

Small Area Income Estimates 2019/20

This bulletin uses Small Area Income Estimates for 2019/20 produced by the Office for National Statistics, released on 11 October 2023.

This bulletin presents the latest small area income estimates for areas in Kent and Medway. It presents total income and net income before and after housing costs.

Summary

- Areas with the highest net income are largely concentrated in the west of Kent & Medway.
- Eastern and coastal areas, and areas along the Thames Estuary have some of the lowest incomes.
- The median average total weekly income in Kent & Medway MSOAs was £945.19.
- The net average weekly income in Kent & Medway ranged between £1,060 in Sevenoaks to £496 per week in Swale.
- Before housing costs were taken into account the net average weekly income in Kent & Medway MSOAs ranged between £942 in Sevenoaks to £488 in Swale.
- After housing costs were taken into account the net average weekly income in Kent & Medway MSOAs ranged between £898 in Sevenoaks to £410 in Swale.

Further Information

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

Email:
research@kent.gov.uk

Phone: 03000 41 74 44
[Facts and figures about Kent](#)

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Introduction

This bulletin looks at estimated household income for small areas (middle super output areas or MSOAs) in Kent and Medway.

These income estimates are produced by the Office for National Statistics (ONS) the latest available being for 2019/20.

ONS use survey data from the Family Resources Survey (FRS) to create small area income estimates. This is combined with information from the 2021 Census and administrative sources including:

- Department for Work and Pensions benefit claimant counts
- Valuation Office Agency Council Tax Bandings
- Her Majesty's Revenue and Customs, Child Tax Credit and Working Tax Credit
- Office for National Statistics, House Price Statistics for Small Areas
- Department of Energy & Climate Change, Energy Consumption data
- Her Majesty's Revenue and Customs, Pay As You Earn and benefits data

The FRS was chosen as the main source for this study as it is the survey with the largest sample size that includes suitable questions on income.

The FRS allows four survey variables to be modelled. The estimates produced are values of average MSOA income for the following four income types:

- Total household weekly income (unequalised)
- Net household weekly income (unequalised)
- Net household weekly income before housing costs (equalised)
- Net household weekly income after housing costs (equalised)

Equalised income means that the household income values have been adjusted to take into consideration the household size and composition; it represents the income level of every individual in the household.

Equalisation is needed to make sensible income comparisons between households. For example, one household may have two adults and two children and have a total weekly household income of £300. If this is compared with a household containing just one adult who has a total weekly household income of £270, then although the first household has the higher total weekly income, it is the second that could be said to have the higher standard of living (assuming equal living and housing expenses).

More information on the methodology used by ONS to create these estimates can be found on the [ONS website](#).

