

## Housing Stock by age of property in Kent Local Authorities 2014

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The Valuation Office Agency (VOA) has recently released information on domestic property attributes. These statistics are being released as part of a general drive towards making VOA data more accessible, and has been created to provide greater insight for property types and age of dwellings.

The property age data in this bulletin will help to inform and monitor housing policy and strategies. The information is taken from council tax records.

#### Headline information

- According to Council Tax records at the 31<sup>st</sup> March 2014 the VOA estimates there are 646,560 properties in Kent (KCC area), almost 20% of which were built before 1900. This is higher than the national average for England (16%), and the South East region (14%). Only four other authorities of the nineteen 1<sup>st</sup> tier authorities in south east England have a greater percentage of older stock (East Sussex, Portsmouth UA, The Isle of Wight UA and Brighton and Hove UA).
- There are an additional 112,510 properties in the Medway UA of which 15% were built before 1900.
- Notwithstanding this pre 1900 development, almost 62% of the Kent (KCC area) dwelling stock has been built in the 69 years from 1945 to 2014. This is similar to the national average of 61% but lower than the regional average of 68%. However, readers should be aware that New Town developments during this period (e.g. Crawley, Bracknell and Milton Keynes) may distort and affect the average age of housing at the regional level.

## Summary of the age of domestic property.

- According to Council Tax records produced by the VOA, on the 31<sup>st</sup> March 2014 there were 646,560 residential properties in Kent (KCC area). Almost 20% of that housing stock was built before 1900; this amounts to an estimated 125,430 dwellings (Tables 1, 2 and Fig 1a).
- At the local authority level the largest concentration of these older dwellings (17,670 properties) can be found in Thanet District. However, Tunbridge Wells (15,450 properties) and Dover (14,100 properties, which includes Deal and Sandwich) also have a high number of older properties (Tables 1, 2 and Fig 2a).
- In percentage terms, the amount of residential property built before 1900 varies across the 12 local authorities. In the KCC area it ranges from Tunbridge Wells, with 32% of properties built before 1900 to Dartford with 12% (Table 2).
- In a regional comparison, expressed as a %, Kent (KCC area) has three of the top seven local authorities in South East England with a high proportion of older dwellings. Hastings (East Sussex) has the greatest number of pre 1900 dwellings (36% of its stock). Tunbridge Wells (32%), Dover (28%), Thanet (27%) and Shepway (23%) are 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> of the 67 local authorities in the south east region.
- 62% of the Kent (KCC area) dwelling stock was built in the 69 years from 1945. The Kent districts with the greatest amount of recently built property are Ashford, with 72% of its housing stock built since 1945; Tonbridge & Malling also fares well with 72% of its stock completed during that time. However, neither of these compares with the development that has taken place in other parts of the south east region, with the new towns of Crawley recording 95%, Bracknell 92% and Milton Keynes 90% (Table 2).
- In contrast about 50% of the dwellings in Thanet and Dover Districts have been built since 1945.
- Ashford has the youngest overall stock of residential property for any Kent local authority. In the 21 years since 1993 Ashford built 26% of its residential stock. This is followed by Dartford (21%), Swale (19%) and Tonbridge and Malling (19%). These local authorities along with Maidstone and Canterbury are all above the national, regional and Kent average of 16% (Table 2).
- Approximately one third (207,550 homes) of all the residential properties in Kent (KCC area) were built in the 27 years between 1955 and 1982. There were similar levels of building activity in both England and the south east region (Table2).

