Housing rents by sector
Kent Local Authorities 2016/17

This bulletin presents housing rent levels by sector for Kent Local Authorities. The data was collected and published by the Valuation Office Agency (VOA) and the Department of Communities and Local Government (DCLG).

The information presented here is for all sectors of the rental market: Local Authority, Private Registered Providers (PRP) (eg Housing Associations) and private sector rents as well as the VOA Local Reference Rents.

Note: Not all local authorities in Kent own housing stock. Five Kent authorities (Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells) have transferred their housing stock to Private Registered Providers with whom they work closely on housing rental matters.

Summary

- The average weekly rent for local authority owned properties in Kent during 2015/16 ranged from £95.25 in Dartford to £82.23 in Thanet. The average for England was £87.93. Medway Unitary Area had an average local authority rent of £84.26.

- The average weekly rent for Private Register Providers (Housing Associations etc.) ranged from £116.33 in Tonbridge & Malling to £92.69 in Dover. The average for England was £97.84. Medway Unitary Authority had an average PRP rent of £102.80.

- The average monthly rent in the private rental market for Kent for the year ending September 2016 was £826; this is below the average for England (£839).

Related documents

- House prices and transactions
- Affordable Dwelling completions
- The Housing Register

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

Further information

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Local Authority (LA) rents 2015/16 (Table 1)
Rent levels exclude service charges and council tax. Note five local authorities in Kent do not have any local authority housing stock.

- The national average for local authority weekly rents in England was £87.93. This ranged from £128.45 in the London Borough of Wandsworth to £67.55 in Broxtowe. During 2015/16 rents in four of the seven Kent local authorities with housing stock were above the national average.

- Across the county, Local Authority rents ranged from £95.25 in Dartford to £82.23 in Thanet. Local Authority rents in Medway Unitary were an average £84.26 a week. Nationally the average rent for English shire counties was £86.00 a week.

Private Registered Providers (PRP) rents 2015/16 (Table 2)
The average rent is for all stock before service charges are applied. Rents charged by Private Registered Providers Landlords (PRP) are comparable to local authority rents data. All Kent districts have an element of PRP homes (Formerly known as Registered Social Landlords or Housing Association stock). Until 2011 data was collected by the Tenant Services Authority (TSA) via the annual Regulatory and Statistical Return (RSR) based on general needs stock only. From 2012 it was collected by the Homes and Community Agency (HC&A) via their Statistical Data Return (SDR).

- Private Registered Provider rents varied from £116.33 in Tonbridge & Malling to £92.69 in Dover. Four Kent districts (Dover, Maidstone, Shepway, and Thanet) were lower than the average for England (£95.89). The average PRP rent in Medway Unitary was £101.42.

- The national average for PRP weekly rents was £97.84. This ranged from £141.51 in the London Borough of Westminster to £74.42 in County Durham UA. Nationally the average PRP rent for English shire counties was £99.61 a week.

Private rental market 2015/16 (Tables 3, 4 and Figure 1)
Summary of monthly rents recorded in the 12 months 1st October 2015 to 31st September 2016.

- In the private rental market sector the average monthly rent for all rooms in Kent for the year ending September 2016 was £826. This is below the England average of £839 and lower than the South East England monthly average rent of £984.

- The average monthly rental for ‘all rooms’ varied considerably across the county with Sevenoaks at £1,342 a month to Shepway/Dover at £597.

- Sevenoaks was ranked the sixth most expensive local authority for private renting in South East England (excluding London Boroughs). In contrast five Kent authorities (Dover, Thanet, Shepway, Swale and Medway UA) made up five of the lowest nine authorities in South East England. Interestingly many of the lowest private sector rents are found in coastal authorities (Figure 1).

Local Reference Rents (LRR) at 31st May 2016 (Table 5)
Local Reference Rent is not an average rent. It is the middle point between the lowest reasonable rent and highest reasonable rent that the local rent officer found. For further details see background information (pages 11 to 14).

- Based on Rent Officer information from the Valuation Office Agency (VOA) the least expensive rental accommodation appears to be in North and East Kent. One room (with shared facilities) in the Medway/Swale market area will have a weekly rent of £76.88 and £78.18 in the Dover/Shepway area. This compares to £87.29 in neighbouring Canterbury where there is more demand for rooms from students. Rents are even higher in West Kent with the High Weald area (Sevenoaks/Tunbridge Wells) recording £102.92; although the highest in Kent, it is lower than neighbouring south east London (£107.65).

- One room (self contained) accommodation is also cheaper in East Kent. In Dover/Shepway the average weekly rent is £82.67 and in Thanet £86.54. In contrast one room (self-contained) in High Weald (Sevenoaks/Tunbridge Wells) is £124.04 or £167.31 in outer south east London.

- Larger accommodation, those with four rooms or more follow a similar trend to the one room rentals. The High Weald area (£282.11) is expensive compared to the rest of Kent but lower than neighbouring south east London where the average weekly rent for four rooms can vary between £334.61 (Other SE London) and £525.96 (Inner SE London).

Comparison of average rents by sector 2015/16 (Table 6)

- Table 6 attempts summarise and compare, even allowing for missing data and different definitions, the average weekly rent in the different sectors. Local Authority and Private Registered Providers (RSL/HA properties) tend to be similar. In contrast, rents in the private sector (both private and LRR rents) are significantly higher than social housing rents. However they do follow a similar, although more exaggerated pattern.

Index of Private Housing Rental Prices (IPHRP) (Table 7)
Released by the ONS as experimental statistics indicates that during the last year the trend is that average increases in private rental prices is beginning to level off or show a decline.

