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Access to good quality affordable housing is at the heart of achieving the social and economic well-being of communities.

A key objective of the National Planning Policy Framework is to ‘boost significantly the supply of housing’ and emphasises the need to meet identified housing requirements. It also expects local authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive, mixed communities.

Dover District Council’s Core Strategy<sup>1</sup> is a key document setting out the ‘big picture’ development objectives for the district as a place to live, work, relax and visit. It provides detailed information regarding the Council’s approach to future housing growth and the mechanisms for delivering the strategic objectives. The Strategy provides a rationale for a ‘high growth’ policy in relation to housing with an overall target of 14,000 new homes. We want to see a broad range of housing that meets local people’s needs, as well as attracting new families.



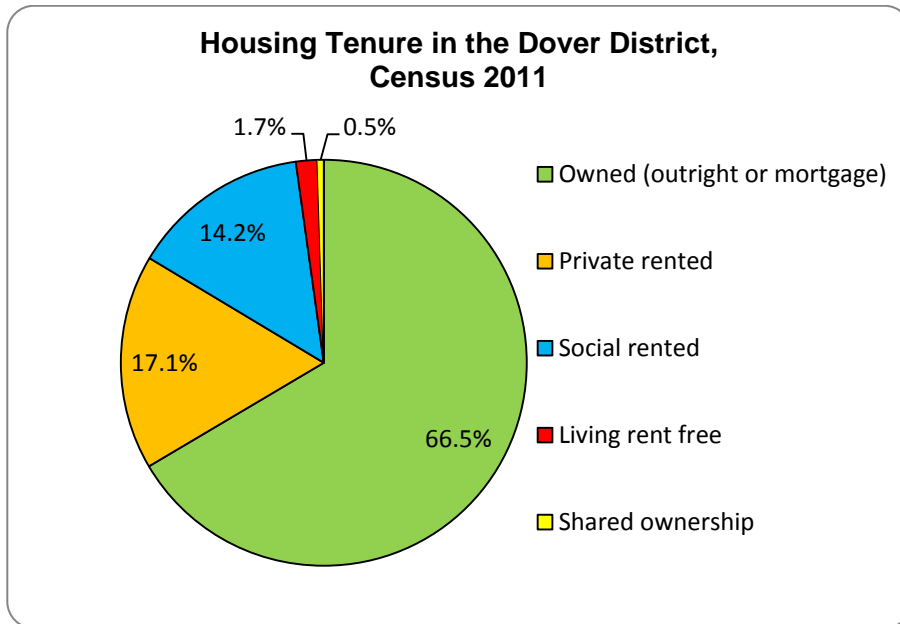
Buckland Mill Village (Gillcrest Homes).

Please see [www.investindover.co.uk/Coastal-Living/Housing-Developments/Housing-Developments.aspx](http://www.investindover.co.uk/Coastal-Living/Housing-Developments/Housing-Developments.aspx)

<sup>1</sup> <http://www.dover.gov.uk/pdf/Adopted%20Core%20Strategy%20February%202010.pdf>

## 1. HOUSING TENURE: CENSUS 2011

The three main types of tenure of housing in England are owner-occupiers, private renters and social renters.



Source: ONS Census, 2011, Table KS402UK

At the time of the Census 2011:

- 32,142 households (66.5%) in the Dover district owned their own home, compared to 63.4% in England, 67.6% in the South East and 67.3% in Kent.
- A higher percentage of households in the district (35.3% or 17,034 households) owned their property outright than county (33.1%), regional (32.5%) and national (30.6%) averages.
- 245 households (0.5%) are in shared ownership, which means that they part own and part rent their home.
- 8,254 (17.1%) households rent privately and 6,864 households (14.2%) rent from a social landlord.

- Although it remains the dominant form of tenure, home ownership over the decade (Census 2001 to Census 2011) has fallen from 71.5% to 66.5% in the Dover district (compared to a fall across England and Wales from 69% to 64%). The fall in ownership levels has happened against an economic backdrop of tighter lending requirements since the financial crash in 2008 and increasing difficulty to raise deposits with house prices increasing at a faster rate than wages.
- The Census also shows that, over the decade, private rented sector has grown from 10.5% to 17.1% and social rented sector has fallen from 15.5% to 14.3%. Further information on dwelling stock in the Dover district, including tenure, is included later in this chapter.

## 2. HOUSE PRICES

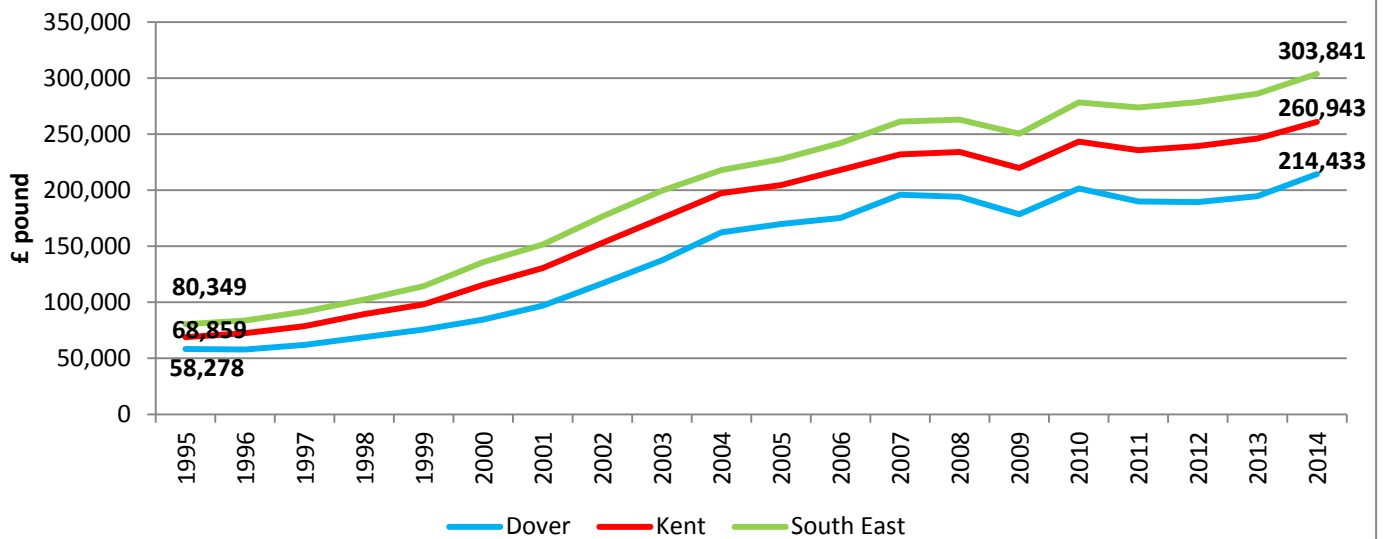
### a) Annual Average House Prices in Dover District

Dover District 2014	
Average house price	£214,433
Detached	£333,999
Semi-detached	£203,862
Terrace	£181,703
Flat / Maisonette	£132,614

- House prices are historically lower in the Dover district than county and regional averages.
- During 2014, the average house price in the Dover district was £214,433. This is an increase of +10.16% from £194,664 in 2013.
- This compares to £260,943 in Kent (up +6.02%) and £303,841 in the South East (up +6.23%).

The following graph compares the annual house price of all dwellings in the Dover district, Kent and the South East region over the past 20 years. Over this period, house prices in Kent (+279%) and the South East (+278%) have risen faster than in the Dover district (+268%).

**All dwellings annual house price, 1995 to 2014**



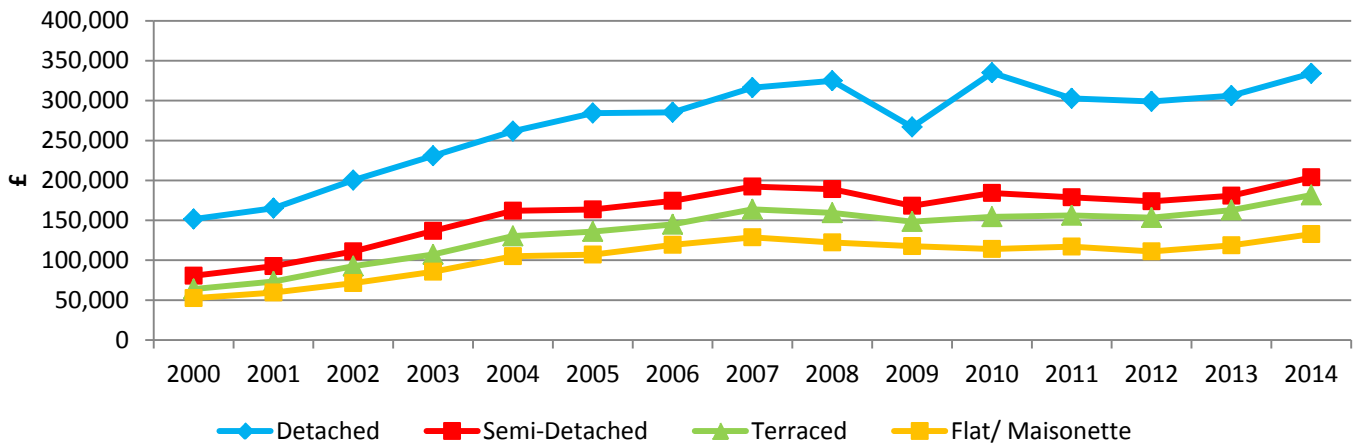
Source: HM Land Registry / KCC House prices and transactions 2014

- This table shows how house prices in the Dover District have changed by property type over the past 15 years.
- On average, over this period:
  - Detached properties have increased by 120%
  - Semi-detached properties by 153%
  - Terraced properties by 184%
  - Flats / maisonettes by 153% and
  - All dwellings by 154%.

Dover District House Prices (£) by property type						
Year	Detached (£)	Semi-Detached (£)	Terraced (£)	Flat/ Maisonette (£)	All Dwellings (£)	Annual % Price Change (All dwellings)
2000	151,478	80,608	63,907	52,464	84,584	11.80
2001	165,273	92,666	73,289	59,423	96,940	14.61
2002	200,273	111,043	92,600	71,406	116,801	20.49
2003	230,712	136,787	107,192	85,575	137,370	17.61
2004	261,753	161,968	130,294	105,109	162,453	18.26
2005	284,362	163,627	135,990	106,971	169,747	4.49
2006	285,319	174,485	144,908	119,254	175,183	3.20
2007	316,179	192,311	163,696	128,657	195,976	11.87
2008	324,879	189,013	159,454	122,201	196,142	0.08
2009	266,922	168,129	148,287	117,728	178,582	-8.95
2010	334,866	184,241	154,390	113,991	201,563	12.87
2011	302,844	178,903	156,097	116,952	190,002	-5.74
2012	299,016	173,888	153,305	110,953	189,440	-0.30
2013	306,132	180,905	162,740	118,668	194,664	2.76
2014	333,999	203,862	181,703	132,614	214,433	10.16

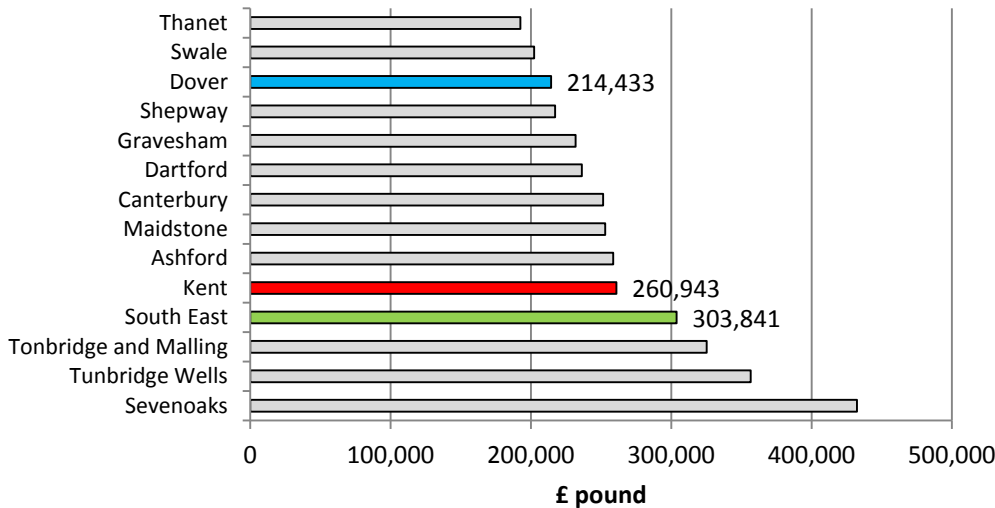
Source: HM Land Registry / KCC House prices and transactions 2014

### Dover District House Prices by Property Type, 2000 to 2014



Source: HM Land Registry / KCC House prices and transactions 2014

### Annual average house prices across Kent, 2014



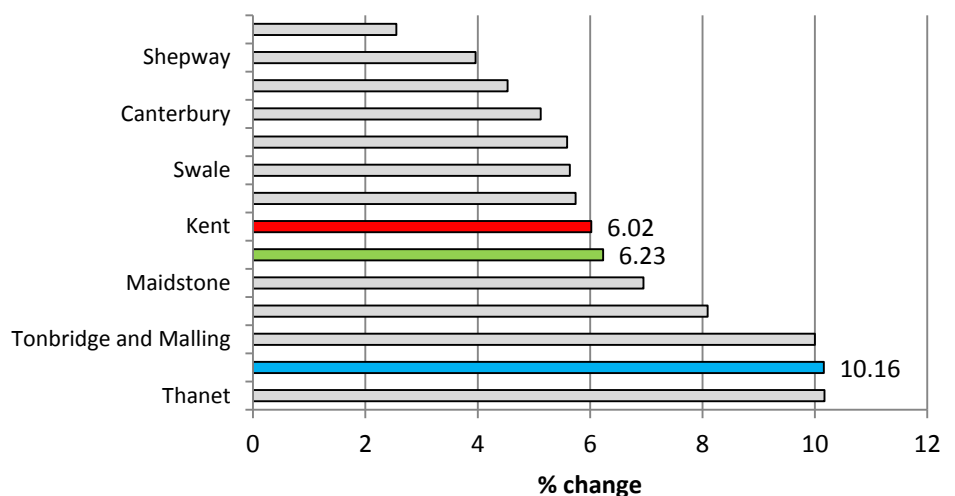
### b) Average House Prices across Kent

- At £214,433, the Dover district has the third lowest average house price in Kent in 2014.
- Across the county prices ranged from an average £432,375 in Sevenoaks to £192,488 in Thanet.
- The average house price across Kent is £260,943 and the South East £303,841.

### c) Change in House Prices

- All areas in Kent saw an increase in average house prices over the year, with 3 areas seeing an increase of 10% and above: Thanet (+10.17%), Dover (+10.16%) and Tonbridge and Malling (+10.00%).
- On average house prices rose by 6.02% in Kent and 6.23 across the South East.

### % Change in house prices across Kent, 2014



Source: HM Land Registry / KCC House prices and transactions 2014

	2008	2009	2010	2011	2012	2013	2014
Ashford	2.16	-9.30	7.51	-7.55	6.47	6.05	5.59
Canterbury	1.36	-9.82	13.04	-2.59	3.10	3.03	5.12
Dartford	-0.57	-11.26	12.02	-3.24	8.77	0.64	5.74
<b>Dover</b>	<b>0.08</b>	<b>-8.95</b>	<b>12.87</b>	<b>-5.74</b>	<b>-0.30</b>	<b>2.76</b>	<b>10.16</b>
Gravesham	-1.20	-6.52	11.35	-2.06	0.70	7.33	4.53
Maidstone	-4.38	-3.10	7.58	-5.91	3.92	1.20	6.95
Sevenoaks	7.85	-7.47	7.72	2.79	0.45	-0.96	8.09
Shepway	-1.19	-5.46	7.36	-5.13	3.22	2.42	3.96
Swale	4.00	-9.83	4.63	0.14	0.19	6.12	5.64
Thanet	-0.52	-8.81	4.33	-2.62	1.54	1.88	10.17
Tonbridge and Malling	-4.19	-5.46	15.09	0.35	-2.25	2.86	10.00
Tunbridge Wells	-0.56	-0.57	13.41	-5.50	4.34	3.11	2.55
Kent	0.92	-6.09	10.69	-3.17	1.55	2.84	6.02
South East	0.66	-4.79	11.18	-1.64	1.78	2.66	6.23

Source: HM Land Registry / KCC House prices and transactions 2014

### 3. HOUSE SALES

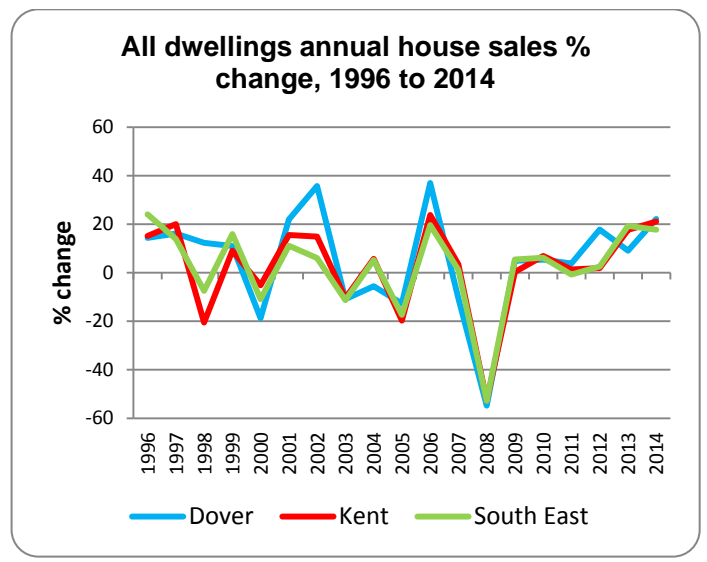
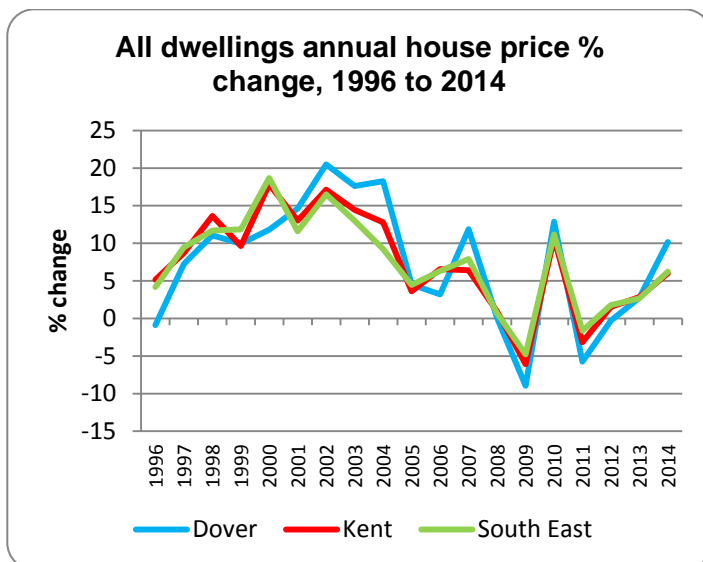
#### All dwellings annual property sales transactions

	Dover Sales	% change	Kent	SE Region
2008	1,179	-54.76	-52.72	-52.88
2009	1,237	4.92	0.30	5.46
2010	1,304	5.42	6.93	6.21
2011	1,354	3.83	1.36	-0.77
2012	1,595	17.8	1.86	2.52
2013	1,740	9.09	17.64	19.31
2014	2,126	22.18	21.07	17.71

Source: HM Land Registry / KCC House prices and transactions 2014

- The Dover district has seen an increase in house sales over the last few years.
- During 2014 there were 2,126 property transactions in the district, which is 22.18% higher than in 2013.
- This is the sixth consecutive year that sales have increased following dramatic falls in 2008 when transactions fell by nearly 55% (similar falls were experienced across the region).

#### House Price and Sales in the Dover District from 1996 to 2014



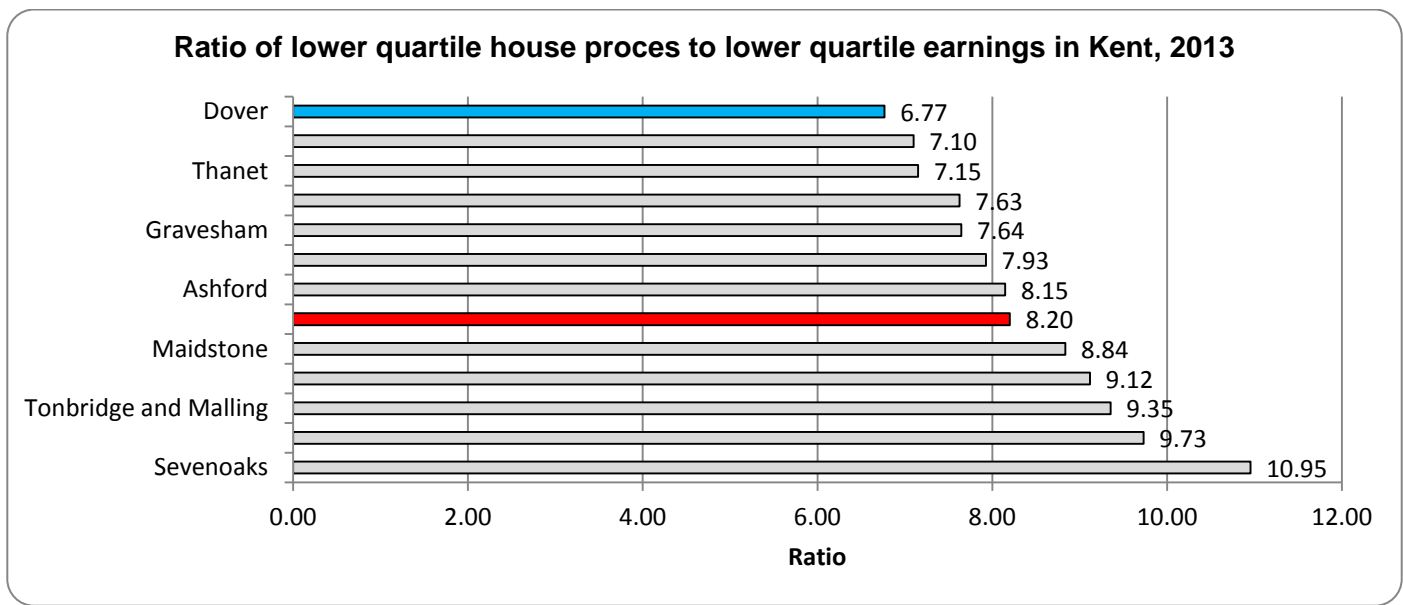
### 4. AFFORDABILITY

There are two measures of affordability that can be used:

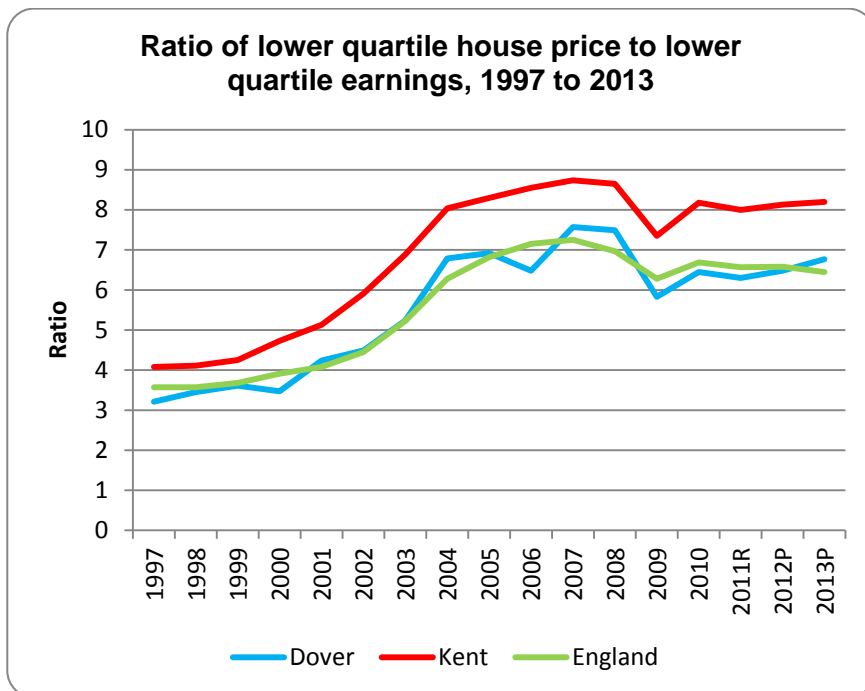
- Ratio of lower quartile house price to lower quartile earnings and
- Lower Quartile House Prices.