**Table 1**

**Kent: Distribution of dwellings by age of property, by period, as at 31st March 2014**

Source: Valuation Office Agency (VOA) Council Tax records

|                       | Property build period (Number of properties) count |                          |                          |                          |                          |                          |                         |                          |                          |                         |                          |                         | Unknown      | Total          |
|-----------------------|----------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------|--------------------------|-------------------------|--------------|----------------|
|                       | Pre 1900                                           | 1900 to 1918<br>19 years | 1919 to 1929<br>11 years | 1930 to 1939<br>10 years | 1945 to 1954<br>10 years | 1955 to 1964<br>10 years | 1965 to 1972<br>8 years | 1973 to 1982<br>10 years | 1983 to 1992<br>10 years | 1993 to 1999<br>7 years | 2000 to 2009<br>10 years | 2010 to 2014<br>5 years |              |                |
| Ashford               | 8,020                                              | 1,320                    | 1,890                    | 2,230                    | 3,570                    | 4,230                    | 5,920                   | 5,750                    | 4,430                    | 4,610                   | 6,670                    | 2,000                   | 710          | 51,350         |
| Canterbury            | 10,670                                             | 2,360                    | 3,490                    | 6,400                    | 4,330                    | 8,600                    | 6,660                   | 6,400                    | 5,310                    | 2,890                   | 6,520                    | 1,670                   | 500          | 65,800         |
| Dartford              | 4,910                                              | 1,920                    | 5,020                    | 3,490                    | 3,300                    | 6,150                    | 3,020                   | 1,650                    | 3,450                    | 2,960                   | 4,580                    | 1,260                   | 120          | 41,830         |
| Dover                 | 14,100                                             | 2,060                    | 2,340                    | 5,150                    | 3,310                    | 4,720                    | 5,570                   | 3,880                    | 3,750                    | 1,890                   | 2,340                    | 650                     | 910          | 50,670         |
| Gravesham             | 5,720                                              | 2,780                    | 2,710                    | 4,600                    | 2,340                    | 9,710                    | 4,160                   | 3,300                    | 2,270                    | 950                     | 2,550                    | 880                     | 190          | 42,160         |
| Maidstone             | 10,210                                             | 2,640                    | 3,910                    | 4,000                    | 4,290                    | 8,060                    | 8,530                   | 6,220                    | 6,400                    | 2,840                   | 7,170                    | 1,980                   | 690          | 66,940         |
| Sevenoaks             | 7,790                                              | 1,750                    | 2,190                    | 4,580                    | 3,710                    | 7,050                    | 5,460                   | 6,240                    | 3,990                    | 2,100                   | 2,790                    | 910                     | 340          | 48,900         |
| Shepway               | 11,520                                             | 3,040                    | 2,780                    | 4,170                    | 2,630                    | 4,130                    | 6,140                   | 3,910                    | 4,370                    | 2,080                   | 3,440                    | 670                     | 650          | 49,530         |
| Swale                 | 11,180                                             | 1,860                    | 2,580                    | 3,790                    | 3,920                    | 7,440                    | 7,520                   | 4,960                    | 5,290                    | 3,460                   | 6,210                    | 1,670                   | 800          | 60,680         |
| Thanet                | 17,670                                             | 4,510                    | 4,160                    | 6,260                    | 4,180                    | 7,550                    | 5,790                   | 5,430                    | 3,370                    | 1,830                   | 3,820                    | 830                     | 520          | 65,920         |
| Tonbridge and Malling | 8,190                                              | 1,320                    | 1,390                    | 2,770                    | 2,910                    | 8,790                    | 5,120                   | 4,940                    | 5,120                    | 2,670                   | 5,740                    | 1,560                   | 410          | 50,930         |
| Tunbridge Wells       | 15,450                                             | 1,890                    | 2,940                    | 1,150                    | 2,340                    | 4,210                    | 6,530                   | 3,830                    | 3,460                    | 1,990                   | 2,840                    | 610                     | 600          | 47,840         |
| <b>Kent</b>           | <b>125,430</b>                                     | <b>27,440</b>            | <b>35,400</b>            | <b>48,590</b>            | <b>40,830</b>            | <b>80,640</b>            | <b>70,420</b>           | <b>56,490</b>            | <b>51,200</b>            | <b>30,260</b>           | <b>54,670</b>            | <b>14,690</b>           | <b>6,440</b> | <b>642,500</b> |
| Medway UA             | 16,720                                             | 6,750                    | 4,500                    | 11,780                   | 8,110                    | 15,250                   | 14,450                  | 11,120                   | 9,250                    | 4,330                   | 7,050                    | 2,730                   | 470          | 112,510        |
| South East            | 527,310                                            | 159,420                  | 156,220                  | 334,270                  | 248,250                  | 486,020                  | 429,190                 | 413,790                  | 363,970                  | 209,220                 | 298,920                  | 91,550                  | 38,970       | 3,757,100      |
| England               | 3,777,820                                          | 1,293,090                | 1,231,120                | 2,590,970                | 1,646,490                | 2,529,660                | 2,427,490               | 2,276,580                | 1,763,580                | 1,281,500               | 1,796,170                | 540,260                 | 232,950      | 23,387,680     |

Counts are rounded to nearest 5 dwellings

Property build period 'Unknown' includes properties whose age details are not recorded in the property attribute database.

Cells shaded pink highlight the district with the greatest number of properties in the particular period.

