

Housing Stock 2019 Kent Local Authorities

Related documents

The [Housing Statistics](#) web page contains more information which you may find useful, some of which are listed here:-

Affordable Housing
Council Tax data
Energy Performance
Certificates
Rent prices

Note: In this bulletin 'Kent' refers to the Kent County Council area which excludes Medway Unitary Authority

Further Information

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This bulletin presents housing stock information as at 2019 for local authority districts in Kent. The data is sourced from different monitoring returns. It is compiled and published by the Ministry of Housing, Communities and Local Government (MHCLG) and the Valuation Office Agency (VOA).

Summary

- MHCLG estimate that there were 678,860 dwellings in Kent at March 2019.
- The dwellings are made up of:
Social housing dwellings 89,050 (13.1%)
Private sector 588,870 (86.7%)
Other Public Sector 950 (0.1%)
- Figures from the VOA estimate a slightly lower stock of dwellings (677,124).
- 66.6% of Kent's dwelling stock is made up of houses, 19.5% flats and 11.5% bungalows.
- 42.5% of Kent's dwelling stock comprises of 3 bedroom dwellings.
- 17,275 dwellings were vacant in Kent as at 2019, up slightly on the previous year. 31.1% of these were vacant or 6 months or more.
- It is estimated that 8,755 dwellings in Kent are second homes. The greatest concentration of these are in the coastal districts of Dover, Folkestone & Hythe (formerly Shepway), Swale, Canterbury and Thanet.

Introduction

There are several sources of data on total dwelling stock in England, including estimates from the Ministry of Housing, Communities & Local Government (MHCLG) 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.

This bulletin draws from these two sources of information.

Ministry of Housing, Communities & Local Government (MHCLG) data

MHCLG produce estimates of the number of dwellings in England and in each local authority district as at 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.

MHCLG 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 [here](#)

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 MHCLG estimates.

Further information on VOA Council Tax statistics can be found [here](#)

These statistics are estimates and are expressed rounded to the nearest 10. National figures are expressed to the nearest 1,000. As a result totals may not sum.

Dwelling stock

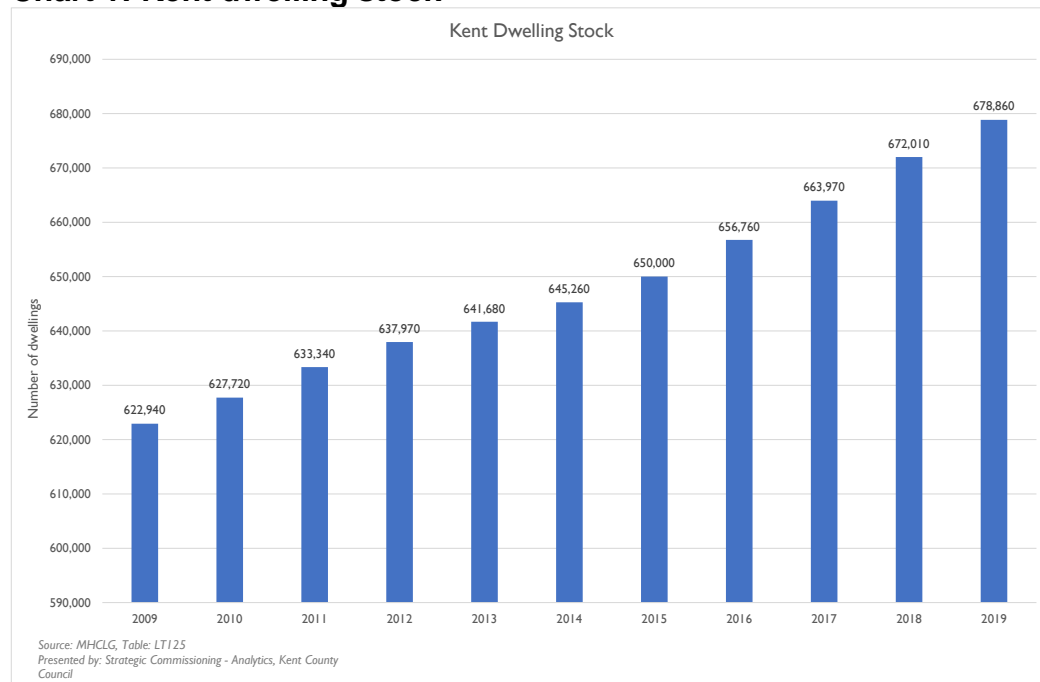
MHCLG present estimates of the number of dwellings in England and in each local authority district. The estimates are as at 31 March each year.

The statistics use the Census 2011 as a baseline and apply annual net changes to stock as measured by the related housing supply, net additional dwellings statistics.

These data give us an estimate of total stock of dwellings and dwelling tenure.

The estimates show that as at the 31st March 2019 there were a total 678,860 dwellings in Kent. This is a rise of 1.0% on the previous year when there were 672,010 dwellings. Results also show that in the five years since 2014 the dwelling stock in Kent has risen 5.2%. Nationally (England) the increase was 4.5% over the same period.

Chart 1: Kent dwelling stock



As at 2019 Maidstone district has the largest dwelling stock in the county (72,130).

Over recent years Dartford (+4,740, +11.1%), Maidstone (+4,680, +6.9%) and Tonbridge & Malling (+3,800, +7.4%) districts have seen the biggest growth in dwelling stock over the last five years.

Thanet saw the smallest 5 year percentage growth (+2.5%) while Gravesham saw the smallest number increase (+1,160) in dwellings.

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

	2014	2015	2016	2017	2018	2019	1 yr % chg	5 yr % chg	1 yr chg	5 yr chg
Ashford	50,800	51,210	52,230	52,920	53,520	54,390	1.6	7.1	870	3,590
Canterbury	65,550	65,880	66,180	66,590	67,730	68,160	0.6	4.0	430	2,610
Dartford	42,570	43,130	44,100	45,270	46,300	47,310	2.2	11.1	1,010	4,740
Dover	52,110	52,470	53,210	53,620	54,070	54,510	0.8	4.6	440	2,400
Folkestone & Hythe	50,080	50,400	50,720	51,380	51,820	52,270	0.9	4.4	450	2,190
Gravesham	42,410	42,660	42,840	43,000	43,280	43,570	0.7	2.7	290	1,160
Maidstone	67,450	68,040	68,560	69,700	70,990	72,130	1.6	6.9	1,140	4,680
Sevenoaks	48,930	49,130	49,550	49,870	50,260	50,510	0.5	3.2	250	1,580
Swale	59,040	59,580	60,170	60,730	61,310	61,990	1.1	5.0	680	2,950
Thanet	65,830	66,220	66,570	66,960	67,190	67,490	0.4	2.5	300	1,660
Tonbridge and Malling	51,380	51,850	52,770	53,600	54,760	55,180	0.8	7.4	420	3,800
Tunbridge Wells	49,110	49,440	49,880	50,340	50,790	51,340	1.1	4.5	550	2,230
Kent	645,260	650,000	656,760	663,970	672,010	678,860	1.0	5.2	6,850	33,600
Medway	112,140	112,620	113,170	113,820	114,500	115,150	0.6	2.7	650	3,010
Kent & Medway	757,400	762,620	769,930	777,790	786,510	794,010	1.0	4.8	7,500	36,610
England	23,372,000	23,543,000	23,733,000	23,950,000	24,172,000	24,414,000	1.0	4.5	242,000	1,042,000

Note: Figures may not sum due to rounding

Source: Ministry of Housing, Communities & Local Government; Live Table 125

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 2: Kent local authority dwelling stock

