

Affordable housing 2016/17 Kent Local Authorities

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

Further information

Strategic Business Development & Intelligence

Kent County Council
Sessions House
Maidstone, Kent
ME14 1XQ

Email:
research@kent.gov.uk

Tel: 03000 417444

This bulletin presents affordable housing supply information for local authority districts in Kent. The data was collected through government surveys and published by the Department for Communities and Local Government (DCLG). The figures show gross annual supply, including new build and acquisitions. It does not take into account losses through demolitions or sales.

Note: Since 2011/12 delivery of all affordable homes has been affected by the transition from the National Affordable Housing Programme (NAHP) to the Affordable Housing Programme (AHP) and the closure of Local Authority New Build and Kickstart Delivery programmes (See notes and definitions).

Summary

A total of 1,500 additional affordable dwellings were provided in Kent (KCC area) during 2016/17.

Of the additional 1,500 affordable completions, 20 were in the Social rented sector, 680 in the Intermediate sector and 800 in the Affordable rented sector.

There were an additional 100 affordable homes in the Medway Unitary Area, bringing the overall total to 1,600.

Nationally (England) 41,530 affordable homes were provided. 27% more than the previous year.

In the twenty years since 1997/98 approximate 27,100 additional affordable homes have been provided in Kent.

Affordable housing

Key points from the DCLG 2016/17 annual statistics are:

Note: Tables 1 to 6 have the same data source, but data may not match exactly due to rounding up or down of individual sectors. Under the new housing programmes the main rented product now funded is affordable rent, with some funding to social rent.

Summary

- Figures published by the Department of Communities and Local Government (DCLG) show that there were 1,500 affordable dwelling completions in Kent (KCC area) during 2016/17. This represents about 21% of all dwelling completions when compared to the provisional dwelling completions figure of 7,158 recorded by the KCC Housing Information Audit (HIA) return for 2016/17 (Tables 1 and 3).
- The total number of affordable homes completed in Kent (KCC area) rose 41% compared to the previous year. Figures for Medway UA were down 47% compared to one year ago. At the national level (England) they were 27% higher (Table 3).
- In 2016/17 affordable rented homes accounted for 53% of all affordable completions. Intermediate homes (ie part buy and part rent) made up 45% and affordable social rented 1% of the total (Table 1).
- In addition to the 1,500 affordable units in the KCC area an additional 100 affordable units were completed in Medway (90 lower than the previous year), making a total of 1,600 affordable homes for the whole county. (Table 3)
- At the local level In Kent (KCC area) Dartford district provided the most affordable units (550 units completed), about 39% of the county (KCC area) total. In contrast, Thanet (0 units) and Gravesham (10) produced the fewest number of affordable units during the year. However five Kent local authorities each completed 100 or more affordable units (Table 3).
- There were 680 additional units of intermediate affordable properties (KCC area). This is a rise of 62% compared to the previous year when there were 420 additional units (Tables 1 and 4).

Summary of affordable housing completions by method of funding

Note: The 'Method of Funding' commentary is based on Table 6.

Data are taken from the DCLG's official published statistics on gross affordable housing supply. The figures are compiled annually from a range of administrative data and returns. Table 6 presented here provides a more detailed breakdown of the types of unit and funding contributing to the overall affordable supply for each individual local authority. The data is consistent with table 3 in this bulletin, although may differ slightly as table 3 is rounded and table 6 is not.

Separate tables for 'New Build' and 'Acquisitions' are available on request

- Of the 1,494 affordable completions in Kent (KCC area) 1,080 (72%) were 'new build' properties, the remaining 28% (414 units) were 'acquisitions'.
- Table 6 provides a brief summary of the number of affordable completions by sector, rental type, Affordable Home Ownership (AHO) and Shared Ownership (new build and acquisitions).

Summary of DCLG price to income affordability ratio

Note: The Department of Communities and Local Government publishes house price to income affordability ratios (Table 7). This is the government's headline affordability indicator and is the ratio of lower quartile house prices to lower quartile earnings. It shows the relationship between the lowest incomes and the lowest house prices for each local authority area. It is an indicator calculated to show the possible financial implications for households trying to enter the housing market. The lower the ratio the more affordable the housing.

- The latest published figures are for 2016 (annual) these show that the average ratio for England is 7.16. Nationally the ratios range from Burnley (Lancashire) with a ratio of 2.62 and therefore most affordable, to central London with Kensington & Chelsea at 26.41, the least affordable (Table 7).
- Ratios are produced at local authority level; however the ratio for Kent is 9.29. At the local level in Kent (KCC area) Shepway and Swale districts are the most affordable with ratios of 8.36 and 8.30 respectively. The highest affordability ratio in the county is Sevenoaks district with a ratio of 13.47. Sevenoaks is one of the most expensive nationally (including London Boroughs) out of 346 local authorities in total (Table 7).
- While all the Kent local authorities have a ratio higher than England (7.16) the county has some of the lowest affordability ratios of any county in the south east region. Our nearest neighbours have relatively higher ratios. Surrey 11.96, London 13.52 and the South East Region 9.74 (Table 7). The Medway ratio was 8.55, slightly higher than previous years. (Table 7).

