

## Affordable housing 2015/16 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](mailto: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 of 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 1,060 additional affordable dwellings were provided in Kent (KCC area) during 2015/16.

Of the additional 1,060 affordable completions, 110 were in the Social rented sector, 420 in the Intermediate sector and 540 in the Affordable rented sector.

There were an additional 190 affordable homes in the Medway Unitary Area, bringing the overall total to 1,250.

Nationally (England) 32,110 affordable homes were provided. 52% lower than the previous year.

In the twenty years since 1996/97 approximate 28,000 additional affordable homes have been provided in Kent.

## Affordable housing

### Key points from the DCLG 2015/16 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 1,060 affordable dwelling completions in Kent (KCC area) during 2015/16. This represents about 16% of all dwelling completions when compared to the provisional dwelling completions figure of 6,704 recorded by the KCC Housing Information Audit (HIA) return for 2015/16 (Tables 1 and 3).
- The total number of affordable homes completed in Kent (KCC area) fell 42% compared to the previous year. Figures for Medway UA were up 12% compared to one year ago. At the national level (England) they were 52% lower (Table 3).
- In 2015/16 affordable rented homes accounted for 51% of all affordable completions. Intermediate homes (ie part buy and part rent) made up 39% and affordable social rented 10% of the total (Table 1).
- In addition to the 1,060 affordable units in the KCC area an additional 190 affordable units were completed in Medway (20 higher than the previous year), making a total of 1,250 affordable homes for the whole county. (Table 3)
- At the local level In Kent (KCC area) Maidstone district provided the most affordable units (170 units completed), about 16% of the county (KCC area) total. In contrast, Swale (40 units) and Ashford (50) produced the fewest number of affordable units during the year. However eight Kent local authorities each completed 100 or more affordable units (Table 3).
- There were 420 additional units of intermediate affordable properties (KCC area). This is a fall of 18% compared to the previous year when there were 510 additional units (Tables 1 and 4).

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## **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 1,058 affordable completions in Kent (KCC area) 1,007 (95%) were 'new build' properties, the remaining 5% (51 units) were 'acquisitions'.
- Table 6 and Figure 6a provides a brief summary of the number and percentage 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 2015 (annual) these show that the average ratio for England is 7.02. Nationally the ratios range from Copeland (Cumbria) with a ratio of 2.45 and therefore most affordable, to central London with Kensington & Chelsea at 31.20, the least affordable (Table 7).
- Ratios are only produced at local authority level; therefore a ratio for Kent is not available. However, at the local level in Kent (KCC area) Dover and Swale districts are the most affordable with ratios of 7.86 and 7.97 respectively. The highest affordability ratio in the county is Sevenoaks district with a ratio of 13.18. Sevenoaks is ranked 31<sup>st</sup> nationally (including 19 London Boroughs) out of 346 local authorities in total (Table 7).
- While all the Kent local authorities have a ratio higher than England (7.02) the county has some of the lowest affordability ratios of any county in the south east region. Our nearest neighbours have relatively higher ratios. London Borough of Bexley 10.10, Bromley 12.52 and Greenwich 11.06 (Table 7). The Medway ratio was 7.71, slightly higher than the previous two years. (Table 7).

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

Source: DCLG, HCA, LA's

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

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)