**Table 2**

**Kent: Distribution of dwellings as a % and age of property, as at 31st March 2014**

Source: Valuation Office Agency (VOA) Council Tax records

|                       | Property build period (As a percentage) count |                          |                          |                          |                          |                          |                         |                          |                          |                         |                          |                         | Unknown     | Total         |
|-----------------------|-----------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------|--------------------------|-------------------------|-------------|---------------|
|                       | Pre 1900                                      | 1900 to 1918<br>19 years | 1919 to 1929<br>11 years | 1930 to 1939<br>10 years | 1945 to 1954<br>10 years | 1955 to 1964<br>10 years | 1965 to 1972<br>8 years | 1973 to 1982<br>10 years | 1983 to 1992<br>10 years | 1993 to 1999<br>7 years | 2000 to 2009<br>10 years | 2010 to 2014<br>5 years |             |               |
| Ashford               | 15.62                                         | 2.57                     | 3.68                     | 4.34                     | 6.95                     | 8.24                     | 11.53                   | 11.20                    | 8.63                     | 8.98                    | 12.99                    | 3.89                    | 1.38        | 100.00        |
| Canterbury            | 16.22                                         | 3.59                     | 5.30                     | 9.73                     | 6.58                     | 13.07                    | 10.12                   | 9.73                     | 8.07                     | 4.39                    | 9.91                     | 2.54                    | 0.76        | 100.00        |
| Dartford              | 11.74                                         | 4.59                     | 12.00                    | 8.34                     | 7.89                     | 14.70                    | 7.22                    | 3.94                     | 8.25                     | 7.08                    | 10.95                    | 3.01                    | 0.29        | 100.00        |
| Dover                 | 27.83                                         | 4.07                     | 4.62                     | 10.16                    | 6.53                     | 9.32                     | 10.99                   | 7.66                     | 7.40                     | 3.73                    | 4.62                     | 1.28                    | 1.80        | 100.00        |
| Gravesham             | 13.57                                         | 6.59                     | 6.43                     | 10.91                    | 5.55                     | 23.03                    | 9.87                    | 7.83                     | 5.38                     | 2.25                    | 6.05                     | 2.09                    | 0.45        | 100.00        |
| Maidstone             | 15.25                                         | 3.94                     | 5.84                     | 5.98                     | 6.41                     | 12.04                    | 12.74                   | 9.29                     | 9.56                     | 4.24                    | 10.71                    | 2.96                    | 1.03        | 100.00        |
| Sevenoaks             | 15.93                                         | 3.58                     | 4.48                     | 9.37                     | 7.59                     | 14.42                    | 11.17                   | 12.76                    | 8.16                     | 4.29                    | 5.71                     | 1.86                    | 0.70        | 100.00        |
| Shepway               | 23.26                                         | 6.14                     | 5.61                     | 8.42                     | 5.31                     | 8.34                     | 12.40                   | 7.89                     | 8.82                     | 4.20                    | 6.95                     | 1.35                    | 1.31        | 100.00        |
| Swale                 | 18.42                                         | 3.07                     | 4.25                     | 6.25                     | 6.46                     | 12.26                    | 12.39                   | 8.17                     | 8.72                     | 5.70                    | 10.23                    | 2.75                    | 1.32        | 100.00        |
| Thanet                | 26.81                                         | 6.84                     | 6.31                     | 9.50                     | 6.34                     | 11.45                    | 8.78                    | 8.24                     | 5.11                     | 2.78                    | 5.79                     | 1.26                    | 0.79        | 100.00        |
| Tonbridge and Malling | 16.08                                         | 2.59                     | 2.73                     | 5.44                     | 5.71                     | 17.26                    | 10.05                   | 9.70                     | 10.05                    | 5.24                    | 11.27                    | 3.06                    | 0.81        | 100.00        |
| Tunbridge Wells       | 32.30                                         | 3.95                     | 6.15                     | 2.40                     | 4.89                     | 8.80                     | 13.65                   | 8.01                     | 7.23                     | 4.16                    | 5.94                     | 1.28                    | 1.25        | 100.00        |
| <b>Kent</b>           | <b>19.52</b>                                  | <b>4.27</b>              | <b>5.51</b>              | <b>7.56</b>              | <b>6.35</b>              | <b>12.55</b>             | <b>10.96</b>            | <b>8.79</b>              | <b>7.97</b>              | <b>4.71</b>             | <b>8.51</b>              | <b>2.29</b>             | <b>1.00</b> | <b>100.00</b> |
| Medway UA             | 14.86                                         | 6.00                     | 4.00                     | 10.47                    | 7.21                     | 13.55                    | 12.84                   | 9.88                     | 8.22                     | 3.85                    | 6.27                     | 2.43                    | 0.42        | 100.00        |
| South East            | 14.04                                         | 4.24                     | 4.16                     | 8.90                     | 6.61                     | 12.94                    | 11.42                   | 11.01                    | 9.69                     | 5.57                    | 7.96                     | 2.44                    | 1.04        | 100.00        |
| England               | 16.15                                         | 5.53                     | 5.26                     | 11.08                    | 7.04                     | 10.82                    | 10.38                   | 9.73                     | 7.54                     | 5.48                    | 7.68                     | 2.31                    | 1.00        | 100.00        |

Counts are rounded to nearest 5 dwellings

Property build period 'Unknown' includes properties whose age details are not recorded in the property attribute database.

Cells shaded green highlight the district with the greatest percentage of properties in the particular period.

