

Right to Buy sales 2016/17 q4 Kent Local Authority districts

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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 Right to Buy information for local authority districts in Kent. The data was collected and published by the Department of Communities and Local Government (DCLG).

The Right to Buy (RTB) scheme was first introduced by the 1980 Housing Act with effect from October 1980. It has helped local authority tenants in England to own their homes. The scheme was reinvigorated in 2012 with further eligibility changes in late 2014. From May 2015, the eligibility criteria changed reducing the requirement of public sector tenancy to 3 years. The Right to Buy has been extended to assured tenants of housing associations on a voluntary basis.

Detailed information covering eligibility, purchasing and selling is published by the Department of Communities and Local Government, see <https://www.gov.uk/right-to-buy-buying-your-council-home/overview>

Summary

- During 2016/17 q4 (period January to March 2017) there were 32 (including two DCLG imputed figures) Right to Buy sales in local authorities in the Kent County Council area. This is lower than one year ago when there were 59 sales (*Note: Not all local authorities in Kent own housing stock*).
- This brings the total number of sales in the four quarters ending 2016/17 q4 to 192. One of the fewest numbers of 'Right to Buy' sales in any four quarter period since 2014/15.

Right to Buy properties sold

Note: Seven local authorities in the KCC area own housing stock (Ashford, Canterbury, Dartford, Dover, Gravesham, Shepway and Thanet). The other five districts (Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells) have transferred their stock to Housing Associations.

- During 2016/17 quarter 4 (period January to March 2017) there were 32 dwellings in the KCC area sold under the Right to Buy (RTB) scheme. This is lower than one year ago (59) and less than the previous quarter (59). There have been 192(p) sales in the past 12 months; although relatively high for a twelve month period it is the lowest since 2015 q3 (Table 2).
- Provisional figures for England show 2,890 sales nationally during the quarter. The first quarter since 2015 that sales have been below 3,000 (Table 2).
- Recent sales are much smaller than in the past. Figure 1a shows distinctive changes (1990/91, 1995/96, 2004/05 and 2008/09) in the take up rate. Higher interest rates of the early nineties, changes to qualification and the economic slowdown have all affected RTB purchases. However the recent easing of right to buy qualification periods and conditions may see further interest in the scheme (Table 1 and Figure 1a).
- Since the beginning of the scheme in 1980, 36,876 households in the KCC area have taken advantage of the scheme and bought their own home. The vast majority of these were in the first ten years. During the most recent 10 years 1,188 households have bought their own homes using the Right to Buy scheme (Table 1).
- At the local level, Dover district completed the most Right to Buy sales during the quarter with 9 dwellings. Of those districts which recorded sales Shepway sold the least properties with 3 RTB sales in the quarter; Medway Council completed 1 sale. (Table 2).

Right to Buy Capital Receipts received

- During 2016/17 q4 (Period January to March 2017) Gravesham district received £878,000 for the 7 Right to Buy properties it sold. In contrast Shepway district received £344,000 from the 3 properties it sold (Tables 2 and 3).
- The average purchase price of the 32 dwellings sold in the KCC area for the period 2016/17 q4 was £112,406. This ranged from £125,428 in Gravesham to £81,444 in Dover. This figure can fluctuate due to type of property sold, location and amount of discount qualification (Tables 2 & 3 quarterly figures).

Table 1**Kent: Right to Buy Sales by Local Authority**

Number of right to buy sales completed (excluding Large Scale Voluntary Transfers).