Table 1

Rents: Local Authority average weekly rents (£.p), by district, from 1998-99

Source DCLG

£.p per week

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Medway	England
1998-99	51.13	49.10	48.67	52.12	48.28	48.98	LSVT	44.84	35.04	46.33	LSVT	LSVT	44.05	42.25
1999-00	51.88	49.55	50.52	55.58	48.63	50.73	LSVT	45.70	LSVT	47.29	LSVT	LSVT	47.05	43.83
2000-01	53.41	50.82	51.99	53.90	50.06	52.47	LSVT	45.67	LSVT	48.62	LSVT	LSVT	49.63	45.62
2001-02	54.81	52.13	53.48	55.34	51.93	55.18	LSVT	49.49	LSVT	50.08	LSVT	LSVT	51.71	47.87
2002-03	56.09	55.34	56.51	57.44	54.50	56.42	LSVT	52.34	LSVT	52.28	LSVT	LSVT	49.97	49.93
2003-04	57.34	56.69	56.76	57.26	51.21	MYT	LSVT	49.87	LSVT	52.33	LSVT	LSVT	51.95	51.02
2004-05	58.92	58.50	59.08	58.54	53.50	LSVT	LSVT	52.69	LSVT	53.72	LSVT	LSVT	54.12	52.90
2005-06	60.77	60.25	61.18	59.91	55.86	LSVT	LSVT	54.13	LSVT	55.50	LSVT	LSVT	56.47	55.27
2006-07	63.19	62.58	63.82	61.87	60.30	LSVT	LSVT	56.77	LSVT	57.55	LSVT	LSVT	58.48	57.93
2007-08	66.49	67.07	66.93	65.67	64.54	LSVT	LSVT	60.79	LSVT	61.50	LSVT	LSVT	62.76	61.62
2008-09	69.77	69.26	70.46	68.08	67.28	LSVT	LSVT	63.45	LSVT	63.38	LSVT	LSVT	64.90	64.21
2009-10	71.15	71.20	72.90	70.36	69.34	LSVT	LSVT	65.37	LSVT	65.19	LSVT	LSVT	66.81	66.05
2010-11	72.99	70.78	74.96	70.20	70.03	LSVT	LSVT	66.39	LSVT	67.14	LSVT	LSVT	68.00	67.83
2011-12	82.38	78.00	83.49	73.95	73.46	LSVT	LSVT	73.80	LSVT	69.17	LSVT	LSVT	76.74	73.58
2012-13	85.37	82.69	88.61	79.66	79.36	LSVT	LSVT	83.68	LSVT	74.33	LSVT	LSVT	79.44	78.55
2013-14	88.10	85.68	90.42	81.21	83.26	LSVT	LSVT	87.21	LSVT	77.25	LSVT	LSVT	82.42	82.44
2014-15	91.91	87.84	93.43	84.72	87.79	LSVT	LSVT	86.82	LSVT	81.03	LSVT	LSVT	84.24	85.89
2015-16	93.18	89.79	95.25	86.50	89.73	LSVT	LSVT	85.30	LSVT	82.23	LSVT	LSVT	84.26	87.93

"LSVT" most of the local authority's stock has been transferred to the Private Registered Provider sector.
"MYT" Local Authorities that have transferred their stock in full, part way through the financial year.