Figure 1a

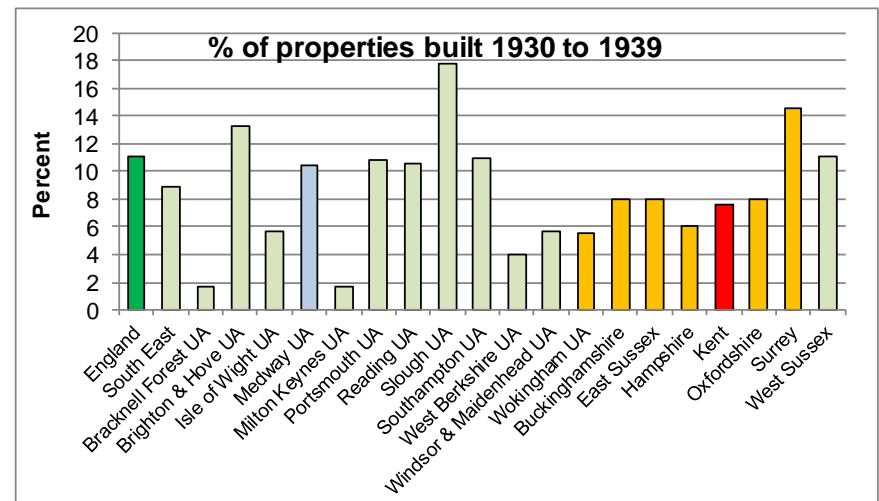
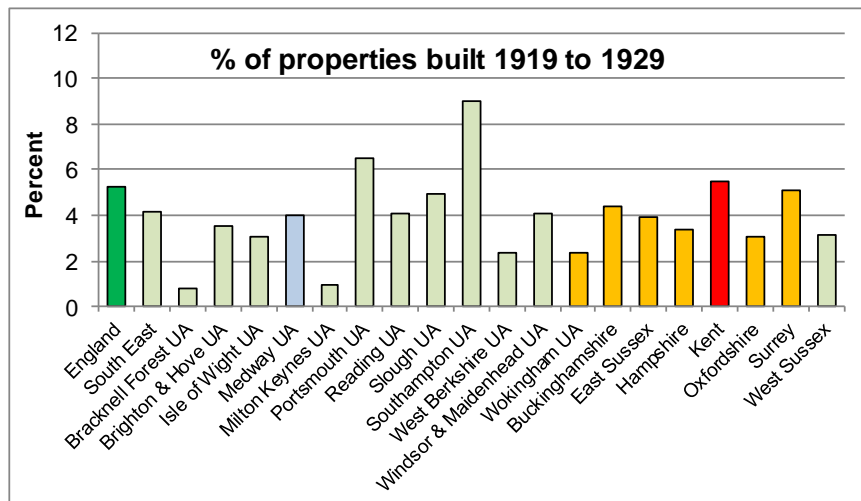
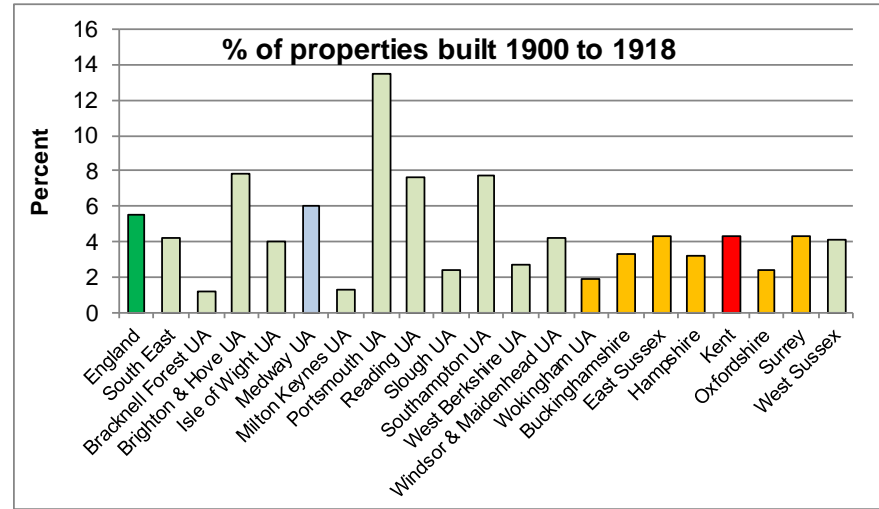
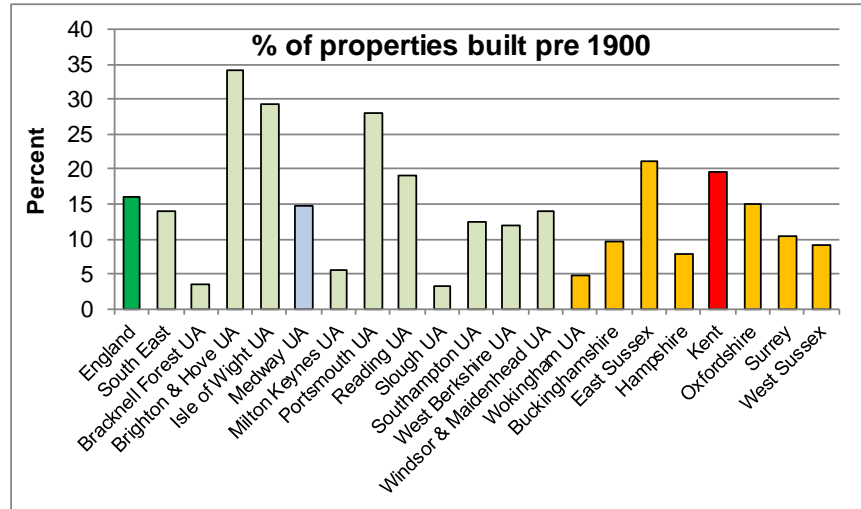