**a) Ratio of lower quartile house price to lower quartile earnings**

- The higher the ratio the more difficult it is to save for a house and, using this measure of affordability, the Dover district is the most affordable in Kent.
- In 2013 (the latest data available) the ratio of lower quartile house prices to lower quartile earnings, a good indicator for first time buyers entry level to home ownership, stood at 6.77 for Dover. This is a lower ratio than for Kent (8.2) but above the national average of 6.45 (in 2012 the district was below the national average).
- The most expensive district in Kent is Sevenoaks (10.95) and Tunbridge Wells (9.73) where property prices are close to or above 10 times annual salary.



Source: [Department of Communities and Local Government](#): Table 576. 2013 figures are provisional and may change  
 The following table and chart show how the ratio of lower quartile house price to lower quartile earnings has changed between the years 1997 to 2013 in the Dover district, Kent and England.



Ratio of lower quartile house price to lower quartile earnings			
	Dover	Kent	England
1997	3.21	4.08	3.57
1998	3.45	4.11	3.57
1999	3.61	4.25	3.68
2000	3.47	4.73	3.91
2001	4.24	5.13	4.08
2002	4.49	5.91	4.45
2003	5.24	6.89	5.23
2004	6.79	8.04	6.28
2005	6.92	8.30	6.82
2006	6.48	8.55	7.15
2007	7.57	8.74	7.25
2008	7.49	8.65	6.97
2009	5.83	7.35	6.28
2010	6.45	8.18	6.69
2011 <sup>R</sup>	6.30	8.00	6.57
2012 <sup>P</sup>	6.48	8.13	6.58
2013 <sup>P</sup>	6.77	8.20	6.45

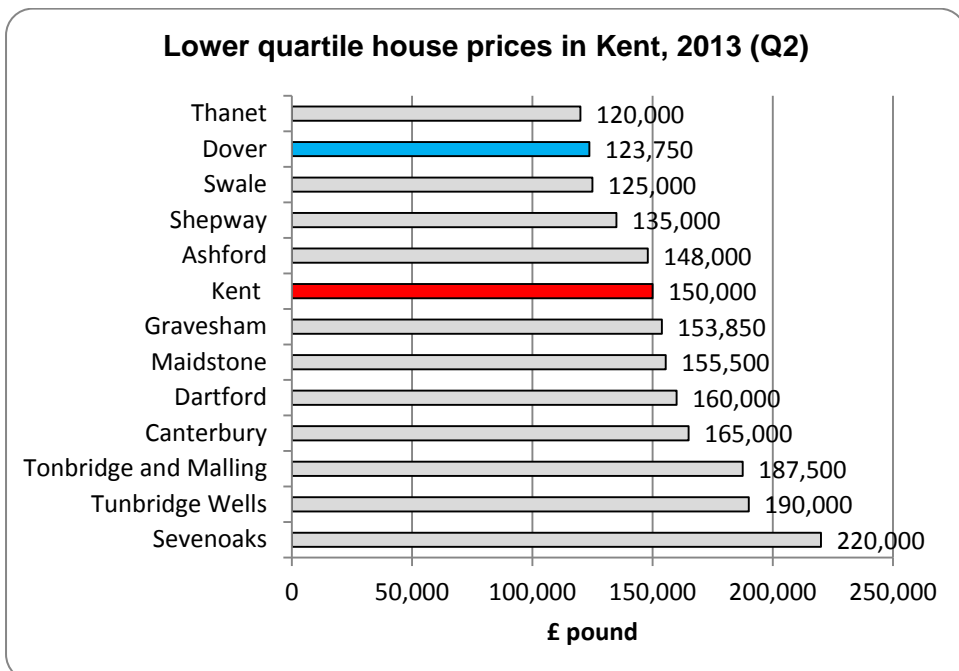
Source: [Department of Communities and Local Government](#): Table 576

<sup>R</sup> Figures have been revised due to revisions in ASHE data;

<sup>P</sup> Figures are provisional and may change when tables is updated

**b) Lower Quartile House Prices**

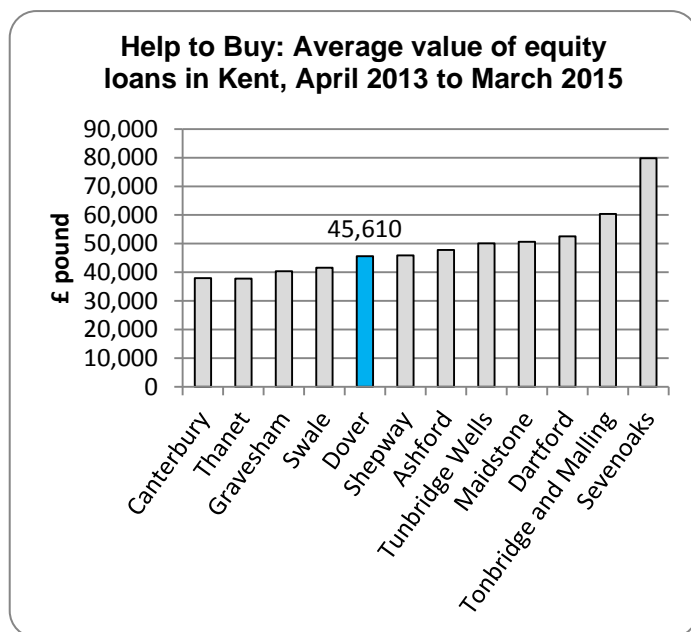
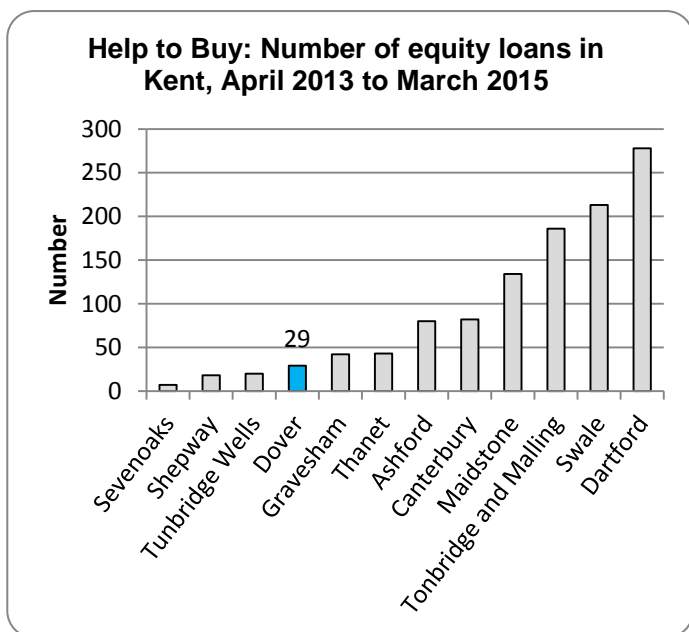
- As at 2013, Quarter 2 (the latest data available), the Dover district had the second lowest lower quartile entry level prices at £123,750 (above Thanet at £120,000).
- The highest lower quartile entry level price in Kent is in Sevenoaks at £220,000 followed by Tunbridge Wells at £190,000.
- The average for Kent is £150,000



Source: DCLG Live Tables on housing market and house prices: Table 583)

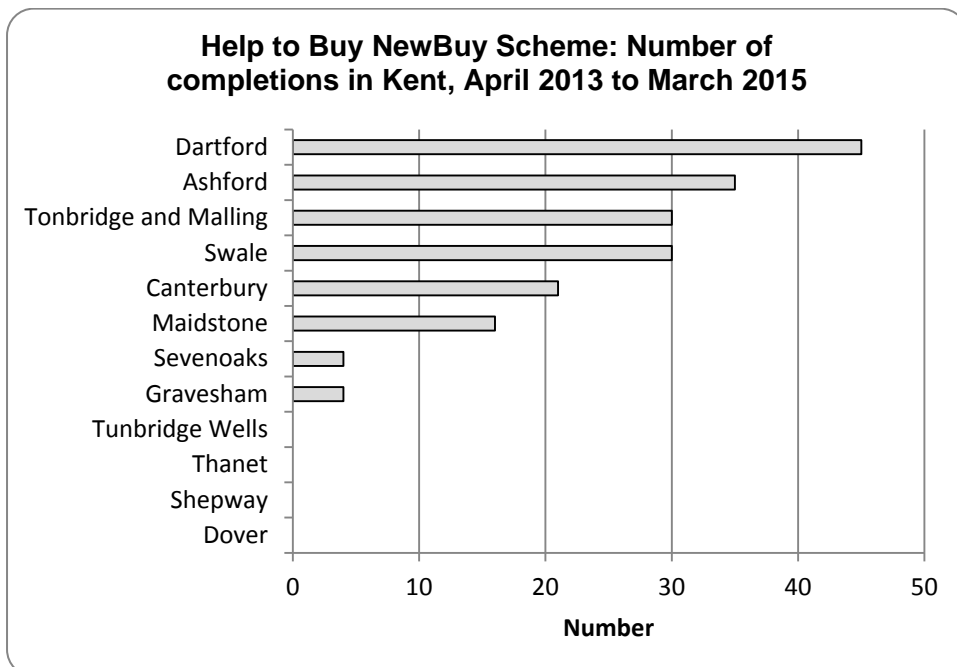
### c) Help to Buy (equity loan scheme) and Help to Buy: NewBuy

- Home ownership is believed to be the tenure to which most households aspire to. The government is seeking to address the difficulties in accessing home ownership through its Help to Buy schemes.
- The Help to Buy (HTB) Equity Loan scheme was first announced in the 2013 March budget, in an attempt to encourage banks and building societies to offer mortgages.
- In the first two years of the Help to Buy: Equity Loan scheme (to 31 March 2015) 29 properties have been purchased in the Dover district with a total value of £1,322,694, which equates to an average loan value of £45,610.
- Across Kent, there have been 1,132 purchases under the Help to Buy: Equity Loan scheme, with a total value of £55,472,590, which equates to an average loan value of £49,004. Sevenoaks saw the fewest number of equity loans (8) and Dartford the highest number (278). However, Sevenoaks had the highest average value of equity loans (£79,800) and Canterbury the lowest average value (£37,967).





- The Help to Buy NewBuy scheme was launched in March 2012. Under this scheme, 185 new build house purchases have been made in Kent since the launch (as at 31 March 2015).
- Dover is one of four districts to have not recorded any Help to Buy NewBuy property purchases, along with Shepway, Thanet and Tunbridge Wells.
- Dartford has seen the highest number of completions over this period (45).



Source: DCLG statistics (Table 1 and 2)

#### d) Shared Ownership

- Shared ownership or part buy/part rent schemes also come under the banner of Help to Buy.
- These normally take the form of new homes, often provided by housing associations. Purchasers buy a share of the equity in the property based on its open market value and normally pay a rent in respect of the equity retained by the provider.
- Schemes can vary with regard to the initial share purchase required with some schemes only requiring offering the purchase of a 25% share. This reduces the both the amount of mortgage and deposit required. Purchasers can buy further shares (staircasing) based on the open market value of the property at the time until they own the property outright.
- A number of shared ownership homes have been provided in the district over the years and 23 such homes were built and sold in 2014/15.

## 5. HOUSING RENTS BY SECTOR

Rental information is now available for all sectors of the rental market: Local Authority, Private Registered Providers (e.g. Housing Associations) and private sector rents.

#### a) Average weekly rents comparison by sector

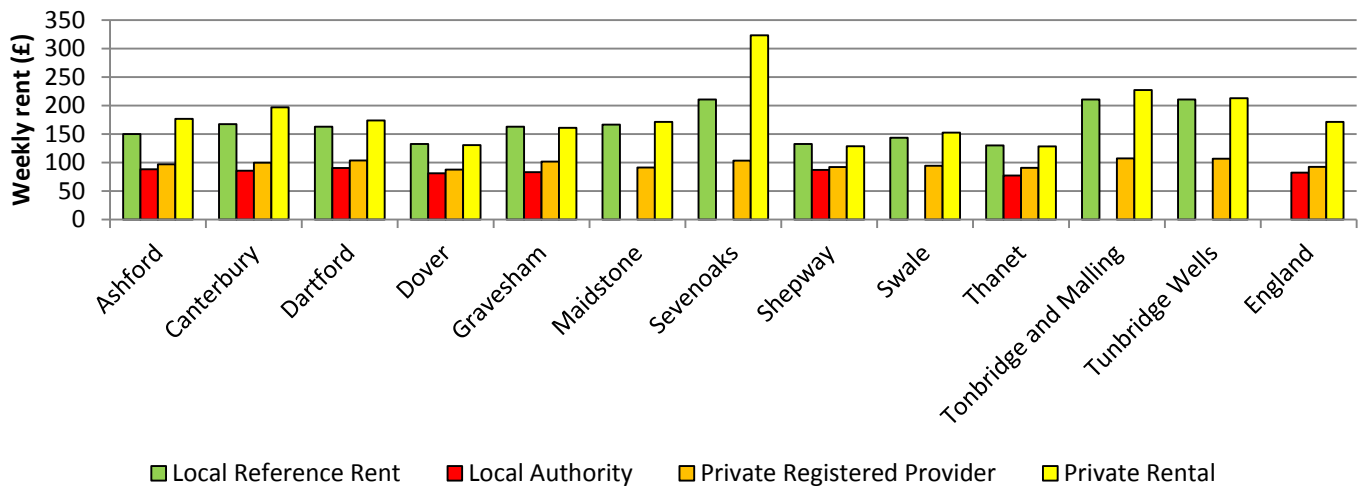
2013/14	Local Reference Rent*	Local Authority per week	Private Registered Provider per week	Private rent per week
	£.p	£.p	£.p	£.p
Dover	132.70	81.21	87.69	130.62
Kent	-	-	-	171.46
England	-	82.44	92.30	171.23

\*Based on 3 bed property at April 2014

Source: [DCLG Live tables on rents, lettings and tenancies](#) (Table 702 / 704) and [Valuation Office Agency](#) (Table 2.7)

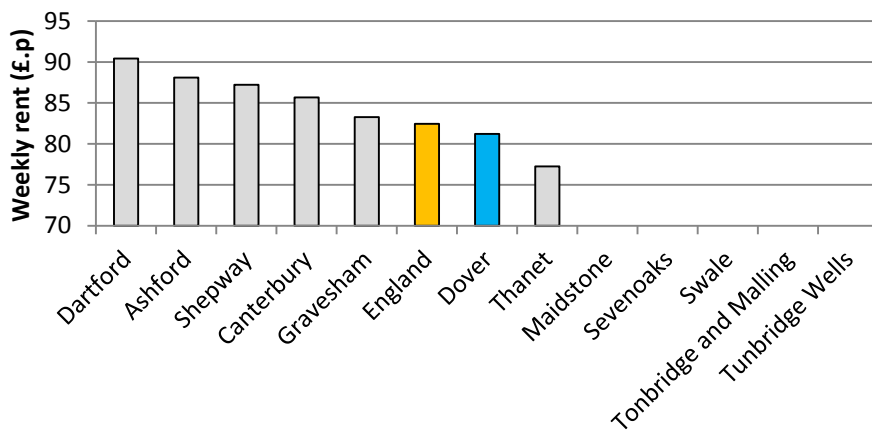
Local Reference Rents (Broad Rental Market Area) are set by the Valuation Office Agency and reflect the level of rent that, in the Rent Officer's opinion, are representative of the rents that a landlord might reasonably be expected to obtain in that area.

### Average weekly rent comparison by sector in Kent, 2013/14



The above chart shows that average weekly rent by sector across Kent in 2013/14 (the latest data available). These are looked at in more detail in the charts below.

### Average weekly local authority rents in Kent, 2013/14



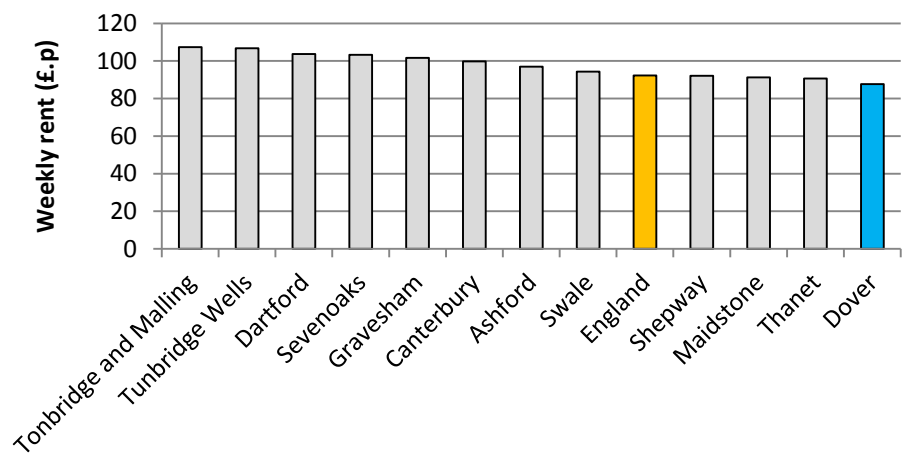
### b) Local Authority Rents

- The average Local Authority weekly rent in the Dover district for 2013/14 was £81.21p/w; this is the second lowest in Kent and is below the national average of £82.44p/w.
- Average rents across Kent ranged from £90.42p/w in Dartford to £77.25p/w in Thanet.
- Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells – have transferred their stock to a Private Registered Provider.

### c) Private Register Provider Rents

- The average Private Registered Provider weekly rent in the Dover district for 2013/14 was £87.69p/w; this is the lowest in Kent and is below the national average of £92.30p/w.
- Average rents across Kent ranged from £106.80p/w in Tunbridge Wells to £87.69p/w in Dover.

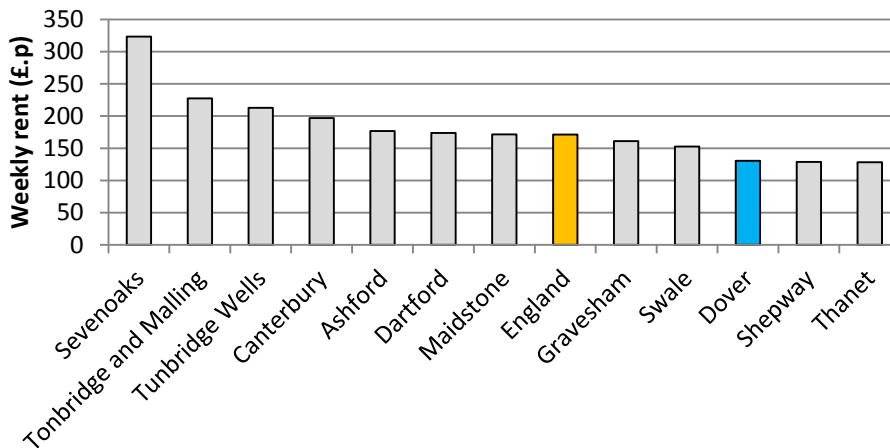
### Average weekly Private Registered Provider rents in Kent, 2013-14



## Affordable Rent

In 2011 government introduced a new 'affordable rent' model for social housing. This allowed Registered Providers of social housing to charge a rent of up to 80% of the local housing market rent for any new homes delivered under development agreements with the Homes & Communities Agency. The intention was to enable providers to fund more of the development cost from private borrowing and reduce the amount of capital subsidy provided by government. Providers are also allowed to convert existing social rented properties to affordable rent where this has been agreed with the HCA.

**Average weekly Private Rental Market rents in Kent, 2013/14**



### d) Private Rental Rents

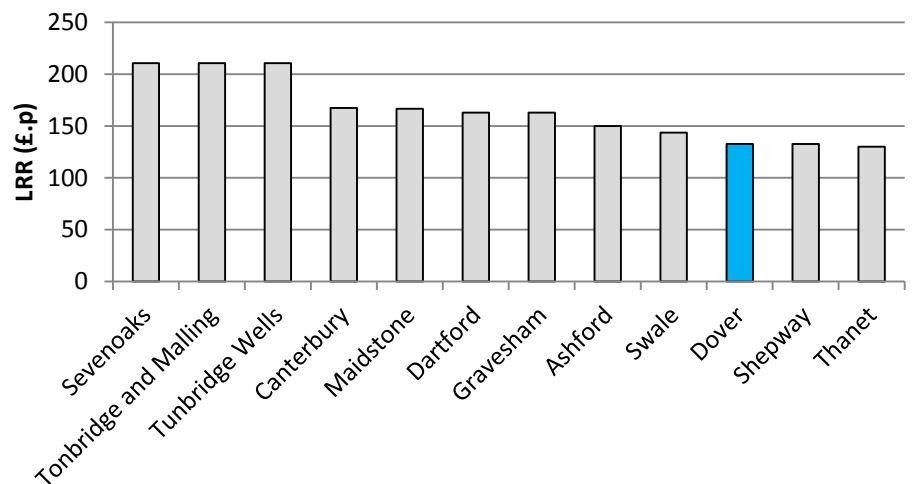
- The average Private Rental Market weekly rent in the Dover district for 2013/14 was £130.62p/w; compared to a national average of £171.23p/w and £201.46p/w for the South East.
- Average rents across Kent ranged from £323.31p/w in Sevenoaks to £128.31p/w in Thanet.
- Sevenoaks is ranked the second most expensive authority for private renting in the South East region (behind Elmbridge).

