

Right to buy sales in Kent: 2019

Related Documents

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

New Housing presents housing completions and rates of development in Kent from the Housing Information Audit (HIA).

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

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This bulletin presents annual Right to Buy information for local authority districts in Kent for financial years 2012/13 to 2018/19. The data was collected and published by the Ministry of Housing, Communities and Local Government (MHCLG).

Summary

- During the financial year 2018/19 there were 152 right to buy sales in Kent. This is down by 17 on last year and the lowest figure since 2013/14.
- There are five local authorities within Kent that do not have their own social dwelling stock. These are Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells.
- Canterbury had the highest rate of right to buy sales during 2018/19. At 6.8 this is higher than the national rate of 6.4. The rate is calculated as number of sales per 1,000 social dwelling stock.
- Thanet had the lowest rate of right to buy sales during 2018/19.
- The average price paid for a dwelling under the right to buy scheme in Kent during 2018/19 was £116,000.
- Dartford and Gravesham had the highest average prices with £144,000 and £143,000 respectively. Thanet had the lowest average price with £69,000.
- Canterbury has the highest number of starts on site & acquisitions during 2018/19.

Introduction

This bulletin presents Official Statistics on the number of sales of dwellings under the Right to Buy scheme, as well as providing statistics on receipts resulting from those sales. It also covers the starts on site and acquisitions which are part of the one-for-one additions policy introduced in April 2012 where local authorities have three years from the date of the sale of each additional home to provide an additional affordable property.

These statistics relate only to sales by local authorities under the Right to Buy scheme and exclude sales by Private Registered Providers (PRPs) under preserved Right to Buy. Sales by PRPs are recorded in [Social Housing Sales](#). Figures are collected from local authority returns to the Ministry of Housing, Communities and Local Government (MHCLG)

History of the Right to Buy scheme

The Right to Buy scheme was introduced in 1980 and gives qualifying social tenants the opportunity to buy their rented home at a discount. The scheme is open to tenants of local authorities and non-charitable PRPs, and to those assured tenants of PRPs who have transferred their homes from a local authority as part of a stock transfer. In order to qualify for the Right to Buy scheme, a social tenant must have accrued at least three years public sector tenancy. This does not need to be continuous, nor does it need to have been accrued whilst living in the tenant's current property.

In April 2012 the DCLG changed the maximum cash discount available for Right to Buy sales to a new higher level of £75,000 across England. In March 2013, in recognition of the increasing property prices in London, the Government further increased the maximum discount available for tenants living in London boroughs to £100,000. In July 2014, MHCLG changed the maximum cash discount available for the Right to Buy in order for it to increase annually in line with the Consumer Price Index (CPI) rate of inflation. The discount is currently £80,900 in England and £108,000 in London.

The Government's aim is that for every additional property sold under Right to Buy, a new affordable home for rent will be provided nationally under the one-for-one additions policy. Under the reinvigorated Right to Buy, local authorities are now able to keep the receipts from additional Right to Buy sales to pay off debt and fund additional affordable housing.

Time series presented in this bulletin

This bulletin presents data for financial years 2013/14 to 2018/19. Quarterly data is presented in the Right to Buy summaries on pages 9 to 17.

Right to Buy sales

During the financial year 2018/19 there were 152 right to buy sales in Kent. This is down by 17 on last year and the lowest figure since 2013/14.

There are five local authorities within Kent that do not have their own social dwelling stock. These are Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells.

Of the remaining seven local authorities, the numbers of sales have fluctuated over the years. Canterbury had the highest number of sales in Kent during 2018/19 with 35, whilst Thanet had the lowest number of sales with 5.

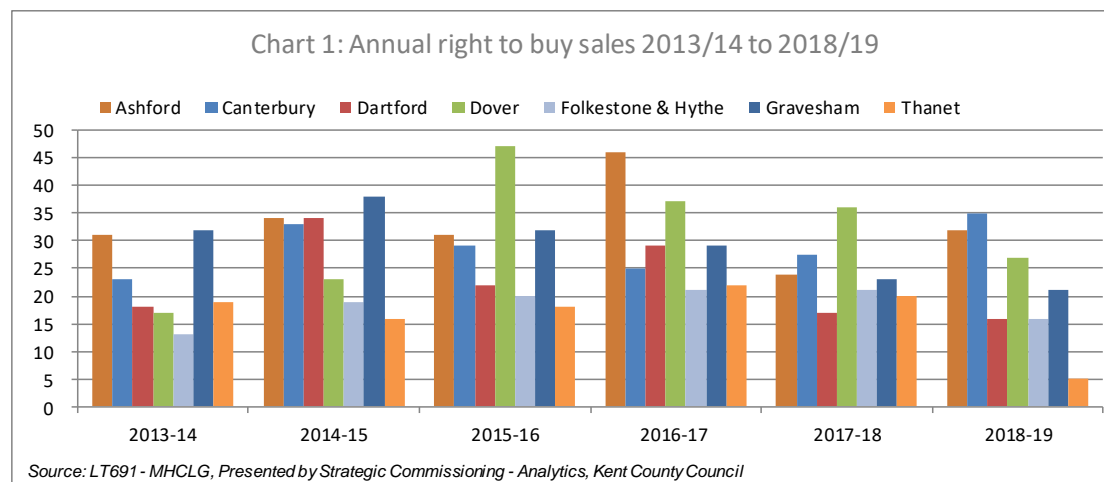
Table 1: Annual right to buy sales 2013/14 to 2018/19

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
England	11,261	12,304	12,246	13,427	12,858	10,225
Kent	153	197	199	209	169	152
Medway Unitary Authority	10	15	9	19	12	11
Ashford	31	34	31	46	24	32
Canterbury	23	33	29	25	28	35
Dartford	18	34	22	29	17	16
Dover	17	23	47	37	36	27
Folkestone & Hythe	13	19	20	21	21	16
Gravesham	32	38	32	29	23	21
Maidstone	..	..	..	..	..	..
Sevenoaks	..	..	..	..	..	..
Swale	..	..	..	..	..	..
Thanet	19	16	18	22	20	5
Tonbridge & Malling	..	..	..	..	..	..
Tunbridge Wells	..	..	..	..	..	..

Source: LT691 - MHCLG, Presented by Strategic Commissioning - Analytics, Kent County Council

p = provisional

.. = no local authority owned dwelling stock



Within the local authorities that do have social dwelling stock, the numbers vary considerably, so the fairest way to compare different areas is to use the

right to buy rates. These are calculated as numbers of sales per 1,000 existing local authority dwelling stock.

Canterbury had the highest rate of right to buy sales during 2018/19. At 6.8 this is higher than the national rate of 6.4. Ashford's rate was equal to the national rate. Ashford and Canterbury are the only areas where the rate of right to buy sales has increased over the past year.

Thanet had the lowest rate of right to buy sales during 2018/19 with 1.6

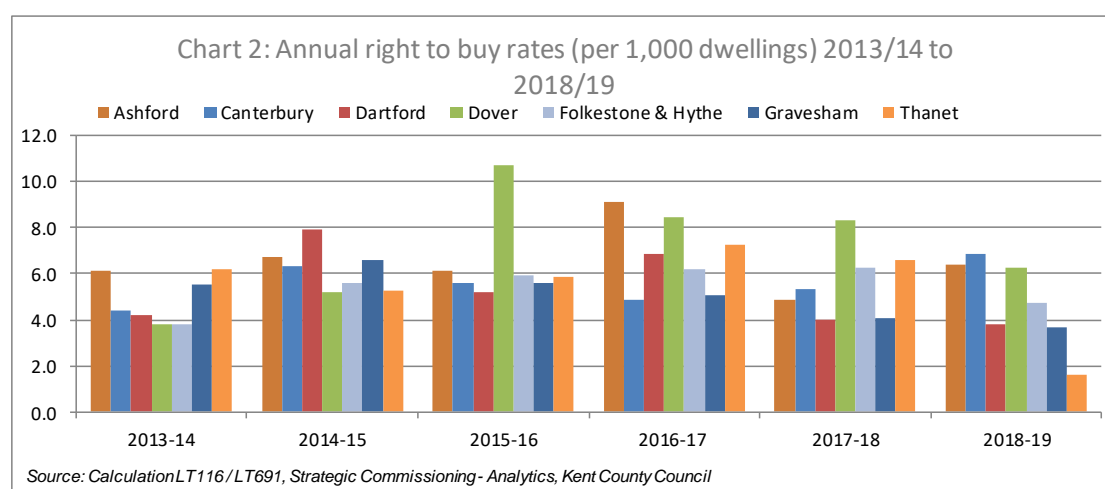
Table 2: Annual right to buy rates (per 1,000 dwellings) 2013/14 to 2018/19

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
England	6.7	7.4	7.5	8.3	8.0	6.4
Kent	4.9	6.3	6.4	6.8	5.5	4.9
Medway Unitary Authority	3.3	5.0	3.0	6.3	3.9	3.6
Ashford	6.1	6.8	6.1	9.1	4.9	6.4
Canterbury	4.4	6.4	5.6	4.9	5.4	6.8
Dartford	4.2	7.9	5.2	6.9	4.0	3.8
Dover	3.8	5.2	10.7	8.5	8.3	6.3
Folkestone & Hythe	3.8	5.6	5.9	6.2	6.2	4.7
Gravesham	5.5	6.6	5.6	5.1	4.1	3.7
Maidstone	..	..	..	..	..	..
Sevenoaks	..	..	..	..	..	..
Swale	..	..	..	..	..	..
Thanet	6.2	5.3	5.9	7.3	6.6	1.6
Tonbridge & Malling	..	..	..	..	..	..
Tunbridge Wells	..	..	..	..	..	..