Figure 1b

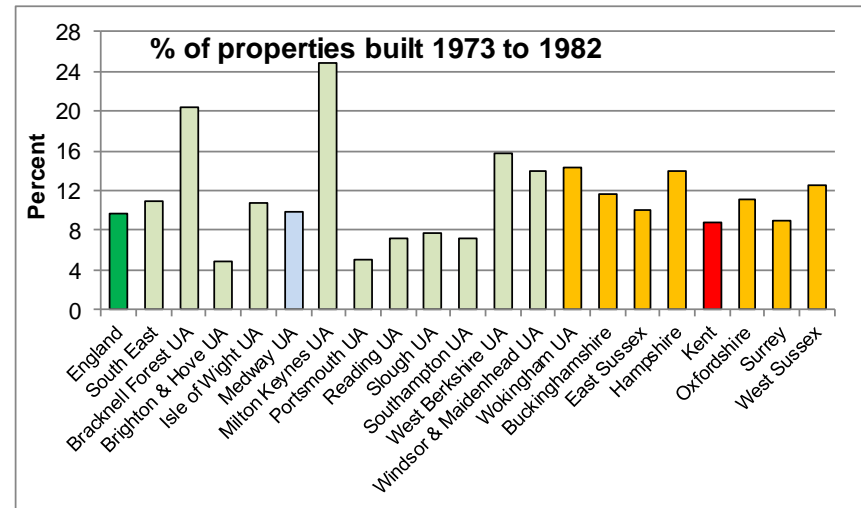
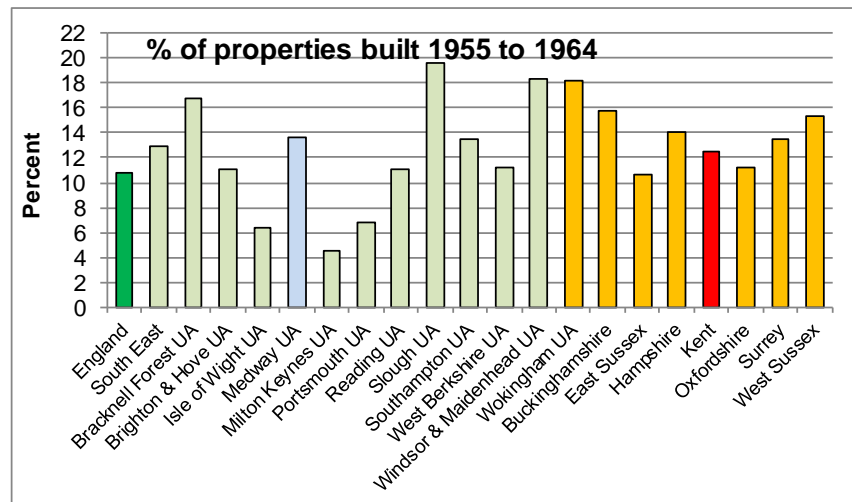
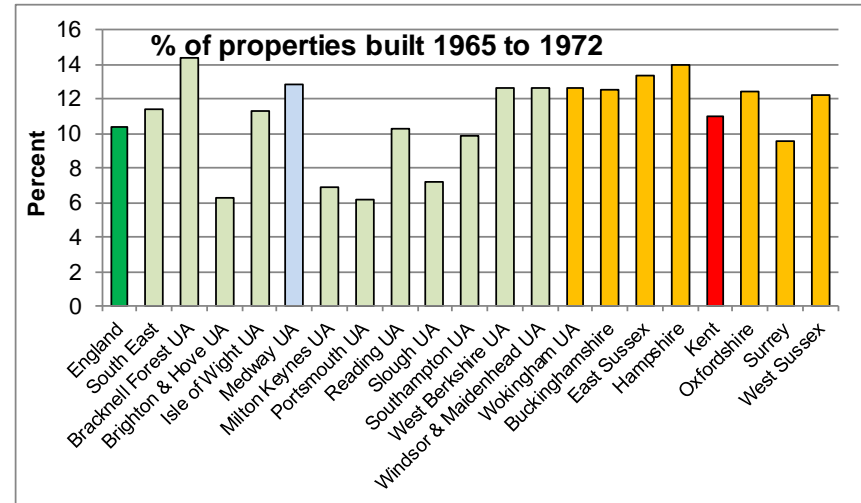
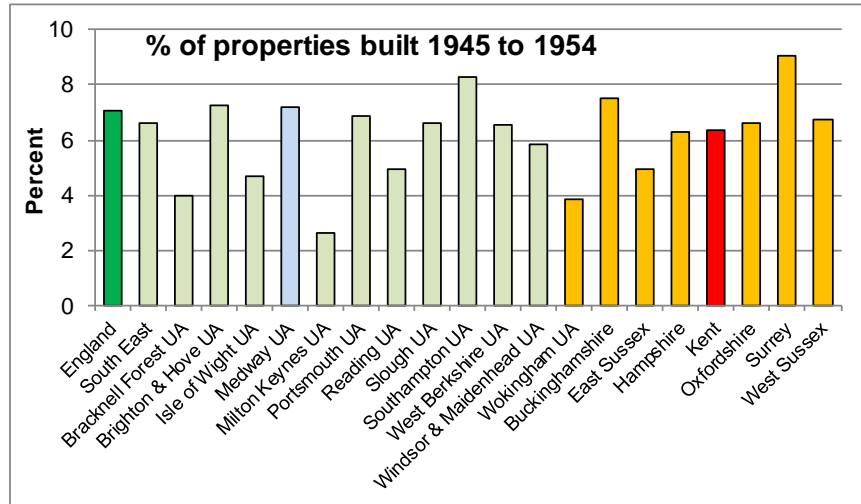