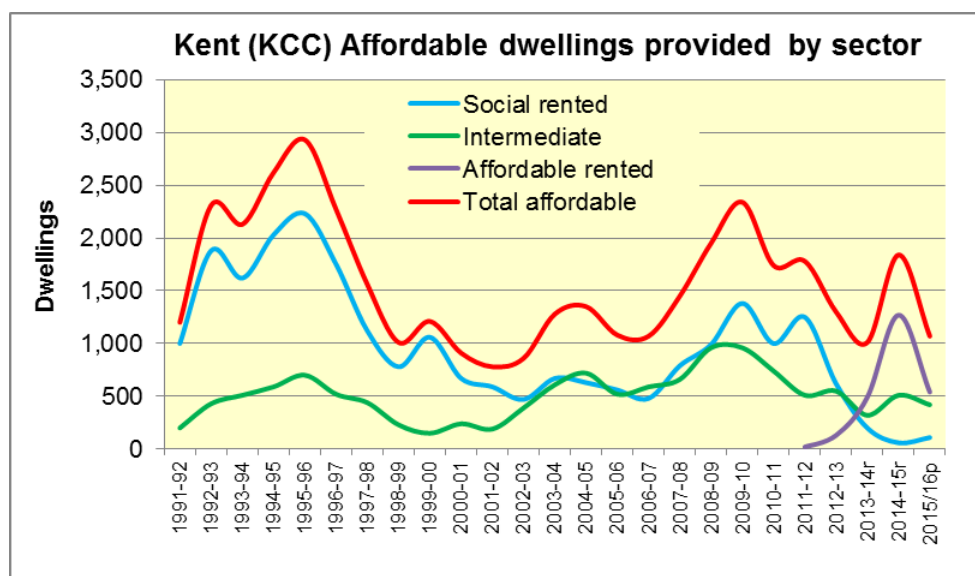


Table 2

**Kent: Additional 'affordable rent' housing completions provided**

Source: DCLG, HCA

|          | Ashford | Canterbury | Dartford | Dover | Gravesham | Maidstone | Sevenoaks | Shepway | Swale | Thanet | Tonbridge & Malling | Tunbridge Wells | <b>Kent</b>  | Medway | England |
|----------|---------|------------|----------|-------|-----------|-----------|-----------|---------|-------|--------|---------------------|-----------------|--------------|--------|---------|
| 2011/12  | -       | 20         | -        | -     | -         | -         | -         | -       | -     | -      | -                   | -               | <b>20</b>    | 10     | 930     |
| 2012/13  | 10      | 10         | 10       | -     | 20        | 20        | -         | 10      | 40    | -      | -                   | 10              | <b>130</b>   | 60     | 6,980   |
| 2013/14  | 20      | 10         | 30       | 10    | 20        | 170       | 30        | 30      | 50    | 30     | 50                  | 30              | <b>490</b>   | 60     | 19,740  |
| 2014/15r | 210     | 40         | 40       | 70    | 110       | 200       | -         | 80      | 140   | 60     | 70                  | 250             | <b>1,270</b> | 90     | 40,710  |
| 2015/16p | 40      | 20         | 40       | 10    | 80        | 140       | 30        | 40      | 10    | 20     | 40                  | 50              | <b>540</b>   | 110    | 16,550  |

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 | <b>Kent (KCC area)</b> | 1 yr % change | England | 1 yr % change | Medway UA |
|----------|---------|------------|----------|-------|-----------|-----------|-----------|---------|-------|--------|---------------------|-----------------|------------------------|---------------|---------|---------------|-----------|
| 1991-92  | 60      | 80         | 10       | 20    | 40        | 40        | 90        | 40      | 160   | 140    | 20                  | 60              | <b>1,190</b>           |               | 29,670  |               | ..        |
| 1992-93  | 130     | 120        | 90       | 220   | 60        | 60        | 150       | 220     | 220   | 300    | 200                 | 150             | <b>2,310</b>           | 94.1          | 65,720  | 121.5         | ..        |
| 1993-94  | 30      | 130        | 130      | 110   | 50        | 110       | 270       | 70      | 410   | 190    | 200                 | 160             | <b>2,130</b>           | -7.8          | 63,740  | -3.0          | ..        |
| 1994-95  | 70      | 470        | 170      | 70    | 70        | 50        | 130       | 80      | 520   | 170    | 160                 | 260             | <b>2,610</b>           | 22.5          | 70,390  | 10.4          | ..        |
| 1995-96  | 80      | 150        | 30       | 180   | 90        | 300       | 180       | 180     | 440   | 130    | 460                 | 250             | <b>2,930</b>           | 12.3          | 74,530  | 5.9           | ..        |
| 1996-97  | 200     | 80         | 60       | 90    | 140       | 160       | 230       | 30      | 470   | 60     | 130                 | 260             | <b>2,270</b>           | -22.5         | 56,540  | -24.1         | ..        |
| 1997-98  | 80      | 80         | 30       | 50    | 40        | 110       | 250       | 20      | 120   | 170    | 120                 | 160             | <b>1,560</b>           | -31.3         | 47,460  | -16.1         | ..        |
| 1998-99  | 80      | 30         | 180      | 20    | 50        | 20        | 190       | 40      | 90    | 40     | 110                 | 180             | <b>1,010</b>           | -35.3         | 42,450  | -10.6         | 320       |
| 1999-00  | 90      | 20         | 110      | 40    | 20        | 190       | 230       | 80      | 200   | 50     | 100                 | 100             | <b>1,220</b>           | 20.8          | 35,090  | -17.3         | 70        |
| 2000-01  | 110     | 130        | 30       | 100   | 30        | 70        | 150       | 20      | 70    | 30     | 150                 | 40              | <b>910</b>             | -25.4         | 33,160  | -5.5          | 220       |
| 2001-02  | 50      | 60         | 40       | 70    | 50        | 60        | 80        | 30      | 110   | 70     | 60                  | 110             | <b>780</b>             | -14.3         | 33,020  | -0.4          | 60        |
| 2002-03  | 50      | 90         | 60       | 60    | 70        | 170       | 70        | 10      | 100   | 20     | 100                 | 70              | <b>860</b>             | 10.3          | 32,920  | -0.3          | 100       |
| 2003-04  | 250     | 70         | 280      | 40    | 60        | 110       | 110       | 80      | 100   | 30     | 80                  | 60              | <b>1,280</b>           | 48.8          | 38,070  | 15.6          | 270       |
| 2004-05  | 220     | 180        | 110      | 50    | 130       | 200       | 90        | 50      | 70    | 20     | 110                 | 130             | <b>1,350</b>           | 5.5           | 37,470  | -1.6          | 160       |
| 2005-06  | 130     | 70         | 70       | 60    | 100       | 90        | 120       | 20      | 100   | 50     | 220                 | 50              | <b>1,080</b>           | -20.0         | 45,980  | 22.7          | 330       |
| 2006-07  | 80      | 90         | 130      | 80    | 130       | 100       | 40        | 10      | 150   | 40     | 90                  | 130             | <b>1,060</b>           | -1.9          | 44,300  | -3.7          | 170       |
| 2007-08  | 120     | 80         | 250      | 150   | 100       | 180       | 70        | 20      | 110   | 80     | 250                 | 50              | <b>1,450</b>           | 36.8          | 53,180  | 20.0          | 240       |
| 2008-09  | 260     | 120        | 250      | 40    | 140       | 390       | 70        | 70      | 180   | 80     | 240                 | 110             | <b>1,950</b>           | 34.5          | 55,720  | 4.8           | 450       |
| 2009-10  | 270     | 210        | 200      | 170   | 130       | 360       | 70        | 190     | 250   | 190    | 290                 | 30              | <b>2,340</b>           | 20.0          | 58,290  | 4.6           | 390       |
| 2010-11  | 370     | 130        | 180      | 20    | 90        | 280       | 60        | 20      | 160   | 140    | 190                 | 100             | <b>1,740</b>           | -25.6         | 61,090  | 4.8           | 350       |
| 2011-12  | 330     | 140        | 220      | 70    | 240       | 370       | 20        | 40      | 100   | 40     | 50                  | 160             | <b>1,780</b>           | 2.3           | 58,330  | -4.5          | 330       |
| 2012-13  | 60      | 120        | 100      | 100   | 190       | 200       | 30        | 50      | 110   | 110    | 160                 | 50              | <b>1,290</b>           | -27.5         | 43,120  | -26.1         | 230       |
| 2013-14r | 20      | 70         | 100      | 10    | 40        | 210       | 70        | 50      | 90    | 80     | 240                 | 40              | <b>1,020</b>           | -20.9         | 43,030  | -0.2          | 170       |
| 2014-15r | 300     | 40         | 190      | 110   | 140       | 240       | 10        | 120     | 180   | 110    | 110                 | 300             | <b>1,840</b>           | 80.4          | 66,600  | 54.8          | 170       |
| 2015/16p | 50      | 60         | 120      | 120   | 110       | 170       | 110       | 100     | 40    | 100    | 100                 | 60              | <b>1,060</b>           | -42.4         | 32,110  | -51.8         | 190       |

