Vacant and empty dwellings Kent Local Authorities 2014

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This bulletin presents vacant and empty dwellings information for local authorities in the County of Kent for 2014. The data was published by the Department of Communities and Local Government (DCLG) and collected from Council Tax records.

Summary

Empty property should be considered relative to how the housing market functions. Allowances must be made for a small amount of stock that will be empty due to people moving, away from home, in care or taking extended holidays, also some property will be temporary inhabitable because of being refurbished, renovated or involved with legal disputes.

- According to council tax records at the 6th October 2014 there were a total of 15,790 vacant dwellings in Kent (KCC area), in addition there were a further 2,991 vacant dwellings in the Medway Unitary area.
- There were a total of 5,462 long term vacant dwellings in Kent and Medway (4,458 in Kent and 1,004 in the Medway council area). Long-term empty homes are those dwellings which have been unoccupied and substantially unfurnished for over six months.
- The number of long term vacant dwellings in Kent has declined for six consecutive years. This represents a 42% reduction since 2008.

Summary

All vacant or empty dwellings

- According to council tax records at the 6th October 2014 there were a total 15,790 vacant dwellings in Kent (KCC area). This figure included all tenures (Local Authority, Housing Association and Private sector); although the majority of empty homes are privately owned (Table 1).

- At the local level across the county the number of vacant homes varied from 2,443 in Thanet district to 728 in Gravesham. This represents 15% and 5% respectively of the total vacant dwellings in Kent (Table1).

- Nationally the average for all vacant dwellings is 2.61% of dwelling stock. Kent (KCC area) is below the national average with 2.45%. However, four Kent districts (Dover, Shepway, Swale and Thanet) plus Medway are above the national average (Table 4).

Long term vacant or empty dwellings

- Long term vacant properties are considered to be property that is known to be vacant or empty for 6 months or more. These are considered to be a better measure of judging the size and seriousness of the problem. It also offers most potential for targeting areas where there are a high number of properties and bringing them back into occupied accommodation.

- Kent (KCC area) has seen a decline in the number of long term empty homes for six consecutive years. Since 2008 there has been a 42% reduction in the number of long term vacant properties. All districts have reduced their long term vacant properties since 2008; some more successfully than others; Ashford by as much as 60% to Tonbridge & Malling with 4%. Although making a long term reduction, only Tonbridge and Malling has shown an increase in long term vacant property for two consecutive years (Tables 2 and 3).

- There were 4,458 long term empty properties in Kent (KCC area) and a further 1,004 in Medway, making a total of 5,462 long term empty properties. This represents the sixth consecutive annual fall in long term vacant property in the KCC area, amounting to a reduction of 3,181 properties over that period. (Table 2).

- Thanet district has the most long term vacant properties with 748. Three Kent Districts account for 40% of the county's long term vacant properties: Thanet 748 (17%), Shepway 608 (14%) and Dover 436 (10%) (Table 2).

- Nationally the average for all long term vacant dwellings is 0.88% of dwelling stock. Kent (KCC area) is below the national average with 0.69%. However, two Kent districts (Shepway and Thanet) plus Medway are above the national average (Table 4).

Table 1

Kent: All vacant dwellings by local authority district, England, from 2004

Source: Council Tax Base (CTB)

