

Kent County Council (KCC) Housing Led Forecasts 2021

These forecasts are based on housing data available up to 31 March 2021, and Population estimates, fertility, mortality, and migration rates provided by the Office for National Statistics up to mid-year 2020 and as such do not take account of the impact of COVID -19 on the population.

This file contains the results of a housing-led forecast based on the assumption that approximately **222,757** dwellings will be built between 2020 and 2040 in the County (Kent County Council area plus Medway Unitary Authority). As this forecast is driven by proposed housing developments, population growth is determined by the number of dwellings expected to be built in the county. Therefore, the key assumption and input into the forecast is the “Housing Trajectory”. The Housing Trajectory is based on information provided by each local authority planning department but includes some additional assumptions made at the county level.

Key information provided by districts used in the housing trajectory is: -

- Housing completions from 2011 up to 2019/20
- Over-all housing requirements for specified plan periods.

Overall housing requirements for each local authority have been based on individual local authority Housing Local Plan Requirements or Objective Assessed Needs (OAN) as at the end of November 2020. Some local authority housing plans are currently subject to review and are in the process of being updated. For the purposes of the housing trajectory used in this population forecast we have used the most up to date plan figures as available at the end of November 2020.

The Housing Trajectory from 2020/21 is calculated as follows:

The dwelling completions in Kent have been relatively stable over the last three years, so for the first year of the forecast, the 3-year average annual rate of delivery has been used. As the intention of local planning authorities is to increase the supply of new dwellings, the dwelling numbers in the trajectory increase at a steady rate over the period 2020 to 2040 from 8,165 in year one to 10,410 in year twenty. From 2020/21 the forecast numbers of new dwellings to be delivered in Kent and used in the population forecast exceed government expectations as published in the 2018-based sub national household projections.

The total housing delivery forecast in each local planning authority area is consistent with, and in total agrees to, the local plan number for the planning area over the plan period.

Kent Analytics – Kent County Council

Website: [More information about research is available on the KCC website](#)

Email: research@kent.gov.uk



Contents of this file

'Population' shows the resulting population growth.

'Housing supply' outlines the amount of housing to be built in each Kent district over the period 2020 to 2021 based on the assessment outlined above. These numbers are the 'driver' of the forecast.

'Housing Trajectory' presents a chart comparing the numbers of households from the 2018-based Sub National Household Projections with the Housing supply used in these forecasts.

'Dwellings' provides a forecast of the total dwelling stock each year. The 2020 dwelling number is a calculated dwelling stock and therefore may differ to alternative sources of dwelling stock used by the Local Authorities.

'Household population' presents the change in the number of people living in dwellings over the forecast period.

'Average Household Size' presents the change in the average number of people per dwelling over the forecast period.

'Communal Population' presents the change in the communal establishment population over the forecast period

A communal establishment is defined as any establishment that provides managed residential accommodation and therefore the communal establishment population will include all people living in care homes, student halls of residence etc. Within the forecast, the communal population is held constant for all people up to the age of 75 years. For people over the age of 75 the number living with a communal establishment increases proportionately and therefore all growth in the communal establishment population seen in this file will be a result of the ageing population.

'Child population' shows the population aged 0-15 years each year.

'Working age population' shows the population aged 16-64 years each year.

'Older population' shows the population aged 65+ years each year.

'Net migrant profile' shows the generated level of migration that would arise each year.

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Data sets and assumptions used to create the forecast

- A base population at 2020 consistent with the 2020 Mid-Year Population Estimates as published by the Office for National Statistics (ONS).
- Age specific fertility rates for each Kent Local Authority taken from the ONS 2018-based Sub National Population Projections (SNPP) as released 21 October 2019.
- Age standardised mortality ratios for each Kent Local Authority taken from the ONS 2018-based SNPP.
- For internal and international migration, age specific profiles of migration taken from the ONS 2018-based SNPP.
- Population not in households are based on the ONS 2018-based Sub National Household Projections (SNHP) as released 29 June 2020.
- Household formation rates (conversion from available household spaces to occupying population) are based ONS 2018-based SNHP.

The housing trajectory figures, and the housing led forecasts, are updated annually, usually September to November.

Kent County Council (KCC) Housing Led Forecasts 2021.

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Total Population forecast

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

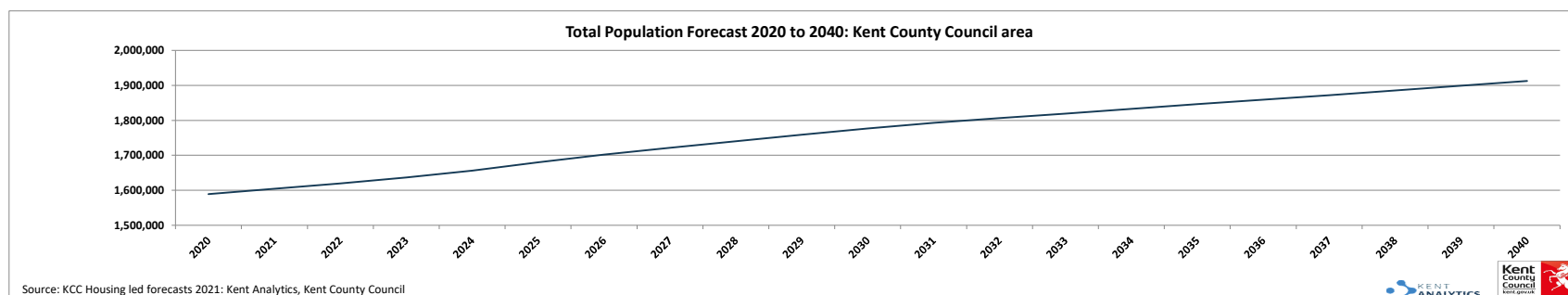
Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers



	Total population																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	131,000	132,700	134,300	136,300	138,500	141,000	143,700	146,200	148,800	151,400	154,100	155,500	157,000	158,500	160,000	161,500	162,900	164,400	165,900	167,400	169,000	37,100	31.3	37,900	29.0
Canterbury	166,800	168,300	169,300	170,900	173,100	176,000	178,700	181,200	183,700	186,100	188,500	190,800	191,500	192,300	193,200	194,100	195,000	195,900	196,700	197,700	198,800	40,200	26.7	32,000	19.2
Dartford	114,100	116,300	118,400	120,500	122,500	124,400	125,900	127,400	128,800	130,200	131,500	132,800	134,100	135,300	136,600	137,800	139,100	140,300	141,600	143,000	144,400	35,200	36.0	30,300	26.6
Dover	118,500	119,500	120,400	121,800	123,500	125,700	128,000	128,300	128,700	129,200	129,600	130,000	130,500	130,900	131,400	131,800	132,300	132,700	133,300	133,800	134,300	18,300	16.4	15,800	13.3
Folkestone & Hythe	113,300	113,800	114,400	115,300	116,500	118,200	119,500	120,700	122,000	123,300	124,300	125,200	126,200	127,100	128,100	129,000	129,900	130,800	131,800	132,700	133,800	17,000	15.7	20,400	18.0
Gravesham	106,900	107,700	108,400	109,400	110,500	111,900	113,300	114,700	116,100	116,600	117,200	117,600	118,100	118,600	119,100	119,600	120,000	120,500	121,100	121,600	122,200	15,900	15.6	15,300	14.3
Maidstone	173,100	175,300	177,300	179,300	181,200	183,200	184,600	185,900	187,200	188,500	189,800	191,000	192,500	194,000	195,400	196,900	198,300	199,800	201,200	202,700	204,200	35,200	22.6	31,100	18.0
Sevenoaks	121,400	122,300	123,300	124,400	125,800	127,500	129,100	130,600	132,200	133,700	135,300	136,800	138,300	139,900	141,500	143,000	144,300	145,600	147,000	148,300	149,700	21,400	18.6	28,300	23.3
Swale	151,000	152,500	153,900	155,500	157,200	159,000	160,400	161,900	163,300	164,800	166,300	167,700	168,800	170,000	171,100	172,300	173,400	174,500	175,700	176,900	178,100	31,300	23.0	27,100	17.9
Thanet	141,500	142,000	142,700	143,900	145,700	148,500	151,500	154,400	157,300	160,200	163,200	166,000	167,000	168,100	169,200	170,300	171,400	172,500	173,700	174,900	176,200	31,600	23.5	34,700	24.5
Tonbridge & Malling	132,600	134,000	135,500	137,000	138,600	140,300	142,000	143,600	145,200	146,800	148,500	150,100	151,700	153,300	154,800	156,400	157,900	159,500	161,000	162,600	164,100	29,000	24.0	31,500	23.8
Tunbridge Wells	118,900	120,000	121,000	122,100	123,200	124,300	125,100	126,000	126,900	127,800	128,700	129,600	130,600	131,600	132,500	133,500	134,500	135,500	136,500	137,500	138,500	14,300	12.4	19,500	16.4
Kent - (KCC Area)	1,589,100	1,604,300	1,619,000	1,636,300	1,656,200	1,680,100	1,701,900	1,721,000	1,740,300	1,758,600	1,776,700	1,793,000	1,806,100	1,819,400	1,832,800	1,846,200	1,859,000	1,872,000	1,885,500	1,899,200	1,913,100	326,600	22.3	324,000	20.4
Medway	279,100	281,700	284,000	287,000	290,400	294,500	298,400	302,200	305,900	309,600	313,400	316,900	320,400	323,900	327,400	330,800	334,100	337,500	340,400	343,300	346,300	52,000	19.6	67,200	24.1
Kent & Medway combined	1,868,200	1,886,000	1,903,000	1,923,300	1,946,600	1,974,600	2,000,400	2,023,200	2,046,200	2,068,300	2,090,100	2,109,900	2,126,500	2,143,300	2,160,100	2,177,000	2,193,100	2,209,400	2,225,800	2,242,500	2,259,400	378,600	21.9	391,200	20.9



Housing supply used to 'drive' the forecast

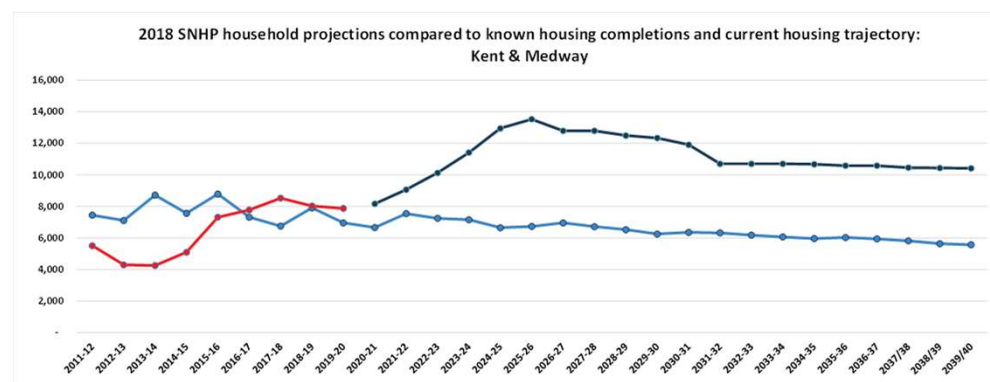
KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

See notes page for more detail on how this housing provision was derived.



	Completions									Housing trajectory																				Total 2011-2031	Total 2020-2040	
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40			
Ashford	633	284	137	405	1,022	696	577	880	746	808	889	978	1,076	1,184	1,311	1,311	1,311	1,311	1,311	888	888	888	888	888	888	888	888	888	888	888	888	20,370
Canterbury	624	555	490	285	327	441	1,019	405	528	552	662	794	953	1,144	1,204	1,204	1,204	1,204	1,204	1,204	800	800	800	800	800	800	800	800	800	800	800	18,529
Dartford	323	422	602	565	971	1,162	1,031	1,013	540	853	844	836	828	820	753	753	753	753	753	753	753	753	753	753	753	753	790	790	790	790	15,587	
Dover	227	221	228	344	726	406	447	446	442	534	641	769	923	1,108	1,237	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	12,282	
Folkestone & Hythe	207	206	165	348	293	567	413	282	446	456	548	658	790	948	897	897	897	897	742	742	742	742	712	712	738	738	738	738	738	738	15,048	
Gravesham	177	401	156	246	180	165	276	292	164	290	346	412	490	583	664	664	664	363	363	363	363	363	363	363	363	363	363	363	363	363	8,469	
Maidstone	873	630	423	413	521	1,145	1,286	1,829	1,303	927	917	908	899	890	783	783	783	783	783	783	883	883	883	883	883	883	883	883	883	883	883	17,186
Sevenoaks	174	141	224	199	414	312	378	254	426	413	483	565	661	773	799	799	799	799	799	799	799	799	799	799	799	707	707	707	707	707	14,420	
Swale	484	291	336	618	593	556	572	671	802	723	766	812	861	913	884	884	884	884	884	884	776	776	776	776	776	776	776	776	776	776	16,363	
Thanet	320	194	321	380	350	389	238	296	426	432	583	787	1,062	1,434	1,655	1,655	1,655	1,655	1,655	1,655	857	857	857	857	857	857	857	857	857	857	21,941	
Tonbridge & Malling	444	390	608	487	912	830	1,033	455	447	677	711	747	784	823	860	860	860	860	860	860	860	860	860	860	860	860	860	860	860	860	839	16,621
Tunbridge Wells	212	-5	-16	323	447	461	569	554	474	559	587	616	647	679	703	703	703	703	703	703	703	703	703	703	703	703	703	678	678	678	13,583	
Kent - (KCC Area)	4,698	3,730	3,674	4,613	6,756	7,130	7,839	7,377	6,744	7,223	7,977	8,882	9,974	11,299	11,750	11,018	11,018	10,717	10,562	10,139	8,929	8,929	8,929	8,899	8,807	8,807	8,870	8,845	8,824	8,824	190,398	
Medway	809	565	579	483	553	642	680	647	1,130	942	1,083	1,245	1,432	1,647	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,586	1,586	1,586	1,586	32,359	
Kent & Medway combined	5,507	4,295	4,253	5,096	7,309	7,772	8,519	8,024	7,874	8,165	9,060	10,127	11,406	12,946	13,521	12,789	12,789	12,488	12,333	11,910	10,700	10,700	10,700	10,670	10,578	10,578	10,456	10,431	10,410	196,883	222,757	



