

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 2022, and the Valuation Office Agency (VOA) as of 31 March 2023.

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

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This bulletin presents information on the housing stock for local authority districts in Kent as of 2022 and 2023.

Summary

- The DLUHC estimates that there were 700,949 dwellings in Kent as of March 2022.
- The dwellings are made up of : Social housing dwellings (13.1%), Private sector dwellings (86.9%) and Other public sector (0.1%).
- Figures from the VOA (for 2023) estimate a higher stock of dwellings (702,600).
- 66.7% of Kent's dwelling stock is made up of houses, 20.3% flats and 11.1% bungalows.
- 41.8% of Kent's dwelling stock comprises of 3-bedroom dwellings.
- 18,394 dwellings were vacant in Kent as of 2022, up 3.1% on the previous year. 31.3% of these were vacant or 6 months or more.
- 8,977 dwellings in Kent are second homes. Most are in the coastal districts of Canterbury, Dover, Folkestone & Hythe, Swale, and Thanet.

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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 2022 and VOA data is as of 2023.

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.

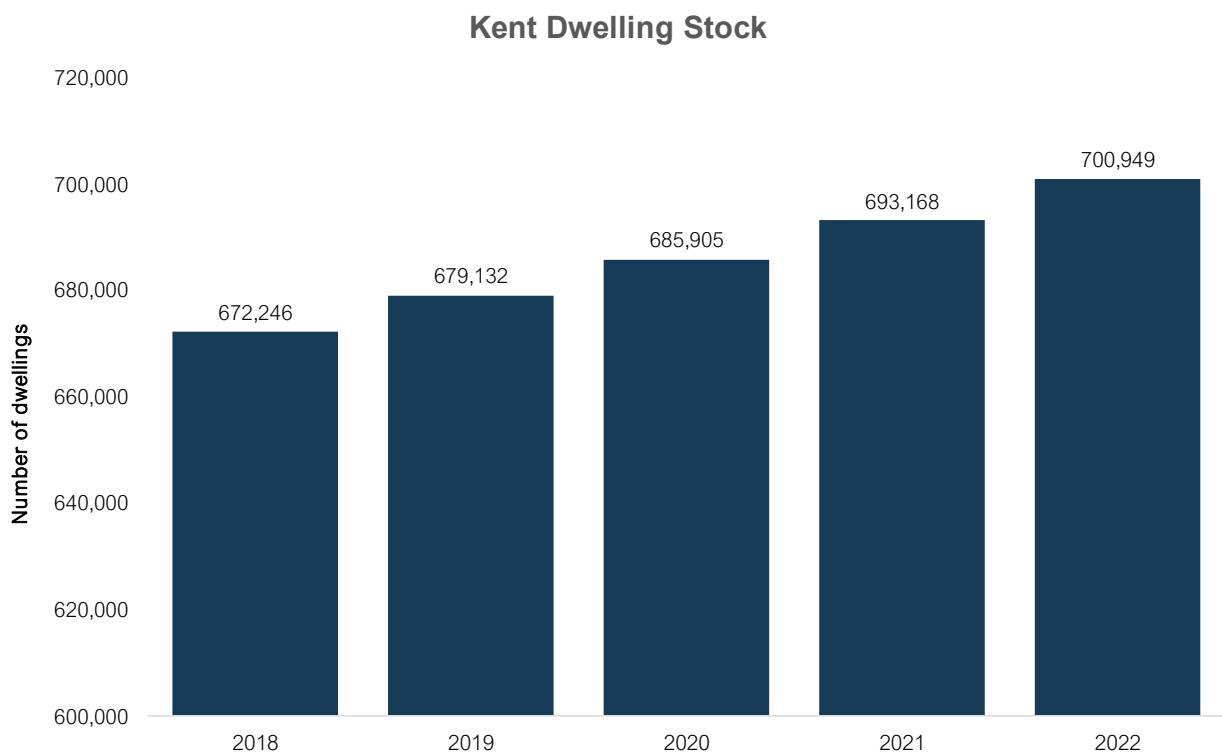
Further information on VOA Council Tax statistics can be found on the [Valuation Office](#) website.

Analysis

Dwelling stock

The DLUHC estimates show that as of the 31st of March 2022 there was a total 700,949 dwellings in Kent. This is a rise of 1.1% on the previous year when the estimate was 693,168 dwellings. Results also show that over the last five years the dwelling stock in Kent increased by 5.5%. Nationally (England) the increase was 4.9% over the same period. Overall, Kent has seen an annual average increase of just over 6,000 dwellings each year since 2011.