Table 1**Kent (KCC area) Additional affordable dwellings provided**

Source: DCLG, HCA, LA's

	Social rented	<i>% of total completions</i>	Intermediate	<i>% of total completions</i>	Affordable rented	<i>% of total completions</i>	Total affordable
1991-92	1,000	83.3	200	16.7			1,200
1992-93	1,880	81.4	430	18.6			2,310
1993-94	1,620	76.1	510	23.9			2,130
1994-95	2,030	77.5	590	22.5			2,620
1995-96	2,230	76.1	700	23.9			2,930
1996-97	1,750	77.1	520	22.9			2,270
1997-98	1,120	71.8	440	28.2			1,560
1998-99	780	77.2	230	22.8			1,010
1999-00	1,060	87.6	150	12.4			1,210
2000-01	670	73.6	240	26.4			910
2001-02	590	75.6	190	24.4			780
2002-03	470	54.7	390	45.3			860
2003-04	670	52.3	610	47.7			1,280
2004-05	630	46.7	720	53.3			1,350
2005-06	560	51.9	520	48.1			1,080
2006-07	480	44.9	590	55.1			1,070
2007-08	790	54.5	660	45.5			1,450
2008-09	990	50.8	960	49.2			1,950
2009-10	1,380	59.0	960	41.0			2,340
2010-11	1,000	57.5	740	42.5			1,740
2011-12	1,250	70.2	510	28.7	20	1.1	1,780
2012-13	620	47.7	550	42.3	130	10.0	1,300
2013-14	200	19.8	320	31.7	490	48.5	1,010
2014-15	60	3.3	510	27.7	1,270	69.0	1,840
2015-16	110	10.3	420	39.3	540	50.5	1,070
2016-17p	20	1.3	680	45.3	800	53.3	1,500

Totals may not sum or match the tables due to rounding of individual sectors to nearest 10

R Revised, P Provisional.

'Intermediate' is the sum of intermediate rent and affordable home ownership.

'Affordable rented' can be up to 80 per cent of local market rent

'Social Rent' housing with rent levels set in line with the Government's rent influencing regime.

Includes new build and acquisitions.

Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

Figures shown represent best estimates and may be subject to revisions.

Figure 1 (To accompany Table 1)

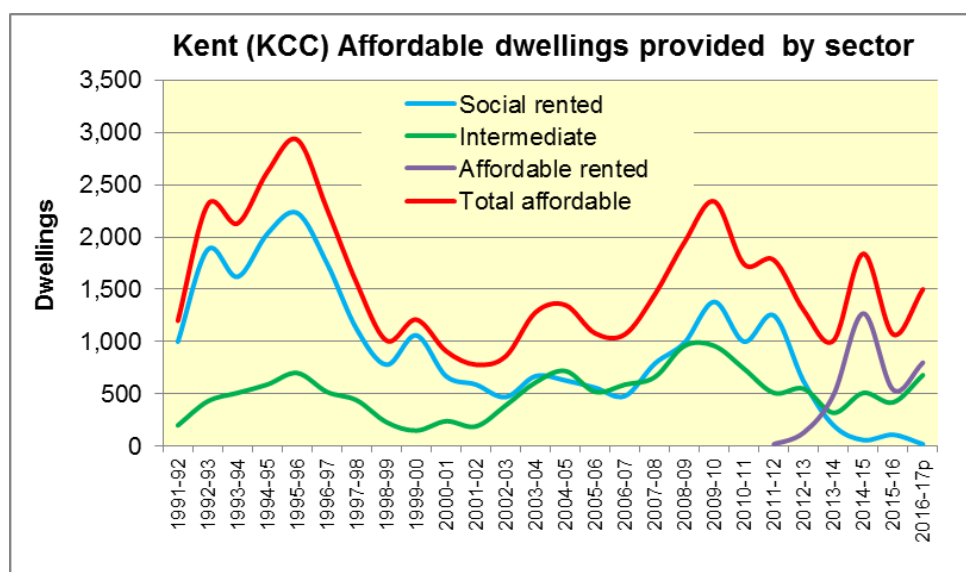


Table 2

Kent: Additional 'affordable rent' housing completions provided

Source: DCLG, HCA

	Asford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent	Medway	England
2011/12r	-	20	-	-	-	-	-	-	-	-	-	-	20	10	1,150
2012/13r	10	10	10	-	20	20	-	10	40	-	-	10	130	60	7,180
2013/14r	20	10	30	10	20	170	30	30	50	30	50	30	490	60	19,900
2014/15r	210	40	40	70	110	200	-	80	140	60	70	250	1,270	90	40,830
2015/16r	40	20	40	10	80	140	30	40	10	20	40	50	540	110	16,550
2016/17p	90	20	260	60	10	120	40	20	80	0	10	80	800	50	24,350

Affordable rent can be up to 80 per cent of local market rent

Includes new build and acquisitions.

Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

Dwellings are recorded in the LA where they are located this may differ from sponsoring authority.

Figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

Figures shown represent our best estimate and may be subject to revisions.

r Revised. p Provisional.

"-" nil or less than half final digit (ie <5).

".." not applicable.