- The Dover district has the fourth lowest average private rent in the South East, with only Hastings (£126.00p/w), Thanet (£128.31p/w) and Shepway (£128.77p/w) having cheaper rents.

### e) Local Reference Rents (LRR)

- 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.
- Sevenoaks has the highest LRR (£210.58), whilst Thanet has the lowest (£130.02)
- Dover and Shepway have the second lowest LRR (£132.70).
- LRR as at 30 September 2013.

**Local Reference Rents in Kent, 2013/14**



## 6. HOUSEHOLDS IN THE DOVER DISTRICT

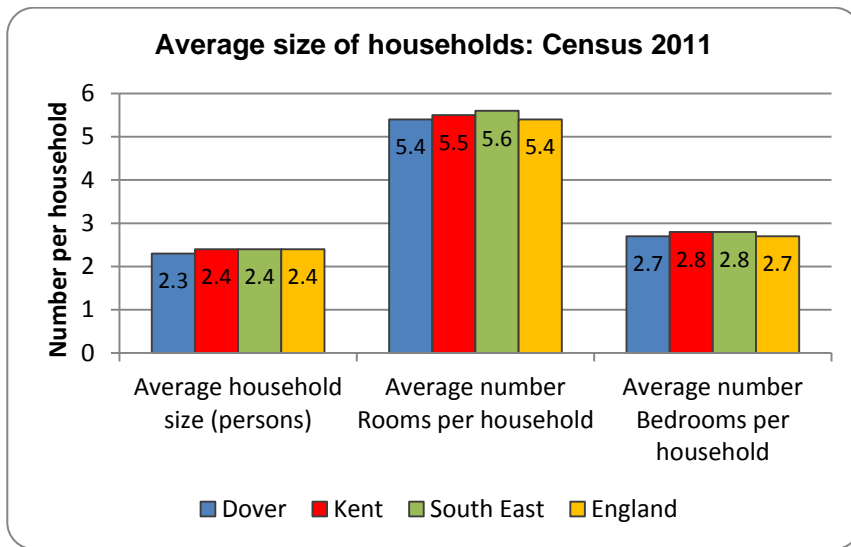
### a) Number and size of households

Based on 2011 Census, there are 48,310 households in the district, which is up from 44,150 (+9.4%) as at the 2001 census.

Households 2011	Dover Number	Kent Number	South East Number	England Number
Average household size (persons)	2.3	2.4	2.4	2.4
Average number Rooms per household	5.4	5.5	5.6	5.4
Average number Bedrooms per household	2.7	2.8	2.8	2.7

Source: ONS 2011 Census – Table KS403EW

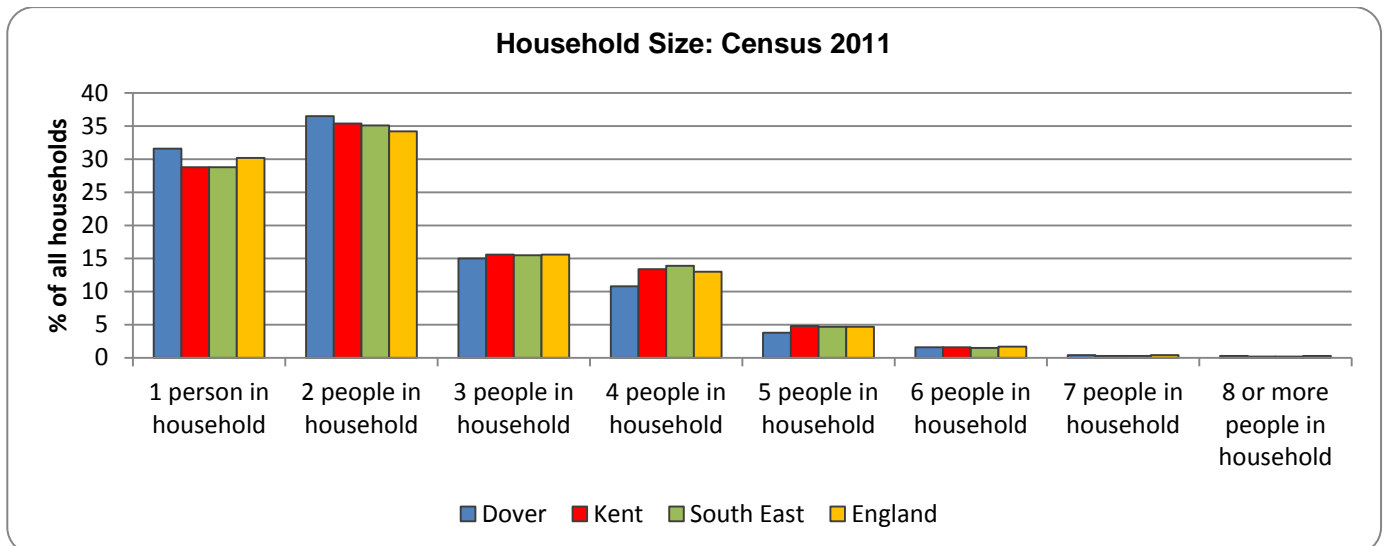
- The average household size at the time of the 2011 Census is 2.27. This is slightly lower than the Kent average of 2.37 people per household. Of the local authorities in Kent, Gravesham has the largest average household size with 2.50 people per household. The smallest average household size is 2.21 people per household in Thanet.



Source: ONS 2011 Census – Table KS403EW

### Average Household Size

- The average size of a private household in the Dover district has fallen slightly between 2001 and 2011.
- In 2001 the average size was 2.29 people per household but by 2011 the average size had fallen to 2.27 people per household – a reduction of -0.02%. This compares to a fall across Kent of -0.01%.

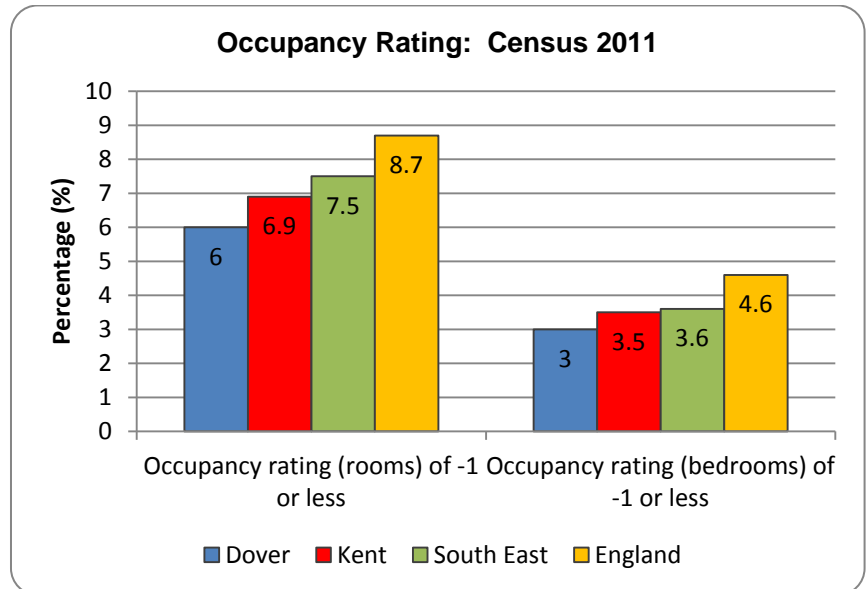


Source: ONS 2011 census QS406EW

- There is a higher percentage of 1 and 2 person households in the Dover district than county, regional and national averages.

## b) Occupancy Rating

- The occupancy rating provides a measure of under-occupancy and overcrowding. For example a value of -1 implies that there is one room too few and that there is overcrowding in the household.
- There are two measures of occupancy rating, one based on the number of rooms in a household's accommodation, and one based on the number of bedrooms.
- The occupancy rating assumes that every household, including one person households, requires a minimum of two common rooms (excluding bathrooms).



Source: ONS 2011 Census – Table KS403EW

- The Census 2011 shows that there are 651 (1.3%) households with an occupancy rating (rooms) of -2 or less and 206 (0.4%) with an occupancy rating (bedrooms) of -2 or less.
- At the other end of the scale, there are 25,386 (52.5%) of households with an occupancy rating (rooms) of +2 or more and 16,873 (34.9%) occupancy rating (bedrooms) of +2 or more<sup>2</sup>.

## c) Household Amenities

- The 2011 Census showed that the majority of households in the Dover district (97.6%) have central heating, which is above the national average (97.3%). However, 1,171 households do not have central heating in the district.
- Nearly a quarter of all households in the Dover district (11,348) does not own, or have the use of, a car or van.

Household Amenities – Census 2011	Dover (No)	Dover (%)	Kent (%)	South East (%)	England (%)
Does not have central heating	1,171	2.4	2.4	2.4	2.7
Does have central heating	47,139	97.6	97.6	97.6	97.3
No cars or vans in household	11,348	23.5	20	18.6	25.8

Source: ONS 2011 Census – Table KS403EW / QS416EW

## d) Residents of private households and communal establishments

- The 2011 Census showed that there are 111,674 residents living in the Dover district. Of these, 98.0% lived within a private household (109,462 people), with the remaining 2.0% living within a communal establishment (2,212 people).
- The number of residents living in a communal establishment has fallen from 2,918 (2.8%) in 2001 to 2,212 (2.0%) in 2011. This proportion is slightly higher than the national average of 1.8% but lower than the South East regional average of 2.2%.

<sup>2</sup> Source: ONS 2011 census QS408EW / QS412EW  
Leadership Support Team: State of the District 2015: Housing

## 7. HOUSEHOLD PROJECTIONS

### a) DCLG household projections

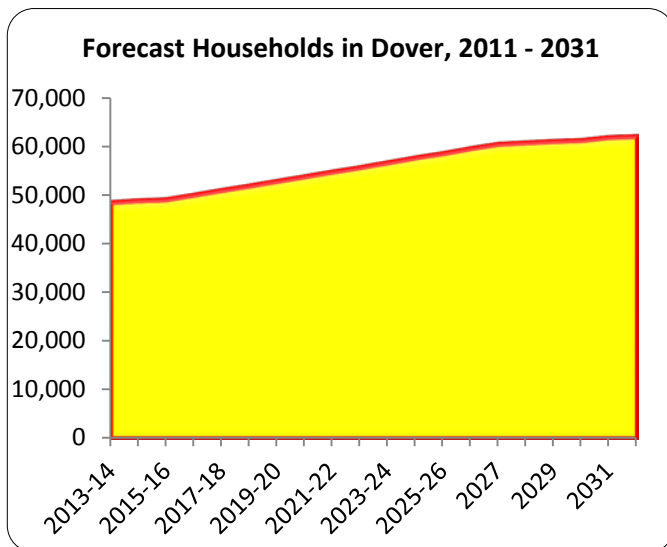
- According to DCLG household projections, the number of households in the Dover district is projected to increase from 48,585 to 57,715 between 2012 and 2037. This is an increase of 18.8% increase, which is less than the projected percentage increase in Kent (29%) and England (23.5%).

Household projections (2012 based)						
	2012	2017	2022	2027	2032	2037
	('000s)	('000s)	('000s)	('000s)	('000s)	('000s)
<b>Dover</b>	49	50	52	54	56	58
<b>Kent</b>	614	649	686	723	758	792
<b>England</b>	22,305	23,171	24,505	25,578	26,605	27,548

Source: DCLG Live Tables on Household Projections – published 27 February 2015

### b) Kent County Council Forecasts

- Kent County Council also calculates population and household projections in order to plan future services. These forecasts takes into account the distribution of future housing across the county rather than being a projection based on past trends.



Source: KCC Interactive Component Forecast Toolkit

Cumulative total for 2013/14 - 2032/33	
All Births	24,500
All Deaths	23,300
Natural Change	1,200
Net Migration	24,600

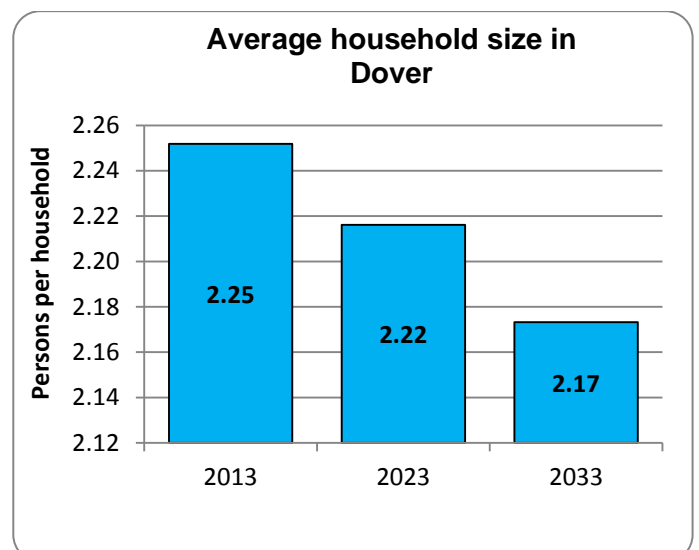
Dover	2013	2033	Change	% change
Households	48,900	62,400	13,500	27.7
Dwellings	51,000	65,100	14,100	27.7

Source: KCC Strategy forecast (October 2014), Business Intelligence, Research & Evaluation

- The number of households in the Dover district, using the KCC methodology, is forecast to increase by 27.7% to 62,400 by 2033.

### c) Average Household Size

- The average household size in the Dover district is forecast to reduce – from 2.25 in 2013 to 2.17 in 2033.
- The proportion of couple households is also forecast to get smaller (from 45% in 2013 to 43% in 2033), whilst the proportion of one person households is set to increase (from 32% to 34%).
- The number of households with dependent children is forecast to fall from 69% in 2013 to 67% in 2033.



Source: KCC Interactive Component Forecast Toolkit

## 8. DWELLING STOCK IN THE DOVER DISTRICT

### a) Census 2011: Dwelling Stock by Tenure – including ward level maps

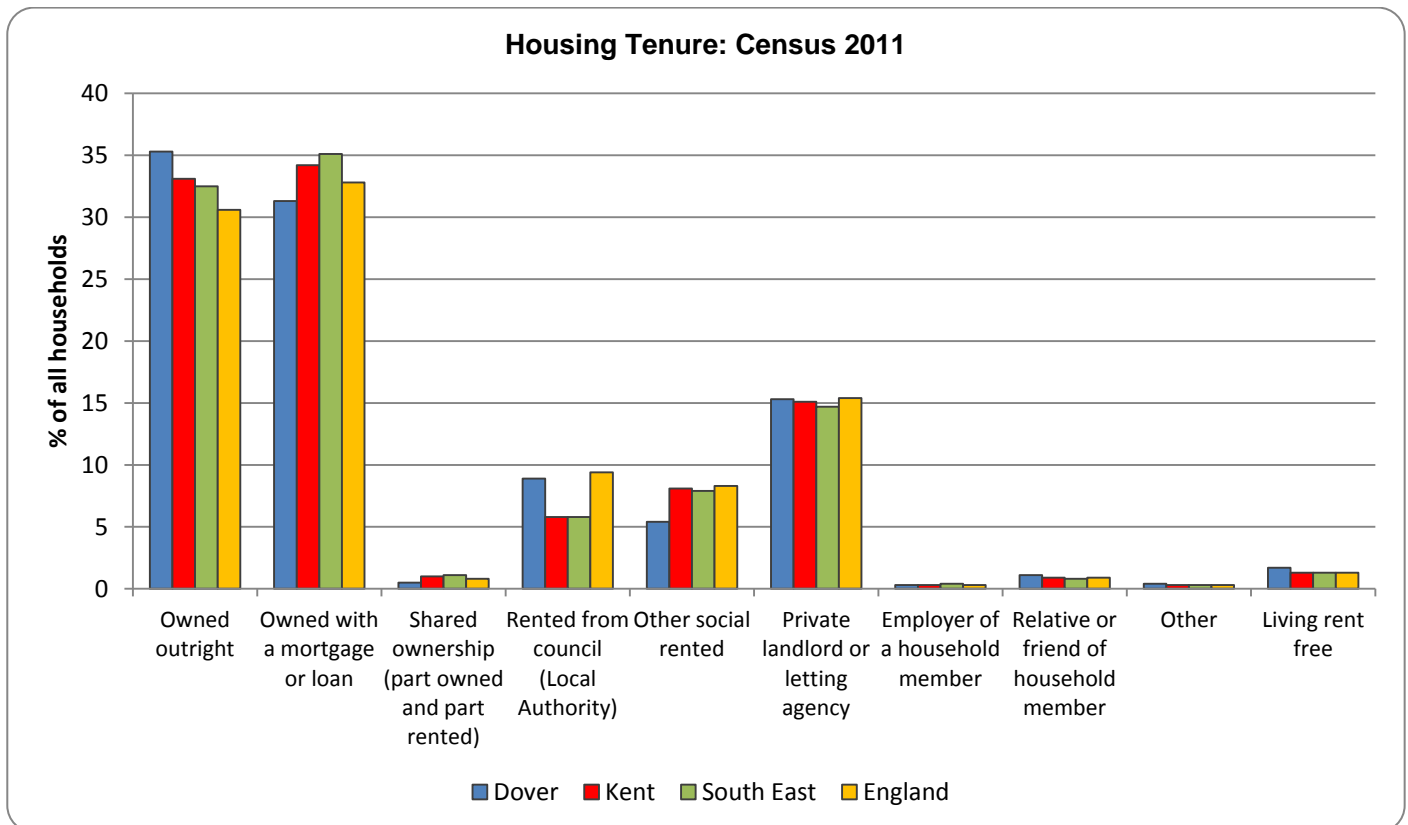
Every ten years the census gives us a complete picture of the nation. It allows us to compare different groups of people across the United Kingdom because the same questions are asked, and the information is recorded, in the same way throughout England, Wales, Scotland and Northern Ireland.

Households and Housing Tenure 2011: Dover District		
	Number	%
Total Households	48,310	100.0
<b>Owned:</b>	32,142	66.5
• Owned: Owned outright	17,034	35.3
• Owned: Owned with a mortgage or loan	15,108	31.3
<b>Shared ownership</b> (part owned and part rented)	245	0.5
<b>Social rented:</b>	6,864	14.2
• Social rented: Local Authority	4,277	8.9
• Social rented: Other	2,587	5.4
<b>Private rented</b>	8,254	17.1
• Private rented: Private landlord or letting agency	7,394	15.3
• Private rented: Other	860	1.8
<b>Living rent free</b>	805	1.7

- The Census 2011 shows that a higher percentage of households in the Dover district (35.3%) own their own property outright than the county (33.1%), regional (32.5%) and national average (30.6%).

Source: ONS 2011 Census: Table KS405EW

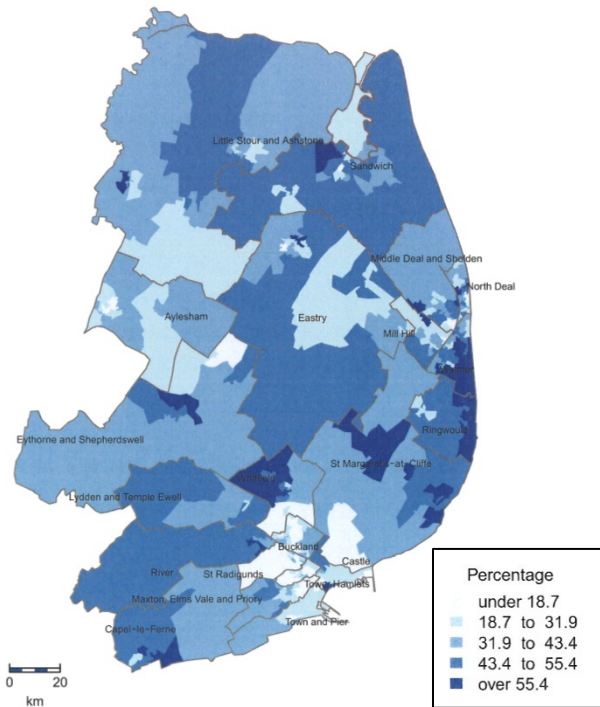
- The Census 2011 also showed that the percentage of households living in social rented accommodation in the Dover district (14.2%) is higher than the county (13.9%) and regional (13.7%) averages but less than national (17.7%).
- The percentage of households living in council housing in the Dover district (8.9%) is higher than the county and regional averages (5.8%) but is close to the national average (9.4%).



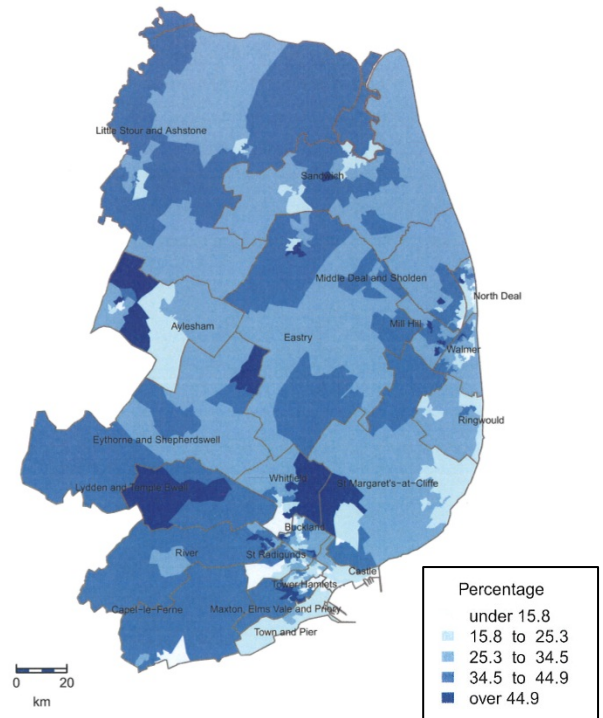
## Housing Tenure: Ward Level Maps

The following ward maps show the concentration of housing tenure types across the Dover district, based on the 2011 Census.