Dwelling forecast

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

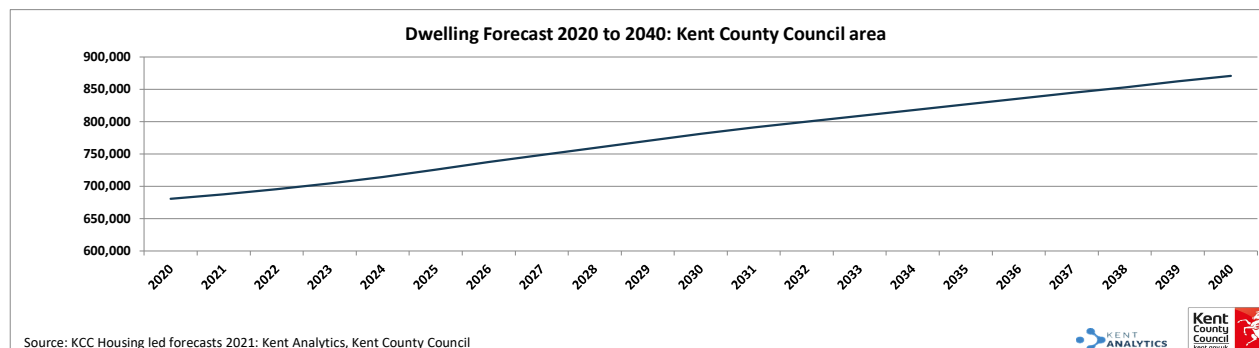
Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers



	Total dwellings																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	55,400	56,200	57,100	58,100	59,200	60,400	61,700	63,000	64,300	65,600	66,900	67,800	68,700	69,600	70,500	71,400	72,200	73,100	74,000	74,900	75,800	18,100	36.3	20,400	36.7
Canterbury	69,500	70,100	70,700	71,500	72,500	73,600	74,800	76,000	77,200	78,400	79,700	80,900	81,700	82,500	83,300	84,100	84,900	85,700	86,500	87,300	88,100	17,000	26.6	18,500	26.6
Dartford	47,000	47,900	48,700	49,600	50,400	51,200	52,000	52,700	53,500	54,200	55,000	55,700	56,500	57,300	58,000	58,800	59,500	60,300	61,100	61,800	62,600	14,500	35.2	15,600	33.6
Dover	53,600	54,100	54,700	55,500	56,400	57,500	58,800	59,300	59,800	60,300	60,800	61,300	61,800	62,300	62,800	63,300	63,800	64,300	64,800	65,300	65,900	9,900	19.2	12,300	22.9
Folkestone & Hythe	53,300	53,800	54,300	55,000	55,800	56,700	57,600	58,500	59,400	60,300	61,100	61,800	62,600	63,300	64,000	64,800	65,500	66,200	66,900	67,700	68,400	12,200	24.7	15,100	28.3
Gravesham	43,300	43,600	43,900	44,400	44,800	45,400	46,100	46,800	47,400	47,800	48,100	48,500	48,900	49,200	49,600	50,000	50,300	50,700	51,100	51,400	51,800	6,800	16.3	8,500	19.6
Maidstone	72,100	73,000	73,900	74,800	75,700	76,600	77,400	78,200	79,000	79,800	80,500	81,300	82,200	83,100	84,000	84,900	85,700	86,600	87,500	88,400	89,300	15,800	24.1	17,200	23.8
Sevenoaks	50,900	51,300	51,800	52,300	53,000	53,800	54,600	55,400	56,200	57,000	57,800	58,600	59,400	60,200	61,000	61,800	62,500	63,200	63,900	64,600	65,300	10,200	21.1	14,400	28.3
Swale	63,600	64,300	65,100	65,900	66,800	67,700	68,500	69,400	70,300	71,200	72,100	73,000	73,700	74,500	75,300	76,100	76,800	77,600	78,400	79,200	80,000	15,000	25.8	16,400	25.7
Thanet	66,400	66,800	67,400	68,200	69,300	70,700	72,400	74,000	75,700	77,300	79,000	80,600	81,500	82,400	83,200	84,100	84,900	85,800	86,600	87,500	88,300	15,600	24.1	21,900	33.0
Tonbridge & Malling	54,300	55,000	55,700	56,500	57,300	58,100	59,000	59,800	60,700	61,500	62,400	63,300	64,100	65,000	65,800	66,700	67,600	68,400	69,300	70,100	71,000	13,300	26.6	16,600	30.6
Tunbridge Wells	50,900	51,500	52,100	52,700	53,300	54,000	54,700	55,400	56,100	56,800	57,500	58,200	58,900	59,600	60,400	61,100	61,800	62,500	63,200	63,800	64,500	9,300	19.1	13,600	26.7
Kent - (KCC Area)	680,500	687,700	695,700	704,500	714,500	725,800	737,600	748,600	759,600	770,300	780,900	791,000	800,000	808,900	817,800	826,700	835,500	844,300	853,200	862,100	870,900	157,700	24.9	190,400	28.0
Medway	116,000	116,900	118,000	119,200	120,700	122,300	124,100	125,900	127,600	129,400	131,200	132,900	134,700	136,500	138,300	140,000	141,800	143,600	145,200	146,700	148,300	22,800	20.7	32,400	27.9
Kent & Medway combined	796,400	804,600	813,600	823,800	835,200	848,100	861,600	874,400	887,200	899,700	912,100	924,000	934,700	945,400	956,100	966,700	977,300	987,900	998,400	1,008,800	1,019,200	180,500	24.3	222,800	28.0