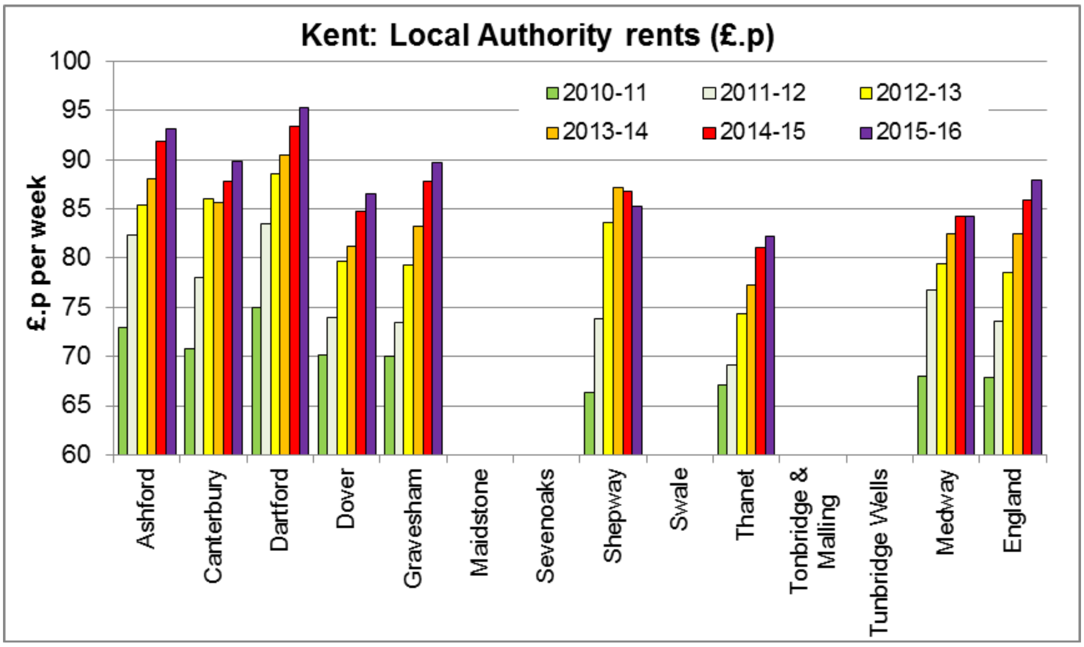


Table 2

Rents: Private Registered Provider (PRP) rents (£.p), by district, from 1997

Source: DCLG

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Medway UA	England
									£.p rents per week at 31 March each year					
1997	58.52	48.79	55.34	53.90	55.27	63.11	51.10	53.24	50.94	46.22	48.92	50.70	62.61	46.81
1998	61.71	53.32	58.37	56.04	54.99	64.29	56.05	55.06	55.64	49.06	51.52	56.63	62.32	49.82
1999	64.19	55.16	62.19	58.57	58.04	66.63	58.66	57.16	59.83	51.94	54.68	61.90	64.07	51.92
2000	65.62	56.75	63.82	60.55	60.09	66.95	60.95	59.18	63.15	54.24	57.93	64.10	65.09	53.11
2001	66.90	59.10	65.47	60.59	61.09	68.02	61.88	60.49	65.20	57.50	58.79	65.48	65.63	53.90
2002	68.91	63.10	67.41	62.98	63.13	70.18	64.22	62.76	67.71	58.65	62.33	68.26	67.74	55.81
2003	70.89	65.08	68.08	65.08	65.08	72.73	65.10	63.61	68.11	60.55	64.96	69.84	68.32	56.52
2004	70.58	65.70	70.71	65.84	66.50	58.68	65.42	64.94	70.11	63.37	65.61	72.54	69.60	58.23
2005	73.83	68.52	72.29	70.49	69.88	62.12	69.53	67.03	74.80	65.56	70.06	75.94	71.36	61.49
2006	75.77	74.37	74.15	71.99	71.42	64.57	72.53	70.01	77.12	68.78	73.78	78.22	74.95	64.32
2007	76.66	75.99	77.68	71.53	80.03	66.92	75.41	72.04	79.38	71.08	77.14	80.68	75.93	66.67
2008	78.87	78.55	79.68	75.00	81.33	70.26	79.02	73.98	82.54	74.00	81.28	84.07	77.40	69.96
2009	81.01	82.19	82.42	76.02	83.05	74.11	82.83	76.43	84.13	76.68	85.66	87.18	80.70	73.51
2010	83.95	86.82	86.77	78.70	87.72	78.77	87.59	79.52	87.19	78.89	91.07	92.34	84.22	77.91
2011	83.96	86.76	87.97	77.70	88.98	78.61	87.96	79.66	84.90	77.22	91.61	91.96	84.16	78.28
2012	87.01	92.19	90.94	81.39	93.53	83.39	93.00	84.63	85.95	84.15	97.06	101.06	89.33	83.21
2013	93.47	96.30	99.92	84.18	98.45	88.62	102.57	88.12	91.34	85.73	102.96	102.59	93.89	88.41
2014	97.01	99.77	103.72	87.69	101.69	91.29	103.24	92.12	94.32	90.66	107.40	106.80	97.64	92.30
2015	101.10	103.78	108.09	90.91	106.05	95.96	109.64	94.93	97.82	93.20	113.50	110.61	101.42	95.89
2016	102.79	105.64	111.02	92.69	108.46	97.73	108.96	96.79	100.24	93.80	116.33	113.01	102.80	97.84

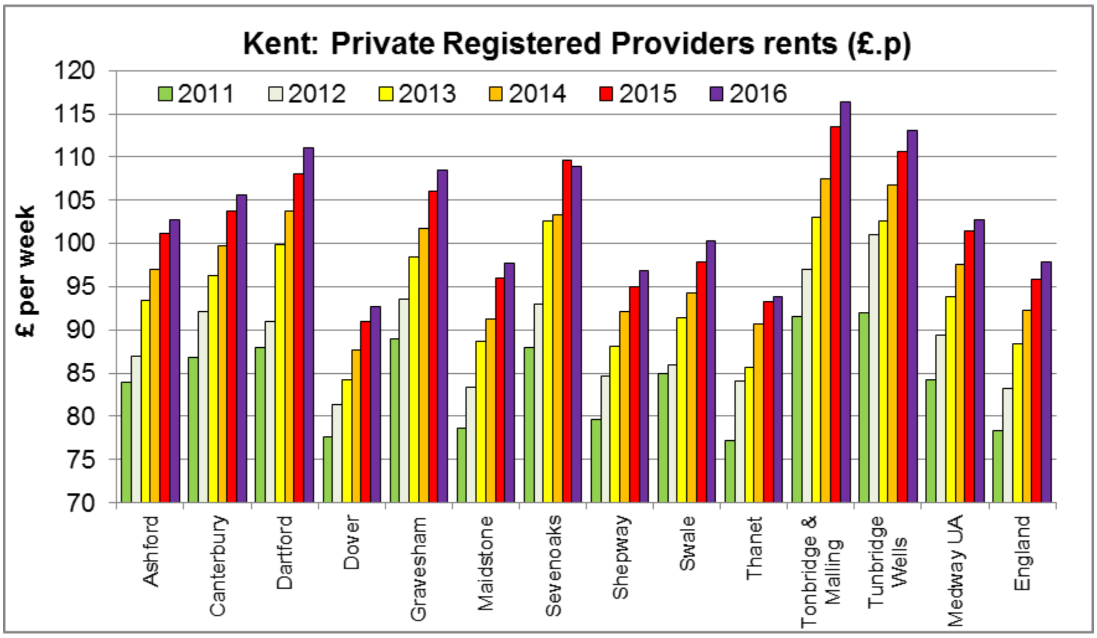


Table 3

Kent: Private Rental Market Statistics

Summary of monthly rents recorded between 1 October 2015 and 30 September 2016

Source: Valuation Office Agency administrative database as at 30 September 2016

	Room £ Mean	Studio £ Mean	1 bed £ Mean	2 bed £ Mean	3 bed £ Mean	4+ bed £ Mean	All cats £ Mean	All cats Count
England	391	675	719	780	887	1,570	839	509,880
London	613	1,046	1,351	1,700	2,198	3,175	1,714	67,940
Inner London	672	1,189	1,536	2,004	2,790	3,911	1,969	35,920
LB Bexley	458	624	792	1,035	1,255	1,690	1,057	950
LB Bromley	559	765	963	1,212	1,492	2,195	1,231	1,620
LB Croydon	499	732	918	1,162	1,375	1,885	1,107	1,540
LB Greenwich	499	892	1,121	1,369	1,648	2,271	1,379	1,540
South East	436	554	693	890	1,100	1,734	984	82,270
Medway UA	350	450	582	733	828	1,211	747	2,250
Kent	**382**	**487**	**572**	**762**	**951**	**1,588**	**826**	**12,070**
Ashford	404	487	602	727	884	1,302	768	720
Canterbury	376	530	655	823	1,007	1,588	968	2,130
Dartford	495	569	714	885	1,080	1,642	914	780
Dover	326	364	442	598	744	1,044	597	1,130
Gravesham	..	518	615	774	919	1,370	795	680
Maidstone	421	493	636	797	993	1,367	816	1,090
Sevenoaks	358	591	818	1,066	1,320	2,489	1,342	590
Shepway	273	371	440	598	741	1,119	597	1,440
Swale	367	497	539	676	782	1,164	704	990
Thanet	362	355	458	632	794	1,046	623	1,070
Tonbridge & Malling	..	543	715	902	1,139	1,800	1,061	560
Tunbridge Wells	395	529	707	981	1,264	2,134	1,036	900

All averages and measures are expressed in £ values and rounded to the nearest £1.
Counts are rounded to the nearest 10.
Statistics derived from fewer than 5 observations have been suppressed and denoted by '-'.
Values denoted by '..' are not available.
Housing Benefit claimants are not included in the sample.
The sample is not 'statistical' and may not be consistent and should not be compared across time periods or between areas.