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.

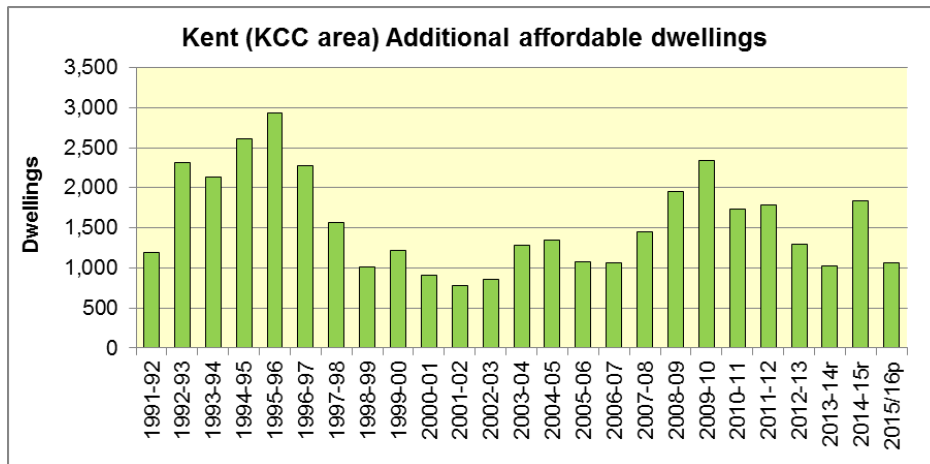
Includes new build and acquisitions.

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

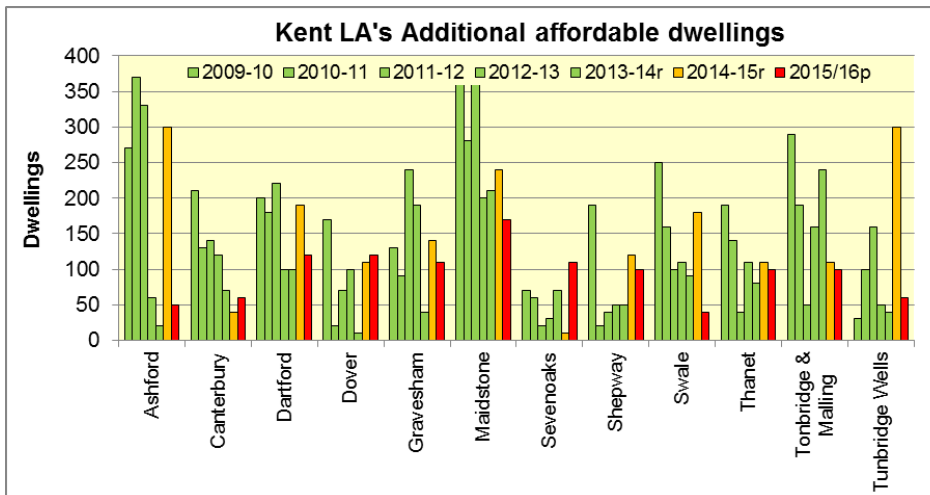
Dwellings are shown in the local authority in which they are located.

