

Housing rents in Kent: 2022-2023

This bulletin presents housing rent data from the Valuation Office (VOA), the Department for Levelling Up, Housing & Communities (DLUHC) and The Office for National Statistics (ONS)

NOTE: within this bulletin “Kent” refers to the Kent County Council (KCC) area which excludes Medway Unitary Authority

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The information presented is for all sectors of the rental market; Local authority (LA), Private Registered Providers (PRP) (e.g., Housing Associations), the private rental market and VOA Local Reference Rents (LRR)

Heading

- The average weekly rent for local authority owned properties in Kent during 2022/23 ranged from £88.69 in Thanet to £137.23 in Tunbridge Wells. The average for England was £93.42.
- The average weekly rent for Private Registered Providers, (e.g., Housing Associations), ranged from £96.96 in Dover to £121.38 in Tonbridge & Malling. The average for England was £102.15.
- The average monthly rent in the private rental market for Kent for the year ending March 2023 was £1,035; this is higher the average for England (£994).
- The index of private rental prices for England at December 2023 was 124.1, +6 % on the previous year.

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Introduction

This bulletin looks at housing rent levels by sector for Kent Local Authorities using data published by the Valuation Office Agency (VOA), the Department for Levelling Up, Housing and Communities (DLUHC) formerly known as Ministry of Housing, Communities and Local Government (MHCLG) and the Office for National Statistics (ONS).

The different rental sectors included are local authority owned housing, housing association housing, known as private rental providers and housing owned by private landlords, known as the private rental market.

In addition to the different rental sectors this bulletin looks at Local Reference Rents. These rents are used to help determine the amount of Housing Benefit for tenants renting from private landlords.

Finally, this bulletin looks at The Index of Private Rental Prices (IPHRP). The IPHRP is an experimental price index tracking the prices paid for renting property from private landlords in the United Kingdom.

Local Authority Rents

Local Authority housing is owned, and managed, by local authorities and is commonly known as council housing. The average weekly local authority rents are presented for the financial year. The latest data available is for 2022/23. Most local authorities set their rents at the beginning of the financial year. The figures shown do not include rates/council tax or any service charges.

This data shows local authority level data collected annually by the Department for Levelling Up, Housing and Communities (DLUHC), formerly known as The Ministry of Housing, Communities and Local Government (MHCLG). The data is essential for central and local governments to understand its housing situation and how policies affect it.

Five of Kent's local authorities have average rents higher than the national average of £93.42 per week. The highest average rent is in Tunbridge Wells (£137.23 per week). The lowest is in Thanet with an average weekly rent of £88.69. Ashford saw the greatest increase in average weekly rents, up £10.25 over the last five years.

Ashford, Gravesham and Thanet are the only Kent authorities to have a higher increase over the last five years than the national average of £6.71. Dartford saw the smallest increase in average weekly rents since 2021/22 (+£0.38). See Table 1 and Chart 1 overleaf for details.

Table 1: Average weekly local authority rents (social and affordable) from 2017/18 to 2022/23

Area	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Ashford	93.81	94.64	92.64	97.25	99.80	104.06
Canterbury	88.21	86.45	86.50	88.89	90.51	94.41
Dartford	94.17	92.90	88.71	91.47	93.41	93.79
Dover	84.92	84.17	83.38	85.64	86.85	90.62
Folkestone & Hythe	84.31	83.71	82.97	85.57	87.00	90.81
Gravesham	88.76	88.15	87.76	90.52	91.61	96.72
Maidstone	LSVT	LSVT	..	77.13	..	..
Sevenoaks	LSVT	LSVT	..	..	..	..
Swale	LSVT	LSVT	..	..	..	..
Thanet	81.73	80.48	80.56	83.33	85.02	88.69
Tonbridge & Malling	LSVT	LSVT	..	..	..	..
Tunbridge Wells	LSVT	LSVT	..	95.16	123.46	137.23
Medway	82.61	80.95	80.93	83.44	84.74	88.26
England	86.71	85.85	85.68	88.17	89.69	93.42

"LSVT" Large Scale Voluntary Transfer - All or most of the local authority's stock has been transferred to the Private Registered Provider sector

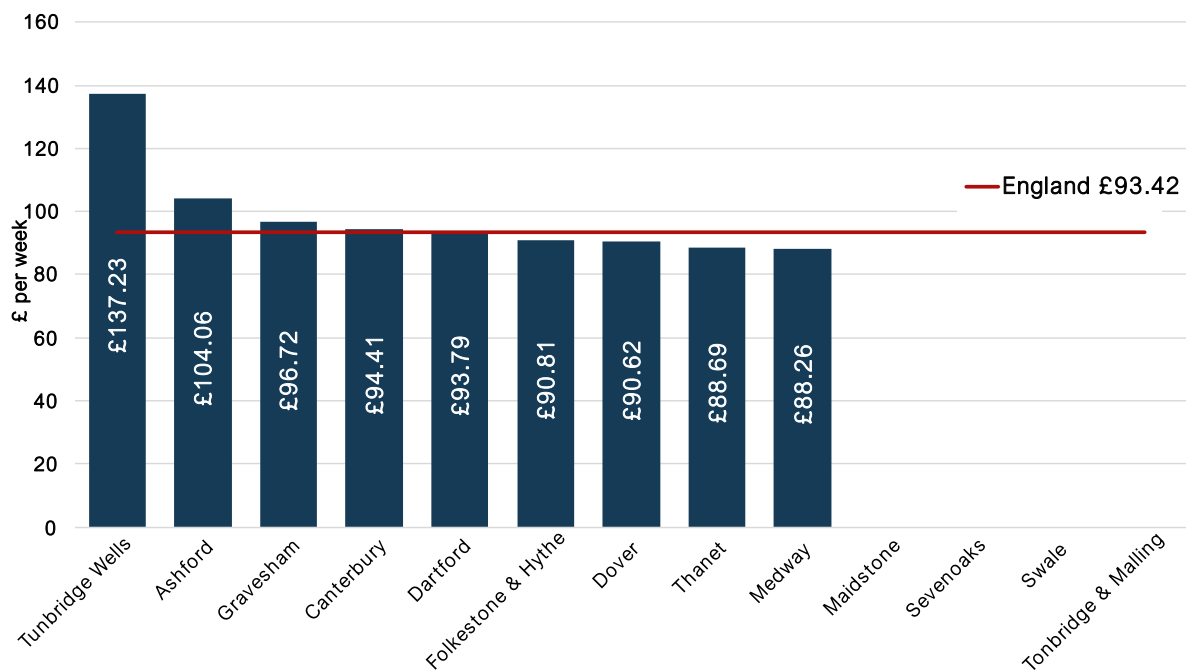
"MYT" Mid-Year Transfer - local authorities that have transferred their stock in full, part way through the financial year.

".." - not applicable

Source: DLUHC - Live Table 702, Presented by Kent Analytics, Kent County Council

Chart 1: Average weekly local authority rents in Kent & Medway in 2022/23

Local authority average weekly rents, 2022/23



Source: MHCLG - Live Table 702, Presented by Kent Analytics, Kent County Council

Private Registered Provider Rents (PRPs)

PRPs are non-profit and profit-making providers of social housing approved and regulated by Government. Most non-profit providers are also known as housing associations (HAs). Over recent years some local authorities have transferred all or part of their housing stock to PRPs.

Data relating to rents charged by HAs are comparable to the local authority rents data and are collected by the Communities Agency via their Statistical Data Return (SDR). The Valuation Office Agency (VOA) publish this data.

As at 2023 the average weekly PRP rent in England was £102.15. Nine local authorities in Kent have higher average weekly PRP rents than the national average. Tonbridge & Malling had the highest average weekly PRP rent with £121.38 per week. The lowest is in Dover (£96.96 per week).