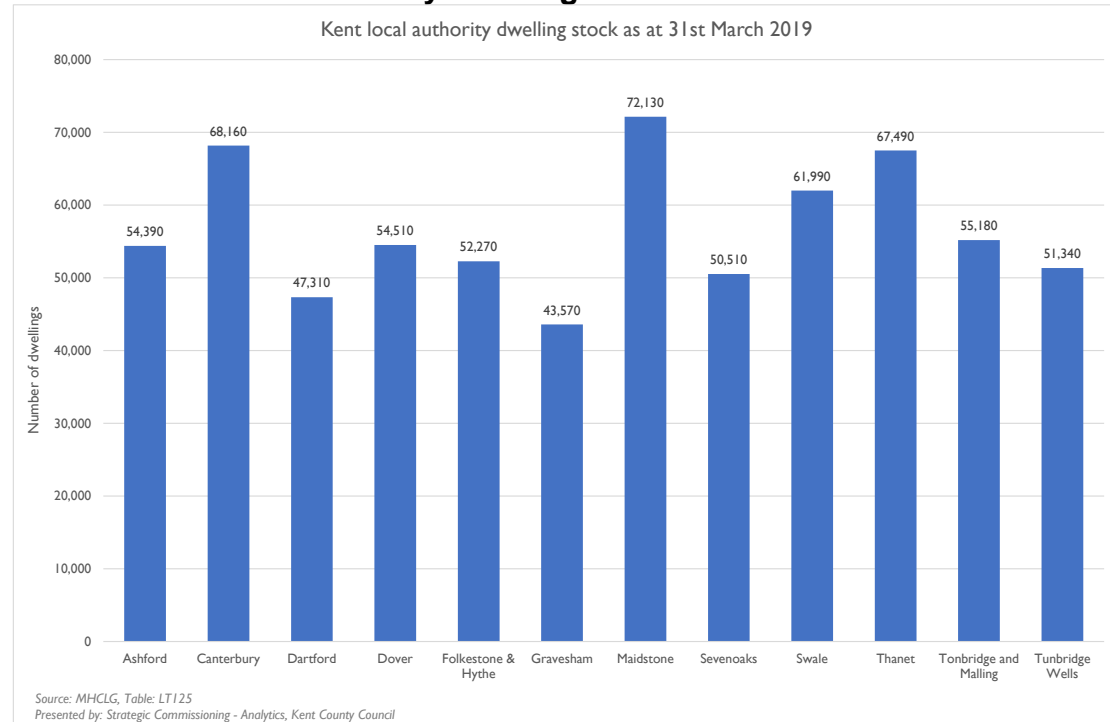
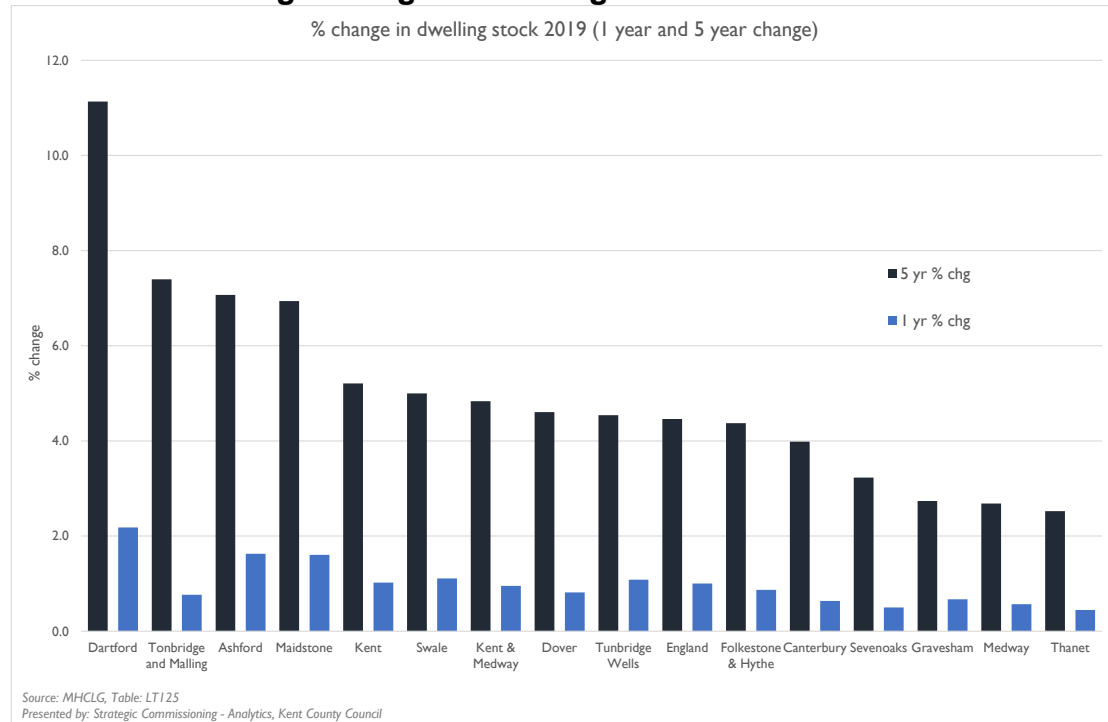


Chart 3: Percentage change in dwelling stock



Dwelling stock: Tenure

At the 31st March 2019 it is estimated that in Kent there were 588,870 private sector dwellings (accounting for 86.7% Kent’s total dwelling stock) and 89,050 social housing dwellings (13.1% of total stock).

Social housing dwelling stock consists of Local Authority dwellings and Private Registered Providers (PRPs such as Housing Associations etc.) stock. One Kent local authority (Sevenoaks) does not own any housing stock and operates through Private Registered Providers, a further four authorities (Maidstone, 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 34.6% of the social housing total with Private Registered Providers recording 65.4%.

Gravesham has the highest proportion of social dwelling stock in Kent with 17.1% of the stock within the district being owned by the local authority or Private Registered Providers.

Maidstone district has the highest number of social dwelling stock (9,390 dwellings) the majority of which is Private Registered Provider stock.

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

Chart 4: Kent dwelling stock by tenure

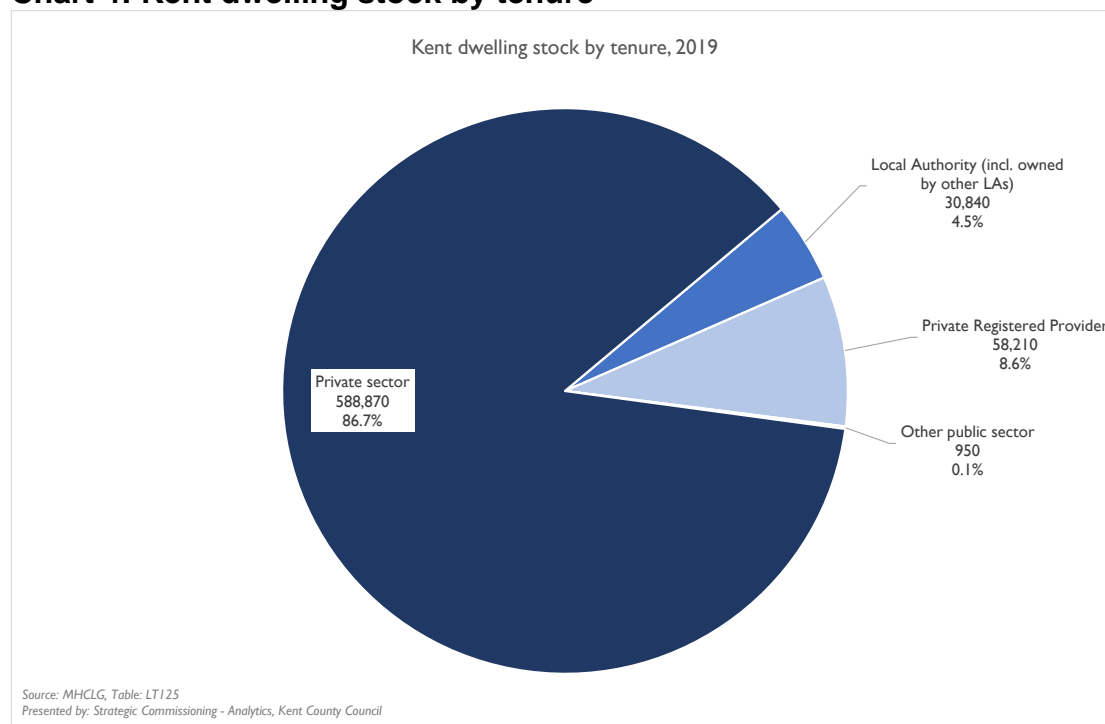


Table 2: Dwelling stock by tenure (number)

