

HOUSING

CONTENTS

HOUSING	1
1. HOUSE PRICES	3
a) Annual Average House Prices in Dover District	3
b) Average House Prices across Kent	5
c) Change in House Prices	5
2. HOUSE SALES	6
3. AFFORDABILITY	7
a) Ratio of lower quartile house price to lower quartile earnings	7
b) Lower Quartile House Prices	8
c) Shared Ownership	8
4. HOUSING RENTS BY SECTOR	9
a) Average weekly rents comparison by sector	9
b) Local Authority Rents	9
c) Private Register Provider Rents	10
d) Private Rental Rents	10
e) Local Reference Rents (LRR)	11
f) Rent trends in the Dover district	11
5. DWELLING STOCK BY TENURE	11
a) Total Dwelling Stock	11
b) Housing Stock by Type and Number of Bedrooms	13
c) Dwelling Stock by Age of Property	13
d) Dwelling Stock by Council Tax Band	14
6. LOCAL AUTHORITY DWELLING STOCK	15
a) Number and Breakdown	15
b) Right to Buy	15
c) New Local Authority Affordable Housing	17
7. PRIVATE SECTOR HOUSING	18
a) Stock Condition	18
b) Housing Assistance: Grants and Loans	19
8. EMPTY PROPERTIES	20
a) Vacant dwellings	20

b) No Use Empty Initiative	23
9. SECOND HOMES	23
10. HOUSEHOLD PROJECTIONS	24
a) DCLG household projections.....	24
b) Kent County Council Forecasts	25
c) Average Household Size	25
11. HOUSING COMPLETIONS	26
a) In the Dover District.....	26
b) Dwelling Completions (net) all sites across Kent	26
c) Dwellings Not Started.....	27
12. AFFORDABLE HOUSING COMPLETIONS.....	28
a) In the Dover District.....	28
b) Across Kent.....	29
13. HOUSING NEEDS.....	29
a) The Housing Register.....	29
b) Social Housing Lettings.....	31
14. HOMELESSNESS	32
a) Homeless and in Priority Need	32
i. In the Dover District.....	32
ii. Main Priority Need Category	32
iii. Kent Comparison	33
iv. Reasons for Homelessness.....	34
v. Possessions	35
b) Temporary Accommodation	35
c) Rough Sleepers	36
d) Prevention.....	36
e) Homelessness Reduction Act 2017	37
f) Spending on Homelessness.....	38

HOUSING

- 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.
- The [Core Strategy](#)¹ is a key document in our [Local Plan](#)², which sets out the 'big picture' development objectives for the Dover district. It provides detailed information regarding our approach to future housing growth and the mechanisms for delivering the strategic objectives. We adopted the current Core Strategy in February 2010 and this provides a rationale for a 'high growth' policy in relation to housing with an overall target of 14,000 new homes by 2026. We want to see a broad range of housing that meets the needs of local people, as well as attracting new families to the district.
- In March 2017, we took the decision to produce a new Local Plan to support housing and economic growth in the district between now and 2037. The views of local people are vital in shaping the local plan and we are committed to engaging with our residents throughout the process.

1. HOUSE PRICES

a) Annual Average House Prices in Dover District

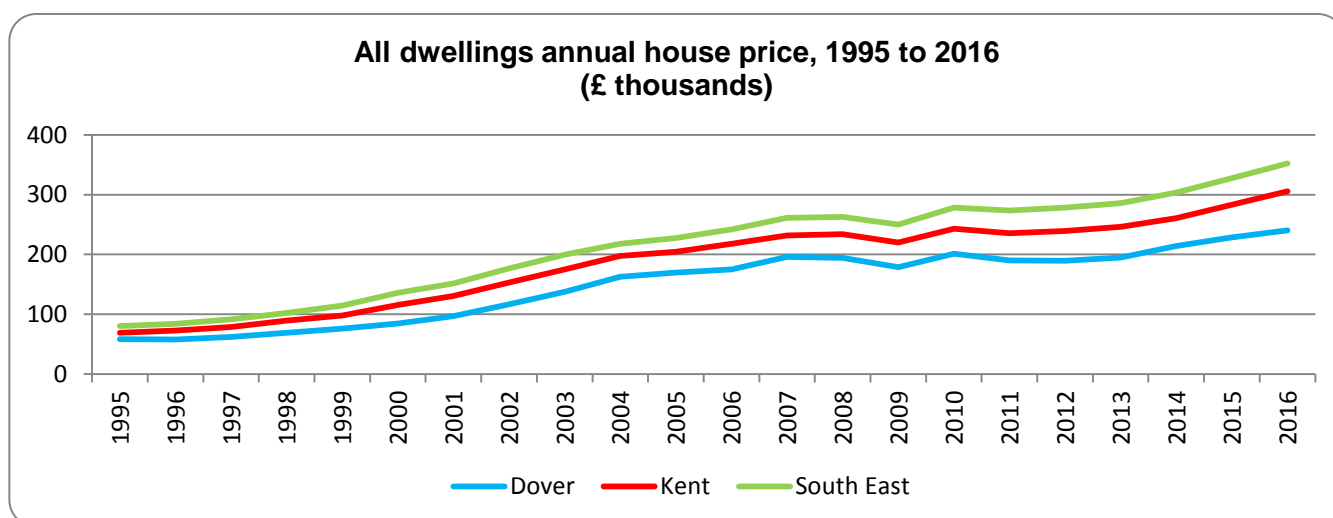
Dover District 2016	
Average house price	£240,203
Detached	£381,748
Semi-detached	£232,956
Terrace	£192,676
Flat / Maisonette	£150,908

- House prices are historically lower in the Dover district than county and regional averages.

- During 2016, the average house price in the district was £240,203. This is an increase of +5% from £228,803 in 2015. This compares to average house prices of £306,061 across

Kent (up +8.03%) and £352,695 across the South East (up +7.64%).

- The following graph compares the annual average house price of all dwellings in the Dover district, Kent and the South East over the past 20 years.
- Over this period, house prices in Kent (+339.53%) and the South East (+339%) have risen faster than in the Dover district (+312.2%). The South East figures do not include London.



Source: HM Land Registry / KCC House prices and transactions 2016

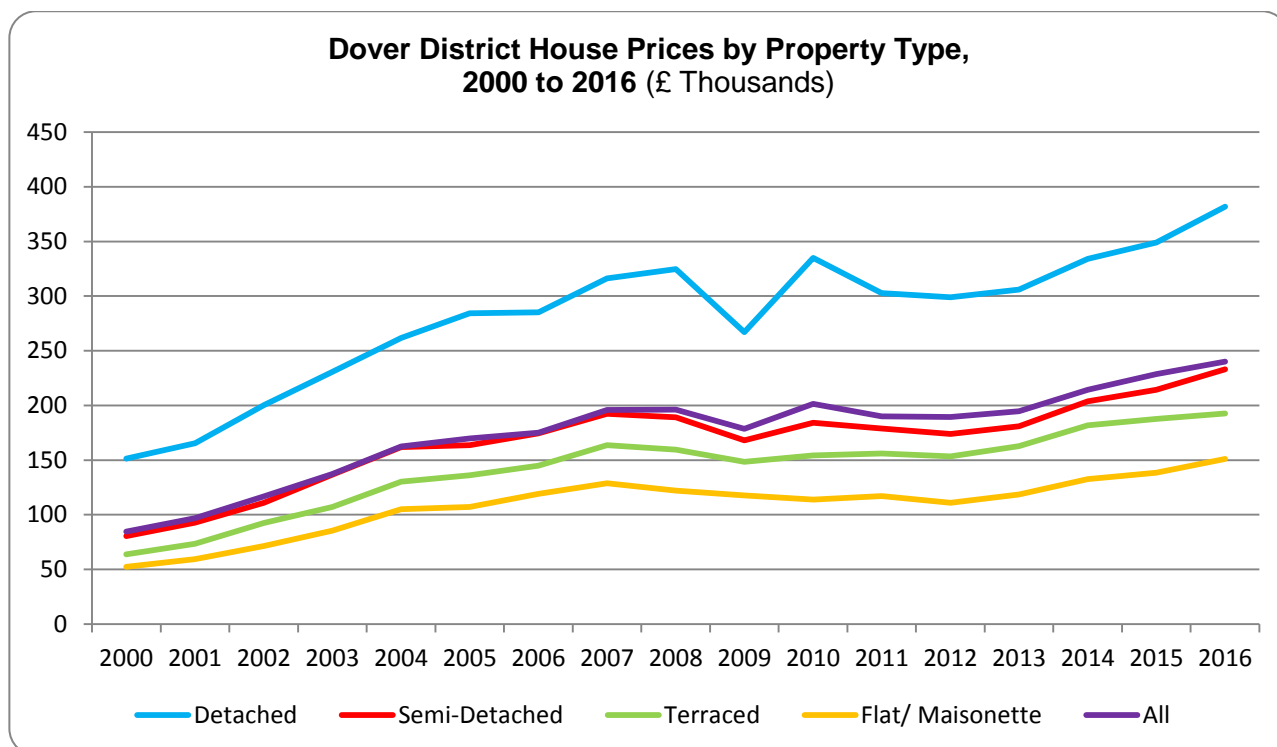
¹ dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Adopted-Development-Plans/Core-Strategy.aspx

² dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Plans-in-Progress/Local-Plan.aspx

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
2015	349,001	214,336	187,553	138,312	228,803	6.7
2016	381,748	232,956	192,676	150,908	240,203	4.98