On average PRP rents have increased by £5.82 nationally over the last five years. Sevenoaks saw the smallest increase since 2018 (+£5.50) and was the only district in Kent to not have seen PRP rents increase above the national average. The biggest increase was seen in Tunbridge Wells where the average rent increased by £7.21 per week. See Table 2 and Chart 2 overleaf for details.

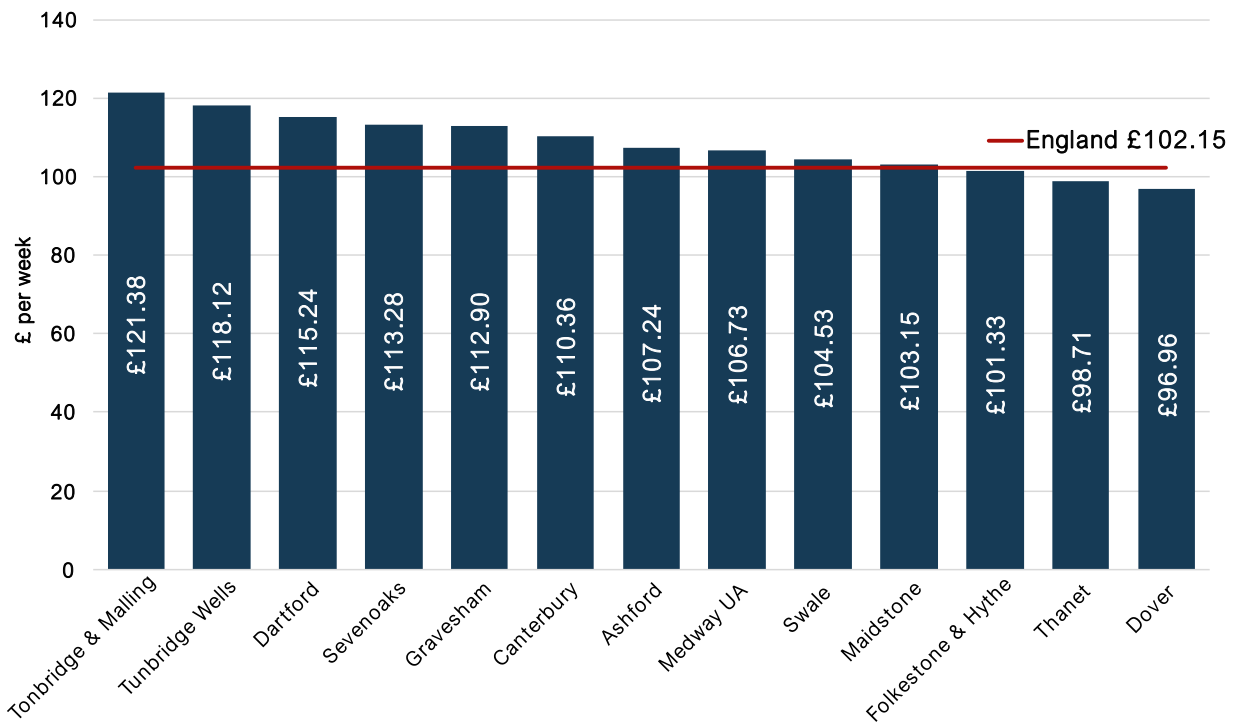
Table 2 Private registered provider (PRPS) rents (£ per week)

Area	2018	2019	2020	2021	2022	2023
Ashford	100.73	99.73	99.03	101.67	103.10	107.24
Canterbury	103.55	103.27	101.76	104.35	105.76	110.36
Dartford	108.66	107.99	106.57	109.35	110.79	115.24
Dover	90.32	89.35	89.08	91.44	92.63	96.96
Folkestone & Hythe	94.79	94.16	93.30	95.79	96.64	101.33
Gravesham	106.86	107.03	105.55	107.01	108.56	112.90
Maidstone	96.30	96.79	94.84	97.50	99.02	103.15
Sevenoaks	107.78	106.30	105.28	108.05	109.66	113.28
Swale	98.21	97.47	96.31	98.91	100.38	104.53
Thanet	92.22	91.07	90.29	92.79	94.32	98.71
Tonbridge & Malling	114.73	113.10	112.11	115.10	116.74	121.38
Tunbridge Wells	110.91	109.77	108.77	111.74	113.43	118.12
Medway UA	101.20	100.47	98.59	101.21	102.64	106.73
England	96.33	95.12	94.25	96.60	98.05	102.15

Source: DLUHC - Live Table 704, Presented by Kent Analytics, Kent County Council

Chart 2: Average weekly PRP rents in Kent & Medway, 2023

Private registered provider rents, 2023



Source: DLUHC - Live Table 704, Presented by Kent Analytics, Kent County Council

Private rental market rents

The Office for National Statistics (ONS) publishes estimates on the private rental market (PRM) for England. The data used to generate these statistics is based on a sample of rental information, collected by Rent Officers from landlords and letting agents.

The sample used to produce these statistics is not statistical and may not be consistent over time; as such, these data should not be compared across time periods or between areas. These data provide mean (average), median, lower quartile, and upper quartile gross monthly rent paid for housing by bedroom/room categories for each local authority in England.

When a series of numbers are arranged by size, the lower quartile (or 25th percentile) is the value that splits the lowest 25% of the data from the highest 75%. This bulletin presents the mean and the lower quartile data for Kent and Medway local authorities. The latest data is for the financial year 1 April 2022 to 31 March 2023.

As at 2022/23 the average monthly PRM rent for properties of all sizes in England was £994, the average for the South East region was higher at £1,148 per month. At £1,579

per month in Sevenoaks this is £585 above the national average. The lowest average PRM rent was in Dover (£805 per month).

In Kent, the average was £1,035 per month, above the national average and below the regional average, however four local authorities in Kent (Dartford, Sevenoaks, Tonbridge & Malling, and Tunbridge Wells) had average PRM rents that were higher than the national and regional average.

The highest average PRM rent in Kent for 1 bed to 4+ bed properties was in Sevenoaks whereas Dartford had the highest average PRM rent for Room and Studio properties. See Table 3 for details.