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

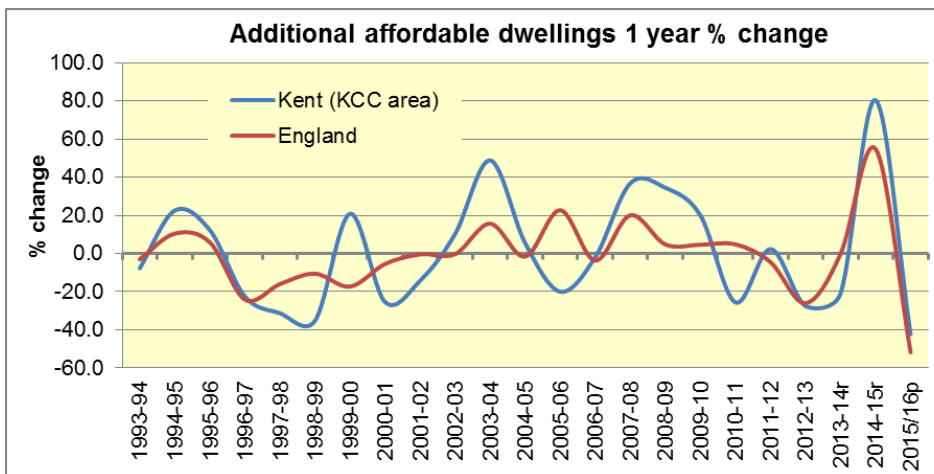
**Figure 3a** (To accompany Table 3)



**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 | <b>Kent</b> | 1 yr % change | England | 1 yr % change | Medway UA |
|----------|---------|------------|----------|-------|-----------|-----------|-----------|---------|-------|--------|-----------------------|-----------------|-------------|---------------|---------|---------------|-----------|
| 1991-92  | -       | 10         | -        | -     | -         | 10        | 20        | -       | 60    | -      | 10                    | -               | <b>200</b>  |               | 3,970   |               | ..        |
| 1992-93  | 20      | 20         | 20       | 20    | -         | 30        | 70        | 10      | 40    | 20     | 60                    | 10              | <b>430</b>  | 115.0         | 8,700   | 119.1         | ..        |
| 1993-94  | 10      | 40         | 20       | 20    | 10        | 30        | 100       | 10      | 70    | 20     | 90                    | 30              | <b>510</b>  | 18.6          | 14,800  | 70.1          | ..        |
| 1994-95  | 10      | 30         | 30       | 10    | -         | 20        | 100       | 10      | 70    | 40     | 90                    | 80              | <b>590</b>  | 15.7          | 18,200  | 23.0          | ..        |
| 1995-96  | 20      | 40         | 10       | 20    | 30        | 30        | 100       | 10      | 90    | 50     | 120                   | 40              | <b>700</b>  | 18.6          | 17,580  | -3.4          | ..        |
| 1996-97  | 20      | 20         | 20       | 10    | 20        | 20        | 90        | 10      | 100   | 10     | 80                    | 50              | <b>520</b>  | -25.7         | 14,080  | -19.9         | ..        |
| 1997-98  | 10      | 30         | 10       | 10    | 10        | 30        | 50        | 10      | 40    | 50     | 60                    | 40              | <b>440</b>  | -15.4         | 11,680  | -17.0         | ..        |
| 1998-99  | 10      | 10         | 50       | 10    | 10        | 20        | 20        | 10      | 40    | -      | 40                    | 30              | <b>230</b>  | -47.7         | 8,870   | -24.1         | 70        |
| 1999-00  | 10      | 10         | 10       | 10    | -         | 10        | 60        | 10      | 10    | -      | 30                    | 10              | <b>150</b>  | -34.8         | 6,300   | -29.0         | 10        |
| 2000-01  | 50      | 30         | -        | -     | -         | 40        | 20        | 10      | 20    | -      | 50                    | 20              | <b>240</b>  | 60.0          | 6,070   | -3.7          | 80        |
| 2001-02  | 30      | 20         | -        | -     | 30        | 10        | 20        | 20      | 30    | -      | 20                    | 20              | <b>190</b>  | -20.8         | 6,210   | 2.3           | 20        |
| 2002-03  | 50      | 40         | 40       | -     | 30        | 80        | 40        | -       | 30    | 10     | 50                    | 30              | <b>390</b>  | 105.3         | 8,970   | 44.4          | 60        |
| 2003-04  | 100     | 50         | 110      | 10    | 40        | 80        | 40        | 20      | 80    | 20     | 40                    | 30              | <b>610</b>  | 56.4          | 15,410  | 71.8          | 130       |
| 2004-05  | 180     | 90         | 40       | 30    | 80        | 110       | 40        | 30      | 30    | 10     | 40                    | 50              | <b>720</b>  | 18.0          | 15,800  | 2.5           | 110       |
| 2005-06  | 70      | 40         | 60       | 20    | 60        | 40        | 70        | 20      | 50    | 10     | 70                    | 30              | <b>520</b>  | -27.8         | 22,350  | 41.5          | 150       |
| 2006-07  | 20      | 40         | 110      | 40    | 80        | 60        | 30        | -       | 100   | 10     | 40                    | 50              | <b>590</b>  | 13.5          | 19,630  | -12.2         | 90        |
| 2007-08  | 50      | 50         | 170      | -     | 50        | 100       | 40        | 10      | 70    | 10     | 80                    | 30              | <b>660</b>  | 11.9          | 23,530  | 19.9          | 120       |
| 2008-09  | 100     | 70         | 200      | 20    | 40        | 170       | 60        | 20      | 130   | 20     | 110                   | 40              | <b>960</b>  | 45.5          | 24,600  | 4.5           | 260       |
| 2009-10  | 90      | 80         | 130      | 60    | 80        | 150       | 40        | 20      | 140   | 40     | 130                   | 10              | <b>960</b>  | 0.0           | 24,800  | 0.8           | 130       |
| 2010-11  | 150     | 70         | 130      | -     | 30        | 100       | 30        | 10      | 120   | 50     | 60                    | 10              | <b>740</b>  | -22.9         | 21,530  | -13.2         | 120       |
| 2011-12  | 100     | 30         | 150      | -     | 50        | 70        | 10        | -       | 50    | -      | 30                    | 20              | <b>510</b>  | -31.1         | 19,500  | -9.4          | 120       |
| 2012-13  | 50      | 50         | 80       | 10    | 110       | 90        | 10        | 10      | 60    | -      | 60                    | 20              | <b>550</b>  | 7.8           | 18,320  | -6.1          | 90        |
| 2013-14r | 10      | 10         | 70       | -     | 20        | 30        | 20        | 20      | 40    | 10     | 100                   | 10              | <b>320</b>  | -41.8         | 12,210  | -33.4         | 30        |
| 2014-15r | 90      | -          | 140      | 20    | 30        | 40        | 10        | 40      | 40    | 10     | 40                    | 40              | <b>510</b>  | 59.4          | 16,300  | 33.5          | 70        |
| 2015-16p | 10      | 30         | 90       | 20    | 10        | 40        | 70        | 60      | 20    | -      | 60                    | -               | <b>420</b>  | -17.6         | 9,010   | -44.7         | 70        |