Source: Calculation LT116 / LT691, Strategic Commissioning - Analytics, Kent County Council

p = provisional

.. = no local authority owned dwelling stock



Right to Buy receipts

During 2018/19 Kent local authorities received approximately £17,664,000 in right to buy sales. Canterbury received the highest amount with £4,123,000 followed by Ashford with £3,788,000. Thanet received the smallest amount with £346,000.

Right to buy receipts have increased in England and in all areas within Kent between 2012/13 and 2016/17. This increase continued in Canterbury, Dover and Folkestone & Hythe during 2017/18 when all other areas in Kent, including England as a whole, saw a decline. Canterbury and Ashford both saw an increase in sales during the past 12 months.

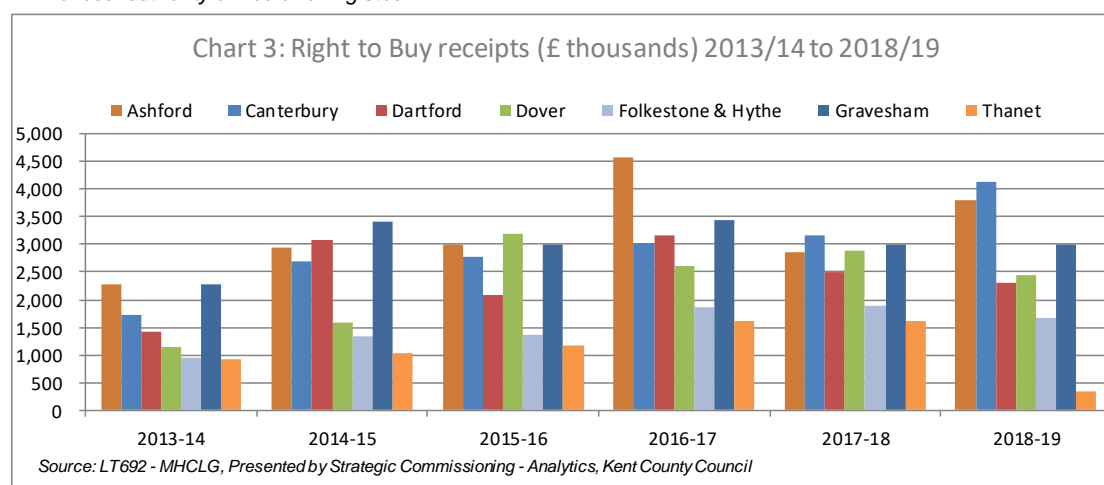
Table 3: Right to buy receipts (£ thousands) 2013/14 to 2018/19

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
England	750,731	930,867	985,391	1,128,658	1,016,145	878,395
Kent	10,762	16,061	16,538	20,306	17,902	17,664
Medway Unitary Authority	697	1,144	767	1,697	1,296	1,220
Ashford	2,275	2,932	2,997	4,581	2,853	3,788
Canterbury	1,737	2,682	2,777	3,024	3,159	4,123
Dartford	1,428	3,083	2,070	3,170	2,502	2,306
Dover	1,138	1,590	3,175	2,607	2,885	2,440
Folkestone & Hythe	961	1,326	1,365	1,876	1,897	1,660
Gravesham	2,285	3,419	2,984	3,424	3,004	3,002
Maidstone	..	..	..	..	..	..
Sevenoaks	..	..	..	..	..	..
Swale	..	..	..	..	..	..
Thanet	938	1,028	1,169	1,622	1,602	346
Tonbridge & Malling	..	..	..	..	..	..
Tunbridge Wells	..	..	..	..	..	..

Source: LT692 - MHCLG, Presented by Strategic Commissioning - Analytics, Kent County Council

p = provisional

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Average price paid

Table 4 and Chart 4 show the average price paid per social dwelling sale between 2013/14 and 2018/19.

The average price paid for a dwelling under the right to buy scheme in Kent during 2018/19 was £116,000.

Dartford and Gravesham had the highest average prices with £144,000 and £143,000 respectively. Thanet had the lowest average price with £69,000.

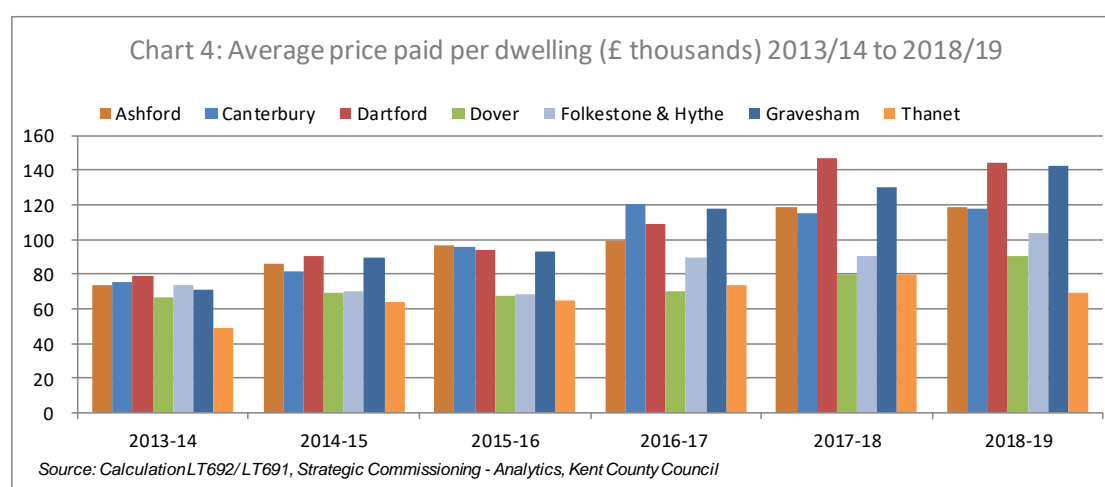
Table 4: Average price paid per dwelling (£ thousands) 2013/14 to 2017/18

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
England	67	76	80	84	79	86
Kent	70	82	83	97	106	116
Medway Unitary Authority	70	76	85	89	108	111
Ashford	73	86	97	100	119	118
Canterbury	76	81	96	121	115	118
Dartford	79	91	94	109	147	144
Dover	67	69	68	70	80	90
Folkestone & Hythe	74	70	68	89	90	104
Gravesham	71	90	93	118	131	143
Maidstone	..	..	..	..	..	..
Sevenoaks	..	..	..	..	..	..
Swale	..	..	..	..	..	..
Thanet	49	64	65	74	80	69
Tonbridge & Malling	..	..	..	..	..	..
Tunbridge Wells	..	..	..	..	..	..

Source: Calculation LT692/LT691, Strategic Commissioning - Analytics, Kent County Council

p = provisional

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Starts on site and acquisitions

In April 2012, March 2013 and July 2014, the Government made changes to the Right to Buy scheme, increasing the maximum discounts available to public sector tenants. An estimate of the expected sales without these increases to the discount cap was calculated using projections from Her Majesty's Treasury's (HMT) self-financing model. Any Right to Buy sales above these projections are considered 'additional' and are subject to the one-for-one additions policy, which is a commitment to provide an affordable dwelling for each additional Right to Buy dwelling sold.

Under the Right to Buy one-for-one additions policy, local authorities have three years from the date of the sale of each additional home to provide an additional affordable property. If a local authority does not provide an additional affordable property, a proportion of the receipt is transferred to Homes England (HE) or the Greater London authority (GLA), who use these recycled Right to Buy receipts to deliver starts and acquisitions.

Within Kent, the one for one additions policy appears to have started well in 2014/15 but has experienced a drop during 2016/17. This is mainly due to a reduction in numbers in Ashford, Dartford, Dover and Thanet for that year.

Figures for the most recent year, 2018/19, show an overall increase in Kent as a whole. Canterbury currently has the highest number of starts on site and acquisitions with 63 which accounts for 26% of the total for Kent.