Table 3: Private rental market – mean rents (£ per month) 2022/23

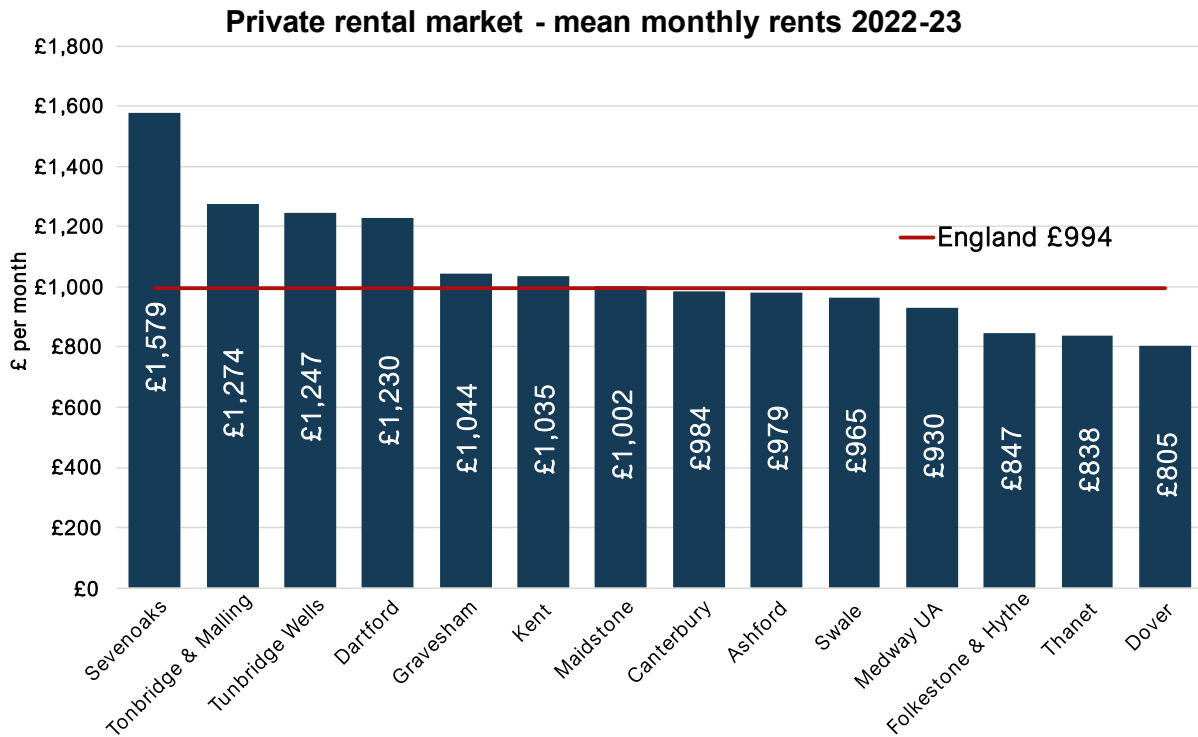
2022/23	Room	Studio	1 bed	2 bed	3 bed	4+ beds	All categories
Ashford	499	697	815	975	1,177	1,643	979
Canterbury	436	699	751	1,005	1,216	1,752	984
Dartford	690	724	917	1,211	1,479	1,902	1,230
Dover	453	559	585	773	968	1,390	805
Folkestone & Hythe	566	459	581	838	1,061	1,448	847
Gravesham	549	669	780	1,001	1,235	1,690	1,044
Maidstone	534	630	793	991	1,253	1,732	1,002
Sevenoaks	..	723	1,014	1,333	1,703	2,981	1,579
Swale	601	599	756	909	1,080	1,443	965
Thanet	577	597	634	845	1,032	1,326	838
Tonbridge & Malling	..	705	862	1,154	1,448	2,108	1,274
Tunbridge Wells	554	700	866	1,203	1,502	2,439	1,247
Kent	493	645	759	1,005	1,244	1,826	1,035
Medway UA	487	666	759	948	1,083	1,458	930
SOUTH EAST	542	691	851	1,090	1,344	2,066	1,148
London	757	1,196	1,529	1,860	2,274	3,240	1,875
ENGLAND	508	747	838	932	1,068	1,791	994

Source: Office for National Statistics, Presented by: Kent Analytics, Kent County Council

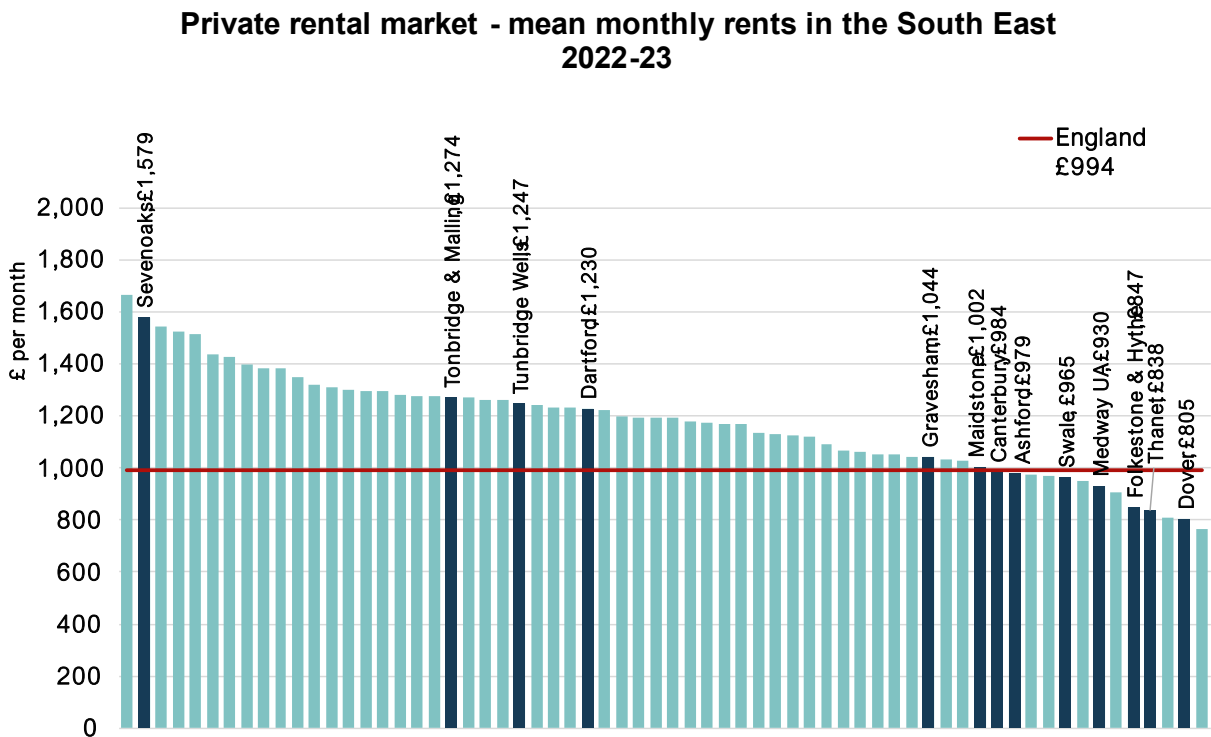
For counts of 0, mean, lower and upper quartiles, and median are shown as '..'.

Statistics derived from fewer than 5 observations have been suppressed and denoted by '-', with mean, lower and upper quartiles, and median shown as '..' when this is the case.

Chart 3 overleaf shows the average monthly PRM rents in Kent and Medway compared to the national average and Chart 4 shows the average monthly PRM rents for all property sizes in local authorities in the South East region. A table of the private rental mean monthly rents in all South East local authorities can be found in the Annex.

Chart 3: Average monthly PRM rents in Kent and Medway


Source: Private Rental market Statistics: Office for National Statistics (ONS), Presented by Kent Analytics, Kent County Council

Chart 4: Average PRM rents in South East local authorities


Source: Office for National Statistics (ONS) , Presented by: Kent Analytics, Kent County Council

As at 2022/23 the lower quartile PRM for properties of all sizes in England was £650, the average for the South East region was higher at £850 per month. In Kent, the lower quartile PRM was £750 per month, above the national average and below the regional average.

Ten local authorities in Kent had lower quartile rents above the national average, four of which were also higher than the regional average. Only Dover and Gravesham had a lower quartile rent below the national figure. See Table 4 and Chart 5 overleaf for details.