### Tenure: Owned outright



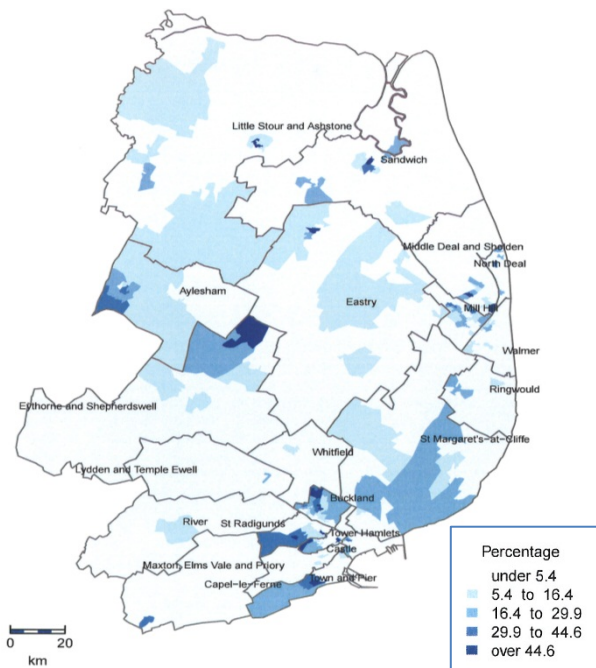
### Tenure: Owned with a mortgage or loan



Source: 2011 Census Open Atlas (Dover) University of Liverpool, Alex Singleton

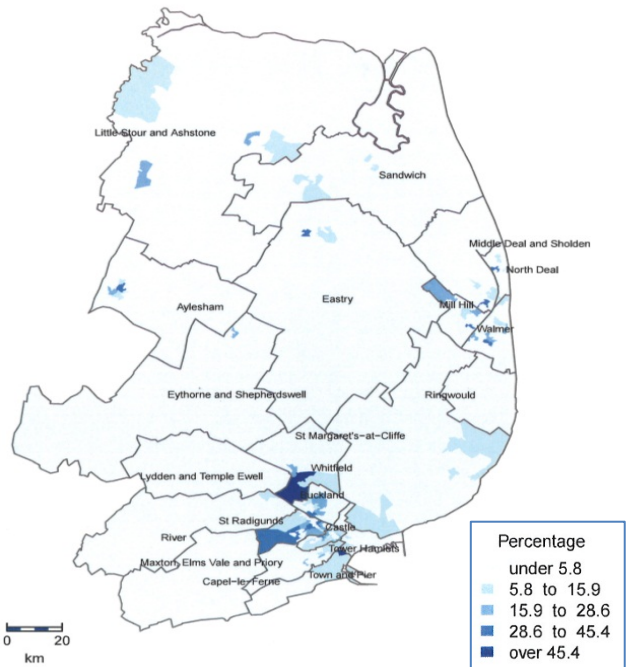
Source: 2011 Census Open Atlas (Dover) University of Liverpool, Alex Singleton

### Tenure: Rented from Council



Source: 2011 Census Open Atlas (Dover) University of Liverpool, Alex Singleton

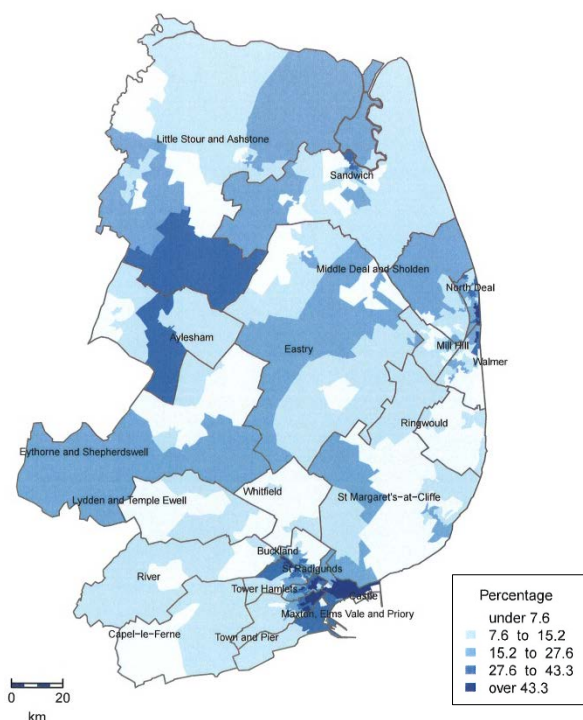
### Tenure: Other Social Rented



Source: 2011 Census Open Atlas (Dover) University of Liverpool, Alex Singleton



## Tenure: Private Rented Private Landlord or Letting Agency



Source: 2011 Census Open Atlas (Dover) University of Liverpool, Alex Singleton

### b) Dwelling Stock by Tenure (2014 Estimates)

#### DCLG Live Tables on Dwelling Stock

**Please note:** DCLG total dwelling stock figures use the census 2011 as a baseline and project this forward using information on annual net supply of housing. Figures for the total dwelling stock and private sector are estimates and are therefore expressed to the nearest ten dwellings at district level because they should not be considered as accurate to the nearest dwelling.

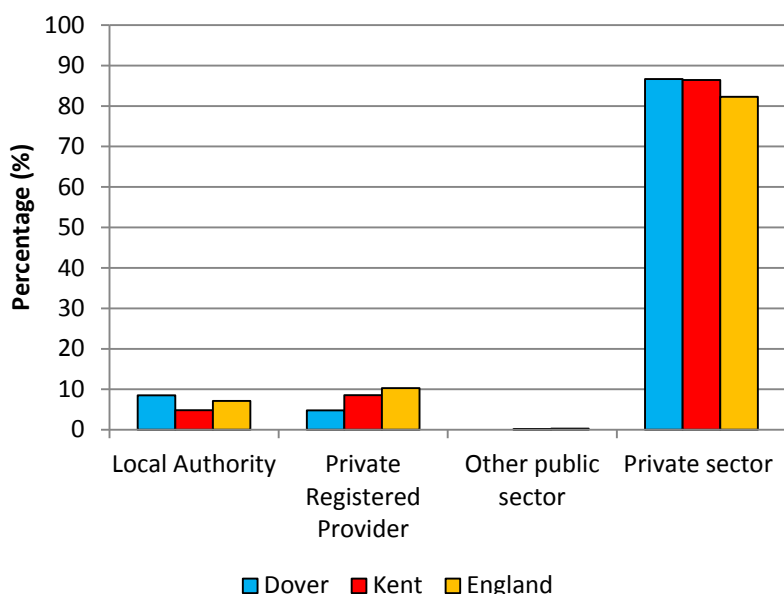
	Local Authority	Private Registered Provider <sup>3</sup>	Other public sector <sup>4</sup>	Private sector	Total (All stock)	Total change	Total Social (LA and PRP)	Social housing change
2009	4,640	2,138	231	43,520	50,530		6,778	
2010	4,590	2,220	231	43,990	51,040	510	6,810	32
2011	4,579	2,239	231	44,400	51,450	410	6,818	8
2012	4,450	2,364	230	44,650	51,700	250	6,814	-4
2013	4,442	2,462	230	44,780	51,920	220	6,904	90
2014 <sup>P</sup>	4,422	2,493	0	45,170	52,110	190	6,915	11

Source: [DCLG Live Tables on Dwelling Stock](#) – Table 100, 115 and 116 (as at 01 April each year (total dwelling stock and private sector expressed to the nearest ten dwellings). 2014 figures are provisional).

<sup>3</sup> Private Registered Provider refers to registered providers of social housing (previously known as Housing Associations or Registered Social Landlords).

<sup>4</sup> 'Other public sector': These are government homes generally to house military or health staff and are not part of the social housing sector.

**Dwelling stock by tenure, 2014**

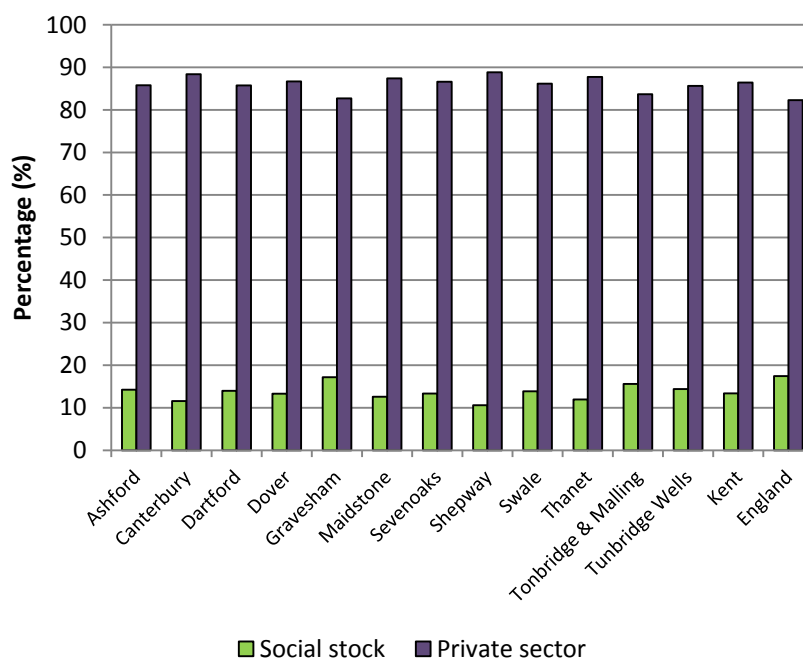


- In 2014, the Dover district had a total dwelling stock figure of 52,110, up 0.37% from the previous year.
- Since 2009, the dwelling stock in the district has risen by 3.13%, which is above the national average (2.99%) but below the average for Kent (3.58%).
- The vast majority of dwelling stock in the district (86.7%) is Private Sector (either owner-occupied or privately rented).
- Social housing dwelling stock consists of Local Authority and Private Registered Providers' stock. Local Authority stock in the Dover district amounts to 8.5% of the total dwelling stock, whilst Private Registered Providers' stock amounts to 4.8%.

**c) Private Sector and Social Stock**

- The district average of 13.3% for social housing stock is lower than the national average of 17.4% and Kent average of 13.39%.
- Shepway has the lowest percentage of social housing dwelling stock in Kent (10.58%) and Gravesham the highest (17.19%).
- Not all local authorities in Kent own their own housing stock: Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells have all transferred their stock to Private Registered Providers'.

**Private sector and social stock in Kent, 2014**



Source: [DCLG Live Tables on Dwelling Stock](#) – Table 100 (as at 01 April each year; 2014 figures are provisional).

**d) Housing Stock by Type and Number of Bedrooms**

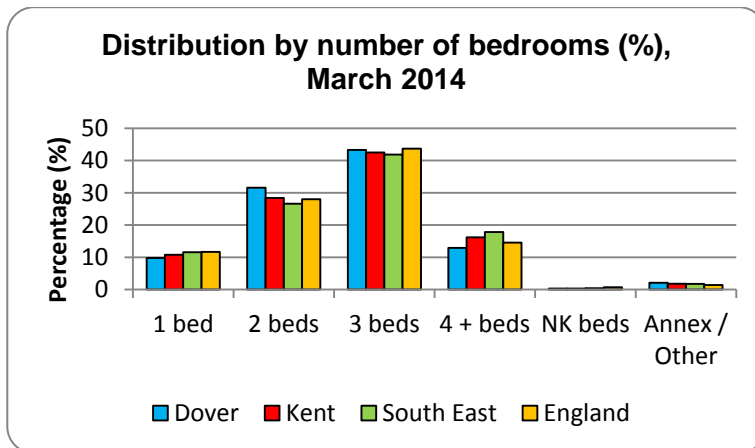
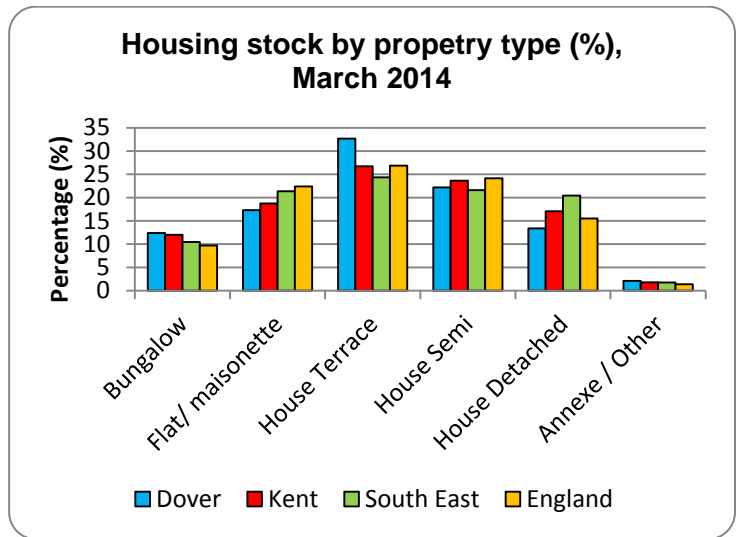
- Council Tax records at the Valuation Office Agency (VOA) show that, as at 31 March 2014, there are 50,700 properties recorded for council tax purposes in the Dover district. This is up from 49,420 as at 01 August 2012 (+1,280 or +2.6%).

## All property types at 31 March 2014

Dover	Number	%
Bungalow	6,270	12.4
Flat/ maisonette	8,770	17.3
House Terrace	16,570	32.7
House Semi	11,250	22.2
House Detached	6,800	13.4
Annexe / Other	1,040	2.1
<b>Total</b>	<b>50,700</b>	

Source: VOA Council Tax records (Housing stock by size, type and tenure for Kent 2013-14)

- In the Dover district, houses (all types – detached, semi and terraced) are the predominant property type, accounting for 68.3% (34,620) of all dwellings.
- Flats / maisonettes account for 17.3% (8,770), with bungalows making up 12.4% and other types of property 2.2% (1,040) making up the remainder.
- There is a high percentage of terraced houses in the district – accounting for nearly half of all houses (47.9%).



## Property types by number of bedrooms at 31 March 2014

Dover	Number	%
1 bed	4,970	9.8
2 beds	16,040	31.6
3 beds	21,960	43.3
4 + beds	6,540	12.9
NK beds	150	0.3
Annex / Other	1,040	2.1
<b>Total</b>	<b>50,700</b>	

Source: VOA Council Tax records (Housing stock by size, type and tenure for Kent 2013-14)

- There are 21,960 three bedroom properties in the Dover district, 43.3% of the total dwelling stock. Two bedroom properties are the next largest group with 16,040 properties or 31.6% of the housing stock.
- 6,540 properties (12.9%) have four or more bedrooms and 4,970 (9.8%) one bedroom.
- This compares to Kent: 1-bedroom 10.8%; 2-bedrooms 28.4%; 3-bedrooms 42.5% and 4+ bedrooms 16.2%.

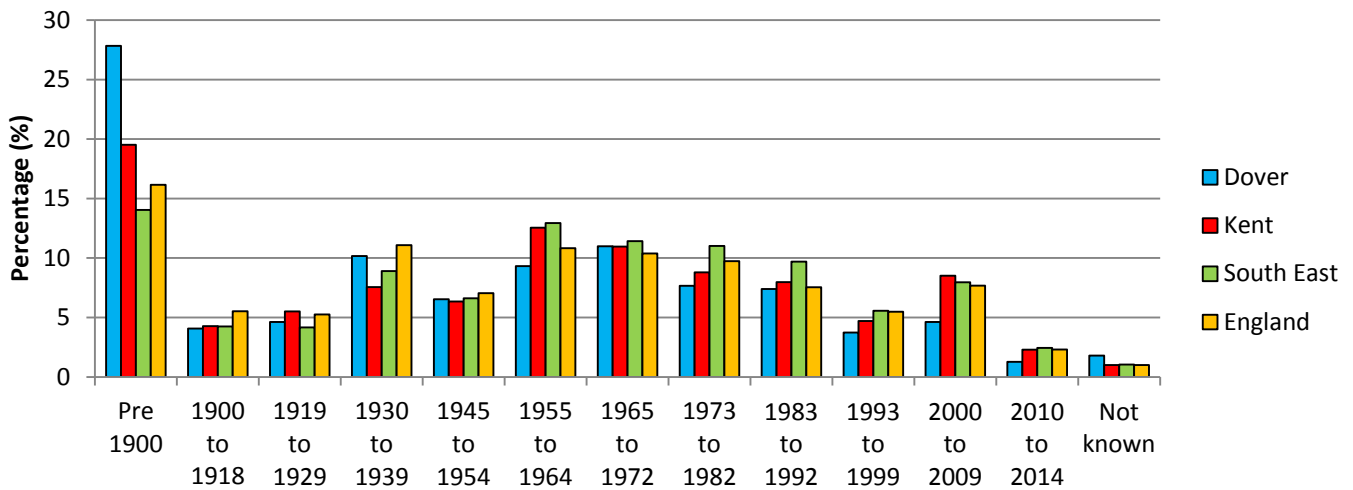
## e) Dwelling Stock by Age of Property

- According to VOA records, 27.8% of the dwelling stock in the Dover district was built before 1900. This is higher than the average for Kent (19.5%), South East (14%) and England (16%). The district has the second highest percentage of properties built before 1900 in Kent (behind Tunbridge Wells on 32.3%).
- Just over half (51.5%) of the dwelling stock in the district has been built since 1945. This is below the Kent (62.1%), regional (68.7%) and national (62%) averages.

Age of dwellings in the Dover district													
Pre 1900	1900 to 1918	1919 to 1929	1930 to 1939	1945 to 1954	1955 to 1964	1965 to 1972	1973 to 1982	1983 to 1992	1993 to 1999	2000 to 2009	2010 to 2014	Not known	Total
14,100	2,060	2,340	5,150	3,310	4,720	5,570	3,880	3,750	1,890	2,340	650	910	50,670

Source: VOA Council Tax records (Housing stock by age of property in Kent LAs 2013-14) Counts are rounded to the nearest 5 dwellings. Property build period unknown includes properties whose age details are not recorded in the property attributes database.

### Age of residential dwellings, March 2014



Source: VOA Council Tax records (Housing stock by age of property in Kent LAs 2013-14)

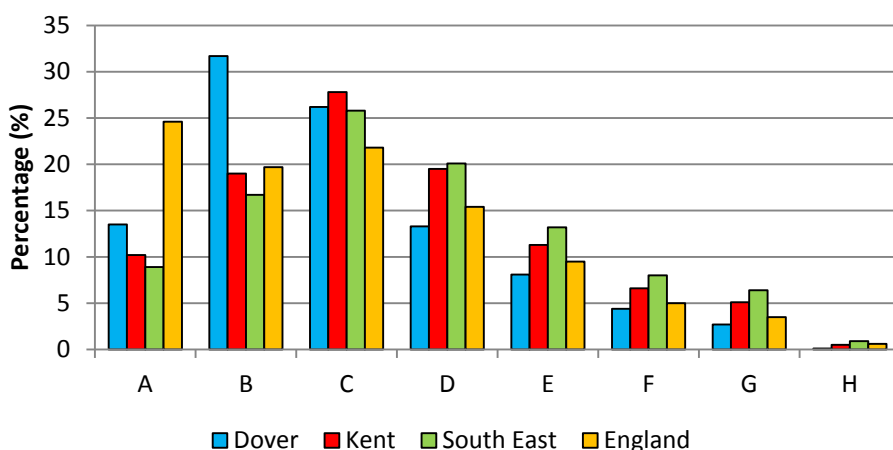
### f) Dwelling Stock by Council Tax Band

The majority of properties (84.7%) in the Dover district fall in council tax bands A to D. (i.e. in or below band D, which is the band used to calculate average council tax payments). The largest percentage of homes (31.7%) are in Band B, the second lowest value band. Only 0.1% of properties in the Dover district are in Band H, the highest value band.

Council Tax Band 2015	A	B	C	D	E	F	G	H	TOTAL
Dover (%)	13.5	31.7	26.2	13.3	8.1	4.4	2.7	0.1	100
Dover (Number)	6,870	16,160	13,350	6,760	4,130	2,230	1,400	70	50,960
Kent (%)	10.2	19	27.8	19.5	11.3	6.6	5.1	0.5	100
South East (%)	8.9	16.7	25.8	20.1	13.2	8	6.4	0.9	100
England (%)	24.6	19.7	21.8	15.4	9.5	5	3.5	0.6	100

Source: Valuation Office Agency's administrative database as at 31 March 2015

### Percentage of dwellings by Council Tax band, as at 31 March 2015

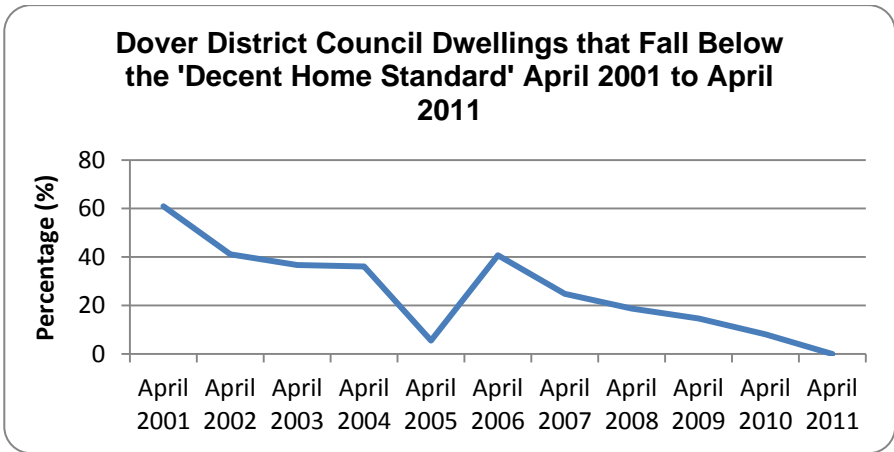


Source: Valuation Office Agency's administrative database as at 31 March 2015

### Council Tax Band

- The council tax bandings for England are based on the lists that came into force in April 1993, reflecting property valuations as at April 1991.
- Further information on council tax can be found in the Budget, Funding and Investment Chapter.