Chart 1: Kent dwelling stock 2018 to 2022



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	2018	2019	2020	2021	2022
Ashford	53,832	54,755	55,509	56,653	57,280
Canterbury	66,899	67,210	67,627	67,946	68,644
Dartford	45,922	46,882	47,368	47,921	48,461
Dover	53,565	53,939	54,309	54,720	55,345
Folkestone & Hythe	51,744	52,179	52,630	53,108	53,562
Gravesham	43,346	43,647	43,821	44,071	44,492
Maidstone	71,472	72,688	74,112	75,558	77,185
Sevenoaks	50,568	50,868	51,345	51,605	51,872
Swale	63,287	64,243	65,308	66,200	67,189
Thanet	67,588	67,940	68,368	68,964	69,512
Tonbridge & Malling	54,336	54,697	55,107	55,487	55,954
Tunbridge Wells	49,688	50,085	50,402	50,935	51,453
Kent	672,246	679,132	685,905	693,168	700,949
Medway	114,558	115,215	116,356	117,443	118,549
Kent & Medway	786,804	794,346	802,261	810,611	819,498
South East	3,903,963	3,945,807	3,987,198	4,026,333	4,067,349
England	24,213,477	24,461,243	24,709,834	24,927,588	25,160,404

Source: Department for Levelling Up, Housing and Communities: Live Table 125.

Presented by Kent Analytics, Kent County Council

As at 2022 Maidstone local authority had the largest dwelling stock of all of the local authorities in Kent with 77,185.

Gravesham had the lowest stock of dwellings with 44,492.

Maidstone saw the largest 5-year number and percentage increase in dwelling stock with 7,068 more dwellings (+10.1%).

Gravesham saw the smallest increase in number over the past five years with an extra 1,430 dwellings or 3.3% 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	627	4,084	1.1%	7.7%
Canterbury	698	2,765	1.0%	4.2%
Dartford	540	3,516	1.1%	7.8%
Dover	625	2,154	1.1%	4.1%
Folkestone & Hythe	454	2,252	0.9%	4.4%
Gravesham	421	1,430	1.0%	3.3%
Maidstone	1,627	7,068	2.2%	10.1%
Sevenoaks	267	1,736	0.5%	3.5%
Swale	989	4,769	1.5%	7.6%
Thanet	548	2,219	0.8%	3.3%
Tonbridge & Malling	467	2,723	0.8%	5.1%
Tunbridge Wells	518	2,052	1.0%	4.2%
Kent	7,781	36,770	1.1%	5.5%
Medway	1,106	4,684	0.9%	4.1%
Kent & Medway	8,887	41,454	1.1%	5.3%
South East	41,016	202,945	1.0%	5.3%
England	232,816	1,175,097	0.9%	4.9%

Source: Department for Levelling Up, Housing and Communities: Live Table 125.
Presented by Kent Analytics, Kent County Council

Tenure of dwelling stock

As of the 31st of March 2022, there were an estimated 608,947 private sector dwellings in Kent (accounting for 86.9% Kent's total dwelling stock) and 91,627 social housing dwellings (13.1% of total stock).

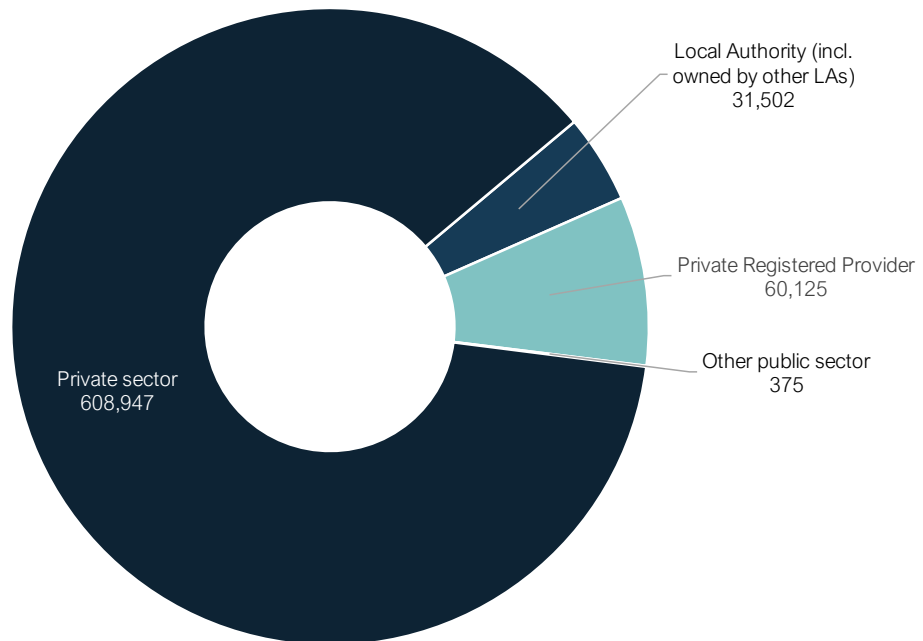
Social housing dwelling stock consists of: -

- 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: 2022



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 34.4% of the social housing total with Private Registered Providers owning 65.6%.