2019	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total (All stock)	Total Social (LA + PRP)	Social sector as % of Total
Ashford	5,000	2,550	0	46,850	54,390	7,550	13.9
Canterbury	5,080	2,550	30	60,510	68,160	7,630	11.2
Dartford	4,230	2,010	0	41,070	47,310	6,240	13.2
Dover	4,300	2,690	0	47,530	54,510	6,990	12.8
Folkestone & Hythe	3,390	1,950	300	46,620	52,270	5,340	10.2
Gravesham	5,690	1,770	10	36,100	43,570	7,460	17.1
Maidstone	20	9,370	0	62,750	72,130	9,390	13.0
Sevenoaks	0	6,620	30	43,870	50,510	6,620	13.1
Swale	10	8,360	0	53,620	61,990	8,370	13.5
Thanet	3,060	4,720	230	59,490	67,490	7,780	11.5
Tonbridge & Malling	10	8,440	350	46,390	55,180	8,450	15.3
Tunbridge Wells	60	7,210	0	44,080	51,340	7,270	14.2
Kent	30,840	58,210	950	588,870	678,860	89,050	13.1
Medway	3,020	5,250	300	106,590	115,150	8,270	7.2
Kent & Medway	33,850	63,460	1,250	695,460	794,010	97,310	12.3
England	1,587,170	2,560,990	41,650	20,165,840	24,413,500	4,148,160	17.0

Note: Figures may not sum due to rounding

Source: MHCLG Table LT 100

Presented by: Strategic Commissioning - Analytics, Kent County Council

Table 3: Dwelling stock by tenure (%)

Percentage of total stock

2019	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	9.2	4.7	0.0	86.1	13.9
Canterbury	7.5	3.7	0.0	88.8	11.2
Dartford	8.9	4.2	0.0	86.8	13.2
Dover	7.9	4.9	0.0	87.2	12.8
Folkestone & Hythe	6.5	3.7	0.6	89.2	10.2
Gravesham	13.1	4.1	0.0	82.9	17.1
Maidstone	0.0	13.0	0.0	87.0	13.0
Sevenoaks	0.0	13.1	0.1	86.9	13.1
Swale	0.0	13.5	0.0	86.5	13.5
Thanet	4.5	7.0	0.3	88.1	11.5
Tonbridge & Malling	0.0	15.3	0.6	84.1	15.3
Tunbridge Wells	0.1	14.0	0.0	85.9	14.2
Kent	4.5	8.6	0.1	86.7	13.1
Medway	2.6	4.6	0.3	92.6	7.2
Kent & Medway	4.3	8.0	0.2	87.6	12.3
England	6.5	10.5	0.2	82.6	17.0

Source: MHCLG Table LT 100

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 5: Private and social dwelling stock in Kent districts

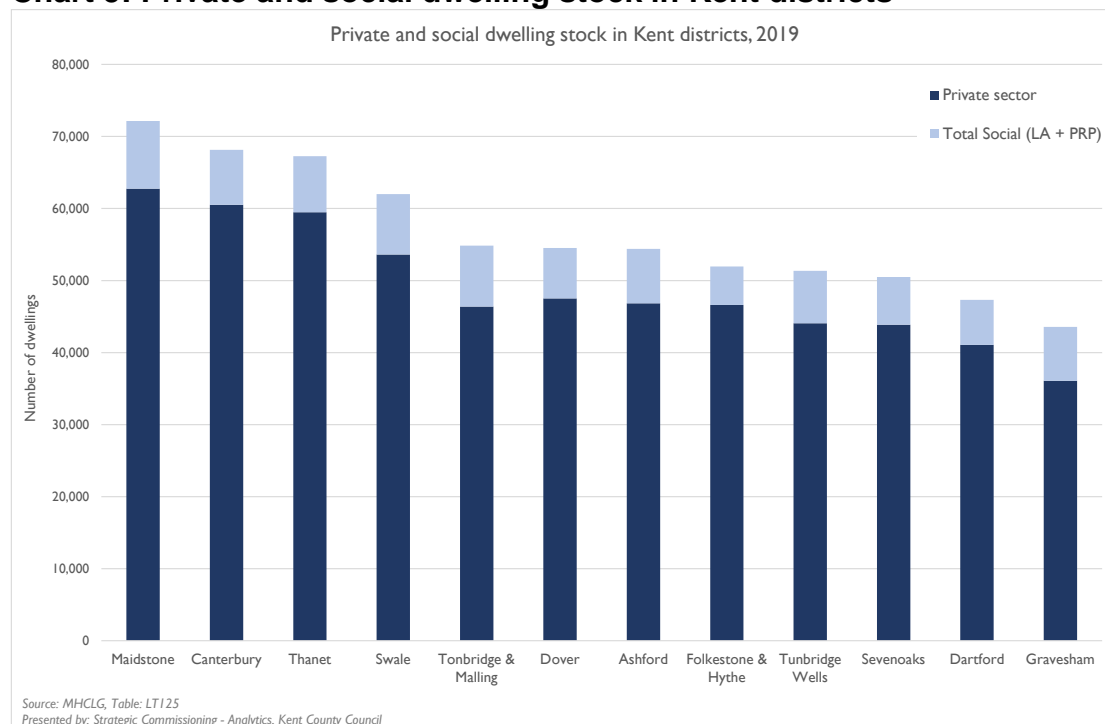
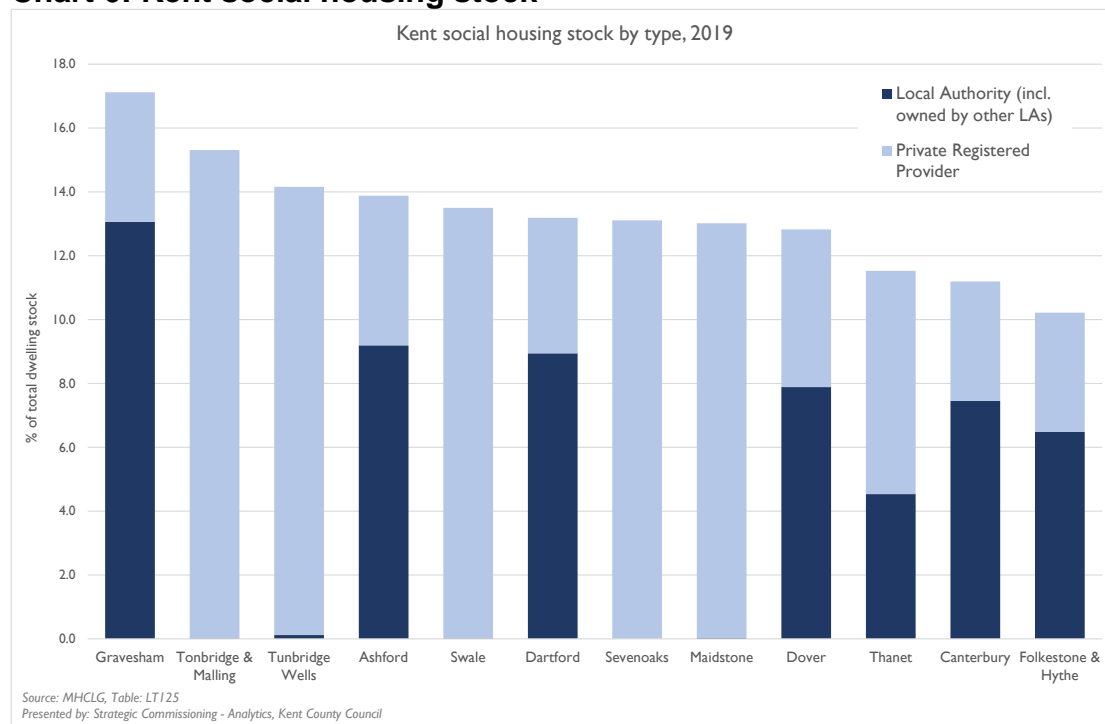