Table 3

Kent: All Additional affordable dwelling completions by local authority area

Source: DCLG, HCA

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent (KCC area)	<i>1 yr % change</i>	England	<i>1 yr % change</i>	Medway UA
1991-92	60	80	10	20	40	40	90	40	160	140	20	60	1,190		29,670		..
1992-93	130	120	90	220	60	60	150	220	220	300	200	150	2,310	94.1	65,720	121.5	..
1993-94	30	130	130	110	50	110	270	70	410	190	200	160	2,130	-7.8	63,740	-3.0	..
1994-95	70	470	170	70	70	50	130	80	520	170	160	260	2,610	22.5	70,390	10.4	..
1995-96	80	150	30	180	90	300	180	180	440	130	460	250	2,930	12.3	74,530	5.9	..
1996-97	200	80	60	90	140	160	230	30	470	60	130	260	2,270	-22.5	56,540	-24.1	..
1997-98	80	80	30	50	40	110	250	20	120	170	120	160	1,560	-31.3	47,460	-16.1	..
1998-99	80	30	180	20	50	20	190	40	90	40	110	180	1,010	-35.3	42,450	-10.6	320
1999-00	90	20	110	40	20	190	230	80	200	50	100	100	1,220	20.8	35,090	-17.3	70
2000-01	110	130	30	100	30	70	150	20	70	30	150	40	910	-25.4	33,160	-5.5	220
2001-02	50	60	40	70	50	60	80	30	110	70	60	110	780	-14.3	33,020	-0.4	60
2002-03	50	90	60	60	70	170	70	10	100	20	100	70	860	10.3	32,920	-0.3	100
2003-04	250	70	280	40	60	110	110	80	100	30	80	60	1,280	48.8	38,070	15.6	270
2004-05	220	180	110	50	130	200	90	50	70	20	110	130	1,350	5.5	37,470	-1.6	160
2005-06	130	70	70	60	100	90	120	20	100	50	220	50	1,080	-20.0	45,980	22.7	330
2006-07	80	90	130	80	130	100	40	10	150	40	90	130	1,060	-1.9	44,300	-3.7	170
2007-08	120	80	250	150	100	180	70	20	110	80	250	50	1,450	36.8	53,180	20.0	240
2008-09	260	120	250	40	140	390	70	70	180	80	240	110	1,950	34.5	55,720	4.8	450
2009-10	270	210	200	170	130	360	70	190	250	190	290	30	2,340	20.0	58,290	4.6	390
2010-11	370	130	180	20	90	280	60	20	160	140	190	100	1,740	-25.6	61,090	4.8	350
2011-12	330	140	220	70	240	370	20	40	100	40	50	160	1,780	2.3	58,330	-4.5	330
2012-13	60	120	100	100	190	200	30	50	110	110	160	50	1,290	-27.5	43,120	-26.1	230
2013-14	20	70	100	10	40	210	70	50	90	80	240	40	1,020	-20.9	43,030	-0.2	170
2014-15r	300	40	190	110	140	240	10	120	180	110	110	300	1,840	80.4	66,700	55.0	170
2015/16r	50	60	120	120	110	170	110	100	40	100	100	60	1,060	-42.4	32,630	-51.1	190
2016/17p	140	40	550	90	10	200	80	50	130	0	60	140	1,490	40.6	41,530	27.3	100

Totals may not sum due to rounding of individual sectors to nearest 10

r = revised p = provisional

Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership.

Includes new build and acquisitions.

Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

Dwellings are shown in the local authority in which they are located.

Figures shown represent DCLG best estimates and may be subject to revisions.

Figure 3a (To accompany Table 3)

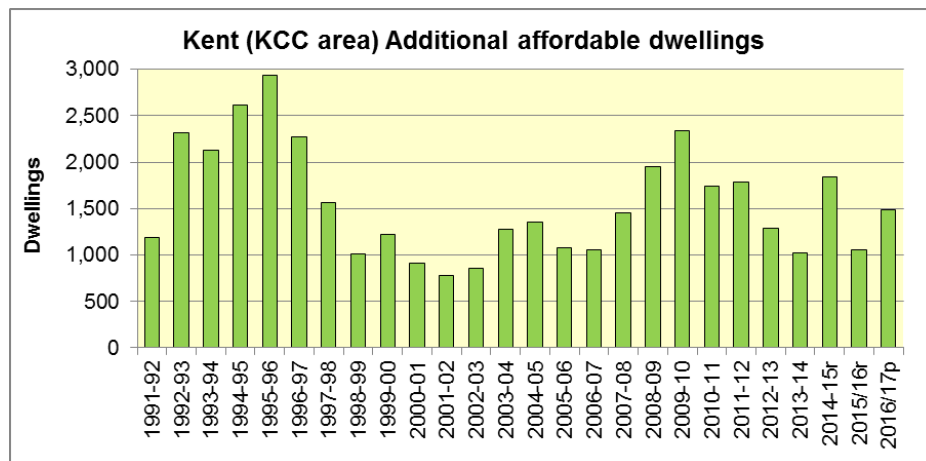


Figure 3b (To accompany Table 3)

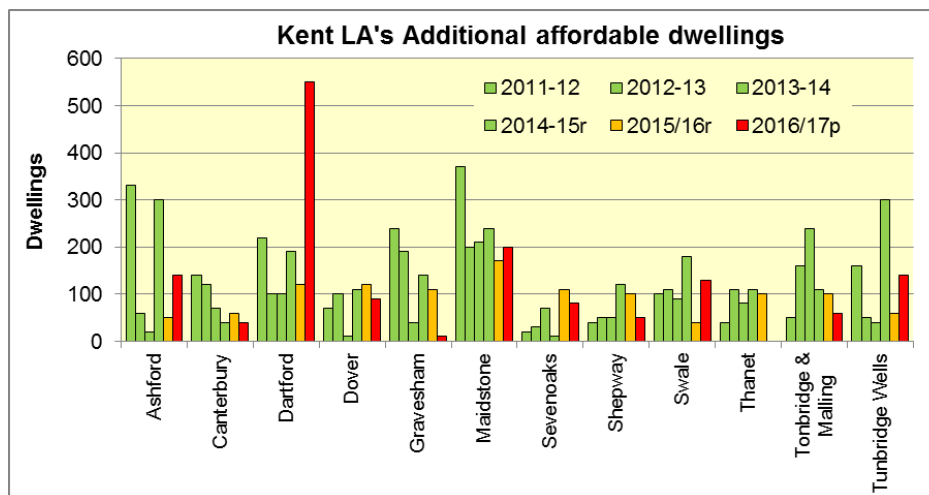


Figure 3c (To accompany Table 3)

