

## Dwelling completions in Kent: 2018/19

### Related documents

The [Housing Statistics](#) web page contains more information which you may find useful.

**House and land prices** provide data on house prices and sales, Land and rent prices and land use.

**Housing stock** presents current housing stock figures and Council Tax data.

**NOTE:** within this bulletin 'Kent' refers to the Kent County Council (KCC) area which excludes Medway

### Further Information

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This bulletin presents the number of dwelling completions for the year ending March 31 March 2019 for all local authority districts in Kent. This data was collected through the Kent County Council Housing Information Audit (HIA)

### Summary

- During the year ending 31 March 2019 there were 7,377 NET dwelling completions within the twelve local authorities in Kent
- This figure is a result of 7,735 new dwellings being built and a loss of -358 existing dwellings
- This is 1.4% more (dwellings) than the previous year (2017/18) when the number of NET dwelling completions was 7,277
- The annual average number of NET dwellings completed each year in Kent since 2010/11 is 5,544.
- Two local authority districts saw over 1,000 NET dwelling completions during 2018-19.
- Maidstone had the highest number of NET dwelling completions during 2018/19 with 1,829.
- Dartford saw the second highest number of NET dwellings during 2018/19 with 1,013
- Sevenoaks had the lowest number of NET dwelling completions during 2018/19 with 254.

## Introduction

The monitoring of housing completions in Kent originally started on a formal basis in 1981/82 to monitor the number of housing completions against the requirement in the Kent Structure Plan which no longer exists. It has continued annually ever since.

Housing completion numbers and their exact locations are used in providing and planning for services such as libraries, highways, emergency services, transport (bus and train) routes, schools and sport and leisure facilities. It is important to know if the right type of housing, ie affordable and family type of accommodation is being delivered in the right place. Benchmarking with authorities across the county and nationally is also desirable, especially when setting housing policy, strategies and forecasting population growth.

### Ministry of Housing, Communities and Local Government figures

Each local authority is required to submit their housing completions to the Ministry of Housing, Communities and Local Government (MHCLG) via the Housing Flows Reconciliation (HFR) forms by September each year. If the local authorities haven't finished their housing monitoring in time, the MHCLG will impute "provisional" figures in to the table. The NET figures are presented annually in [Live tables on housing supply: net additional dwellings](#) which are published in November each year. Despite the imputation of provisional figures, the national tables are useful to use as a snapshot of new dwellings as at 31 March which can be compared with local authorities in other areas.

### The Kent County Council Housing Information Audit (HIA)

The Kent County Council Housing Information Audit (HIA) is managed and co-ordinated by the Kent County Council Strategic Commissioning – Analytics Team on behalf of the Kent Planning Officers Group (KPOG). The group represents the County and District planning authorities and includes Medway Unitary Authority. As with the MHCLG returns, each local authority is requested to provide figures on new dwellings as at 31 March. Unlike the MHCLG returns, the HIA is not compulsory, therefore we do not stipulate a deadline date. This allows the local authorities time to verify the figures and means that the HIA figures do not have imputed estimates. Unfortunately, this means that publication of the data may be considerably later than the MHCLG tables.

