1,580	504	45	529	450	52	0
Dartford	696	209	66	360	58	3	0
Dover	1,192	279	150	585	328	0	214
Gravesham	892	19	16	672	321	0	0
Maidstone	665	163	65	328	99	10	0
Sevenoaks	189	2	37	82	68	0	12
Shepway	907	176	152	11	545	23	105
Swale	422	6	45	62	307	2	53
Thanet	974	119	39	426	390	0	120
Tonbridge & Malling	839	190	24	442	192	0	15
Tunbridge Wells	873	260	36	315	295	53	14
<b>Kent</b>	<b>10,742</b>	<b>2,063</b>	<b>786</b>	<b>4,895</b>	<b>3,494</b>	<b>196</b>	<b>705</b>
Medway	1,634	372	212	248	800	2	1
Kent & Medway	12,376	2,435	998	5,143	4,294	198	706
England	446,405	72,278	62,230	241,200	113,414	21,637	36,430
Shire Districts	138,687	18,730	10,462	73,179	43,559	7,659	10,052

".." Not applicable

"-" No data available

1 Where authorities have provided a total figure for the number of households with Reasonable Preference in question cc5a but not provided a complete breakdown in the sub-categories, then the figures for the sub-categories have been imputed using the national proportions. These imputed figures are to be regarded as an estimate.



**Kent (KCC) "Reasonable preference" groups as a %**



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## **Background notes for the housing register data**

Housing Registers are generally managed by the local authority in partnership with local Housing Associations. However, a few Kent Local Authorities do not operate in this way. Although some local authorities no longer own any housing stock of their own, they work in co-operation with local Housing Associations (HA) and Private Registered Providers (PRP). Generally people are able to join the housing register if they are over sixteen years of age, live within the local authority and are not subject to immigration control.

Residents from outside the local authority area can join the register but in most cases they will be awarded less priority. All applicants will be assessed and if successful will normally be placed in a band depending on their assessed level of housing need.

Following assessment, any available properties in all the participating authorities and associations will be advertised on a regular basis and applicants will be able to express an interest (this is called 'bidding'). Although there is no longer a legal requirement to keep waiting lists, many local authorities have chosen to do so in order to keep abreast of housing need, demand and to plan for appropriate measures on affordable housing for the future.

Many local authorities have in place a 'Choice Based' Lettings Scheme (CBL), all Kent local authorities operate this system. A Choice Based Lettings Scheme is the Government's preferred way to allocate Council properties and those of partner Registered Social Landlords. This type of scheme allows applicants to decide for themselves which, if any, homes to express an interest in.

If anyone requires social housing they need to contact the local authority where they live or a HA or PRP to register their requirements and situation. Where local authorities and HA's operate a common register of household requirements individual situations will be considered along with other applicants on the list. However, HA's are independent bodies and can keep their own waiting lists.

### **Source data**

Information in this bulletin has been collected and published by the Department of Communities and Local Government (DCLG), originally through the Housing Strategy Statistical Appendix (HSSA) and the Business Plan Statistical Appendix (BPSA) and more recently through the Local Authority Housing Statistics (LAHS) returns at 1<sup>st</sup> April each year.

Some imputation is undertaken to take account of missing data in order to provide regional and national aggregates.

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### **Use of the Data**

This bulletin is one of a series on different topics. The data are 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.

The various bulletins are used by and distributed to Kent Local Authority planning policy teams, KCC household population forecasting, KCC district profiles dashboard, KCC Education department, KCC Locate in Kent, the Kent Housing Group (KHG) and the Kent Developers Group (KDG).