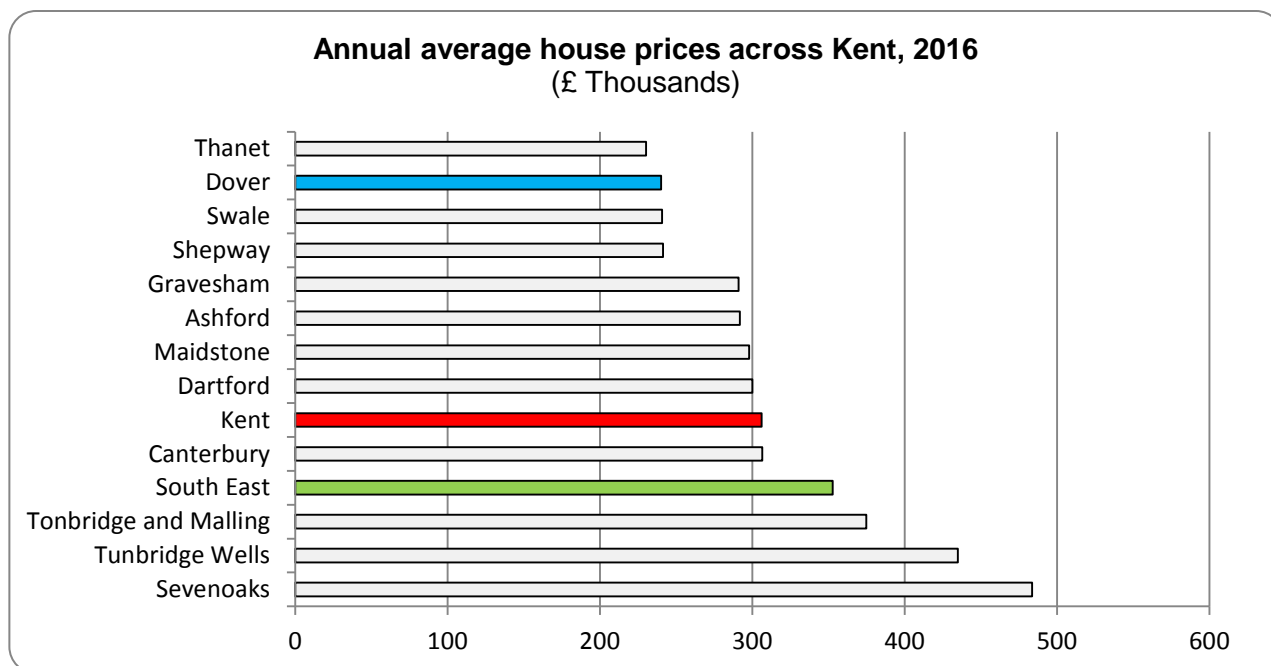
Source: HM Land Registry / KCC House prices and transactions 2016

- This table shows how house prices in the Dover District have changed by property type since 2000. On average, over this period:
 - Detached properties have increased by +152%.
 - Semi-detached properties by +189%
 - Terraced properties by +202%
 - Flats / maisonettes by +188% and
 - All dwellings by +184%.



Source: HM Land Registry / KCC House prices and transactions 2016

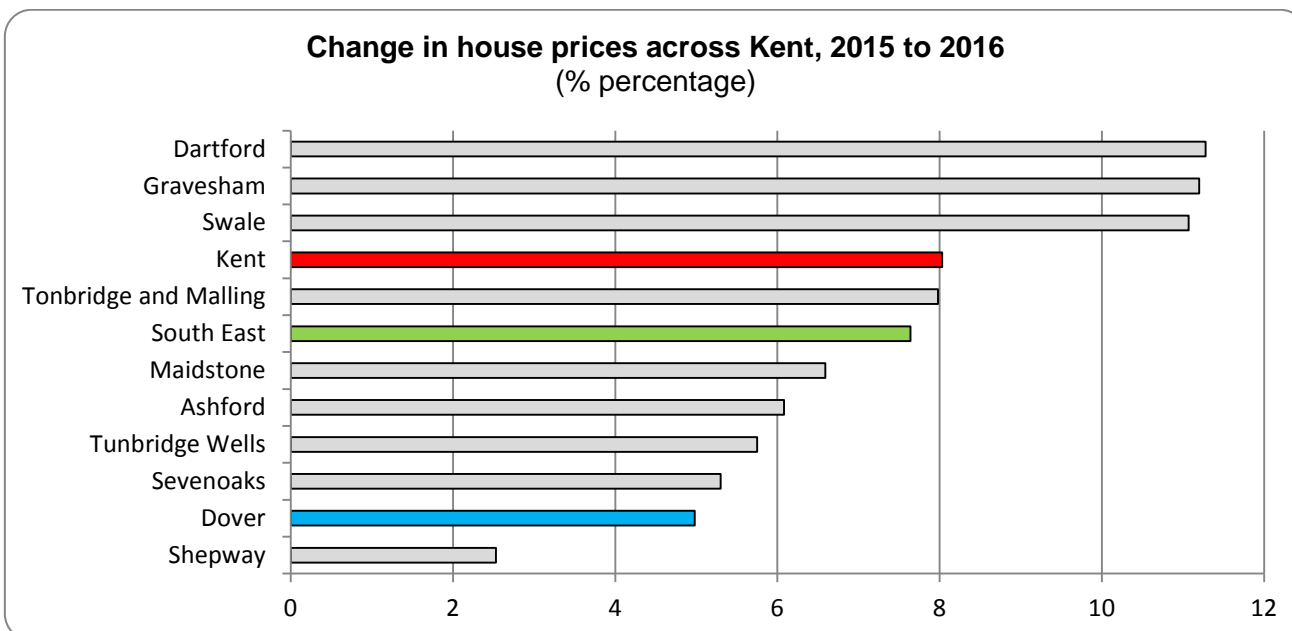
b) Average House Prices across Kent



Source: HM Land Registry / KCC House prices and transactions 2016

- At £240,203, the Dover district had the second lowest average house price in Kent in 2016.
- Across the county prices ranged from an average £483,555 in Sevenoaks to £236,937 in Thanet.
- The average house price across Kent is £306,061 and the South East £352,695.

c) Change in House Prices



Source: HM Land Registry / KCC House prices and transactions 2016

- All areas in Kent saw an increase in average house prices over the year from 2015 to 2016.
- On average house prices rose by +8.03% in Kent and +7.64% across the South East.
- The Dover district saw the second lowest percentage increase in house prices in 2016 (+4.98%).
- House prices rose the highest in Dartford (+11.28%) and the lowest in Shepway (+2.53%).

2. HOUSE SALES

All dwellings annual property sales transactions				
	Dover Sales (No.)	% change Dover	% change Kent	% change 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
2015	2,208	3.86	-2.87	-5.22
2016	1,619	-26.68	-27.75	-30.34

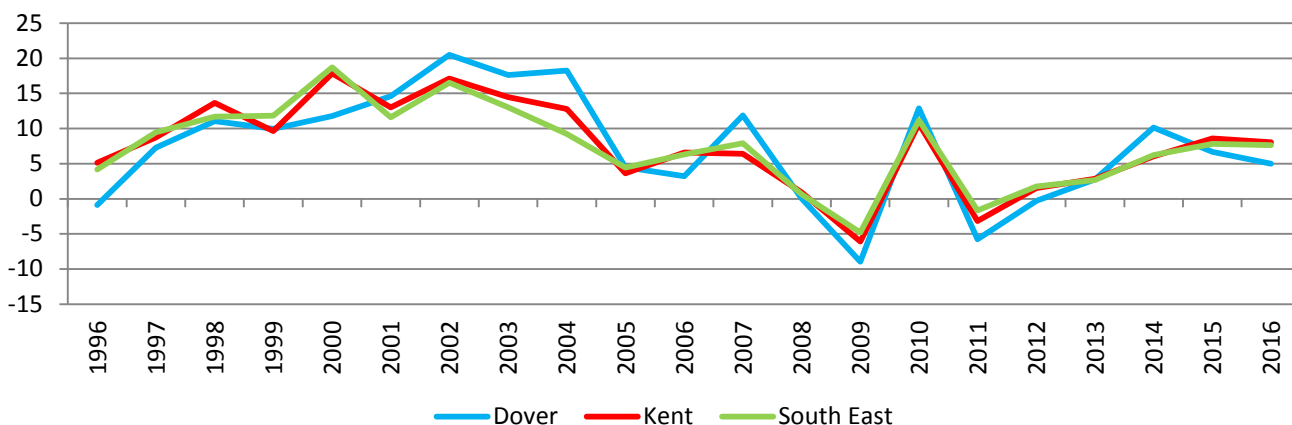
Source: HM Land Registry / KCC House prices and transactions 2016

- Following dramatic falls in the number of property sales transactions in 2008, due to the economic crisis, the Dover district saw an increase in house sales year-on-year up until 2015.
- During 2016, there were 1,619 property transactions in the district, which is down -26.68% over the year. This compares to a falls of -27.75% across Kent and -30.34% across the South East.

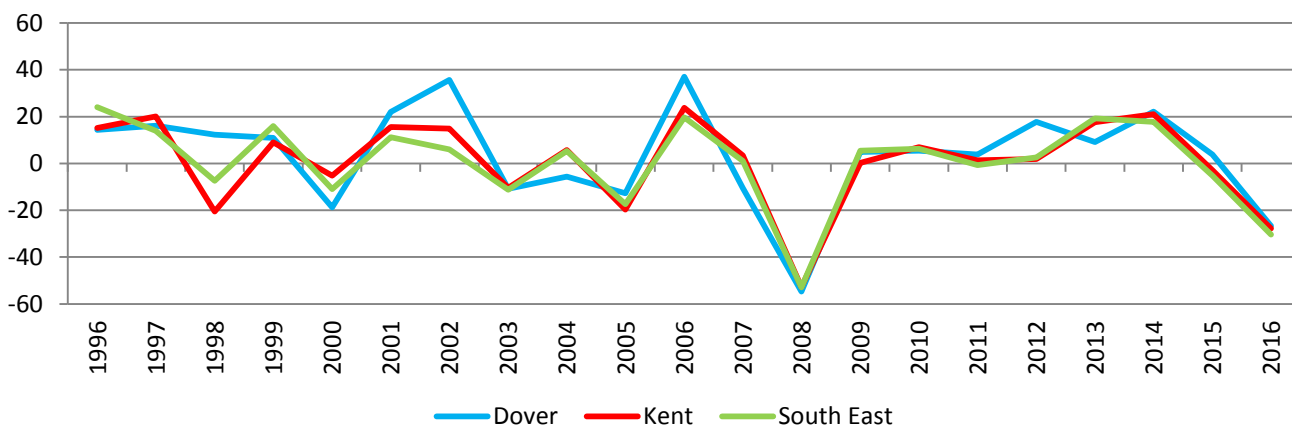
- During 2016 transactions decreased in all Kent Local Authorities ranging from -23.1% in Thanet to -31.8% in Tonbridge & Malling.
- The 1,619 sales in the district in 2016 are broken down as follows: 354 detached homes, 455 semi-detached homes, 511 terraced homes and 199 flats / maisonettes.