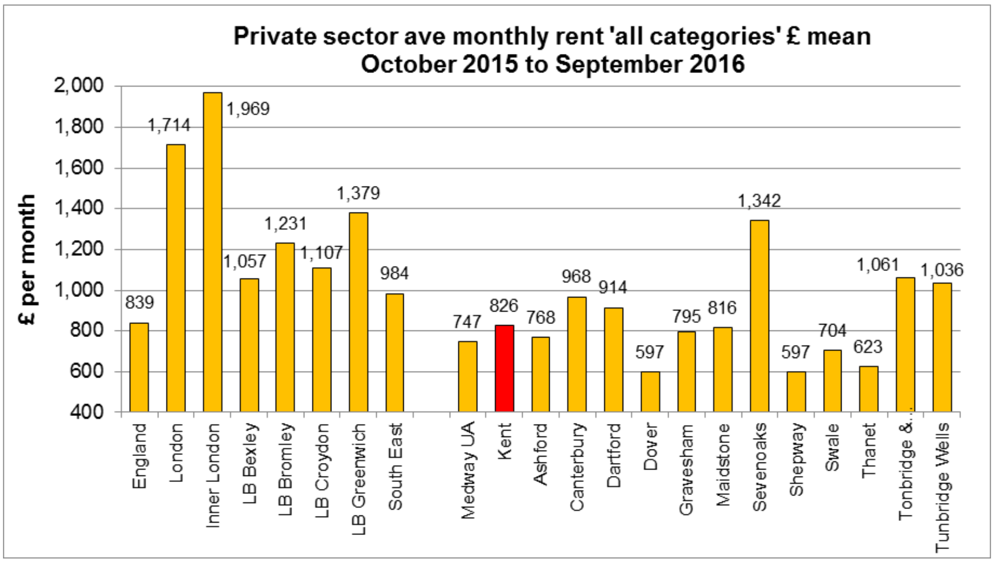


Figure 1 (To accompany Table 3)

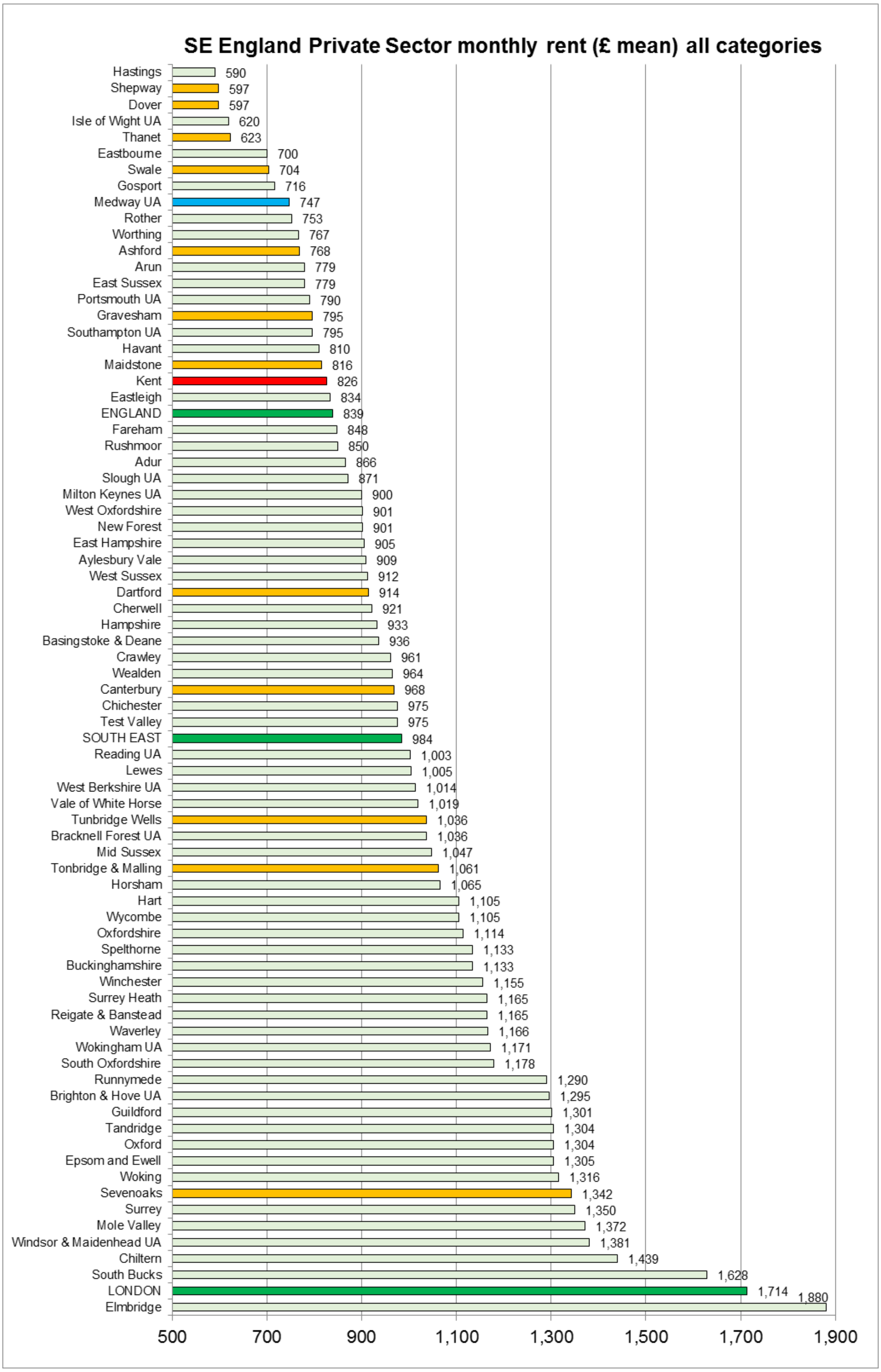


Table 4

Kent: Private Rental Market Statistics

Summary of monthly rents recorded between 1 October 2015 and 30 September 2016

Source: Valuation Office Agency administrative database as at 30 September 2016

	Count of rents	All categories £ per month: £ Mean	£ Lower quartile	£ Median	£ Upper quartile
England	509,880	839	500	650	950
London	67,940	1,714	1,170	1,473	1,950
Inner London	35,920	1,969	1,340	1,668	2,232
Outer London	32,030	1,428	1,040	1,300	1,600
Bexley	950	1,057	850	1,000	1,250
Bromley	1,620	1,231	956	1,195	1,400
Croydon	1,540	1,107	875	1,100	1,300
Greenwich	1,540	1,379	1,050	1,300	1,600
South East	82,270	984	675	850	1,150
Medway UA	2,250	747	625	725	825
Kent	**12,070**	**826**	**595**	**750**	**925**
Ashford	720	768	645	725	860
Canterbury	2,130	968	710	850	1,100
Dartford	780	914	725	848	1,000
Dover	1,130	597	450	565	700
Gravesham	680	795	650	750	900
Maidstone	1,090	816	660	795	900
Sevenoaks	590	1,342	875	1,175	1,500
Shepway	1,440	597	455	569	675
Swale	990	704	600	678	775
Thanet	1,070	623	475	600	750
Tonbridge & Malling	560	1,061	795	950	1,200
Tunbridge Wells	900	1,036	725	900	1,200

