

Housing completions in Kent: April 2022 to March 2023

The Kent County Council Housing Information Audit (HIA) is managed and co-ordinated by the Kent Analytics Team on behalf of the Kent Planning Policy Forum. The group represents the County and District planning authorities and includes Medway Unitary Authority

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This bulletin presents the number of housing completions for the year ending March 2023 for all local authority districts in Kent.

Summary

- During the year ending 31 March 2023 there were 7,859 NET dwelling completions within the twelve local authorities in Kent.
- This figure is a result of 8,179 new dwellings being built and a loss of -320 existing dwellings.
- The annual average number of NET dwellings completed each year in Kent since 2013/14 is 6,663.
- Maidstone had the highest number of NET dwelling completions during 2022/23 with 1,125.
- Sevenoaks had the lowest number of NET dwelling completions during 2022/23 with 261.
- During the year ending 31 March 2023 there were 950 NET dwelling completions in Medway Unitary Authority.

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Introduction

The monitoring of housing completions in Kent **began** 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 completions 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, i.e., 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.

Government housing figures

Each local authority is required to submit their housing completions as of 31 March to the Department for Levelling Up, Housing and Communities (DLUHC) via the Housing Flows Reconciliation (HFR) forms by September each year.

If the local authorities haven't finished their housing monitoring in time, the DLUHC 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 of 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 Analytics Team on behalf of the Kent Planning Policy Forum. The group represents the County and District planning authorities and includes Medway Unitary Authority.

As with the DLUHC returns, each local authority is requested to provide figures on new dwellings as of 31 March.

Unlike the DLUHC 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.

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

For more specific information on housing completions and housing land supply please contact the relevant local authority.

This bulletin will be updated with 2023/24 figures when available in 2024. You are advised to check each local authority district's website for the latest information.

Important note on Class C2 Accommodation: Student and Residential Institutions

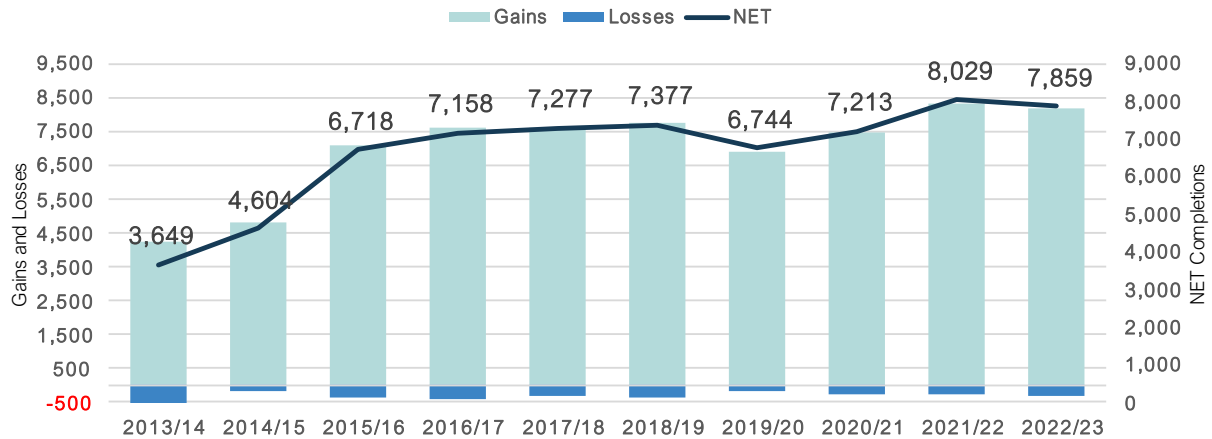
Under the recently updated National Planning Policy Framework, local planning authorities are now able to count student accommodation, and older people's housing within Housing completions and the 5-year land supply, based on the amount of accommodation released. At the time of collecting the 2022/23 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 2023 there were 7,859 Net dwelling completions in Kent. This figure is a result of 8,179 new dwellings being built and a loss of -320 existing dwellings.