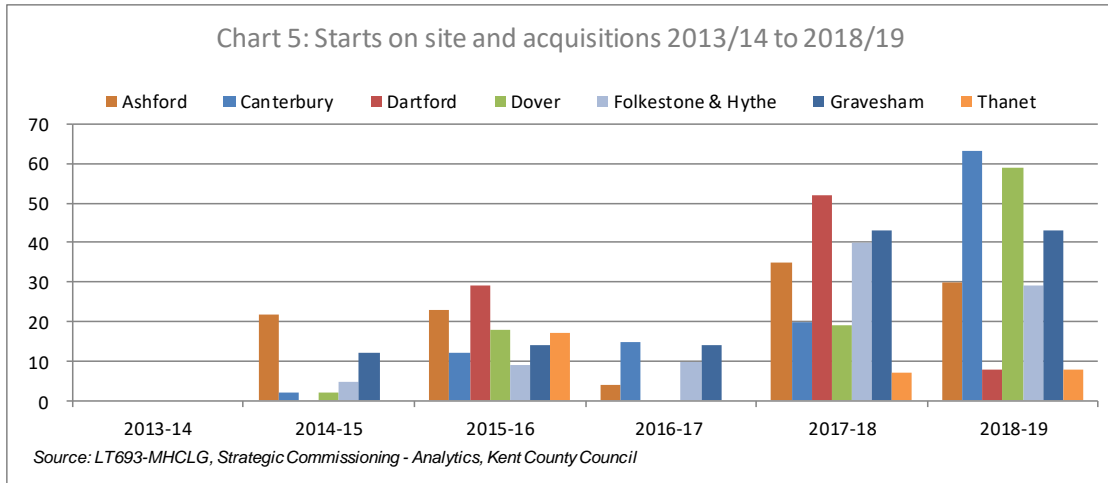
Table 5: Starts on site and acquisitions 2013/14 to 2018/19

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
England	1,397	2,459	2,507	4,749	5,134	4,900
Kent	0	43	122	43	216	240
Medway Unitary Authority	0	13	44	0	0	6
Ashford	0	22	23	4	35	30
Canterbury	0	2	12	15	20	63
Dartford	0	0	29	0	52	8
Dover	0	2	18	0	19	59
Folkestone & Hythe	0	5	9	10	40	29
Gravesham	0	12	14	14	43	43
Maidstone	..	..	..	..	..	..
Sevenoaks	..	..	..	..	..	..
Swale	..	..	..	..	..	..
Thanet	0	0	17	0	7	8
Tonbridge & Malling	..	..	..	..	..	..
Tunbridge Wells	..	..	..	..	..	..