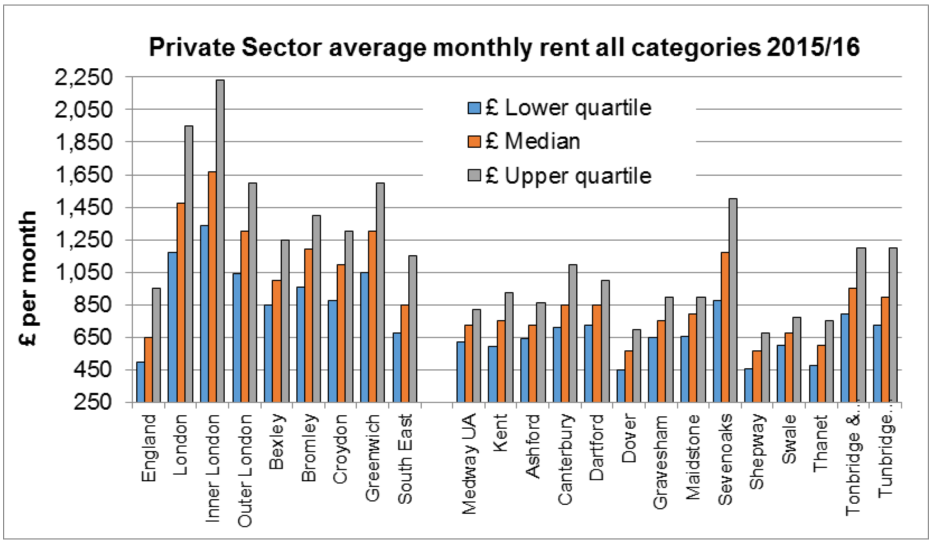


Table 5

Local Reference Rents, listed by BRMA and property size (May 2017)

Source: The Valuation Office Agency (VOA) Local Reference Rents (LRR) Broad Rental Market Values (BRMV)

BRMA (LRR)	One room (board)	One room (shared facilities)	One room (self-contained)	Two rooms	Three rooms	Four rooms	Five rooms	Six Rooms
	£.p	£.p	£.p	£.p	£.p	£.p	£.p	£.p
Ashford	121.62	85.49	92.43	141.34	167.30	201.92	239.42	294.23
Canterbury	121.62	87.29	110.94	150.00	201.92	235.96	294.23	346.15
Dover-Shepway	121.62	78.18	82.67	115.38	150.00	181.15	189.81	219.23
High Weald	125.12	102.92	124.04	169.61	235.96	282.11	340.38	437.88
Maidstone	121.62	93.23	110.47	150.24	187.50	227.88	265.38	317.30
Medway & Swale	121.62	76.88	99.23	138.46	170.19	195.58	236.54	282.69
North West Kent	121.62	81.69	119.59	164.42	210.57	253.84	287.38	311.54
Thanet	121.62	79.21	86.54	115.38	155.76	175.96	207.11	233.65
Sussex East	121.62	84.10	90.12	118.27	155.76	201.92	219.23	259.04
South West Essex	139.20	91.50	126.92	167.30	227.88	253.85	297.11	343.27
Southend	135.70	85.68	103.84	146.54	184.61	236.54	265.38	298.85
Outer East London	189.12	126.11	186.06	259.61	308.65	392.30	444.23	484.61
Outer South East London	177.37	107.65	167.31	213.46	279.80	334.61	380.76	455.77
Outer South London	177.81	117.35	147.01	233.65	276.92	334.61	398.07	484.61
Inner East London	201.97	159.81	243.25	339.23	447.50	580.00	650.00	668.27
Inner South East London	207.22	153.06	222.69	329.04	425.96	525.96	580.00	675.00
Central London	242.77	218.25	370.00	522.50	830.00	1,115.00	1,510.00	1,792.31

Note BRMA areas do not equate to Local Authoity areas, generalised areas:
High Weald = Tonbridge, Sevenoaks and Crowborough
N West Kent = Dartford, Gravesend and New Ash Green
Outer SE London = Woolwich, Bexley, Bromley and Orpington
Inner SE London = Greenwich, Lewisham, Brixton and Bermondsey
Central London = Westminster and the City