Source: DCLG

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	T & Malling+	Tunbridge Wells	KCC area	Medway++
1981/82	85	224	321	221	265	171	167	214	333	228	227	87	2,543	633
1982/83	168	270	265	419	382	189	275	168	307	224	127	154	2,948	558
1983/84	419	233	246	445	328	236	314	146	312	172	240	204	3,295	394
1984/85	238	215	196	203	207	317	217	176	396	159	181	168	2,673	456
1985/86	231	204	186	-7	212	133	338	129	296	-3	161	134	2,014	304
1986/87	298	232	202	175	146	-1	257	155	260	177	197	203	2,301	302
1987/88	353	244	223	313	-6	0	370	146	267	199	182	262	2,553	430
1988/89	455	303	353	530	250	262	422	199	365	332	196	315	3,982	513
1989/90	260	220	177	283	175	161	0	121	273	195	177	187	2,229	381
1990/91	105	112	82	143	109	88	0	29	0	72	84	105	929	74
1991/92	138	90	75	118	84	98	0	28	0	50	0	84	765	36
1992/93	170	50	121	120	108	83	0	14	0	69	0	0	735	26
1993/94	218	47	177	104	143	166	0	25	0	137	0	0	1,017	45
1994/95	151	54	134	89	103	308	0	34	0	114	0	0	987	40
1995/96	115	28	68	63	46	93	0	29	0	39	0	0	481	24
1996/97	84	38	55	63	57	75	0	24	0	23	0	0	419	30
1997/98	93	41	79	66	67	102	0	36	0	36	0	0	520	47
1998/99	100	52	98	62	88	92	0	57	0	37	0	0	586	57
1999/00	176	60	95	104	123	112	0	74	0	67	0	0	811	62
2000/01	144	51	95	115	91	93	0	69	0	62	0	0	720	65
2001/02	132	68	72	90	106	105	0	74	0	77	0	0	724	42
2002/03	125	94	105	125	123	137	0	85	0	77	0	0	871	53
2003/04	138	73	120	144	148	110	0	79	0	71	0	0	883	49
2004/05	55	43	41	65	62	0	0	26	0	45	0	0	337	20
2005/06	36	18	37	27	30	0	0	18	0	23	0	0	189	19
2006/07	34	23	20	24	34	0	0	18	0	23	0	0	176	16
2007/08	18	21	18	19	34	0	0	13	0	17	0	0	140	11
2008/09	6	6	3	4	8	0	0	2	0	2	0	0	31	7
2009/10	10	8	11	8	10	0	0	3	0	6	0	0	56	3
2010/11	4	5	7	9	12	0	0	5	0	7	0	0	49	4
2011/12	11	12	9	10	11	0	0	6	0	8	0	0	67	3
2012/13	16	19	20	7	22	0	0	12	0	8	0	0	104	6
2013/14	31	23	18	17	32	0	0	13	0	19	0	0	153	10
2014/15	34	33	34	23	38	0	0	19	0	16	0	0	197	15
2015/16	31	29	22	47	32	0	0	20	0	18	0	0	199	9
2016/17	36	25	29	37	29	0	0	21	0	15	0	0	192	19
Total sales	4,718	3,268	3,814	4,285	3,709	3,130	2,360	2,287	2,809	2,821	1,772	1,903	36,876	4,763
10 yr sales	197	181	171	181	228	0	0	114	0	116	0	0	1,188	87

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+ Includes sales under improvement and shared ownership schemes.

++ Gillingham and Rochester upon Medway became Medway Council on 1st April 1998

Figure 1a (To accompany Table 1)

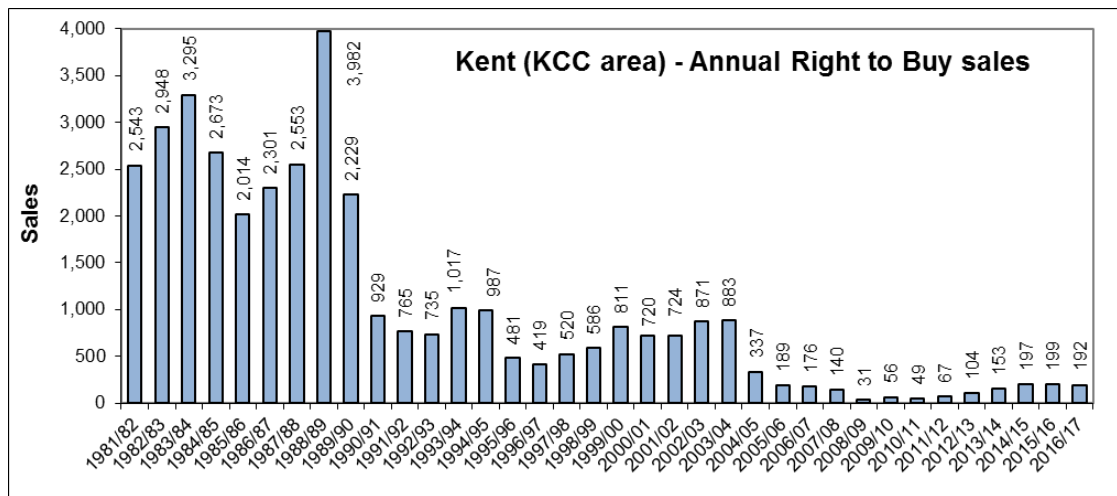


Figure 1b (To accompany Table 1)