House Price and Sales in the Dover District from 1996 to 2016

All dwellings annual house price change, 1996 to 2016 (% percentage)



All dwellings annual house sales change, 1996 to 2016 (% percentage)



Source: HM Land Registry / KCC House prices and transactions 2016

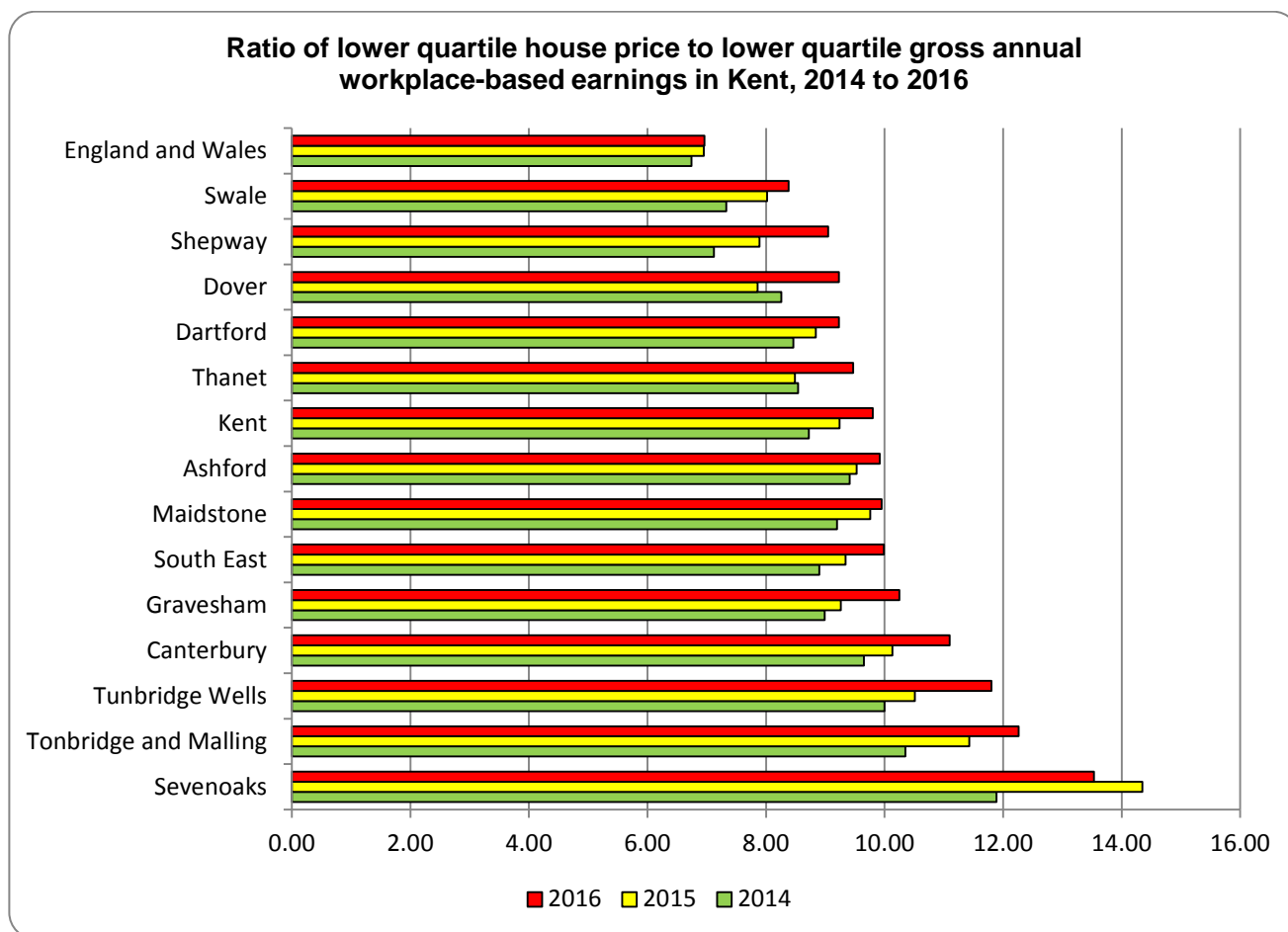
3. AFFORDABILITY

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

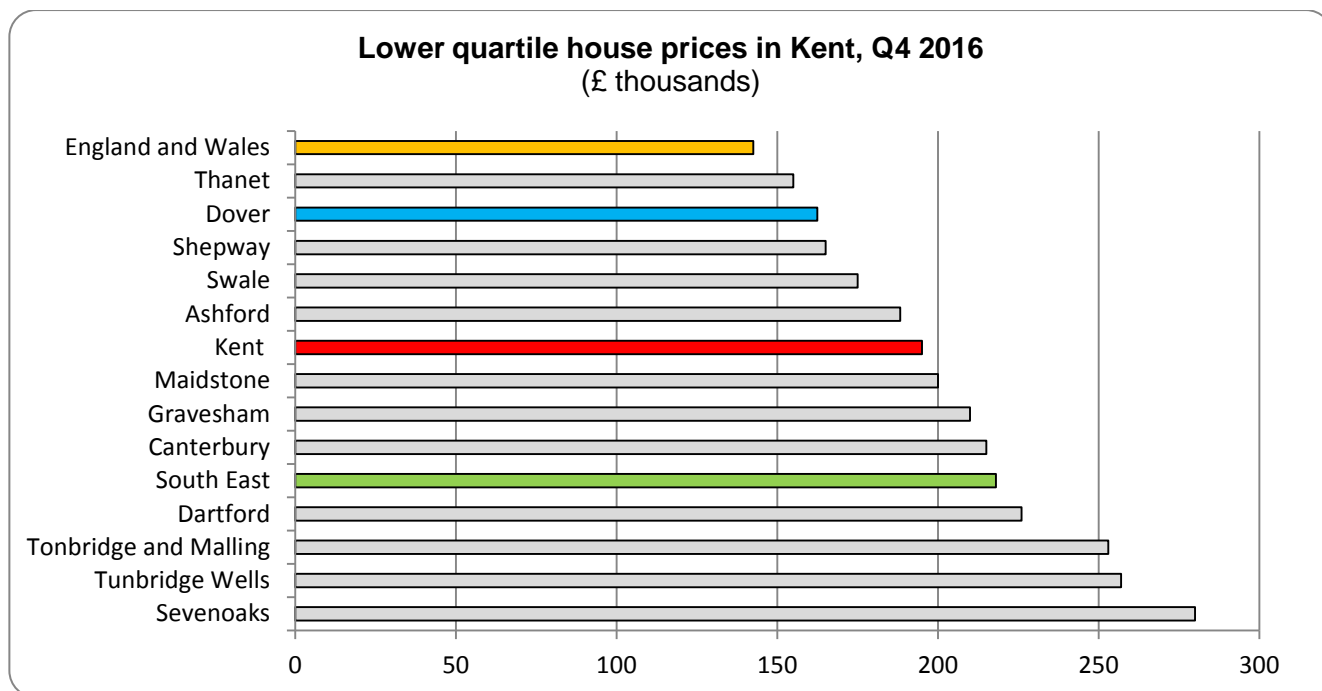
- The ratio of lower quartile house prices to lower quartile earnings is a good indicator for first time buyers entry level to home ownership. The higher the ratio the more difficult it is to save for a house.
- Using this measure of affordability, the Dover district is the third most affordable in Kent, with a ratio of 9.23 in 2016. In 2015, the district was the most affordable with a ratio of 7.86. The most expensive districts in Kent are Sevenoaks (13.53), Tonbridge and Malling (12.26), Tunbridge Wells (11.80), Canterbury (11.10) and Gravesham (10.25), where property prices are above 10 times annual salary. This compares to an average ratio for England of 6.96.



Source: [ONS Ratio of house price to work-based earnings](#)

The DCLG published these statistics up until 2015 when they moved to the ONS. The affordability ratios are calculated using ONS House Prices Statistics for Small Areas for the year ending September (based on Land Registry data) and earnings from the Annual Survey of Hours and Earnings. The earnings relate to the respondents place of work rather than place of residence. This means that affordability in commuter areas reflects the earning power of commuters.

b) Lower Quartile House Prices



Source: ONS House price statistics for small areas (HPSSA Dataset 15)

- The ONS publishes house price statistics on a quarterly rolling year basis.
- As at the year ending Q4-2016, the Dover district had the second lowest lower quartile entry-level price in Kent at £162,500 (behind Thanet at £155,000).
- This is above the average price for England and Wales (£142,500).
- The highest lower quartile entry-level price in Kent is in Sevenoaks at £280,000, followed by Tonbridge and Malling at £257,000.

c) Shared Ownership

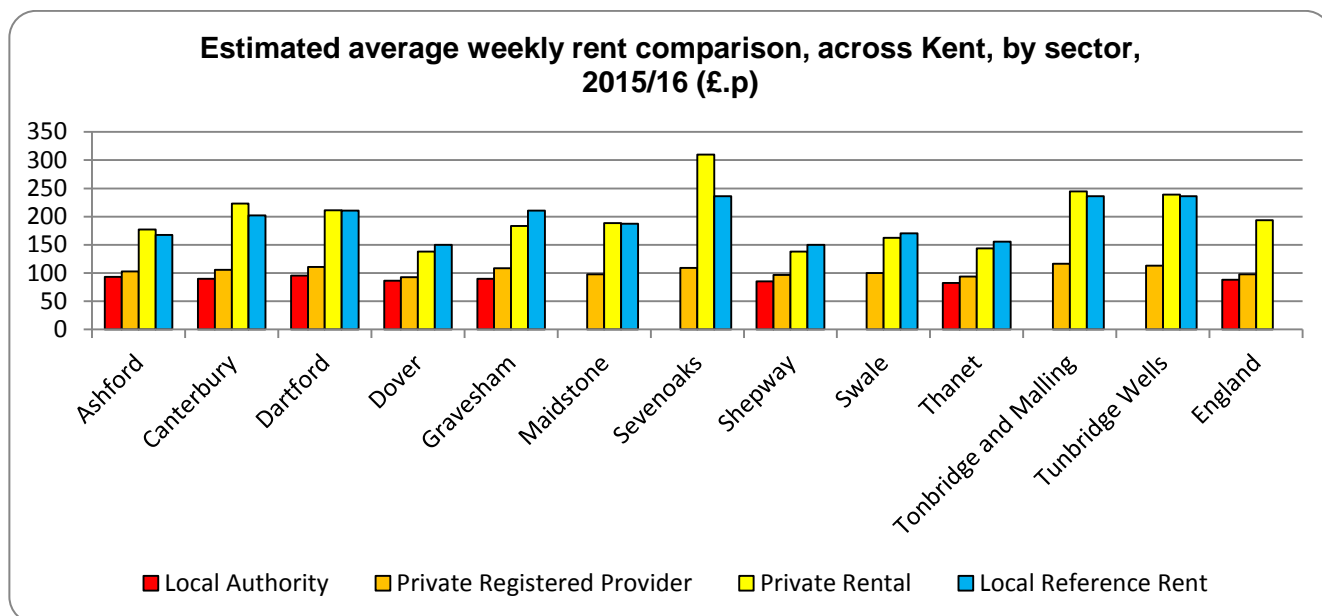
- Shared ownership or part buy/part rent schemes also come under the Help to Buy banner.
- These normally take the form of new homes, often provided by housing associations. Purchasers buy a share of the equity in the property based on its open market value and normally pay a rent in respect of the equity 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 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 24 such homes were completed in 2015/16 (HCA funded). There were no affordable home ownership homes completed in 2016/17.