									Date to which figures relate			
	01-Nov	*10-Oct*	*09-Oct*	*08-Oct*	*06-Oct*	*05-Oct*	*04-Oct*	*03-Oct*	*01-Oct*	*07-Oct*	*06-Oct*	
Local Authority Name	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	*2014*
												% of KCC
Ashford	1,096	1,262	1,443	1,431	1,306	1,228	1,246	1,221	1,163	997	1,007	*6.38*
Canterbury	1,819	2,041	2,079	1,995	1,962	1,879	1,941	1,955	2,091	1,678	1,584	*10.03*
Dartford	1,083	970	1,007	1,041	1,136	1,152	993	1,086	1,033	814	837	*5.30*
Dover	1,696	1,749	1,881	1,853	2,001	2,070	2,014	2,087	1,873	1,490	1,400	*8.87*
Gravesham	1,181	1,091	1,231	1,026	829	1,048	998	892	862	682	728	*4.61*
Maidstone	1,344	1,454	1,516	1,524	1,647	1,511	1,554	1,583	1,401	1,239	1,112	*7.04*
Sevenoaks	1,154	1,354	1,274	1,352	1,371	1,373	1,364	1,409	1,304	1,258	1,154	*7.31*
Shepway	1,700	1,793	1,908	1,967	2,025	2,045	2,001	2,003	2,004	1,939	1,676	*10.61*
Swale	3,912	4,062	3,800	3,774	1,910	1,932	1,845	1,784	1,845	1,633	1,634	*10.35*
Thanet	2,956	2,496	2,733	3,188	3,482	3,628	3,340	3,377	3,065	2,452	2,443	*15.47*
Tonbridge & Malling	1,058	1,099	1,205	981	1,269	1,127	1,035	1,016	1,030	1,258	1,139	*7.21*
Tunbridge Wells	1,053	1,190	1,429	1,284	1,258	1,314	1,142	1,208	1,341	1,200	1,076	*6.81*
Kent	**20,052**	**20,561**	**21,506**	**21,416**	**20,196**	**20,307**	**19,473**	**19,621**	**19,012**	**16,640**	**15,790**	*100.00*
Medway UA	3,312	3,435	3,549	3,632	3,588	3,561	3,587	3,710	3,478	3,375	2,991	
Kent & Medway	23,364	23,996	25,055	25,048	23,784	23,868	23,060	23,331	22,490	20,015	18,781	
England	710,935	723,509	744,931	763,319	783,119	770,496	737,147	719,352	704,357	635,127	610,123	

