

Housing Stock in Kent

This data is compiled and published from two separate sources. The Department for Levelling Up, Housing and Communities (DLUHC) as of 31 March 2023, and the Valuation Office Agency (VOA) as of 31 March 2024.

NOTE: In this bulletin the term Kent refers to the Kent County Council area and excludes Medway.

Further Information

Kent Analytics
Kent County Council
Invicta House
Maidstone
Kent
ME14 1XQ

Email:
research@kent.gov.uk

Phone: 03000 41 74 44

[Kent facts and figures](#)

This bulletin presents information on the housing stock for local authority districts in Kent as of 2023 and 2024.

Summary

- The DLUHC estimates that there were 708,630 dwellings in Kent as of March 2023.
- The dwellings are made up of: Social housing dwellings (13.1%), Private sector dwellings (86.8%) and Other public sector (0.1%).
- Figures from the VOA (for 2023) estimate a higher stock of dwellings (710,170).
- 66.5% of Kent's dwelling stock is made up of houses, 20.4% flats and 11.0% bungalows.
- 41.6% of Kent's dwelling stock comprises of 3-bedroom dwellings.
- 20,002 dwellings were vacant in Kent as of 2023, up 8.7% on the previous year. 35.2% of these were vacant for 6 months or more.
- 9,209 dwellings in Kent are second homes. Most are in the coastal districts of Canterbury, Dover, Folkestone & Hythe, Swale, and Thanet.

Contents

Introduction	1
Analysis	2
Dwelling stock	2
Tenure of dwelling stock	4
Type of dwelling stock.....	7
Size of dwelling stock (number of bedrooms).....	10
Vacant Dwellings	12
Long Term Vacant Dwellings.....	15
Second Homes	17
Related documents	21

Introduction

This bulletin presents dwelling stock data for local authorities in Kent compared with those of the South East and of England. The source of the data is the Department for Levelling Up, Housing and Communities (DLUHC) and council tax data from the Valuation Office Agency (VOA).

Each dataset estimates dwelling stock slightly differently, and different characteristics are available from each one. As each dataset uses a different methodology the resulting total dwelling stock figures differ.

There is also a time difference between the two datasets. DLHUC data is as of 2023 and VOA data is as of 2024.

Department for Levelling Up, Housing and Communities (DLUHC) data

DLUHC produce estimates of the number of dwellings in England and in each local authority district as of 31 March each year.

Estimates for total stock are derived from the Census. In between census years, the total figures are produced by adding the annual net supply of housing to the existing dwelling stock. These estimates are used as evidence in policy making by both central and local government. The data is also used in the development and production of other government statistics by the Office for National Statistics.

DLUHC data provides an estimate of dwelling stock, dwelling stock by tenure, vacant dwellings and second homes. This dataset generally gives us the highest dwelling count. Further information on the MHCLG methodology for creating dwelling stock estimates can be found on the [DLUHC](#) website.

The Valuation Office Agency (VOA) data

The Valuation Office Agency compiles and maintains lists of all domestic properties in England and Wales to support the collection of council tax. Data on property types and number of bedrooms are collected to enable properties to be placed into Council Tax bands.

The VOA data provides information on the characteristics of the dwelling stock such as dwelling size and type. This dataset gives a lower estimate of the total stock of dwellings than the DLHUC estimates.

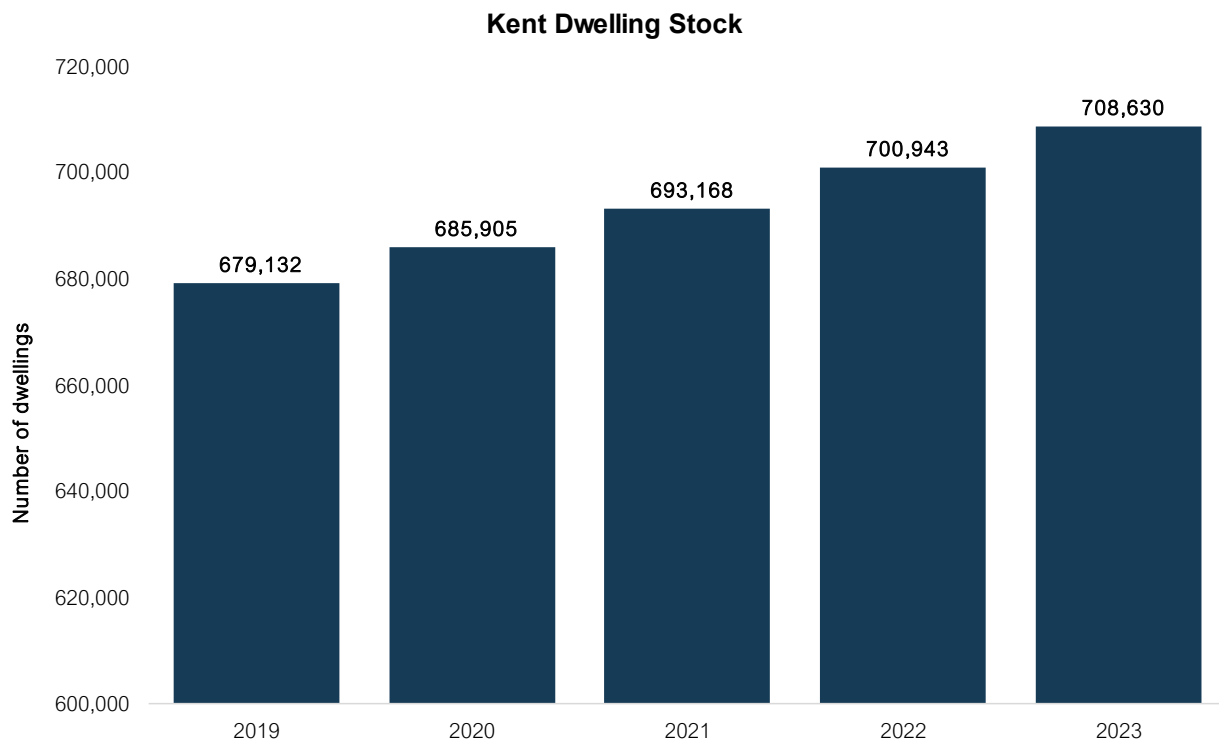
Further information on VOA Council Tax statistics can be found on the [Valuation Office](#) website.