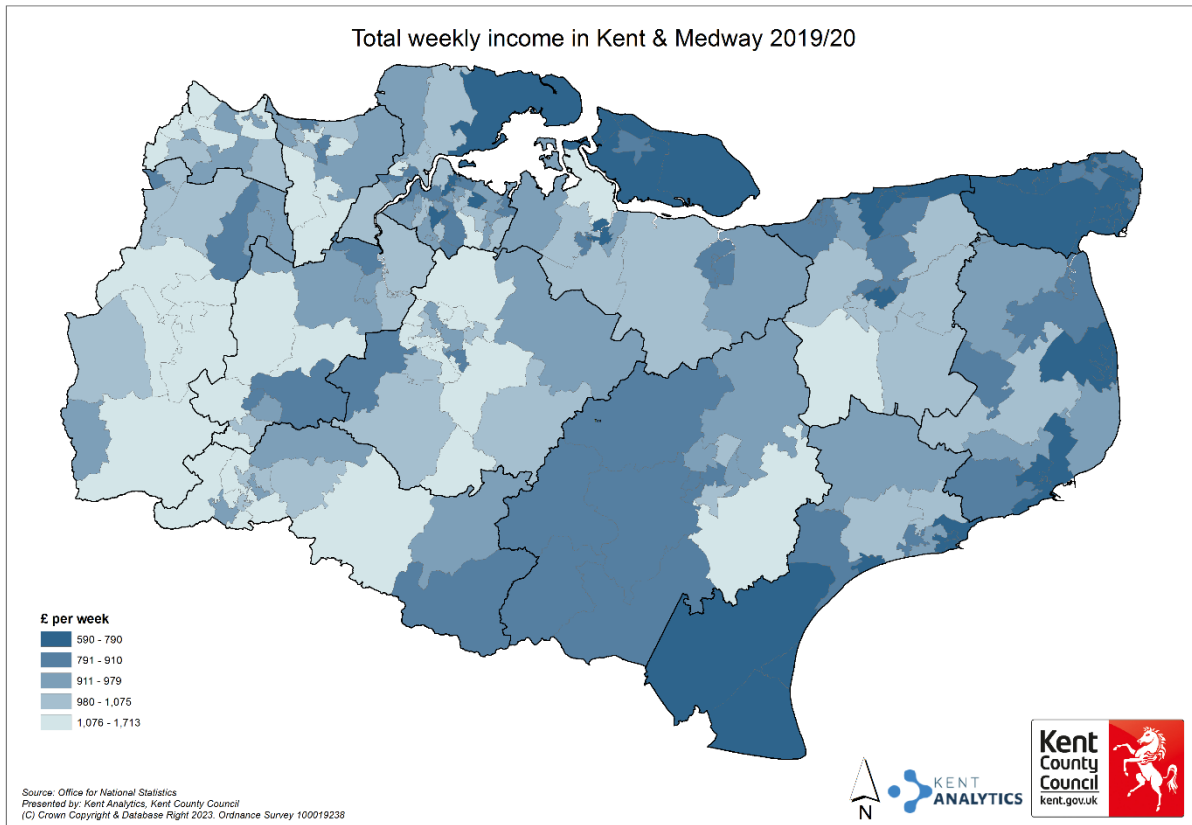
Total Household Income

Total household weekly income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit. It is calculated as the sum of income from:

- wages and salaries (gross)
- self-employment
- investments
- tax credits
- state pension and income support/pension credit
- other pensions
- other benefits
- disability benefits
- other sources of income

The following map shows total income across Kent and Medway. Those areas with the highest incomes are largely concentrated in the west and through the centre of the county with some pockets of high income in Ashford, Canterbury, and Swale. Eastern, coastal and areas along the Thames Estuary have some of the lowest incomes in Kent and Medway. No area in Thanet is within the top 20% in Kent & Medway with highest total weekly income (£1,075.00 or more), and no MSOA in Thanet has total weekly income equal to, or above the Kent & Medway median of £945.19 per week.

Map 1: Total Household Income in Kent & Medway



The following table shows the top five areas in Kent and Medway with the highest total household income and the bottom five with the lowest.

Since the creation of the MSOAs in 2004 Shepway District Council changed its name to Folkestone & Hythe but the names of the MSOAs are still labelled Shepway.

Table 1a: Top MSOAs in Kent & Medway – Total weekly household income 2019/20

MSOA code	MSOA name	Local authority name	Total weekly income (£)
E02005097	Sevenoaks 011	Sevenoaks	1,713
E02005029	Dartford 002	Dartford	1,375
E02005098	Sevenoaks 012	Sevenoaks	1,360
E02005155	Tonbridge and Malling 007	Tonbridge and Malling	1,321
E02005168	Tunbridge Wells 007	Tunbridge Wells	1,312

Table 1b: Bottom MSOAs in Kent & Medway – Total weekly household income 2019/20

MSOA code	MSOA name	Local authority name	Total weekly income (£)
E02005144	Thanet 013	Thanet	658
E02005111	Shepway 010	Shepway	654
E02005010	Canterbury 001	Canterbury	631
E02005147	Thanet 016	Thanet	602
E02005116	Swale 002	Swale	590