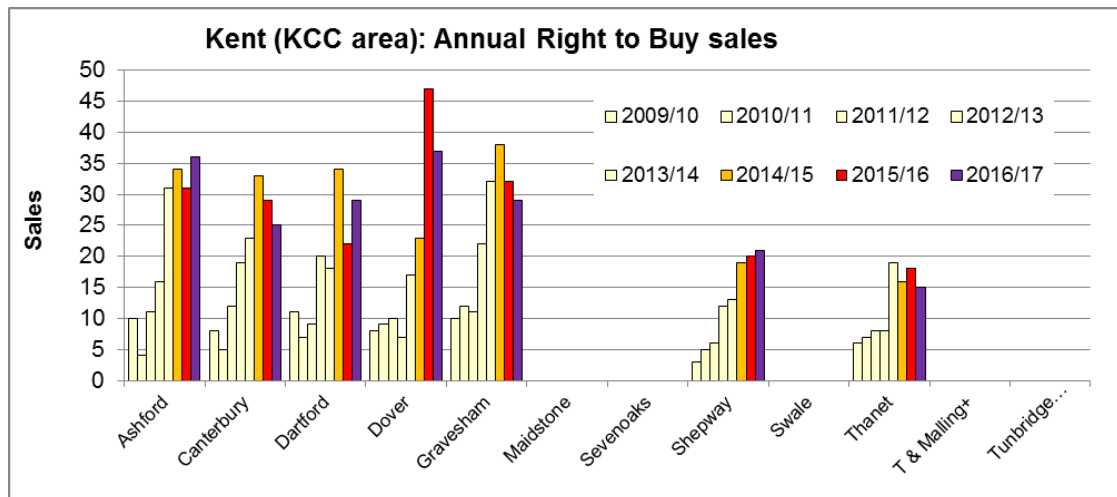


Figure 2 (to accompany Table 2)

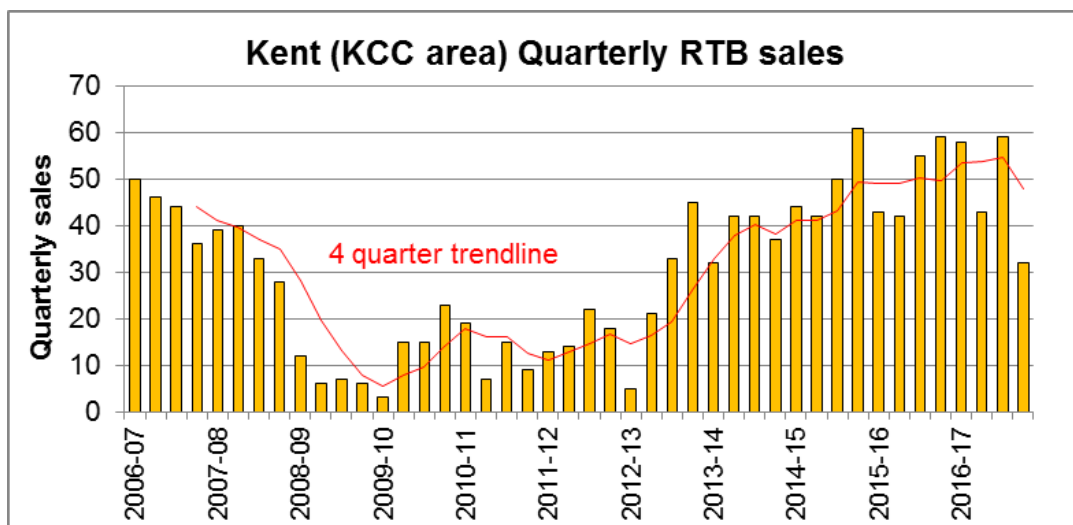


Table 2

Kent: Quarterly Right to Buy Sales by Local Authority¹²³⁴

Source: DCLG LOGAS Net Return.

		Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet Tonbridge & Malling	Tunbridge Wells	Kent (KCC area)	Medway UA	England	Kent 4qtr total
2006-07	Q1	10	2	8	10	10	..	..	3	..	7	..	50	5	4,655	
	Q2	10	11	5	6	7	..	..	4	..	3	..	46	2	4,538	
	Q3	9	7	5	4	7	..	..	5	..	7	..	44	4	4,470	
	Q4	5	3	2	4	10	..	..	6	..	6	..	36	5	4,021	176
2007-08	Q1	3	9	9	3	9	..	..	3	..	3	..	39	2	3,553	165
	Q2	7	6	5	7	5	..	..	4	..	6	..	40	4	3,454	159
	Q3	5	4	1	5	10	..	..	4	..	4	..	33	4	2,954	148
	Q4	3	2	3	4	10	..	..	2	..	4	..	28	1	2,082	140
2008-09	Q1	3	3	2	0	3	..	..	1	..	0	..	12	1	1,286	113
	Q2	2	0	0	1	1	..	..	0	..	2	..	6	3	851	79
	Q3	0	2	0	2	2	..	..	1	..	0	..	7	2	455	53
	Q4	1	1	1	1	2	..	..	0	..	0	..	6	1	277	31
2009-10	Q1	0	1	0	2	0	..	..	0	..	0	..	3	0	293	22
	Q2	4	3	3	3	1	..	..	1	..	0	..	15	1	532	31
	Q3	5	2	3	0	1	..	..	1	..	3	..	15	1	789	39
	Q4	1	2	5	3	8	..	..	1	..	3	..	23	1	761	56
2010-11	Q1	3	1	1	4	7	..	..	1	..	2	..	19	1	657	72
	Q2	1	1	1	1	3	..	..	0	..	0	..	7	2	689	64
	Q3	0	1	5	1	0	..	..	3	..	5	..	15	0	714	64
	Q4	0	2	1	3	2	..	..	1	..	0	..	9	1	698	50
2011-12	Q1	5	4	1	0	2	..	..	1	..	0	..	13	1	615	44
	Q2	1	1	3	3	3	..	..	0	..	3	..	14	1	764	51
	Q3	3	4	2	1	5	..	..	3	..	4	..	22	1	693	58
	Q4	2	3	3	6	1	..	..	2	..	1	..	18	0	566	67
2012-13	Q1	0	2	0	2	0	..	..	1	..	0	..	5	0	442	59
	Q2	3	1	4	2	9	..	..	1	..	1	..	21	1	1,041	66
	Q3	6	4	8	1	7	..	..	4	..	3	..	33	2	2,011	77
	Q4	7	12	8	2	6	..	..	6	..	4	..	45	3	2,450	104
2013-14	Q1	5	5	2	2	9	..	..	4	..	5	..	32	2	2,181	131
	Q2	5	7	8	4	9	..	..	6	..	3	..	42	5	2,846	152
	Q3	11	6	5	9	5	..	..	2	..	4	..	42	1	2,853	161
	Q4	10	5	3	2	9	..	..	1	..	7	..	37	2	3,381	153
2014-15	Q1	7	6	8	7	5	..	..	6	..	5	..	44	3	2,849	165
	Q2	5	8	9	3	10	..	..	3	..	4	..	42	5	2,847	165
	Q3	11	8	8	6	9	..	..	5	..	3	..	50	3	3,288	173
	Q4	11	11	9	7	14	..	..	5	..	4	..	61	4	3,321	197
2015-16	Q1	7	6	7	11	5	..	..	4	..	3	..	43	4	2,779	196
	Q2	5	7	4	13	6	..	..	4	..	3	..	42	1	2,941	196
	Q3	10	6	6	8	11	..	..	9	..	5	..	55	1	3,250	201
	Q4	9	10	5	15	10	..	..	3	..	7	..	59	3	3,276	199
2016-17	Q1	15	6	11	11	10	..	..	3	..	2	..	58	3	3,382	214
	Q2	12	6	3	7	4	..	..	9	..	2	..	43	11	3,201	215
	Q3	9	7	8	10	8	..	..	6	..	11	..	59	4	3,353	219
	Q4	0	6	7	9	7	..	..	3	..	0	..	32	1	2,890	192

.. Local Authority owns no dwelling stock.

Local authorities with dwelling stock which receive poolable housing receipts supply these data to DCLG

1234 see notes at end of document.