Analysis

Dwelling stock

The DLUHC estimates show that as of the 31st of March 2023 there was a total 708,630 dwellings in Kent. This is a rise of 1.1% on the previous year when the estimate was 700,943 dwellings. Results also show that over the last five years the dwelling stock in Kent increased by 5.4%. Nationally (England) the increase was 4.9% over the same period. Overall, Kent has seen an annual average increase of over 6,000 dwellings each year since 2011.

Chart 1: Kent dwelling stock 2019 to 2023



Source: DLUHC, Table: LT125
Presented by: Kent Analytics, Kent County Council

Table 1: Total dwelling stock estimates by local authority, 31st March each year

Housing stock	2019	2020	2021	2022	2023
Ashford	54,755	55,509	56,653	57,280	58,281
Canterbury	67,210	67,627	67,946	68,638	69,282
Dartford	46,882	47,368	47,921	48,461	49,199
Dover	53,939	54,309	54,720	55,345	55,888
Folkestone & Hythe	52,179	52,630	53,108	53,562	54,016
Gravesham	43,647	43,821	44,071	44,492	44,911
Maidstone	72,688	74,112	75,558	77,185	78,249
Sevenoaks	50,868	51,345	51,605	51,872	52,133
Swale	64,243	65,308	66,200	67,189	68,007
Thanet	67,940	68,368	68,964	69,512	70,129
Tonbridge & Malling	54,697	55,107	55,487	55,954	56,446
Tunbridge Wells	50,085	50,402	50,935	51,453	52,089
Kent	679,132	685,905	693,168	700,943	708,630
Medway	115,215	116,356	117,443	118,546	119,504
Kent & Medway	794,346	802,261	810,611	819,489	828,134
South East	3,945,807	3,987,198	4,026,333	4,067,570	4,109,710
England	24,461,243	24,709,834	24,927,588	25,162,050	25,396,447

Source: DLUHC: Live Table 125

Presented by Kent Analytics, Kent County Council

As at 2023 Maidstone local authority had the largest dwelling stock of all of the local authorities in Kent with 78,249.

Gravesham had the lowest stock of dwellings with 44,911.

Maidstone saw the largest 5-year number and percentage increase in dwelling stock with 6,777 more dwellings (+9.5%).

Gravesham saw the smallest increase in number over the past five years with an extra 1,565 dwellings or 3.6% increase.

Table 2 shows the 1-year and 5-year change in housing stock in Kent and Kent districts.

Table 2: 1-year and 5-year change in dwelling stock

Housing stock	1 year number change	5 year number change	1 year % change	5 year % change
Ashford	1,001	4,449	1.7%	8.3%
Canterbury	644	2,383	0.9%	3.6%
Dartford	738	3,277	1.5%	7.1%
Dover	543	2,323	1.0%	4.3%
Folkestone & Hythe	454	2,272	0.8%	4.4%
Gravesham	419	1,565	0.9%	3.6%
Maidstone	1,064	6,777	1.4%	9.5%
Sevenoaks	261	1,565	0.5%	3.1%
Swale	818	4,720	1.2%	7.5%
Thanet	617	2,541	0.9%	3.8%
Tonbridge & Malling	492	2,110	0.9%	3.9%
Tunbridge Wells	636	2,401	1.2%	4.8%
Kent	7,687	36,384	1.1%	5.4%
Medway	958	4,946	0.8%	4.3%
Kent & Medway	8,645	41,330	1.1%	5.3%
South East	42,140	205,747	1.0%	5.3%
England	234,397	1,182,970	0.9%	4.9%

Source: DLUHC: Live Table 125

Presented by Kent Analytics, Kent County Council

Tenure of dwelling stock

As of the 31st of March 2023, there were an estimated 615,404 private sector dwellings in Kent (accounting for 86.8% Kent's total dwelling stock) and 92,631 social housing dwellings (13.1% of total stock).

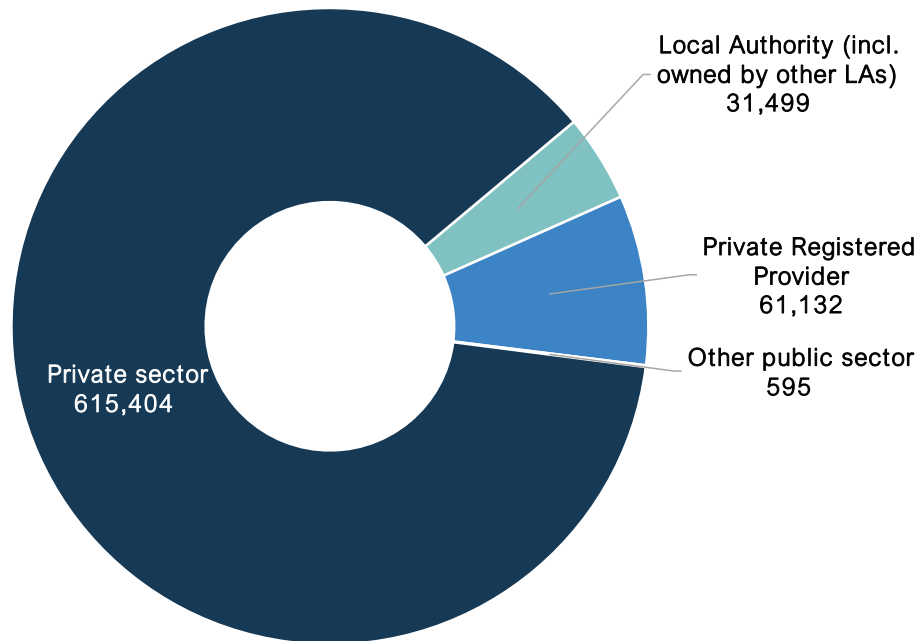
Social housing dwelling stock consists of: -

- Local Authority owned dwellings
- Private Registered Providers (PRPs such as Housing Associations) stock.