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.

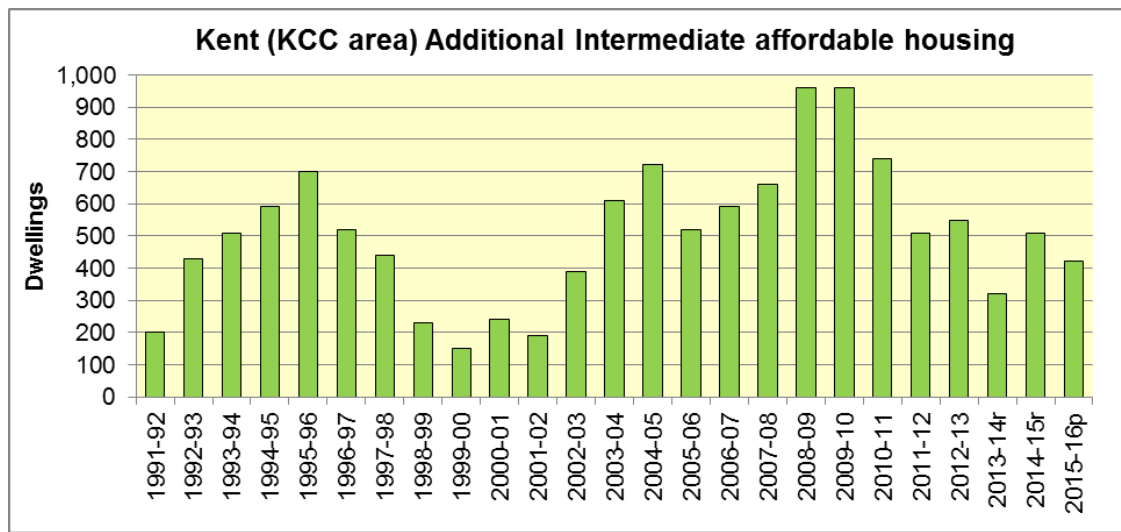
Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

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

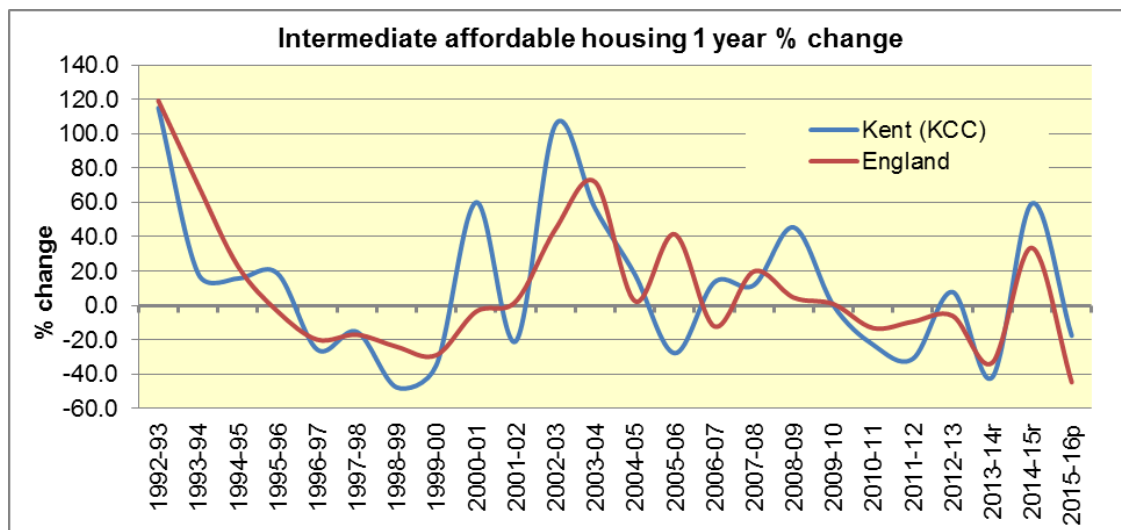
Figures shown represent best estimates and may be subject to revisions.