Chart 6: Kent social housing stock



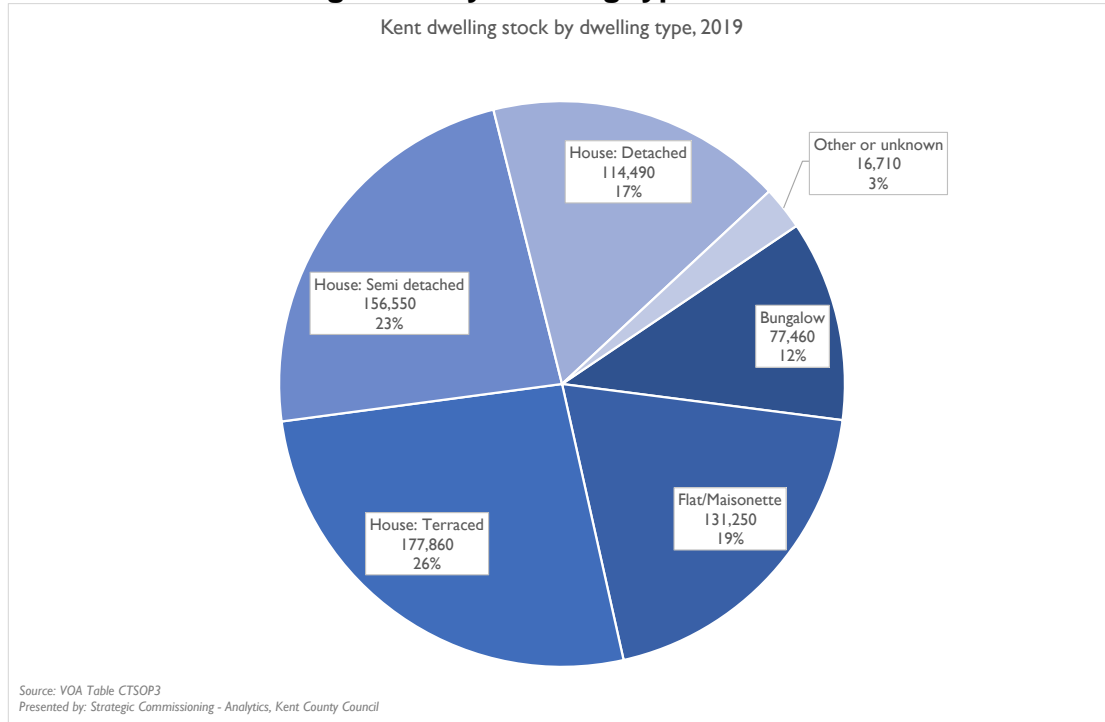
Dwelling stock: Size & Type

Information about the size and type of dwelling stock is collected by the Valuation Office Agency 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 in order to provide regional and national aggregates.

At the 31st March 2019 there were a total of 674,320 properties recorded on the Valuation Office Agency (VOA) Council tax returns for the twelve local authorities in Kent.

Houses (detached, semi and terrace) are the predominant property type, accounting for 66.6% of all dwellings. Flats and maisonettes account for 19.5%, and bungalows 11.5%. On average Kent has a lower proportion of flats and a higher proportion of bungalows than the national average.

Chart 7: Kent dwelling stock by dwelling type



The distribution of property type varies between Kent local authorities. Houses account for 75.5% of properties in Tonbridge & Malling the highest proportion in the county. Thanet has a significantly higher percentage of flats and maisonettes (29.2%) than the county average. Canterbury district has a high proportion of bungalows (18.7%) reflecting the fact that it has a high resident population aged over 65.

Table 4: Dwelling stock by dwelling type

2019	House:						Total
	Bungalow	Flat/Maiso nette	House: Terraced	Semi detached	House: Detached	Other or unknown	
Ashford	6,040	6,860	13,910	12,450	12,960	2,510	54,720
Canterbury	12,800	14,130	13,870	13,640	12,240	1,660	68,330
Dartford	3,140	11,110	15,910	11,150	4,000	1,220	46,510
Dover	6,330	9,230	17,100	11,760	7,400	1,240	53,050
Gravesham	7,840	13,150	11,900	8,900	8,600	1,020	51,400
Maidstone	3,680	9,080	15,120	10,510	4,330	650	43,360
Sevenoaks	6,710	12,660	17,860	18,830	13,540	1,880	71,470
Folkestone & Hythe	5,440	7,570	12,490	11,720	12,150	1,410	50,770
Swale	8,220	7,440	20,830	15,050	9,870	1,930	63,340
Thanet	10,050	19,680	16,580	12,880	7,200	940	67,320
Tonbridge and Malling	4,270	7,820	13,030	16,720	11,480	1,300	54,630
Tunbridge Wells	2,950	12,510	9,260	12,960	10,740	1,010	49,410
Kent	77,460	131,250	177,860	156,550	114,490	16,710	674,320
Medway UA	8,060	19,370	48,920	26,260	10,960	1,900	115,480
Kent & Medway	85,520	150,620	226,780	182,810	125,450	18,610	789,800
South east	393,550	873,600	945,230	838,710	797,440	86,400	3,934,940
England	2,281,640	5,669,460	6,428,680	5,803,040	3,813,340	439,710	24,435,870

Source: VOA Table CTSOP3

Presented by: Strategic Commissioning - Analytics, Kent County Council

Other or unknown includes sum of Annexes, Other and Unknown

Dwelling stock: size (number of bedrooms)

Dwelling size varies across the county.

Three bedroom dwellings account for the largest proportion of all dwellings in Kent (279,550, equivalent to 42.5% of all dwellings). This is slightly higher than the regional average (41.6%) and slightly lower than the national average (43.4%). Maidstone district has the highest number of three bedroom dwellings (30,450) however Gravesham has the highest proportion. More than half the dwellings in Gravesham (50.7%) are three bedroom properties.

Two bedroom properties are the next largest group with 190,450 properties or 29.0% of the Kent housing stock. This is higher than both the regional (27.2%) and the national average (28.4%). Thanet has the highest number of two bedroom properties in Kent (23,150) accounting for more than a third of the dwellings in the district.

Dwellings with four or more bedrooms make up 17.0% of all dwellings in Kent, above the national average of 15.2%. Sevenoaks district has the highest proportion of four bedroom dwellings (24.0%) accounting for almost a quarter of dwellings in the area.

One bedroom properties account for the smallest proportion of dwelling stock in all areas. The 74,050 one bedroomed properties account for 11.3% of Kent's total dwelling stock. This is lower than both the regional (12.2%) and the national average (12.4%). Thanet has the highest proportion of one bedroom properties in the county (14.6%).