Gravesham had the highest proportion of social dwelling stock in Kent with 16.9% 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 (9,901 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

2022	Total (All stock)	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	57,280	5,157	2,796	0	49,327	7,953
Canterbury	68,644	5,090	2,718	30	60,806	7,808
Dartford	48,461	4,236	2,077	0	42,148	6,313
Dover	55,345	4,798	2,818	0	47,729	7,616
Folkestone & Hythe	53,562	3,390	2,042	300	47,830	5,432
Gravesham	44,492	5,660	1,844	4	36,984	7,504
Maidstone	77,185	0	9,901	0	67,284	9,901
Sevenoaks	51,872	6	6,688	31	45,147	6,694
Swale	67,189	7	8,637	0	58,545	8,644
Thanet	69,512	3,092	4,664	4	61,752	7,756
Tonbridge & Malling	55,954	10	8,557	6	47,381	8,567
Tunbridge Wells	51,453	56	7,383	0	44,014	7,439
Kent	700,949	31,502	60,125	375	608,947	91,627
Medway	118,549	2,998	5,354	300	109,897	8,352
Kent & Medway	819,498	34,500	65,479	675	718,844	99,979
South East	4,067,349	173,349	355,451	12,371	3,526,178	528,800
England	25,160,404	1,575,728	2,619,054	33,583	20,932,039	4,194,782

Source: DLUHC Table LT 100

Presented by Kent Analytics, Kent County Council

Table 4: Dwelling stock by tenure – percentage

2022	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	9.0%	4.9%	0.0%	86.1%	13.9%
Canterbury	7.4%	4.0%	0.0%	88.6%	11.4%
Dartford	8.7%	4.3%	0.0%	87.0%	13.0%
Dover	8.7%	5.1%	0.0%	86.2%	13.8%
Folkestone & Hythe	6.3%	3.8%	0.6%	89.3%	10.1%
Gravesham	12.7%	4.1%	0.0%	83.1%	16.9%
Maidstone	0.0%	12.8%	0.0%	87.2%	12.8%
Sevenoaks	0.0%	12.9%	0.1%	87.0%	12.9%
Swale	0.0%	12.9%	0.0%	87.1%	12.9%
Thanet	4.4%	6.7%	0.0%	88.8%	11.2%
Tonbridge & Malling	0.0%	15.3%	0.0%	84.7%	15.3%
Tunbridge Wells	0.1%	14.3%	0.0%	85.5%	14.5%
Kent	4.5%	8.6%	0.1%	86.9%	13.1%
Medway	2.5%	4.5%	0.3%	92.7%	7.0%
Kent & Medway	4.2%	8.0%	0.1%	87.7%	12.2%
South East	4.3%	8.7%	0.3%	86.7%	13.0%
England	6.3%	10.4%	0.1%	83.2%	16.7%

Source: DLUHC Table LT 100

Presented by Kent Analytics, Kent County Council

Type of dwelling stock

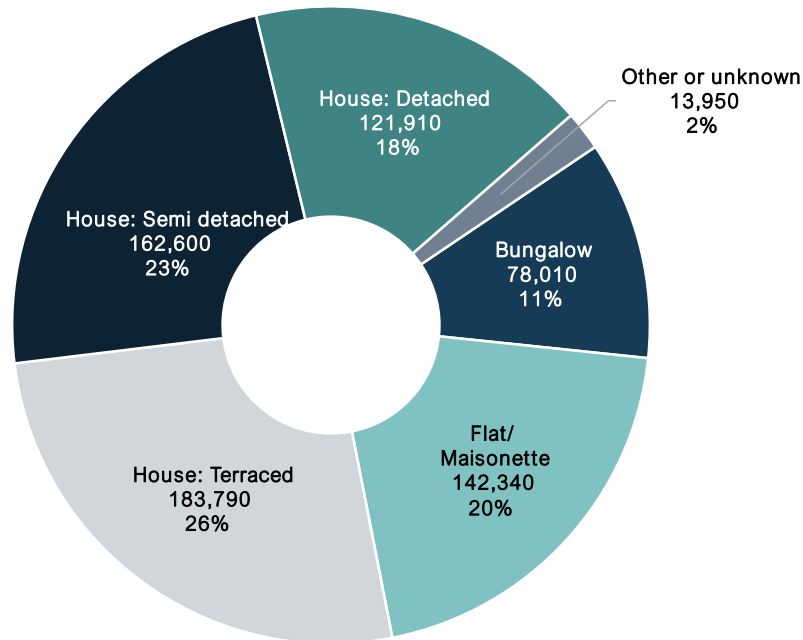
The Valuation Office Agency collect information about the size and type of dwelling stock to enable properties to be placed into Council Tax bands. Information is collected from local authorities, through various housing returns throughout the year. Response rates for data collection are good; however,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

As of the 31st of March 2023 there were a total of 688,650 properties recorded on the Valuation Office Agency (VOA) Council tax returns for the twelve local authorities in Kent plus an additional 13,950 other or unknown. Other or unknown include annexes, caravans, houseboats and mobile homes.