**g) Dwelling Stock by Condition**



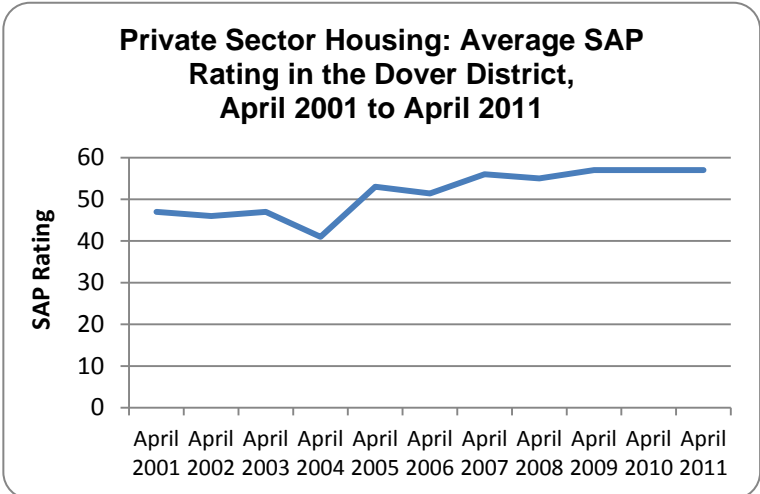
Source: ONS Neighbourhood Statistics (last updated 25 October 2013)

**Decent Home Standard:**

- In 2011 (the latest date available) all local authority homes in the Dover district met the Decent Home Standard (compared with the South East region which saw 6.3% of local authority dwellings falling below the Decent Home Standard).
- In 2001, 60.9% of local authority dwellings fell below the 'Decent Home Standard'.

**Energy efficiency (SAP) ratings:**

- The Standard Assessment Procedure, SAP, is the Government's method of evaluating the energy efficiency of homes. SAP rates homes based on the annual energy costs for space heating, water heating, ventilation and lighting (minus savings from energy generation technologies) under standardised conditions. It uses a scale from 1 to 100 and the higher the rating, the better the energy efficiency and the lower the annual energy costs.
- In 2011 (the latest date available) the Dover district had an average SAP rating of 57 energy efficiency, which is an improvement since 2001, when the average was 47.



Source: ONS Neighbourhood Statistics (last updated 25 October 2013)

**Code for Sustainable Homes**

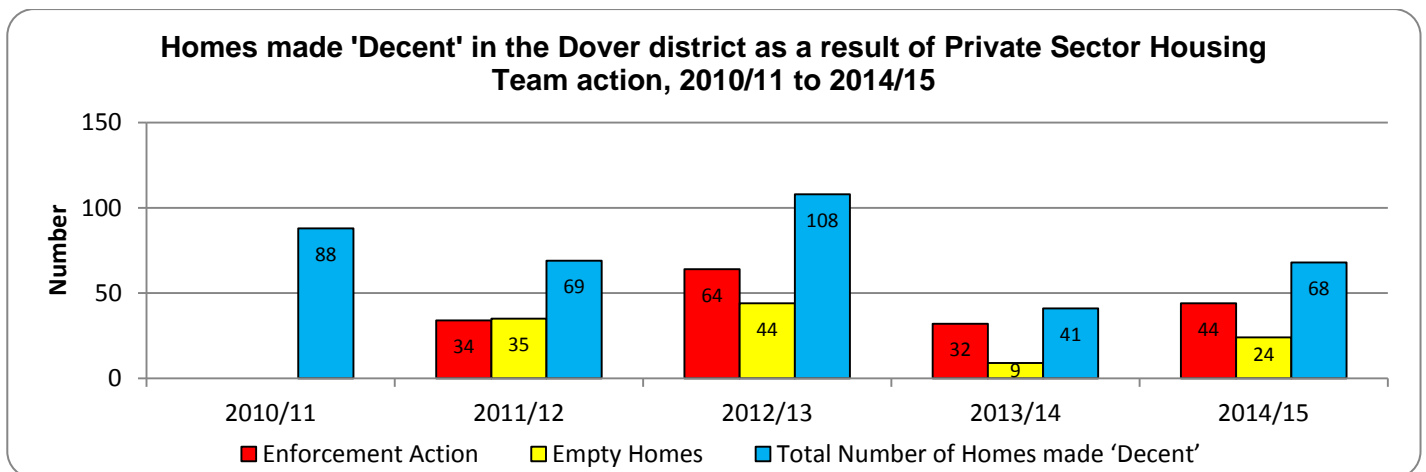
- The Deregulation Act 2015 removes the clause within the Planning and Energy Act, which enabled Local Authorities to require new developments to reach higher energy efficiency standards.
- The government's Housing Standards Review sets out the new approach to achieving sustainability standards in housing through the Planning system. The Code for Sustainable Homes, which took a whole house approach and measured the sustainability of a dwelling against nine different categories, has been withdrawn, although transitional arrangements will allow existing schemes with a Planning or funding requirement for a Code assessment to be progressed as normal.
- The Code for Sustainable Homes came into operation in April 2007, with the first homes built to the Code standard awarded certificates in 2008. In the Dover district, 405 post-construction stage certificates and 605 design-stage certificates have been issued up to 31 December 2014 (up from 260 and 502 certificates respectively as at 31 March 2014<sup>5</sup>).
- Timed to coincide with the Deregulation Act, the Government's written ministerial statement sets out guidance to local planning authorities in setting performance standards for new housing. For the specific issue of energy performance, local planning authorities will continue to be able to ask for energy performance standards that exceed the Building Regulations until the national zero carbon homes policy is introduced, expected to be in late 2016. Until that time, local planning authorities should not ask for developments to achieve energy standards higher than a Code Level 4 equivalent.

<sup>5</sup> Source: DCLG Code for sustainable homes statistics, published February 2015  
 Leadership Support Team: State of the District 2015: Housing

## 9. PRIVATE SECTOR HOUSING

- Over 85% of housing in the district is in the private sector, either owner-occupied or privately rented and much of this stock is in poor condition, with as much as 41% requiring improvement (according to House Condition Surveys in the district conducted in 2001 and 2008).
- Research has shown clear links between sub-standard homes and poor health. The current Private Sector Housing Strategy 2010-2015 aims to secure improvements in private sector housing that will help tackle health inequalities as well as tackling poor quality housing. Please see the Health and Wellbeing Chapter for more information on Health Inequalities.
- The primary enforcement role of the Private Sector Housing (PSH) service is to maintain and improve the housing conditions in Dover District (This excludes properties owned by the Council).
- The [PSH Enforcement Policy 2013](#) covers the following functional areas:
  - Licensing of Houses in Multiple Occupation
  - Enforcing minimum Housing standards to prevent injury and ill health,
  - Bringing empty homes back into use,
  - Licensing of caravan sites and mobile homes
  - Harassment and Illegal eviction of tenants

### a) Homes made decent

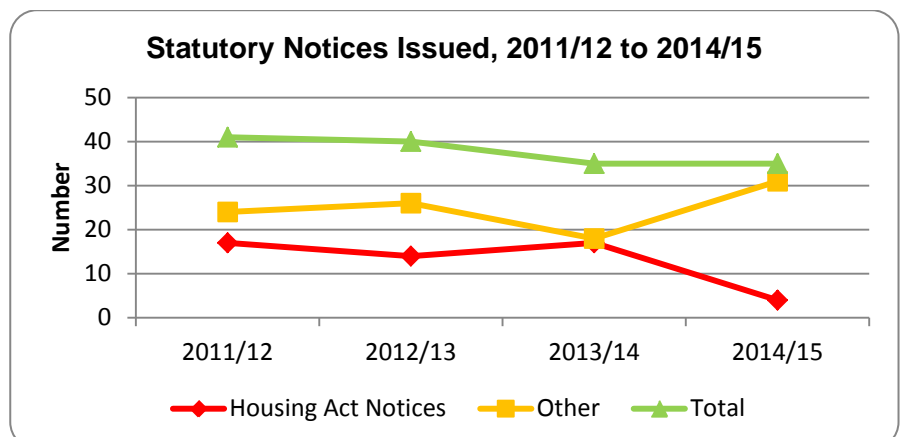


Source: DDC Private Sector Housing

- The Council responds to complaints about poor housing conditions in the private sector. In most cases, landlords' cooperate and undertake works required but when they fail to do so, enforcement action is necessary.
- Unusually there was a decline in the numbers of requests for service received, falling from 278 in 2013/14 to 213 in 2015/15. This seems to be a trend throughout Kent.
- Over the course of the year 2014/15, 68 homes have been made 'Decent' through action taken by the PSH service: 44 of these were from enforcement action and a further 24 empty homes.
- This is an increase from 41 homes in 2013/14.

### b) Statutory Notices

- Over the past year, the number of statutory notices served by the PSH Team has remained constant, with 35 in both 2013/14 and 2014/15.
- The number of Housing Act Notices has reduced considerably whilst the 'other' action has increased

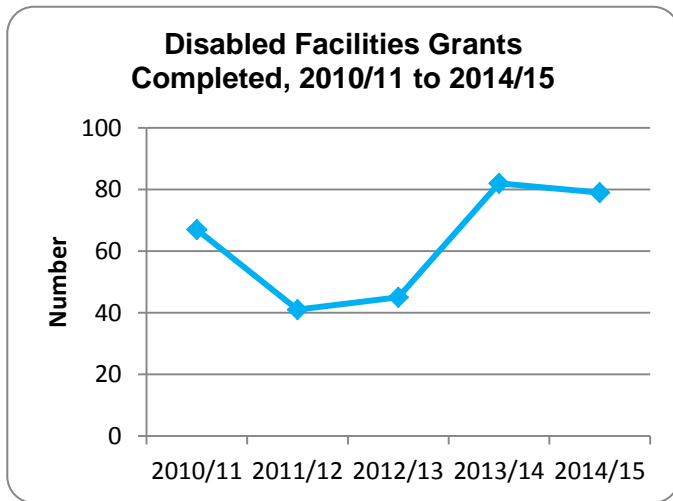


Source: DDC Private Sector Housing

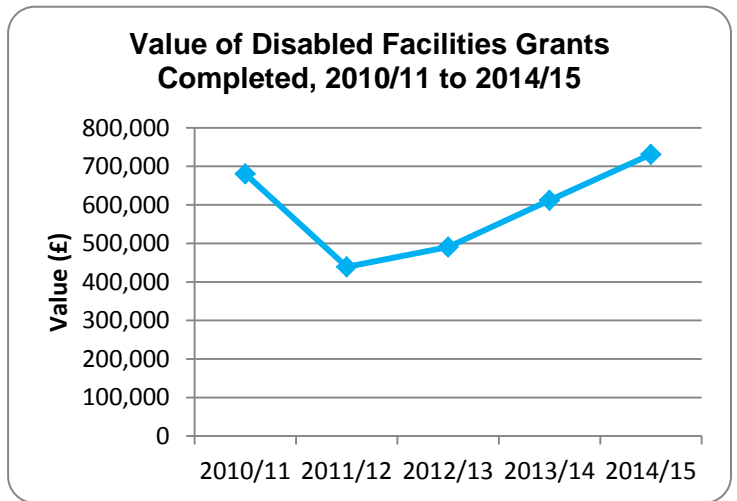
**c) Housing Assistance**

- Disabled Facilities Grants are a means tested scheme, open to all residents within the district, financially supported by Dover District Council. A grant is available to anyone with a physical, mental or sensory disability, and can be used to make adaptations to a home to enable a person to live more independently.
- Over the year 2014/15, 79 Disabled Facilities Grants have been completed, with a total value of £731,201.
- An additional 18 urgent home loans were granted, totalling £116,845.

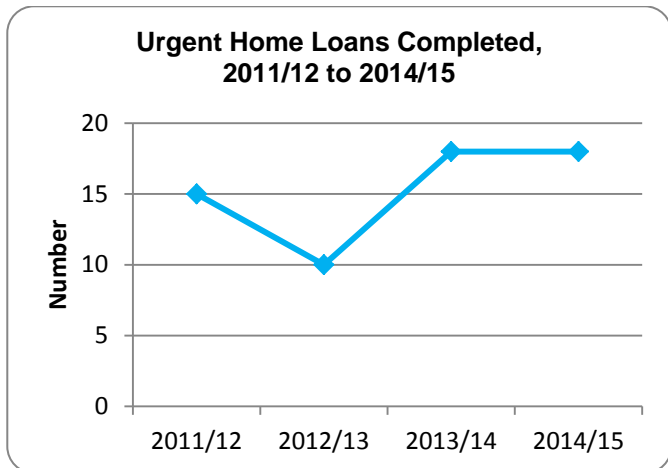
	No. of DFG's Completed	Value of DFG's	No of Urgent Home Loans	Value of Urgent Home Loans
2014/15	79	731,201	18	116,845
2013/14	82	612,044	18	138,422
2012/13	45	490,712	10	68,361
2011/12	41	439,237	15	174,000
2010/11	67	680,584	N/A	N/A



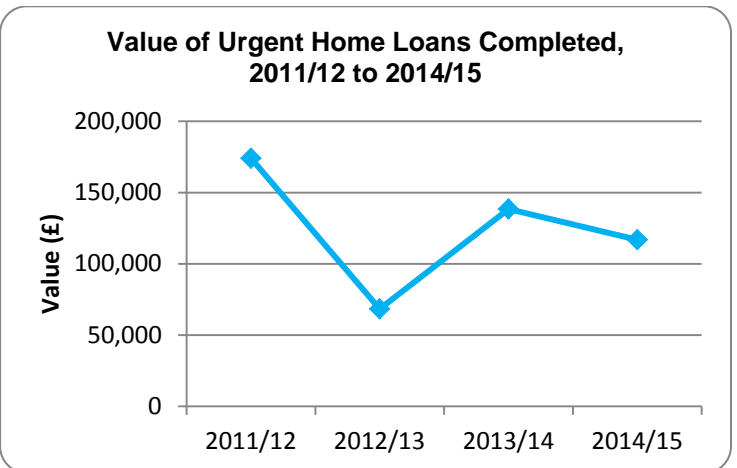
Source: DDC Private Sector Housing



Source: DDC Private Sector Housing



Source: DDC Private Sector Housing



Source: DDC Private Sector Housing

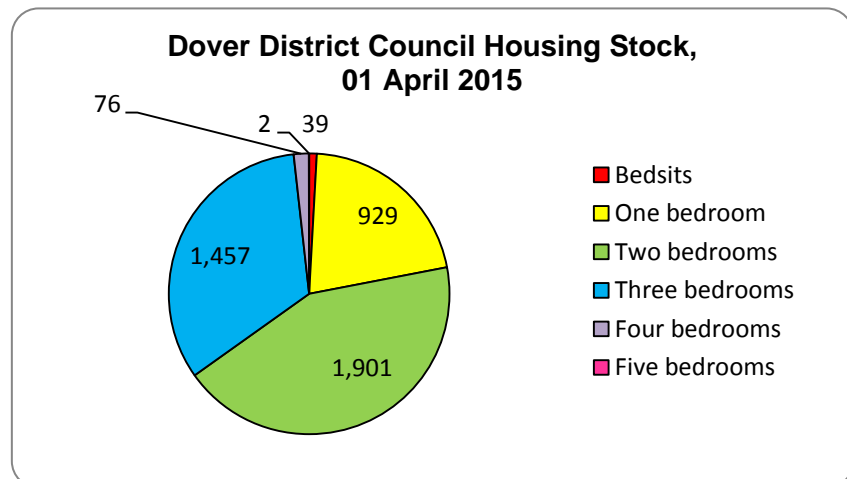
- This year the Private Sector Housing service assumed additional responsibilities for:
  - The administration of Repair & Renew Grants provided by DEFRA to make homes more resilient against future flooding as a response to flooding issues last year.
  - The government's Letting Agents & Property Managers Redress Scheme.
  - The administration and enforcement of new rules, powers and conditions relating to Park Home sites.

## 10. LOCAL AUTHORITY DWELLING STOCK

### a) Number and Breakdown

Year	Number	Diff.
2000	5,368	
2001	5,182	-186
2002	5,094	-88
2003	4,967	-127
2004	4,819	-148
2005	4,753	-66
2006	4,725	-28
2007	4,698	-27
2008	4,646	-52
2009	4,640	-6
2010	4,590	-50
2011	4,579	-11
2012	4,450	-129
2013	4,442	-8
2014	4,422	-20
2015	4,404	-18

- East Kent Housing has been responsible for the management & maintenance of the Council's housing stock since 2011.
- Since 2000, the dwelling stock owned by Dover District Council has decreased every year; falling from 5,368 in 2000 to 4,404 in 2015. This 2015 figure includes 5 new builds.
- Half of the dwelling stock is houses (2,228 or 50.6%), over a third are flats or maisonettes (1,566 or 35.6%), there are 571 bungalows (13%) and the remainder are bedsits (39 or 0.9%).

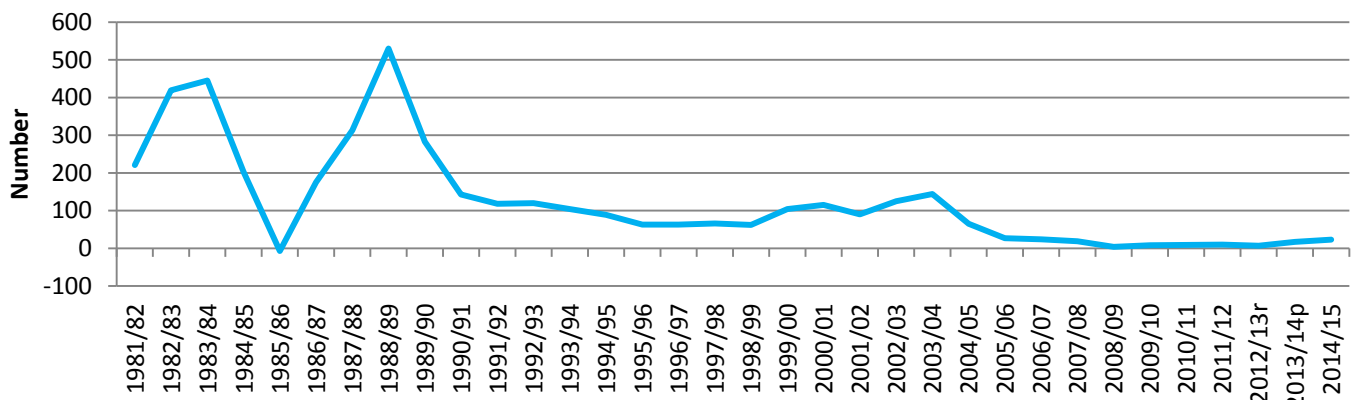


### b) Right to Buy

Source: [DCLG Live Tables on Dwelling Stock – Table 116](#) and DDC LAHS 2015

- The Right to Buy (RTB)<sup>6</sup> scheme was first introduced by the Housing Act 1980 and enables local authority tenants to buy their homes at a discount.
- In 2012, the government introduced changes to reinvigorate the Right to Buy regime. These included an increase in the discount cap to £75,000 but also an arrangement whereby receipts from sales in excess of what would normally have been paid to government could be used by local housing authorities to help provide replacement homes provided they don't exceed 30% of the development cost. In April 2015, the cap increased to £77,900 (outside London).
- To date, the Council has successfully used the funds to help finance the delivery of new homes in Elvington and Deal.

**Number of Right to Buy Sales in the Dover District,  
1981/82 to 2014/15**



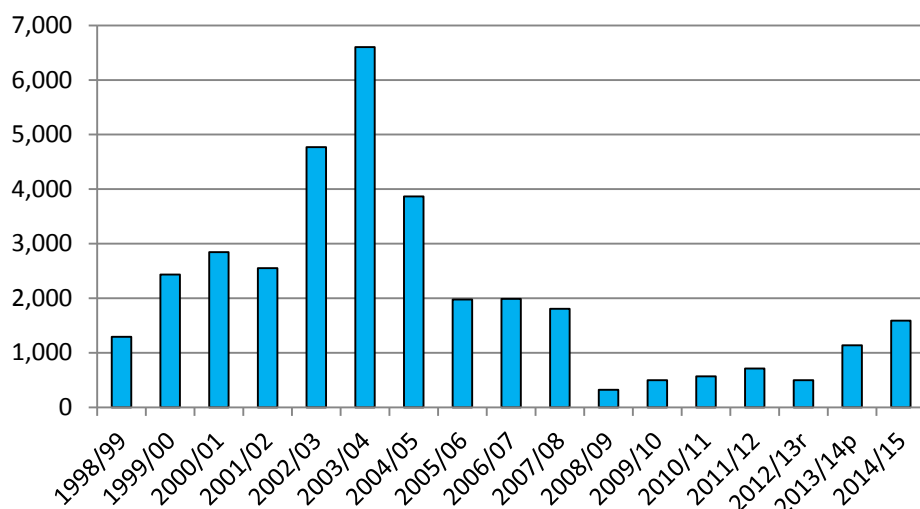
Source: DCLG Annual Right to Buy Sales Table 685 (r revised, p provisional), Data available up to 2013/14; DDC LAHS 2015

<sup>6</sup> Please see DCLG website for further details: <http://righttobuy.communities.gov.uk/>



- In Kent, only seven councils – including Dover – still have local authority housing stock. During 2013/14, the latest DCLG figures available, there were 153 RTB sales across Kent, which is the highest number of annual sales since 2006/07 and up 49 sales (+47.1%) from the previous year.
- There were 17 RTB sales in the Dover district during 2013/14, up from 7 (+143%) in 2012/13. Dover District Council figures show that an additional 23 council properties (6 x 2 bedrooms and 17 x 3+ bedrooms) were sold under the RTB in 2014/15, which is the highest number since 2006/07, when 24 properties were sold). Comparison data is not yet available for 2014/15.
- There have been 4,178 sales in the district since the introduction of the RTB scheme, the vast majority of these were in the first ten years. Recent sales are much smaller than in the past, as can be seen in the previous chart. Over the past 10 years, there been 148 RTB sales in the district.
- Following the recent easing of RTB qualification periods and conditions, further interest in the scheme is expected.