Household population forecast

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

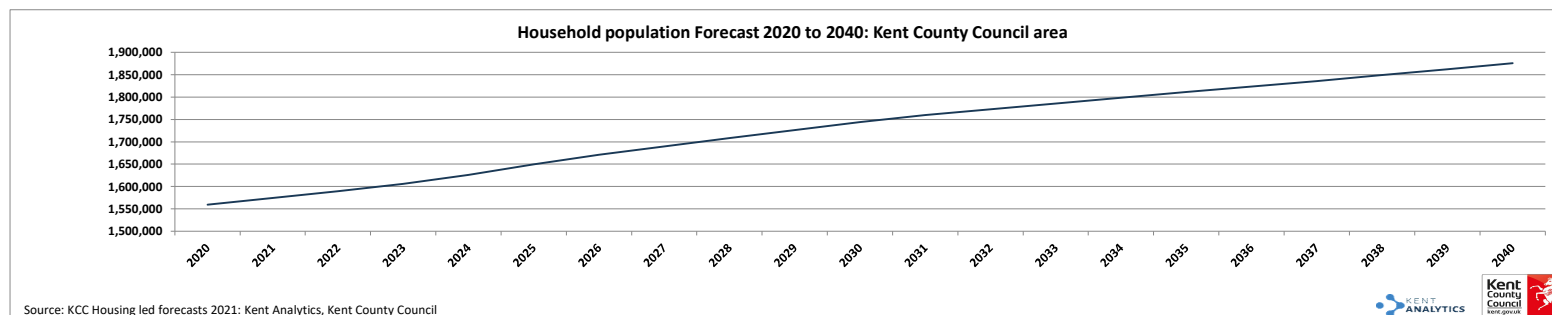
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	Total household population																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	130,000	131,600	133,200	135,100	137,300	139,800	142,500	145,000	147,500	150,100	152,700	154,200	155,500	157,000	158,500	160,000	161,400	162,800	164,300	165,800	167,300	36,700	31.3	37,300	28.7
Canterbury	158,200	159,800	160,700	162,300	164,400	167,300	169,900	172,400	174,800	177,200	179,500	181,700	182,300	183,200	183,900	184,800	185,600	186,400	187,200	188,200	189,200	39,700	27.9	30,900	19.6
Dartford	113,000	115,200	117,300	119,400	121,400	123,300	124,700	126,200	127,600	129,000	130,300	131,600	132,800	134,100	135,300	136,500	137,700	138,900	140,200	141,600	142,900	34,900	36.2	30,000	26.5
Dover	116,200	117,200	118,100	119,400	121,000	123,200	125,500	125,800	126,200	126,500	127,000	127,400	127,700	128,100	128,600	129,000	129,400	129,800	130,300	130,700	131,200	17,900	16.3	15,000	12.9
Folkestone & Hythe	111,400	111,800	112,400	113,300	114,500	116,100	117,400	118,600	119,800	121,100	122,000	122,900	123,800	124,700	125,600	126,500	127,300	128,200	129,100	130,000	131,000	16,500	15.5	19,600	17.6
Gravesham	106,100	106,800	107,600	108,500	109,600	111,000	112,400	113,800	115,200	115,700	116,200	116,700	117,100	117,600	118,000	118,500	119,000	119,500	120,000	120,500	121,100	15,600	15.5	15,000	14.1
Maidstone	170,200	172,300	174,300	176,200	178,100	180,100	181,400	182,700	183,900	185,100	186,400	187,600	189,000	190,500	191,800	193,300	194,600	196,000	197,400	198,800	200,300	34,500	22.6	30,200	17.7
Sevenoaks	120,000	120,900	121,800	122,900	124,300	126,000	127,600	129,100	130,600	132,100	133,600	135,100	136,600	138,200	139,700	141,200	142,500	143,800	145,100	146,400	147,800	21,000	18.4	27,800	23.2
Swale	148,300	149,800	151,200	152,800	154,400	156,200	157,600	159,000	160,400	161,900	163,300	164,700	165,800	166,900	168,000	169,200	170,300	171,400	172,500	173,700	174,900	30,800	23.0	26,500	17.9
Thanet	139,000	139,500	140,200	141,400	143,200	146,000	148,900	151,800	154,600	157,500	160,400	163,200	164,100	165,100	166,200	167,300	168,400	169,400	170,600	171,700	172,900	31,200	23.7	33,900	24.4
Tonbridge & Malling	131,000	132,500	133,900	135,400	137,000	138,700	140,400	141,900	143,500	145,100	146,700	148,300	149,900	151,400	153,000	154,500	156,100	157,500	159,100	160,600	162,100	28,600	23.9	31,100	23.7
Tunbridge Wells	116,400	117,400	118,400	119,400	120,500	121,600	122,400	123,200	124,100	124,900	125,800	126,600	127,600	128,500	129,400	130,400	131,300	132,300	133,300	134,200	135,100	13,800	12.2	18,700	16.1
Kent - (KCC Area)	1,559,700	1,574,700	1,589,100	1,606,000	1,625,700	1,649,200	1,670,700	1,689,400	1,708,200	1,726,200	1,743,900	1,759,900	1,772,400	1,785,300	1,798,200	1,811,200	1,823,600	1,836,000	1,849,000	1,862,300	1,875,800	321,400	22.3	316,100	20.3
Medway	274,900	277,400	279,700	282,600	286,000	290,100	294,000	297,600	301,400	305,000	308,700	312,300	315,700	319,100	322,600	326,000	329,300	332,500	335,400	338,300	341,300	51,300	19.7	66,400	24.2
Kent & Medway combined	1,834,600	1,852,100	1,868,800	1,888,700	1,911,700	1,939,300	1,964,700	1,987,000	2,009,600	2,031,200	2,052,600	2,072,100	2,088,100	2,104,400	2,120,700	2,137,200	2,152,800	2,168,500	2,184,400	2,200,600	2,217,100	372,700	21.9	382,500	20.8



Average household size forecast

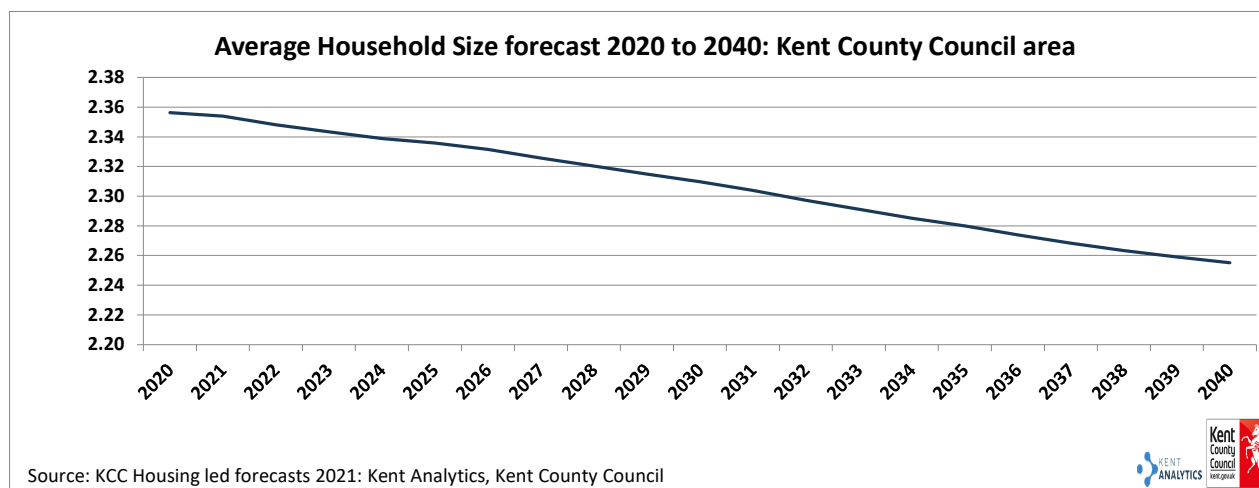
KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision out