Chart 3 shows Kent's dwelling stock as of March 2023 by dwelling type.

Chart 3: Kent dwelling stock by dwelling type

Kent dwelling stock by dwelling type, 2023



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

Houses (detached, semi and terrace) were the predominant property type, accounting for 66.7% of all dwellings in Kent. Flats and maisonettes account for 20.3%, and bungalows 11.1%. 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 75.8%.

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

Canterbury district has the greatest proportion of bungalows (18.1%) reflecting the fact that it has a high resident population aged over 65.

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

Table 5: Dwelling stock by dwelling type

2023	Houses	Flats or maisonettes	Bungalows	Other or unknown
Ashford	41,910	8,310	6,180	1,930
Canterbury	41,070	15,060	12,780	1,600
Dartford	32,720	12,850	3,140	390
Dover	37,710	9,760	6,400	1,080
Folkestone & Hythe	30,430	13,670	7,880	940
Gravesham	30,730	9,590	3,680	470
Maidstone	54,000	14,500	6,850	1,730
Sevenoaks	37,080	8,170	5,490	1,470
Swale	48,100	7,980	8,230	1,780
Thanet	37,540	20,420	10,070	740
Tonbridge & Malling	42,740	8,520	4,310	830
Tunbridge Wells	34,300	13,530	3,000	990
Kent	468,300	142,340	78,010	13,950
Medway	88,490	21,650	8,090	1,420
Kent & Medway	556,790	163,990	86,100	15,370
South East	2,684,970	948,850	395,270	73,050
England	16,596,040	6,096,270	2,305,720	355,500

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

Table 6: Percentage dwelling stock by dwelling type

2023	% houses	% flats or maisonettes	% bungalows	% other or unknown
Ashford	71.8%	14.2%	10.6%	3.3%
Canterbury	58.3%	21.4%	18.1%	2.3%
Dartford	66.7%	26.2%	6.4%	0.8%
Dover	68.6%	17.8%	11.6%	2.0%
Folkestone & Hythe	57.5%	25.8%	14.9%	1.8%
Gravesham	69.1%	21.6%	8.3%	1.1%
Maidstone	70.1%	18.8%	8.9%	2.2%
Sevenoaks	71.0%	15.6%	10.5%	2.8%
Swale	72.8%	12.1%	12.5%	2.7%
Thanet	54.6%	29.7%	14.6%	1.1%
Tonbridge & Malling	75.8%	15.1%	7.6%	1.5%
Tunbridge Wells	66.2%	26.1%	5.8%	1.9%
Kent	66.7%	20.3%	11.1%	2.0%
Medway	74.0%	18.1%	6.8%	1.2%
Kent & Medway	67.7%	19.9%	10.5%	1.9%
South East	65.5%	23.1%	9.6%	1.8%
England	65.5%	24.0%	9.1%	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 (288,050, equivalent to 41.8% of all dwellings). This is slightly higher than the regional average (40.8%) and slightly lower than the national average (42.6%).

Two-bedroom properties are the next largest group with 199,790 properties or 29.0% of the Kent housing stock.

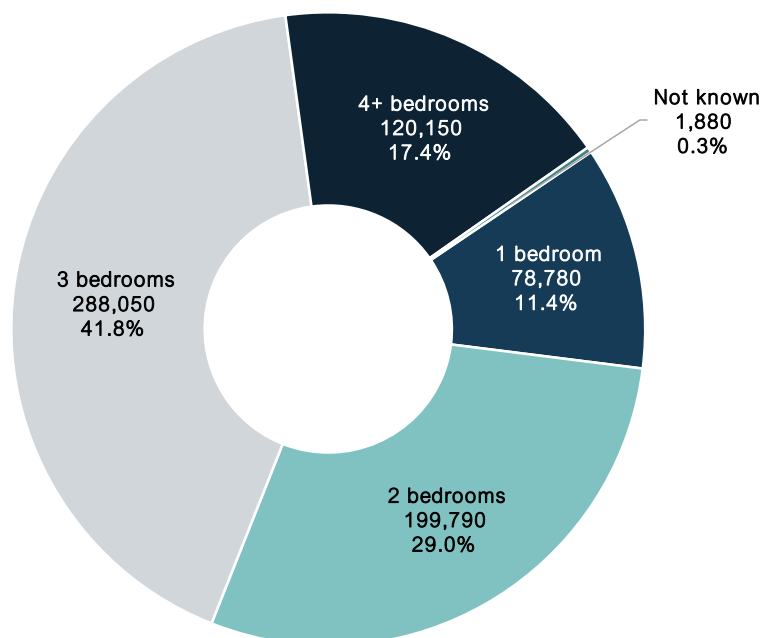
Dwellings with four or more bedrooms make up 17.4% of all dwellings in Kent. This is lower than the South East average of 19.0% but above the national average of 15.7%.