"-" 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

|          | Ashford | 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        |
| 2013-14r | -       | 50         | -        | -     | -         | 10        | 20        | -       | -     | 40     | 90                  | -               | 200             | -67.7       | 10,920  | -38.0       | 90        |
| 2014-15r | -       | -          | 10       | 20    | -         | -         | -         | -       | -     | 30     | -                   | -               | 60              | -70.0       | 9,570   | -12.4       | 20        |
| 2015-16p | -       | -          | -        | 90    | 10        | -         | -         | -       | 10    | -      | -                   | -               | 110             | 83.3        | 6,550   | -31.6       | 10        |

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.

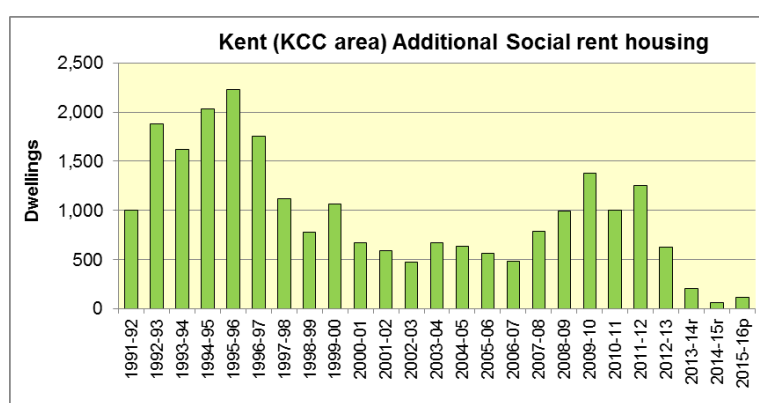
Includes homes where the cost is met by a private developer (e.g. Section 106 agreements).

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

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

"-" nil or less than 5.

".." not applicable.