Red cells indicated DCLG imputed data

Table 3

Kent Districts: Capital Receipts £(000's) from Right to Buy sales

Source: DCLG

														£(000's)	£ (m)
	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	KCC area	Medway Council	England £. (m)
1998/99	2,561	1,311	2,939	1,294	2,451	2,378	..	1,151	..	756	..	..	14,841	..	911
1999/00	4,976	1,706	3,203	2,433	3,810	0	..	1,656	..	1,408	..	..	19,192	1,614	1,374
2000/01	4,660	2,298	3,488	2,845	3,366	3,419	..	1,825	..	1,666	..	..	23,567	1,777	1,426
2001/02	4,818	2,649	3,206	2,552	3,915	4,352	..	2,389	..	2,310	..	..	26,191	1,594	1,566
2002/03	5,926	5,114	5,788	4,771	6,178	6,002	..	3,317	..	3,135	..	..	40,231	2,396	2,210
2003/04	8,052	4,845	8,395	6,602	8,954	6,172	..	4,386	..	3,665	..	..	51,071	2,772	2,936
2004/05	3,805	3,422	3,606	3,867	4,353	..	..	1,828	..	2,856	..	..	23,737	1,790	2,575
2005/06	3,191	1,914	3,510	1,978	2,551	..	..	1,395	..	1,699	..	..	16,238	1,243	1,545
2006/07	3,053	2,066	2,745	1,987	2,696	..	..	1,623	..	1,828	..	..	15,998	1,147	1,145
2007/08	1,660	2,358	2,014	1,806	2,864	..	..	1,512	..	1,198	..	..	13,412	941	934
2008/09	664	690	294	323	707	..	..	119	..	149	..	..	2,946	733	221
2009/10	996	732	752	498	788	..	..	279	..	404	..	..	4,449	248	178
2010/11	288	587	740	568	1,074	..	..	305	..	370	..	..	3,932	247	212
2011/12	1,117	1,063	924	712	723	..	..	453	..	573	..	..	5,565	266	na
2012/13	949	1,551	1,426	498	1,475	..	..	614	..	429	..	..	6,942	406	368
2013/14	2,275	1,737	1,428	1,138	2,285	..	..	961	..	938	..	..	10,762	697	751
2014/15	2,933	2,681	3,083	1,590	3,418	..	..	1,327	..	1,028	..	..	16,062	1,143	930
2015/16	2,997	2,777	2,071	3,175	2,983	..	..	1,365	..	1,169	..	..	16,538	767	985
2016/17	3,448	3,024	3,170	2,608	3,424	..	..	1,877	..	1,048	..	..	18,598	1,698	1,060
2012/13 Q1	0	162	0	172	0	..	..	60	..	0	..	..	394	0	24
Q2	144	95	288	116	603	..	..	28	..	83	..	..	1,356	65	61
Q3	396	305	596	65	460	..	..	169	..	137	..	..	2,128	143	125
Q4	409	990	543	144	412	..	..	358	..	209	..	..	3,064	197	158
2013/14 Q1	329	430	193	101	610	..	..	284	..	245	..	..	2,193	133	131
Q2	423	522	665	317	685	..	..	443	..	114	..	..	3,169	314	180
Q3	716	426	347	574	356	..	..	146	..	227	..	..	2,793	75	197
Q4	807	359	223	146	634	..	..	88	..	351	..	..	2,607	175	243
2014/15 Q1	660	541	588	404	450	..	..	389	..	266	..	..	3,298	214	212
Q2	440	684	848	185	860	..	..	264	..	265	..	..	3,546	385	210
Q3	829	653	776	504	660	..	..	312	..	211	..	..	3,945	235	247
Q4	1,004	804	870	498	1,448	..	..	362	..	286	..	..	5,273	309	261
2015/16 Q1	509	544	514	621	393	..	..	282	..	184	..	..	3,048	305	223
Q2	525	717	378	872	506	..	..	284	..	171	..	..	3,453	98	230
Q3	1,035	438	542	560	1,027	..	..	550	..	307	..	..	4,459	83	259
Q4	928	1,079	637	1,122	1,057	..	..	249	..	507	..	..	5,578	281	273
2016/17 Q1	1,242	600	1,359	709	1,140	..	..	288	..	138	..	..	5,476	264	285
Q2	1,176	853	288	458	489	..	..	709	..	177	..	..	4,149	1,011	272
Q3	1,030	789	662	709	917	536	..	733	5,375	391	258
Q4	0	782	861	733	878	344	..	0	3,597	32	245

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Capital receipts include only Right to Buy sales and are therefore net of discounts.

.. Local Authority owns no dwelling stock.

National figures 'grossed' to compensate for missing data

Red cell indicates imputed data by DCLG

Figure 3a (To accompany Table 3)

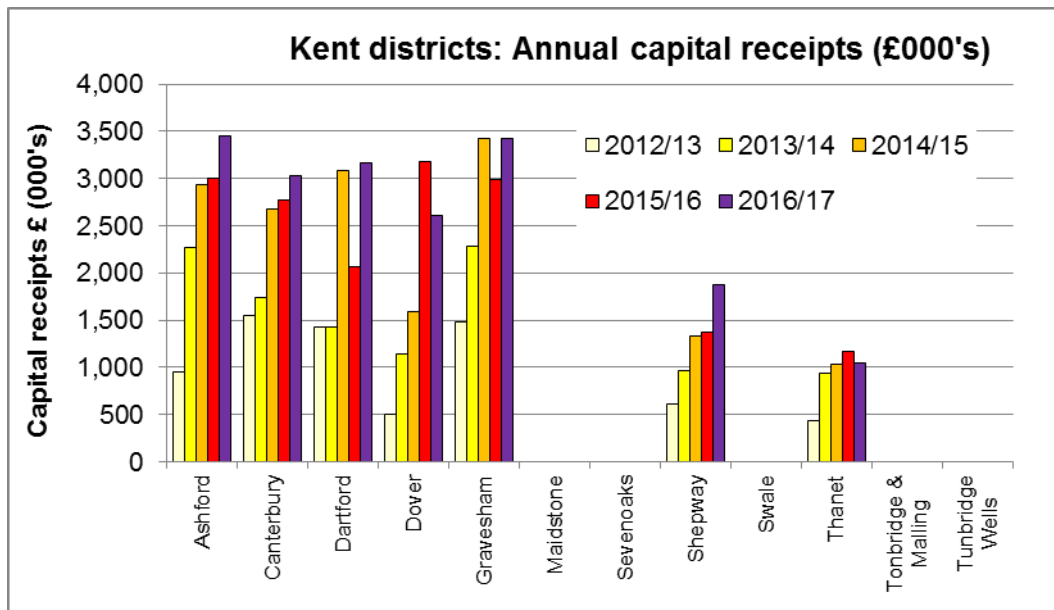


Figure 3b (To accompany Table 3)