	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Ashford	2.40	2.40	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.36	2.35	2.35	2.34	2.33	2.33	2.32	2.32	2.31	2.31
Canterbury	2.35	2.35	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.33	2.32	2.31	2.30	2.29	2.28	2.27	2.27
Dartford	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.45	2.45	2.45	2.44	2.43	2.43	2.42	2.41	2.41	2.40	2.39	2.39
Dover	2.24	2.24	2.23	2.22	2.22	2.21	2.21	2.20	2.19	2.18	2.17	2.16	2.15	2.14	2.14	2.13	2.12	2.11	2.11
Folkestone & Hythe	2.16	2.15	2.14	2.13	2.12	2.12	2.11	2.10	2.09	2.09	2.08	2.07	2.07	2.06	2.05	2.05	2.04	2.03	2.03
Gravesham	2.50	2.50	2.50	2.50	2.50	2.50	2.49	2.49	2.49	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44
Maidstone	2.41	2.41	2.40	2.40	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.35	2.35	2.34	2.34	2.33
Sevenoaks	2.42	2.42	2.42	2.41	2.41	2.41	2.40	2.40	2.40	2.39	2.39	2.38	2.38	2.38	2.38	2.37	2.37	2.37	2.37
Swale	2.40	2.39	2.39	2.38	2.38	2.37	2.36	2.36	2.35	2.35	2.34	2.33	2.33	2.32	2.32	2.31	2.30	2.30	2.29
Thanet	2.18	2.18	2.17	2.16	2.16	2.15	2.15	2.14	2.14	2.13	2.13	2.13	2.12	2.11	2.11	2.10	2.09	2.09	2.08
Tonbridge & Malling	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.42	2.41	2.41	2.40	2.40	2.39	2.39	2.38
Tunbridge Wells	2.34	2.34	2.33	2.32	2.31	2.31	2.30	2.29	2.28	2.27	2.26	2.26	2.25	2.25	2.24	2.24	2.23	2.23	2.22
Kent - (KCC Area)	2.36	2.35	2.35	2.34	2.34	2.34	2.33	2.33	2.32	2.31	2.31	2.30	2.30	2.29	2.29	2.28	2.27	2.27	2.26
Medway	2.44	2.45	2.44	2.44	2.44	2.45	2.45	2.44	2.44	2.44	2.44	2.44	2.44	2.43	2.43	2.43	2.43	2.42	2.42
Kent & Medway combined	2.37	2.37	2.36	2.36	2.35	2.35	2.35	2.34	2.34	2.33	2.33	2.32	2.32	2.31	2.31	2.30	2.30	2.29	2.29



Communal establishment population forecast

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

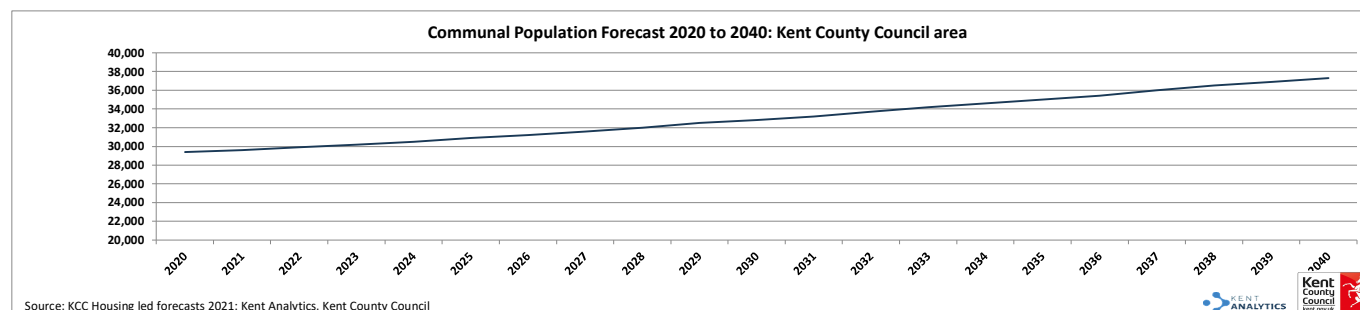
Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers



	Total communal establishment population																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,400	1,400	1,400	1,500	1,500	1,500	1,600	1,600	1,600	1,700	400	42.2	600	55.8
Canterbury	8,500	8,600	8,600	8,600	8,700	8,700	8,800	8,800	8,900	9,000	9,000	9,100	9,100	9,200	9,200	9,300	9,300	9,400	9,500	9,500	9,600	500	5.4	1,100	12.4
Dartford	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,200	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,400	1,400	1,400	1,500	200	23.4	400	33.7
Dover	2,300	2,300	2,400	2,400	2,400	2,500	2,500	2,500	2,600	2,600	2,600	2,700	2,700	2,800	2,800	2,800	2,900	2,900	3,000	3,000	3,100	500	20.9	700	32.2
Folkestone & Hythe	2,000	2,000	2,000	2,000	2,100	2,100	2,100	2,200	2,200	2,200	2,300	2,300	2,400	2,400	2,500	2,500	2,500	2,600	2,700	2,700	2,700	500	26.6	800	40.6
Gravesham	800	800	800	900	900	900	900	900	900	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,100	1,100	1,100	1,100	200	28.9	300	35.4
Maldstone	3,000	3,000	3,000	3,100	3,100	3,200	3,200	3,200	3,300	3,300	3,400	3,400	3,500	3,500	3,600	3,600	3,700	3,800	3,800	3,800	3,900	700	26.7	900	31.3
Sevenoaks	1,400	1,400	1,500	1,500	1,500	1,500	1,500	1,600	1,600	1,600	1,600	1,700	1,700	1,700	1,800	1,800	1,800	1,800	1,900	1,900	1,900	400	30.6	500	34.5
Swale	2,700	2,700	2,700	2,700	2,800	2,800	2,800	2,800	2,900	2,900	2,900	3,000	3,000	3,000	3,100	3,100	3,100	3,200	3,200	3,200	3,200	500	20.9	600	21.1
Thanet	2,400	2,400	2,500	2,500	2,500	2,600	2,600	2,600	2,700	2,700	2,800	2,800	2,900	2,900	3,000	3,000	3,000	3,100	3,100	3,200	3,200	400	16.2	800	33.0
Tonbridge & Malling	1,500	1,600	1,600	1,600	1,600	1,600	1,700	1,700	1,700	1,700	1,800	1,800	1,800	1,800	1,900	1,900	1,900	1,900	2,000	2,000	2,000	400	25.8	500	29.4
Tunbridge Wells	2,600	2,600	2,600	2,700	2,700	2,700	2,700	2,800	2,800	2,900	2,900	2,900	3,000	3,000	3,100	3,100	3,200	3,200	3,300	3,300	3,400	500	21.4	800	32.0
Kent - (KCC Area)	29,400	29,600	29,900	30,200	30,500	30,900	31,200	31,600	32,000	32,500	32,800	33,200	33,700	34,200	34,600	35,000	35,400	36,000	36,500	36,900	37,300	5,200	18.5	7,900	26.9
Medway	4,300	4,300	4,300	4,400	4,400	4,400	4,500	4,500	4,600	4,600	4,600	4,700	4,700	4,800	4,800	4,800	4,900	4,900	5,000	5,000	5,000	700	18.2	800	18.3
Kent & Medway combined	33,600	33,800	34,200	34,600	34,900	35,300	35,600	36,100	36,600	37,100	37,500	37,800	38,400	38,900	39,400	39,800	40,300	40,900	41,400	41,900	42,300	5,900	18.4	8,700	25.8