Chart 2 overleaf shows Kent's dwelling stock by tenure.

Chart 2: Kent dwelling stock by tenure

Kent dwelling stock by tenure: 2023



Source: DLUHC, Table: LT125
Presented by Kent Analytics, Kent County Council

One Kent local authority (Maidstone) does not own any housing stock and operates through Private Registered Providers. A further four authorities (Sevenoaks, Swale, Tonbridge & Malling, and Tunbridge Wells) own a minimal amount of dwelling stock. The amount of Local Authority owned housing stock in Kent amounts to 34.0% of the social housing total with Private Registered Providers owning 66.0%.

Gravesham had the highest proportion of social dwelling stock in Kent with 16.7% of the stock within the district being owned by the local authority or Private Registered Providers.

Maidstone district had the highest number of social dwelling stock (10,090 dwellings) all of which is Private Registered Provider stock.

'Other' public sector dwellings are those owned by other public sector agencies (e.g., government departments, government agencies but not Private Registered Providers).

Tables 3 and 4 show the number and proportion of housing stock by tenure in Kent and Kent districts.

Table 3: Dwelling stock by tenure – number

2023	Total (All stock)	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	58,281	5,142	2,878	0	50,261	8,020
Canterbury	69,282	5,070	2,814	30	61,368	7,884
Dartford	49,199	4,226	2,124	0	42,849	6,350
Dover	55,888	4,841	2,931	12	48,104	7,772
Folkestone & Hythe	54,016	3,404	2,128	300	48,184	5,532
Gravesham	44,911	5,643	1,869	0	37,399	7,512
Maidstone	78,249	0	10,090	0	68,159	10,090
Sevenoaks	52,133	6	6,687	23	45,417	6,693
Swale	68,007	7	8,711	0	59,289	8,718
Thanet	70,129	3,094	4,777	224	62,034	7,871
Tonbridge & Malling	56,446	10	8,603	6	47,827	8,613
Tunbridge Wells	52,089	56	7,520	0	44,513	7,576
Kent	708,630	31,499	61,132	595	615,404	92,631
Medway	119,504	3,024	5,424	300	110,756	8,448
Kent & Medway	828,134	34,523	66,556	895	726,160	101,079
South East	4,109,710	173,476	361,687	10,662	3,563,885	535,163
England	25,396,447	1,571,456	2,645,328	31,268	21,148,395	4,216,784

Source: DLUHC: Live Table 100

Presented by Kent Analytics, Kent County Council

Table 4: Dwelling stock by tenure – percentage

2023	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	8.8%	4.9%	0.0%	86.2%	13.8%
Canterbury	7.3%	4.1%	0.0%	88.6%	11.4%
Dartford	8.6%	4.3%	0.0%	87.1%	12.9%
Dover	8.7%	5.2%	0.0%	86.1%	13.9%
Folkestone & Hythe	6.3%	3.9%	0.6%	89.2%	10.2%
Gravesham	12.6%	4.2%	0.0%	83.3%	16.7%
Maidstone	0.0%	12.9%	0.0%	87.1%	12.9%
Sevenoaks	0.0%	12.8%	0.0%	87.1%	12.8%
Swale	0.0%	12.8%	0.0%	87.2%	12.8%
Thanet	4.4%	6.8%	0.3%	88.5%	11.2%
Tonbridge & Malling	0.0%	15.2%	0.0%	84.7%	15.3%
Tunbridge Wells	0.1%	14.4%	0.0%	85.5%	14.5%
Kent	4.4%	8.6%	0.1%	86.8%	13.1%
Medway	2.5%	4.5%	0.3%	92.7%	7.1%
Kent & Medway	4.2%	8.0%	0.1%	87.7%	12.2%
South East	4.2%	8.8%	0.3%	86.7%	13.0%
England	6.2%	10.4%	0.1%	83.3%	16.6%

Source: DLUHC: Live Table 100

Presented by Kent Analytics, Kent County Council

Type of dwelling stock

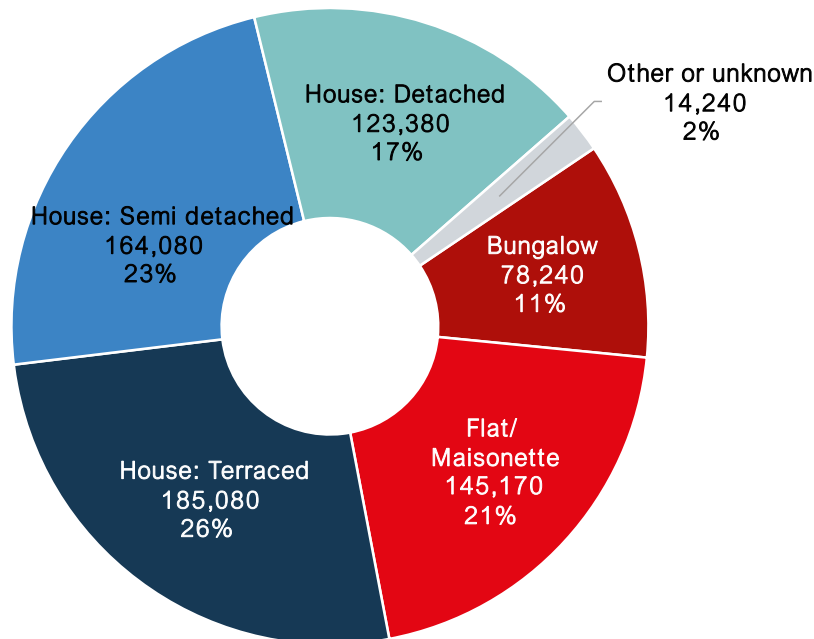
The Valuation Office Agency collect information about the size and type of dwelling stock to enable properties to be placed into Council Tax bands. Information is collected from local authorities, through various housing returns throughout the year. Response rates for data collection are good; however, some imputation is undertaken to take account of missing data to provide regional and national aggregates.