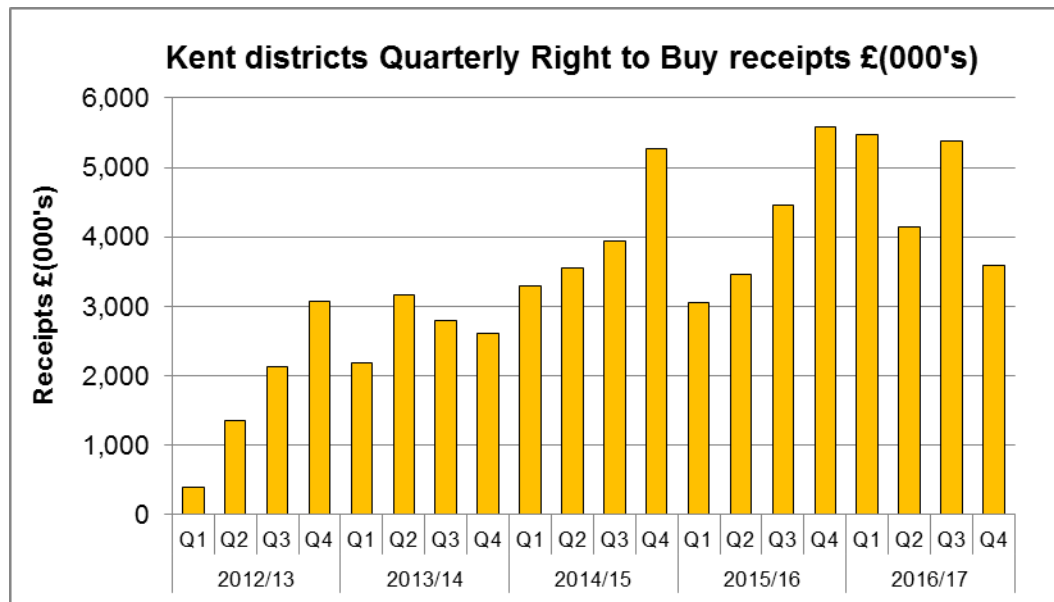


Table 4

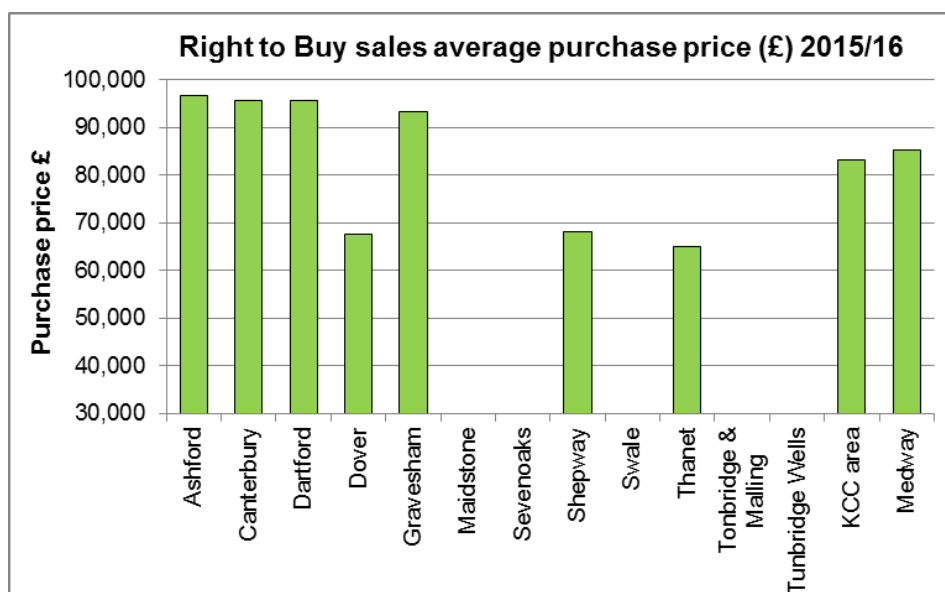
Kent: Average purchase price (£) of Local Authority 'Right to buy' sales