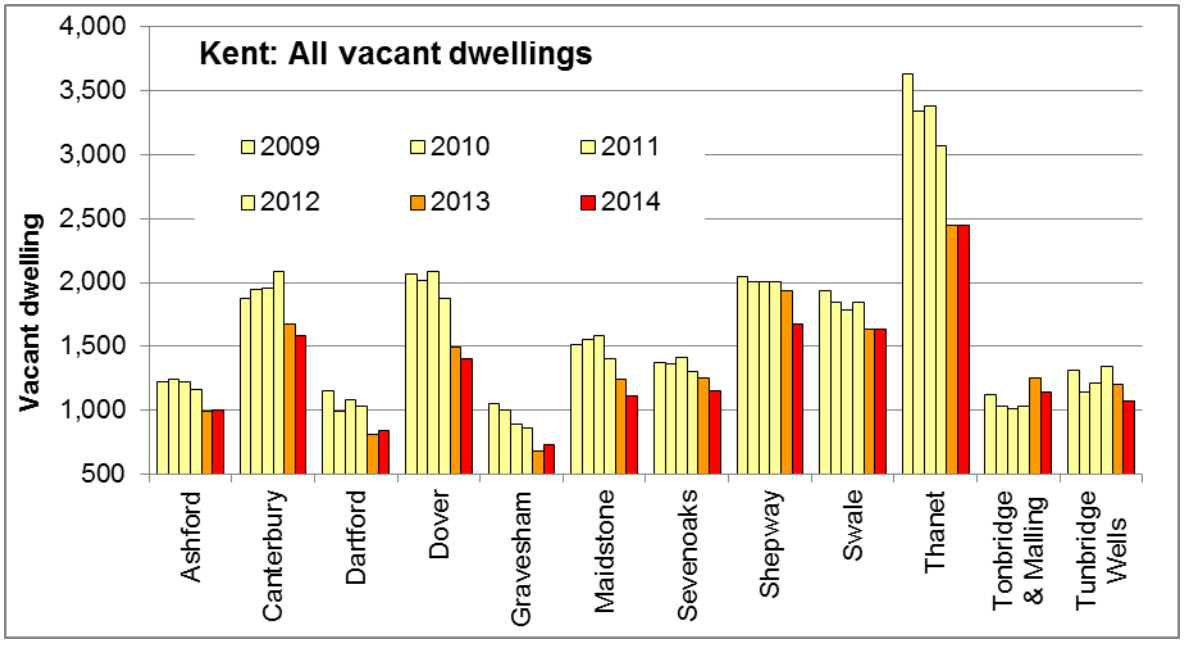
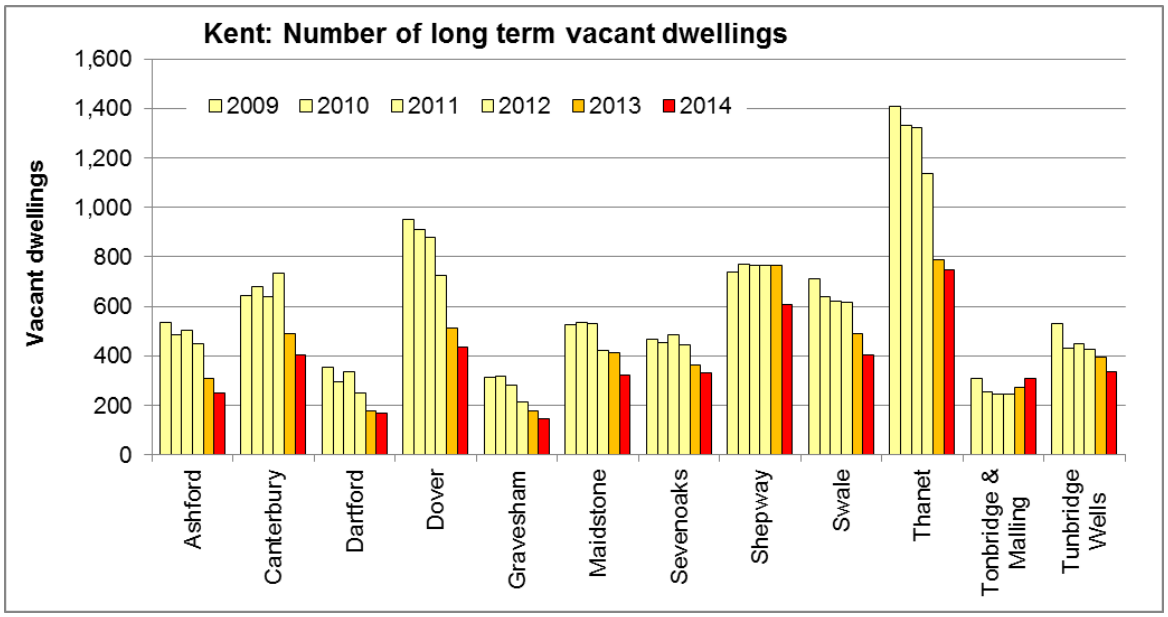


Table 2

Kent: All long-term[1,2] vacant dwellings from 2004

Source: Council Tax Base (CTB)

	Date to which figures relate											
	01-Nov	*10-Oct*	*09-Oct*	*08-Oct*	*06-Oct*	*05-Oct*	*04-Oct*	*03-Oct*	*01-Oct*	*07-Oct*	*06-Oct*	
	2004	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	*2014*
												% of KCC
Ashford	416	559	498	567	617	533	484	504	449	307	250	*5.61*
Canterbury	577	735	678	635	722	642	679	640	733	489	403	*9.04*
Dartford	386	306	339	296	389	353	294	336	250	179	169	*3.79*
Dover	733	750	743	748	808	952	908	878	725	510	436	*9.78*
Gravesham	603	603	671	443	258	311	318	282	212	175	145	*3.25*
Maidstone	515	480	515	544	602	525	533	530	422	414	323	*7.25*
Sevenoaks	382	474	386	418	460	465	455	483	444	362	330	*7.40*
Shepway	635	675	678	721	806	740	771	767	766	766	608	*13.64*
Swale	805	889	688	671	742	712	639	619	617	491	405	*9.08*
Thanet	1,528	1,121	921	1,311	1,429	1,406	1,331	1,322	1,138	786	748	*16.78*
Tonbridge & Malling	255	325	309	269	317	308	252	247	246	272	307	*6.89*
Tunbridge Wells	337	432	488	489	489	531	430	449	426	396	334	*7.49*
Kent	**7,172**	**7,349**	**6,914**	**7,112**	**7,639**	**7,478**	**7,094**	**7,057**	**6,428**	**5,147**	**4,458**	*100.00*
Medway UA	1,649	1,361	1,359	1,607	1,606	1,332	1,478	1,455	1,417	938	1,004	
Kent & Medway	8,821	8,710	8,273	8,719	9,245	8,810	8,572	8,512	7,845	6,085	5,462	
England	318,642	313,616	314,719	314,285	326,954	316,251	299,999	277,529	254,059	216,050	205,821	