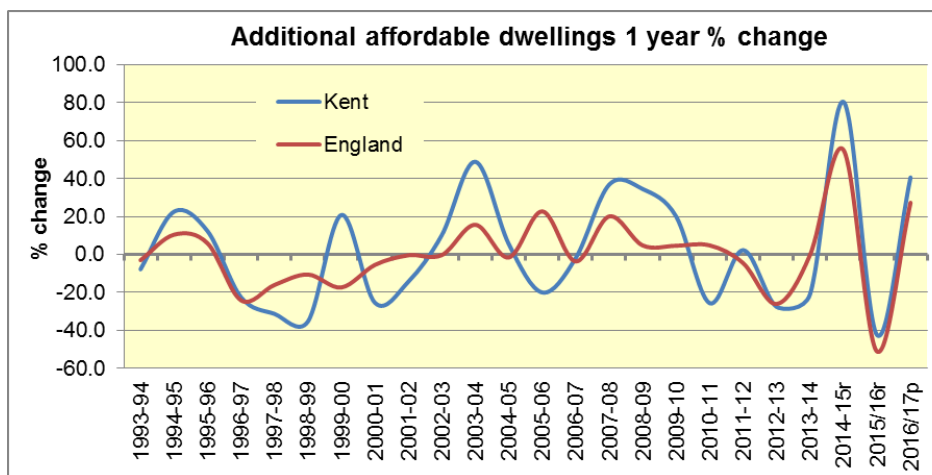


Table 4

Kent (KCC area): Additional units of intermediate affordable housing provided

Source: DCLG, HCA and LA's

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge and Malling	Tunbridge Wells	Kent	1 yr % change	England	1 yr % change	Medway UA
1991-92	-	10	-	-	-	10	20	-	60	-	10	-	200		3,970		..
1992-93	20	20	20	20	-	30	70	10	40	20	60	10	430	115.0	8,700	119.1	..
1993-94	10	40	20	20	10	30	100	10	70	20	90	30	510	18.6	14,800	70.1	..
1994-95	10	30	30	10	-	20	100	10	70	40	90	80	590	15.7	18,200	23.0	..
1995-96	20	40	10	20	30	30	100	10	90	50	120	40	700	18.6	17,580	-3.4	..
1996-97	20	20	20	10	20	20	90	10	100	10	80	50	520	-25.7	14,080	-19.9	..
1997-98	10	30	10	10	10	30	50	10	40	50	60	40	440	-15.4	11,680	-17.0	..
1998-99	10	10	50	10	10	20	20	10	40	-	40	30	230	-47.7	8,870	-24.1	70
1999-00	10	10	10	10	-	10	60	10	10	-	30	10	150	-34.8	6,300	-29.0	10
2000-01	50	30	-	-	-	40	20	10	20	-	50	20	240	60.0	6,070	-3.7	80
2001-02	30	20	-	-	30	10	20	20	30	-	20	20	190	-20.8	6,210	2.3	20
2002-03	50	40	40	-	30	80	40	-	30	10	50	30	390	105.3	8,970	44.4	60
2003-04	100	50	110	10	40	80	40	20	80	20	40	30	610	56.4	15,410	71.8	130
2004-05	180	90	40	30	80	110	40	30	30	10	40	50	720	18.0	15,800	2.5	110
2005-06	70	40	60	20	60	40	70	20	50	10	70	30	520	-27.8	22,350	41.5	150
2006-07	20	40	110	40	80	60	30	-	100	10	40	50	590	13.5	19,630	-12.2	90
2007-08	50	50	170	-	50	100	40	10	70	10	80	30	660	11.9	23,530	19.9	120
2008-09	100	70	200	20	40	170	60	20	130	20	110	40	960	45.5	24,600	4.5	260
2009-10	90	80	130	60	80	150	40	20	140	40	130	10	960	0.0	24,800	0.8	130
2010-11	150	70	130	-	30	100	30	10	120	50	60	10	740	-22.9	21,530	-13.2	120
2011-12	100	30	150	-	50	70	10	-	50	-	30	20	510	-31.1	19,500	-9.4	120
2012-13	50	50	80	10	110	90	10	10	60	-	60	20	550	7.8	18,320	-6.1	90
2013-14	10	10	70	-	20	30	20	20	40	10	100	10	320	-41.8	12,210	-33.4	30
2014-15	90	-	140	20	30	40	10	40	40	10	40	40	510	59.4	16,300	33.5	70
2015-16r	10	30	90	20	10	40	70	60	20	-	60	-	420	-17.6	9,280	-43.1	70
2016-17p	50	10	290	30	0	80	40	30	50	-	40	60	680	61.9	11,810	27.3	20

Totals may not sum due to rounding of individual sectors to nearest 10

r Revised. p Provisional.

Intermediate affordable housing is the sum of intermediate rent and affordable home ownership.

Includes new build and acquisitions.

Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

Dwellings are shown in the local authority in which they are located.

Figures shown represent best estimates and may be subject to revisions.

"-" nil or less than half final digit (ie <5)

Figure 4a (To accompany Table 4)

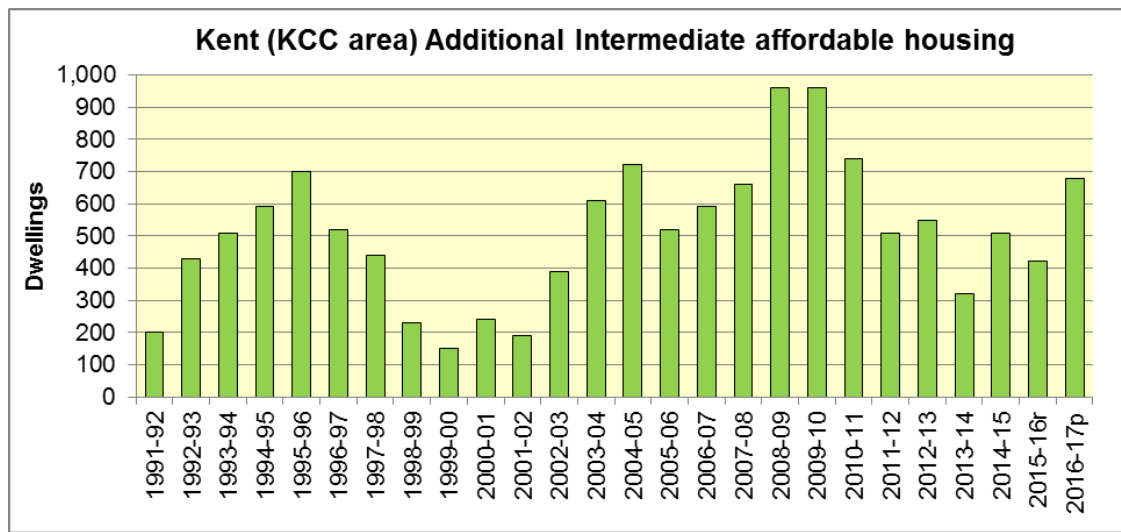


Figure 4b (To accompany Table 4)