As of the 31st of March 2024, there were a total of 695,950 properties recorded on the Valuation Office Agency (VOA) Council tax returns for the twelve local authorities in Kent plus an additional 14,240 other or unknown. Other or unknown include annexes, caravans, houseboats and mobile homes.

Chart 3 shows Kent's dwelling stock as of March 2024 by dwelling type.

Chart 3: Kent dwelling stock by dwelling type

Kent dwelling stock by dwelling type, 2024



Source: VOA Table CTSOP3
Presented by Kent Analytics, Kent County Council

Houses (detached, semi-detached and terrace) were the predominant property type, accounting for 66.5% of all dwellings in Kent. Flats and maisonettes account for 20.4%, and bungalows 11.0%. On average Kent has a lower proportion of flats and a higher proportion of bungalows than the national average.

The distribution of property type varies between Kent local authorities. Tonbridge & Malling has the highest proportion of houses in the county at 75.7%.

Thanet has a significantly higher percentage of flats and maisonettes (29.7%) than the county average.

Canterbury district has the greatest proportion of bungalows (17.9%) reflecting the fact that it has a high resident population aged over 65.

Tables 5 and 6 show the number and percentage of dwelling stock by dwelling type in Kent and Kent districts.

Table 5: Dwelling stock by dwelling type

2024	Houses	Flats or maisonettes	Bungalows	Other or unknown
Ashford	42,450	8,320	6,220	1,990
Canterbury	41,550	15,630	12,790	1,620
Dartford	33,020	13,310	3,140	400
Dover	38,050	9,810	6,450	1,150
Folkestone & Hythe	30,760	13,900	7,880	960
Gravesham	30,860	9,840	3,690	470
Maidstone	54,420	14,980	6,860	1,760
Sevenoaks	37,200	8,220	5,530	1,520
Swale	48,590	8,190	8,240	1,810
Thanet	37,950	20,640	10,090	750
Tonbridge & Malling	43,030	8,630	4,320	850
Tunbridge Wells	34,670	13,720	3,030	1,020
Kent	472,540	145,170	78,240	14,240
Medway	88,840	22,250	8,080	1,410
Kent & Medway	561,380	167,420	86,320	15,650
South East	2,705,040	964,950	395,920	74,040
England	16,715,640	6,183,370	2,313,020	359,380

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Table 6: Percentage dwelling stock by dwelling type

2024	% houses	% flats or maisonettes	% bungalows	% other or unknown
Ashford	72.0%	14.1%	10.5%	3.4%
Canterbury	58.0%	21.8%	17.9%	2.3%
Dartford	66.2%	26.7%	6.3%	0.8%
Dover	68.6%	17.7%	11.6%	2.1%
Folkestone & Hythe	57.5%	26.0%	14.7%	1.8%
Gravesham	68.8%	21.9%	8.2%	1.0%
Maidstone	69.8%	19.2%	8.8%	2.3%
Sevenoaks	70.9%	15.7%	10.5%	2.9%
Swale	72.7%	12.3%	12.3%	2.7%
Thanet	54.7%	29.7%	14.5%	1.1%
Tonbridge & Malling	75.7%	15.2%	7.6%	1.5%
Tunbridge Wells	66.2%	26.2%	5.8%	1.9%
Kent	66.5%	20.4%	11.0%	2.0%
Medway	73.7%	18.5%	6.7%	1.2%
Kent & Medway	67.6%	20.2%	10.4%	1.9%
South East	65.9%	23.5%	9.7%	1.8%
England	65.4%	24.2%	9.0%	1.4%

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Size of dwelling stock (number of bedrooms)

Three-bedroom dwellings account for the largest proportion of all dwellings in Kent (289,840, equivalent to 41.6% of all dwellings). This is slightly higher than the regional average (40.6%) and slightly lower than the national average (42.4%).

Two-bedroom properties are the next largest group with 202,340 properties or 29.1% of the Kent housing stock.

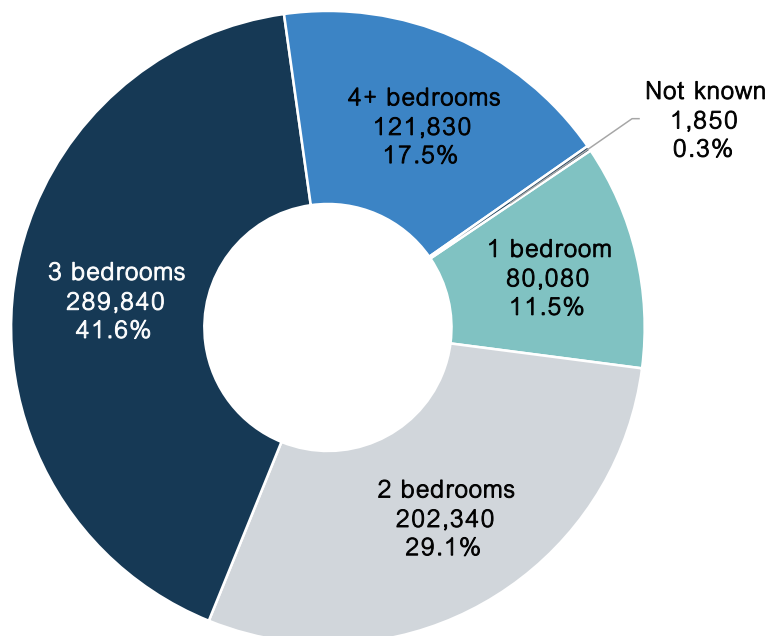
Dwellings with four or more bedrooms make up 17.5% of all dwellings in Kent. This is lower than the South East average of 19.1% but above the national average of 15.8%.