4. 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.

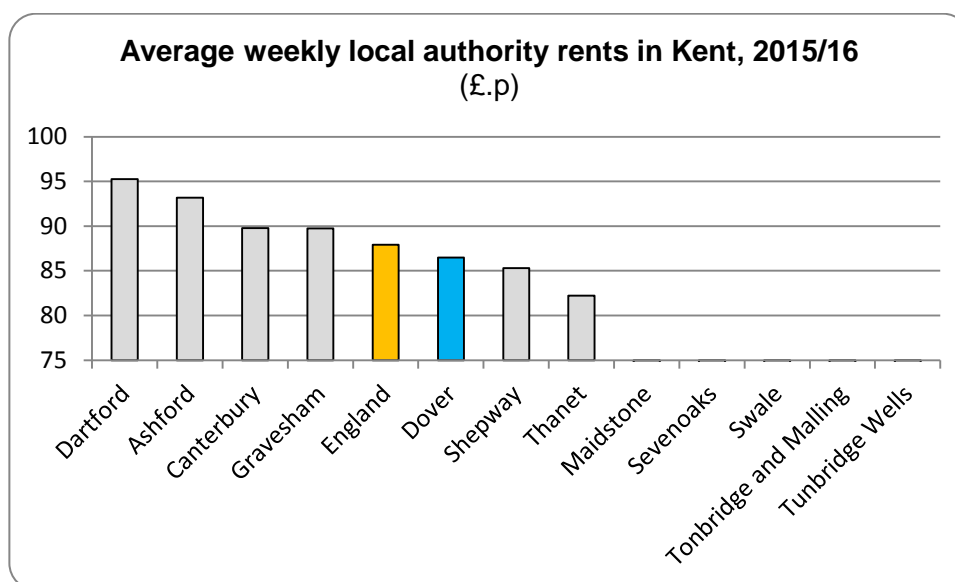
a) Average weekly rents comparison by sector

The chart below shows the average weekly rent by sector across Kent in 2015/16 (the latest data available).



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

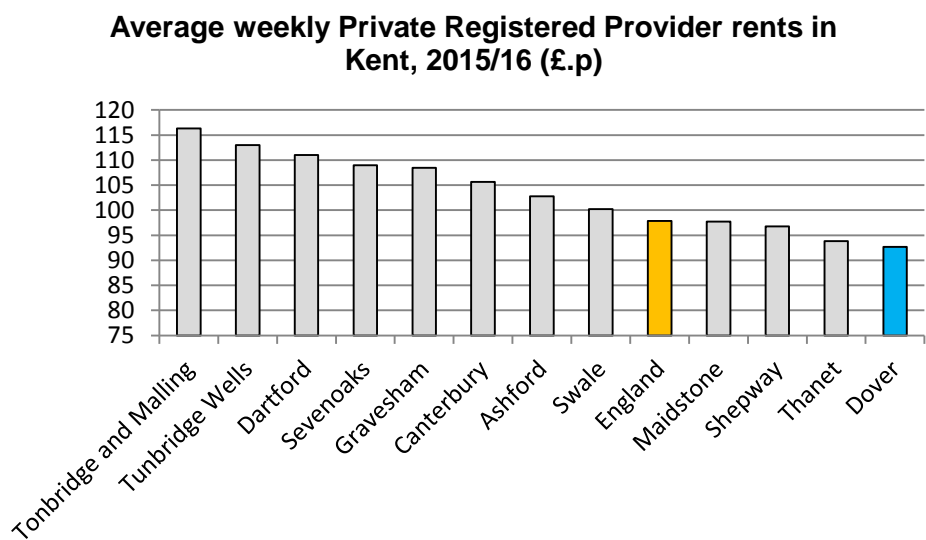
b) Local Authority Rents



- The average Local Authority weekly rent in the Dover district for 2015/16 was £86.50p/w. This is the third lowest in Kent and below the national average of £87.93p/w.
- Average rents across Kent ranged from £95.25p/w in Dartford to £82.23p/w in Thanet.
- Five Kent authorities (Maidstone, Sevenoaks, Swale, Tonbridge & Malling and Tunbridge Wells) have transferred their stock to a Private Registered Provider.

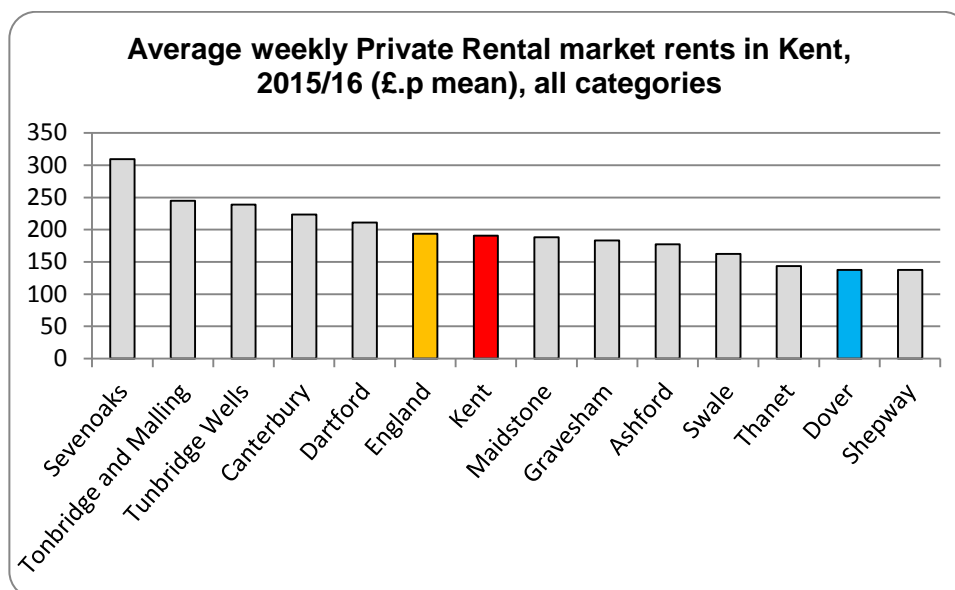
c) Private Register Provider Rents

- Rents charged by Private Registered Provider (PRP) landlords are comparable to local authority rents data.
- All Kent districts have an element of PRP homes (formerly known as Registered Social Landlord or Housing Association stock).



- The average PRP weekly rent in the Dover district for 2015/16 was £92.69p/w. This is the lowest in Kent and is below the national average of £97.84p/w. Average rents across Kent ranged from £116.33p/w in Tunbridge Wells to £90.91p/w in Dover.

d) Private Rental Rents



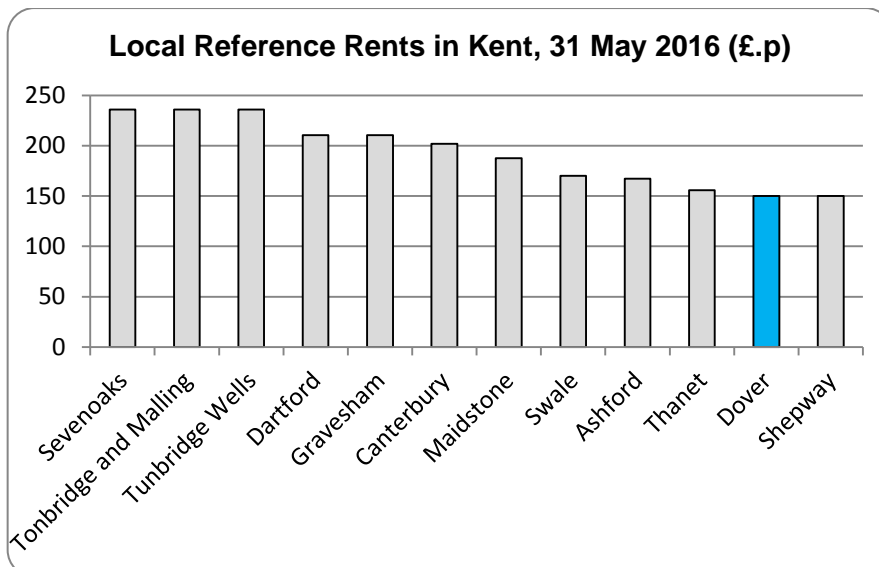
- The average Private Rental Market weekly rent in the Dover district for 2015/16 was £137.77p/w. This compares to a national average of £193.62p/w.
- Average rents across Kent ranged from £309.69p/w in Sevenoaks to £137.77p/w in Dover and Shepway.

- In 2015/16, Sevenoaks was ranked the sixth most expensive local authority for private renting in South East England (excluding London Boroughs), with a monthly mean rent of £1,377.
- In contrast, four Kent authorities (Dover, Shepway and Thanet) made up three of the lowest five authorities in South East England, with monthly mean rents of £597, £597 and £623 respectively³.

³ All averages and measures are rounded to the nearest £1. 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.

