

Housing completions in Kent: April 2023 to March 2024

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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[Kent Facts & Figures](#)

This bulletin presents the number of housing completions for the year ending March 2024 for all local authority districts in Kent.

Summary

- During the year ending 31 March 2024 there were 7,107 NET dwelling completions within the twelve local authorities in Kent.
- This figure is a result of 7,465 new dwellings being built and a loss of -358 existing dwellings.
- The annual average number of NET dwellings completed each year in Kent since 2014/15 is 7,009.
- Maidstone had the highest number of NET dwelling completions during 2023/24 with 1,039.
- Sevenoaks had the lowest number of NET dwelling completions during 2023/24 with 118.
- During the year ending 31 March 2024 there were 1,300 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 published annually by DLUHC 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 2024/25 figures when available in 2026. 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 2023/24 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 2024 there were 7,100 Net dwelling completions in Kent. This figure is a result of 7,458 new dwellings being built and a loss of -358 existing dwellings.

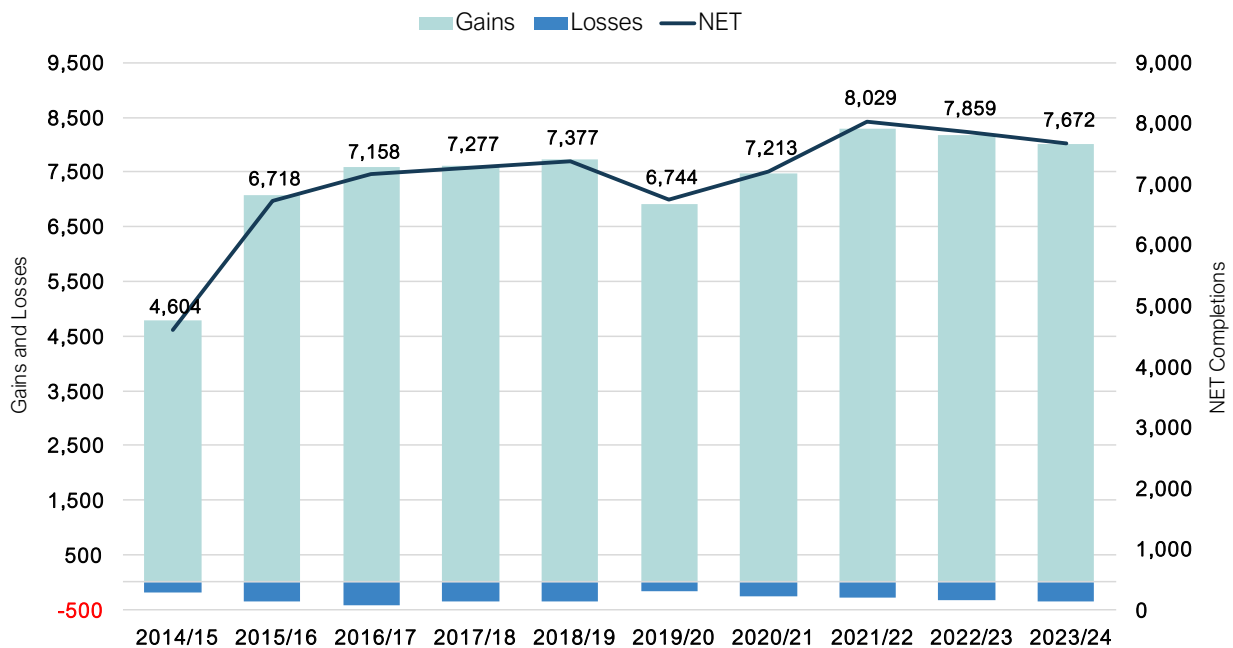
Maidstone was the only districts to see over 1,000 NET dwelling completions during 2023/24. Sevenoaks saw the lowest number of NET dwelling completions with 118. See charts 1 and 2, and tables 1 and 2 for details.

A time series of NET housing completions, housing gains, and losses for all local authorities from 2014/15 through to 2023/24 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.