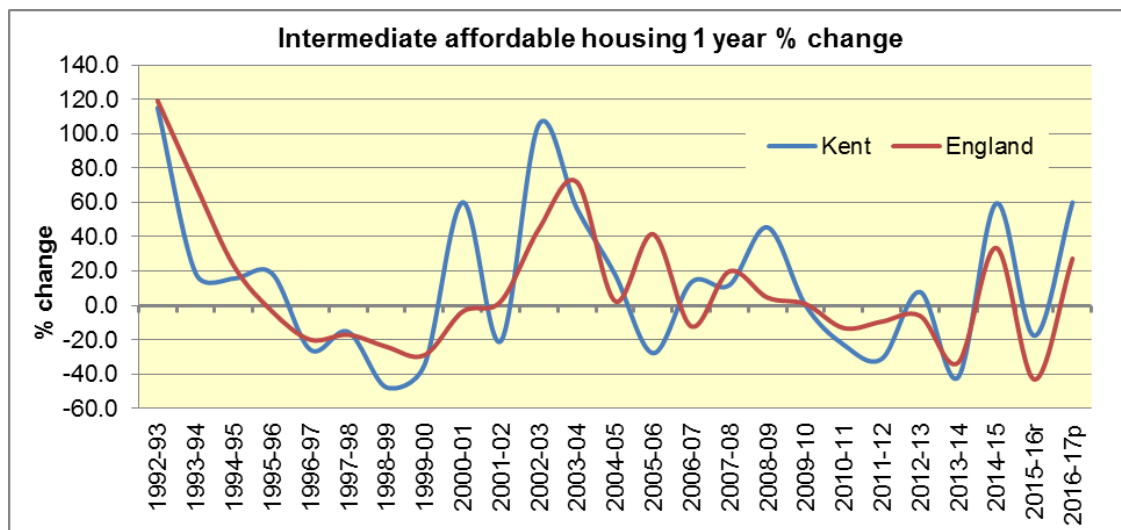


Table 5

Kent: Additional social rent dwellings completions by local authority area

Source: DCLG, HCA

	Asford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent (KCC area)	1 yr change	England	1 yr change	Medway UA
1991-92	60	70	10	20	40	30	70	40	110	140	20	60	1,000		25,710		..
1992-93	110	100	70	200	60	30	80	210	170	280	140	140	1,880	88.0	57,020	121.8	..
1993-94	30	90	110	90	40	80	170	60	340	170	110	140	1,620	-13.8	48,940	-14.2	..
1994-95	60	440	140	70	70	30	30	70	450	130	70	190	2,030	25.3	52,190	6.6	..
1995-96	70	110	20	170	60	270	80	170	350	80	340	210	2,230	9.9	56,950	9.1	..
1996-97	190	60	50	90	110	140	150	30	370	50	50	210	1,750	-21.5	42,470	-25.4	..
1997-98	70	50	20	50	30	80	200	10	80	130	50	120	1,120	-36.0	35,780	-15.8	..
1998-99	80	20	130	10	40	-	160	30	50	40	70	150	780	-30.4	33,580	-6.1	260
1999-00	90	10	100	30	20	180	170	70	190	40	70	90	1,060	35.9	28,790	-14.3	60
2000-01	70	90	20	100	20	30	130	10	50	30	100	20	670	-36.8	27,090	-5.9	140
2001-02	30	40	30	70	30	50	60	20	80	70	30	90	590	-11.9	26,810	-1.0	40
2002-03	-	40	30	60	50	90	20	10	70	10	50	40	470	-20.3	23,960	-10.6	40
2003-04	150	20	180	30	20	30	70	60	20	20	40	40	670	42.6	22,660	-5.4	150
2004-05	40	90	70	20	50	90	50	30	40	10	70	80	630	-6.0	21,670	-4.4	60
2005-06	70	30	20	40	40	50	50	10	50	40	160	20	560	-11.1	23,630	9.0	180
2006-07	60	50	20	40	50	40	10	-	50	30	50	80	480	-14.3	24,670	4.4	80
2007-08	70	40	80	150	50	80	30	10	40	60	170	20	790	64.6	29,640	20.1	110
2008-09	170	50	50	20	110	230	10	50	50	60	140	70	990	25.3	30,900	4.3	190
2009-10	180	130	80	110	40	210	30	170	110	140	160	20	1,380	39.4	33,180	7.4	260
2010-11	220	60	40	20	70	180	30	10	50	100	130	90	1,000	-27.5	38,950	17.4	230
2011-12	230	90	70	70	190	300	10	40	50	40	20	140	1,250	25.0	37,680	-3.3	200
2012-13	-	60	20	90	60	90	20	40	20	110	100	20	620	-50.4	17,620	-53.2	70
2013-14	-	50	-	-	-	10	20	-	-	40	90	-	200	-67.7	10,920	-38.0	90
2014-15	-	-	10	20	-	-	-	-	-	30	-	-	60	-70.0	9,570	-12.4	20
2015-16r	-	-	-	90	10	-	-	-	10	-	-	-	110	83.3	6,800	-28.9	10
2016-17p	-	20	-	-	-	-	-	-	-	-	-	-	20	-81.8	5,380	-20.9	30

Totals may not sum due to rounding of individual sectors to nearest 10.

r = Revised. p = Provisional.

Social Rent housing with rent levels set in line with the Government's rent influencing regime.

Includes new build and acquisitions.

Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

Dwellings are shown in the local authority in which they are located.