Population forecast for those aged 0-15 years (children)

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

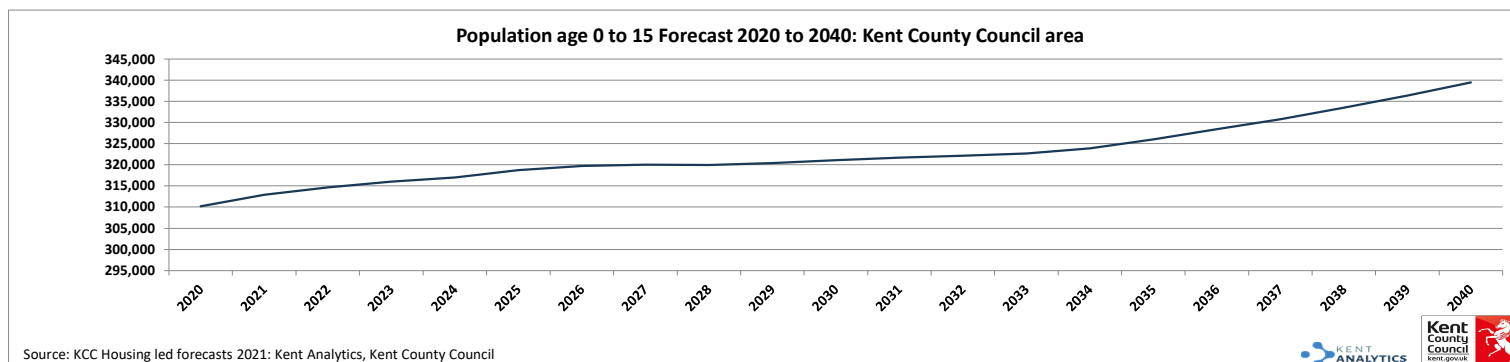
Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

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Percentages have been calculated using unrounded numbers



	Population aged 0 to 15																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	26,900	27,300	27,600	27,800	27,900	28,200	28,500	28,800	28,900	29,200	29,500	29,700	29,900	30,000	30,300	30,600	31,000	31,300	31,700	32,100	32,400	5,100	20.7	5,500	20.5
Canterbury	26,500	26,700	26,800	27,000	27,100	27,300	27,300	27,400	27,300	27,400	27,500	27,600	27,600	27,700	27,900	28,100	28,400	28,700	28,900	29,200	29,500	2,300	9.3	3,000	11.3
Dartford	26,100	26,700	27,200	27,700	28,000	28,300	28,400	28,500	28,500	28,500	28,500	28,500	28,600	28,500	28,500	28,500	28,600	28,700	28,900	29,200	29,500	8,500	42.6	3,400	13.1
Dover	20,800	20,900	20,900	20,900	21,000	21,100	21,400	21,200	21,000	20,900	20,800	20,700	20,500	20,500	20,400	20,400	20,400	20,400	20,400	20,400	20,500	500	2.3	-300	-1.7
Folkestone & Hythe	19,000	19,100	18,900	18,800	18,700	18,700	18,600	18,500	18,400	18,400	18,300	18,300	18,200	18,200	18,300	18,400	18,500	18,500	18,700	18,800	18,900	-900	-4.8	-100	-0.6
Gravesham	23,000	23,100	23,200	23,300	23,400	23,600	23,700	23,800	23,800	23,800	23,700	23,700	23,600	23,600	23,600	23,700	23,800	23,900	24,000	24,200	24,300	3,000	14.4	1,300	5.6
Maidstone	34,700	35,300	35,700	36,100	36,300	36,500	36,700	36,600	36,700	36,700	36,700	36,600	36,600	36,700	36,700	36,900	37,100	37,400	37,600	37,900	38,200	6,800	22.7	3,500	10.2
Sevenoaks	24,600	24,700	24,800	24,900	24,900	25,100	25,100	25,200	25,200	25,400	25,600	25,700	25,900	26,100	26,400	26,700	27,000	27,400	27,700	28,100	28,500	3,200	14.2	3,900	15.7
Swale	30,900	31,200	31,300	31,400	31,400	31,500	31,400	31,400	31,300	31,200	31,200	31,300	31,200	31,200	31,300	31,400	31,600	31,700	32,000	32,200	32,500	3,900	14.3	1,600	5.2
Thanet	26,700	26,700	26,600	26,500	26,500	26,600	26,700	26,800	26,900	27,100	27,300	27,600	27,600	27,700	27,800	28,100	28,300	28,600	28,900	29,200	29,500	1,800	7.2	2,800	10.4
Tonbridge & Malling	27,100	27,400	27,600	27,900	28,100	28,300	28,400	28,600	28,700	28,800	29,000	29,200	29,300	29,400	29,600	29,900	30,200	30,500	30,800	31,100	31,400	4,200	17.0	4,300	16.0
Tunbridge Wells	23,900	24,000	23,900	23,800	23,700	23,600	23,400	23,300	23,100	23,000	23,000	23,000	23,000	23,100	23,200	23,300	23,500	23,700	23,900	24,100	24,400	-500	-2.2	500	1.9
Kent - (KCC Area)	310,200	312,900	314,600	316,000	317,000	318,700	319,700	320,000	319,900	320,400	321,100	321,700	322,100	322,700	323,900	326,000	328,400	330,800	333,500	336,400	339,500	37,900	13.4	29,300	9.4
Medway	58,800	59,400	59,800	60,200	60,700	61,200	61,600	61,900	62,100	62,500	62,900	63,300	63,600	64,100	64,700	65,500	66,300	67,200	68,000	68,900	69,800	9,800	18.3	11,100	18.8
Kent & Medway combined	369,000	372,300	374,400	376,200	377,700	379,900	381,300	381,900	382,100	382,900	384,000	385,000	385,700	386,800	388,700	391,500	394,700	398,000	401,500	405,300	409,300	47,700	14.1	40,400	10.9



Population forecast for those aged 16-64 years (working age)

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

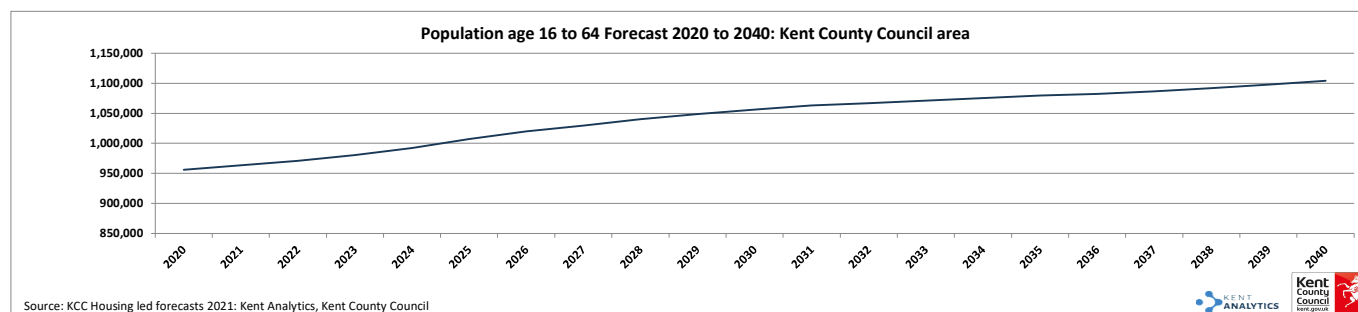
Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