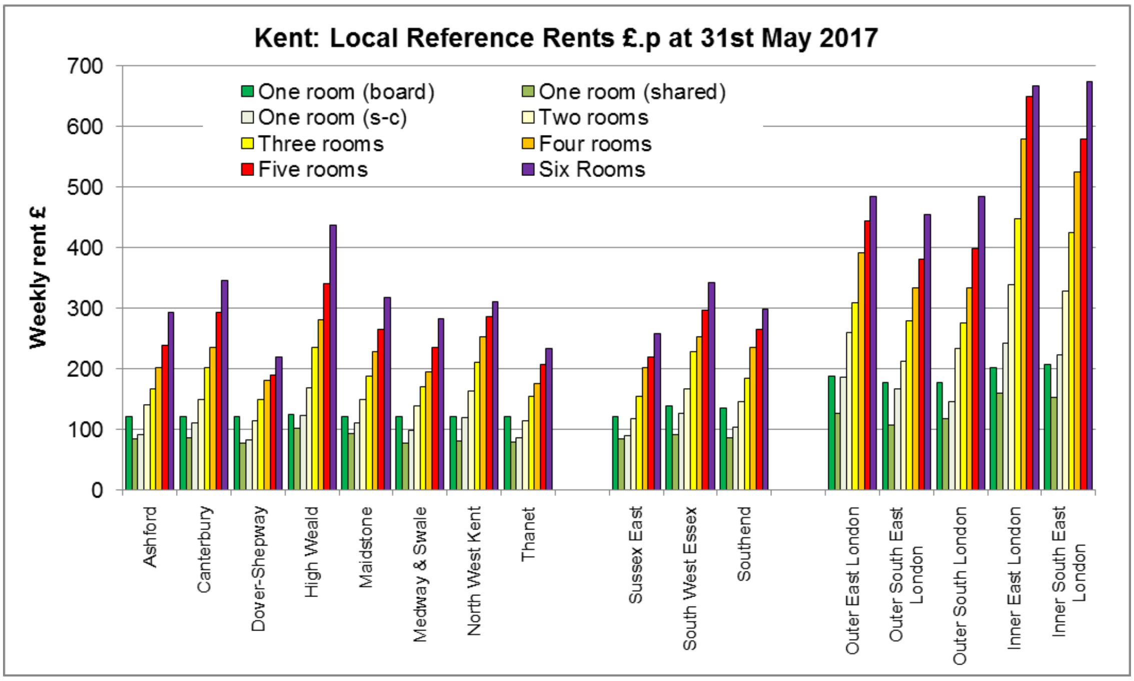


Table 6

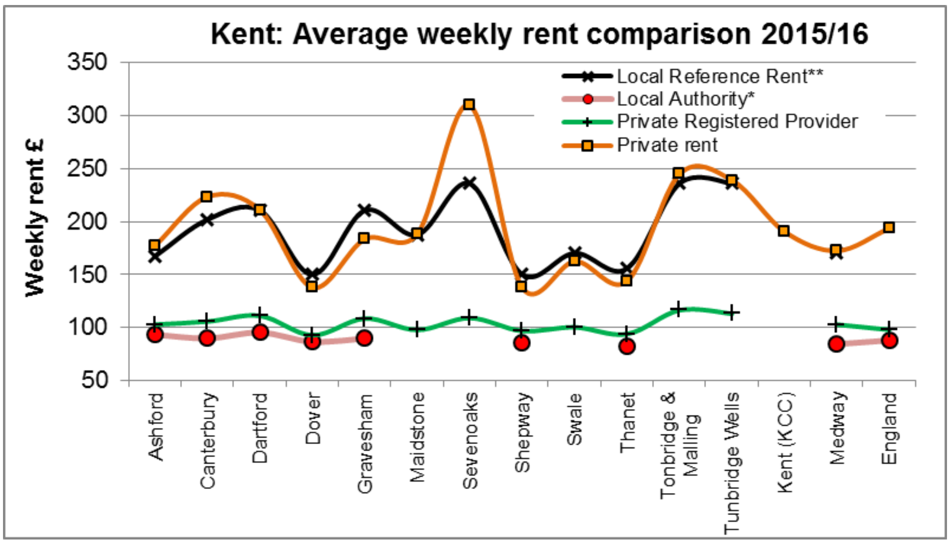
Kent Districts
Estimated average weekly rent comparison by sector 2015/16

	Local Reference Rent**	Local Authority*	Private Registered Provider	Private rent
	2016/17	2015/16	2015/16	2015/16
	(From Table 5)	(From Table 1)	(From Table 2)	(From Table 3)
	£.p	£.p	£.p	£.p
Ashford	167.30	93.18	102.79	177.23
Canterbury	201.92	89.79	105.64	223.38
Dartford	210.57	95.25	111.02	210.92
Dover	150.00	86.50	92.69	137.77
Gravesham	210.57	89.73	108.46	183.46
Maidstone	187.50		97.73	188.31
Sevenoaks	235.96		108.96	309.69
Shepway	150.00	85.30	96.79	137.77
Swale	170.19		100.24	162.46
Thanet	155.76	82.23	93.80	143.77
Tonbridge & Malling	235.96		116.33	244.85
Tunbridge Wells	235.96		113.01	239.08
Kent (KCC)				**190.62**
Medway	170.19	84.26	102.80	172.38
England		87.93	97.84	193.62

* Not all LA's own housing stock

** LRR (BRMAs) which do not coincide with LA boundaries

** Based on 3 bed property at May 2017.



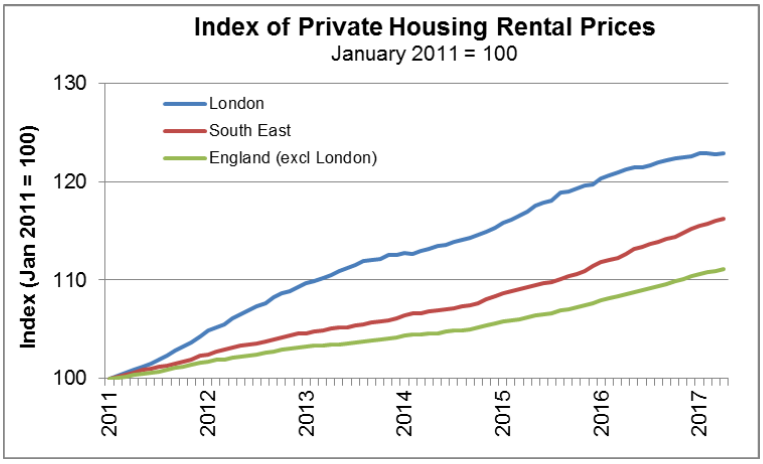
The index of Private Housing Rental Prices (IPHRP)

An Experimental Index

The Index of Private Housing Rental Prices (IPHRP) measures the change in price of renting residential property from private landlords. It measures the change in price tenants face when renting residential property from private landlords, thereby allowing a comparison between the prices tenants are charged in the current month as opposed to the same month in the previous year. The index does not measure the change in newly advertised rental prices only, but reflects price changes for all private rental properties.

*IPHRP is **released as an experimental statistic**. This is a new official statistic undergoing evaluation and therefore it is recommended that **caution** is exercised when drawing conclusions from the published data as the index is likely to be further developed. Once the methodology is tested and assessed, and the publication meets user needs, the IPHRP will be assessed against the Code of Practice for Official Statistics to achieve National Statistic status. A complete description of the methodology and the sources used is included in the article Index of Private Housing Rental Prices - Historical Series along with the January 2015 article explaining improvements to the price methodology.*

Charts based on experimental Office of National Statistics (ONS) data (Table 7). The methodology can be obtained from the ONS.