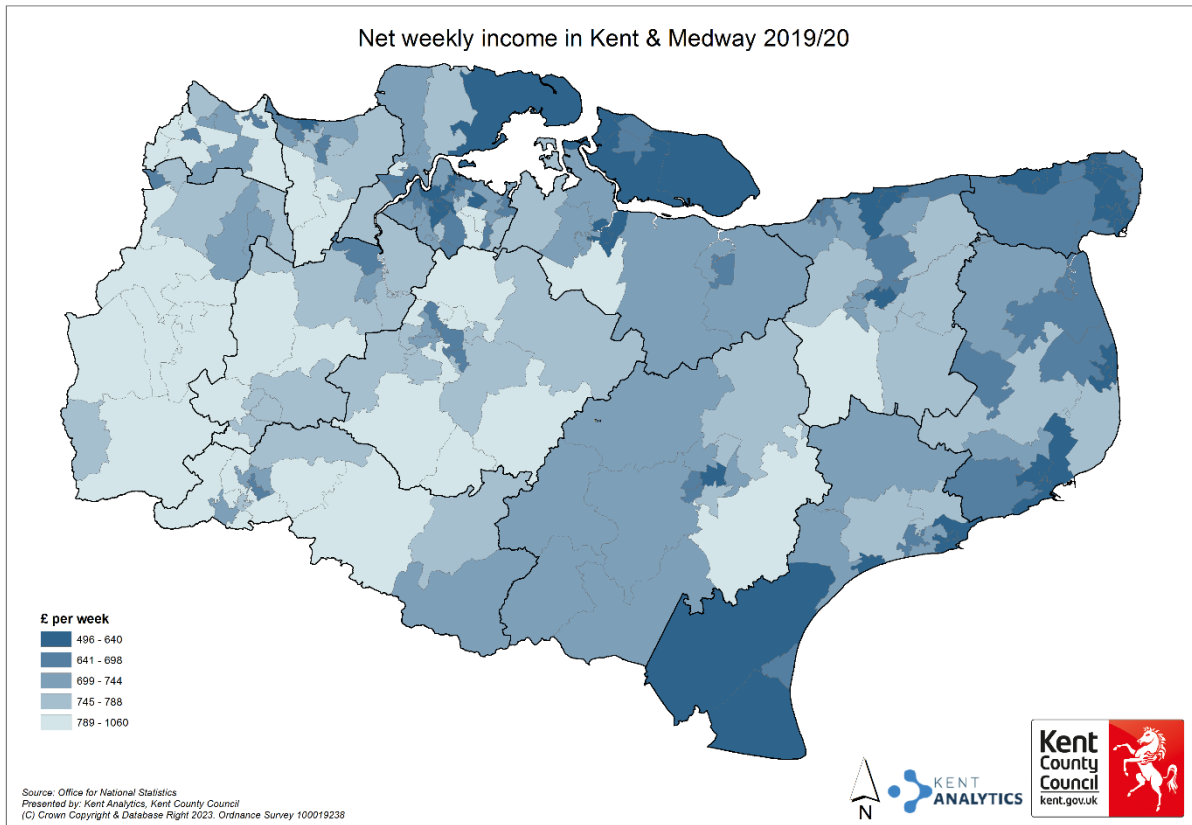
Net weekly income

Net household weekly income is the sum of the net income of every member of the household. It is calculated using the same components as total income, but income is net of:

- income tax payments
- national insurance contributions
- domestic rates/council tax
- contributions to occupational pension schemes
- all maintenance and child support payments, which are deducted from the income of the person making the payments
- parental contribution to students living away from home.

The following map shows the net household income across Kent & Medway. Net incomes are higher on average in the west of the county with areas in the east and along the Kent coast being largely among the lowest. Dover, Folkestone & Hythe, and Thanet have no areas within the top 20% with highest income (£788.46 per week or more). Thanet in particular has no area with average net income above the Kent & Medway median of £725 per week.