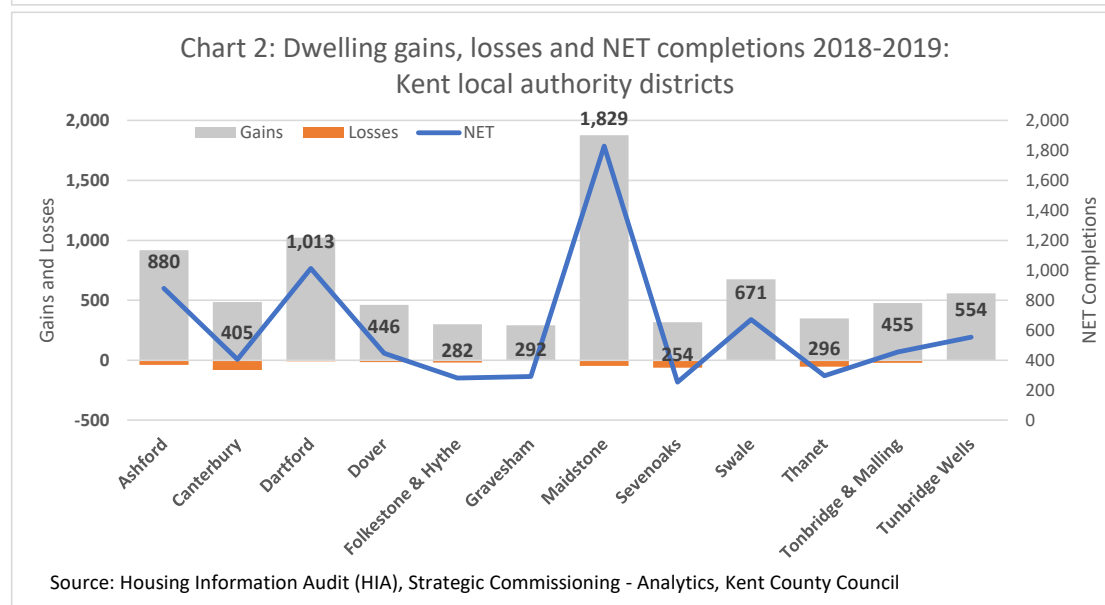
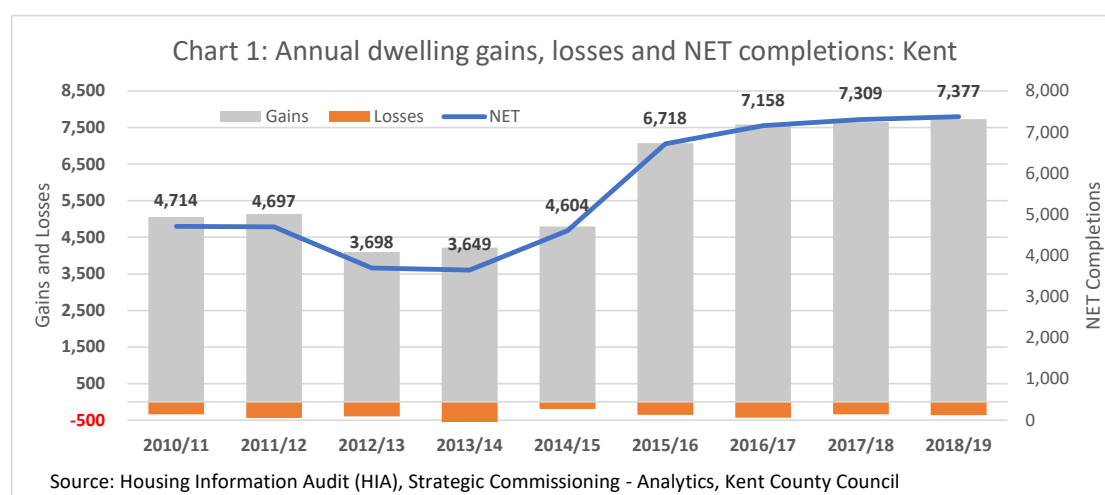
In addition to the completions, information on future housing developments is collected and published in the Five-year housing land supply bulletin for Kent.

## Important note on Class C2 Accommodation: Student and Residential Institutions

Under recently updated National Planning Policy Framework, local planning authorities are now able to count student accommodation, and older people's housing within Housing completions and the 5-year land supply, based on the amount of accommodation released. At the time of collecting the 2018/19 HIA data, the relevant information was not available for all local authorities within the HIA on a consistent basis therefore a breakdown of C2 accommodation is not provided here

## Annual dwelling completions in Kent

In the year ending 31 March 2019 there were 7,377 Net dwelling completions in Kent. This is the highest number of NET new dwelling completions in Kent since 2011. This figure is a result of 7,735 new dwellings being built and a loss of -358 existing dwellings.



Two local authority districts saw over 1,000 NET dwelling completions during 2018-19. Maidstone saw the highest number with 1,829, followed by Dartford with 1,013. Sevenoaks saw the lowest number of NET dwelling completions with 254. We only have net completions data for Medway, so it is not included in charts 2 and 3.