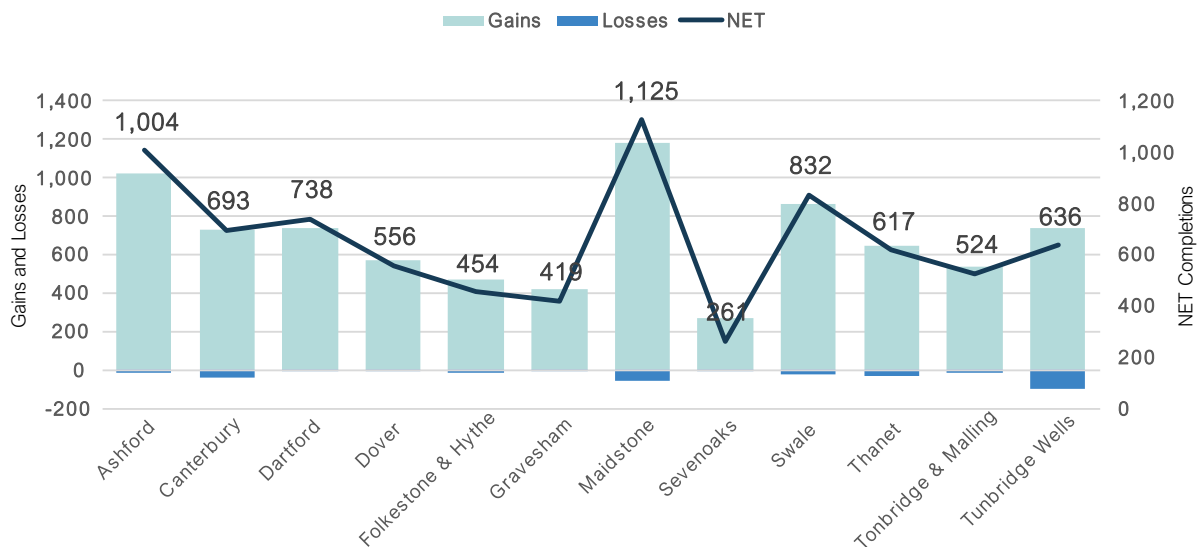
Maidstone and Ashford were the only districts to see over 1,000 NET dwelling completions during 2022/23. Sevenoaks saw the lowest number of NET dwelling completions with 261. See Chart 1 and Chart 2 for details.

Chart 1: Annual dwelling gains, losses, and NET completions 2022-2023: Kent



Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council

Chart 2: Annual dwelling gains, losses, and NET completions 2022-2023: Kent local authority districts



Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council

A time series of NET housing completions, housing gains, and losses for all local authorities from 2013/14 through to 2022/23 is presented in tables 1, 2 and 3.

We only have net completions data for Medway, so it is not included in tables 2 and 3.

Table 1: Annual NET housing completions 2013/14 to 2022/2023

Area	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	1 year change	% change	Annual average
Ashford	137	405	1,022	696	577	880	746	1,088	627	1,004	377	60.1%	718
Canterbury	475	285	276	404	446	405	528	330	785	693	-92	-11.7%	463
Dartford	602	565	971	1,162	1,031	1,013	540	606	540	738	198	36.7%	777
Dover	228	344	726	412	447	446	442	494	625	556	-69	-11.0%	472
Folkestone & Hythe	165	330	302	567	413	282	446	489	454	454	0	0.0%	390
Gravesham	156	246	180	165	276	292	164	240	419	419	0	0.0%	256
Maidstone	423	422	521	1,145	1,286	1,829	1,303	1,354	1,644	1,125	-519	-31.6%	1,105
Sevenoaks	224	199	414	312	378	254	426	213	344	261	-83	-24.1%	303
Swale	336	618	597	615	615	671	802	724	1,058	832	-226	-21.4%	687
Thanet	311	380	350	389	238	296	426	540	548	617	69	12.6%	410
Tonbridge & Malling	608	487	912	830	1,033	455	447	447	467	524	57	12.2%	621
Tunbridge Wells	-16	323	447	461	537	554	474	688	518	636	118	22.8%	462
Kent	3,649	4,604	6,718	7,158	7,277	7,377	6,744	7,213	8,029	7,859	-170	-2.1%	6,663
Medway U.A.	579	483	553	642	680	647	1,130	1,082	1,102	950	-152	-13.8%	785
Kent & Medway	4,228	5,087	7,271	7,800	7,957	8,024	7,874	8,295	9,131	8,809	-322	-3.5%	7,448