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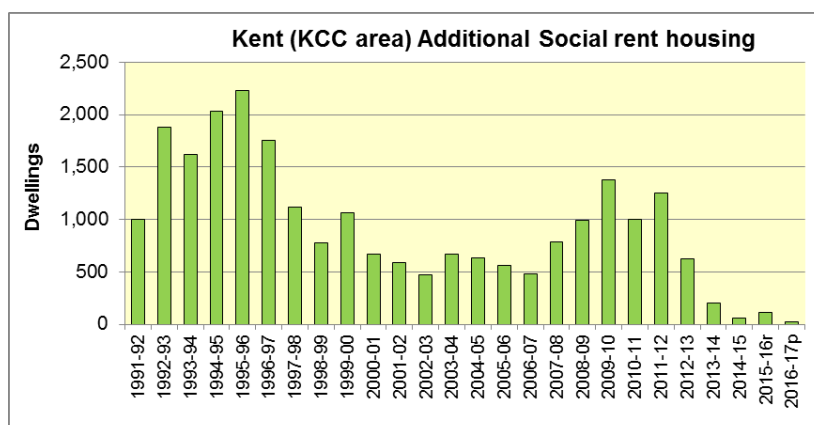


Table 6

Kent: Affordable Housing Supply; breakdown by Local Authority, Completions 2016/17

Source: Homes and Communities Agency, Greater London Authority, Local Authorities, delivery partners

	Total affordable completions (New build + Rehabilitation + Acquisitions)															
	England	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	T & Malling	T Wells	Kent (KCC)	Medway	
Social Rent, of which:	5,376	-	15	-	-	-	-	-	-	-	-	-	4	19	33	
Housing Associations (HCA/GLA funded)	242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Housing Associations (LAHS)	371	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Affordable Housing Guarantees	450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local Authorities	1,464	-	15	-	-	-	-	-	-	-	-	-	-	15	33	
<i>of which HCA grant funded (new build) ⁽³⁾</i>	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (partial grant) : total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (nil grant) new build: total ⁽⁴⁾	2,555	-	-	-	-	-	-	-	-	-	-	4	4	-	-	
<i>of which, reported on IMS/PCS</i>	323	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Private Finance Initiative ⁽⁵⁾	220	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Permanent Affordable Traveller Pitches ⁽⁶⁾	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other ⁽⁷⁾	74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Affordable Rent, of which:	24,349	91	15	261	62	12	123	42	20	82	-	13	77	798	45	
Housing Associations (HCA/GLA funded)	8,417	35	-	59	-	-	26	38	-	65	-	13	16	252	19	
Housing Associations (LAHS)	436	-	15	-	-	-	-	-	-	-	-	-	48	63	6	
Right to Buy additions	154	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Affordable Housing Guarantees	4,251	17	-	-	-	-	9	-	-	-	-	-	-	26	20	
Section 106 (partial grant) : total	248	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (nil grant) new build: total ⁽⁴⁾	8,064	39	-	115	62	-	88	4	-	17	-	-	13	338	-	
<i>of which, reported on IMS/PCS</i>	6,443	39	-	56	62	-	88	4	-	17	-	-	13	279	-	
Permanent Affordable Traveller Pitches ⁽⁶⁾	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local Authorities	2,463	-	-	58	-	12	-	-	20	-	-	-	-	90	-	
Other ⁽⁷⁾	316	-	-	29	-	-	-	-	-	-	-	-	-	29	-	
Intermediate Rent, of which:	941	-	-	-	-	-	-	-	-	-	-	-	4	4	-	
Housing Associations (HCA/GLA funded)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Housing Associations (LAHS)	142	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Affordable Housing Guarantees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (partial grant) : total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (nil grant) new build: total ⁽⁴⁾	723	-	-	-	-	-	-	-	-	-	-	-	4	4	-	
<i>of which, reported on IMS/PCS</i>	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local authorities	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other ⁽⁷⁾	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shared Ownership	8,809	47	7	211	32	-	77	21	30	50	-	42	59	576	17	
Housing Associations (HCA/GLA funded)	2,151	-	-	26	-	-	6	10	-	34	-	36	11	123	3	
Housing Associations (LAHS)	266	-	7	-	16	-	-	1	-	-	-	-	-	24	-	
Affordable Housing Guarantees	773	16	-	-	-	-	12	-	-	-	-	-	-	28	-	
Local authorities	98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (partial grant) : total	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (nil grant) new build: total	5,394	31	-	185	16	-	59	10	18	16	-	6	48	389	14	
<i>of which, reported on IMS/PCS</i>	2,405	31	-	60	-	-	59	10	18	16	-	6	48	248	-	
Other ⁽⁷⁾	76	-	-	-	-	-	-	-	12	-	-	-	-	12	-	
Affordable Home Ownership	2,059	-	-	78	-	-	-	19	-	-	-	-	-	97	-	
Housing Associations (HCA/GLA funded)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Housing Associations (LAHS)	83	-	-	-	-	-	-	19	-	-	-	-	-	-	-	
Affordable Housing Guarantees	221	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local Authorities	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (partial grant) : total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Section 106 (nil grant) new build: total ⁽⁴⁾	1,167	-	-	52	-	-	-	-	-	-	-	-	-	-	-	
<i>of which, reported on IMS/PCS</i>	144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other ⁽⁷⁾	553	-	-	26	-	-	-	-	-	-	-	-	-	-	-	
Grand Total	41,534	138	37	550	94	12	200	82	50	132	-	55	144	1,494	95	

Notes to accompany this table are on the following page

Notes to accompany Table 6

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership.
 2. Figures represent our best estimate and may be revised. They are rounded to the nearest 10 and therefore totals may not sum due to rounding.
 3. Units funded through HCA & GLA, primarily the LA New Build programme, as announced April 2009 budget.
 4. Section 106 (S106) nil grant completions are from the Local Authority Housing Statistics (LAHS) returns and the HCA or GLA Investment Management System (IMS) and Project Control System (PCS). The S106 nil grant completions recorded on IMS and PCS are excluded from the HCA or GLA new build figures elsewhere in the table. The 'of which, reported on IMS/PCS' shows the total number of S106 nil grant units reported on IMS
 5. Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.
 6. Permanent Affordable Traveller Pitches are from the Traveller Caravan Count and from delivery through the TPF programme reported by the HCA and GLA. The change in the number of traveller pitches over the year to July from Traveller Caravan Count has been included in the affordable housing statistics for 2011-12, 2012-13 and 2014-15. Delivery through the TPF programme has been reported for 2012-13, 2013-14 and 2014-15.
 7. 'Other' contains units delivered by private registered providers or other unregistered providers without HCA or GLA funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.
 8. New build totals contain some units where the information was not provided. For completeness units in these LA's are assumed to be new build, therefore this table will have a minor inconsistency inconsistent with live table 1009
- "-" nil or less than half final digit.
"." not available.
".. " not applicable.