One-bedroom properties account for the smallest proportion of dwelling stock in Kent, the South East and England. The 80,080 one bedroomed properties in Kent account for 11.5% of the total dwelling stock.

Chart 4 shows the Kent dwelling stock by dwelling size.

Chart 4: Kent dwelling stock by size

Kent dwelling stock by dwelling size, 2024



Source: VOA Table CTSOP3
Presented by Kent Analytics, Kent County Council

Dwelling size varies across the county. Maidstone district has the highest number of three-bedroom dwellings (32,070). However, Gravesham has the highest proportion with almost half the dwellings in Gravesham (49.6%) being three-bedroom properties.

Thanet has the highest number of one and two-bedroom properties in Kent (one-bedroom – 9,990 or 14.5% and two bedroom – 24,170 or 35.2%).

Maidstone has the highest number of dwellings (14,600) with four or more bedrooms, however Sevenoaks district has the highest proportion with almost a quarter of all dwellings in the district having four bedrooms (24.6%).

This data excludes information about properties which fall into the other or unknown category.

Table 7: Dwelling stock by size

2024	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Not known	All
Ashford	4,850	15,310	24,470	12,220	150	56,990
Canterbury	9,040	21,720	26,750	12,090	390	69,970
Dartford	6,280	15,840	21,600	5,760	40	49,470
Dover	5,500	17,160	23,770	7,800	130	54,310
Folkestone & Hythe	6,570	17,340	19,300	9,120	230	52,540
Gravesham	5,810	11,030	22,030	5,530	20	44,390
Maidstone	8,010	21,470	32,070	14,600	120	76,260
Sevenoaks	4,930	11,850	21,550	12,540	90	50,950
Swale	6,550	18,380	30,710	9,200	200	65,020
Thanet	9,990	24,170	24,850	9,340	350	68,680
Tonbridge & Malling	4,800	14,110	24,420	12,590	60	55,980
Tunbridge Wells	7,770	14,010	18,360	11,150	140	51,420
Kent	80,080	202,340	289,840	121,830	1,850	695,950
Medway	13,700	30,370	60,910	14,120	80	119,170
Kent & Medway	93,780	232,710	350,750	135,950	1,930	815,120
South East	515,870	1,109,790	1,649,690	777,380	13,200	4,065,910
England	3,245,440	7,140,040	10,692,980	3,979,160	154,400	25,212,030

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Over recent years the number of dwellings of all sizes in Kent has increased. In percentage terms, one-bedroom properties, and properties with four or more bedrooms have seen the largest increase (8.1% and 9.1% respectively). However, in terms of an increase in numbers of properties the largest 5-year change is in dwellings with two bedrooms (+11,890 dwellings). Table 8 shows dwelling stock by size in Kent from 2020 to 2024.

Table 8: Dwelling stock by size, 2020 to 2024

Kent	2020	2021	2022	2023	2024	5 year number change	5 year %
1 bedroom	75,540	76,600	77,580	78,780	80,080	6,030	8.1%
2 bedrooms	193,595	195,450	197,450	199,790	202,340	11,890	6.2%
3 bedrooms	282,255	283,890	286,030	288,050	289,840	10,290	3.7%
4+ bedrooms	114,230	115,900	118,030	120,150	121,830	10,190	9.1%

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Vacant Dwellings

Information on vacant dwellings in England at local authority level is drawn from council tax information published by the DLUHC. Vacant homes are dwellings which are unoccupied and substantially unfurnished.

Up until April 2013 dwellings undergoing major structural repairs for up to 12 months and those vacant for less than 6 months were eligible for a council tax exemption. In April 2013, these exemptions were replaced with a new flexible discount which applied to all empty properties. Local authorities are now entitled to apply any level of discount from 0% to 100% to all empty properties. Where local authorities award zero discounts for empty properties there is less incentive for owners to report their property as empty. This could have led to some under reporting of some empty properties.

Empty property should be considered relative to how the housing market functions. Allowances must be made for a small amount of stock that will be empty due to people moving away from home, into care or taking extended holidays. Alternatively, some property will be temporarily uninhabitable because of being refurbished, renovated, or involved with legal disputes.

Vacant properties data records all vacant or empty properties irrespective of the length of time they have been vacant. This count will include all those termed as being 'long term vacant.'

There were a total 20,002 vacant dwellings in Kent as of 2023, 1,608 more properties than the previous year, equivalent to an increase of 8.7%. This figure included all tenures (Local Authority, Housing Association and Private sector); although the majority of empty homes are privately owned.

Vacant dwellings account for 2.8% of the total dwelling stock in the county, equal to the national average and slightly higher than the South East average (2.6%).

Within the local authorities in Kent, the proportion of vacant dwellings ranges between 1.9% in Dartford and 4.0% in Thanet.

Thanet also has the highest number of vacant properties in Kent (2,805) and Dartford has the fewest vacant properties with 932.

Table 9 shows the number and proportion of vacant dwellings in Kent and Kent districts in 2023.

Table 9: Vacant dwellings

Vacant dwellings 2023	Dwelling stock	Vacant	%
Ashford	58,281	1,339	2.3%
Canterbury	69,282	2,531	3.7%
Dartford	49,199	932	1.9%
Dover	55,888	1,975	3.5%
Folkestone & Hythe	54,016	2,034	3.8%
Gravesham	44,911	946	2.1%
Maidstone	78,249	1,737	2.2%
Sevenoaks	52,133	1,196	2.3%
Swale	68,007	1,670	2.5%
Thanet	70,129	2,805	4.0%
Tonbridge & Malling	56,446	1,480	2.6%
Tunbridge Wells	52,089	1,357	2.6%
Kent	708,630	20,002	2.8%
Medway	119,504	3,111	2.6%
Kent & Medway	828,134	23,113	2.8%
South East	4,109,710	105,688	2.6%
England	25,396,447	699,126	2.8%

Source: DLUHC Table 615 and 125, Presented by Kent Analytics, Kent County Council

Table 10 overleaf shows the number of vacant dwellings in Kent and Kent districts from 2019 to 2023 and table 11 shows the 1-year and 5-year change.