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

Table 2: Annual housing completions (GAINS) 2013/14 to 2022/23

Area	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	1 year change	% change	Annual average
Ashford	137	405	1,024	720	643	919	749	1,105	689	1,018	329.00	32.3%	741
Canterbury	520	320	296	459	547	486	567	364	833	730	-103.00	-14.1%	512
Dartford	613	570	979	1,172	1,039	1,022	547	617	543	740	197.00	26.6%	784
Dover	248	364	740	420	452	462	471	510	629	567	-62.00	-10.9%	486
Folkestone & Hythe	183	348	338	594	432	301	458	511	478	469	-9.00	-1.9%	411
Gravesham	165	250	180	170	276	292	164	240	421	422	1.00	0.2%	258
Maidstone	444	425	633	1,300	1,327	1,877	1,315	1,399	1,677	1,184	-493.00	-41.6%	1,158
Sevenoaks	264	259	479	340	395	317	434	229	355	268	-87.00	-32.5%	334
Swale	435	618	620	623	627	676	805	726	1,065	859	-206.00	-24.0%	705
Thanet	328	383	394	466	271	349	452	573	571	646	75.00	11.6%	443
Tonbridge & Malling	710	526	939	852	1,056	477	456	456	498	540	42.00	7.8%	651
Tunbridge Wells	173	328	453	472	555	557	497	747	544	736	192.00	26.1%	506
Kent	4,220	4,796	7,075	7,588	7,620	7,735	6,915	7,477	8,303	8,179	-124.00	-1.5%	6,991

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

Table 3: Annual housing completions (LOSSES) 2013/14 to 2022/23

Area	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	1 year change	% change	Annual average
Ashford	0	0	-2	-24	-66	-39	-3	-17	-62	-14	48.00	-342.9%	-23
Canterbury	-45	-35	-20	-55	-101	-81	-39	-34	-48	-37	11.00	-29.7%	-50
Dartford	-11	-5	-8	-10	-8	-9	-7	-11	-3	-2	1.00	-50.0%	-7
Dover	-20	-20	-14	-8	-5	-16	-29	-16	-4	-11	-7.00	63.6%	-14
Folkestone & Hythe	-18	-18	-36	-27	-19	-19	-12	-22	-24	-15	9.00	-60.0%	-21
Gravesham	-9	-4	0	-5	0	0	0	0	-2	-3	-1.00	33.3%	-2
Maidstone	-21	-3	-112	-155	-41	-48	-12	-45	-33	-59	-26.00	44.1%	-53
Sevenoaks	-40	-60	-65	-28	-17	-63	-8	-16	-11	-7	4.00	-57.1%	-32
Swale	-99	0	-23	-8	-12	-5	-3	-2	-7	-27	-20.00	74.1%	-19
Thanet	-17	-3	-44	-77	-33	-53	-26	-33	-23	-29	-6.00	20.7%	-34
Tonbridge & Malling	-102	-39	-27	-22	-23	-22	-9	-9	-31	-16	15.00	-93.8%	-30
Tunbridge Wells	-189	-5	-6	-11	-18	-3	-23	-59	-26	-100	-74.00	74.0%	-44
Kent	-571	-192	-357	-430	-343	-358	-171	-264	-274	-320	-46.00	14.4%	-328

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

Related documents

Further information about housing in Kent is available via Kent Analytics [Housing Statistics](#) web page

These include information about:

- New housing
- Housing and land prices
- Housing stock