Figure 1c

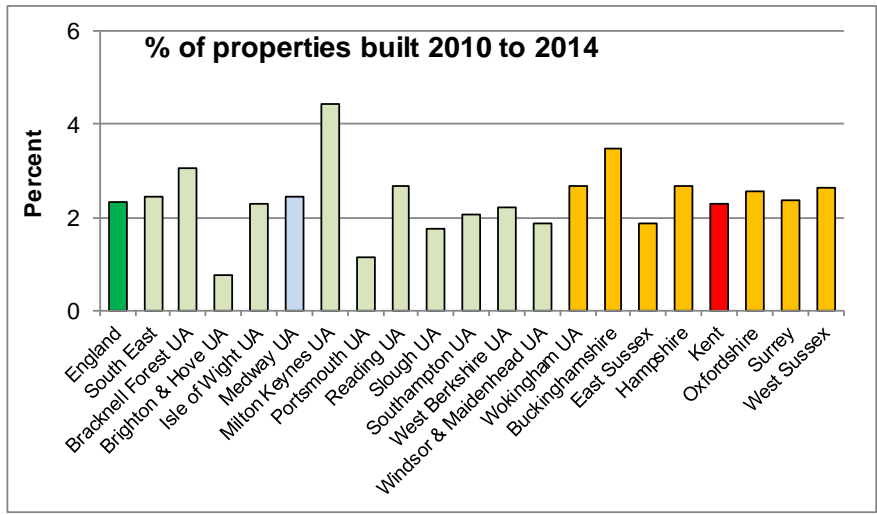
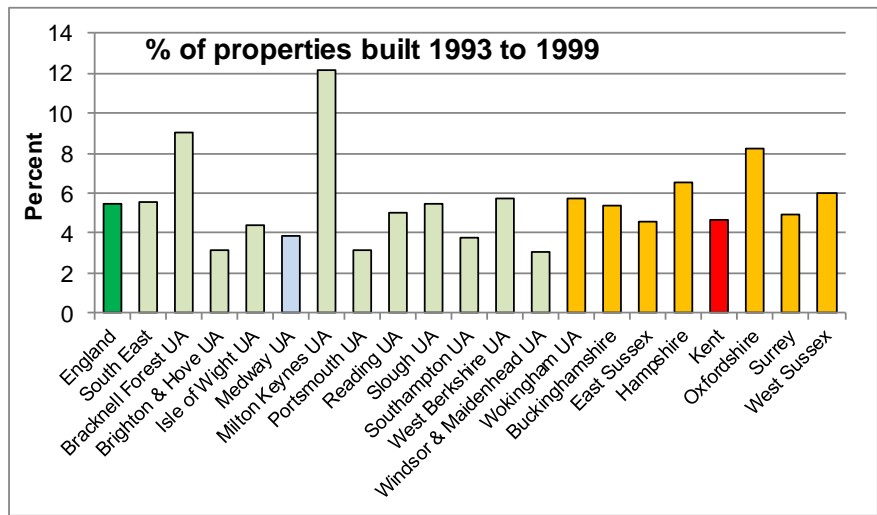
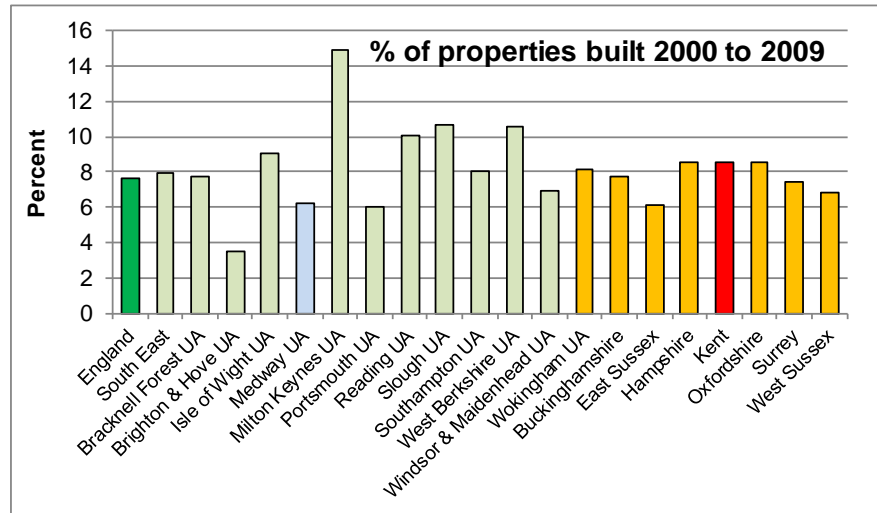
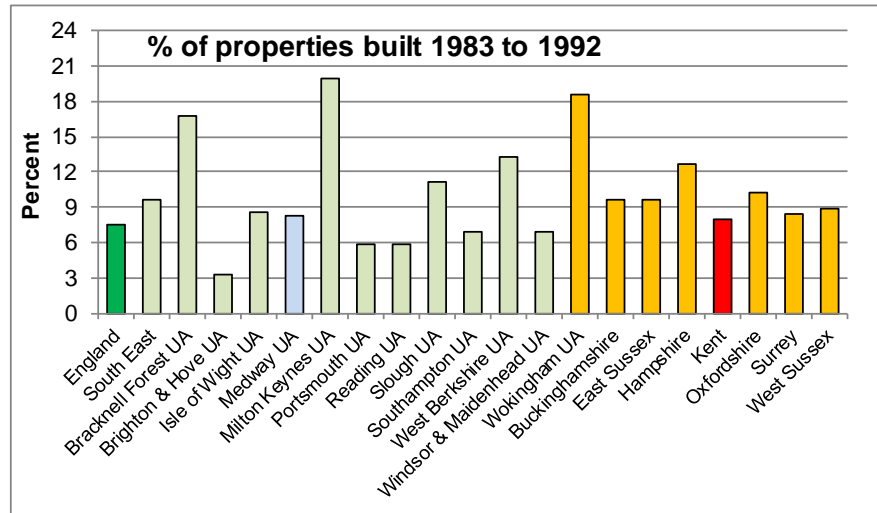