Table 10: Vacant dwelling 2019 to 2023

Vacant dwellings	2019	2020	2021	2022	2023
Ashford	1,402	1,360	1,331	1,303	1,339
Canterbury	1,962	2,083	2,216	2,307	2,531
Dartford	1,059	985	1,087	931	932
Dover	1,448	1,709	1,696	1,648	1,975
Folkestone & Hythe	1,725	1,688	1,685	1,849	2,034
Gravesham	860	915	969	833	946
Maidstone	1,301	1,408	1,468	1,731	1,737
Sevenoaks	1,424	1,308	1,094	1,102	1,196
Swale	1,535	1,586	1,564	1,552	1,670
Thanet	2,474	2,533	2,364	2,474	2,805
Tonbridge & Malling	966	1,117	1,182	1,332	1,480
Tunbridge Wells	1,119	1,202	1,184	1,332	1,357
Kent	17,275	17,894	17,840	18,394	20,002
Medway	3,749	3,639	3,362	3,112	3,111
Kent & Medway	21,024	21,533	21,202	21,506	23,113
South East	96,128	98,561	96,219	99,829	105,688
England	648,114	665,628	653,025	676,304	699,126

Source: DLUHC: Live Table 615. Presented by Kent Analytics, Kent County Council

Table 11: Change in vacant dwellings

Vacant dwellings	1 year number change	5 year number change	1 year % change	5 year % change
Ashford	36	143	2.8%	12.0%
Canterbury	224	695	9.7%	37.9%
Dartford	1	-266	0.1%	-22.2%
Dover	327	542	19.8%	37.8%
Folkestone & Hythe	185	355	10.0%	21.1%
Gravesham	113	64	13.6%	7.3%
Maidstone	6	433	0.3%	33.2%
Sevenoaks	94	-211	8.5%	-15.0%
Swale	118	230	7.6%	16.0%
Thanet	331	370	13.4%	15.2%
Tonbridge & Malling	148	163	11.1%	12.4%
Tunbridge Wells	25	261	1.9%	23.8%
Kent	1,608	2,779	8.7%	16.1%
Medway	-1	-282	0.0%	-8.3%
Kent & Medway	1,607	2,497	7.5%	12.1%
South East	5,859	13,494	5.9%	14.6%
England	36	143	2.8%	12.0%

Source: DLUHC Live Table 615. Presented by Kent Analytics, Kent County Council

Long Term Vacant Dwellings

Long term vacant properties are considered to be properties that are known to be vacant or empty for 6 months or more.

As of 2023, 7,032 dwellings in Kent have been vacant for 6 months or more. The number has risen by 22.0% in Kent over the last year (+1,268 more long-term empty dwellings) whereas nationally they increased by 4.6%.

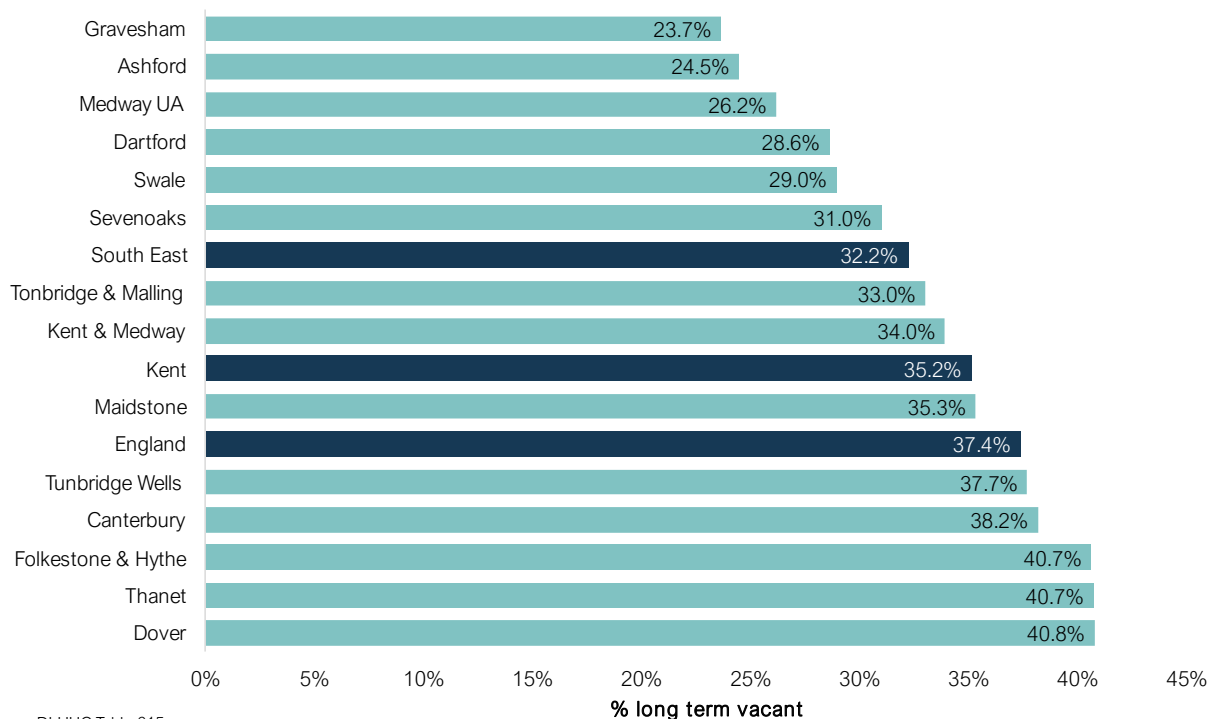
Long-term vacant dwellings account for 35.2% of all the vacant dwellings in Kent and 1.0% of the total dwelling stock.