Table 7

Kent: Ratio of lower quartile house price to lower quartile gross annual (where available) residence-based earnings by local authority district, England and Wales, 2002 to 2016

Source: Office for National Statistics

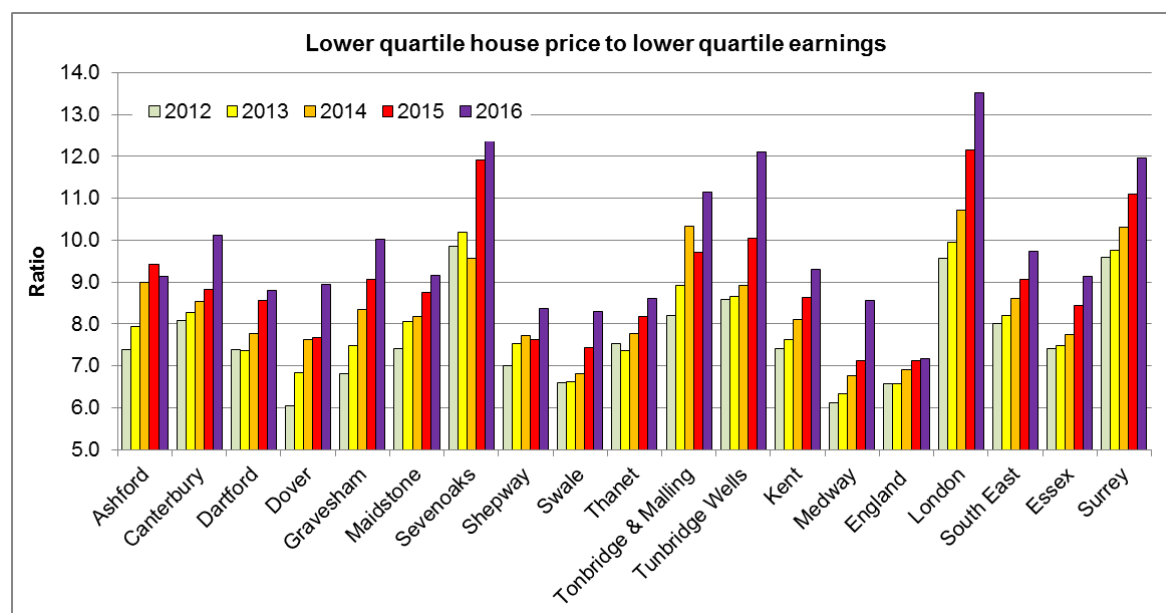
																Ratio
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Ashford	5.92	7.51	7.97	8.37	8.83	9.74	7.93	7.35	8.84	8.22	7.38	7.94	8.99	9.42	9.13	
Canterbury	6.40	7.27	8.09	8.82	9.29	9.59	9.31	8.03	8.65	8.16	8.09	8.27	8.54	8.83	10.12	
Dartford	5.08	6.45	6.95	7.54	8.26	8.55	<i>8.21</i>	6.41	7.37	7.15	7.39	7.36	7.78	8.55	8.80	
Dover	4.83	5.58	<i>6.78</i>	7.20	7.13	7.26	7.19	6.17	6.40	6.19	6.04	6.83	7.62	<i>7.67</i>	8.95	
Gravesham	5.34	6.41	6.94	6.88	7.01	7.36	7.50	6.13	6.51	6.61	6.81	7.48	8.34	9.07	10.02	
Maidstone	6.26	7.47	7.83	7.90	8.44	8.34	8.63	6.78	7.19	7.31	7.42	8.05	8.17	8.75	9.16	
Sevenoaks	7.75	8.34	8.90	9.31	9.22	8.95	9.10	7.81	9.49	9.27	9.86	10.18	9.56	11.91	13.47	
Shepway	5.37	6.20	7.35	6.93	8.33	8.72	8.69	7.92	8.17	7.92	7.01	7.53	7.72	7.63	<i>8.36</i>	
Swale	5.18	5.92	6.46	6.91	7.42	6.97	7.46	6.00	6.24	6.23	6.60	6.61	<i>6.82</i>	7.44	8.30	
Thanet	5.39	6.70	7.26	7.78	8.23	8.64	8.64	7.69	8.47	7.58	7.52	7.37	7.76	8.18	8.60	
Tonbridge & Malling	7.13	7.72	8.31	<i>9.10</i>	8.73	9.02	9.62	7.39	8.58	8.04	8.20	8.92	10.33	9.72	11.14	
Tunbridge Wells	7.09	7.93	8.94	9.10	9.47	10.34	9.83	7.70	<i>9.30</i>	8.95	8.58	8.65	8.91	10.04	<i>12.11</i>	
Kent	5.51	6.58	7.42	7.72	8.14	8.24	8.19	7.04	7.75	7.41	7.40	7.63	8.11	8.62	9.29	
Medway	4.60	5.69	6.45	6.98	6.84	7.29	6.42	5.57	6.54	6.37	6.11	6.34	6.77	7.13	8.55	
England	4.51	5.20	6.25	6.81	7.16	7.21	6.91	6.48	6.86	6.72	6.58	6.57	6.91	7.11	7.16	
London	7.11	7.92	8.48	8.69	8.96	9.33	9.53	8.42	9.15	9.63	9.57	9.95	10.71	12.16	13.52	
South East	6.24	7.30	7.88	8.18	8.42	8.66	8.48	7.50	8.23	8.14	8.00	8.20	8.60	9.05	9.74	
Essex	5.45	6.83	7.55	7.77	8.09	8.25	8.28	7.12	7.59	7.49	7.42	7.48	7.75	8.45	9.13	
Surrey	7.75	8.56	9.02	9.13	9.30	9.73	9.73	8.66	9.50	9.42	9.58	9.75	10.30	11.09	11.96	

House price data are from ONS House Price Statistics for Small Areas for the year ending September (Q3).