Map 2: Net weekly household income in Kent & Medway



The following tables show the top five areas in Kent and Medway with the highest net household income and the bottom five with the lowest.

Table 2a: Top MSOAs in Kent & Medway – Net weekly household income 2019/20

MSOA code	MSOA name	Local authority name	Net weekly income (£)
E02005097	Sevenoaks 011	Sevenoaks	1,060
E02005098	Sevenoaks 012	Sevenoaks	1,002
E02005101	Sevenoaks 015	Sevenoaks	929
E02005155	Tonbridge and Malling 007	Tonbridge and Malling	921
E02005029	Dartford 002	Dartford	917

Table 2b: Bottom MSOAs in Kent & Medway – Net weekly household income 2019/20

MSOA code	MSOA name	Local authority name	Net weekly income (£)
E02005010	Canterbury 001	Canterbury	550
E02005132	Thanet 001	Thanet	538
E02005144	Thanet 013	Thanet	517
E02005147	Thanet 016	Thanet	502
E02005116	Swale 002	Swale	496

Net Income Before Housing Costs

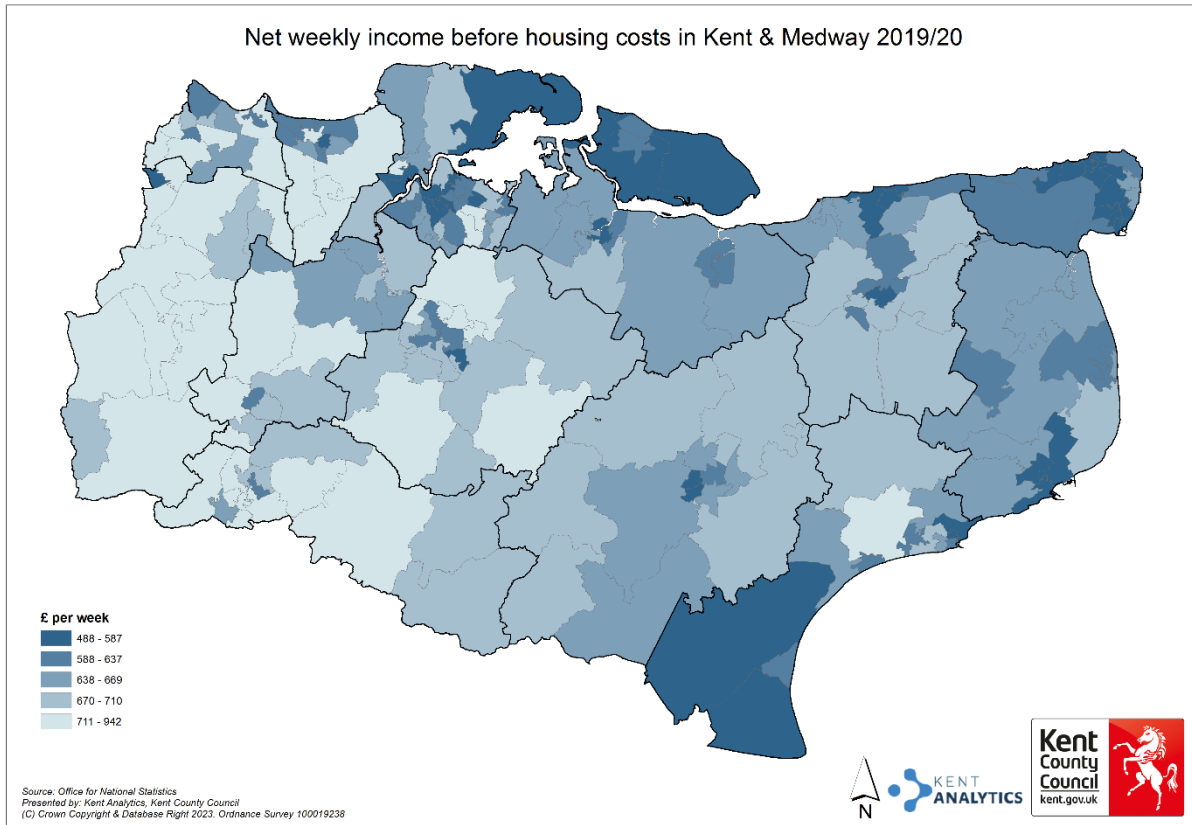
Net household weekly income before housing costs (equivalised) is composed of the same elements as net household weekly income but is subject to the equivalisation scale developed by the Organisation for Economic Co-operation and Development (OECD).