Average selling price (£) based on number of right to buy sales completed

Source: DCLG

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	KCC area	Medway
1998/99	25,610	25,706	29,990	20,871	27,852	25,925	0	20,193	0	20,432	0	0	25,422	22,474
1999/00	28,273	28,433	33,716	23,394	30,976	29,241	0	22,378	0	21,015	0	0	27,703	26,032
2000/01	32,361	36,216	36,716	24,739	36,989	36,763	0	26,449	0	26,871	0	0	31,856	27,338
2001/02	36,500	38,956	44,528	28,356	36,934	41,448	0	32,284	0	30,000	0	0	35,717	29,786
2002/03	47,408	54,404	55,124	38,168	50,228	43,810	0	39,024	0	40,714	0	0	42,637	45,208
2003/04	58,348	66,370	69,958	45,847	60,500	56,109	0	55,519	0	51,620	0	0	53,746	56,571
2004/05	69,182	79,581	87,951	59,492	70,210	0	0	70,308	0	63,467	0	0	62,150	74,500
2005/06	88,639	106,333	94,865	73,259	85,033	0	0	77,500	0	73,870	0	0	77,317	65,421
2006/07	89,794	89,826	137,250	82,792	79,294	0	0	90,167	0	79,478	0	0	80,963	71,687
2007/08	92,222	112,286	111,889	95,053	84,235	0	0	116,308	0	70,471	0	0	87,746	85,545
2008/09	110,667	115,000	98,000	80,750	88,375	0	0	59,500	0	74,500	0	0	92,629	104,714
2009/10	99,600	91,500	68,364	62,250	78,800	0	0	93,000	0	67,333	0	0	73,435	82,667
2010/11	72,000	117,400	105,700	63,100	89,500	0	0	61,000	0	52,800	0	0	80,245	61,750
2011/12	101,500	88,600	102,700	71,200	65,700	0	0	71,600	0	71,600	0	0	83,060	88,667
2012/13	59,250	81,211	71,350	71,200	67,000	0	0	49,167	0	53,625	0	0	66,570	67,667
2013/14	73,387	75,522	79,333	66,941	71,406	0	0	73,923	0	49,368	0	0	70,340	69,700
2014/15	86,265	81,242	90,676	69,130	89,947	0	0	69,842	0	64,250	0	0	81,533	76,200
2015/16p	96,677	95,759	95,773	67,553	93,219	0	0	68,200	0	64,944	0	0	83,106	85,222

Notes: Prices fluctuate due to type of property sold, location and amount of discount qualification.
Some Local Authorities no longer own housing stock due to transfers to Housing Associations.
Gillingham and Rochester upon Medway became Medway Council on 1st April 1998



Right to Acquire:

The Right to Acquire allows most housing association tenants to buy their home at a discount. You apply using the [Right to Acquire application form](#). You can apply to buy your housing association home if you've had a public sector landlord for 3 years. These landlords include: housing associations, councils, the armed services, NHS trusts and foundation trusts.

Eligible properties

Your property must either have been: Built or bought by a housing association after 31 March 1997 (and funded through a social housing grant provided by the Housing Corporation or local council) or transferred from a local council to a housing association after 31 March 1997. Your landlord must be registered with the Homes and Communities Agency. The home you want to buy must also be: A self-contained property. Your only or main home. Further information: [here](#)

Table 5 (Local level data is not available)

England: Social Housing Sales Annual Right to Acquire Sales (England)

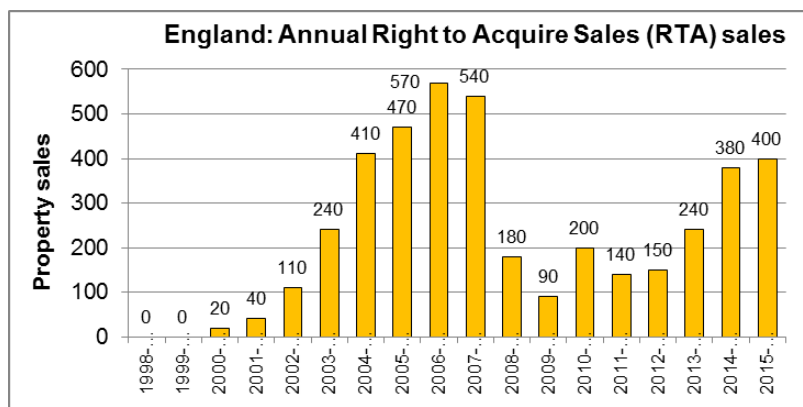
Source: DCLG and Greater London Authority

	Property sales
1998-99	0
1999-00	0
2000-01	20
2001-02	40
2002-03	110
2003-04	240
2004-05	410
2005-06	470
2006-07	570
2007-08	540
2008-09	180
2009-10	90
2010-11	200
2011-12	140
2012-13	150
2013-14	240
2014-15	380
2015-16	400

The Right to Acquire (RTA) scheme was introduced by the Housing Act 1996 with effect from 1 April 1997.