Table 4: Lower quartile Private Rental Market rents (£ per month)

2022/23	Room	Studio	1 bed	2 bed	3 bed	4+ beds	All categories
Ashford	459	..	750	850	1,050	1,400	775
Canterbury	420	630	650	875	1,055	1,400	655
Dartford	625	650	800	1,050	1,300	1,650	950
Dover	390	450	500	650	850	1,150	604
Folkestone & Hythe	550	390	500	693	853	1,180	600
Gravesham	500	640	700	875	1,100	1,300	825
Maidstone	525	600	725	900	1,100	1,500	760
Sevenoaks	..	..	900	1,150	1,400	2,125	1,100
Swale	550	550	680	818	900	1,250	800
Thanet	450	500	552	725	900	1,125	662
Tonbridge & Malling	..	625	800	1,025	1,250	1,700	950
Tunbridge Wells	498	650	775	1,015	1,250	1,950	875
Kent	435	575	650	850	1,000	1,400	750
Medway UA	460	560	650	825	900	1,250	750
SOUTH EAST	459	595	725	900	1,100	1,500	850
London	650	946	1,170	1,400	1,650	2,200	1,300
ENGLAND	422	525	575	650	735	1,175	650

Source: Office for National Statistics, Presented by: Kent Analytics, Kent County Council

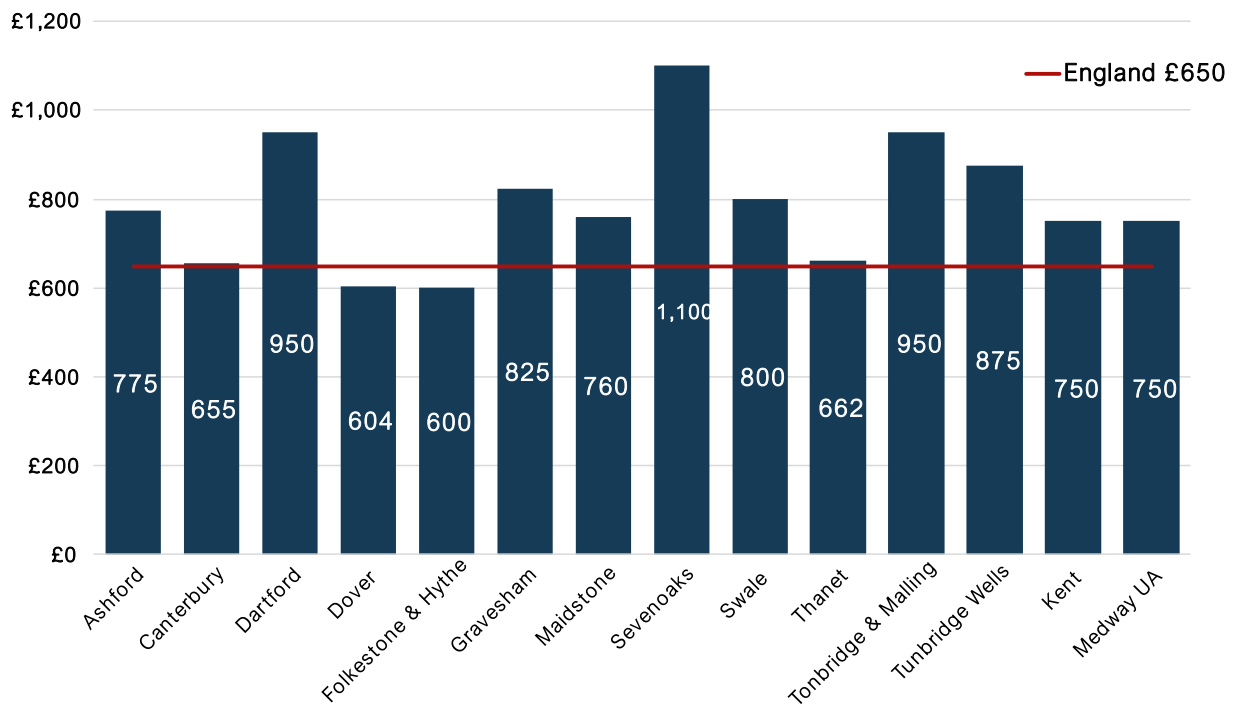
For counts of 0, mean, lower and upper quartiles, and median are shown as '.'.

All averages and measures are expressed in £ values and rounded to the nearest £1.

Statistics derived from fewer than 5 observations have been suppressed and denoted by '-', with mean, lower and upper quartiles, and median shown as '.' when this is the case.

Chart 5: Lower quartile PRM rents in Kent and Medway

Private rental market - lower quartile monthly rents 2022/23



Source: Office for National Statistics (ONS), Presented by Kent Analytics, Kent County Council

Comparison of rents

A comparison of local authority rents, PRP rents and PRM rents are presented in Tables 5 and 5a and Chart 6 overleaf. Please note that Local Authority rents for 2022/23 are not available for Maidstone, Sevenoaks, Swale, and Tonbridge & Malling.

Table 5: Comparison of LA rents, PRP rents and PRM rents in Kent & Medway – published rents

Published rents	Local Authority Rents £ per week	Private Registered Provider Rents £ per week	Private Rental £ per month
Area	2022/23	2023	2022/23
Ashford	£104.1	£107.2	£979.0
Canterbury	£94.4	£110.4	£984.0
Dartford	£93.8	£115.2	£1,230.0
Dover	£90.6	£97.0	£805.0
Folkestone & Hythe	£90.8	£101.3	£847.0
Gravesham	£96.7	£112.9	£1,044.0
Maidstone	..	£103.2	£1,002.0
Sevenoaks	..	£113.3	£1,579.0
Swale	..	£104.5	£965.0
Thanet	£88.7	£98.7	£838.0
Tonbridge & Malling	..	£121.4	£1,274.0
Tunbridge Wells	£137.2	£118.1	£1,247.0
Medway	£88.3	£106.7	£1,002.0

.. Indicates not available or not applicable

Source: Valuation Office Agency; MHCLG, Presented by: Kent Analytics, Kent County Council

Table 5a: Comparison of LA rents, PRP rents and PRM rents in Kent & Medway – calculated monthly equivalent

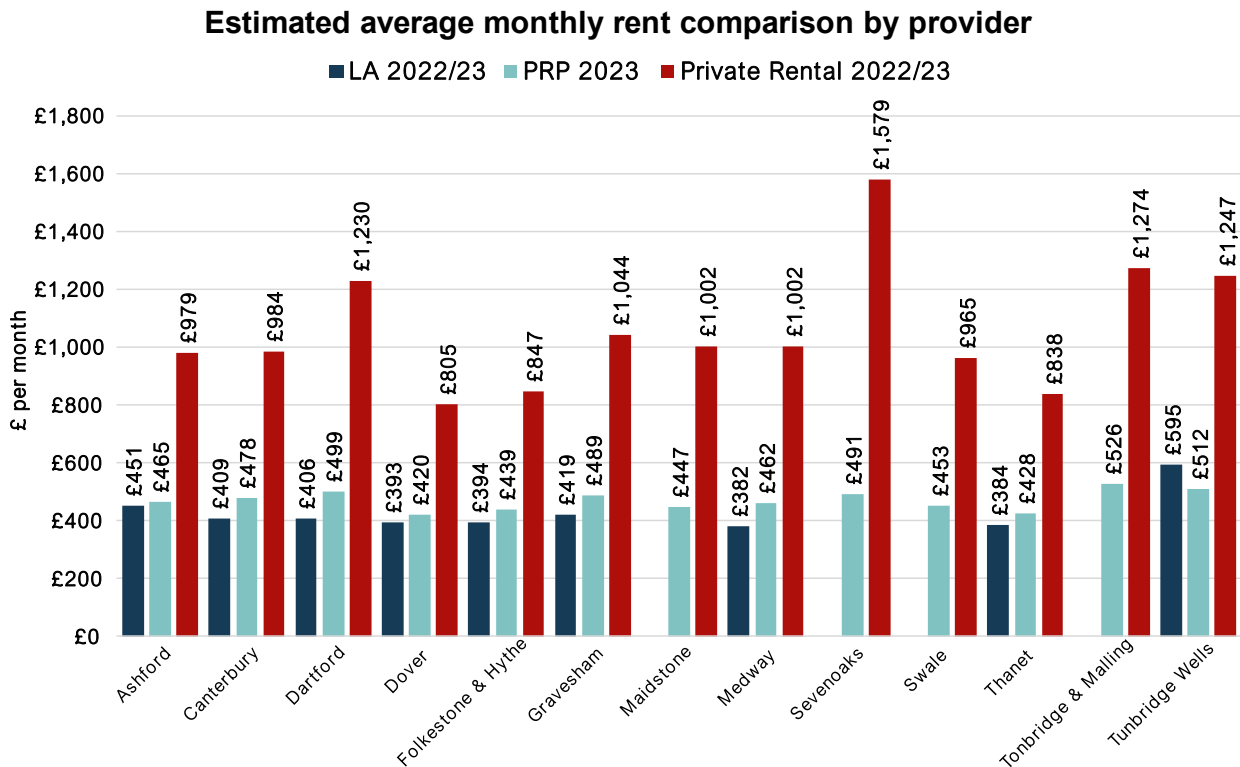
Calculated monthly equivalent	Local Authority Rents	Private Registered Provider Rents	Private Rental
Area	2022/23	2023	2022/23
Ashford	£450.9	£464.7	£979.0
Canterbury	£409.1	£478.2	£984.0
Dartford	£406.4	£499.4	£1,230.0
Dover	£392.7	£420.2	£805.0
Folkestone & Hythe	£393.5	£439.1	£847.0
Gravesham	£419.1	£489.2	£1,044.0
Maidstone	..	£447.0	£1,002.0
Sevenoaks	..	£490.9	£1,579.0
Swale	..	£453.0	£965.0
Thanet	£384.3	£427.7	£838.0
Tonbridge & Malling	..	£526.0	£1,274.0
Tunbridge Wells	£594.7	£511.9	£1,247.0
Medway	£382.5	£462.5	£1,002.0