All long-term vacants (all tenures)

1. Data for council tax base purposes are not taken on the same date every year and can vary slightly from year to year. The dates to which the figures relate for each year are given in the table at the top of each column.

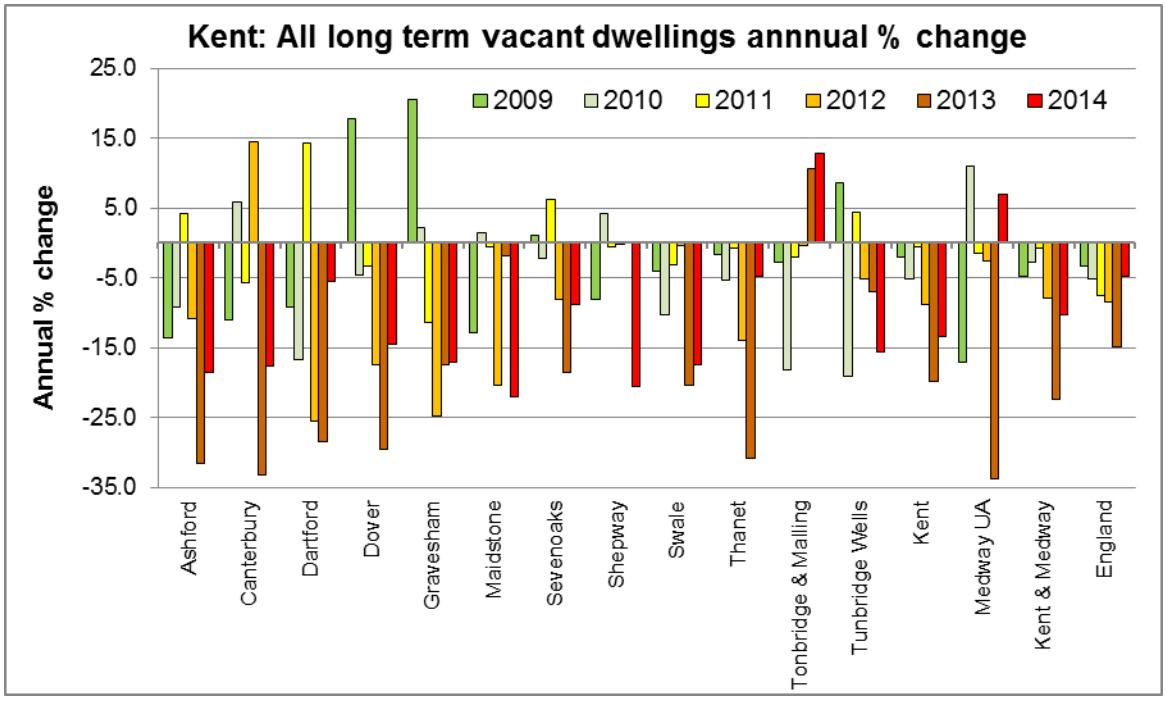
2. Long-term empty homes are those dwellings which have been unoccupied and substantially unfurnished for over six months and, at local authority discretion, can be subject to a discount of between 0% and 50%.