Earnings are from the Annual Survey of Hours & Earnings. These are estimates of gross residence-based earnings where available.

Data for annual earnings are not available for some areas. For these areas the ratio of house prices to earnings has been calculated using annualised weekly earnings. These are recorded in *bold grey italics*.

Annualised weekly earnings are not produced on an identical basis to annual earnings and are therefore not directly comparable.



Background notes

The tables in this bulletin are taken from affordable housing information published by the Department of Communities and Local Government (DCLG) and can be found at [Affordable housing supply - GOV.UK](https://www.gov.uk/government/collections/affordable-housing-supply)

The data was collected by the DCLG, the Homes and Community Agency (HCA), and from local authority returns to central government.

Definitions

Affordable housing is the sum of affordable rent, social rent, intermediate rent and affordable home ownership. Affordable homes are defined in line with National Planning Policy Framework (NPPF), published 27 March 2012. They are provided to specified eligible households whose needs are not met by the market. Eligibility may be determined with regard to local authority allocations policies, local incomes and local house prices depending on the type of affordable housing.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative housing provision.

Affordable housing is defined as non-market housing and is provided to those whose needs are not met by the market, for example, homeless persons and key workers. It includes social rented housing, Low Cost Home Ownership (LCHO) schemes and intermediate (part rent part buy) housing. Local Authorities, and their partners, are responsible for evaluating the need for, and providing, affordable housing.

Affordable rented housing is a form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered, with grant, through the Affordable Homes Programme 2011-15 and other associated and subsequent programmes or, without grant, by local authority and other providers, where a contract or confirmation of the ability to charge an affordable rent is in place. Affordable rented homes are let by local authorities or private registered providers (PRP) of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of up to 80 per cent of the local market rent (including service charges, where applicable).

Social rented housing is rented housing owned and managed by local authorities and private registered providers, for which target rents are determined through the national rent regime. It may also include rented housing managed by other persons and provided under equivalent rental arrangements to the above.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. These can include equity loan products, shared ownership and intermediate rent.

Under an **equity loan** scheme for affordable housing, the majority of the cost (usually at least 70 per cent) is funded by the purchaser through a mortgage and savings (deposit). The remaining cost of the home is paid for by the government and the house builder through an equity loan. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold.

Under a **shared ownership scheme** for affordable housing, the purchaser pays for an initial share of between 25 per cent and 75 per cent of the home's value with the option to increase their ownership if they later choose and can afford to do so. The registered provider owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

In addition, the HCA responsibility for affordable homes also includes funding for Gypsies and Travellers, and vulnerable people.

Data Quality

Affordable data has been taken from the Department of Communities and Local Government (DCLG) website. The data is based on the Homes and Communities Agency (HCA) Investment Management System (IMS). This contains information provided by Registered Social Landlords (RSL) that have applied to receive a grant and summary data submitted to the DCLG on the annual Local Authority Housing Statistics form (LAHS) by each Local Authority.

Where there are two or more alternative sources the most reliable source is used. The figures in the tables represent the best estimate of gross affordable housing supply. Tables are rounded to the nearest 10 and often subject to revisions in later years.

The DCLG data are considered fit for monitoring progress towards the department's gross affordable housing supply targets and level of the gross supply of affordable housing nationally and regionally. The figures are also used for monitoring local authorities policies and housing strategies (Gross number of homes delivered).

Definitions of the main housing schemes / products

Are given in Tables A (20+ definitions), B (9 definitions) and C (20+ products) in the DCLG annual document 'Affordable housing Supply'.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/569979/Affordable_Housing_Supply_2015-16.pdf

Homes and Community Agency (HCA)

The Homes and Communities Agency (HCA) was established in December 2009 as the national housing and regeneration agency, combining the former English Partnerships and the Housing Corporation with the housing delivery functions of the Department of Communities and Local Government. The HCA manages the affordable housing funding programme.

The Homes and Communities Agency (HCA) is the single housing and regeneration body for England and will directly fund the delivery of around half of all homes predicted to be built in the country, including virtually all affordable homes. The HCA's Investment Partners will help deliver new affordable homes. The majority of the homes built will be made available as affordable rent and with some for affordable home ownership. For further information on how the programme works read the Framework document at <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>

All new build affordable homes will have to meet the HCA's quality and design standards, including environmental sustainability levels and minimum room sizes.

The Homes & Communities Agency issued its 2011-15 Affordable Homes Programme Framework on 14 February 2011 setting out how it will allocate its reduced budget for the spending review period on affordable housing. This includes limited funding for new social rented and for Low Cost Home Ownership (LCHO) with the majority of funding likely to be directed towards the new affordable rent product.

Registered Providers, eg housing associations, will bid for the ability to use flexibility around rents and tenure to provide new (and convert existing) housing that is let on up to 80% of market rents and shorter flexible tenancies. Bids may include affordable homeownership i.e. LCHO but only where this can be evidenced as responding to local needs and provides value for money.

Use of the Data

This bulletin is one of a series on different topics. The data are used for a variety of purposes; generally as evidence and intelligence to monitor and support the Kent County Council (KCC) business performance. The information is also used to support KCC projects, policies and initiatives such as in the formulation of policy, monitoring resources, answering questions, queries and benchmarking against other authorities.

The various bulletins are used by and distributed to Kent Local Authority planning policy teams, KCC household population forecasting, KCC district profiles dashboard, KCC Education department, KCC Locate in Kent, the Kent Housing Group (KHG) and the Kent Developers Group (KDG).