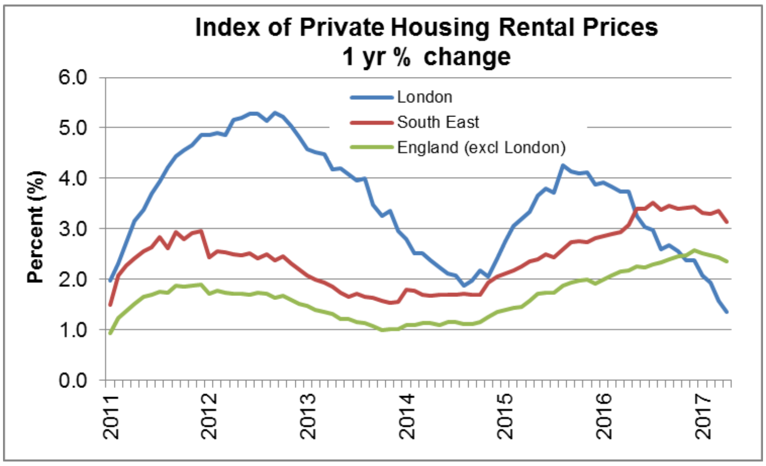


Table 7

Index of Private Housing Rental Prices (IPHRP) - 12 month price change
Souce: Office for National Statistics (ONS)
Experimental data - Not seasonally adjusted
Index level (January 2011 = 100)

		% change on a year earlier				Index (Jan 2011 = 100.0)			
		London	South East	England	England (excl London)	London	South East	England	England (excl London)
2013	Jan	4.6	2.1	2.6	1.5	109.65	104.56	105.49	103.24
	Feb	4.5	2.0	2.5	1.4	109.93	104.73	105.63	103.30
	Mar	4.5	1.9	2.5	1.4	110.16	104.88	105.75	103.34
	Apr	4.2	1.9	2.3	1.3	110.51	105.03	105.92	103.42
	May	4.2	1.7	2.3	1.2	110.96	105.14	106.12	103.48
	Jun	4.1	1.7	2.2	1.2	111.23	105.22	106.26	103.55
	Jul	4.0	1.7	2.2	1.2	111.54	105.38	106.44	103.66
	Aug	4.0	1.7	2.2	1.1	111.93	105.52	106.65	103.77
	Sep	3.5	1.6	2.0	1.1	112.06	105.67	106.76	103.86
	Oct	3.3	1.6	1.8	1.0	112.17	105.83	106.85	103.94
	Nov	3.4	1.5	1.9	1.0	112.55	105.94	107.07	104.07
	Dec	3.0	1.5	1.7	1.0	112.54	106.16	107.15	104.20
2014	Jan	2.8	1.8	1.7	1.1	112.70	106.45	107.32	104.37
	Feb	2.5	1.8	1.6	1.1	112.69	106.58	107.35	104.42
	Mar	2.5	1.7	1.6	1.1	112.92	106.65	107.49	104.51
	Apr	2.4	1.7	1.6	1.1	113.13	106.80	107.61	104.59
	May	2.2	1.7	1.5	1.1	113.44	106.92	107.74	104.62
	Jun	2.1	1.7	1.5	1.1	113.59	107.00	107.88	104.74
	Jul	2.1	1.7	1.5	1.2	113.86	107.17	108.05	104.85
	Aug	1.9	1.7	1.4	1.1	114.03	107.33	108.16	104.93
	Sep	2.0	1.7	1.4	1.1	114.26	107.46	108.30	105.02
	Oct	2.2	1.7	1.5	1.2	114.62	107.63	108.51	105.14
	Nov	2.1	1.9	1.6	1.3	114.87	108.00	108.75	105.37
	Dec	2.4	2.1	1.8	1.3	115.26	108.33	109.03	105.60
2015	Jan	2.8	2.1	1.9	1.4	115.81	108.69	109.38	105.83
	Feb	3.0	2.2	2.1	1.4	116.13	108.90	109.56	105.93
	Mar	3.2	2.3	2.1	1.5	116.53	109.06	109.77	106.04
	Apr	3.3	2.4	2.3	1.6	116.90	109.31	110.04	106.25
	May	3.7	2.4	2.5	1.7	117.60	109.48	110.39	106.41
	Jun	3.8	2.5	2.5	1.7	117.90	109.66	110.59	106.55
	Jul	3.7	2.4	2.5	1.7	118.08	109.78	110.73	106.66
	Aug	4.3	2.6	2.8	1.9	118.89	110.12	111.18	106.90
	Sep	4.1	2.7	2.8	1.9	119.00	110.41	111.31	107.05
	Oct	4.1	2.8	2.8	2.0	119.31	110.60	111.53	107.22
	Nov	4.1	2.7	2.8	2.0	119.61	110.95	111.80	107.48
	Dec	3.9	2.8	2.7	1.9	119.72	111.40	111.94	107.63
2016	Jan	3.9	2.9	2.7	2.0	120.36	111.80	112.37	107.94
	Feb	3.8	2.9	2.8	2.1	120.59	112.05	112.57	108.13
	Mar	3.7	2.9	2.8	2.1	120.89	112.26	112.80	108.31
	Apr	3.7	3.1	2.8	2.2	121.28	112.68	113.09	108.56
	May	3.3	3.4	2.6	2.3	121.42	113.19	113.30	108.80
	Jun	3.0	3.4	2.5	2.2	121.48	113.39	113.41	108.94
	Jul	3.0	3.5	2.6	2.3	121.60	113.63	113.57	109.12
	Aug	2.6	3.4	2.4	2.3	121.98	113.84	113.88	109.39
	Sep	2.7	3.5	2.5	2.4	122.18	114.23	114.10	109.61
	Oct	2.6	3.4	2.5	2.5	122.37	114.35	114.32	109.86
	Nov	2.4	3.4	2.4	2.5	122.45	114.75	114.52	110.13
	Dec	2.4	3.4	2.5	2.6	122.58	115.22	114.73	110.39
2017	Jan	2.1	3.3	2.3	2.5	122.85	115.50	114.99	110.65
	Feb	1.9	3.3	2.3	2.5	122.92	115.75	115.11	110.80
	Mar	1.6	3.4	2.1	2.4	122.79	116.03	115.17	110.95
	Apr	1.4	3.1	2.0	2.4	122.92	116.22	115.32	111.12

Background information for rents, lettings and tenancies.