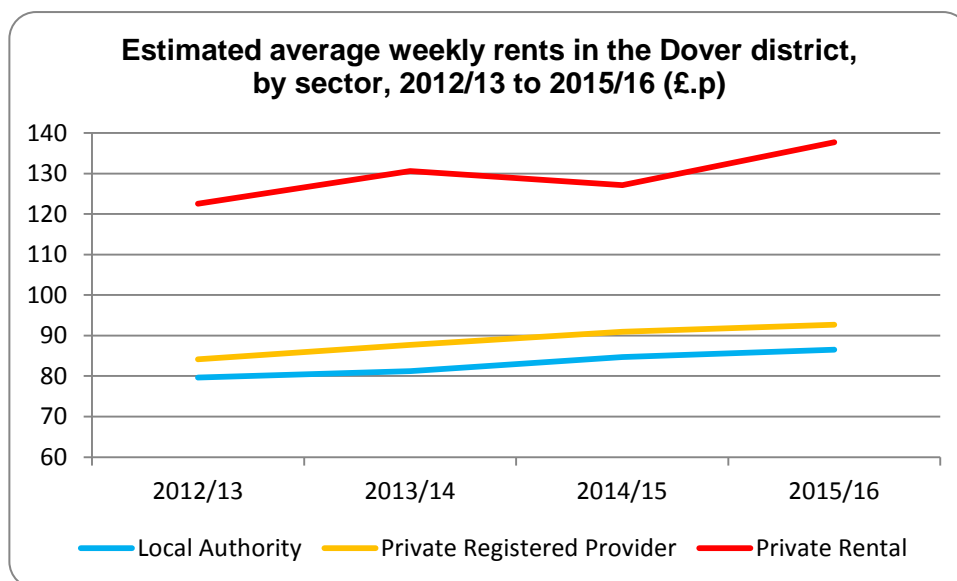
e) Local Reference Rents (LRR)

- 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.
- Figures from the Valuation Office Agency show that the least expensive rental accommodation is in the East of the county.



- Sevenoaks, Tonbridge & Malling and Tunbridge Wells had the highest LRR (£235.96), whilst Dover and Shepway have the lowest LRR (£150).

f) Rent trends in the Dover district



- This chart shows how the average estimated weekly rents in the Dover district have changed, by sector, over the past four-years.
- Over this time-period, rents in the private rental market have increased at a faster rate (+12.4%) than those for Local Authority (+8.6%) or Private Registered Provider (+10.1%) sector.

5. DWELLING STOCK BY TENURE

a) Total Dwelling Stock

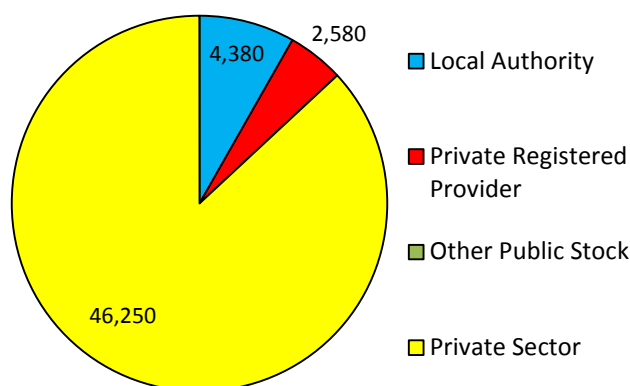
Please note: DCLG total dwelling stock figures use the census 2011 as a baseline and project this forward using information on annual net supply of housing. Figures for the total dwelling stock and private sector are estimates and are therefore expressed to the nearest ten dwellings at district level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

	Local Authority	Private Registered Provider ⁴	Other public sector ⁵	Private sector	Total (All stock)	Total change (All stock)	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	4,422	2,493	0	45,170	52,110	190	6,915	11
2015	4,404	2,515	0	45,550	52,470	360	6,919	4
2016	4,380	2,580	0	46,250	53,210	740	6,960	41

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) – 2016 latest available.

- As at 31 March 2016, the Dover district had an estimated total dwelling stock of 53,210. This is a rise of +1.41% on the previous year when there were 52,470 dwellings.
- Over the past five years, dwelling stock in the district has risen by +3.42%. This compares to an average increase of +3.29% nationally and +3.7% for Kent.
- The Dartford district saw the highest growth with a +6.99% increase in dwelling stock over the 5-year period. The Tunbridge Wells district saw the lowest growth with an increase of +1.96% over the 5-year period.

Dwelling stock by tenure in the Dover district, 2016



- The majority of dwelling stock in the district (86.9% / 46,250 homes) is classed as 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 8.2% (4,380 homes) of the total dwelling stock, whilst Private Registered Providers' stock amounts to 4.9% (2,580 homes).
- The district average of 13.1% for social housing stock is lower than the average for both England (17.3%) and Kent (13.3%).
- Shepway has the lowest percentage of social housing dwelling stock in Kent (10.6%) and Gravesham the highest (17.3%).

- Based on 2011 Census data the majority of housing stock in the district consists of terraced properties (29.4%), semi-detached properties make up 29.6% and detached properties 21.9%. Flats, maisonettes and apartments make up 17.2% of the dwelling stock, with caravans and other mobile or temporary structures 1.9%.

⁴ Private Registered Provider refers to registered providers of social housing (previously known as Housing Associations or Registered Social Landlords).

⁵ 'Other public sector': These are government homes generally to house military or health staff and are not part of the social housing sector.

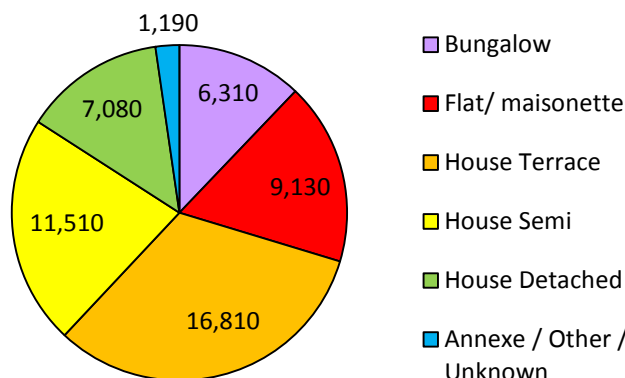
b) Housing Stock by Type and Number of Bedrooms

- Council Tax records at the Valuation Office Agency (VOA) show that, as at 31 March 2017, there are 52,040 properties recorded for council tax purposes in the Dover district. This is up from 51,530 as at 31 March 2016 (+510 homes or +1.0%).

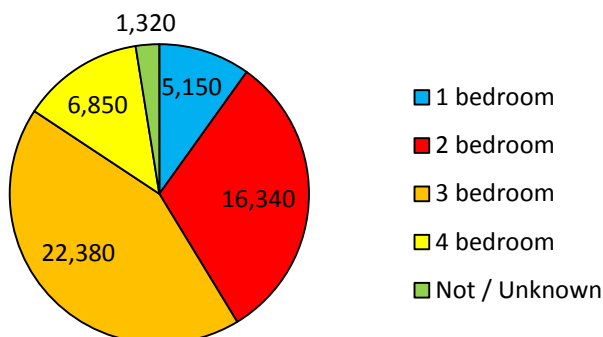
All property types

- In the Dover district, houses (all types – detached, semi and terraced) are the predominant property type, accounting for 68% (35,400) of all dwellings.
- Flats / maisonettes account for 17.5% (9,130), with bungalows making up 12.1% (6,310) and other types of property 2.3% (1,190) making up the remainder.
- There is a high percentage of terraced houses in the district – accounting for nearly a third (32.3%) of the total dwelling stock. This is higher than the national average of 26.6%.

Housing stock by dwelling type, 2017 (count)



Housing stock distribution by number of bedrooms, 2017 (count)



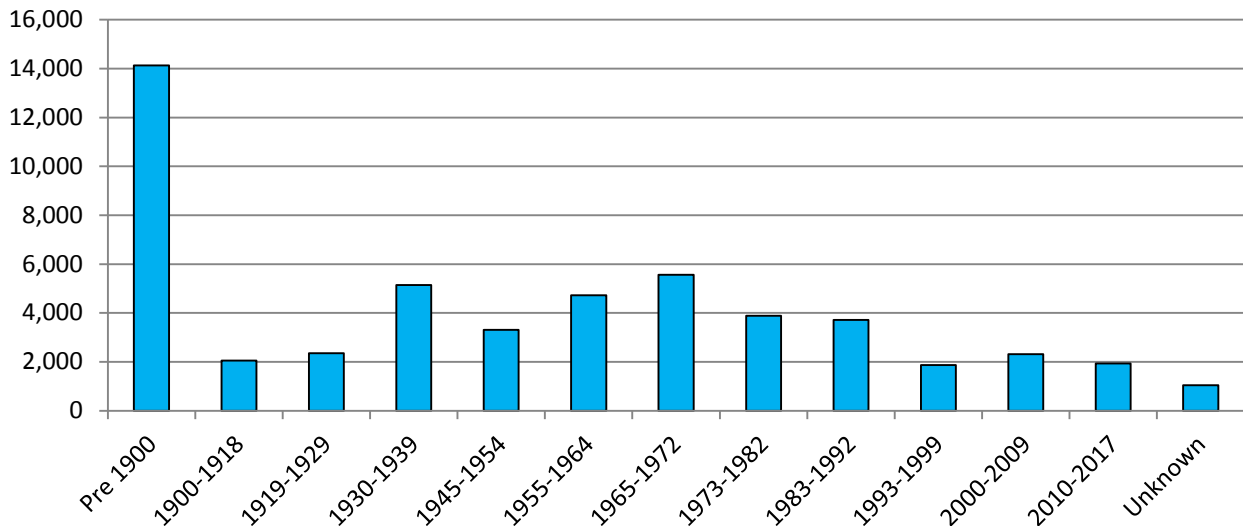
- There are 22,380 three-bedroom properties in the Dover district, which equates to 44% of the total dwelling stock. Two bedroom properties are the next largest group with 16,340 properties or 32.1% of the housing stock.
- 6,850 properties (13.5%) have four or more bedrooms and 5,150 (10.1%) have one bedroom.

[VOA Council Tax records](#)

c) Dwelling Stock by Age of Property

- The age of dwelling stock can have an impact upon the condition of the property and its fittings as well as its energy efficiency.
- According to VOA records, 27.2% of the dwelling stock in the Dover district was built before 1900. This is higher than the average for Kent (19.2%), South East (13.8%) and England (15.8%).
- The district has the second highest percentage of properties built before 1900 in Kent (behind Tunbridge Wells on 31.8%).
- Just over half (54.5%) of the dwelling stock in the district has been built since 1945. This is below the Kent (64%), regional (69.4%) and national (62.8%) averages.