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	Population aged 16 to 64																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	78,300	79,100	79,900	81,100	82,500	84,000	85,500	86,800	88,300	89,600	90,900	91,300	91,700	92,300	92,700	93,100	93,500	94,000	94,600	95,200	96,000	17,700	24.0	17,600	22.5
Canterbury	105,700	106,400	106,600	107,300	108,600	110,600	112,400	114,000	115,600	116,800	118,200	119,400	119,300	119,200	119,000	119,000	118,900	119,000	119,100	119,300	119,800	22,700	23.4	14,100	13.3
Dartford	72,100	73,500	74,900	76,200	77,600	78,900	79,900	80,900	81,900	82,800	83,700	84,500	85,300	86,200	86,900	87,800	88,500	89,200	90,000	90,700	91,500	21,000	33.0	19,300	26.8
Dover	69,500	69,900	70,300	71,000	71,900	73,200	74,500	74,300	74,200	74,100	73,800	73,600	73,500	73,400	73,400	73,300	73,200	73,300	73,200	73,500	73,800	4,800	7.0	4,300	6.2
Folkestone & Hythe	66,000	66,000	66,200	66,600	67,200	68,200	68,800	69,300	69,800	70,200	70,400	70,400	70,600	70,700	70,700	70,800	70,900	71,000	71,300	71,700	72,200	4,100	6.3	6,200	9.3
Gravesham	65,300	65,700	66,200	66,700	67,400	68,300	69,200	70,000	70,800	70,900	71,200	71,300	71,400	71,600	71,600	71,700	71,700	71,700	71,900	72,200	72,300	6,600	10.3	7,000	10.8
Maidstone	105,000	106,000	107,000	107,900	108,900	110,000	110,400	111,000	111,400	111,800	112,100	112,500	113,000	113,600	114,200	114,700	115,100	115,600	116,200	117,000	117,700	13,400	13.5	12,600	12.0
Sevenoaks	70,500	71,100	71,700	72,300	73,200	74,300	75,400	76,300	77,200	78,100	78,800	79,600	80,300	81,100	81,900	82,700	83,200	83,800	84,400	85,100	85,700	8,600	12.1	15,200	21.6
Swale	91,000	91,600	92,400	93,400	94,500	95,500	96,500	97,200	98,100	98,700	99,300	99,800	100,300	100,800	101,200	101,700	102,100	102,500	103,000	103,600	104,300	13,700	16.0	13,300	14.6
Thanet	80,700	80,900	81,100	81,900	83,100	84,900	86,700	88,400	90,200	91,900	93,400	95,000	95,000	95,200	95,400	95,600	95,700	95,900	96,200	96,700	97,200	14,800	18.5	16,400	20.4
Tonbridge & Malling	80,300	81,100	81,700	82,500	83,400	84,300	85,200	85,900	86,700	87,400	88,000	88,700	89,400	90,100	90,900	91,500	92,100	92,700	93,300	94,100	94,900	13,300	17.6	14,600	18.1
Tunbridge Wells	71,600	72,200	72,800	73,500	74,100	74,800	75,300	75,800	76,200	76,400	76,500	76,700	76,900	77,200	77,400	77,700	77,900	78,100	78,300	78,600	79,000	4,300	5.9	7,400	10.3
Kent - (KCC Area)	956,100	963,400	970,800	980,500	992,400	1,007,100	1,019,900	1,029,900	1,040,200	1,048,700	1,056,300	1,062,900	1,068,800	1,071,400	1,075,500	1,079,600	1,082,800	1,086,800	1,091,700	1,097,700	1,104,200	145,100	15.8	148,100	15.5
Medway	175,100	176,400	177,600	179,300	181,300	184,000	186,500	188,900	191,300	193,500	195,600	197,700	199,700	201,800	203,600	205,500	207,000	208,700	210,200	211,700	213,400	23,700	13.6	38,300	21.9
Kent & Medway combined	1,131,200	1,139,900	1,148,400	1,159,800	1,173,700	1,191,000	1,206,300	1,218,800	1,231,500	1,242,200	1,252,000	1,260,500	1,268,500	1,273,200	1,279,200	1,285,100	1,289,800	1,295,300	1,301,900	1,309,500	1,317,500	168,700	15.5	186,300	16.5



Population forecast for those aged 65+ years (the 'older' population)