Monthly equivalents calculated per calendar month: weekly rent x 52 weeks/12 months

.. Indicates not available or not applicable

Source: Valuation Office Agency; MHCLG, Presented by: Kent Analytics, Kent County Council

Chart 6: LA rents, PRP rents and PRM rents in Kent & Medway



Source: MHCLG; ONS; VOA, Presented by: KentAnalytics, Kent County Council

Local reference rents

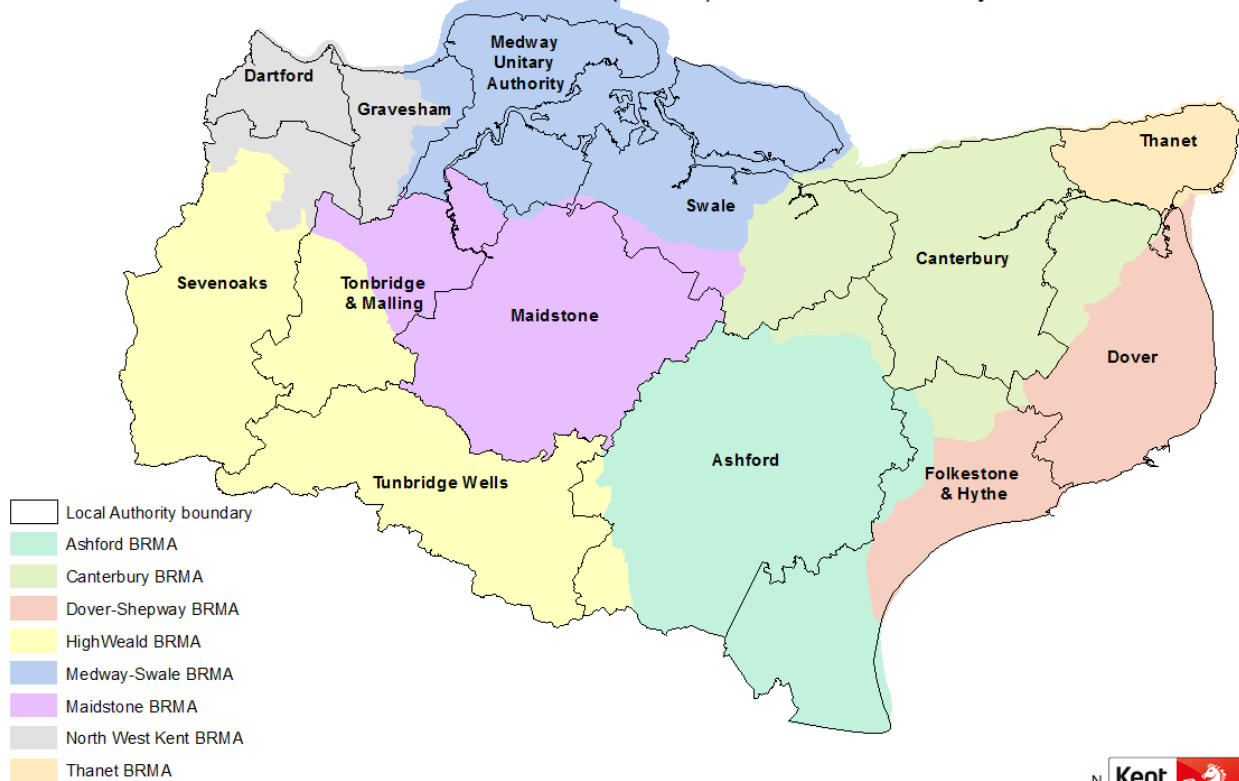
The Valuation Office Agency (VOA) publish Information on Local reference Rents. They are used to help determine Local Housing Allowance (LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA).

A BRMA is an area within which a tenant of the dwelling could be expected to live regarding facilities and services for the purposes of health, education, recreation, personal banking, and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services. A BRMA (LRR) must contain sufficient privately rented residential premises, to ensure that, in the Rent Officer's opinion, the Local Reference Rents for tenancies in the area are representative of the rents that a landlord might be expected to obtain in that area.

Map 1 overleaf shows Kent and Medway local authorities and the BRMA areas.

Map 1 BRMAs in Kent and Medway

Broad Rental Market Areas (BRMA) in Kent and Medway



Source: Valuations Office Agency (VOA)

Map produced by Kent Analytics, Kent County Council © Crown Copyright and database right 2022, Ordnance Survey 100019238



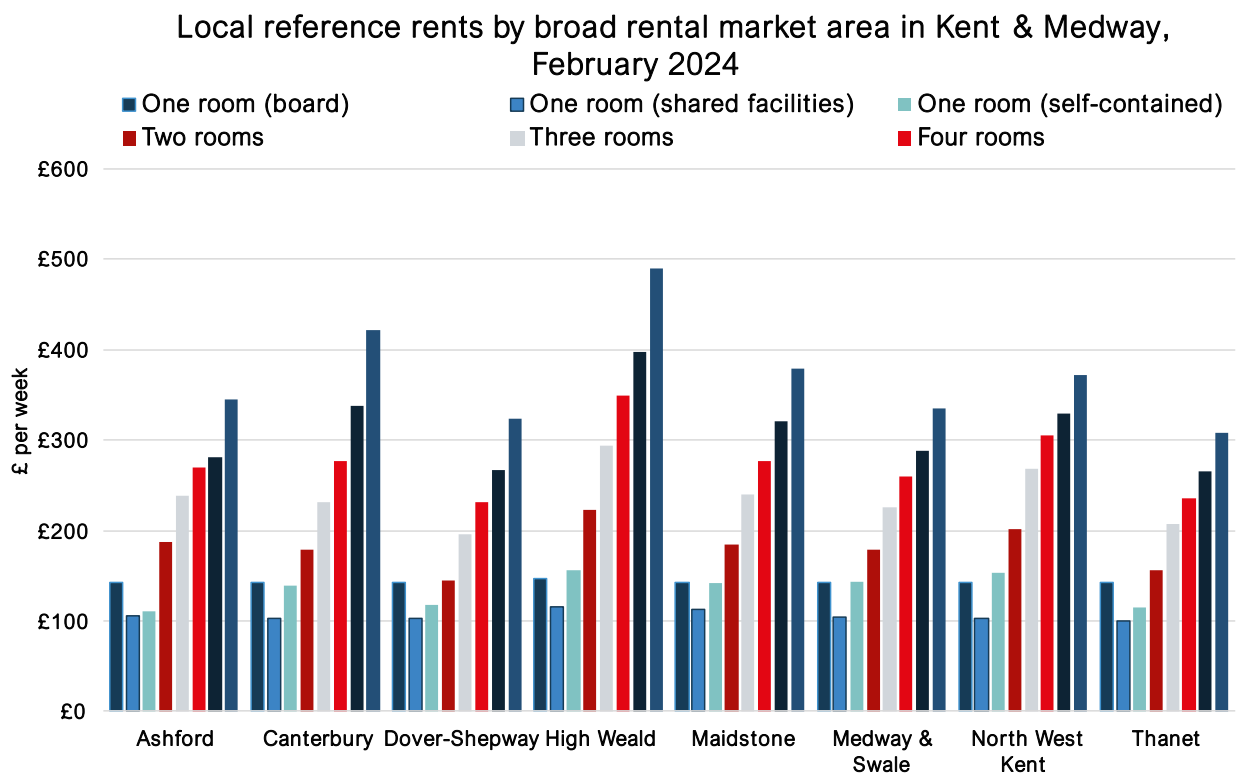
Local reference rents are highest in the High Weald BRMA. This BRMA contains Sevenoaks, Tonbridge and Malling and Tunbridge Wells, where previously noted private rental market rates are highest. See Table 6 and Chart 7 overleaf for details.