## Table 6

### Kent: Affordable Housing Supply 2015-16; breakdown by Local Authority, Completions <sup>1,2</sup>

Source: DCLG and HCA

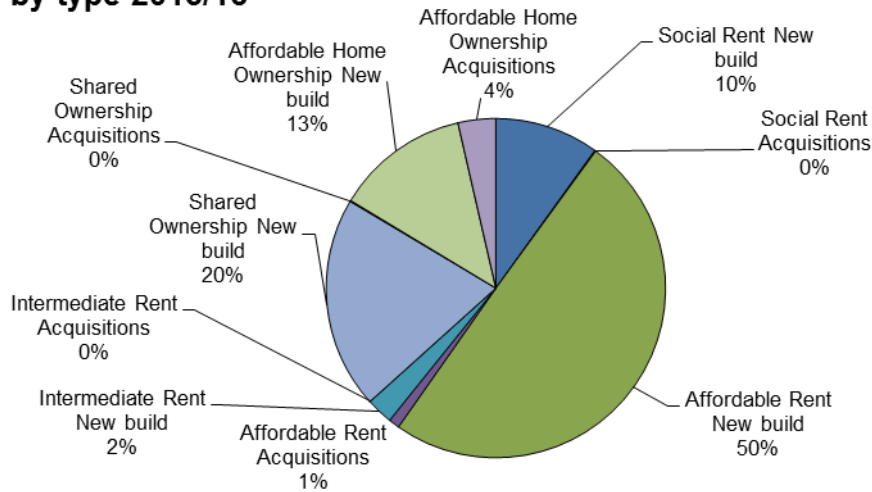
|  | Total New Build and Rehab / Acquisitions |           |            |            |            |            |            |            |           |           |           |             |           |                 |            |
|--|--|-----------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|-------------|-----------|-----------------|------------|
|  | England                                  | Ashford   | Canterbury | Dartford   | Dover      | Gravesend  | Maidstone  | Sevenoaks  | Shepway   | Swale     | Thanet    | T & Malling | T Wells   | Kent (KCC area) | Medway     |
| <b>Social Rent, of which:</b>                    | 6,554                                    | 0         | 0          | 0          | 87         | 12         | 0          | 1          | 0         | 6         | 0         | 0           | 0         | 106             | 14         |
| Housing Associations (HCA/GLA funded)            | 745                                      | 0         | 0          | 0          | 73         | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 73              | 0          |
| Housing Associations (LAHS)                      | 481                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Affordable Housing Guarantees                    | 561                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Local Authorities                                | 1,499                                    | 0         | 0          | 0          | 8          | 12         | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 20              | 14         |
| <i>of which HCA grant funded (new build) (3)</i> | 101                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (partial grant) : total              | 30                                       | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (nil grant) new build: total (4)     | 3,021                                    | 0         | 0          | 0          | 6          | 0          | 0          | 0          | 0         | 6         | 0         | 0           | 0         | 12              | 0          |
| <i>of which, reported on IMS/PCS</i>             | 778                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Private Finance Initiative (5)                   | 122                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Permanent Affordable Traveller Pitches (6)       | 27                                       | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Other (7)  | 68                                       | 0         | 0          | 0          | 0          | 0          | 0          | 1          | 0         | 0         | 0         | 0           | 0         | 1               | 0          |
| <b>Affordable Rent, of which:</b>                | 16,545                                   | 44        | 22         | 37         | 11         | 83         | 136        | 34         | 43        | 13        | 19        | 43          | 52        | 537             | 106        |
| Housing Associations (HCA/GLA funded)            | 5,424                                    | 0         | 22         | 0          | 11         | 81         | 86         | 0          | 33        | 4         | 12        | 43          | 46        | 338             | 61         |
| Right to Buy additions                           | 633                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Affordable Housing Guarantees                    | 4,759                                    | 3         | 0          | 0          | 0          | 0          | 47         | 0          | 0         | 0         | 0         | 0           | 6         | 56              | 19         |
| Section 106 (partial grant) : total              | 188                                      | 11        | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 11              | 0          |
| Section 106 (nil grant) new build: total (4)     | 3,529                                    | 17        | 0          | 37         | 0          | 0          | 3          | 34         | 0         | 9         | 7         | 0           | 0         | 107             | 26         |
| <i>of which, reported on IMS/PCS</i>             | 3,484                                    | 17        | 0          | 12         | 0          | 0          | 3          | 34         | 0         | 9         | 7         | 0           | 0         | 82              | 26         |
| Permanent Affordable Traveller Pitches (6)       | 52                                       | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Local Authorities                                | 1,604                                    | 13        | 0          | 0          | 0          | 2          | 0          | 0          | 10        | 0         | 0         | 0           | 0         | 25              | 0          |
| Other (7)  | 356                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| <b>Intermediate Rent, of which:</b>              | 1,482                                    | 0         | 27         | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 27              | 0          |
| Housing Associations (HCA/GLA funded)            | 2  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Housing Associations (LAHS)                      | 186                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Affordable Housing Guarantees                    | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (partial grant) : total              | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (nil grant) new build: total (4)     | 1,003                                    | 0         | 27         | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 27              | 0          |
| <i>of which, reported on IMS/PCS</i>             | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Local authorities                                | 149                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Other (7)  | 142                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| <b>Shared Ownership</b>                          | 4,106                                    | 8         | 0          | 16         | 24         | 13         | 34         | 56         | 0         | 9         | 0         | 51          | 4         | 215             | 69         |
| Housing Associations (HCA/GLA funded)            | 1,184                                    | 1         | 0          | 0          | 24         | 13         | 0          | 0          | 0         | 0         | 0         | 29          | 4         | 71              | 22         |
| Housing Associations (LAHS)                      | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Affordable Housing Guarantees                    | 870                                      | 0         | 0          | 0          | 0          | 0          | 24         | 0          | 0         | 0         | 0         | 0           | 0         | 24              | 0          |
| Local authorities                                | 95                                       | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (partial grant) : total              | 129                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (nil grant) new build: total         | 1,828                                    | 7         | 0          | 16         | 0          | 0          | 10         | 56         | 0         | 9         | 0         | 22          | 0         | 120             | 47         |
| <i>of which, reported on IMS/PCS</i>             | 1,828                                    | 7         | 0          | 16         | 0          | 0          | 10         | 56         | 0         | 9         | 0         | 22          | 0         | 120             | 47         |
| Other (7)  | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| <b>Affordable Home Ownership</b>                 | 3,425                                    | 2         | 7          | 70         | 0          | 0          | 3          | 17         | 56        | 8         | 0         | 10          | 0         | 173             | 0          |
| Housing Associations (HCA/GLA funded)            | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Housing Associations (LAHS)                      | 224                                      | 0         | 0          | 0          | 0          | 0          | 0          | 17         | 0         | 4         | 0         | 0           | 0         | 21              | 0          |
| Affordable Housing Guarantees                    | 5  | 2         | 0          | 0          | 0          | 0          | 3          | 0          | 0         | 0         | 0         | 0           | 0         | 5               | 0          |
| Local Authorities                                | 94                                       | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (partial grant) : total              | 0  | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0           | 0         | 0               | 0          |
| Section 106 (nil grant) new build: total (4)     | 2,829                                    | 0         | 0          | 70         | 0          | 0          | 0          | 0          | 36        | 4         | 0         | 10          | 0         | 120             | 0          |
| <i>of which, reported on IMS/PCS</i>             | 163                                      | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 16        | 0         | 0         | 0           | 0         | 16              | 0          |
| Other (7)  | 273                                      | 0         | 7          | 0          | 0          | 0          | 0          | 0          | 20        | 0         | 0         | 0           | 0         | 27              | 0          |
| <b>Grand Total</b>                               | <b>32,112</b>                            | <b>54</b> | <b>56</b>  | <b>123</b> | <b>122</b> | <b>108</b> | <b>173</b> | <b>108</b> | <b>99</b> | <b>36</b> | <b>19</b> | <b>104</b>  | <b>56</b> | <b>1,058</b>    | <b>189</b> |

- Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership.
- 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.
- Units funded through HCA & GLA, primarily the LA New Build programme, as announced April 2009 budget.
- 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.
- Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.
- 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.
- '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.
- 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.