Chart 8: Kent dwelling stock by dwelling size

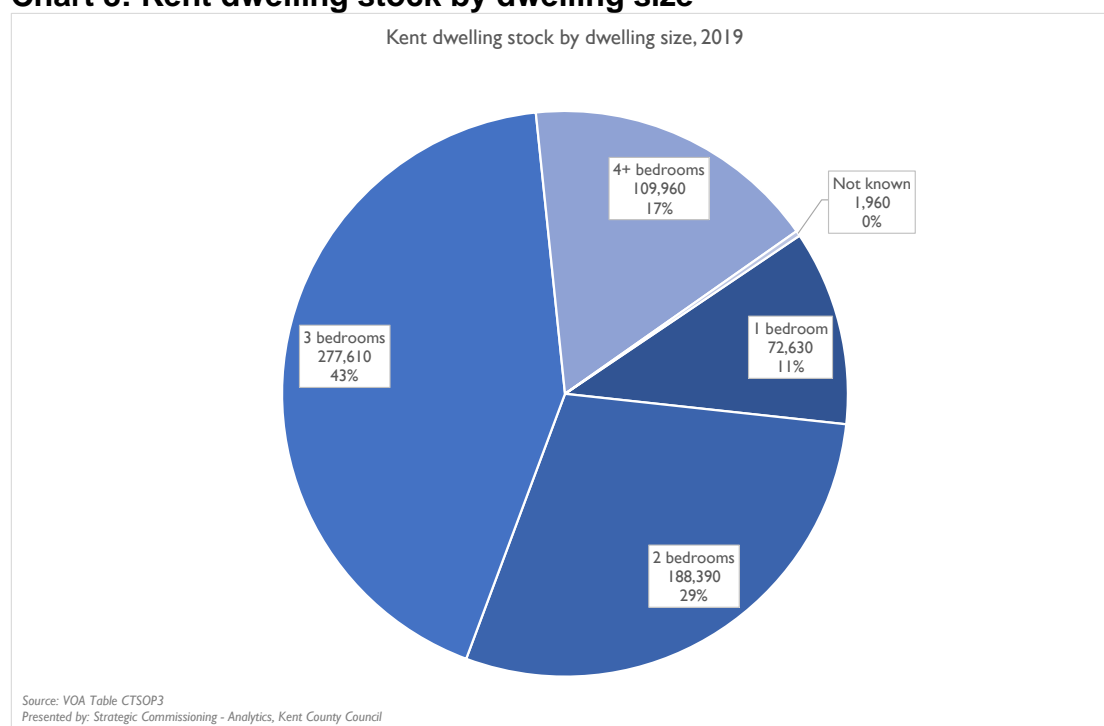


Table 5: Dwelling stock by dwelling size

2019	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Not known	All
Ashford	4,210	13,910	23,140	10,820	160	52,220
Canterbury	7,990	20,970	25,920	11,400	410	66,680
Dartford	5,650	14,000	20,640	4,980	40	45,310
Dover	5,180	16,550	22,820	7,120	130	51,820
Folkestone & Hythe	6,340	16,540	18,620	8,640	250	50,390
Gravesham	5,550	10,360	21,640	5,180	20	42,720
Maidstone	6,720	19,730	30,450	12,570	140	69,600
Sevenoaks	4,580	11,440	21,420	11,850	90	49,370
Swale	6,170	17,490	29,360	8,200	210	61,410
Thanet	9,830	23,150	24,170	8,890	360	66,390
Tonbridge & Malling	4,530	13,300	23,790	11,670	60	53,320
Tunbridge Wells	7,310	13,050	17,610	10,310	150	48,420
Kent	74,050	190,450	279,550	111,640	1,940	657,610
Medway	12,420	28,590	59,740	12,730	90	113,570
Kent & Medway	86,470	219,040	339,290	124,370	2,030	771,180
South East	469,670	1,045,820	1,602,680	716,720	13,660	3,848,530
England	2,964,810	6,808,640	10,409,250	3,654,550	158,920	23,996,160

Source: VOA Table CTSOP3
Presented by: Strategic Commissioning - Analytics, Kent County Council
Note: Totals calculated by summing rounded data

Over recent years the number of dwellings of all sizes in Kent has increased. In percentage terms properties with one bedroom and properties with four or more bedrooms have seen the largest increase (6.6%). However, in terms of an increase in numbers of properties the largest increase since 2015 is in dwellings with two bedrooms (+7,830 dwellings).

Table 6: Change in Kent dwelling stock by size

	2015	2016	2017	2018	2019	Number	
						change since 2015	% change since 2015
1 bedroom	69,470	70,470	71,550	72,630	74,050	4,580	6.6
2 bedrooms	182,620	184,140	186,340	188,390	190,450	7,830	4.3
3 bedrooms	273,010	274,090	275,680	277,610	279,550	6,540	2.4
4+ bedrooms	104,740	106,390	108,170	109,960	111,640	6,900	6.6

Source: VOA Table CTSOP3

Presented by: Strategic Commissioning - Analytics, Kent County Council

Housing Stock: Vacant Dwellings

Information on vacant dwellings in England at local authority level is drawn from council tax information published by the Ministry of Housing, Communities and Local Government.

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 temporary inhabitable 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 17,275 vacant dwellings in Kent as at 2019, 52 more properties than last year, equivalent to a slight increase of 0.3%. 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 2.5% of the total dwelling stock in the county, the same as the national average.

Thanet district has the highest number of empty dwellings in the county (2,474) This represents 14.3% of the total vacant dwellings in Kent.

Four Kent districts have a higher proportion of vacant dwellings than the national average. Thanet district has the highest proportion of vacant dwellings in the county accounting for 3.7% of the total dwellings in the district.

Table 7: Vacant dwellings

Vacant dwellings	2013	2014	2015	2016	2017	2018	2019	1 yr % chg	5 yr % chg
Ashford	997	1,007	1,008	973	1,034	1,196	1,402	17.2	39.2
Canterbury	1,678	1,584	1,544	1,683	1,549	1,836	1,962	6.9	23.9
Dartford	814	837	878	921	1,120	1,198	1,059	-11.6	26.5
Dover	1,490	1,400	1,476	1,564	1,500	1,433	1,448	1.0	3.4
Folkestone & Hythe	1,939	1,676	1,683	1,773	1,712	1,679	1,725	2.7	2.9
Gravesham	682	728	680	778	878	882	860	-2.5	18.1
Maidstone	1,239	1,112	1,017	1,039	1,053	1,304	1,301	-0.2	17.0
Sevenoaks	1,258	1,154	1,165	1,232	1,292	1,407	1,424	1.2	23.4
Swale	1,633	1,634	1,442	1,336	1,322	1,440	1,535	6.6	-6.1
Thanet	2,452	2,443	2,420	2,532	2,341	2,435	2,474	1.6	1.3
Tonbridge and Malling	1,258	1,139	1,132	1,131	1,189	1,317	966	-26.7	-15.2
Tunbridge Wells	1,200	1,076	1,025	1,047	1,063	1,096	1,119	2.1	4.0
Kent	16,640	15,790	15,470	16,009	16,053	17,223	17,275	0.3	9.4
Medway UA	3,375	2,991	2,910	2,763	3,161	3,393	3,749	10.5	25.3
Kent & Medway	20,015	18,781	18,380	18,772	19,214	20,616	21,024	2.0	11.9
South East	89,010	84,666	82,477	84,096	86,693	92,194	96,128		
England	635,127	610,123	600,179	589,766	605,891	634,453	648,114	2.2	6.2

Source: MHCLG Table 615

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 9: Vacant dwellings in Kent