Table 6: Local reference rents (£ per week) in Kent and Medway BRMAs February 2024

BRMA (LRR)	One room (board)	One room (shared facilities)	One room (self-contained)	Two rooms	Three rooms	Four rooms	Five rooms	Six Rooms
Ashford	142.00	105.91	110.60	186.93	238.85	269.42	280.96	345.58
Canterbury	142.00	103.00	138.47	179.43	230.77	276.93	337.50	421.15
Dover-Shepway	142.00	102.44	118.27	144.23	196.15	230.77	266.54	323.08
High Weald	147.00	115.52	155.92	222.69	294.23	349.62	398.08	489.23
Maidstone	142.00	113.38	141.35	185.19	239.43	276.93	320.19	378.46
Medway & Swale	142.00	104.16	142.65	178.85	225.00	259.62	288.47	334.50
North West Kent	142.00	103.00	153.04	201.92	268.27	305.19	328.85	372.12
Thanet	142.00	100.39	115.39	155.77	207.69	235.96	265.39	308.66

Source: Valuation Office Agency, Presented by: Kent Analytics, Kent County Council

Chart 7: Local reference rents by BRMA in Kent & Medway



The Index of Private Housing Rental Prices (IPHRP)

An Experimental Index

The IPHRP is an experimental price index produced by the Office for National Statistics (ONS) to track the prices paid for renting property from private landlords in the United

Kingdom. It measures the change in price which tenants face when renting residential property from private landlords, thereby allowing a comparison between the prices tenants are charged in the current month as opposed to the same month in the previous year. The index does not measure the change in newly advertised rental prices only but reflects price changes for all private rental properties.

The IPHRP is a new official statistic undergoing evaluation and therefore released as an experimental statistic. The ONS recommend that caution is exercised when drawing conclusions from the published data as the index is likely to be further developed. The index is available for England and the regions of England.

See Table 7, Chart 8 and Chart 9 for details of London, The South East, England and England minus London.

Information about the methodology used to create the index is available from:

[The Office for National Statistics](#)

Table 7: IPHRP for the South East, London and England

Year	Month	London 1 year % change	South East 1 year % change	England 1 year % change	England (excl London) 1 year % change	London Index (Jan 2015 = 100.0)	South East Index (Jan 2015 = 100.0)	England Index (Jan 2015 = 100.0)	England (excl London) Index (Jan 2015 = 100.0)
2015	Jan	2.8	2.1	1.9	1.4	100.0	100.0	100.0	100.0
2015	Feb	3.0	2.2	2.1	1.4	100.3	100.2	100.2	100.1
2015	Mar	3.2	2.3	2.1	1.5	100.6	100.3	100.4	100.2
2015	Apr	3.3	2.4	2.3	1.6	100.9	100.6	100.6	100.4
2015	May	3.7	2.4	2.5	1.7	101.5	100.7	100.9	100.5
2015	Jun	3.8	2.5	2.5	1.7	101.8	100.9	101.1	100.7
2015	Jul	3.7	2.4	2.5	1.7	102.0	101.0	101.2	100.8
2015	Aug	4.3	2.6	2.8	1.9	102.7	101.3	101.6	101.0
2015	Sep	4.1	2.7	2.8	1.9	102.8	101.6	101.8	101.2
2015	Oct	4.1	2.8	2.8	2.0	103.0	101.8	102.0	101.3
2015	Nov	4.1	2.7	2.8	2.0	103.3	102.1	102.2	101.6
2015	Dec	3.9	2.8	2.7	1.9	103.4	102.5	102.3	101.7
2016	Jan	3.9	2.9	2.7	2.0	103.9	102.9	102.7	102.0
2016	Feb	3.8	2.9	2.8	2.1	104.1	103.1	102.9	102.2
2016	Mar	3.7	2.9	2.8	2.1	104.4	103.3	103.1	102.4
2016	Apr	3.7	3.1	2.8	2.2	104.7	103.7	103.4	102.6