Chart 1: Annual dwelling gains, losses, and NET completions 2023-2024: Kent

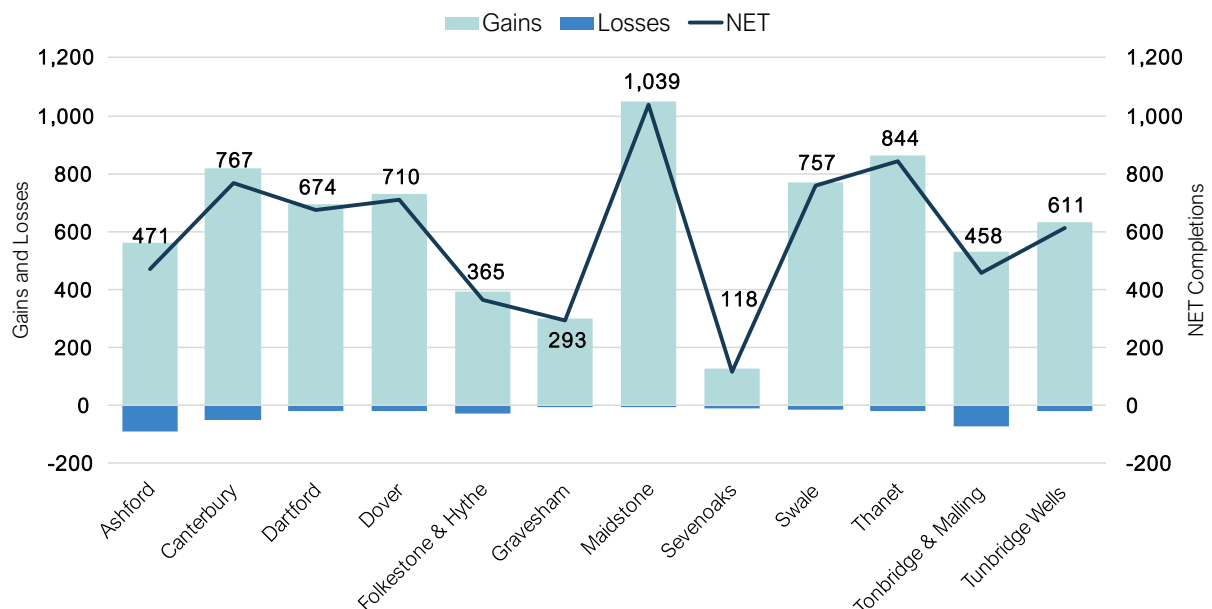
Annual dwelling gains, losses and NET completions 2014/15 to 2023/24



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

Chart 2: Annual dwelling gains, losses, and NET completions: Kent authorities

Annual dwelling gains, losses and NET completions 2023 to 2024:
Kent local authority districts



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

Table 1: Annual NET housing completions 2014/15 to 2023/2024

Area	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	2023 to 2024	1 year change	% change	Annual average
Ashford	405	1,022	696	577	880	746	1,088	627	1,004	471	-533	-53.1%	752
Canterbury	285	276	404	446	405	528	330	785	693	767	74	10.7%	492
Dartford	565	971	1,162	1,031	1,013	540	606	540	738	674	-64	-8.7%	784
Dover	344	726	412	447	446	442	494	625	556	710	154	27.7%	520
Folkestone & Hythe	330	302	567	413	282	446	489	454	454	365	-89	-19.6%	410
Gravesham	246	180	165	276	292	164	240	419	419	293	-126	-30.1%	269
Maidstone	422	521	1,145	1,286	1,829	1,303	1,354	1,644	1,125	1,039	-86	-7.6%	1,167
Sevenoaks	199	414	312	378	254	426	213	344	261	118	-143	-54.8%	292
Swale	618	597	615	615	671	802	724	1,058	832	757	-75	-9.0%	729
Thanet	380	350	389	238	296	426	540	548	617	844	227	36.8%	463
Tonbridge & Malling	487	912	830	1,033	455	447	447	467	524	458	-66	-12.6%	606
Tunbridge Wells	323	447	461	537	554	474	688	518	636	611	-25	-3.9%	525
Kent	4,604	6,718	7,158	7,277	7,377	6,744	7,213	8,029	7,859	7,107	-752	-9.6%	7,009
Medway U.A.	483	553	642	680	647	1,130	1,082	1,102	950	1,300	350	36.8%	857
Kent & Medway	5,087	7,271	7,800	7,957	8,024	7,874	8,295	9,131	8,809	8,407	-402	-4.6%	7,866