Table 3

Kent: All long-term[1,2] vacant dwellings from 2004 annual % change

Source: Council Tax Base (CTB)

	10-Oct	*09-Oct*	*08-Oct*	*06-Oct*	*05-Oct*	*04-Oct*	*03-Oct*	*01-Oct*	*07-Oct*	*06-Oct*
	Date to which figures relate									
	2005	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**
Ashford	34.38	-10.91	13.86	8.82	-13.61	-9.19	4.13	-10.91	-31.63	-18.57
Canterbury	27.38	-7.76	-6.34	13.70	-11.08	5.76	-5.74	14.53	-33.29	-17.59
Dartford	-20.73	10.78	-12.68	31.42	-9.25	-16.71	14.29	-25.60	-28.40	-5.59
Dover	2.32	-0.93	0.67	8.02	17.82	-4.62	-3.30	-17.43	-29.66	-14.51
Gravesham	0.00	11.28	-33.98	-41.76	20.54	2.25	-11.32	-24.82	-17.45	-17.14
Maidstone	-6.80	7.29	5.63	10.66	-12.79	1.52	-0.56	-20.38	-1.90	-21.98
Sevenoaks	24.08	-18.57	8.29	10.05	1.09	-2.15	6.15	-8.07	-18.47	-8.84
Shepway	6.30	0.44	6.34	11.79	-8.19	4.19	-0.52	-0.13	0.00	-20.63
Swale	10.43	-22.61	-2.47	10.58	-4.04	-10.25	-3.13	-0.32	-20.42	-17.52
Thanet	-26.64	-17.84	42.35	9.00	-1.61	-5.33	-0.68	-13.92	-30.93	-4.83
Tonbridge & Malling	27.45	-4.92	-12.94	17.84	-2.84	-18.18	-1.98	-0.40	10.57	12.87
Tunbridge Wells	28.19	12.96	0.20	0.00	8.59	-19.02	4.42	-5.12	-7.04	-15.66
Kent	**2.47**	**-5.92**	**2.86**	**7.41**	**-2.11**	**-5.14**	**-0.52**	**-8.91**	**-19.93**	**-13.39**
Medway UA	-17.47	-0.15	18.25	-0.06	-17.06	10.96	-1.56	-2.61	-33.80	7.04
Kent & Medway	-1.26	-5.02	5.39	6.03	-4.71	-2.70	-0.70	-7.84	-22.43	-10.24
England	-1.58	0.35	-0.14	4.03	-3.27	-5.14	-7.49	-8.46	-14.96	-4.73



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2. Long-term empty homes are those dwellings which have been unoccupied and substantially unfurnished for over six months and, at local authority discretion, can be subject to a discount of between 0% and 50%.