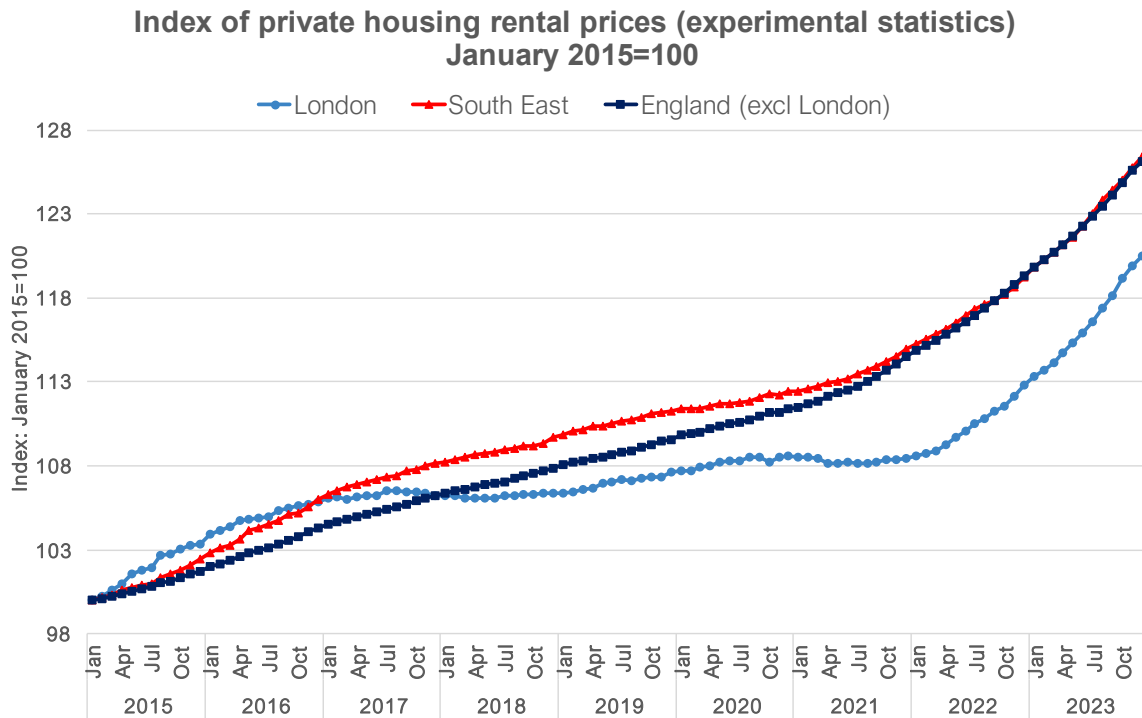
Year	Month	London 1 year % change	South East 1 year % change	England 1 year % change	England (excl London) 1 year % change	London Index (Jan 2015 = 100.0)	South East Index (Jan 2015 = 100.0)	England Index (Jan 2015 = 100.0)	England (excl London) Index (Jan 2015 = 100.0)
2016	May	3.3	3.4	2.6	2.3	104.8	104.1	103.6	102.8
2016	Jun	3.0	3.4	2.5	2.2	104.9	104.3	103.7	102.9
2016	Jul	3.0	3.5	2.6	2.3	105.0	104.5	103.8	103.1
2016	Aug	2.6	3.4	2.4	2.3	105.3	104.7	104.1	103.4
2016	Sep	2.7	3.5	2.5	2.4	105.5	105.1	104.3	103.6
2016	Oct	2.6	3.4	2.5	2.5	105.7	105.2	104.5	103.8
2016	Nov	2.4	3.4	2.4	2.5	105.7	105.6	104.7	104.1
2016	Dec	2.4	3.4	2.5	2.6	105.8	106.0	104.9	104.3
2017	Jan	2.1	3.3	2.3	2.5	106.1	106.3	105.1	104.6
2017	Feb	1.9	3.3	2.3	2.5	106.1	106.5	105.2	104.7
2017	Mar	1.6	3.4	2.1	2.4	106.0	106.7	105.3	104.8
2017	Apr	1.4	3.1	2.0	2.4	106.1	106.9	105.4	105.0
2017	May	1.3	2.8	1.9	2.2	106.3	107.1	105.5	105.1
2017	Jun	1.3	2.8	1.9	2.2	106.3	107.2	105.6	105.2
2017	Jul	1.5	2.6	1.9	2.2	106.5	107.3	105.8	105.4
2017	Aug	1.2	2.6	1.7	2.1	106.5	107.4	105.9	105.5
2017	Sep	0.9	2.5	1.6	2.1	106.5	107.7	106.0	105.7
2017	Oct	0.8	2.4	1.5	2.0	106.5	107.8	106.1	105.9
2017	Nov	0.6	2.3	1.4	1.9	106.4	108.0	106.2	106.1
2017	Dec	0.4	2.0	1.3	1.8	106.2	108.2	106.2	106.2
2018	Jan	0.2	1.8	1.1	1.7	106.3	108.2	106.3	106.4
2018	Feb	0.1	1.7	1.1	1.7	106.2	108.3	106.4	106.5
2018	Mar	0.1	1.7	1.1	1.7	106.1	108.5	106.4	106.6
2018	Apr	0.0	1.6	1.0	1.7	106.1	108.7	106.5	106.8
2018	May	-0.2	1.6	1.0	1.7	106.1	108.8	106.6	106.9
2018	Jun	-0.2	1.5	1.0	1.7	106.1	108.8	106.7	107.0
2018	Jul	-0.3	1.5	0.9	1.6	106.2	109.0	106.8	107.1
2018	Aug	-0.3	1.5	0.9	1.6	106.3	109.1	106.9	107.3
2018	Sep	-0.2	1.4	0.9	1.6	106.3	109.2	107.0	107.4
2018	Oct	-0.2	1.3	0.9	1.6	106.3	109.2	107.1	107.5
2018	Nov	0.0	1.2	1.0	1.5	106.3	109.3	107.2	107.7
2018	Dec	0.2	1.4	1.1	1.5	106.4	109.7	107.4	107.9
2019	Jan	0.1	1.5	1.1	1.6	106.4	109.9	107.4	108.1
2019	Feb	0.2	1.6	1.1	1.6	106.5	110.1	107.6	108.2
2019	Mar	0.5	1.5	1.2	1.6	106.6	110.2	107.7	108.3

Year	Month	London 1 year % change	South East 1 year % change	England 1 year % change	England (excl London) 1 year % change	London Index (Jan 2015 = 100.0)	South East Index (Jan 2015 = 100.0)	England Index (Jan 2015 = 100.0)	England (excl London) Index (Jan 2015 = 100.0)
2019	Apr	0.5	1.6	1.2	1.6	106.7	110.4	107.8	108.4
2019	May	0.9	1.5	1.3	1.5	107.0	110.4	108.0	108.5
2019	Jun	0.9	1.6	1.3	1.6	107.0	110.5	108.1	108.7
2019	Jul	0.9	1.6	1.4	1.6	107.2	110.7	108.2	108.8
2019	Aug	0.8	1.6	1.3	1.5	107.1	110.8	108.3	108.9
2019	Sep	0.9	1.6	1.3	1.5	107.2	110.9	108.4	109.1
2019	Oct	0.9	1.7	1.4	1.6	107.3	111.1	108.6	109.3
2019	Nov	1.0	1.7	1.4	1.7	107.4	111.2	108.7	109.5
2019	Dec	1.2	1.4	1.4	1.6	107.6	111.2	108.9	109.6
2020	Jan	1.3	1.4	1.5	1.7	107.7	111.4	109.1	109.8
2020	Feb	1.1	1.2	1.4	1.6	107.7	111.4	109.1	109.9
2020	Mar	1.2	1.1	1.4	1.6	107.9	111.4	109.3	110.0
2020	Apr	1.3	1.0	1.5	1.6	108.0	111.5	109.4	110.2
2020	May	1.2	1.2	1.5	1.7	108.2	111.7	109.6	110.4
2020	Jun	1.2	1.1	1.5	1.7	108.3	111.7	109.7	110.5
2020	Jul	1.1	1.0	1.4	1.7	108.3	111.8	109.8	110.6
2020	Aug	1.3	1.0	1.5	1.7	108.5	111.9	109.9	110.7
2020	Sep	1.2	1.0	1.5	1.7	108.6	112.1	110.1	110.9
2020	Oct	0.9	1.1	1.4	1.7	108.2	112.3	110.1	111.2
2020	Nov	1.1	0.9	1.4	1.6	108.5	112.2	110.2	111.2
2020	Dec	0.9	1.0	1.4	1.7	108.6	112.4	110.4	111.4
2021	Jan	0.8	1.0	1.3	1.5	108.6	112.5	110.4	111.5
2021	Feb	0.8	1.0	1.3	1.6	108.5	112.6	110.6	111.7
2021	Mar	0.5	1.2	1.3	1.7	108.5	112.7	110.6	111.9
2021	Apr	0.1	1.3	1.2	1.7	108.1	112.9	110.7	112.1
2021	May	-0.1	1.2	1.1	1.8	108.1	113.0	110.8	112.3
2021	Jun	-0.1	1.3	1.1	1.8	108.2	113.2	111.0	112.5
2021	Jul	-0.1	1.5	1.2	2.0	108.2	113.5	111.1	112.8
2021	Aug	-0.4	1.6	1.2	2.1	108.1	113.7	111.3	113.0
2021	Sep	-0.3	1.7	1.3	2.2	108.3	113.9	111.5	113.3
2021	Oct	0.1	1.8	1.5	2.3	108.4	114.3	111.8	113.7
2021	Nov	-0.1	2.1	1.6	2.6	108.4	114.5	112.0	114.1
2021	Dec	-0.1	2.3	1.8	2.8	108.4	115.0	112.3	114.5
2022	Jan	0.1	2.5	2.0	3.0	108.6	115.3	112.6	114.9
2022	Feb	0.2	2.6	2.1	3.1	108.8	115.6	112.9	115.2