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as at 31 March 2024

Table 2: Annual housing completions (GAINS) 2014/15 to 2023/24

Area	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	2023 to 2024	1 year change	% change	Annual average
Ashford	405	1,024	720	643	919	749	1,105	689	1,018	560	-458.00	-45.0%	783
Canterbury	320	296	459	547	486	567	364	833	730	817	87.00	11.9%	540
Dartford	570	979	1,172	1,039	1,022	547	617	543	740	693	-47.00	-6.4%	792
Dover	364	740	420	452	462	471	510	629	567	729	162.00	28.6%	534
Folkestone & Hythe	348	338	594	432	301	458	511	478	469	394	-75.00	-16.0%	432
Gravesham	250	180	170	276	292	164	240	421	422	300	-122.00	-28.9%	328
Maidstone	425	633	1,300	1,327	1,877	1,315	1,399	1,677	1,184	1,047	-137.00	-11.6%	1,218
Sevenoaks	259	479	340	395	317	434	229	355	268	128	-140.00	-52.2%	320
Swale	618	620	623	627	676	805	726	1,065	859	771	-88.00	-10.2%	739
Thanet	383	394	466	271	349	452	573	571	646	865	219.00	33.9%	497
Tonbridge & Malling	526	939	852	1,056	477	456	456	498	540	530	-10.00	-1.9%	633
Tunbridge Wells	328	453	472	555	557	497	747	544	736	631	-105.00	-14.3%	552
Kent	4,796	7,075	7,588	7,620	7,735	6,915	7,477	8,303	8,179	7,465	-714.00	-8.7%	7,370

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as at March 2024

Table 3: Annual housing completions (LOSSES) 2014/15 to 2023/24

Area	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	2023 to 2024	1 year change	% change	Annual average
Ashford	0	-2	-24	-66	-39	-3	-17	-62	-14	-89	-75.00	535.7%	-32
Canterbury	-35	-20	-55	-101	-81	-39	-34	-48	-37	-50	-13.00	35.1%	-50
Dartford	-5	-8	-10	-8	-9	-7	-11	-3	-2	-19	-17.00	850.0%	-8
Dover	-20	-14	-8	-5	-16	-29	-16	-4	-11	-19	-8.00	72.7%	-14
Folkestone & Hythe	-18	-36	-27	-19	-19	-12	-22	-24	-15	-29	-14.00	93.3%	-22
Gravesham	-4	0	-5	0	0	0	0	-2	-3	-7	-4.00	133.3%	-2
Maidstone	-3	-112	-155	-41	-48	-12	-45	-33	-59	-8	51.00	-86.4%	-52
Sevenoaks	-60	-65	-28	-17	-63	-8	-16	-11	-7	-10	-3.00	42.9%	-29
Swale	0	-23	-8	-12	-5	-3	-2	-7	-27	-14	13.00	-48.1%	-10
Thanet	-3	-44	-77	-33	-53	-26	-33	-23	-29	-21	8.00	-27.6%	-34
Tonbridge & Malling	-39	-27	-22	-23	-22	-9	-9	-31	-16	-72	-56.00	350.0%	-27
Tunbridge Wells	-5	-6	-11	-18	-3	-23	-59	-26	-100	-20	80.00	-80.0%	-27
Kent	-192	-357	-430	-343	-358	-171	-264	-274	-320	-358	-38.00	11.9%	-307

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as at 31 March 2024

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