Equivalised income means that the household income values have been adjusted to take into consideration the household size and composition; it represents the income level of every individual in the household. Equivalisation is needed to make sensible income comparisons between households.

The following map shows the net household income before housing costs across Kent & Medway.

After being equivalised, household income before housing costs is more evenly spread across Kent and Medway, however there are still more areas in coastal districts with lower incomes. No area in Ashford, Canterbury, Dover, Swale or Thanet are within the top 20% of areas with highest net weekly income before housing costs (£713.46 a week or more). Thanet district has no areas with household income before housing costs above the £653.85 per week median for Kent & Medway.

Map 3: Net household income before housing costs (equivalised) in Kent & Medway



The following tables show the top five areas in Kent and Medway with the highest net household income before housing costs and the bottom five with the lowest.

Table 3a: Top MSOAs in Kent and Medway – Net income before housing costs (equivalised) 2017/18

MSOA code	MSOA name	Local authority name	Net income before housing costs (equivalised) (£)
E02005097	Sevenoaks 011	Sevenoaks	942
E02005098	Sevenoaks 012	Sevenoaks	885
E02005168	Tunbridge Wells 007	Tunbridge Wells	860
E02005173	Tunbridge Wells 012	Tunbridge Wells	837
E02005099	Sevenoaks 013	Sevenoaks	831

Table 3b: Bottom MSOAs in Kent and Medway – Net income before housing costs (equivalised) 2017/18

MSOA code	MSOA name	Local authority name	Net income before housing costs (equivalised) (£)
E02005051	Dover 011	Dover	527
E02005132	Thanet 001	Thanet	527
E02005115	Swale 001	Swale	525
E02005137	Thanet 006	Thanet	506
E02005144	Thanet 013	Thanet	494
E02005116	Swale 002	Swale	488