Source: LT693-MHCLG, Strategic Commissioning - Analytics, Kent County Council

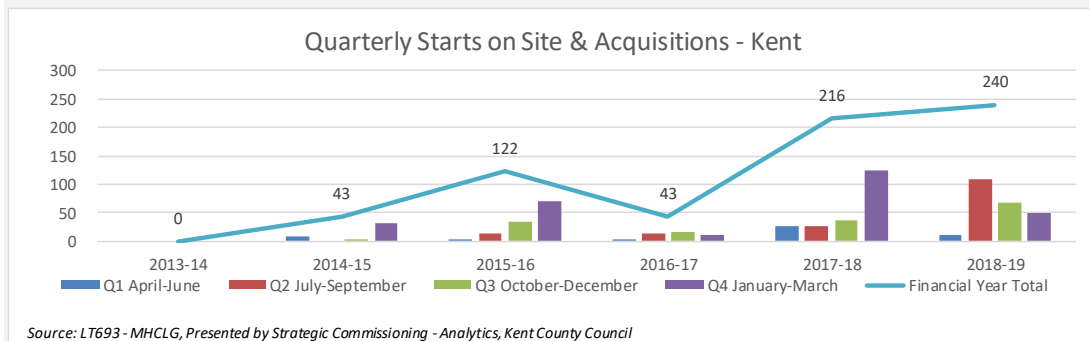
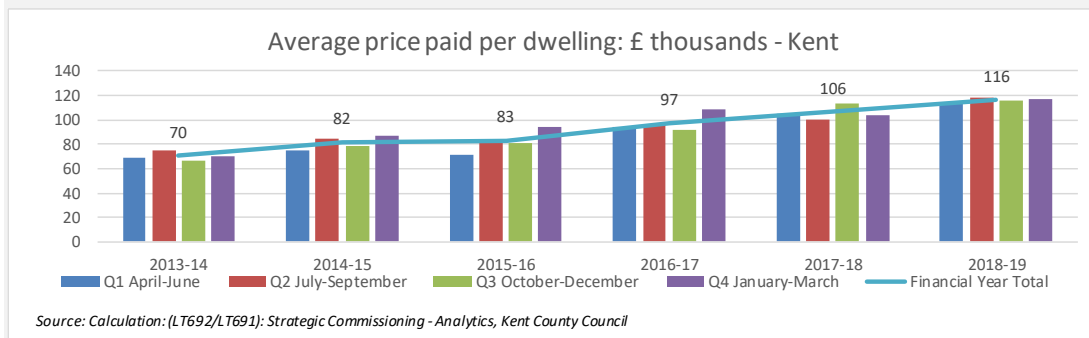
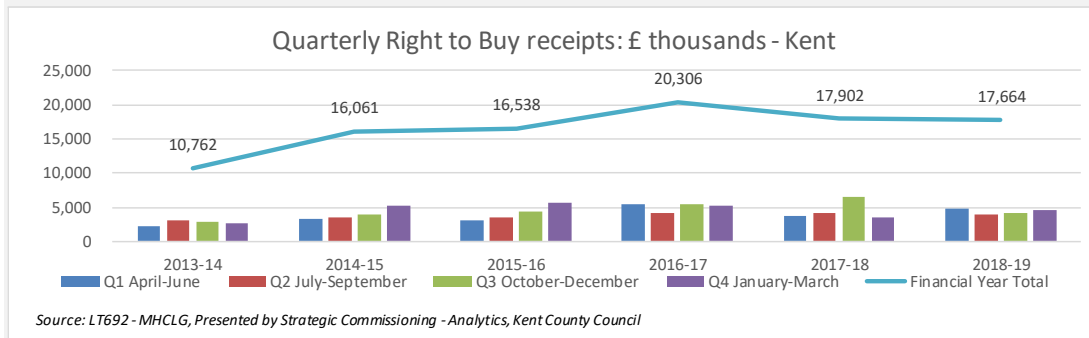
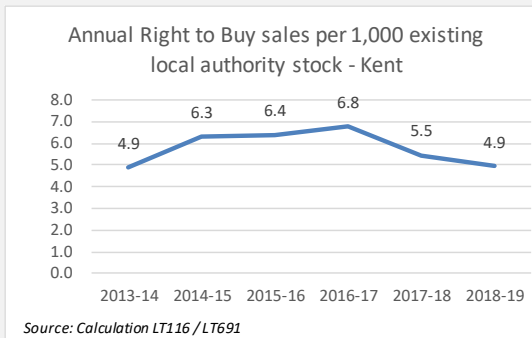
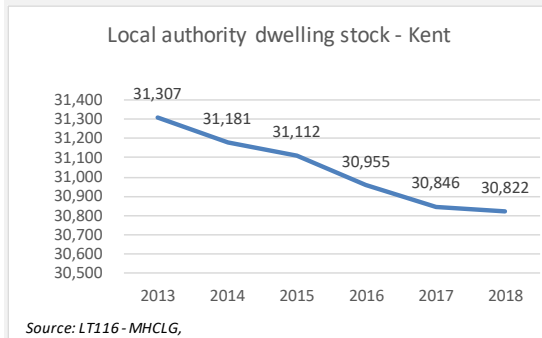
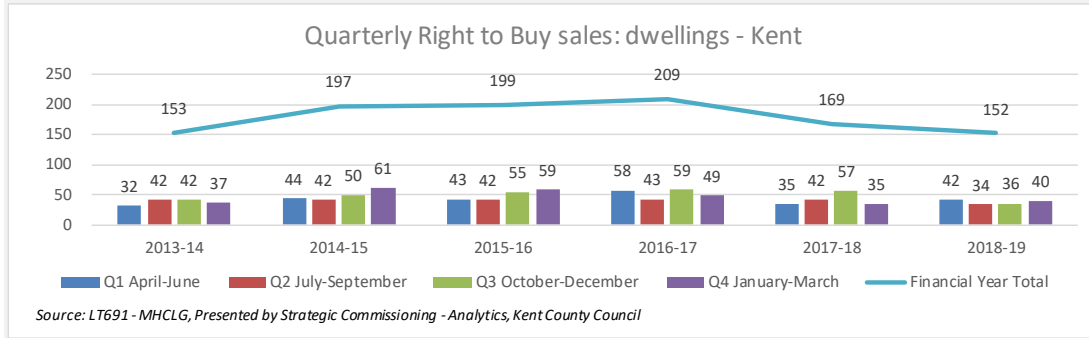
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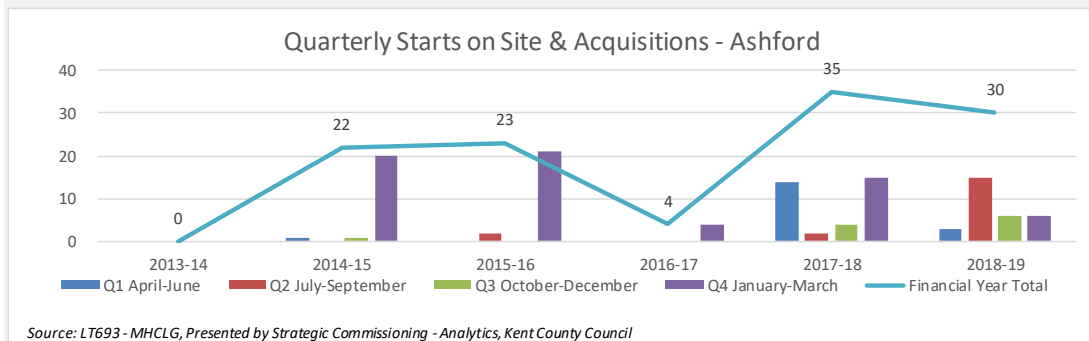
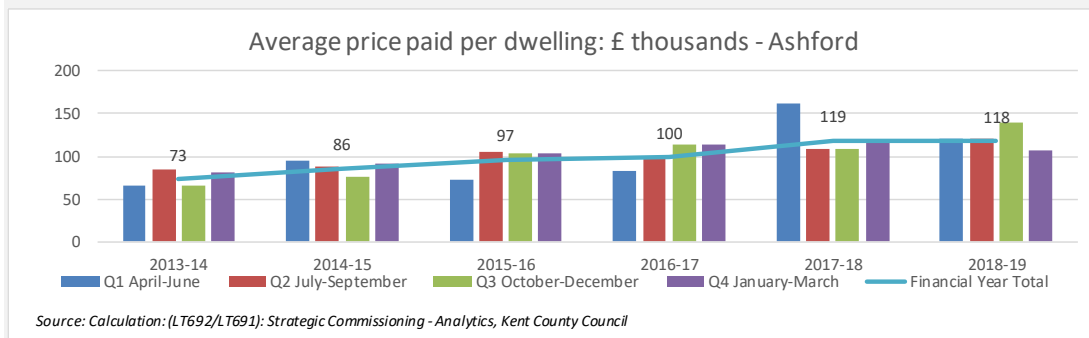
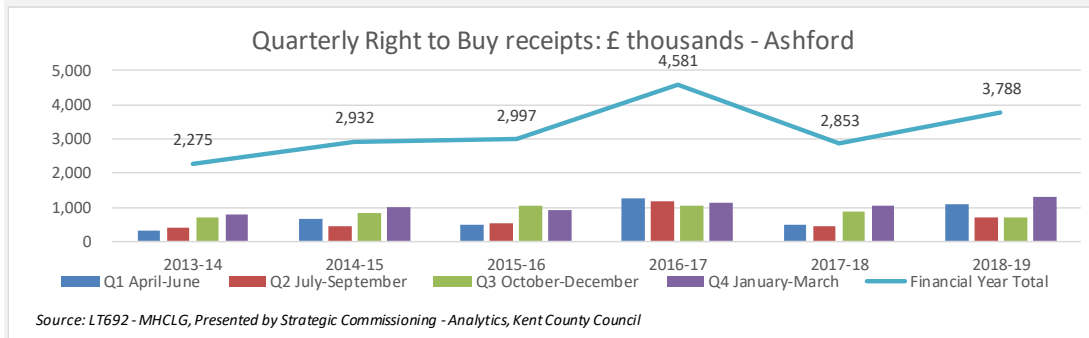
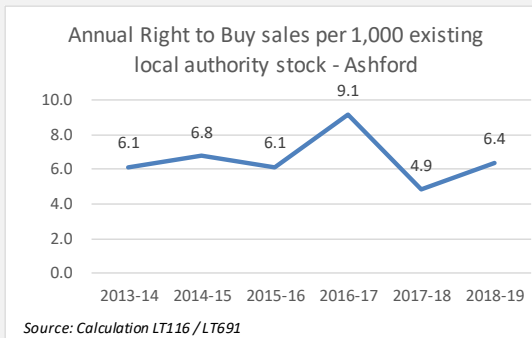
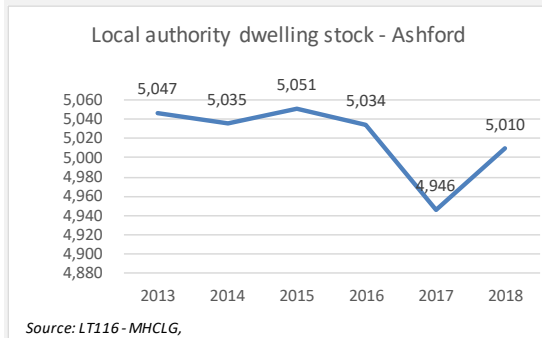
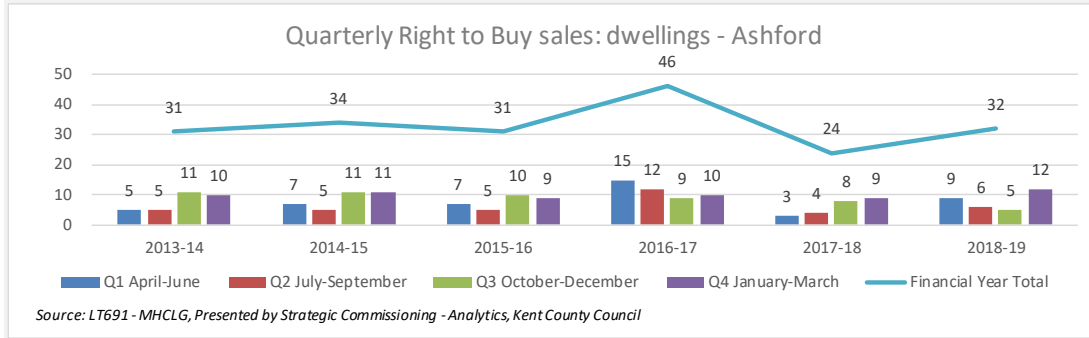