**Figure 6a** (To accompany Table 6)

**Affordable housing completions 2015/16 by sector**

**Kent: Affordable housing completions by type 2015/16**



**Kent: Affordable housing completions by type 2015/16**

Source: DCLG

| Number of homes                        |              |               |
|--|--------------|---------------|
|  | Units        | %             |
| Social Rent New build                  | 105          | 9.92          |
| Social Rent Acquisitions               | 1            | 0.09          |
| Affordable Rent New build              | 526          | 49.72         |
| Affordable Rent Acquisitions           | 11           | 1.04          |
| Intermediate Rent New build            | 27           | 2.55          |
| Intermediate Rent Acquisitions         | 0            | 0.00          |
| Shared Ownership New build             | 214          | 20.23         |
| Shared Ownership Acquisitions          | 1            | 0.09          |
| Affordable Home Ownership New build    | 135          | 12.76         |
| Affordable Home Ownership Acquisitions | 38           | 3.59          |
| <b>Total Kent (KCC)</b>                | <b>1,058</b> | <b>100.00</b> |

**Table 7**

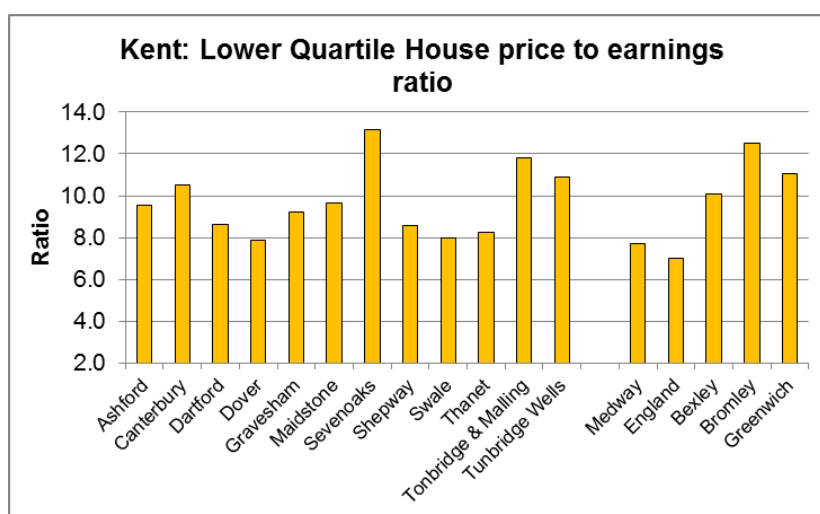
**Kent: Ratio of lower quartile house price to lower quartile earnings from 2013<sup>1,2,3,5</sup>**

Source: DCLG

| Local authority/Country name | 2013  | 2014  | 2015 <sup>3</sup> |
|------------------------------|-------|-------|-------------------|
| Ashford                      | 8.50  | 9.58  | 9.55              |
| Canterbury                   | 9.57  | 9.70  | 10.52             |
| Dartford                     | 8.07  | 8.51  | 8.64              |
| Dover                        | 6.94  | 7.84  | 7.86              |
| Gravesham                    | 7.73  | 8.70  | 9.22              |
| Maidstone                    | 9.11  | 9.32  | 9.68              |
| Sevenoaks                    | 10.94 | 12.31 | 13.18             |
| Shepway                      | 7.85  | 8.08  | 8.59              |
| Swale                        | 7.24  | 7.58  | 7.95              |
| Thanet                       | 7.29  | 8.22  | 8.27              |
| Tonbridge & Malling          | 9.95  | 10.78 | 11.82             |
| Tunbridge Wells              | 9.97  | 10.25 | 10.87             |
| Medway                       | 6.63  | 7.28  | 7.71              |
| England                      | 6.66  | 6.95  | 7.02              |
| Bexley                       | 9.07  | 9.36  | 10.10             |
| Bromley                      | 10.73 | 12.40 | 12.52             |
| Greenwich                    | 9.07  | 10.71 | 11.06             |

**Notes:**

- House Price data sourced from ONS House Price Statistics for Small Areas
- Earnings data is sourced from The Annual Survey of Hours and Earnings (ASHE), which is based on a 1 per cent sample of employee jobs. It does not cover the self-employed nor does it cover employees not paid during the reference period. Information is as at April each year. The statistics used are workplace based for full time employees (Table 7.1a).
- The most recent house price data available was used: this data covers the 12 months up to September 2015. Affordability ratios in 2015 were calculated using earnings data from April 2015 and house price data for the period September 2014- September 2015.
- The lower quartile and median property price/income is determined by ranking all property prices/incomes in ascending order. The lowest 25 per cent of prices are below the lower quartile; the highest 75 per cent are above the lower quartile. The lowest 50 per cent of prices are below the median; the highest 50 per cent are above the median.
- National and Local authority level figures have been revised for 2013 to include revisions made to earnings and house price data. Figures for 2015 are provisional and may be revised when the table is next updated.



## 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.

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**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](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).