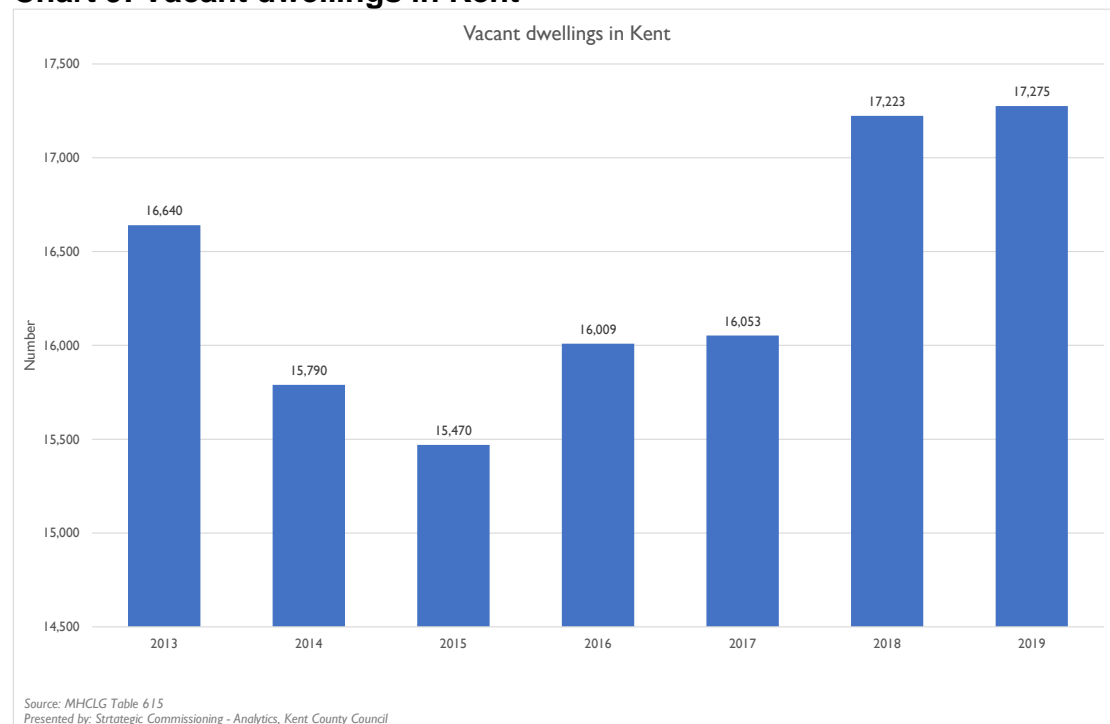


Table 8: Vacant dwelling stock, 2019

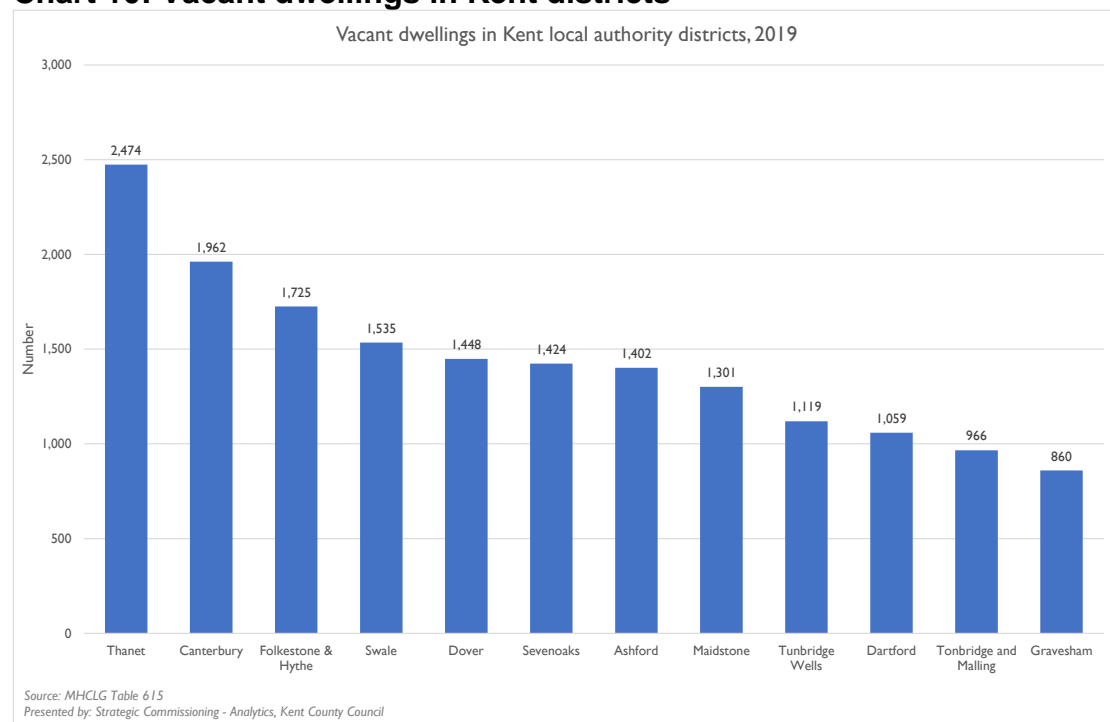
Vacant dwellings 2019	Dwelling		
	stock	Vacant	%
Ashford	54,390	1,402	2.6
Canterbury	68,160	1,962	2.9
Dartford	47,310	1,059	2.2
Dover	54,510	1,448	2.7
Folkestone & Hythe	52,270	1,725	3.3
Gravesham	43,570	860	2.0
Maidstone	72,130	1,301	1.8
Sevenoaks	50,510	1,424	2.8
Swale	61,990	1,535	2.5
Thanet	67,490	2,474	3.7
Tonbridge and Malling	55,180	966	1.8
Tunbridge Wells	51,340	1,119	2.2
Kent	678,860	17,275	2.5
Medway UA	115,150	3,749	3.3
Kent & Medway	794,010	21,024	2.6
England	24,414,000	648,114	2.7

Source: MHCLG Table 615

Dwelling stock taken from VOA Table CTSOP3 - council stock of properties

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 10: Vacant dwellings in Kent districts



Housing Stock: 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 at 2019 5,370 dwellings in Kent have been vacant for 6 months or more. The number has increased by 6.8% in Kent over the last year (342 more long-term empty dwellings) whereas nationally they increased by 4.5%.

Long-term vacant dwellings account for 31.1% of all the vacant dwellings in Kent and 0.8% of the total dwelling stock.

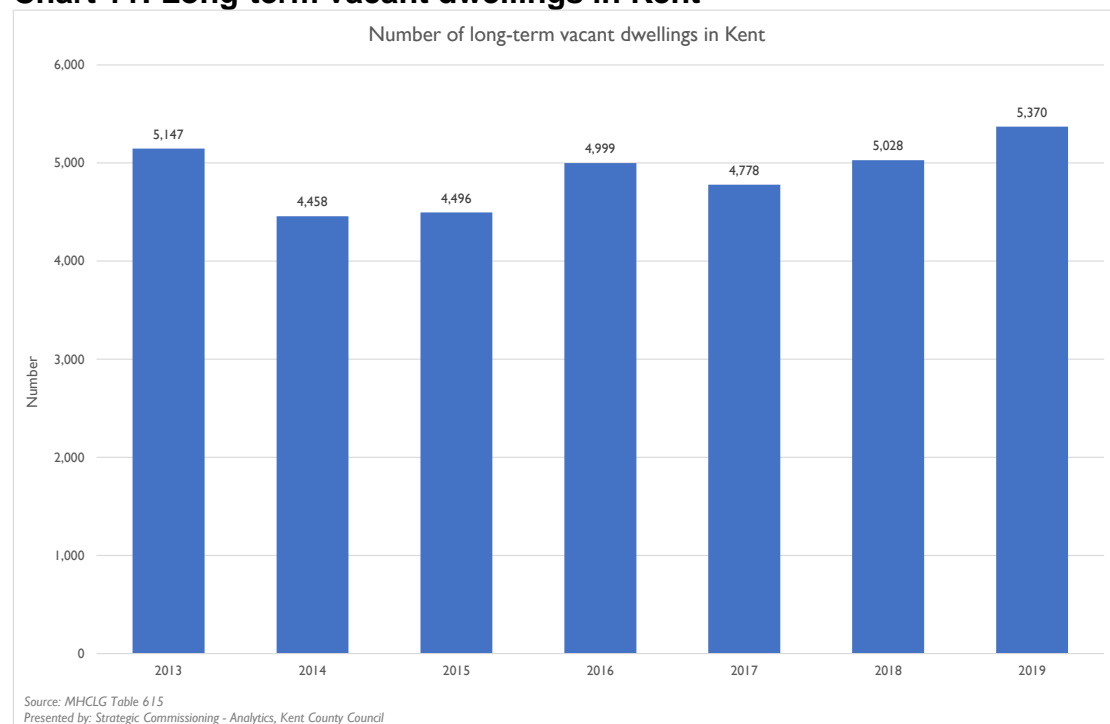
Table 9: Long-term vacant dwellings over the last 5 years