This bulletin will be updated to include the 2019/20 figures in 2021.

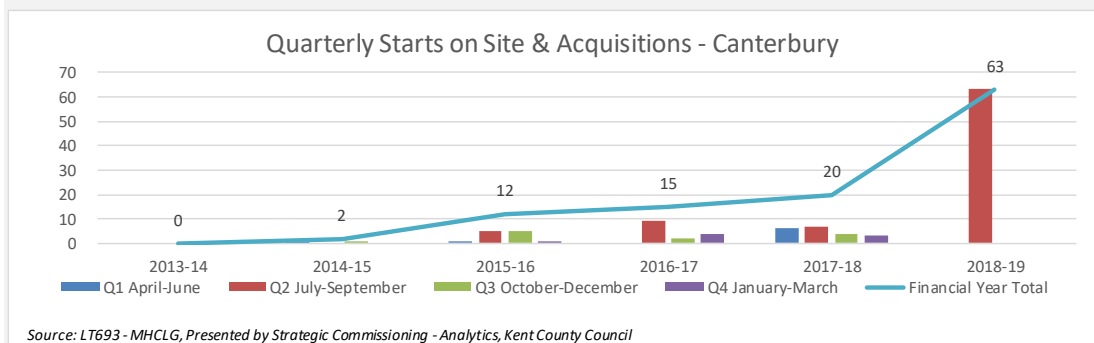
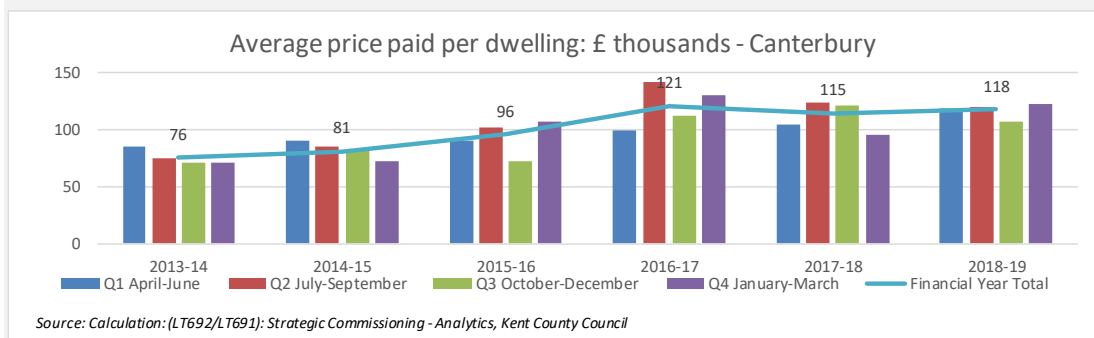
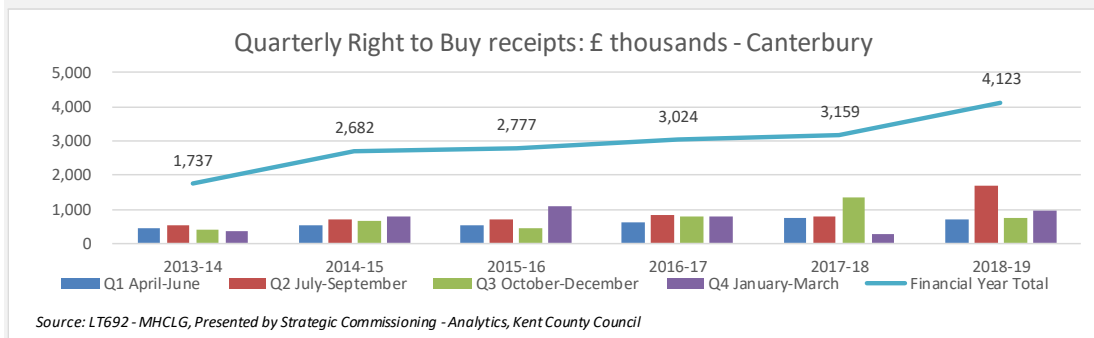
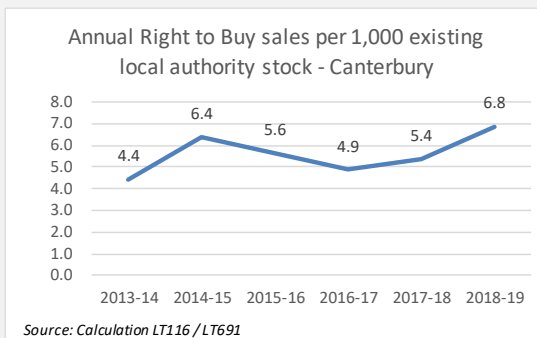
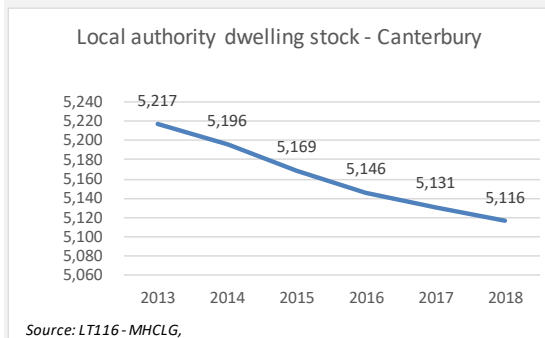
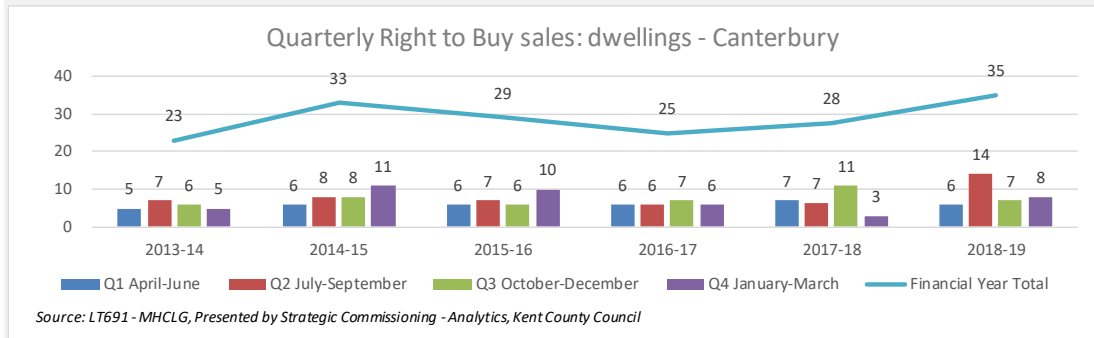
Right to Buy summary 2013-14 to 2018-19 - Kent



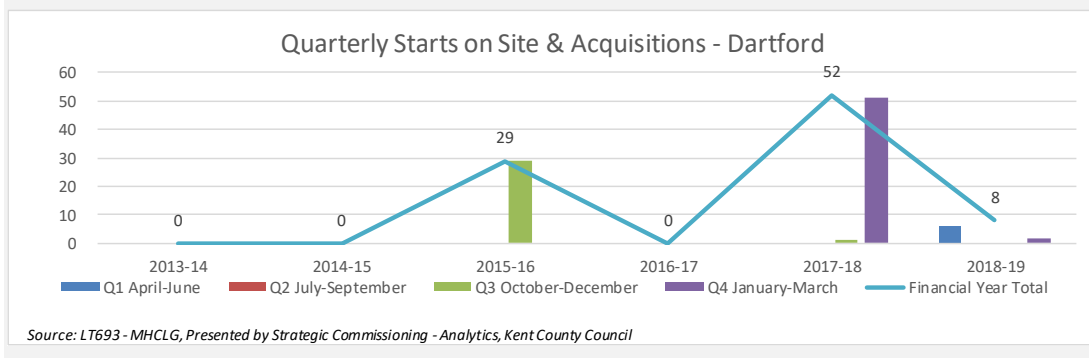
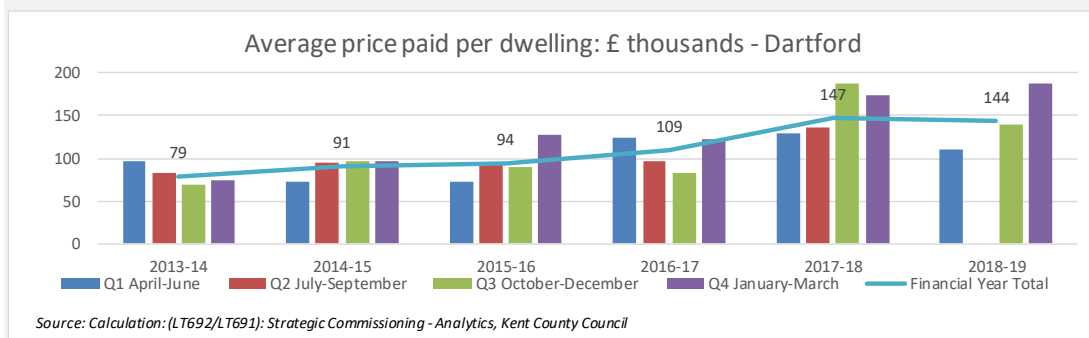
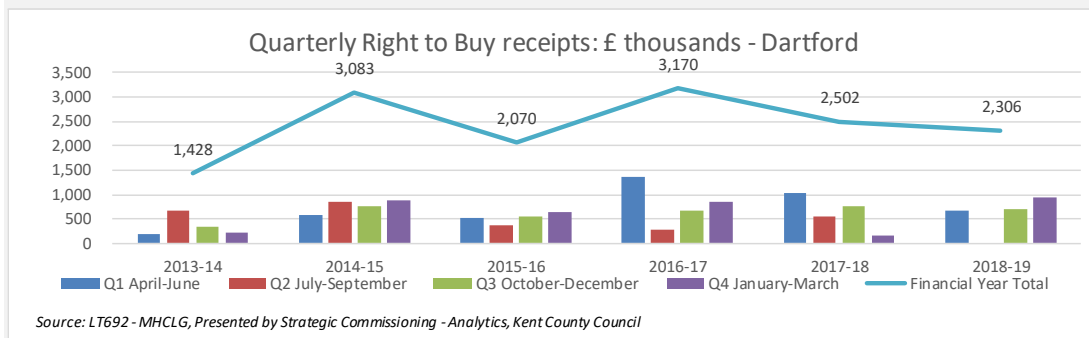
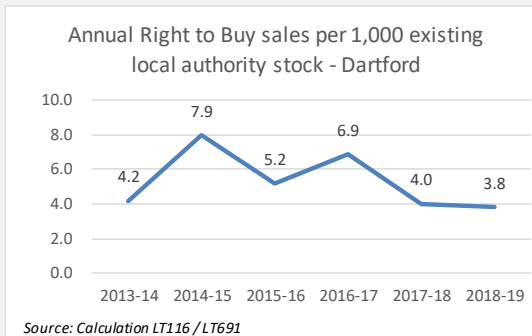
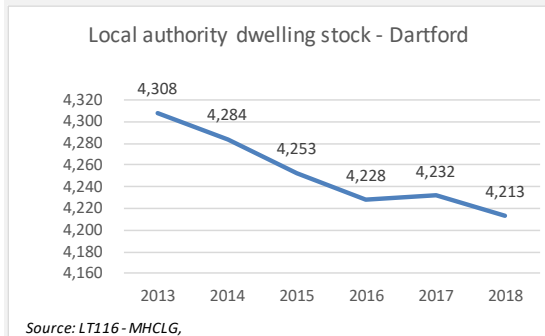
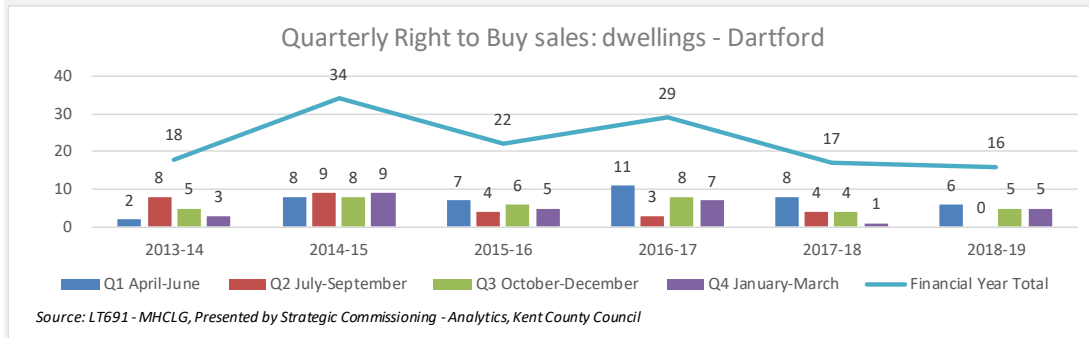
Right to Buy summary 2013-14 to 2018-19 - Ashford