**Right to Buy Capital Receipts in the Dover District, 1998/99 to 2014/15**

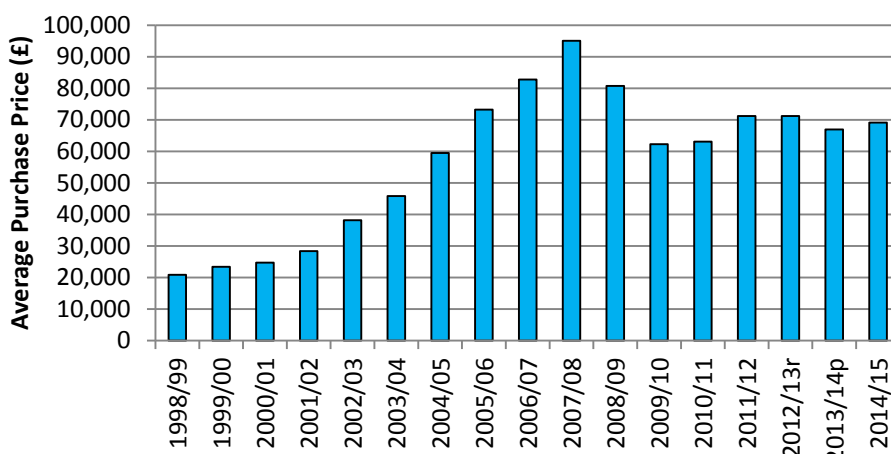


- Capital receipts from RTB sales in the Dover district over the past 5 years (2010/11 to 2014/15) total £4,506,000.
- This has been used as follows:
  - £1,666,000 paid to Government
  - £1,375,000 used to assist funding of the provision of affordable housing
  - £1,369,000 used to assist funding of the General Fund Capital Programme
  - £96,000 offset sale administration costs

Source: DCLG Annual Right to Buy Sales Table 685 (r revised, p provisional) and Quarterly RTB receipts Table 692 (data available up to 2013/14). Capital receipts include only RTB sales and are therefore net of discounts. DDC LAHS Return 2015

- The average purchase price of the 17 RTB sales in 2013/14 was £66,941. This compares to £70,340 across Kent. Purchase prices ranged from £79,333 in Dartford to £49,368 in Thanet.
- In 2014/15, the average purchase price in the district rose to £69,130.
- Prices fluctuate due to type of property sold, location and discount qualification.

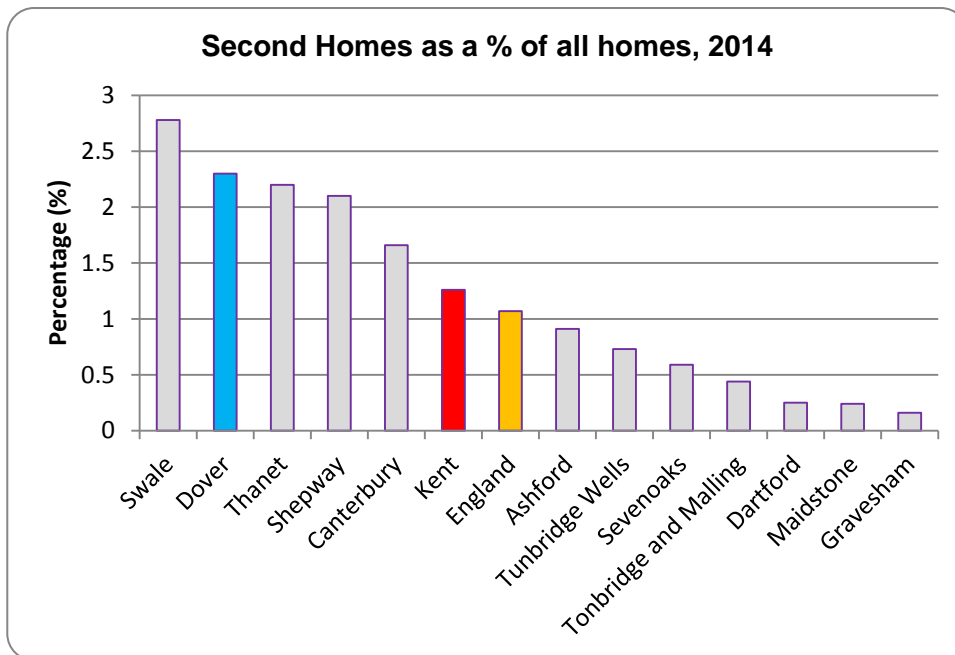
**Average Purchase Price of Right to Buy Sales in the Dover District, 1998/99 to 2014/15**



Source: DCLG Annual Right to Buy Sales Table 685 (r revised, p provisional) Data available up to 2013/14; DDC LAHS 2015

## 11. SECOND HOMES

The majority of second homes in Kent are in the coastal districts of Canterbury, Dover, Shepway, Swale and Thanet.



- Council Tax base lists, as at October 2014, show there are 1,168 dwellings recorded as being second homes in the Dover district.
- This is 2.30% of the total dwelling stock of 50,807 and is the second highest proportion in Kent.
- Across Kent, there are 8,104 dwellings recorded as second homes, which equates to 1.26% of the total dwelling stock.
- Nationally, 1.07% of dwellings are classed as second homes.

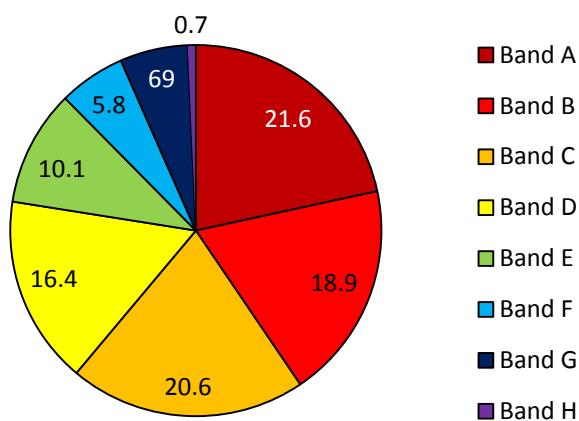
Source: DCLG Council Taxbase statistics

- Over the past five years, the number of second homes recorded in the district has fallen by 63 properties. In 2010, there were 1,231 second homes, which equates to 2.46% of the total dwelling stock.

### Total Second Homes by Council Tax Band

	A	B	C	D	E	F	G	H	Total
Count	252	221	241	191	118	68	69	8	1,168

### Second Homes in the Dover District by Council Tax Band (%), 2014



- Of the second homes in the district, around a fifth (21.6% or 252 homes) are in the lowest Council Tax Band A.
- Just 8 homes (0.7%) are in the highest Council Tax Band H.

## 12. EMPTY PROPERTIES

- According to council tax records, as at 06 October 2014, there were 1,400 vacant dwellings in the Dover district. This figure includes all tenures (Local Authority, Housing Association and Private sector). This equates to 2.69% of the total dwelling stock in the district (52,110). This is higher than the averages for

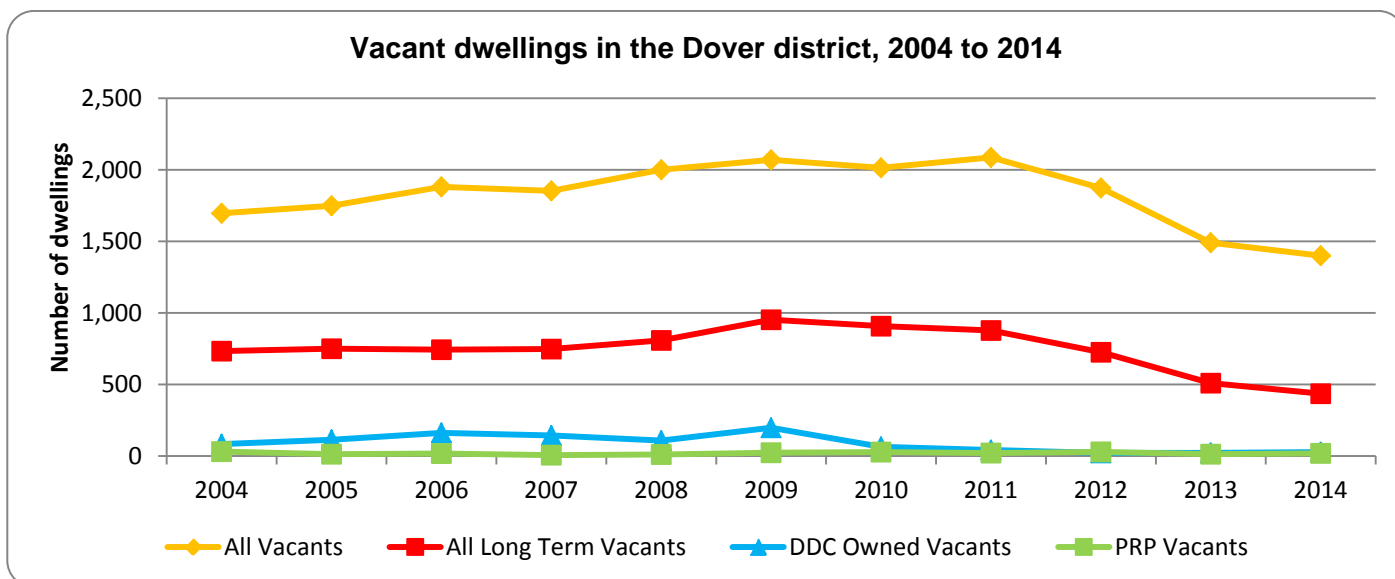
Kent (2.45%) and England (2.61%). Three other local authorities in Kent are above the national average: Thanet (3.71%), Shepway (3.35%), Swale (2.77%).

- 436 of the 1,400 vacant dwellings are classed as long-term vacant homes (these are dwellings that have been unoccupied and substantially unfurnished for over six months). This equates to 0.84% of total dwelling stock, which is above the Kent average (0.69%) but below the national average (0.88%).
- The number of long-term vacant dwellings in the Dover district has declined for six consecutive years – from 952 in 2009 to 436 in 2014, a fall of -54.2%.

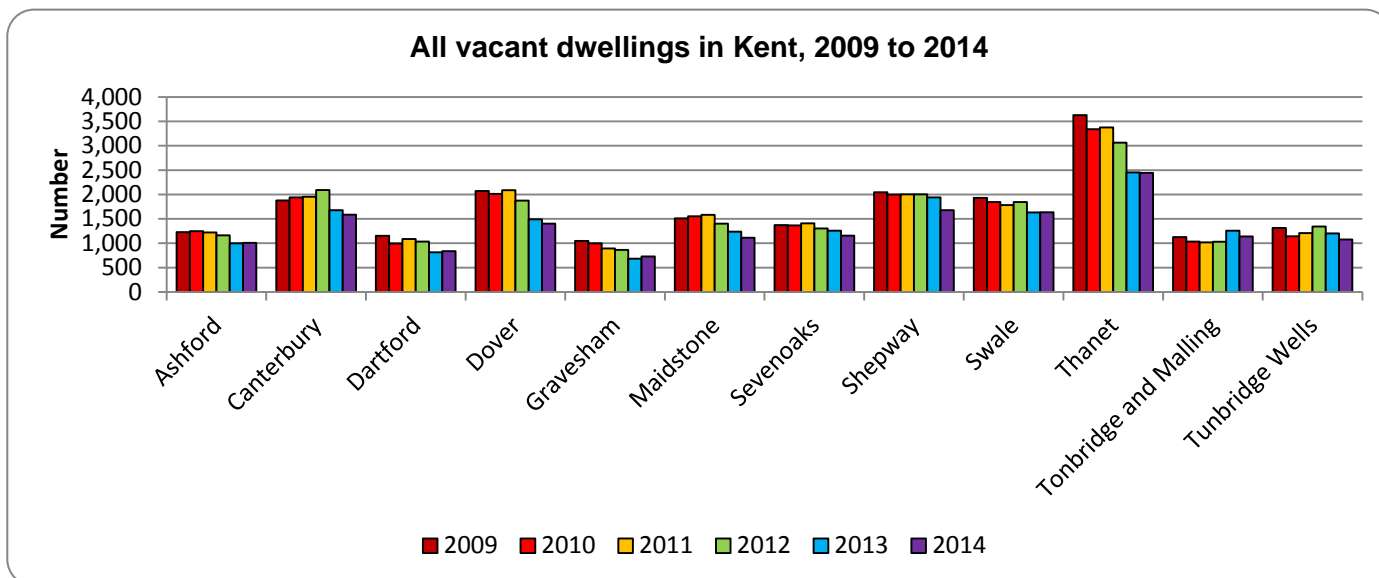
**a) Vacant dwellings**

All Vacant Dwellings							Long-term Vacants						
2008	2009	2010	2011	2012	2013	2014	2008	2009	2010	2011	2012	2013	2014
2,001	2,070	2,014	2,087	1,873	1,490	1,400	808	952	908	878	725	510	436

Source: [DCLG Live Tables on Dwelling Stock – Table 615](#)



Source: [DCLG Live Tables on Dwelling Stock – Table 615](#)



Source: [DCLG Live Tables on Dwelling Stock – Table 615](#)

There has also been a decline in the number of long-term empty homes over the past six years across Kent, with all districts seeing a fall. However, Shepway (1.21%) and Thanet (1.14%) are still above the national average.

## b) Council Approach to Empty Homes

- Dover District Council adopted an Empty Homes Strategy in 2010 and has been successfully working in partnership with Kent No Use Empty to bring empty homes back into use. The Council was one of the founding partners of the No Use Empty initiative that Kent County Council delivers with all 12 local authorities.
- Under the scheme, owners of vacant properties can apply for interest-free loans of £25,000 per unit up to a maximum of £175,000 (repayable in three years) to refurbish properties and bring them back into use.
- Since 2007/08, No Use Empty has returned 188 homes back into use in the Dover district and provided over £3.7 million in interest free loans. This has enabled projects to be delivered to the value of more than £8.8 million.

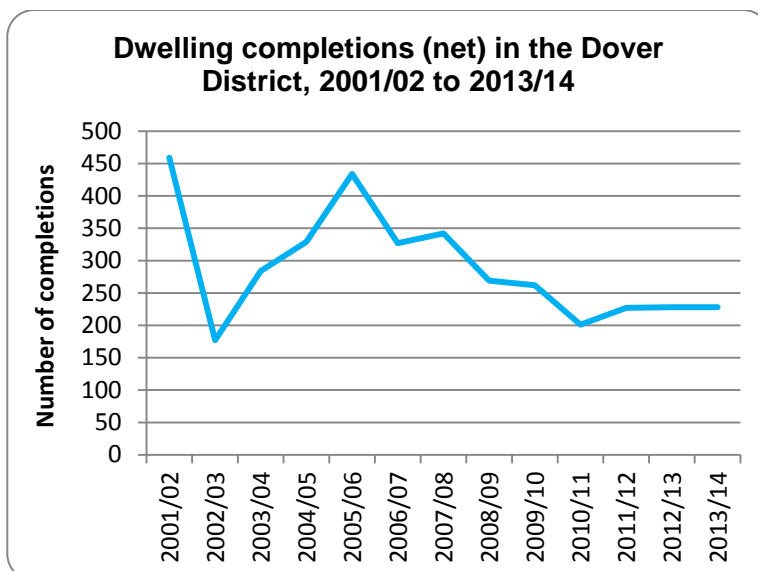
Dover District	No of Loans	No Use Empty Loan (£)	Public/Private Leverage (£)	Total Project Cost (£)	Total Number Of Units Supported
2007/08	3	275,000	1,946,404	2,221,404	39
2008/09	4	350,000	307,879	657,879	15
2009/10	3	175,000	118,087	293,087	7
2010/11	12	371,310	255,060	626,370	17
2011/12	5	357,500	543,129	900,629	17
2012/13	4	315,000	158,500	473,500	11
2013/14	13	1,200,700	1,321,199	2,521,899	62
2014/15	5	295,000	420,864	715,864	11
2015/16 to date	2	375,000	64,802	439,802	9
<b>Total</b>	<b>51</b>	<b>3,714,510</b>	<b>5,135,923</b>	<b>8,850,433</b>	<b>188</b>

Source: DDC Private Sector Housing Team

- The Council's pro-active approach to trying to tackle the problem has also included leasing long-term vacant properties and refurbishing them for letting as affordable housing. In 2014/15 three 2- bedroom flats in Dover town centre were brought back into use in this way using a combination of HCA grant and HRA funding.
- A recent example of DDC's successful work in bringing empty homes back into use is the refurbishment of 3 two-bedroom flats in Dover town centre, which had had been empty for several years. The project has been jointly funded by DDC and the Homes & Communities Agency. The project was completed at the end of March 2015 and the homes have been let to households on the Council's housing register.
- The current Private Sector Housing Strategy 2010-2015 aims to secure improvements in private sector housing that will help tackle health inequalities as well as tackling poor quality housing.

## 13. HOUSING COMPLETIONS

### a) In the Dover District



Source: KCC Housing Information Audit 2013/14

Year	Dover	Kent	Dover housing completions as a % of Kent
2001/02	459	5,088	9.0
2002/03	177	4,847	3.7
2003/04	284	5,033	5.6
2004/05	329	6,741	4.9
2005/06	434	6,205	7.0
2006/07	327	6,142	5.3
2007/08	342	7,414	4.6
2008/09	269	6,629	4.1
2009/10	262	4,086	6.4
2010/11	201	4,714	4.3
2011/12	227	4,698	4.8
2012/13	228	3,707	6.2
2013/14	228	3,628	6.3

<b>Dover District:</b>	
5 year average	229
10 year average	285

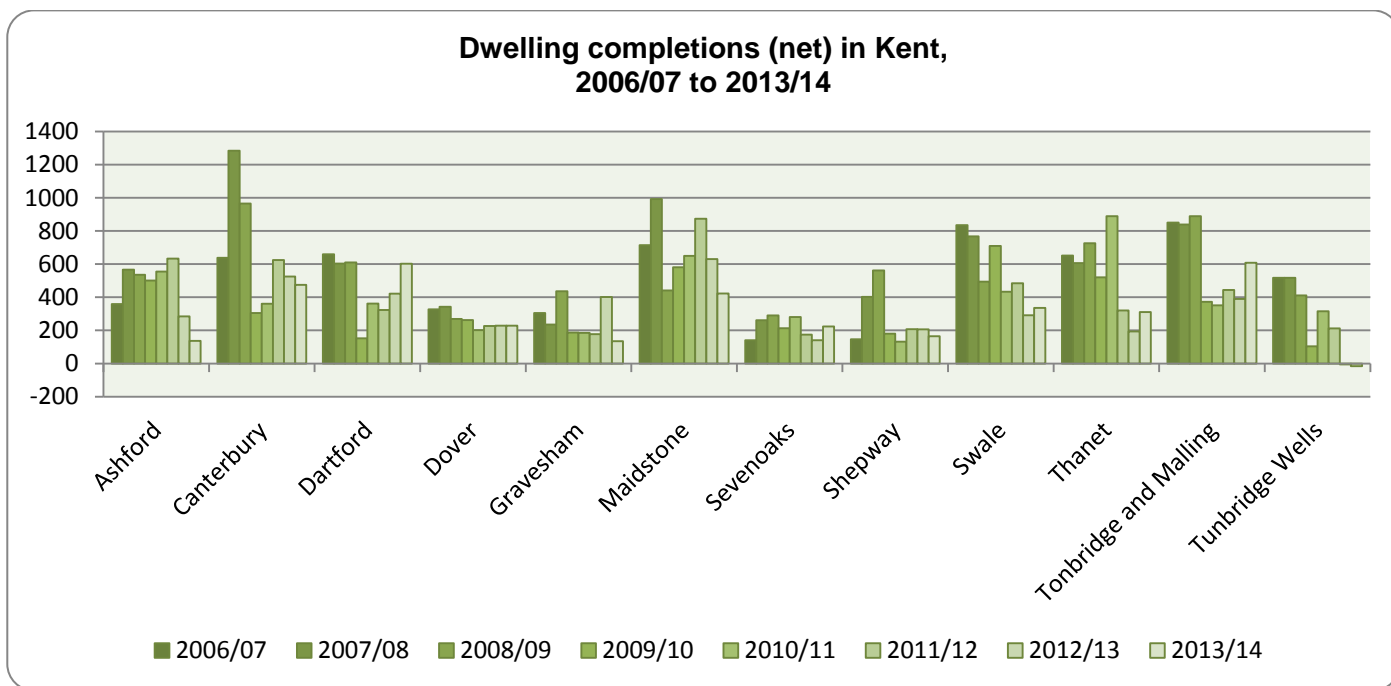
- The difficult economic conditions continue to affect building activities. However, housing completions in the District Council have levelled out over the past 3 years.

- During the year ending 31 March 2014, there were 228 dwellings completed (net) in the Dover District. This is the same as the previous year, compared to a decrease of 1.91% across Kent. Only Dartford, Sevenoaks, Swale, Thanet and Tonbridge and Malling saw an increase in net completions over the years. This brings the total number of additional homes in the Dover district to 1,146 in the last five years.
- Early indications suggest that housing completions in the Dover district for 2014/15 are on the upward trend with numerous large sites under construction. The Council's Annual Monitoring Report (published December 2015) will include an update on the number of housing completions against the supply.

**b) Dwelling Completions (net) all sites across Kent**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Ashford	359	566	536	501	555	633	284	137
Canterbury	638	1284	965	305	361	624	525	475
Dartford	659	603	610	152	362	323	422	602
<b>Dover</b>	<b>327</b>	<b>342</b>	<b>269</b>	<b>262</b>	<b>201</b>	<b>227</b>	<b>228</b>	<b>228</b>
Gravesham	305	235	436	187	185	177	401	135
Maidstone	714	992	441	581	649	873	630	423
Sevenoaks	141	261	290	213	281	174	141	224
Shepway	146	402	562	180	132	207	206	165
Swale	835	767	494	709	433	484	291	336
Thanet	651	606	726	520	889	320	194	311
Tonbridge and Malling	850	839	889	372	351	444	390	608
Tunbridge Wells	517	517	411	104	315	212	-5	-16
<b>Kent</b>	<b>6140</b>	<b>7414</b>	<b>6629</b>	<b>4086</b>	<b>4824</b>	<b>4612</b>	<b>3707</b>	<b>3,628</b>

Source: KCC Housing Information Audit



Source: KCC Housing Information Audit 2013/14

**c) Net Additional Homes Provided**

Net additional homes provided in the Dover District							
2006/07	2007/08	2008/09	2009/10	2010/11	2011/12 <sup>P</sup>	2012/13 <sup>P</sup>	2013/14 <sup>P</sup>
570	580	510	500	420	240	220	190

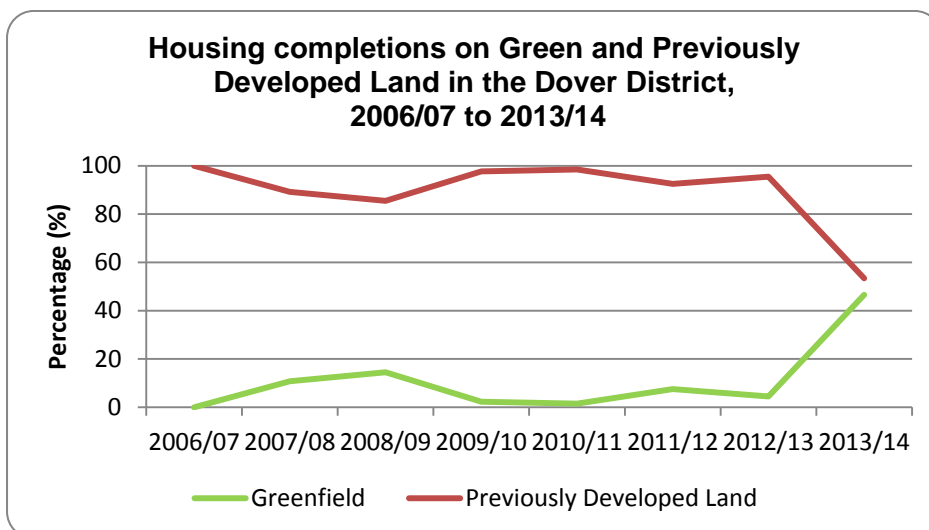
Source: [DCLG from Housing Flows Reconciliation returns from local authorities \(Table 122\)](#)

Net addition homes are calculated by adding new build + net conversions + net change of use + net other gains and losses and then subtracting demolitions.