The scheme enables eligible housing association tenants living in qualifying properties to buy their rented home at a discount. RTA only applies to properties built or acquired by housing associations, both charitable and non charitable, with public funds from 1 April 1997 onwards. Properties transferred from a Local Authority to a housing association after 1 April 1997 are also eligible. Some properties are exempt from RTA including sheltered housing and homes located in small rural settlements. Further information on other types of social housing sales (such as Right to Buy sales), are available from the DCLG

These figures have been rounded to the nearest 10.
Local level data not available



Background information

Department of Communities & Local Government Right to Buy booklet

For further information the Department of Communities and Local Government (DCLG) produces information which describe more fully the Right to Buy scheme. [Further DCLG information](#)

Purchasing your home through the Right to Buy scheme is similar to buying a property on the open market, except the home owner (in most cases the local council) is able to offer a substantial discount on the price you have to pay.

This does mean that you will probably need to apply for a mortgage and put down a deposit unless you have the cash to purchase the property outright. Many lenders will offer mortgages specifically tailored to Right to Buy applicants, although you should carefully consider all your different options when looking for the best mortgage.

History of the Right to Buy Scheme

The Right to Buy scheme was introduced in 1980 and gives qualifying social tenants the opportunity to buy their rented home at a discount. The scheme is open to secure tenants of local authorities and non-charitable housing associations, and to those assured tenants of housing associations who have transferred with their homes from a local authority as part of a stock transfer.

Originally in order to qualify for the Right to Buy scheme, a social tenant must have accrued at least five years public sector tenancy. This does not need to be continuous, nor does it need to have been accrued whilst living in the tenant's current property. However, from May 2015, the eligibility criteria was reduced from five years in a public sector tenancy to three.

In 1998 and 2003 Discount Orders reduced Right to Buy discounts across England to maximums ranging from £16,000 to £38,000 (depending on the local authority where the property was located). Prior to that, the discount cap had been £50,000 across England. In April 2012 the DCLG changed the maximum discount available for Right to Buy sales to a new higher level of £75,000 across England. In March 2013, in recognition of the increasing property prices in London, the Government further increased the maximum discount available for tenants living in London boroughs.

Current discount levels for houses and flats are worked out differently, and start at 3 years of eligible tenancy, increasing to a maximum of 70% of the property value depending how long you've been a tenant. In some areas this could be up to £78,600 (or £104,900 if you live in London); increasing each year in April in line with the consumer price index.

The original aim was that for every additional property sold under Right to Buy, a new affordable home for rent will be built nationally under the one-for-one replacement policy. Under the reinvigorated Right to Buy, local authorities are now able to keep the receipts from additional Right to Buy sales to pay off debt and fund replacement affordable housing.

Source data

Information is collected and made available from central government through the Department of Communities and Local Government (DCLG). The information is collected on the P1B - Quarterly Housing Monitoring form. The purpose of this return is to provide monitoring data for assessing delivery of policy objectives through the financial year for the sales and transfers of council dwellings. Some imputation is undertaken by the DCLG to take account of missing data in order to provide national aggregates.

Data on social housing sales only include number of sales of existing social stock. These include sales under Right to Buy (RTB), Preserved Right to Buy (PRTB), Right to Acquire (RTA), Social HomeBuy (SHB), Voluntary Purchase Grant (VPG), and other outright or shared equity sales of existing stock.

Sales through low cost home ownership (LCHO) schemes where these do not relate to existing social stock, i.e. sales of newly built homes for shared ownership or acquisitions of private sector homes for affordable home ownership, are excluded from the statistics.

Notes accompanying Tables 2 and 4

1 The sales figures exclude Right to Buy sales of dwellings which are not accounted for in a local authority's Housing Revenue Account, either because the authority, having disposed of nearly all its dwellings to a registered provider, has closed down its Housing Revenue Account or because the dwelling was originally tied to a particular occupation (eg a school caretaker's cottage or a park keeper's cottage).

2 The figures also exclude any Right to Buy sales of dwellings which, although accounted for in the Housing Revenue Account, are the subject of an agreement made either under section 80B of the Local Government and Housing Act 1989 (as inserted by section 313 of the Housing and Regeneration Act 2008 and now repealed) or under section 11(6) of the Local Government Act 2003 (as inserted by section 174 of the Localism Act 2011).

3 The figures include sales at less than market value of dwellings accounted for in the Housing Revenue Account to secure tenants of a local authority, even when those sales are not under Right to Buy.

4 Some figures will include proportions of dwellings. This is because the figures also include sales of a shared ownership lease of a dwelling accounted for in the Housing Revenue Account where either the premium (ie a portion of the market value of the dwelling) paid by the purchaser exceeded 50% of the market value of the dwelling or the sum of the premium paid by the purchaser and all other premiums paid up to two years before the payment of the current premium. Where a shared ownership disposal has been included, the figure corresponds to the portion of the market value paid; for example the purchase of a 50% equity share will be

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 the Kent County Council (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).