Thanet has the highest number of long term vacant dwellings in Kent (1,143).

Dover has the highest proportion of long-term vacant dwellings with 806 dwellings accounting for 40.8% of all vacant dwellings. This is shown in chart 5 and table 12 overleaf.

Chart 5: Proportion of vacant dwellings which are long-term vacant

Percentage of vacant dwellings which are long term vacant 2023



Source: DLUHC Table 615
Presented by Kent Analytics, Kent County Council

Table 12 shows the number of long-term vacant dwellings in Kent and Kent districts and shows them as a percentage of the total dwelling stock and the percentage of all vacant dwellings.

Table 12: Long-term vacant dwellings

Long-term vacant dwellings 2023	Total dwelling stock	Vacant	Long-term Vacant	Long term vacant % of dwelling stock	Long term vacant % of all vacant dwellings
Ashford	58,281	1,339	328	0.6%	24.5%
Canterbury	69,282	2,531	967	1.4%	38.2%
Dartford	49,199	932	267	0.5%	28.6%
Dover	55,888	1,975	806	1.4%	40.8%
Folkestone & Hythe	54,016	2,034	827	1.5%	40.7%
Gravesham	44,911	946	224	0.5%	23.7%
Maidstone	78,249	1,737	614	0.8%	35.3%
Sevenoaks	52,133	1,196	371	0.7%	31.0%
Swale	68,007	1,670	484	0.7%	29.0%
Thanet	70,129	2,805	1,143	1.6%	40.7%
Tonbridge & Malling	56,446	1,480	489	0.9%	33.0%
Tunbridge Wells	52,089	1,357	512	1.0%	37.7%
Kent	708,630	20,002	7,032	1.0%	35.2%
Medway	119,504	3,111	815	0.7%	26.2%
Kent & Medway	828,134	23,113	7,847	0.9%	34.0%
South East	4,109,710	105,688	34,081	0.8%	32.2%
England	25,396,447	699,126	261,474	1.0%	37.4%

Source: DLUHC Table 615, Presented by Kent Analytics, Kent County Council

Over the last year the number of long term vacant dwellings has fallen in two Kent districts. Gravesham saw the biggest fall with 59 fewer long term vacant dwellings, a fall of 20.8% followed closely by Ashford (-58, -15.0%).

Dover saw the biggest number and percentage increase over the last year with 279 more long term vacant dwellings (52.9%). The smallest number increase was in Dartford where there were 30 more long term vacant dwellings in 2023 than in 2022, whereas the smallest percentage increase was in Tunbridge Wells with 10.8%.

Over the last 5 years, all Kent districts saw an increase in long term vacant dwellings except Gravesham (-26, -10.4%).

Table 13 shows the change in long-term vacant dwellings in Kent and Kent districts.

Table 13: Change in long-term vacant dwellings

Long term vacant dwellings	1 year number change	5 year number change	1 year % change	5 year % change
Ashford	-58	6	-15.0%	1.9%
Canterbury	249	456	34.7%	89.2%
Dartford	30	14	12.7%	5.5%
Dover	279	335	52.9%	71.1%
Folkestone & Hythe	118	359	16.6%	76.7%
Gravesham	-59	-26	-20.8%	-10.4%
Maidstone	93	129	17.9%	26.6%
Sevenoaks	91	4	32.5%	1.1%
Swale	82	128	20.4%	36.0%
Thanet	277	362	32.0%	46.4%
Tonbridge & Malling	116	130	31.1%	36.2%
Tunbridge Wells	50	107	10.8%	26.4%
Kent	1,268	2,004	22.0%	39.9%
Medway	-340	-329	-29.4%	-28.8%
Kent & Medway	928	1,675	13.4%	27.1%
South East	2,212	6,338	6.9%	22.8%
England	13,325	45,288	5.4%	20.9%

Source: DLUHC: Live Table 615. Presented by Kent Analytics, Kent County Council

Second Homes

The DLUHC use information based on the VOA council tax valuations list to derive the number of dwellings that are liable for or exempt from council tax.

The data shows the number of chargeable dwellings which are not the sole or main residence of an individual and which are furnished i.e., second homes. These will be dwellings where the amount of council tax payable would have been subject to a discount of council tax. Since 1 April 2013, local authorities in England have had the choice to apply council tax discounts of between 0% and 50% for second homes.

The data shows that as of 2023 there were 9,209 dwellings in Kent recorded as second homes. This is equivalent to 1.3% of the total dwelling stock in Kent, slightly above the national proportion of 1.0%.

The largest number and proportion of second homes is in Thanet where 2.8% of the housing stock are second homes (1,922).

Gravesham has the fewest second homes (23) accounting for 0.1% of the housing stock.

Table 14: Second Homes

2023	Dwelling stock	Second homes	%
Ashford	58,679	543	0.9%
Canterbury	71,027	1,474	2.1%
Dartford	49,521	245	0.5%
Dover	55,217	1,314	2.4%
Folkestone & Hythe	53,110	1,148	2.2%
Gravesham	44,663	23	0.1%
Maidstone	77,522	185	0.2%
Sevenoaks	52,349	443	0.8%
Swale	66,448	1,406	2.1%
Thanet	69,128	1,922	2.8%
Tonbridge & Malling	56,725	231	0.4%
Tunbridge Wells	52,091	275	0.5%
Kent	706,480	9,209	1.3%
Medway	119,972	342	0.3%
Kent & Medway	826,452	9,551	1.2%
England	25,462,055	263,318	1.0%

Source: DLUHC & VOA Council Tax Base, Presented by Kent Analytics, Kent County Council

The number of second homes in Kent has increased by 2.6% since the previous year (+232 dwellings) and by 3.3% over the last five years (+293).