	Table 1: Annual Housing Completions (NET)									1yr change		Annual average since 2010/11
	2010/11	2011/12	2012/13*	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	no	%	
Ashford	555	633	284	137	405	1,022	696	577	880	303	52.5%	577
Canterbury	361	624	525	475	285	276	404	446	405	-41	-9.2%	422
Dartford	362	323	422	602	565	971	1,162	1,031	1,013	-18	-1.7%	717
Dover	201	227	221	228	344	726	412	447	446	-1	-0.2%	361
Folkestone & Hythe	132	207	206	165	330	302	567	413	282	-131	-31.7%	289
Gravesham	185	177	399	156	246	180	165	276	292	16	5.8%	231
Maidstone	649	873	630	423	422	521	1,145	1,286	1,829	543	42.2%	864
Sevenoaks	281	174	141	224	199	414	312	378	254	-124	-32.8%	264
Swale	433	484	291	336	618	597	615	615	671	56	9.1%	518
Thanet	889	320	194	311	380	350	389	238	296	58	24.4%	374
Tonbridge & Malling	351	444	390	608	487	912	830	1,033	455	-578	-56.0%	612
Tunbridge Wells	315	212	-5	-16	323	447	461	537	554	17	3.2%	314
<b>Kent</b>	<b>4,714</b>	<b>4,698</b>	<b>3,698</b>	<b>3,649</b>	<b>4,604</b>	<b>6,718</b>	<b>7,158</b>	<b>7,277</b>	<b>7,377</b>	<b>100</b>	<b>1.4%</b>	<b>5,544</b>
Medway U.A.	657	809	565	579	483	553	642	680	647	-33	-4.9%	624
Kent & Medway	5,371	5,507	4,263	4,228	5,087	7,271	7,800	7,957	8,024	67	0.8%	6,168

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council  
\*HFR = Housing Flows Reconciliation Survey

	Table 2: Annual Housing Completions (GAINS)									1yr change		Annual average since 2010/11
	2010/11	2011/12	2012/13*	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	no	%	
Ashford	556	633	296	137	405	1,024	720	643	919	276	42.9%	593
Canterbury	411	668	598	520	320	296	459	547	486	-61	-11.2%	478
Dartford	367	324	432	613	570	979	1,172	1,039	1,022	-17	-1.6%	724
Dover	205	255	234	248	364	740	420	452	462	10	2.2%	376
Folkestone & Hythe	151	221	206	183	348	338	594	432	301	-131	-30.3%	308
Gravesham	200	279	400	165	250	180	170	276	292	16	5.8%	246
Maidstone	702	892	643	444	425	633	1,300	1,327	1,877	550	41.4%	916
Sevenoaks	312	225	195	264	259	479	340	395	317	-78	-19.7%	310
Swale	444	499	323	435	618	620	623	627	676	49	7.8%	541
Thanet	1,000	417	211	328	383	394	466	271	349	78	28.8%	424
Tonbridge & Malling	366	466	425	710	526	939	852	1,056	477	-579	-54.8%	646
Tunbridge Wells	339	257	133	173	328	453	472	584	557	-27	-4.6%	366
<b>Kent</b>	<b>5,053</b>	<b>5,136</b>	<b>4,096</b>	<b>4,220</b>	<b>4,796</b>	<b>7,075</b>	<b>7,588</b>	<b>7,649</b>	<b>7,735</b>	<b>86</b>	<b>1.1%</b>	<b>5,928</b>

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council  
\*HFR = Housing Flows Reconciliation Survey

	Table 3: Annual Housing Completions (LOSSES)									1yr change		Annual average since 2010/11
	2010/11	2011/12	2012/13*	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	no	%	
Ashford	-1	0	-12	0	0	-2	-24	-66	-39	27	-40.9%	-16
Canterbury	-50	-44	-73	-45	-35	-20	-55	-101	-81	20	-19.8%	-56
Dartford	-5	-1	-10	-11	-5	-8	-10	-8	-9	-1	12.5%	-7
Dover	-4	-28	-13	-20	-20	-14	-8	-5	-16	-11	220.0%	-14
Folkestone & Hythe	-19	-14	0	-18	-18	-36	-27	-19	-19	0	0.0%	-19
Gravesham	-15	-102	-1	-9	-4	0	-5	0	0	0	#DIV/0!	-15
Maidstone	-53	-19	-13	-21	-3	-112	-155	-41	-48	-7	17.1%	-52
Sevenoaks	-31	-51	-54	-40	-60	-65	-28	-17	-63	-46	270.6%	-45
Swale	-11	-15	-32	-99	0	-23	-8	-12	-5	7	-58.3%	-23
Thanet	-111	-97	-17	-17	-3	-44	-77	-33	-53	-20	60.6%	-50
Tonbridge & Malling	-15	-22	-35	-102	-39	-27	-22	-23	-22	1	-4.3%	-34
Tunbridge Wells	-24	-46	-138	-189	-5	-6	-11	-15	-3	12	-80.0%	-49
<b>Kent</b>	<b>-339</b>	<b>-439</b>	<b>-398</b>	<b>-571</b>	<b>-192</b>	<b>-357</b>	<b>-430</b>	<b>-340</b>	<b>-358</b>	<b>-18</b>	<b>5.3%</b>	<b>-380</b>

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council  
\*HFR = Housing Flows Reconciliation Survey