Age of properties in the Dover district, as at 31 March 2017
(number)

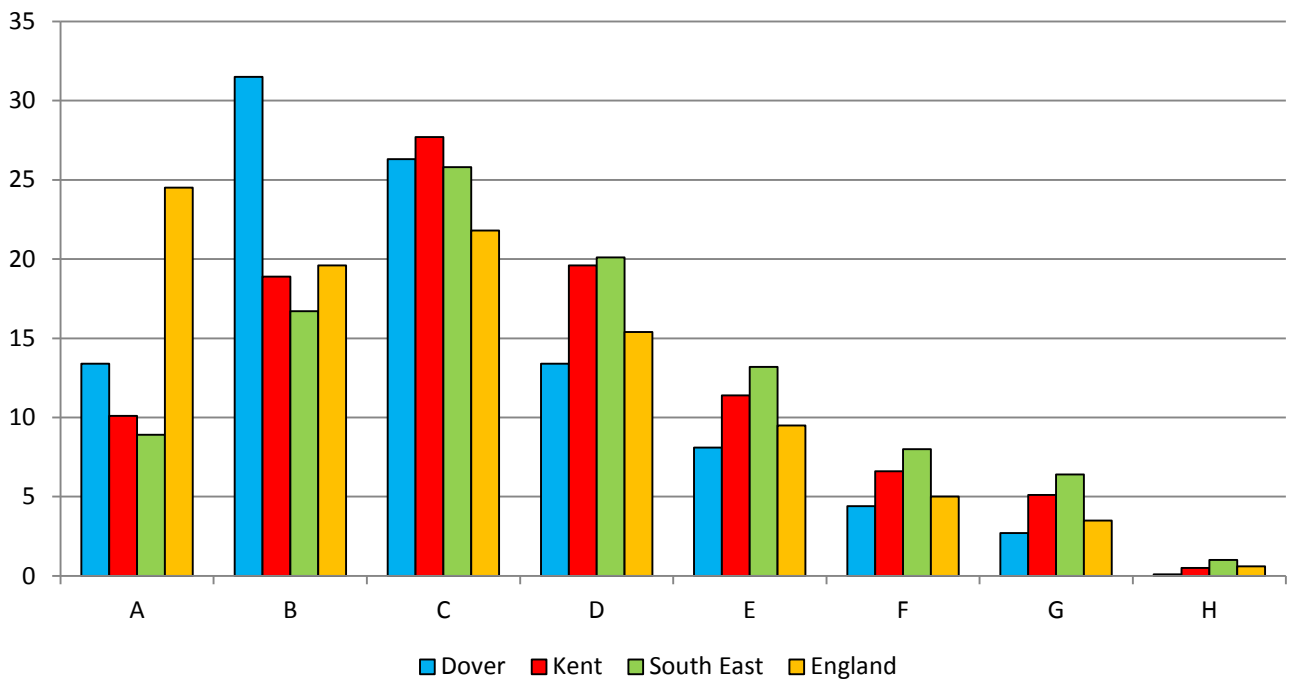


Source: VOA Council Tax records 2016 Counts are rounded to the nearest 5 dwellings. Property build period unknown includes properties whose age details are not recorded in the property attributes database.

d) Dwelling Stock by Council Tax Band

- The majority of properties (84.6% or 44,020 homes) 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 the average council tax payment).
- The largest percentage of homes (31.5% or 16,400) are in Band B, the second lowest value band.
- Only 0.1% of properties (70) in the Dover district are in Band H, the highest value band.

Properties by Council Tax Band (A to H), March 2017 (percentage %)



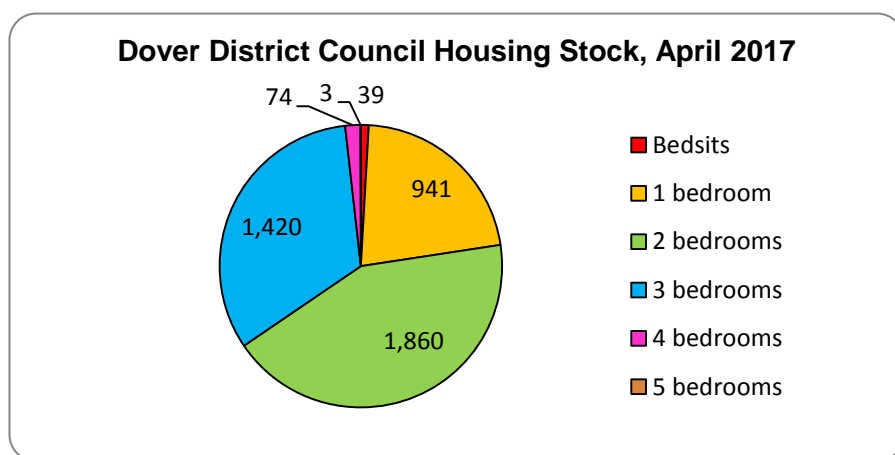
[VOA Council Tax records](#)

6. 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
2016	4,375	-29
2017	4,337	-38

- 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 4,337 in 2017 (-1,031 dwellings / -19.2%).
- Half of the remaining dwelling stock are houses (2,159 or 49.8%), over a third are flats or maisonettes (1,570 or 36.2%), there are 569 bungalows (13.1%) and the remainder are bedsits (39 or 0.9%).
- 4,334 are for social rent and 3 are affordable rent.



Source: [DCLG Live Tables on Dwelling Stock – Table 116](#) and DDC LAHS 2016-17

b) Right to Buy

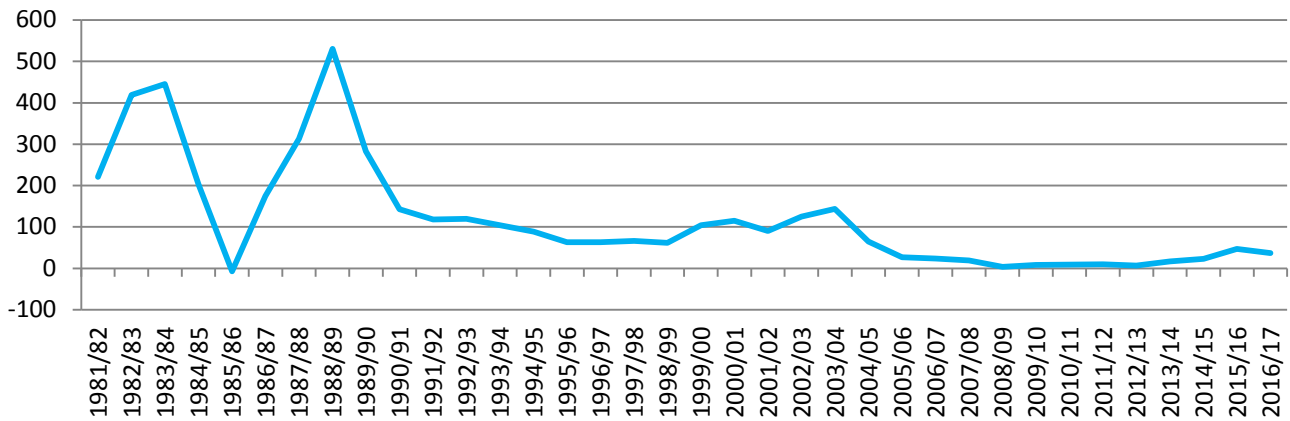
- The Right to Buy (RTB)⁶ scheme was first introduced by the Housing Act 1980 and enables local authority tenants to buy their homes at a discount.
- The scheme was reinvigorated in 2012, changes included increasing the discount cap to £75,000 as well as an arrangement whereby receipts from sales in 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 2015, the cap increased to £77,900 (outside London) and the eligibility criteria changed reducing the requirement of five years public sector tenancy to three.
- The Housing and Planning Act 2016 extended the Right to Buy to assured tenants of housing associations on a voluntary basis.

Right to Buy Sales in the Dover District and Kent

- There have been 4,285 sales in the district since the introduction of the RTB scheme in 1981/82, the vast majority of these were in the first ten years.
- In Kent, seven councils – including Dover – still own housing stock. During 2016/17, there were 192 RTB sales across Kent, which is down 7 sales (-3.5%) from the previous year.

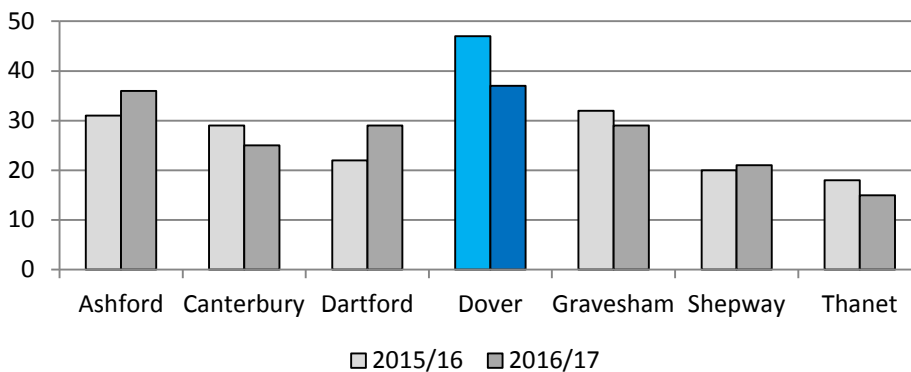
⁶ Please see DCLG website for further details: <http://righttobuy.communities.gov.uk/>

Number of RTB sales in the Dover District, 1981/82 to 2016/17



Source: DCLG Annual Right to Buy Sales Table 685

Number of Right to Buy Sales in Kent, 2015/16 and 2016/17

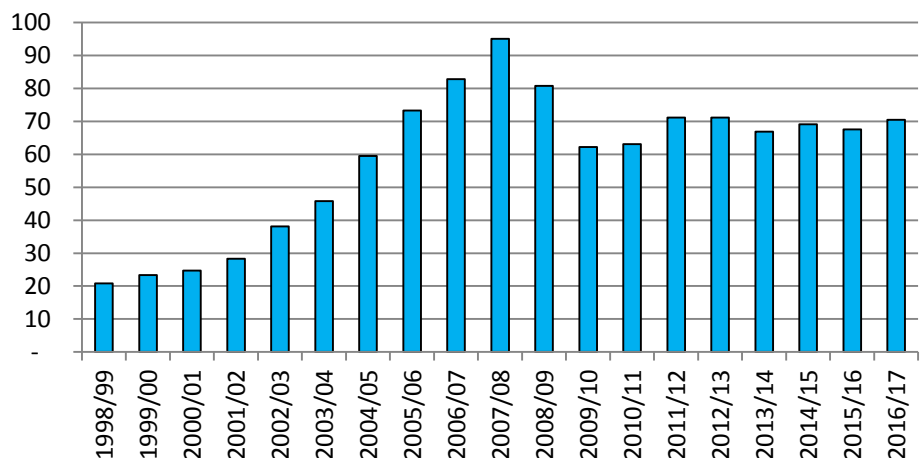


- There were 37 RTB sales in the Dover district during 2016/17 (19 x 2 bedroom; 17 x 3 bedroom and 1 x 1 bedroom).
- Although this is down from 47 in 2015/16 (-10 / -21.3%), it is still the highest number of sales in Kent during 2016/17, as was also the case the previous year.