- In 2013/14, 190 net additional homes were provided in the Dover district, which is a fall from previous years.
- The Adopted Core Strategy was adopted against a background of economic recession and the delivery of a minimum of 10,100 homes by 2026 (annualised yearly requirement of 505 units) will require an uplift in the economy and increased public sector intervention at a time when there are significant budgetary pressures on public sector spending.
- It is, therefore, anticipated that housing completion rates will remain at a relatively low level in the short term which will have consequences for the New Homes Bonus.

**d) New Dwellings on Green and Previously Developed Land**

- In the Dover district, during 2013/14, it is estimated that 53.4% of completions were on previously developed land.
- This compares to an estimated 74.2% across Kent. Gravesham had the highest percentage of homes built on greenfield in Kent (66.7%) and Tunbridge Wells the lowest (5.9%).



Source: KCC Housing Information Audit 2013/14

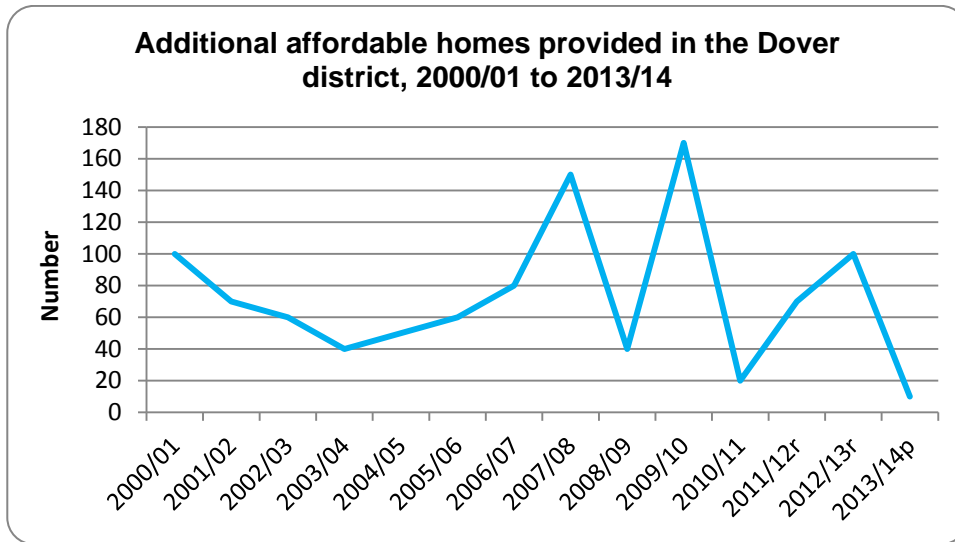
Dover District	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Greenfield	0.0	10.8	14.5	2.3	1.5	7.5	4.5	46.6
Previously Developed Land	100.0	89.2	85.5	97.7	98.5	92.5	95.5	53.4

Source: KCC Housing Information Audit 2013/14

## 14. AFFORDABLE HOUSING COMPLETIONS

Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership and includes homes where the cost is met by a private developer (Section 106 agreements).

### a) In the Dover District

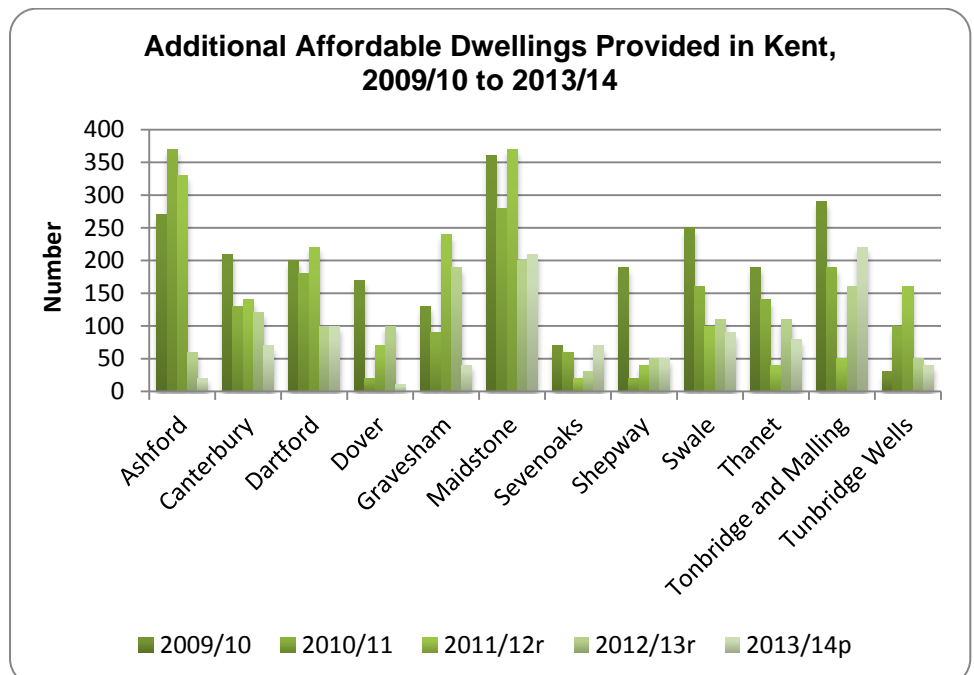


- Ten additional affordable housing dwellings were provided in the Dover district in 2013/14, which represents 5.3% of all dwelling completions when compared to the overall total of 190 (net) homes completed in this year.
- This total is a fall from the 100 affordable homes completed in 2012/13 and represents the least number of affordable home completions since 2000/01.

Source: DCLG Live tables on affordable housing supply – Table 1008; r = revised; p = provisional; figures in each sector rounded to the nearest 10.

### b) Across Kent

- In 2013/14, Dover (10) and Ashford (20) provided the fewest number of affordable homes.
- Tonbridge and Malling (220) and Maidstone (210) provided the most affordable homes.
- **Please note:** the figures in the DCLG live tables, used for comparison purposes with other local authorities, are rounded to the nearest 10 dwellings.
- The actual number of affordable dwellings provided in the Dover district during 2013/14 is 14<sup>7</sup> (13 of these are new build affordable rent units and the remaining dwelling an affordable home ownership acquisition).



Source: DCLG Live tables on affordable housing supply – Table 1008; r = revised; p = provisional; figures in each sector rounded to the nearest 10.

<sup>7</sup> Source: 'Affordable housing completions by method of funding for 2013/14' Leadership Support Team: State of the District 2015: Housing

### c) Council Approach to Affordable Homes

- The Council will meet the need for affordable housing in two main ways:
  - Enabling the building of new affordable homes
  - Making better use of the existing housing stock
- The Affordable Housing Delivery Plan 2010-15 sets out the Councils targets for the delivery of affordable homes over the next five years, the type and quality of housing it wants to see delivered across the district and the likely level of resources that will be required to achieve this. While the Plan recognises the need to address a shortage of rented homes it also acknowledges the role that low cost home ownership schemes can play in meeting housing need and resident's aspirations and in helping develop more balanced communities.
- The adopted Dover District Core Strategy, which supports housing growth, means that the Council is in a position to deliver more affordable housing through the planning process. In addition, we will encourage housing associations and other affordable housing development partners to be pro-active in seeking out new opportunities to provide new affordable homes and make best use of existing resources.
- Our planning policy seeks that 30% of the new homes within developments of 15 homes or more should be affordable in order to meet the housing needs of people who cannot afford to buy a home in the market and to ensure a balanced housing market and the development of mixed, inclusive communities. If our overall housing growth aspiration of 14,000 new homes is realised, this should result in around 4,200 new affordable homes being delivered.
- The Council also relies on key partners to help it meet housing need, in particular the Homes & Communities Agency and Private Registered Providers<sup>8</sup>.
- In 2014/15, the council enabled the delivery of 112 new affordable homes. Of these, 72 are for affordable rent, 17 social rent and 23 shared ownership. Within this number, there are 46 affordable rent and 23 shared ownership units in Sholden, 15 affordable rent units in Aylesham, 12 social rent units and a further 11 affordable rent units in Dover.
- HCA grant funding of approximately £9000k supported the Aylesham scheme, whilst the Sholden homes have been secured through a S.106 planning agreement and additional HCA grant funding.
- Larger developments can take a considerable period to progress through the design and planning stages to the actual completion of new homes and, therefore, affordable housing numbers can fluctuate significantly from year to year. Looking ahead over the next two years we anticipate a significant increase in the number of new affordable homes being built. A further 207 units are planned for completion in 2015/16 (117 affordable rent, 21 social rent and 26 shared ownership) and 116 units in 2016/17.
- As well as continuing to invest in improving the quality of its existing housing stock, the Council has started building its own new affordable housing funded from a combination of the Housing Revenue Account (HRA), excess RTB receipts that local housing authorities can use for investment in new social housing, and developer financial contributions. The first three homes in Elvington were completed in October 2014 and were built on Council, HRA owned land. Earlier this year, the Council also acquired 8 newly built homes on a development in Deal under the terms of planning agreement and is currently completing a new scheme comprising 8 flats in Castle Street, Dover. Other schemes are being appraised.
- In addition to building the new homes mentioned above, the Council has also acquired two existing properties in Folkestone Road, Dover at auction. These properties had been poorly managed and maintained over a number of years and presented an opportunity for the Council to provide more affordable housing and improve housing conditions in the area. Consideration will be given to further acquisitions where there is a strong strategic housing case.
- The Council set out its aspirations to increase the number of directly delivered new affordable homes in the recently approved medium Term Financial Plan. Based on the HRA Business Plan at the time it was expected that the HRA would continue generating significant surpluses over the life of the Plan with the potential to invest c £75m over the period 2015/16 – 2028/29 in new properties. However, more recent government housing policy announcements in respect of Right to Buy extension and social housing rent reduction are expected to have an impact on new social housing provision generally. Currently, it is difficult to assess the likely impact of RTB changes as the precise detail of how the scheme will work is still to be announced. However, we know that the proposed rent reduction of 1% per annum for 4 years represents a real terms rent loss of around 12% as against the recently introduced government rent increase formula of CPI +1%. The impact on the Council's HRA business plan over the next 30 years is a reduction in revenue of around £110m. This will clearly have a significant negative impact on the Council's

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<sup>8</sup> Previously known as Housing Associations or Registered Social Landlords  
Leadership Support Team: State of the District 2015: Housing



ability to directly provide more social housing. Housing associations will be impacted in a similar way and we are already starting to see some signs that associations are starting to scale back their development plans.

- Work on updating the Council's current Housing Strategy 2010-15 will start once the detail of key housing policy changes announced by government are known and the HRA Business Plan has been updated to take account of the changes.
- It is likely that the updated Housing Strategy will continue to highlight the need for more specialist housing to meet the needs of a growing older population. The Council has made good progress towards meeting its strategy target in relation to the provision of 200 extra care homes. We expect that by the end of the current financial year, 162 extra care homes will have been completed.
- 121 new 'extra care' homes for older people are planned for completion in 2015/16 (81 units at Caesar Court, Sholden and 40 at Cranleigh Drive Whitfield). The Sholden development includes a mix of affordable rent and shared ownership, whilst the Whitfield development is all affordable rent.
- Progress is also being made with regard to the delivery of specialist housing for people with physical disabilities. The Council tries to include some provision of wheelchair accessible housing in new affordable housing developments where the location is appropriate. An example is a Dover Town centre site where the Council is working with a housing association partner to bring forward 20 affordable flats with six ground floor flats being specially designed for people with a physical disability.
- The Council also aims to try and make best use of its existing housing stock and this is underpinned by its approach to the provision of flexible tenancies as set out in its Tenancy Strategy and Tenancy Policy and by providing opportunities that enable households to downsize.

#### **d) Council Approach to Supported Housing (vulnerable/disabled)**

- Demographic projections show that the number of people living in the Dover district aged 65 and over is expected to increase by 35% between 2011 and 2021 and by 72% between 2011 and 2031. This is the second highest projected increase in Kent. Most older people receiving care and support services fall into the over 75 years category and this number is also projected to increase significantly. A significant proportion of this growth is expected to occur in the Walmer, Middle Deal and Sandwich Wards.
- The Council currently provides 287 units of fully sheltered housing with a housing related support service managed by East Kent Housing (EKH). There are an additional 257 units of semi-sheltered housing. EKH completed a review of the service last year and changes have been made to ensure the service is better able to meet individual needs as well as encouraging independence.
- The Council took action several years ago to address the issue of shared facilities within a number of sheltered housing schemes. There is only one scheme remaining where some flats share facilities and feasibility work is being undertaken to determine the potential to remodel the scheme.
- The district also has a large number of standard residential care homes. Kent County Council's 'Accommodation Strategy Better Homes: Greater Choice' has identified the need to develop additional nursing home provision within the independent sector across the district and to develop services in Sandwich where there is a high population of older people.
- In light of the aging population, providing housing options that enable older and disabled people to live independently for as long as possible is therefore a priority. This will be factored in to the consideration of new affordable housing schemes that come forward in the future.
- Disabled Facilities Grants help towards the costs of making changes to someone's home so that they can continue to live there and help promote independent living. The Council is on target to spend the funding provided by government for Disabled Facilities Grants (DFGs) this year and there is currently no waiting list for a grant offer. The Council no longer receives grant funding for DFGs directly from government. Currently, the grant is received from KCC via the Better Care Fund and we are waiting for clarification as to how the funding will be provided from 2016/17 onwards. The Council is also involved in county-wide discussions about the potential for greater service integration in relation to DFGs.

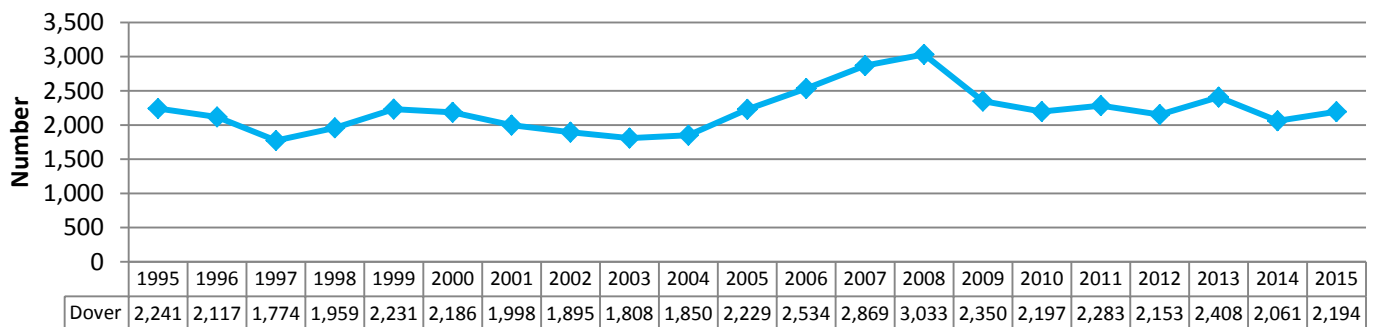
Please see the Regeneration Delivery, Transport & Infrastructure Chapter for information on Housing Developments in the district.

## 15. HOUSING NEEDS

### a) The Housing Register

- There are more people looking for social housing in the Dover district than there are properties available and the Council operates a housing register for people wishing to apply. Households are prioritised on the housing register in accordance with their identified need for housing and to manage the letting of social homes in accordance with the Council's objectives<sup>9</sup>.
- This means that some people can experience a significant length of time waiting for a home. There are other options for rehousing and Dover District Council has a team of Housing Options Officers who can provide advice and information about how to access other types of housing such as renting privately and shared ownership.
- The size of the waiting list is not an indicator of absolute need and is just a broad indicator of demand. Waiting lists across Kent have also undergone review in response to guidance on allocation policies from central Government, which can have an impact on the number of people being accepted onto waiting lists and therefore make it difficult to make time comparisons.
- All twelve Kent districts participate in the Choice Based Lettings Scheme (CBL), which allows applicants to choose from a selection of dwelling types.

**Households on the housing waiting list in the Dover district, 1995 to 2015 (as at 1st April)**



Source: DCLG Live tables on rents, lettings and tenancies - Table 600 and DDC LAHS Return 2015

- There have been fluctuations in the number of people on the housing waiting list over the past 20 years, reaching a peak in 2008 when there were 3,033 people on the list.
- As at 01 April 2015, the number of households on the housing register in the Dover district had increased to 2,194 (this figure does not include Dover District Council transfer requests). Of these, 1,267 applicants (57.7%) are in a 'Reasonable Preference' category<sup>10</sup>.
- The DCLG has not published 2015 figures for comparison purposes.

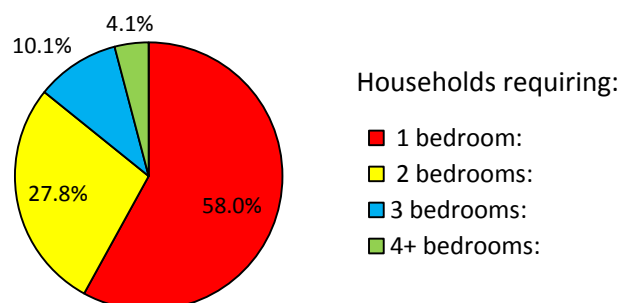
#### Dover District Homeseekers, April 2015

Households requiring 1 bedroom:	1,273
Households requiring 2 bedrooms:	609
Households requiring 3 bedrooms:	222
Households requiring 4+ bedrooms:	90
<b>Total Homeseekers</b>	<b>2,194</b>

Source: DDC LAHS Return 2015

As at 01 April 2015, there were also an additional 750 Dover District Council transfer applicants on the housing waiting list.

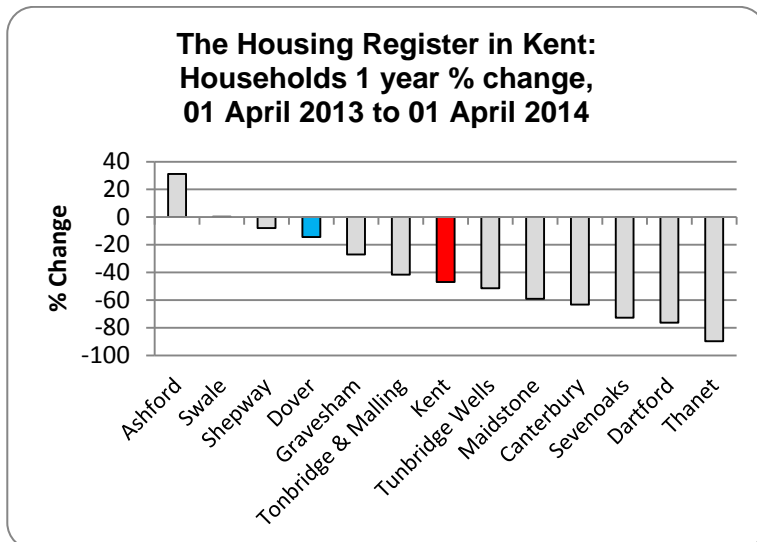
#### Dover District Homeseekers, April 2015



<sup>9</sup> The criteria and rules that relate to this system are set out in [Priority bands and criteria for reasonable preference](#)

<sup>10</sup> As set out in section 167(2) of the 1996 Act.

The latest DCLG figures available for comparison purposes across Kent and nationally are as at 01 April 2014 and these figures are therefore used in the following section:



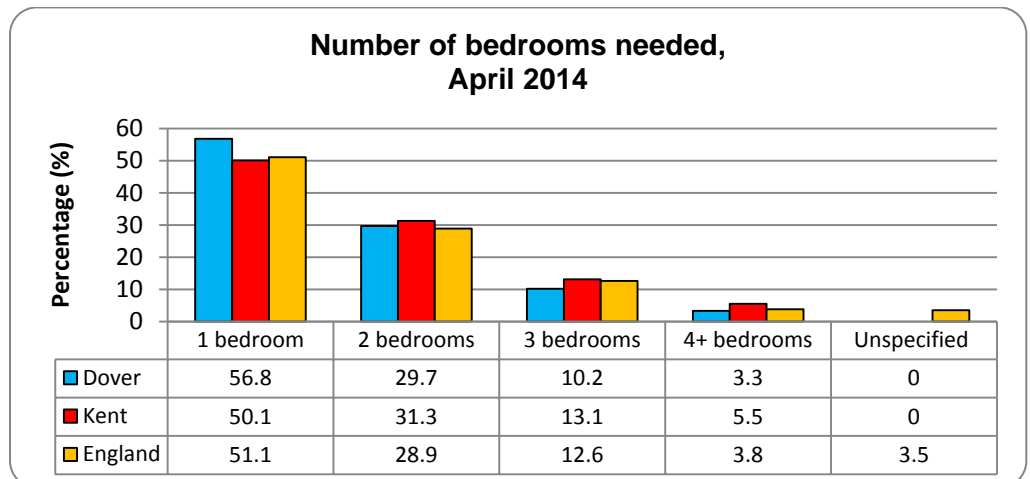
### The Housing Register in Kent: April 2014

- Between 2013 and 2014, the number of people on the list in the Dover district fell from 2,408 to 2,061, which is a reduction of -14.4%.
- The average for Kent is a fall of -31.6%, with Thanet seeing the largest fall of -89.7%, cutting their waiting list from 6,176 to 634. In contrast, Ashford saw an increase of 31.2%.
- As noted above, most Kent local authorities reviewed their allocation policies in 2013/14 and, as a result, there has been a dramatic fall in numbers in some instances.

Source: DCLG Live tables on rents, lettings and tenancies - Table 600

### Bedrooms Needed: April 2014

- In the Dover district, 56.8% (1,171) households were requiring a 1-bedroom property, which is a higher proportion than seen across Kent (46.1%) and nationally (51.5%).