One-bedroom properties account for the smallest proportion of dwelling stock in all areas. The 78,780 one bedroomed properties in Kent account for 11.4% 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, 2023



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 (31,890). However, Gravesham has the highest proportion with half the dwellings in Gravesham (50.0%) being three-bedroom properties.

Thanet has the highest number of one and two-bedroom properties in Kent (one-bedroom – 9,970 or 14.7% and two bedroom – 23,820 or 35.0%).

Maidstone has the highest number of dwellings 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 (24.4%).

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

Table 7: Dwelling stock by size

2023	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Not known	All
Ashford	4,840	15,200	24,300	11,930	150	56,400
Canterbury	8,480	21,480	26,500	12,070	390	68,910
Dartford	6,200	15,420	21,470	5,620	40	48,710
Dover	5,460	17,050	23,580	7,660	130	53,870
Folkestone & Hythe	6,510	17,100	19,120	9,040	230	51,980
Gravesham	5,740	10,820	21,990	5,440	20	44,000
Maidstone	7,800	21,160	31,890	14,400	130	75,350
Sevenoaks	4,910	11,810	21,550	12,400	90	50,740
Swale	6,420	18,160	30,490	9,050	200	64,310
Thanet	9,970	23,820	24,650	9,280	350	68,030
Tonbridge & Malling	4,760	14,000	24,360	12,420	60	55,570
Tunbridge Wells	7,720	13,820	18,200	10,960	140	50,830
Kent	78,780	199,790	288,050	120,150	1,880	688,650
Medway	13,430	30,050	60,750	13,930	80	118,230
Kent & Medway	92,210	229,840	348,800	134,080	1,960	806,880
South East	508,130	1,097,770	1,642,430	767,470	13,320	4,029,090
England	3,197,340	7,078,370	10,642,350	3,924,520	155,490	24,998,030

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 (6.4% and 7.6% respectively). However, in terms of an increase in numbers of properties the largest increase since 2018 is in dwellings with two bedrooms (+9,340 dwellings). Table 8 shows dwelling stock by size in Kent from 2019 to 2023.

Table 8: Dwelling stock by size, 2019 to 2023

Kent	2019	2020	2021	2022	2023	5 year number change	5 year % change
1 bedroom	74,050	75,540	76,600	77,580	78,780	4,730	6.4%
2 bedrooms	190,450	193,595	195,450	197,450	199,790	9,340	4.9%
3 bedrooms	279,550	282,255	283,890	286,030	288,050	8,500	3.0%
4+ bedrooms	111,640	114,230	115,900	118,030	120,150	8,510	7.6%

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 18,394 vacant dwellings in Kent as of 2022, 554 more properties than last year, equivalent to an increase of 3.1% over the previous year. 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 2.6% of the total dwelling stock in the county, just below the national average but slightly higher than the South East average.

Within the local authorities in Kent, the proportion of vacant dwellings ranges between 1.9% in both Dartford and Gravesham and 3.6% in Thanet.

Thanet has the highest number and proportion of vacant properties in Kent (2,474) accounting for 3.6% of the dwellings in the district. Gravesham has the fewest vacant properties with 833. This accounts for 1.9% of the total properties in Gravesham.

Table 9 shows the number and proportion of vacant dwellings in Kent and Kent districts in 2022.

Table 9: Vacant dwellings

Vacant dwellings 2022	Dwelling stock	Vacant	%
Ashford	57,280	1,303	2.3%
Canterbury	68,644	2,307	3.4%
Dartford	48,461	931	1.9%
Dover	55,345	1,648	3.0%
Folkestone & Hythe	53,562	1,849	3.5%
Gravesham	44,492	833	1.9%
Maidstone	77,185	1,731	2.2%
Sevenoaks	51,872	1,102	2.1%
Swale	67,189	1,552	2.3%
Thanet	69,512	2,474	3.6%
Tonbridge & Malling	55,954	1,332	2.4%
Tunbridge Wells	51,453	1,332	2.6%
Kent	700,949	18,394	2.6%
Medway	118,549	3,112	2.6%
Kent & Medway	819,498	21,506	2.6%
South East	4,067,349	99,829	2.5%
England	25,160,404	676,304	2.7%

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 2018 to 2022 and table 11 shows the 1-year and 5-year change.