Local Authority Rents

The average weekly local authority rents are for the financial year. Most local authorities set their rents at the beginning of the financial year. Provisional figures relate to any rents set out at the beginning of a forthcoming financial year whereas 'final' figures are reported by local authorities once the financial year has ended.

The figures shown do not include rates/council tax or any service charges. The dwellings covered are those in the Housing Revenue Account (HRA) and thus exclude council tied accommodation etc. New Town dwellings are also excluded.

The average rents apply to a stock of houses where the 'average' quality and composition has varied over time as a consequence of new build, stock losses and modernisation programmes.

More detailed information on rents by size and type of dwelling and local authority area is published annually by the Chartered Institute of Public Finance and Accountancy (CIPFA) in Housing Rent Statistics.

Housing Association Rents (Known as Private Registered Providers)
Data relates to rents charged by Housing Associations (HAs) and are comparable to the local authority rents data. Until 2011 data was collected by the Tenant Services Authority (TSA) from the Regulatory and Statistical Return (RSR). From 2012 the Homes and Communities Agency collect the data via the Statistical Data Return (SDR).

Allocation of social housing

The Housing Act 1996 gave local authorities a power to create introductory tenancies for all new tenants. This option lasts for twelve months and allows for conversion to secure tenancies upon satisfactory completion of the probationary period. The Act also changed local authorities' statutory homelessness responsibilities and any homeless households placed in local authority stock as a discharge of a homelessness duty will generally be given a non-secure tenancy of up to two years. During this time they will be placed on the housing register and be considered for the allocation of a long-term social tenancy.

Data collected on allocations since 1997-98 identifies the number of homeless households included within the overall total of new secure tenancies, but does not separately distinguish these within each of the Housing Register and Other categories.

Tenancy types

Private sector tenancies

The most common types of tenancy in the private sector are ‘assured’, ‘assured shorthold’ tenancies and ‘regulated tenancies’. Regulated tenancies were the most common form of tenancy up until the end of the 1980s but they have declined in number and are now one of the smaller categories.

Assured and Assured Shorthold tenancies

Part 1 of the Housing Act 1988 de-regulated new lettings from 15 January 1989. The majority of new tenancies on or after that date are, with certain exceptions, assured or assured shorthold.

In assured tenancies the rent is a market rent freely negotiated by landlord and tenant, and may be reviewed regularly. An assured shorthold tenancy is for a fixed term of at least six months, at the end of which the landlord is entitled to possession. In other assured tenancies the landlord can only seek repossession on specific grounds (which include non-payment of rent).

Before March 1997, tenants had to be given a notice in writing to say that the tenancy was an assured shorthold otherwise the tenancy was by default assured. From March 1997 the rules changed and all new tenancies were assured shorthold unless the agreement specifically stated that they were not. As a result assured shorthold tenancies are now the most common form of tenancy.

Housing Association tenancies

From 1 January 1973 the fair rent system was extended to dwellings owned by housing associations registered with the Housing Corporation (now the Tenant Services Authority). From 1 April 1975 certain tenancies (with exceptions) of housing associations not registered with the Housing Corporation became regulated under the Rent Act and have been included in the regulated rather than the housing association statistics.

From 15 January 1989 most new housing association tenancies have been covered by the assured tenancies regime described above.

Resident landlord tenancies

Resident landlord tenancies are those in bedsits and flats in converted houses where the landlord lives in the same building. They include lodger tenancies. The categories not accessible to the public include lettings to friends or relatives of the landlord at zero (or very low) rent, lettings that go with a job and college lets.

Protected Shorthold and Pre-1988 Assured tenancies were arrangements introduced in the 1980 Housing Act which ceased to be available for new lettings after 15 January 1989.

Private renting and Buy to let

Background

The private rented sector is governed by a legal framework. This has been established to ensure that the sector is free to grow and change in response to market conditions. In the past, over-regulation drove landlords out of the rental market resulting in a reduction in the number of properties to rent.

Private rented housing

Private rented housing is a vital and growing part of the housing market comprising an estimated 14 per cent of all households, or nearly three million homes in England. The private rented sector offers a flexible form of tenure and meets a wide range of housing needs. It contributes to greater labour market mobility and is increasingly the tenure of choice for young people.

Buy to let

Buy-to-let is a form of residential investment where a property is bought, usually with the aid of a mortgage and then rented out. The 1988 Housing Act made investment in residential property more attractive to landlords when it introduced a new type of tenancy giving landlords more control over their properties. There has been a substantial recovery in the private rented sector since then. The availability of loans for buy-to-let purchasers has also increased the appeal of owning rental property.

Local Reference Rents (Valuation Office Agency)

Since 5 January 2009 a Broad Rental Market Area (Local Reference Rent) has replaced a locality for determining a Local Reference Rent (LRR). Also since then a new Broad Rental Market Area (BRMA) has replaced the former one for determining a Local Housing Allowance (LHA).

A BRMA (LRR) is an area: within which a tenant of the dwelling could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services. A BRMA (LRR) must contain: sufficient privately rented residential premises, to ensure that, in the Rent Officer’s opinion, the Local Reference Rents for tenancies in the area are representative of the rents that a landlord might reasonably be expected to obtain in that area.

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 Kent County Councils (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).

Definition of Statistical terms used in this bulletin

Average.
A sometimes vague term. It usually denotes the Arithmetic mean, but it can also denote the Median, Mode, the Geometric Mean and weighted means, among other things.

Mean or Arithmetic mean.
The sum of a list of numbers, divided by the number of numbers. See also Average.

Median.
"Middle value" of a list. The smallest number such that at least half the numbers in the list are no greater than it. If the list has an odd number of entries, the median is the middle entry in the list after sorting the list into increasing order. If the list has an even number of entries, the median is the smaller of the two middle numbers after sorting.

Mode.
For lists, the mode is a most common (frequent) value. A list can have more than one mode. .A relative maximum ("bump").

Percentile (or centile) is a measure idicating the value below which a given precentage of observations in a group of observations fall. For example, the 20th percentile is the value below which 20% of the observations may be found.

Quartiles.
The quartiles of a ranked set of data values are the three points that divide the data set into four equal groups, each group comprising a quarter of the data. A quartile is a type of quantile. The first quartile (Q_1) is defined as the middle number between the smallest number and the median of the data set. The second quartile (Q_2) is the median of the data. The third quartile (Q_3) is the middle value between the median and the highest value of the data set.