Source: DCLG Live tables on rents, lettings and tenancies - Table 600; DCLG local authority housing statistics data returns for 2013 to 2014 - Section C

### b) Social Housing Lettings

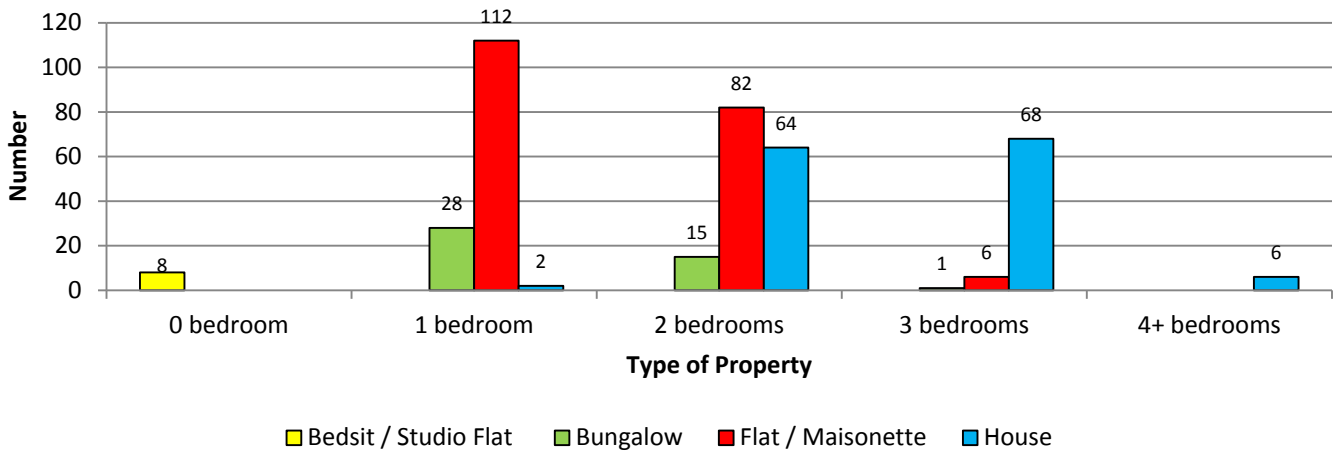
- Social lettings can be for either general needs housing or supported housing (housing with special design facilities or targeted at a specific client group requiring support, for example, housing designed for older people).

Social Housing Lettings	
2014/15	Number
General Needs - LA	300
Supported Housing - LA	72
General Needs - PRP	84
Supported Housing - PRP	25
Affordable Rent - PRP	46
Total	527

Source: DDC Housing Needs Team

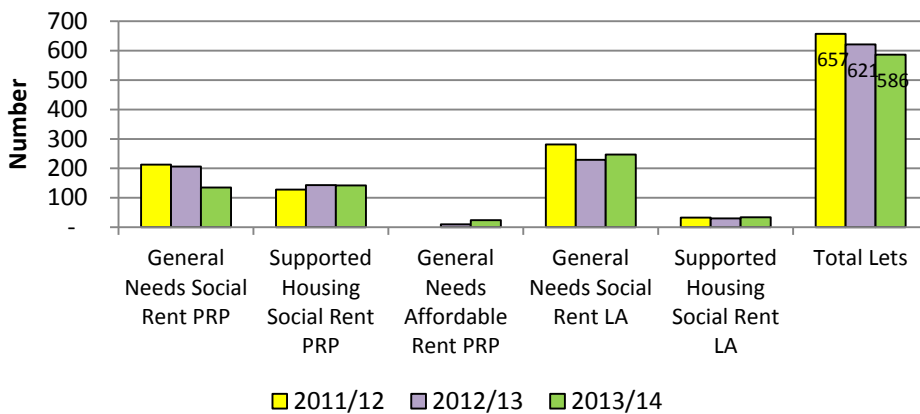
- According to DDC figures, a total of 527 social lettings were made in 2014/15. This figure includes Dover District Council Successions and Mutual Exchanges.
- Of these, 372 lettings were Local Authority dwellings (broken down as 237 to applicants on the housing waiting list, 49 successions and 86 mutual exchanges).
- An additional 155 Private Registered Provider dwellings were let to households nominated by the council from the housing waiting list (including Affordable Rent tenancies).

### Breakdown of Council and Private Registered Provider Lets to applicants on the Housing Waiting List by property type and bedroom, 2014/15



- The DCLG has not published 2014/15 figures for rest of the country for comparison purposes.
- Detailed information from the DCLG's 'Social housing lettings in England: Continuous Recording (CORE) database' is only available for 2013/14 and is used in this section.

### Social housing lettings in the Dover District, 2011/12 to 2013/14



- In 2013/14, there was 586\* social lettings in the Dover district. This is a fall of -5.6% from 621 in 2012/13.
- 65.2% of social lettings were for general needs housing (compared to a national average of 71%).
- Of the 586 social lettings, 281 (48%) were for council homes, with 247 of these being General Needs (87.9%) and 34 (12.1%) Supported Housing

Source: Social housing lettings in England: Continuous Recording (CORE) data  
LA: Local Authority; PRP: Private Registered Provider

### Social Lettings in the Dover District 2013/14

	Flat / maisonette	Bedsit	House / bungalow	Shared flat / maisonette	Shared house / bungalow	Other	Total
General Needs - LA	106	3	137	0	1	0	247
General Needs - PRP	94	1	40	0	0	0	135
Supported Housing - LA	34	0	0	0	0	0	34
Supported Housing - PRP	142	0	0	0	0	0	142
Affordable Rent - PRP	9	0	15	0	0	0	24
<b>Total</b>	<b>385</b>	<b>4</b>	<b>192</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>582*</b>

Source: Social housing lettings in England 2013/14: Continuous Recording (CORE) data

\*The 586 total lets figure also includes affordable rent supported housing lettings by PRPs, and affordable rent lettings by LAs and so do not equal the numbers in this table.

### c) Social Letting Characteristics

- Most Local Authority and Private Registered Provider (PRP) lettings in 2013/14 were at social rents (the rent has been determined through a national rent regime). Private Registered Providers have been able to offer properties at an affordable rent (where the rent is determined by other rent controls so that can be no more than 80% of the local market rent) since 2011/12 and Local Authorities since 2012/13.
- All Dover District Council General Needs lets in 2013/14 were issued on a secure tenancy basis, compared to a national average of 99%. Most PRP General Needs tenancies let at social rents were let on an assured basis (89.6%, compared to a national average of 86%). There were 24 PRP Affordable Rent tenancies.

2013/14	Total	Type of Tenancy					
		Secure	Assured	Assured Shorthold	Licence	Starter/intro	Other
General Needs - LA	247	247	-	-	-	-	-
General Needs - PRP	135	-	121	8	-	-	6
Supported Housing - LA	34	30	-	4	-	-	-
Supported Housing - PRP	142	1	67	39	35	-	-
Affordable Rent - PRP	24	-	9	15	-	18	-

Source: Social housing lettings in England 2013/14: Continuous Recording (CORE) data

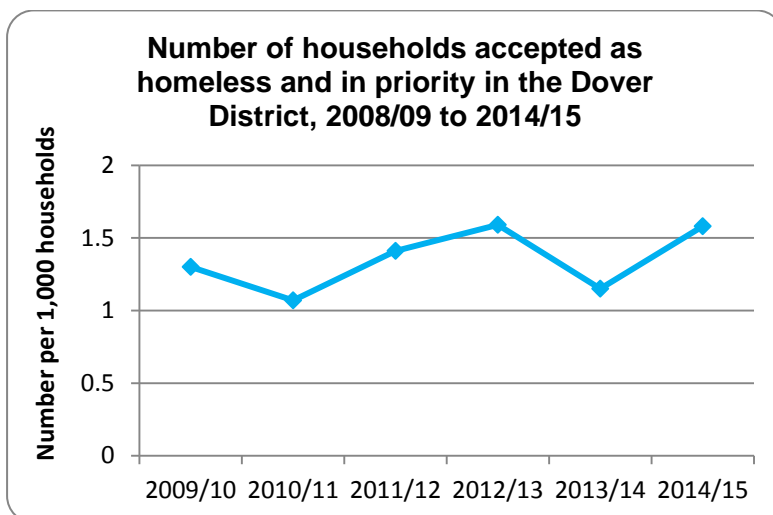
- In 2013/14, the vast majority of lettings in the Dover district were made to White British<sup>11</sup> nationals, with 90% of general needs social rent lettings and 92% of supported housing lettings (referring to the household reference person only). Similarly, 92% of private registered providers affordable rent lettings were to White British tenants.

## 16. Homelessness

### a) Homeless and in Priority Need

The Council has a duty to provide people who are homeless or threatened with homelessness with advice and appropriate assistance.

	Number of households accepted as homeless and in priority need	Number per 1,000 households
2009/10	62	1.30
2010/11	49	1.07
2011/12	65	1.41
2012/13	78	1.59
2013/14	56	1.15
2014/15	78	1.58



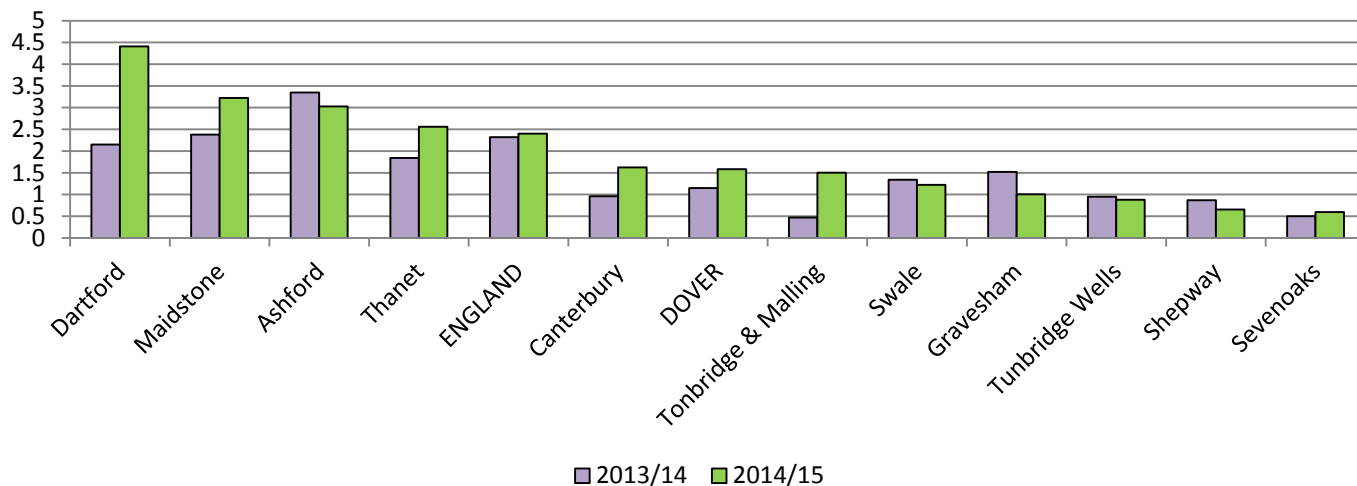
Source: DCLG Live Tables 784

- In 2014/15, the Council made 195 homelessness decisions and accepted 78 households as homeless and in priority need. This is an increase of 39.3% over the year. The main reasons for the homelessness cases seen are exclusion by parents, relatives/friends (23) and termination of assured shorthold tenancies (16).
- Maidstone had the highest number of households accepted as homeless and in priority need in Kent (213) and Sevenoaks the lowest number (29) in 2014/15.

<sup>11</sup> English, Scottish, Welsh, Northern Irish  
Leadership Support Team: State of the District 2015: Housing

- The number of households accepted as homeless and in priority need per 1,000 households in the Dover district is 1.58, which is below the average for England (2.40). Across Kent, Dartford had the highest number per 1,000 households (4.41) and Sevenoaks the lowest (0.60).
- The increase in homelessness is an indication of rising housing need pressures in the district and may also reflect changes in the housing benefit system and welfare reform, which has left some households struggling to afford their rent.

**Numbers accepted as being homeless and in priority need in Kent, 2013/14 to 2014/15**

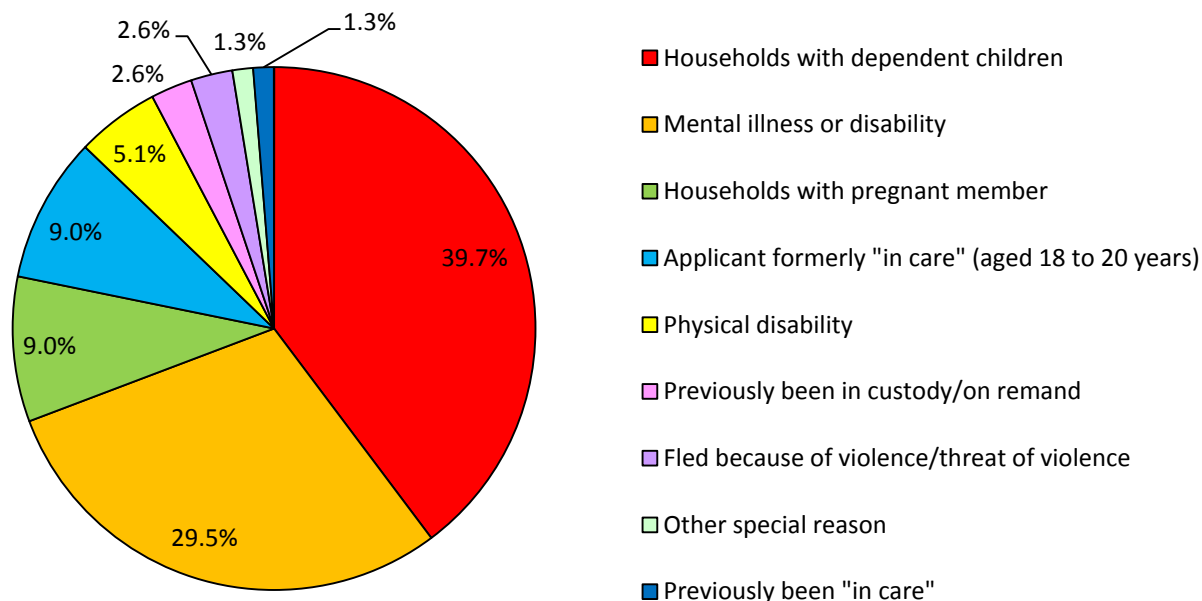


Source: DCLG Live Table 784: Local Authority Summary, Local authorities' action under the homelessness provisions of the 1985 and 1996 Housing Acts (financial year)

**b) Main Priority Need Category**

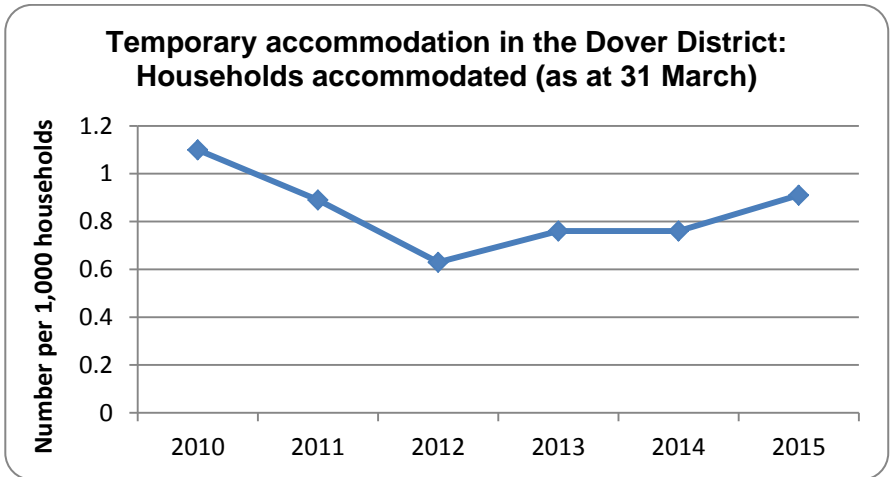
- This chart shows the main priority need categories for households accepted as homeless and in priority need, in the Dover district, during 2014/15. The highest proportion were households with dependent children (31 or 39.7%), followed by applicants classed as a vulnerable because of a mental illness or disability (23 or 29.5%).

**Homelessness in the Dover District by main priority need category, 2014/15**



**c) Temporary Accommodation**

- Temporary accommodation includes a range of different property types, not just B&B, such as hostel accommodation or private sector housing leased by Sanctuary housing.
- The use of temporary accommodation to house homeless households in the district has been increasing since 2012. This is in line with regional and national trends.
- There is no single reason for the increase but a significant proportion of those placed in temporary accommodation are single person households who are vulnerable due to their age or physical/mental health. This is a group that can find it especially difficult to secure accommodation in the private sector.
- The Council is seeking to secure access to alternative types of emergency accommodation to avoid the use of bed and breakfast.



**d) Youth Homelessness**

- Over the past year, the number of 16-17 year olds presenting as homeless decreased to 12.
- The main reasons for the youth homelessness cases seen are exclusion by parents, relatives and friends.
- The council continues to work closely with Kent Social Services.

<b>Youth homelessness (16– 17 years)</b>	
<b>2007/08</b>	19
<b>2008/09</b>	18
<b>2009/10</b>	17
<b>2010/11</b>	11
<b>2011/12</b>	11
<b>2012/13</b>	30
<b>2013/14</b>	13
<b>2014/15</b>	12

**e) Prevention**

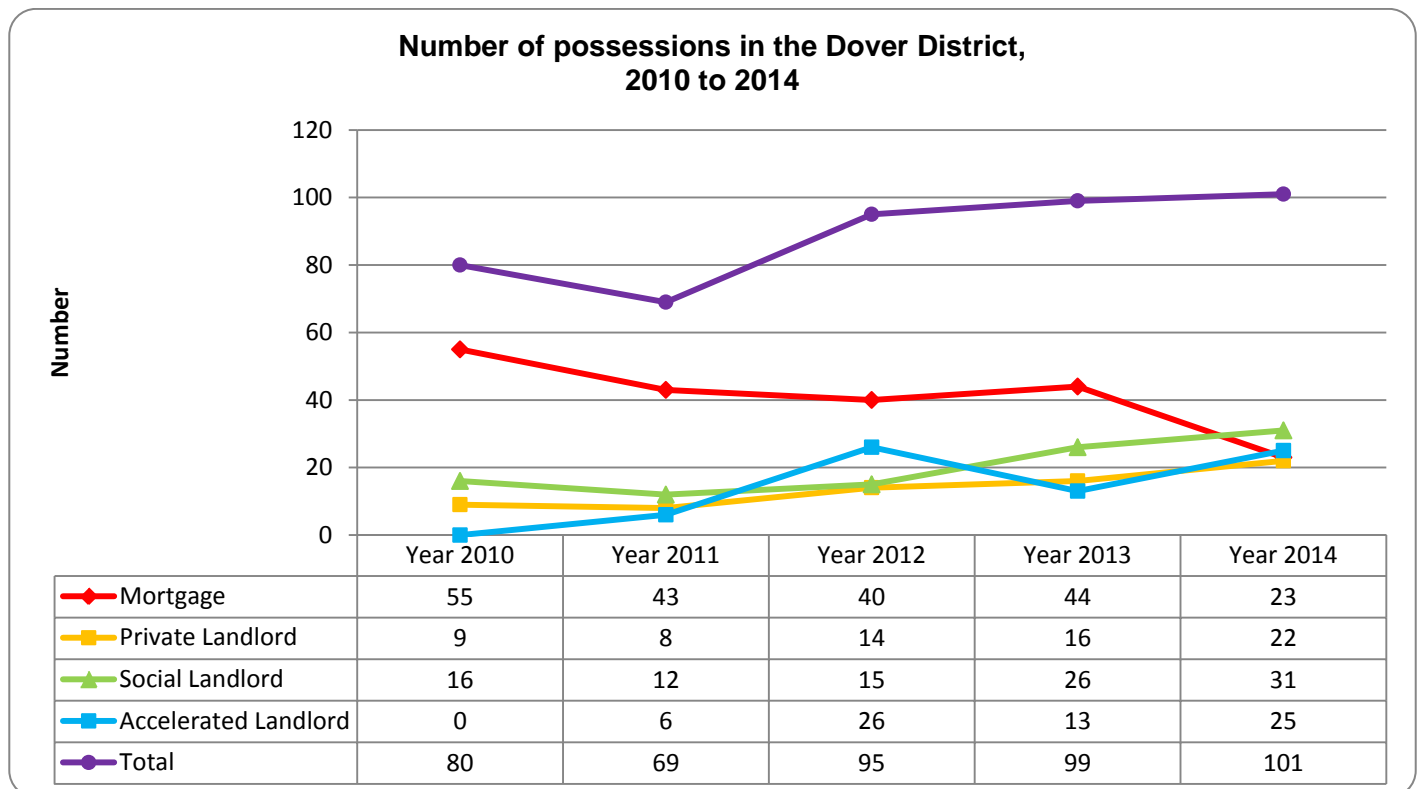
- The council is working hard to achieve prevention from homelessness wherever possible, but options are limited as there are limited numbers of affordable, private rented property available in the district. These properties are becoming harder for vulnerable client groups to access; one reason for this could be that people in employment are turning to the private rented market as they are finding it harder to purchase their own homes.
- A new five year Homelessness Prevention Strategy 2014-19 has been developed on an East Kent wide basis but with a local profile highlighting specific issues and a local action plan and should help address the situation. A new Dover district Homelessness Forum has also been established to enable the sharing of information and good practice and to monitor delivery of the strategy action plan.
- The Council continues to work with private landlords and the Deposit Bond Scheme is accepted by most Lettings Agents.
- A new scheme for single homeless people is due to open shortly in Aycliffe, Dover.

	Able to remain in existing home	Assisted to obtain alternative accommodation	Total prevention cases	Rate per 1,000 households
2009/10	128	103	231	5.0
2010/11	119	151	270	5.9
2011/12	31	220	251	5.5
2012/13	43	190	233	4.79
2013/14	10	124	134	2.74
2014/15	11	118	129	2.62

Source: DCLG Live Table 792: Total reported cases of homelessness prevention and relief by outcome and local authority Local Authority

#### f) Possessions

- The Ministry of Justice publishes court statistics showing the number of mortgage and landlord possession claims (beginning of the legal action) and possessions (by a County Court Bailiff). The most common reason for repossession is arrears of mortgage or rent.
- The total number of actual possessions (not claims) in the Dover district have increased by +26.25% over the past five years. Private landlord, social landlord and accelerated landlord possessions have all increased between 2010 and 2014, whilst mortgage possessions have seen a fall of 58%, which could be as a result of low interest rates that took effect in 2008.



Source: Mortgage and landlord possession statistics in Kent, as at 2014 Quarter 4