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

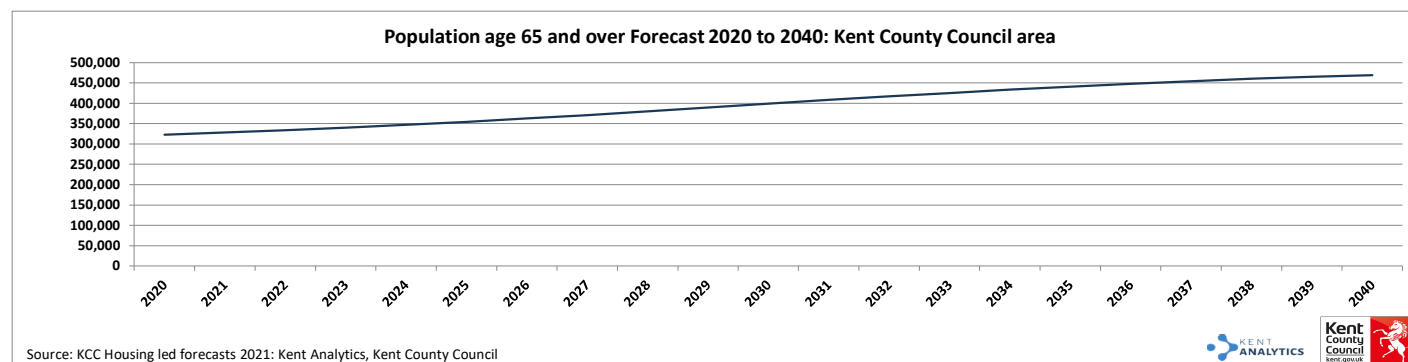
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	Population aged 65 and over																				2011-2031 change		2020-2040 change		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Number	%	Number	%
Ashford	25,800	26,300	26,800	27,400	28,100	28,800	29,700	30,600	31,600	32,600	33,600	34,500	35,300	36,200	37,000	37,700	38,400	39,100	39,600	40,100	40,600	14,300	71.0	14,800	57.4
Canterbury	34,600	35,300	35,900	36,600	37,400	38,200	39,000	39,900	40,800	41,800	42,900	43,800	44,600	45,400	46,200	46,900	47,600	48,200	48,800	49,200	49,500	15,100	52.8	14,900	43.1
Dartford	15,900	16,100	16,300	16,600	16,800	17,200	17,500	17,900	18,300	18,800	19,200	19,700	20,200	20,600	21,100	21,500	22,000	22,300	22,700	23,100	23,500	5,600	40.2	7,600	47.9
Dover	28,200	28,700	29,200	29,800	30,600	31,300	32,100	32,800	33,500	34,200	35,000	35,700	36,400	37,000	37,600	38,100	38,700	39,100	39,500	39,800	40,000	13,000	57.3	11,800	41.8
Folkestone & Hythe	28,300	28,700	29,300	29,900	30,600	31,300	32,100	32,900	33,800	34,700	35,600	36,500	37,400	38,200	39,000	39,800	40,600	41,200	41,800	42,300	42,700	13,800	60.7	14,400	50.9
Gravesham	18,600	18,900	19,100	19,400	19,700	20,100	20,500	20,900	21,500	21,900	22,200	22,700	23,000	23,400	23,800	24,200	24,600	24,900	25,100	25,300	25,600	6,200	37.9	6,900	37.4
Maidstone	33,400	34,000	34,600	35,300	36,000	36,700	37,400	38,300	39,100	40,000	41,000	41,900	42,900	43,700	44,600	45,300	46,100	46,800	47,400	47,800	48,300	15,100	56.2	14,900	44.7
Sevenoaks	26,300	26,500	26,800	27,200	27,600	28,100	28,600	29,200	29,700	30,300	30,900	31,500	32,100	32,700	33,200	33,600	34,100	34,500	34,800	35,200	35,500	9,600	43.8	9,200	35.1
Swale	29,100	29,700	30,200	30,700	31,300	31,900	32,600	33,300	34,000	34,900	35,800	36,600	37,300	37,900	38,600	39,200	39,800	40,300	40,700	41,000	41,300	13,700	59.8	12,200	42.0
Thanet	34,000	34,400	34,900	35,500	36,200	37,100	38,100	39,200	40,200	41,300	42,500	43,500	44,400	45,100	45,900	46,600	47,400	48,000	48,600	49,100	49,500	14,900	52.3	15,500	45.5
Tonbridge & Malling	25,200	25,600	26,100	26,600	27,200	27,700	28,400	29,100	29,800	30,600	31,500	32,200	33,000	33,700	34,300	35,000	35,700	36,300	36,900	37,400	37,800	11,500	55.6	12,700	50.3
Tunbridge Wells	23,400	23,800	24,200	24,800	25,300	25,900	26,400	27,000	27,700	28,400	29,200	29,800	30,600	31,300	32,000	32,600	33,100	33,800	34,300	34,700	35,100	10,600	55.0	11,700	50.1
Kent - (KCC Area)	322,800	327,900	333,500	339,800	346,800	354,300	362,400	371,100	380,100	389,500	399,300	408,500	417,200	425,300	433,300	440,600	448,000	454,600	460,300	465,000	469,400	143,600	54.2	146,600	45.4
Medway	45,300	45,900	46,700	47,500	48,400	49,400	50,400	51,300	52,500	53,600	54,800	55,900	57,000	58,000	59,000	59,900	60,800	61,600	62,100	62,600	63,100	18,600	49.8	17,800	39.4
Kent & Medway combined	368,000	373,800	380,200	387,300	395,200	403,600	412,700	422,500	432,600	443,200	454,100	464,400	474,200	483,300	492,300	500,400	508,800	516,100	522,400	527,700	532,500	162,200	53.6	164,500	44.7



Forecast of net migrants (internal and international migrants combined)

KCC Housing Led Forecast 2021 housing figures

Forecast produced by Kent Analytics, Kent County Council

Forecasts controlled to 2020 Mid-Year Population Estimates as published by the Office for National Statistics and from then onwards the housing provision outlined on the 'housing supply' sheet

All figures have been individually rounded to the nearest one hundred and therefore may not sum

Percentages have been calculated using unrounded numbers



	Net migrants (persons)																				Total 2020 to 2040
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35	2035/36	2036/37	2037/38	2038/9	2039/40	
Ashford	1,300	1,300	1,700	1,900	2,300	2,400	2,200	2,300	2,300	2,300	1,100	1,100	1,200	1,200	1,200	1,200	1,200	1,200	1,300	1,300	32,000
Canterbury	1,800	1,300	1,900	2,500	3,300	3,100	2,900	2,900	2,900	2,800	2,700	1,200	1,400	1,300	1,400	1,400	1,400	1,400	1,600	1,600	40,900
Dartford	1,600	1,500	1,500	1,400	1,300	900	800	800	800	700	700	700	600	600	600	600	500	700	600	700	17,600
Dover	1,200	1,200	1,600	2,000	2,500	2,600	700	800	800	900	900	900	1,000	1,000	1,000	1,000	1,100	1,100	1,100	1,200	24,700
Folkestone & Hythe	800	900	1,300	1,600	2,100	1,700	1,700	1,800	1,800	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,600	1,600	1,700	30,800
Gravesham	400	400	600	800	1,100	1,100	1,000	1,000	100	200	100	100	100	100	100	100	100	100	200	200	8,000
Maidstone	1,800	1,800	1,700	1,700	1,700	1,100	1,100	1,100	1,100	1,200	1,100	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,500	28,200
Sevenoaks	900	900	1,000	1,300	1,700	1,500	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,100	1,100	1,200	1,100	1,100	25,600
Swale	1,100	1,200	1,300	1,400	1,600	1,200	1,200	1,300	1,300	1,300	1,200	1,000	1,000	1,000	1,000	900	1,000	1,000	1,000	1,000	22,900
Thanet	800	1,100	1,500	2,200	3,100	3,400	3,200	3,300	3,300	3,300	3,200	1,300	1,400	1,400	1,500	1,500	1,500	1,600	1,600	1,700	41,700
Tonbridge & Malling	1,200	1,100	1,200	1,300	1,500	1,400	1,300	1,300	1,300	1,400	1,300	1,300	1,300	1,300	1,300	1,300	1,200	1,300	1,300	1,200	25,700
Tunbridge Wells	1,100	1,000	1,100	1,200	1,200	900	1,000	1,000	1,000	1,000	1,000	1,100	1,100	1,100	1,100	1,100	1,100	1,200	1,100	1,100	21,300
Kent - (KCC Area)	14,100	13,800	16,500	19,300	23,300	21,300	18,600	18,900	18,100	17,800	16,200	13,000	13,400	13,500	13,600	13,000	13,300	13,800	14,000	14,200	319,400
Medway	1,500	1,200	2,000	2,400	3,100	2,900	2,600	2,700	2,600	2,600	2,300	2,300	2,200	2,100	2,100	1,900	1,900	1,400	1,400	1,400	42,500
Kent & Medway combined	15,700	15,000	18,500	21,700	26,300	24,200	21,200	21,500	20,600	20,400	18,500	15,200	15,600	15,600	15,700	14,900	15,100	15,200	15,400	15,600	361,900