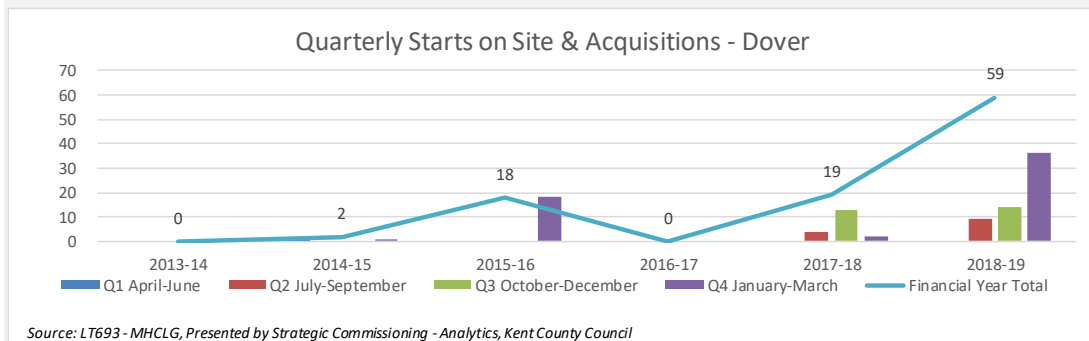
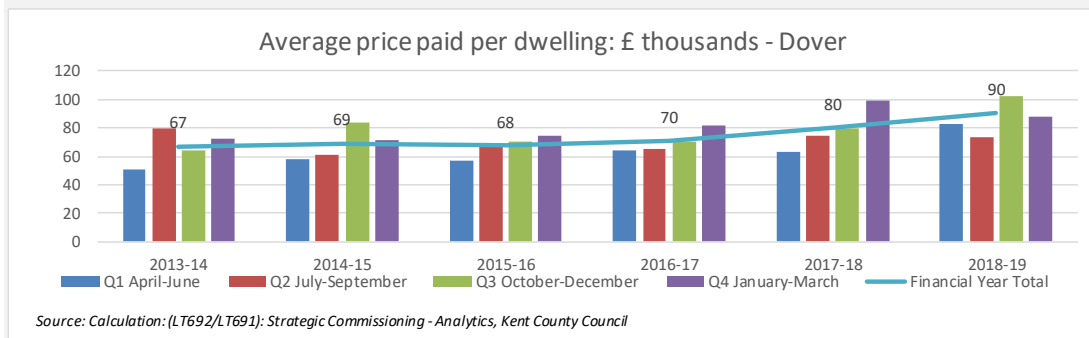
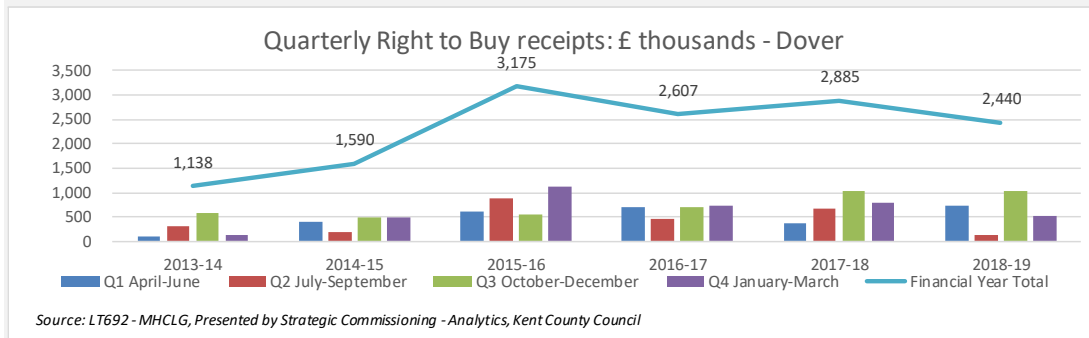
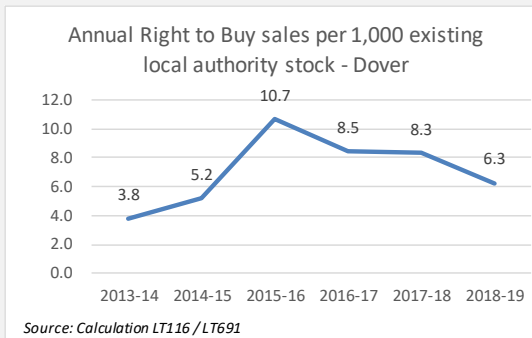
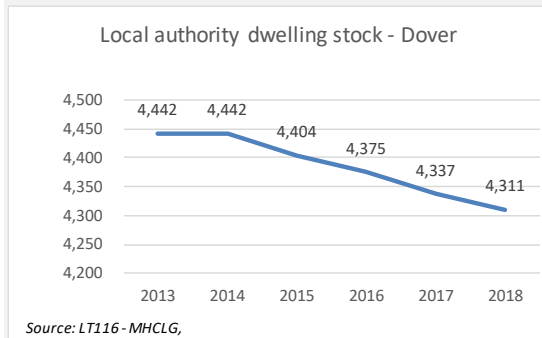
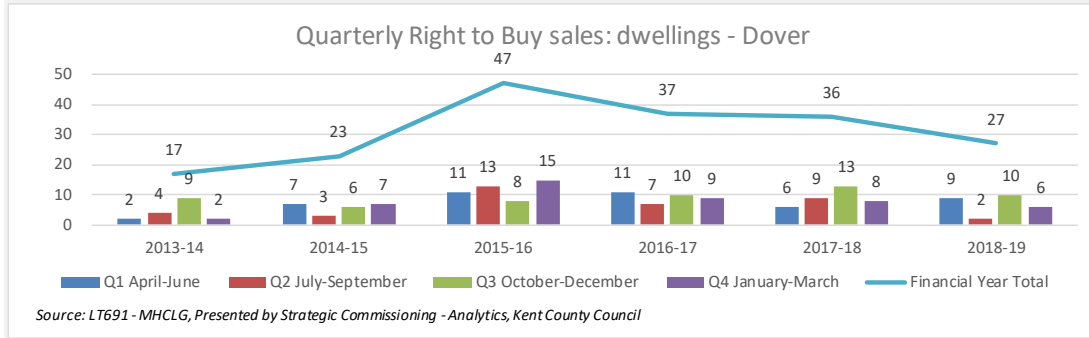
Right to Buy summary 2013-14 to 2018-19 - Canterbury