Table 10: Vacant dwelling 2018 to 2022

Vacant dwellings	2018	2019	2020	2021	2022
Ashford	1,196	1,402	1,360	1,331	1,303
Canterbury	1,836	1,962	2,083	2,216	2,307
Dartford	1,198	1,059	985	1,087	931
Dover	1,433	1,448	1,709	1,696	1,648
Folkestone & Hythe	1,679	1,725	1,688	1,685	1,849
Gravesham	882	860	915	969	833
Maidstone	1,304	1,301	1,408	1,468	1,731
Sevenoaks	1,407	1,424	1,308	1,094	1,102
Swale	1,440	1,535	1,586	1,564	1,552
Thanet	2,435	2,474	2,533	2,364	2,474
Tonbridge & Malling	1,317	966	1,117	1,182	1,332
Tunbridge Wells	1,096	1,119	1,202	1,184	1,332
Kent	17,223	17,275	17,894	17,840	18,394
Medway	3,393	3,749	3,639	3,362	3,112
Kent & Medway	20,616	21,024	21,533	21,202	21,506
South East	92,194	96,128	98,561	96,219	99,829
England	634,453	648,114	665,628	653,025	676,304

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	-28	269	-2.1%	26.0%
Canterbury	91	758	4.1%	48.9%
Dartford	-156	-189	-14.4%	-16.9%
Dover	-48	148	-2.8%	9.9%
Folkestone & Hythe	164	137	9.7%	8.0%
Gravesham	-136	-45	-14.0%	-5.1%
Maidstone	263	678	17.9%	64.4%
Sevenoaks	8	-190	0.7%	-14.7%
Swale	-12	230	-0.8%	17.4%
Thanet	110	133	4.7%	5.7%
Tonbridge & Malling	150	143	12.7%	12.0%
Tunbridge Wells	148	269	12.5%	25.3%
Kent	554	2,341	3.1%	14.6%
Medway	-250	-49	-7.4%	-1.6%
Kent & Medway	304	2,292	1.4%	11.9%
South East	3,610	13,136	3.8%	15.2%
England	23,279	70,413	3.6%	11.6%

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 2022, 5,764 dwellings in Kent have been vacant for 6 months or more. The number has fallen by 7.1% in Kent over the last year (-440 fewer long-term empty dwellings) whereas nationally they increased by 4.6%.

Long-term vacant dwellings account for 31.3% of all the vacant dwellings in Kent and 0.8% of the total dwelling stock.

Thanet has the highest number of long term vacant dwellings in Kent (866).

Folkestone & Hythe has the highest proportion of long-term vacant dwellings with 709 dwellings accounting for 38.3% 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