Long-term vacant	2013	2014	2015	2016	2017	2018	2019	1 yr % chg	5 yr % chg
Ashford	307	250	247	240	283	322	426	32.3	70.4
Canterbury	489	403	396	599	443	511	581	13.7	44.2
Dartford	179	169	176	188	220	253	274	8.3	62.1
Dover	510	436	478	624	523	471	460	-2.3	5.5
Folkestone & Hythe	766	608	641	547	470	468	489	4.5	-19.6
Gravesham	175	145	193	204	255	250	204	-18.4	40.7
Maidstone	414	323	273	306	342	485	433	-10.7	34.1
Sevenoaks	362	330	291	379	315	367	431	17.4	30.6
Swale	491	405	439	291	348	356	388	9.0	-4.2
Thanet	786	748	731	899	771	781	976	25.0	30.5
Tonbridge and Malling	272	307	355	346	360	359	331	-7.8	7.8
Tunbridge Wells	396	334	276	376	448	405	377	-6.9	12.9
Kent	5,147	4,458	4,496	4,999	4,778	5,028	5,370	6.8	20.5
Medway UA	938	1,004	879	817	986	1,144	1,398	22.2	39.2
Kent & Medway	6,085	5,462	5,375	5,816	5,764	6,172	6,768	9.7	23.9
England	216,050	205,821	203,596	200,145	205,293	216,186	225,845	4.5	9.7

Source: MHCLG Table 615

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 11: Long-term vacant dwellings in Kent



Thanet district has the highest number of long-term empty dwellings (976). This was 195 more than the previous year (an increase of 25.0%) the biggest increase seen in Kent.

Thanet district has the highest proportion of vacant dwelling which are long-term empty dwellings. 39.5% of the vacant dwellings in the district have been empty for six months or more.

Four Kent districts saw a reduction in the number of long-term vacant dwellings over the last year, the biggest of which was seen in Maidstone which saw a fall of 10.7% (52 fewer long-term vacant dwellings than the year before). Folkestone and Hythe saw the biggest five year reduction in long-term vacant dwellings. There were 119 fewer long-term vacant dwellings in 2019 than seen in 2014.

Kent County Council's [No Use Empty Scheme](#) which won a national regeneration award in 2018 helps to bring empty dwellings into use and is likely to have an impact on long term vacant dwelling figures.

Table 10: Long-term vacant dwelling stock

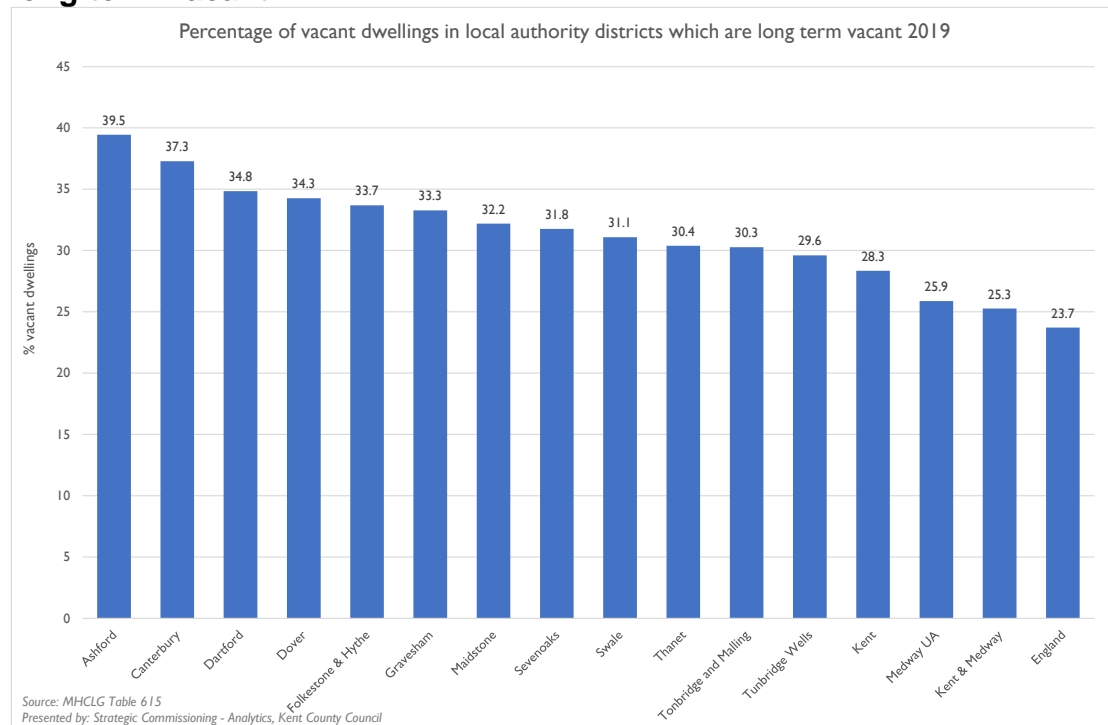
Vacant dwellings 2019	Dwelling stock		% of Long-term dwelling stock		% of vacant dwellings
	Vacant	Vacant	Vacant	stock	dwellings
Ashford	54,390	1,402	426	0.8	30.4
Canterbury	68,160	1,962	581	0.9	29.6
Dartford	47,310	1,059	274	0.6	25.9
Dover	54,510	1,448	460	0.8	31.8
Folkestone & Hythe	52,270	1,725	489	0.9	28.3
Gravesham	43,570	860	204	0.5	23.7
Maidstone	72,130	1,301	433	0.6	33.3
Sevenoaks	50,510	1,424	431	0.9	30.3
Swale	61,990	1,535	388	0.6	25.3
Thanet	67,490	2,474	976	1.4	39.5
Tonbridge and Malling	55,180	966	331	0.6	34.3
Tunbridge Wells	51,340	1,119	377	0.7	33.7
Kent	678,860	17,275	5,370	0.8	31.1
Medway UA	115,150	3,749	1,398	1.2	37.3
Kent & Medway	794,010	21,024	6,768	0.9	32.2
England	24,414,000	648,114	225,845	0.9	34.8

Source: MHCLG Table 615

Presented by: Strategic Commissioning - Analytics, Kent County Council

Dwelling stock taken from VOA Table CTSOP3 - council stock of properties

Chart 12: Percentage of vacant dwellings in Kent districts which are long-term vacant