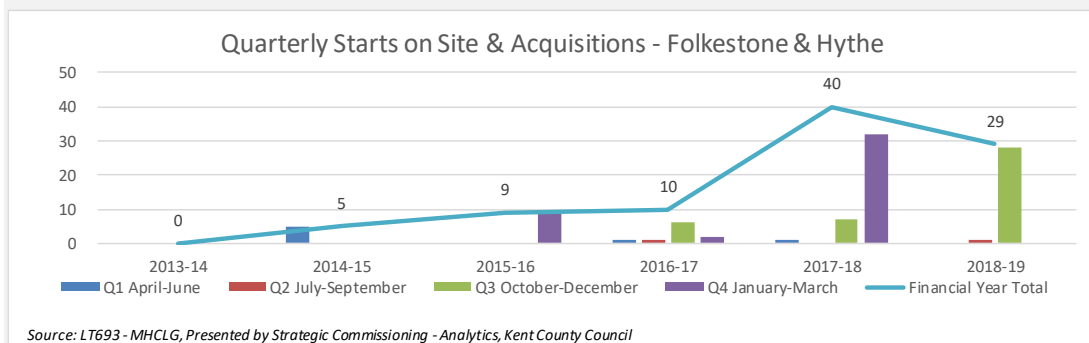
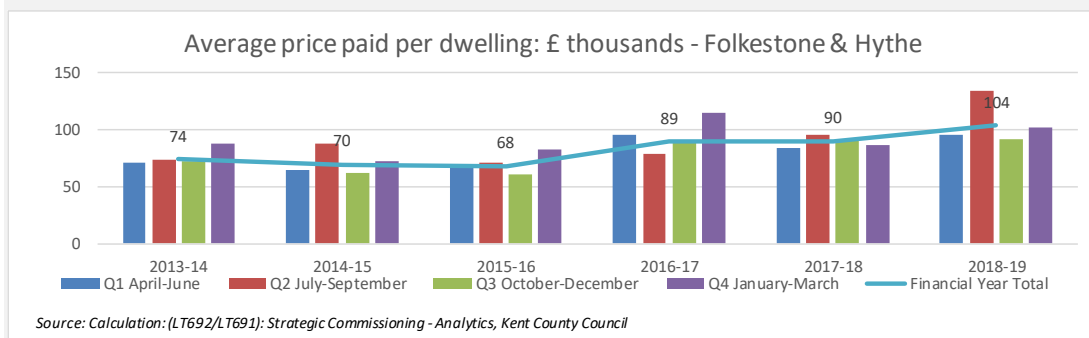
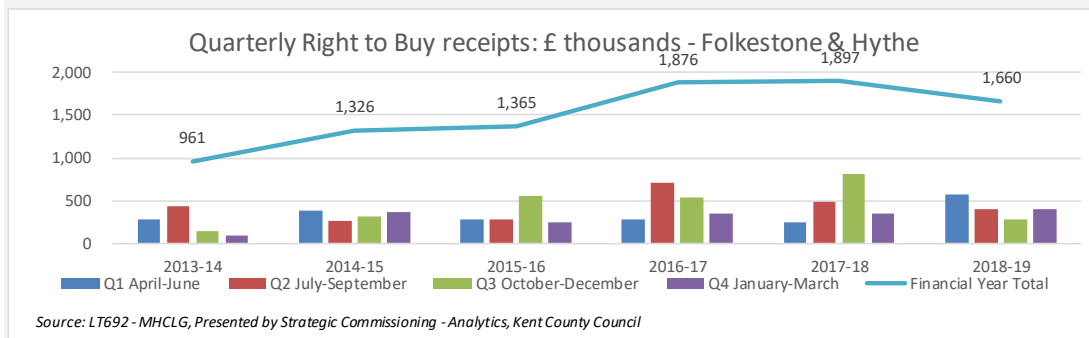
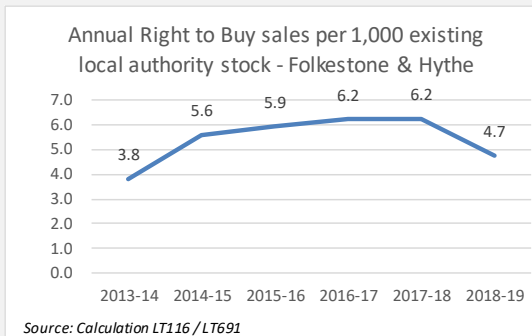
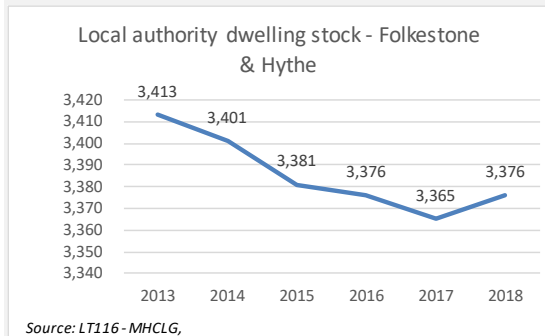
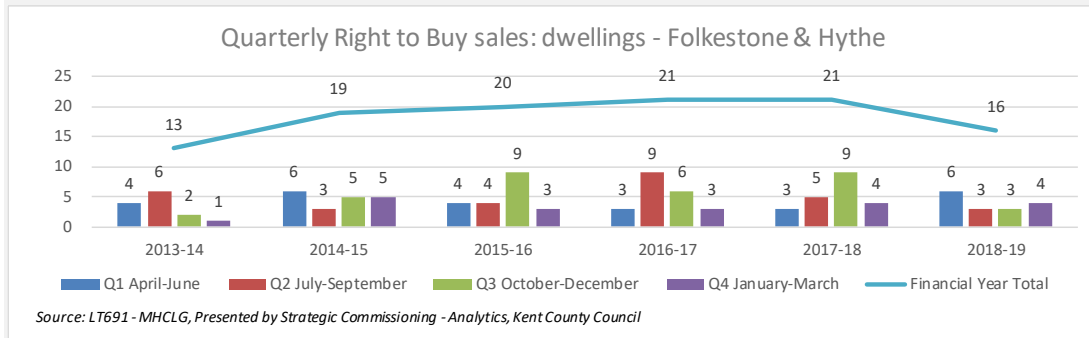
Right to Buy summary 2013-14 to 2018-19 - Dartford



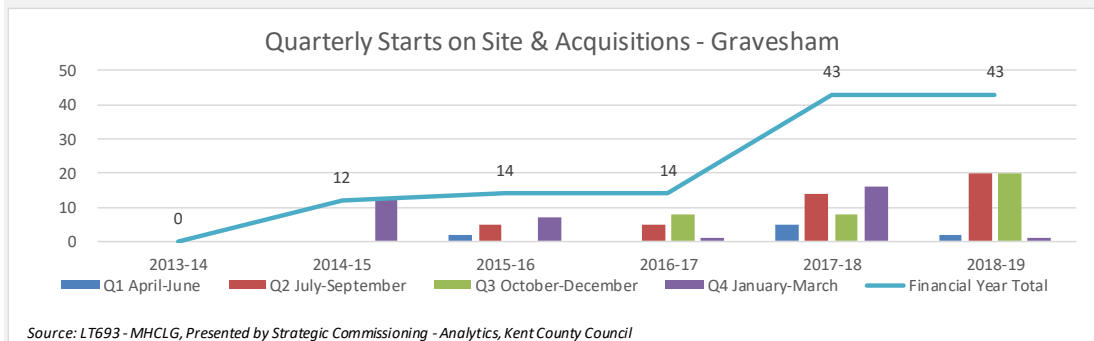
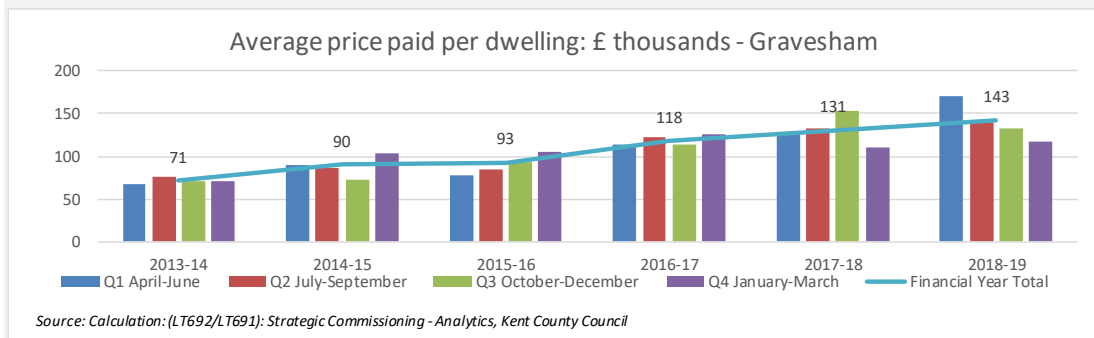
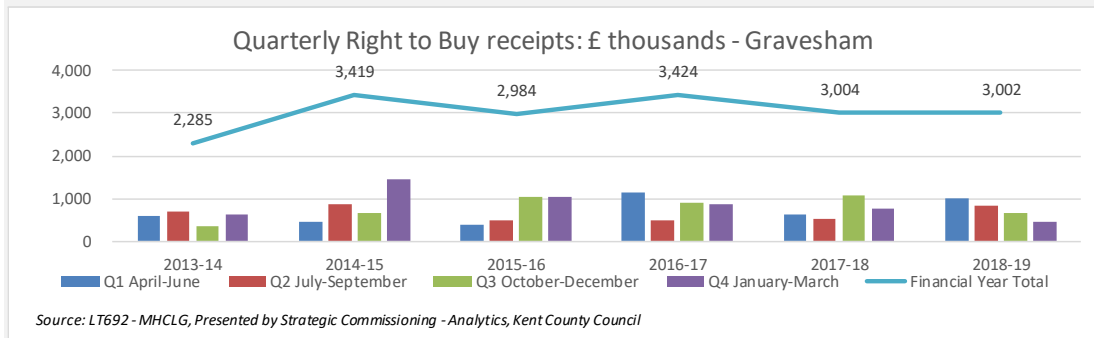
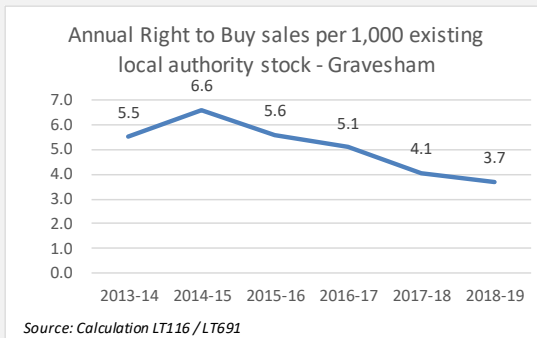
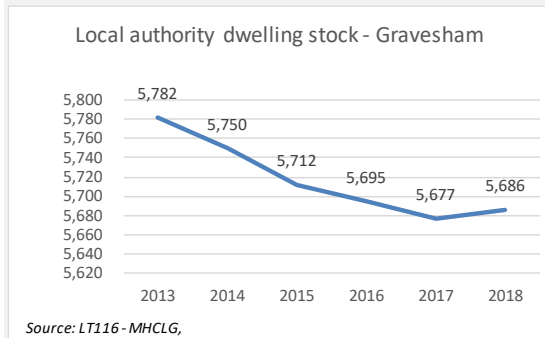
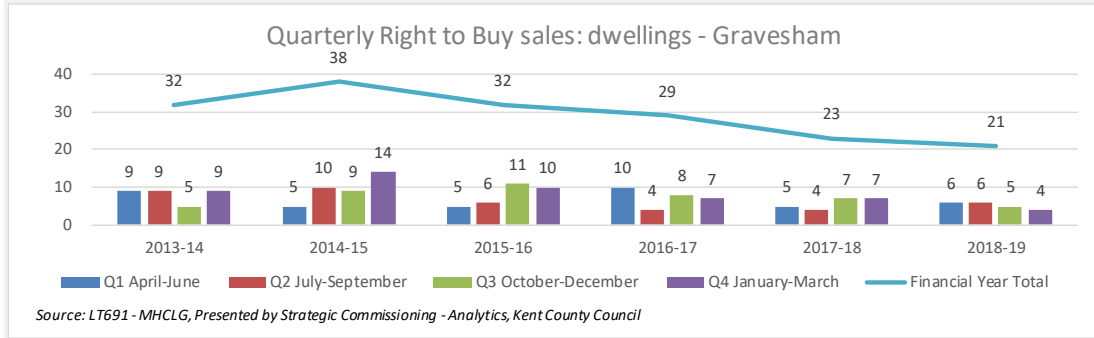
Right to Buy summary 2013-14 to 2018-19 - Dover