Figure 2a

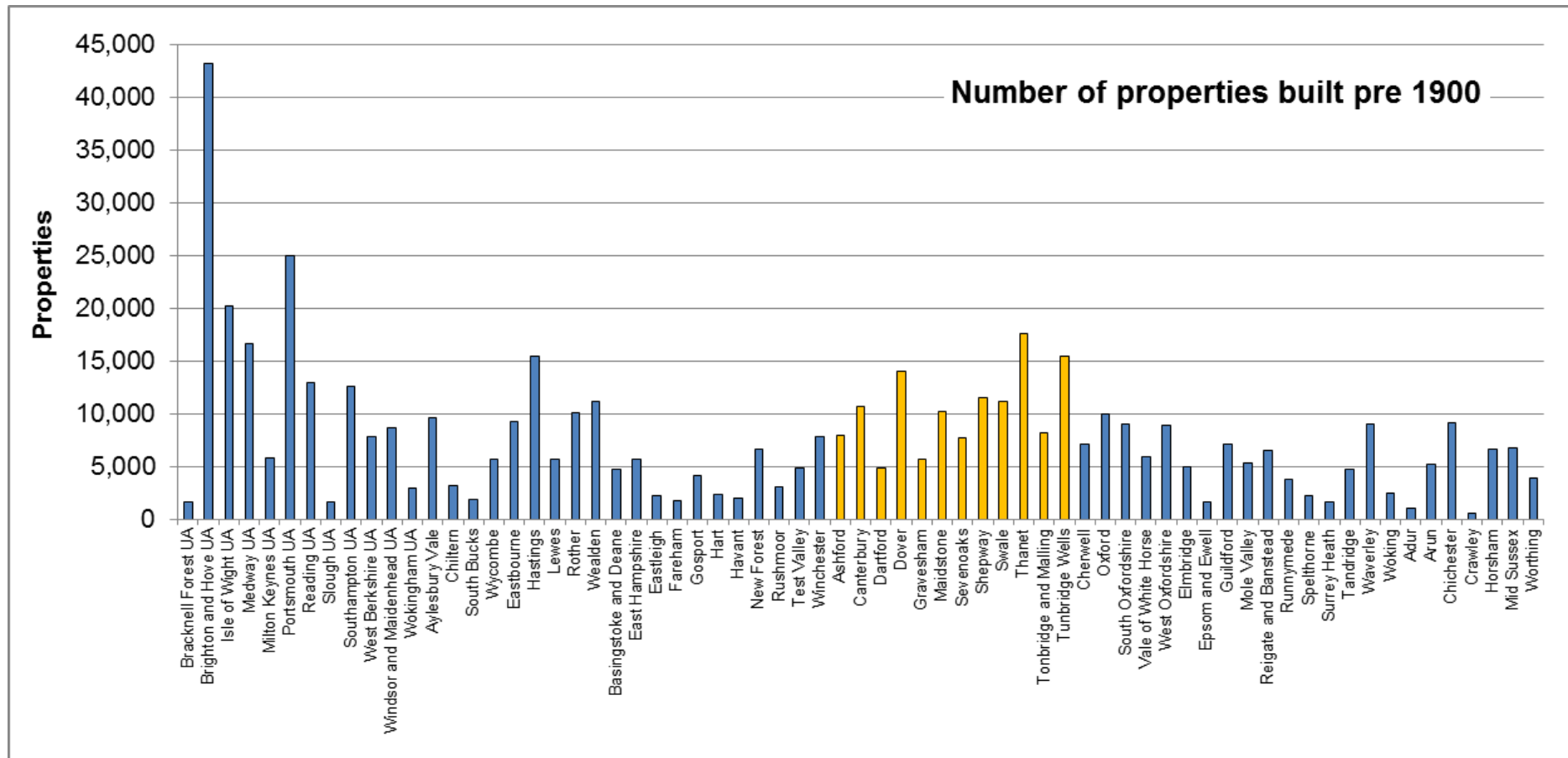
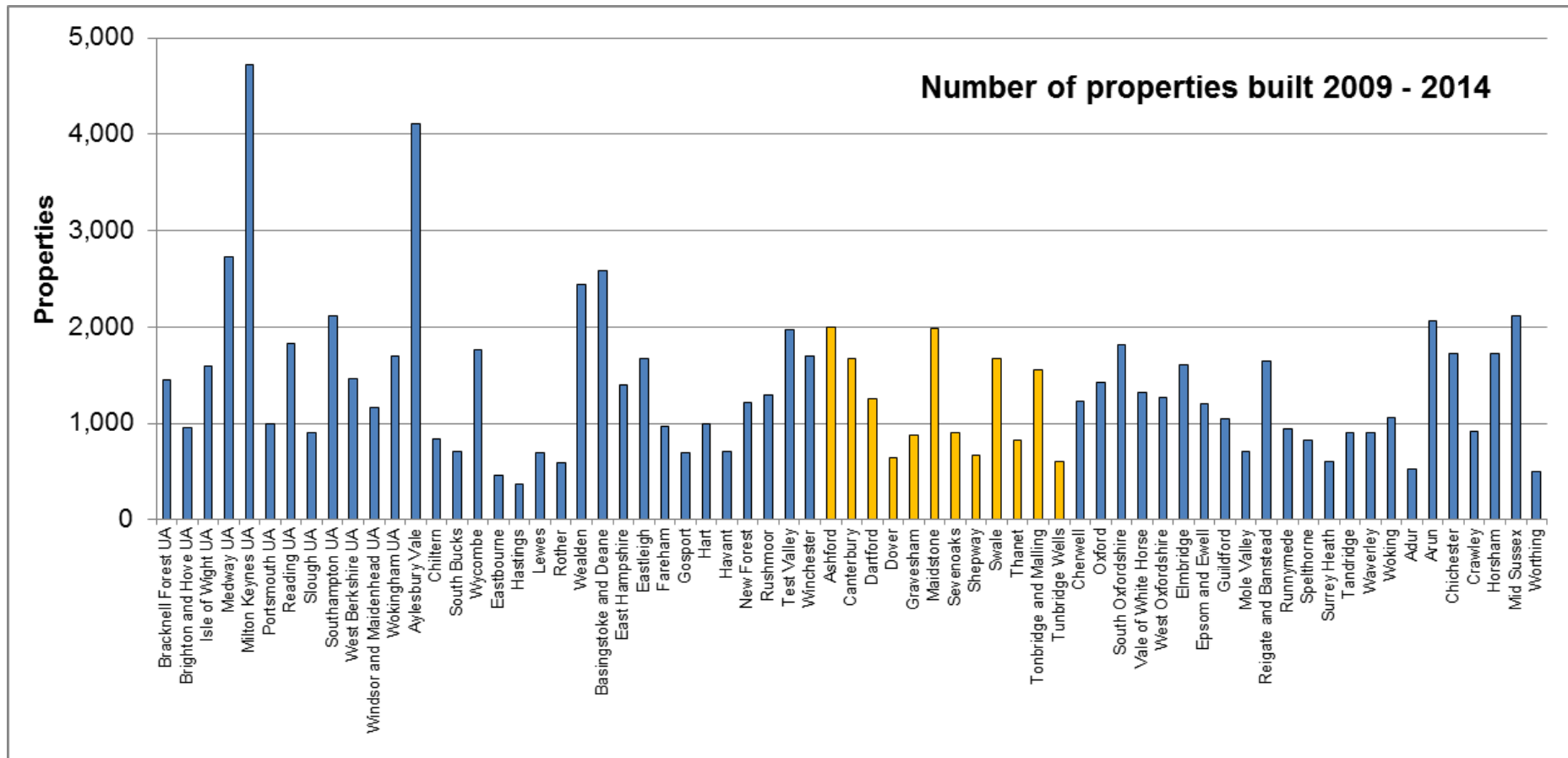




Figure 2b



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## **Background information**

The Valuation Office Agency is an executive agency of HM Revenue & Customs (HMRC). It provides the Government with the valuations and property advice required to support taxation and benefits. The Valuation Office was formed in 1910

The counts are calculated from domestic property data for England and Wales extracted from the Valuation Office Agency (VOA) administrative database on 1<sup>st</sup> March 2014. Data on build period has been used to create 12 property build categories, plus an additional category with an unknown build date.