Source: [DCLG Annual Right to Buy Sales](#)

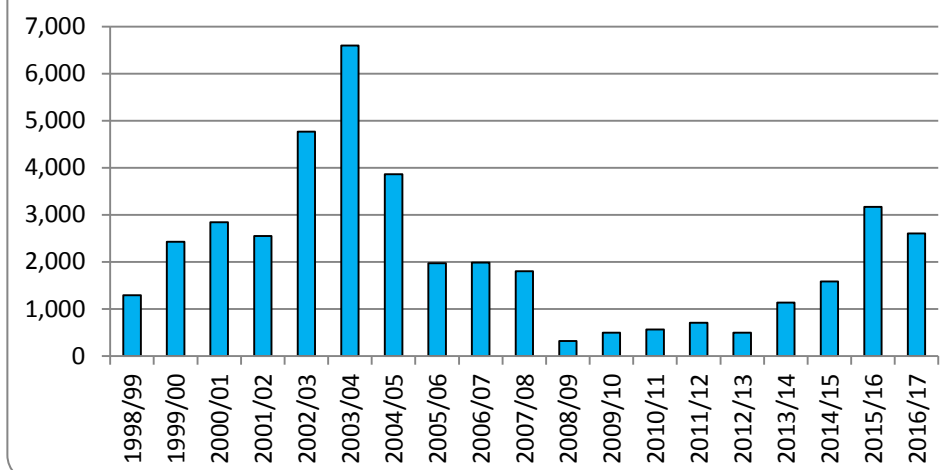
- The average purchase price of the 37 RTB sales in the district in 2016/17 was £70,459 (up from £67,553 in 2015/16).
- The average across Kent was £105,157 (up from £83,106 in 2015/16).
- Averages range from £162,333 in Ashford (up from £96,677) to £58,000 in Thanet (down from £64,944).
- The average figure can fluctuate from year-to-year depending on the type of property sold, location and amount of discount qualification.

Right to Buy average purchase price in the Dover district, 1998/99 to 2016/17 (£ thousands)



Source: [DCLG Annual Right to Buy Sales](#)

Dover District Council Capital Receipts from Right to Buy sales, 1998/99 to 2016/17 (£ thousands)



Source: [DCLG Annual Right to Buy Sales](#) Capital receipts include only RTB sales and are therefore net of discounts.

- Capital receipts from RTB sales in the Dover district over the past 5 years (2012/13 to 2016/17) total £9,008K.
- This has been used as follows:
 - £1,302k paid to Government
 - £2,900k used to assist funding of the provision of affordable housing
 - £4,806k used to assist funding of the General Fund Capital Programme

c) New Local Authority Affordable Housing

- The Council has set up a Housing Initiatives Reserve (HIR) to fund a programme of new house building / acquisition. It is funded by the transfer of balances from the Housing Revenue Account (HRA) whilst maintaining a £1m balance in the HRA.
- By the end of 2016/17, HIR funding has assisted in the following additional units to the HRA stock.

2014/15

- 2 x Houses Scholars Close, Deal (Purchased new build)
- 3 x Houses Adelaide Rd, Elvington (DDC New build)
- 2 x Houses Folkestone Rd, Dover (for major renovation – to be converted into 6 flats)
- 8 x Flats Castle St, Dover (DDC New build - started and completed in 2015/16)

2015/16

- 6 x Flats Scholars Close, Deal (Purchased new build)
- 1 x House Folkestone Rd, Dover (for major renovation – to be converted into 3 flats)
- An empty homes project has also brought 3 flats in King Street, Dover, back into occupancy by taking out a 23 year lease with the owner and renovating the flats. This spanned the 2 financial years 2014/15 to 2015/16, and are now occupied.

2016/17

- No properties bought or built due to HRA uncertainty – please see bullet points below:
- During 2016/17, we did not build or buy any properties because of changes to housing finance, and proposals contained in the Housing and Planning Act 2016, which created challenges and uncertainty for our Housing Revenue Account. For example:
 - Councils must reduce rents by 1% in cash terms for 4-years from 2016/17. With an assumed inflation rate at 2%, this means a 12% reduction against our planned rental income. The projected aggregate loss of rent income over the 4-year period is c. £6.9m.
 - We also have to preserve our ability to service the £80m debt incurred when the Government replaced the existing subsidy-based system of HRA financing with “Self-Financing”.
- The proposed capital programme for 2016/17 had included further HIR projects to provide another 35 units, subject to a number of factors, including planning requirements and viability. However the main project to provide the units was delayed and should be delivered in 2018/19.

7. PRIVATE SECTOR HOUSING

a) Stock Condition

- In 2016, we commissioned the [BRE group](http://bre.co.uk/housing)⁷ to undertake a series of stock modelling exercises to provide detailed information on the likely condition of the private sector housing stock in the district and the geographical distribution of properties of interest.
- The headline results show that:
 - There are 51,853 dwellings in the Dover district, with approximately 86% in the private sector, either owner-occupied (69%) or private rented (17%).
 - Around 14% of the properties in the private sector (6,217) have Category 1 Housing, Health and Safety Rating System⁸ (HHSRS) hazards. A dwelling with a Category 1 hazard is considered to fail the minimum statutory standard for housing.
 - 1,215 dwellings in the private rented sector have Category 1 HHSRS hazards, which equates to 14% of homes in the private rented sector.
 - The highest concentrations of all HHSRS hazards in the private sector are located in the wards of Eastry, Little Stour and Ashstone and Eythorne and Shepherdswell⁹.
 - It is estimated that 11% of homes in the private sector (4,916) are in fuel poverty (using the Low Income High Costs or LIHC definition¹⁰). This is higher than the regional average of 8% but the same as the national average.
 - The highest concentrations of fuel poverty in the private sector are located in the wards of St. Radigunds, Tower Hamlets and Buckland. For the hazard of excess cold, the highest concentrations are in Eastry, Little Stour and Ashstone and Eythorne and Shepherdswell.
 - The average SimpleSAP¹¹ rating for all private sector dwellings in Dover is 56, which is worse than both England (57) and South East (58). For owner occupied stock the figure is 56 and for private rented stock it is 59. Eastry ward has the lowest Simple SAP rating in the district (48), followed by Little Stour and Ashstone ward (49).
 - 9.7% (4,331) of private sector dwellings and 7.5% (666) of private rented dwellings in the district are estimated to have an Energy Performance Certificate (EPC) rating below band E. An EPC is a measure of the energy efficiency performance of a building and is rated from band A – G, with A representing the best performance.
 - In the private sector stock, there are an estimated 11,297 dwellings with un-insulated cavity walls and 8,351 dwellings with less than 100mm of loft insulation.
 - High concentrations of fall hazards are scattered across the district, with some of the higher concentrations found in the towns of Dover and Deal. The wards with the highest levels of fall hazards are around the town of Dover - St. Radigunds, Maxton, Elms Vale and Priory and Tower Hamlets. However, there are small areas¹² with higher levels elsewhere, for example to the north east of Little Stour and Ashstone and to the south west of Eythorne and Shepherdswell.
 - There are an estimated 901 Houses in Multiple Occupation (HMOs) in the district, of which approximately 67 come under the current mandatory licensing scheme and 145 under the proposed mandatory licensing scheme.
 - The total cost of mitigating Category 1 hazards in the district's private sector stock is estimated to be £18.1 million.

⁷ bre.co.uk/housing

⁸ Housing Health and Safety Rating System: A risk assessment tool to help local authorities identify and protect against potential risks and hazards to health and safety related deficiencies in dwellings, covering 29 categories of hazards.

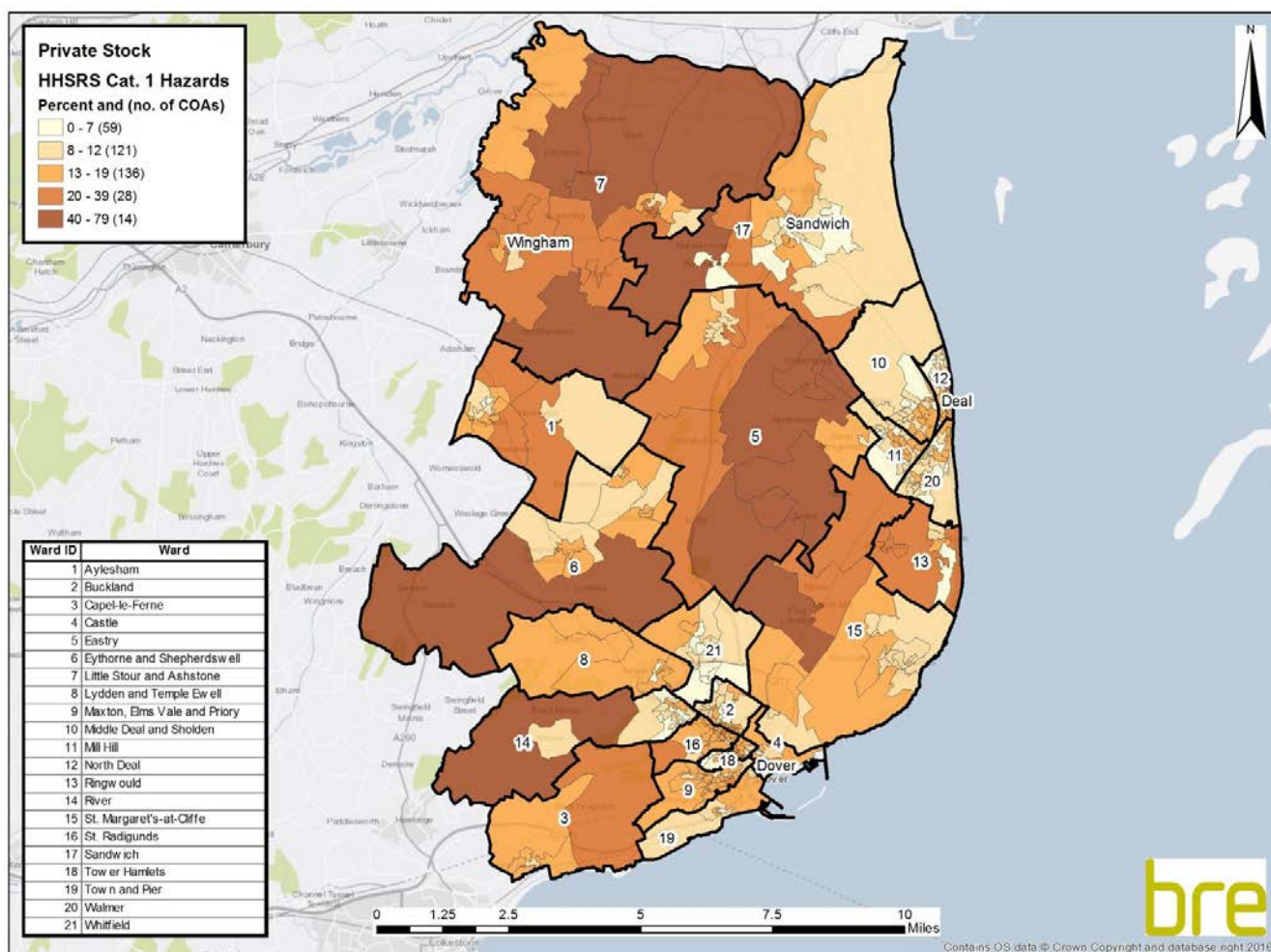
⁹ Rural areas are more likely to contain large, older, detached houses that are far more likely to suffer excess cold issues than the modern flats that are found in more heavily populated urban areas. Rural properties are also more likely to be off the gas network leading to higher fuel costs

¹⁰ Fuel Poverty (Low Income High Costs definition): A household is said to be in fuel poverty if they have fuel costs that are above average and were they to spend that amount they would be left with a residual income below the official poverty line.