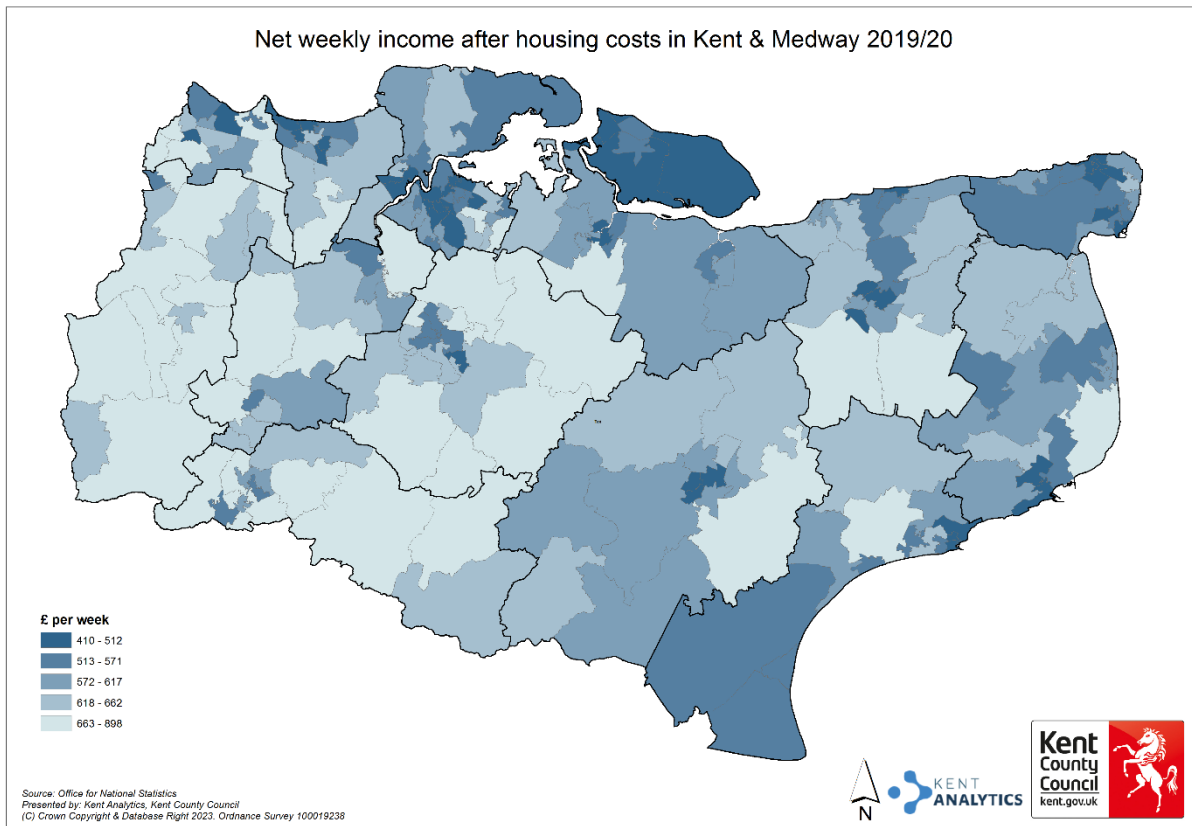
Net Income After Housing Costs

Net household weekly income after housing costs (equivalised) is composed of the same elements of net household weekly income but is subject to the following deductions prior to the OECD's equivalisation scale being applied:

- rent (gross of housing benefit);
- water rates, community water charges and council water charges;
- mortgage interest payments (net of any tax relief);
- structural insurance premiums (for owner occupiers); and
- ground rent and service charges.

The following map shows the net household income after housing costs across Kent & Medway. Once housing costs are taken into account, those areas with highest income can be found largely in the west of the county. Lowest incomes are largely found in coastal areas with a few small pockets of low income around major urban areas in Ashford, Canterbury and Maidstone districts. No area in Thanet is within the top 20% MSOAs with highest weekly incomes after housing costs (£663.46 per week or more) but does have 3 MSOAs with incomes above the Kent and Medway median of £598.08.

Map 4: Net household income after housing costs (equivalised) in Kent & Medway



The following tables show the top five areas in Kent and Medway with the highest net household income after housing costs and the bottom five with the lowest.

Table 4a: Top MSOAs in Kent and Medway – Net income after housing costs (equivalised) 2017/18

MSOA code	MSOA name	Local authority name	Net income after housing costs (equivalised) (£)
E02005097	Sevenoaks 011	Sevenoaks	898
E02005098	Sevenoaks 012	Sevenoaks	844
E02005173	Tunbridge Wells 012	Tunbridge Wells	788
E02005072	Maidstone 005	Maidstone	777
E02005155	Tonbridge and Malling 007	Tonbridge and Malling	746
E02005168	Tunbridge Wells 007	Tunbridge Wells	746

Table 4b: Bottom MSOAs in Kent and Medway – Net income after housing costs (equivalised) 2017/18

MSOA code	MSOA name	Local authority name	Net income after housing costs (equivalised) (£)
E02005023	Canterbury 014	Canterbury	440
E02005137	Thanet 006	Thanet	440
E02005056	Gravesham 002	Gravesham	437
E02005132	Thanet 001	Thanet	423
E02005144	Thanet 013	Thanet	423
E02005116	Swale 002	Swale	410

Related documents

Our [Earnings and Income](#) webpages provide more information about earnings and income in Kent.