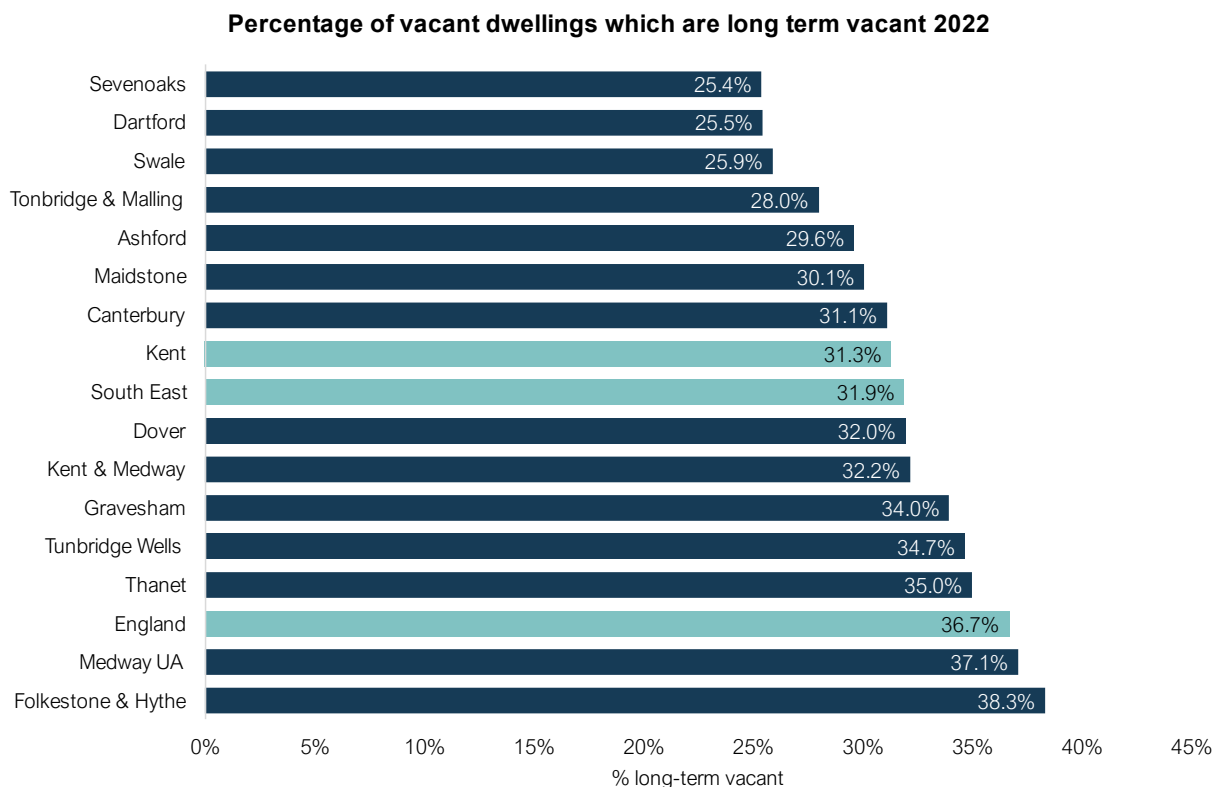


Table 12 shows the number of long-term vacant dwellings in Kent and Kent districts and

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 2022	Total dwelling stock	Vacant	Long-term Vacant	Long term vacant % of dwelling stock	Long term vacant % of all vacant dwellings
Ashford	57,280	1,303	386	0.7%	29.6%
Canterbury	68,644	2,307	718	1.0%	31.1%
Dartford	48,461	931	237	0.5%	25.5%
Dover	55,345	1,648	527	1.0%	32.0%
Folkestone & Hythe	53,562	1,849	709	1.3%	38.3%
Gravesham	44,492	833	283	0.6%	34.0%
Maidstone	77,185	1,731	521	0.7%	30.1%
Sevenoaks	51,872	1,102	280	0.5%	25.4%
Swale	67,189	1,552	402	0.6%	25.9%
Thanet	69,512	2,474	866	1.2%	35.0%
Tonbridge & Malling	55,954	1,332	373	0.7%	28.0%
Tunbridge Wells	51,453	1,332	462	0.9%	34.7%
Kent	700,949	18,394	5,764	0.8%	31.3%
Medway	118,549	3,112	1,155	1.0%	37.1%
Kent & Medway	819,498	21,506	6,919	0.8%	32.2%
South East	4,067,349	99,829	31,869	0.8%	31.9%
England	25,160,404	676,304	248,149	1.0%	36.7%

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 seven Kent districts. Ashford saw the biggest fall with 295 fewer long term vacant dwellings , a fall of 43.3%.

Folkestone & Hythe, Gravesham, Maidstone Tonbridge & Malling and Tunbridge Wells have all seen the number of long term vacant dwellings increase. The biggest increase was in Folkestone & Hythe where there were 53 more long term vacant dwellings in 2022 than in 2021, an increase of 8.1%.

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	-295	103	-43.3%	36.4%
Canterbury	-95	275	-11.7%	62.1%
Dartford	-15	17	-6.0%	7.7%
Dover	-74	4	-12.3%	0.8%
Folkestone & Hythe	53	239	8.1%	50.9%
Gravesham	13	28	4.8%	11.0%
Maidstone	21	179	4.2%	52.3%
Sevenoaks	-14	-35	-4.8%	-11.1%
Swale	-67	54	-14.3%	15.5%
Thanet	-11	95	-1.3%	12.3%
Tonbridge & Malling	17	13	4.8%	3.6%
Tunbridge Wells	27	14	6.2%	3.1%
Kent	-440	986	-7.1%	20.6%
Medway	-148	169	-11.4%	17.1%
Kent & Medway	-588	1,155	-7.8%	20.0%
South East	799	6,491	2.6%	25.6%
England	10,809	42,856	4.6%	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 2022 there were 8,977 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 (1,907).

Gravesham has the fewest second homes (29) accounting for 0.1% of the housing stock.

Table 14: Second Homes

2022	Dwelling stock	Second homes	%
Ashford	57,726	552	1.0%
Canterbury	69,944	1,432	2.0%
Dartford	48,620	181	0.4%
Dover	54,603	1,298	2.4%
Folkestone & Hythe	52,704	1,147	2.2%
Gravesham	44,291	29	0.1%
Maidstone	76,351	177	0.2%
Sevenoaks	52,060	385	0.7%
Swale	65,717	1,401	2.1%
Thanet	68,497	1,907	2.8%
Tonbridge & Malling	56,246	210	0.4%
Tunbridge Wells	51,452	258	0.5%
Kent	698,211	8,977	1.3%
Medway	119,080	289	0.2%
Kent & Medway	817,291	9,266	1.1%
England	25,225,481	256,913	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 3.2% since the previous year (+279 dwellings) and by 3.3% over the last five years (+290).

Eight Kent districts saw an increase in second homes over the last year. Thanet saw the biggest one-year increase with 174 more second homes than seen in 2021, equivalent to an increase of 10%.