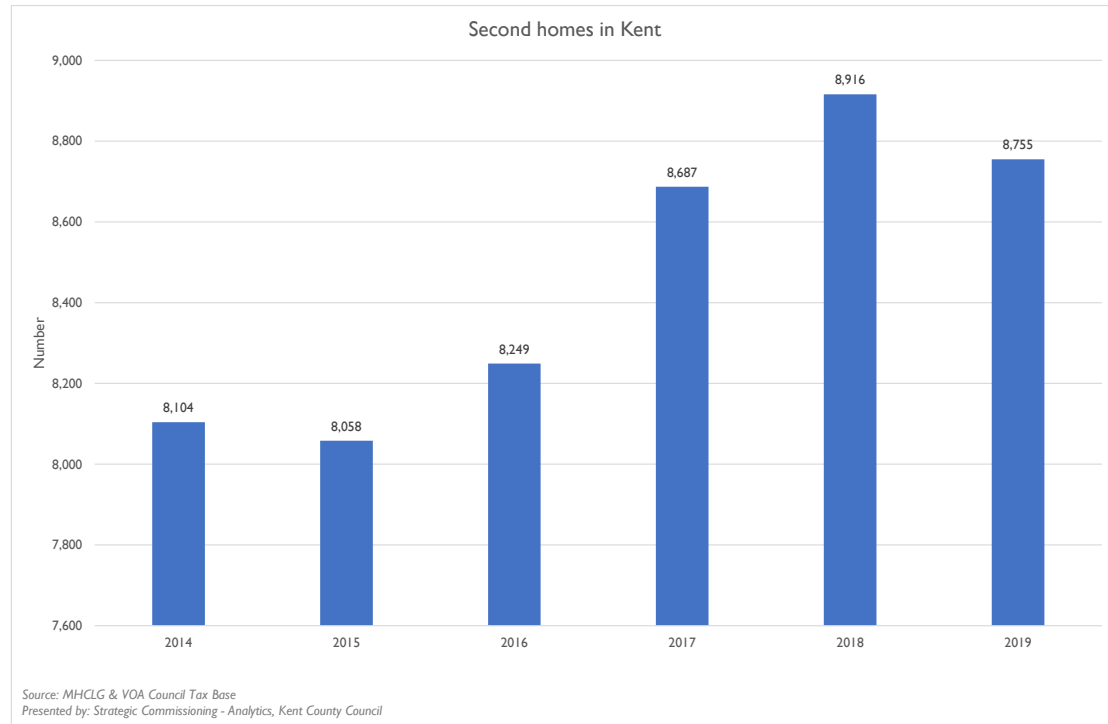
Housing stock: Second Homes

HMCLG 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 at October 2019 there were 8,755 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 number of second homes in Kent have fallen by 1.8% since the previous year (-161 dwellings) but overall have increased by 8.0% over the last five years (+651).

Chart 13: Second homes in Kent



The number of second homes in England was recorded as 252,629 in 2019 equivalent to 1.0% of the dwelling stock.

Nationally second homes tend to be distributed around the coast, with a few inland concentrations such as the Lake District, The Peak District, The Cotswolds and central London. Unsurprisingly Kent coastal authorities appear to have the highest percentage of second homes compared to their total housing stock. In Thanet district 2.5% of the total stock are second homes, this is followed by Swale 2.4%, Dover 2.4%, Folkestone & Hythe (formerly Shepway) 2.1% and Canterbury 2.0%.

In contrast Gravesham (0.1%) and Maidstone (0.3%) had the lowest percentage of second homes relative to existing stock.

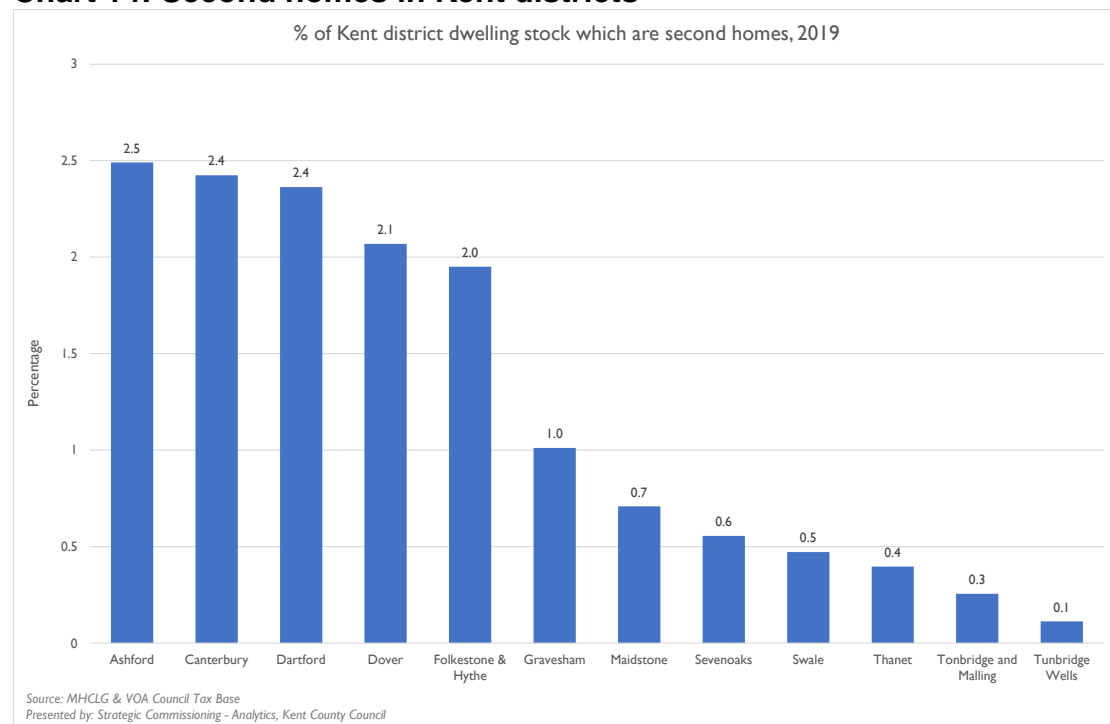
Table 11: Second homes in Kent

Total 2nd homes	2014	2015	2016	2017	2018	2019	1 yr % chg	5 yr % chg	1 yr chg	5 yr chg
Ashford	468	507	556	559	575	558	-3.0	19.2	-17	90
Canterbury	1,093	1,070	1,150	1,335	1,479	1,337	-9.6	22.3	-142	244
Dartford	104	116	136	148	193	186	-3.6	78.8	-7	82
Dover	1,168	1,128	1,122	1,223	1,257	1,257	0.0	7.6	0	89
Folkestone & Hythe	1,041	1,032	1,163	1,072	1,072	1,067	-0.5	2.5	-5	26
Gravesham	66	84	77	85	66	49	-25.8	-25.8	-17	-17
Maidstone	161	158	167	172	169	184	8.9	14.3	15	23
Sevenoaks	287	293	283	305	332	361	8.7	25.8	29	74
Swale	1,690	1,687	1,658	1,662	1,539	1,542	0.2	-8.8	3	-148
Thanet	1,451	1,426	1,414	1,593	1,717	1,679	-2.2	15.7	-38	228
Tonbridge and Malling	227	218	212	252	244	259	6.1	14.1	15	32
Tunbridge Wells	348	339	311	281	273	276	1.1	-20.7	3	-72
Kent	8,104	8,058	8,249	8,687	8,916	8,755	-1.8	8.0	-161	651
Medway	366	329	333	360	344	414	20.3	13.1	70	48
Kent & Medway	8,470	8,387	8,582	9,047	9,260	9,169	-1.0	8.3	-91	699
England	251,518	245,324	246,540	248,747	251,654	252,629	0.4	0.4	975	1,111

Source: MHCLG & VOA Council Tax Base

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 14: Second homes in Kent districts



This bulletin will be updated when 2020 data is released in May 2021.