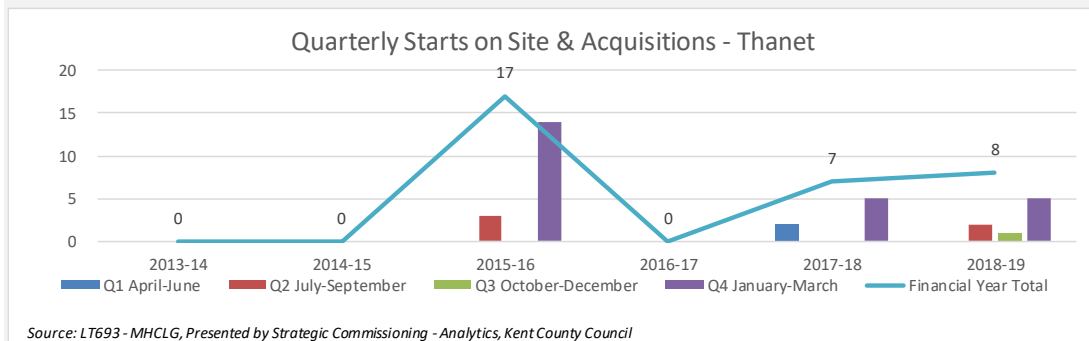
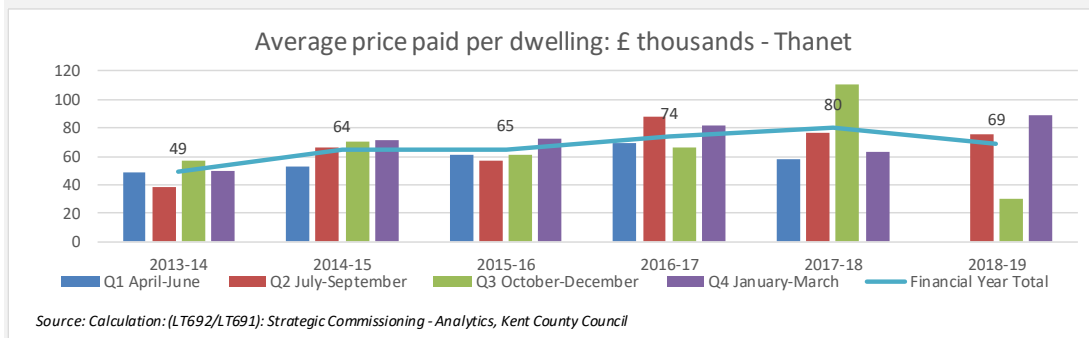
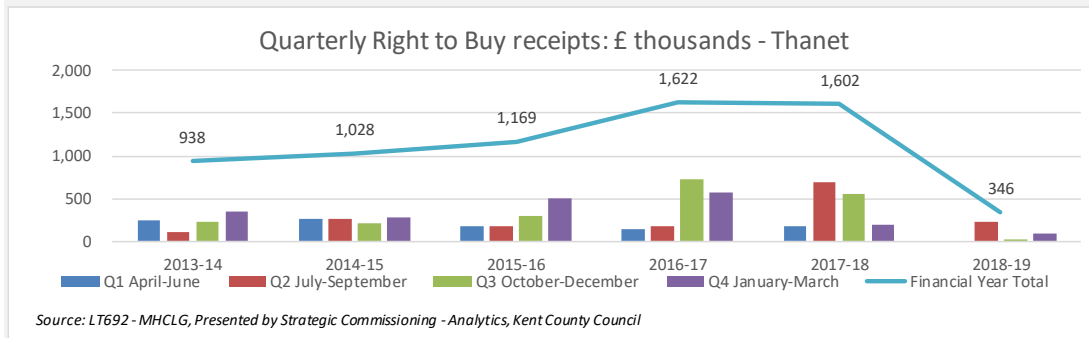
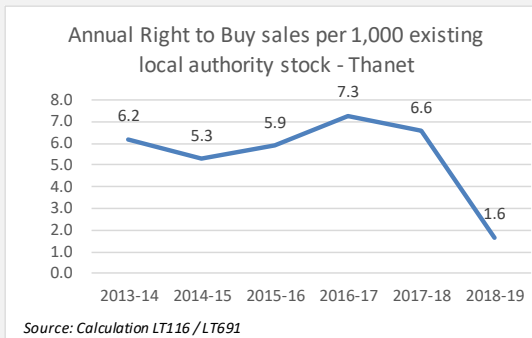
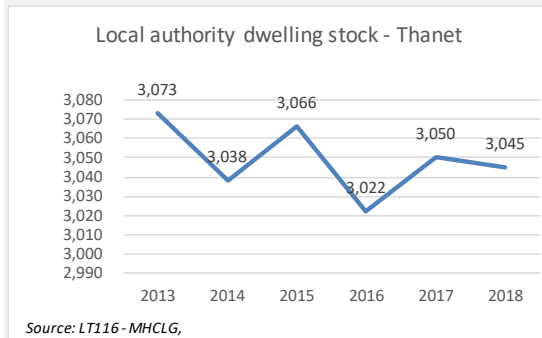
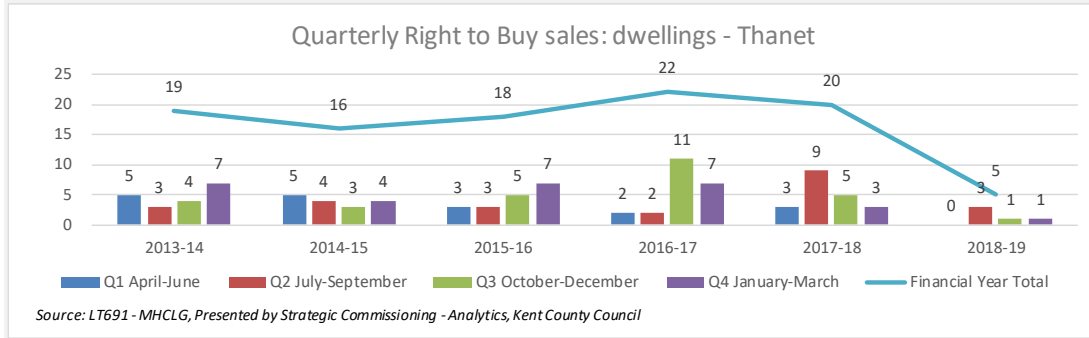
Right to Buy summary 2013-14 to 2018-19 - Folkestone & Hythe



Right to Buy summary 2013-14 to 2018-19 - Gravesham



Right to Buy summary 2013-14 to 2018-19 - Thanet



Right to Buy summary 2013-14 to 2018-19 - Medway UA