Year	Month	London 1 year % change	South East 1 year % change	England 1 year % change	England (excl London) 1 year % change	London Index (Jan 2015 = 100.0)	South East Index (Jan 2015 = 100.0)	England Index (Jan 2015 = 100.0)	England (excl London) Index (Jan 2015 = 100.0)
2022	Mar	0.4	2.8	2.2	3.2	108.9	115.9	113.1	115.4
2022	Apr	1.1	2.9	2.5	3.3	109.3	116.2	113.5	115.8
2022	May	1.5	3.1	2.8	3.5	109.7	116.5	113.9	116.2
2022	Jun	1.7	3.3	2.9	3.6	110.1	116.9	114.2	116.6
2022	Jul	2.1	3.4	3.2	3.7	110.5	117.4	114.6	116.9
2022	Aug	2.5	3.5	3.4	3.9	110.9	117.6	115.0	117.4
2022	Sep	2.8	3.4	3.6	4.0	111.3	117.9	115.5	117.8
2022	Oct	3.0	3.5	3.7	4.0	111.6	118.3	115.9	118.3
2022	Nov	3.5	3.6	3.9	4.1	112.2	118.7	116.4	118.8
2022	Dec	4.0	3.8	4.1	4.2	112.8	119.3	117.0	119.3
2023	Jan	4.3	4.0	4.3	4.3	113.3	119.8	117.5	119.9
2023	Feb	4.6	4.1	4.5	4.4	113.7	120.3	117.9	120.3
2023	Mar	4.8	4.2	4.6	4.6	114.2	120.7	118.3	120.7
2023	Apr	5.0	4.3	4.7	4.6	114.7	121.2	118.8	121.2
2023	May	5.1	4.4	4.9	4.7	115.3	121.6	119.4	121.7
2023	Jun	5.3	4.6	5.1	4.9	115.9	122.3	120.0	122.3
2023	Jul	5.5	4.8	5.2	5.1	116.6	123.0	120.6	122.9
2023	Aug	5.9	5.3	5.4	5.2	117.4	123.8	121.3	123.5
2023	Sep	6.2	5.6	5.6	5.3	118.2	124.4	122.0	124.1
2023	Oct	6.8	5.8	6.0	5.6	119.2	125.1	122.8	124.9
2023	Nov	6.9	5.9	6.1	5.7	119.9	125.7	123.5	125.6
2023	Dec	6.8	6.0	6.1	5.7	120.5	126.5	124.1	126.1

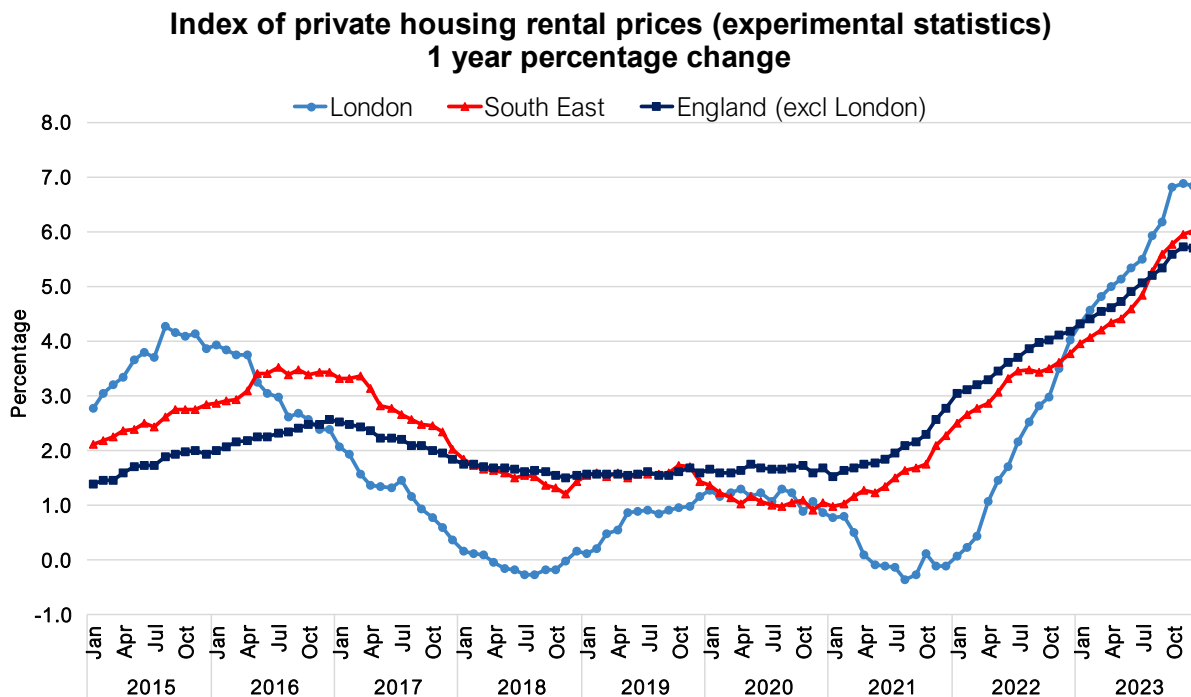
From the release of September data on 17 October 2018 the indices have been re-referenced and published with January 2015=100, this allows the Northern Ireland data to be incorporated and the calculation of a UK series. Regular re-referencing of indices is methodological good practice as it avoids rounding issues that can arise from small index values.

Chart 8: IPHRP for the South East, London and England from 2015



Source: Office for National Statistics, Presented by: Kent Analytics, Kent County Council

Chart 9: IPHRP – 1 year percentage change



Source: Office for National Statistics, Presented by: Kent Analytics, Kent County Council

Annex

Annex A: Private rental mean monthly rents in South East local authorities

Area	2022/23
Elmbridge	1,668
Sevenoaks	1,579
Windsor & Maidenhead UA	1,544
Epsom & Ewell	1,523
Oxford	1,514
Guildford	1,439
Brighton & Hove UA	1,426
Woking	1,397
Tandridge	1,386
Runnymede	1,383
Wokingham UA	1,352
Mole Valley	1,319
Surrey Heath	1,313
Waverley	1,303
Winchester	1,298
Reigate & Banstead	1,294
Buckinghamshire	1,283
Wealden	1,278
Spelthorne	1,275
Tonbridge & Malling	1,274
Vale of White Horse	1,272
South Oxfordshire	1,264
Horsham	1,263
Tunbridge Wells	1,247
Mid Sussex	1,241
West Oxfordshire	1,235
Hart	1,233
Dartford	1,230
Chichester	1,223
East Hampshire	1,200
Cherwell	1,194
Slough UA	1,194
Reading UA	1,192
Adur	1,179
Milton Keynes UA	1,172
Lewes	1,171
Crawley	1,169
Bracknell Forest UA	1,134
Test Valley	1,132
West Berkshire UA	1,128
New Forest	1,119
Arun	1,092
Worthing	1,065
Rushmoor	1,061
Fareham	1,055
Basingstoke & Deane	1,051

Area	2022/23
Portsmouth UA	1,044
Gravesham	1,044
Havant	1,035
Eastleigh	1,030
Maidstone	1,002
Canterbury	984
Ashford	979
Southampton UA	975
Rother	971
Swale	965
Eastbourne	950
Medway UA	930
Gosport	906
Folkestone & Hythe	847
Thanet	838
Hastings	807
Dover	805
Isle of Wight UA	765

Source: Private Rental market Statistics: Office for National Statistics (ONS), Presented by: Kent Analytics, Kent County Council

Related documents

Further information about housing in Kent is available via Kent Analytics' [Housing statistics](#) web pages

These include information about:

- New housing
- Housing and land prices
- Housing stock