Table 4

Kent: Vacant dwellings as a % of total dwelling stock 2014

Source: Department of Communities and Local Government

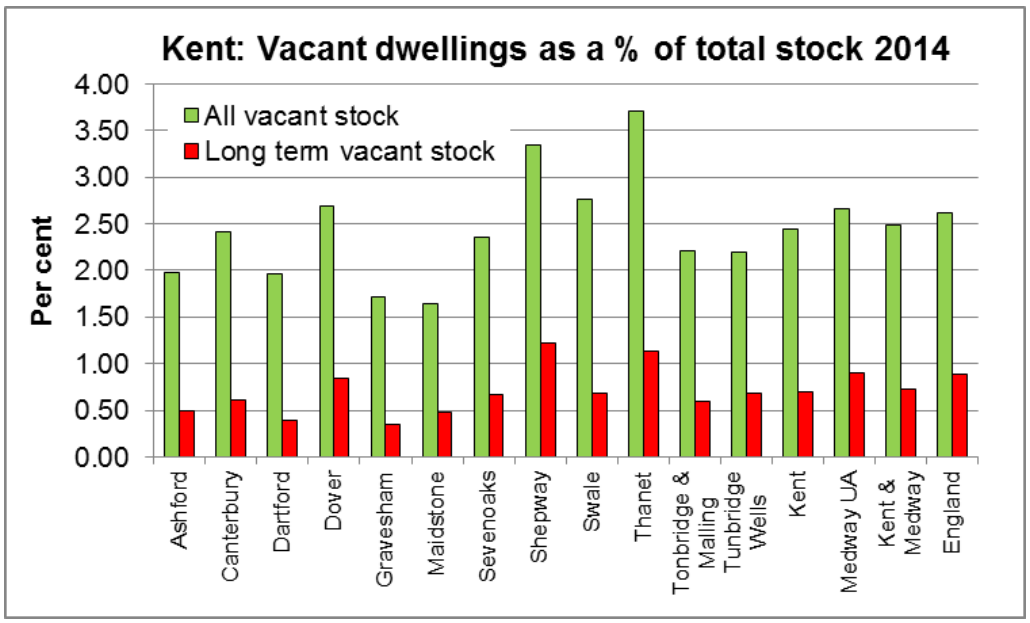
Number of dwellings, as at 1 April

	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector (P)[1]	Total stock (P)[1]	**Total all vacants** (From Table 1)	%	**Total long term vacants** (From Table 2)	%
Ashford	5,040	2,190	0	43,580	50,800	**1,007**	*1.98*	**250**	*0.49*
Canterbury	5,200	2,400	30	57,920	65,550	**1,584**	*2.42*	**403**	*0.61*
Dartford	4,280	1,670	100	36,510	42,570	**837**	*1.97*	**169**	*0.40*
Dover	4,440	2,490	0	45,170	52,110	**1,400**	*2.69*	**436**	*0.84*
Gravesham	5,750	1,540	50	35,070	42,410	**728**	*1.72*	**145**	*0.34*
Maidstone	30	8,470	0	58,960	67,450	**1,112**	*1.65*	**323**	*0.48*
Sevenoaks	0	6,520	40	42,370	48,930	**1,154**	*2.36*	**330**	*0.67*
Shepway	3,400	1,900	300	44,480	50,080	**1,676**	*3.35*	**608**	*1.21*
Swale	0	8,180	0	50,860	59,040	**1,634**	*2.77*	**405**	*0.69*
Thanet	3,040	4,820	230	57,750	65,830	**2,443**	*3.71*	**748**	*1.14*
Tonbridge & Malling	0	8,010	370	43,000	51,380	**1,139**	*2.22*	**307**	*0.60*
Tunbridge Wells	0	7,060	0	42,050	49,110	**1,076**	*2.19*	**334**	*0.68*
Kent	**31,180**	**55,250**	**1,120**	**557,720**	**645,260**	**15,790**	***2.45***	**4,458**	***0.69***
Medway UA	3,020	4,800	300	104,020	112,140	**2,991**	*2.67*	**1,004**	*0.90*
Kent & Medway	34,200	60,050	1,420	661,740	757,400	**18,781**	*2.48*	**5,462**	*0.72*
England	1,669,000	2,407,000	64,000	19,232,000	23,372,000	**610,123**	*2.61*	**205,821**	*0.88*

(P) = provisional

1 Figures for the total dwelling stock and private sector are estimates and are expressed to the nearest ten. Local Authority and other public sector stock were reported by LA's in the Local Authority Housing Statistics return (LAHS) and include non-permanent dwellings. Some authorities have indicated that the data reported for other public sector stock may be based on partial information and so reductions in these data items may reflect lower data quality rather than real changes

Private Registered Provider here refers to registered providers of social housing (previously known as Housing Associatons or Registered Social Landlords). Figures include all self-contained units and bedspaces as at 31st March 2013, as collected in the Homes and Communities Agency's Statistical Data Return.



In this bulletin statistical Information on vacant dwellings in Kent and England at local authority level is drawn from council tax information published by the Department of Communities and Local Government.

All vacant dwellings (all tenures) including long term vacants
Source: council tax base (CTB) - statistical release:

https://www.gov.uk/government/policies/increasing-the-number-of-available-homes/supporting-pages/empty-homes

Data for council tax base purposes are not taken on the same date every year and can vary slightly from year to year. The dates to which the figures relate for each year are given in the table at the top of each column.

Long-term empty homes are those dwellings which have been unoccupied and substantially unfurnished for over six months and, at local authority discretion, can be subject to a discount of between 0% and 50%.

Empty housing
Source: House of Commons standard note:

http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=7&ved=0CFEQFjAG&url=http%3A%2F%2Fwww.parliament.uk%2Fbriefing-papers%2Fsn03012.pdf&ei=c5b0UoaLCo2rhAey4YHYBQ&usg=AFQjCNGXTRVFHOFjTxhNDEs-AnYu-eCA-w

Empty housing
Source: The Homes and Community Agency

http://www.homesandcommunities.co.uk/ourwork/empty-homes