Ten Kent districts saw an increase in second homes over the last year. Dartford saw the biggest one-year increase with 64 more second homes than seen in 2022, equivalent to an increase of 35.4%.

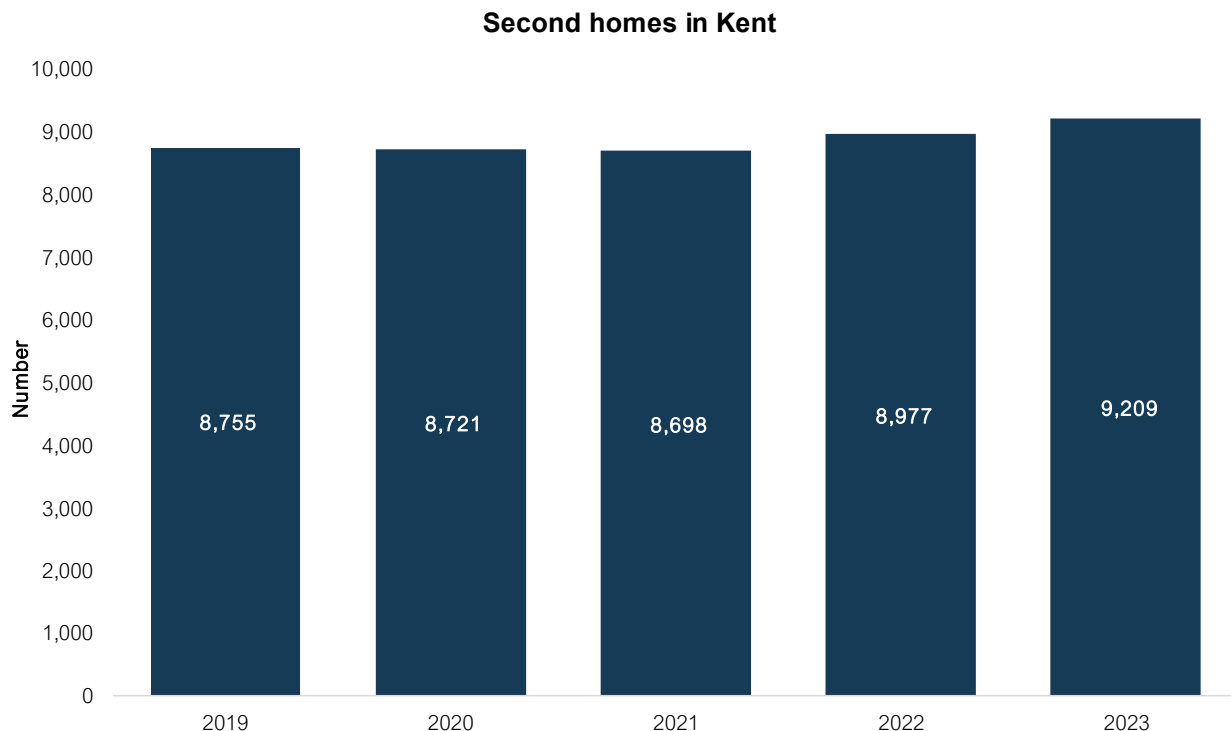
Ashford and Gravesham both saw the number of second homes fall over the last year (-9 dwellings in Ashford and -6 dwellings in Gravesham).

Table 15 and chart 6 show second homes from 2019 to 2023. Table 16 shows the 1-year and 5-year change in second homes.

Table 15: Second homes, 2019 to 2023

Total second homes	2019	2020	2021	2022	2023
Ashford	558	593	552	552	543
Canterbury	1,337	1,348	1,377	1,432	1,474
Dartford	186	210	193	181	245
Dover	1,257	1,226	1,235	1,298	1,314
Folkestone & Hythe	1,067	1,092	1,130	1,147	1,148
Gravesham	49	32	30	29	23
Maidstone	184	193	175	177	185
Sevenoaks	361	387	379	385	443
Swale	1,542	1,466	1,444	1,401	1,406
Thanet	1,679	1,670	1,733	1,907	1,922
Tonbridge & Malling	259	234	199	210	231
Tunbridge Wells	276	270	251	258	275
Kent	8,755	8,721	8,698	8,977	9,209
Medway	414	296	263	289	342
Kent & Medway	9,169	9,017	8,961	9,266	9,551
England	252,629	262,953	253,357	256,913	263,318

Source: DLUHC & VOA Council Tax Base, Presented by Kent Analytics, Kent County Council

Chart 6: Second homes in Kent 2019 to 2023


Source: DLUHC & VOA Council Tax Base
Presented by Kent Analytics, Kent County Council

Table 16: Change in second homes

Second homes	1 year number change	5 year number change	1 year % change	5 year % change
Ashford	-9	-32	-1.6%	-5.6%
Canterbury	42	-5	2.9%	-0.3%
Dartford	64	52	35.4%	26.9%
Dover	16	57	1.2%	4.5%
Folkestone & Hythe	1	76	0.1%	7.1%
Gravesham	-6	-43	-20.7%	-65.2%
Maidstone	8	16	4.5%	9.5%
Sevenoaks	58	111	15.1%	33.4%
Swale	5	-133	0.4%	-8.6%
Thanet	15	205	0.8%	11.9%
Tonbridge & Malling	21	-13	10.0%	-5.3%
Tunbridge Wells	17	2	6.6%	0.7%
Kent	232	293	2.6%	3.3%
Medway	53	-2	18.3%	-0.6%
Kent & Medway	285	291	3.1%	3.1%
South East	6405	11664	2.5%	4.6%
England	-9	-32	-1.6%	-5.6%

Source: DLUHC & VOA Council Tax Base, Presented by Kent Analytics, Kent County Council

Related documents

Further information about housing related statistics can be found in the [Housing Statistics](#) section of the Kent County Council website.