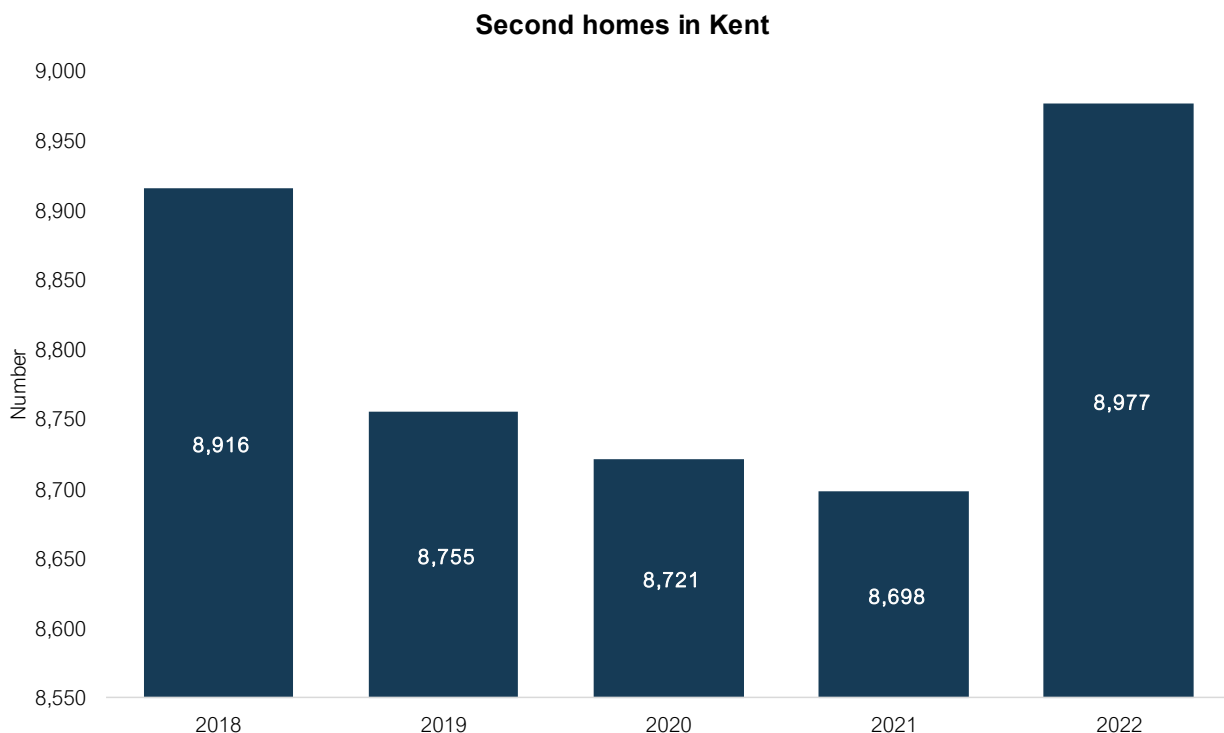
Dartford, Gravesham and Swale all saw the number of second homes fall over the last year, and Ashford saw no change at all.

Table 15 and chart 6 show second homes from 2018 to 2022. Table 16 shows the 1-year and 5-year change in second homes.

Table 15: Second homes, 2018 to 2022

Total second homes	2018	2019	2020	2021	2022
Ashford	575	558	593	552	552
Canterbury	1,479	1,337	1,348	1,377	1,432
Dartford	193	186	210	193	181
Dover	1,257	1,257	1,226	1,235	1,298
Folkestone & Hythe	1,072	1,067	1,092	1,130	1,147
Gravesham	66	49	32	30	29
Maidstone	169	184	193	175	177
Sevenoaks	332	361	387	379	385
Swale	1,539	1,542	1,466	1,444	1,401
Thanet	1,717	1,679	1,670	1,733	1,907
Tonbridge & Malling	244	259	234	199	210
Tunbridge Wells	273	276	270	251	258
Kent	8,916	8,755	8,721	8,698	8,977
Medway	344	414	296	263	289
Kent & Medway	9,260	9,169	9,017	8,961	9,266
England	251,654	252,629	262,953	253,357	256,913

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

Chart 6: Second homes in Kent 2018 to 2022


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	0	-7	0.0%	-1.3%
Canterbury	55	97	4.0%	7.3%
Dartford	-12	33	-6.2%	22.3%
Dover	63	75	5.1%	6.1%
Folkestone & Hythe	17	75	1.5%	7.0%
Gravesham	-1	-56	-3.3%	-65.9%
Maidstone	2	5	1.1%	2.9%
Sevenoaks	6	80	1.6%	26.2%
Swale	-43	-261	-3.0%	-15.7%
Thanet	174	314	10.0%	19.7%
Tonbridge & Malling	11	-42	5.5%	-16.7%
Tunbridge Wells	7	-23	2.8%	-8.2%
Kent	279	290	3.2%	3.3%
Medway	26	-71	9.9%	-19.7%
Kent & Medway	305	219	3.4%	2.4%
South East	3,556	8,166	1.4%	3.3%
England	0	0	0.0%	0.0%

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.