¹¹ SAP - Standard Assessment Procedure: Method system for measurement of energy rating of residential buildings. A SimpleSAP is an estimate of a residential dwelling's likely SAP score, it is not based on the full required range of data for a SAP calculation or a reduced data SAP calculation (RDSAP), it should only ever be considered as a guide.

¹² COA - Census Output Area: Designed for statistical purposes, built from postcode units, approximately 125 households

Map: Percentage of private sector dwellings in the Dover district with the presence of a Housing, Health and Safety Rating System category 1 hazard

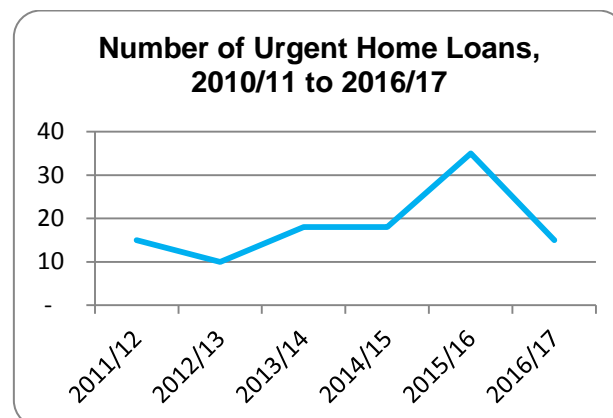
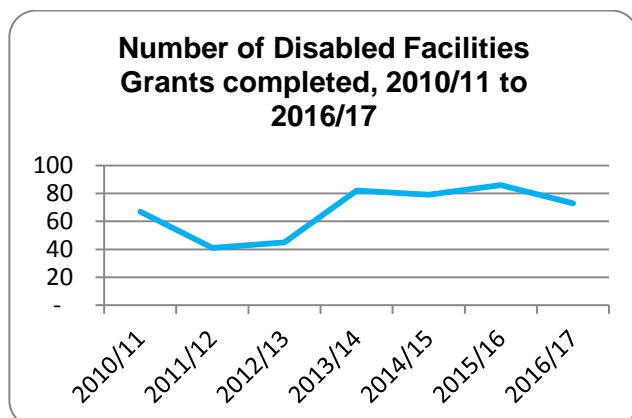


Source: BRE report prepared for Dover District Council

b) Housing Assistance: Grants and Loans

- Disabled Facilities Grants (DFGs) 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.

	No. of DFG's Completed	Value of DFG's	No of Urgent Home Loans	Value of Urgent Home Loans
2010/11	67	680,584	N/A	N/A
2011/12	41	439,237	15	174,000
2012/13	45	490,712	10	68,361
2013/14	82	612,044	18	138,422
2014/15	79	731,201	18	116,845
2015/16	86	803,187	35	256,100
2016/17	73	611,035	15	129,325
TOTAL	473	4,368,000	111	883,053



Source: DDC Private Sector Housing

- During the year 2016/17, 73 DFGs were completed, with a value of £611,035. This is down from the previous year due to receiving fewer referrals and a reduction in the average DFG paid. We did not have any waiting list for grant approvals. This brings the total number of DFGs completed from 2010/11 to 473, with a total value of nearly £4.4 million.
- An additional 15 urgent home loans were granted in 2016/17, with a value of £129,325. This brings the total number of urgent home loans from 2010/11 to 111, with a total value of over £883,000.
- In July 2017, a revised Housing Assistance Policy was approved to help more households in the private sector carry out repairs, improvements and adaptations.
- The policy recognises the pressures on the Councils own capital funds and any money for future housing renewal is only likely to be funded from repayment of previous loans and grants.
- The main focus of our discretionary Housing Assistance is towards schemes to:
 - Improve the health and independence of persons with disabilities, the elderly and those with long term health conditions;
 - Reduce the number of homes with category serious hazards;
 - Reduce fuel poverty;
 - Enable more effective use of the mandatory Disabled Facilities Grant; and
 - Encourage empty homes back into use.

8. EMPTY PROPERTIES

- According to council tax base records, as at October 2016, there were 1,564 vacant dwellings in the Dover district, across all tenures.
- This equates to 2.94% of the total dwelling stock in the district (53,210). This is higher than the averages for Kent (2.44%) and England (2.49%). Four other local authorities in Kent are above or the same as the national average: Thanet (3.8%), Shepway (3.5%), Canterbury (2.54%) and Sevenoaks (2.49%).
- 624 of the 1,564 vacant dwellings in the district are classed as long-term vacant (these are dwellings that have been unoccupied and substantially unfurnished for over six months). This equates to 1.17% of total dwelling stock, which is above the averages for Kent (0.76%) and England (0.84%).

a) Vacant dwellings

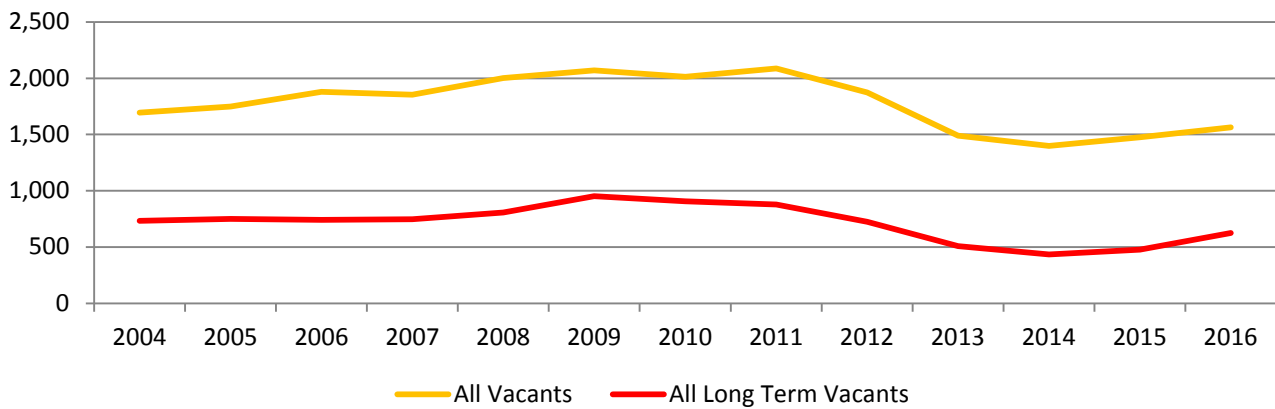
Dover District

All Vacant Dwellings				
2012	2013	2014	2015	2016
1,873	1,490	1,400	1,476	1,564

Long-Term Vacants				
2012	2013	2014	2015	2016
725	510	436	478	624

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

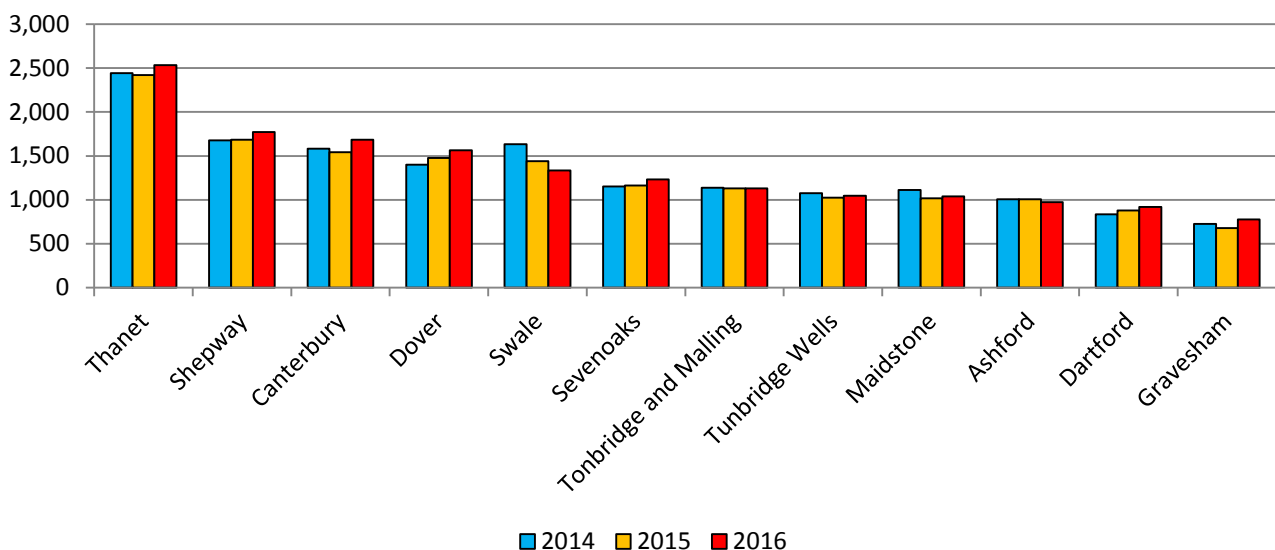
Empty Properties in the Dover District, 2004 to 2016



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

- The number of empty properties in the district has risen by +5.96% over the past year, from 1,476 homes in 2015 to 1,564 homes in 2016.
- This equates to 2.94% of the total dwelling stock in the district, which is up from 2.81% in 2014.
- This is the second consecutive rise following three years of annual reductions.
- The majority of empty homes in the district are privately owned.

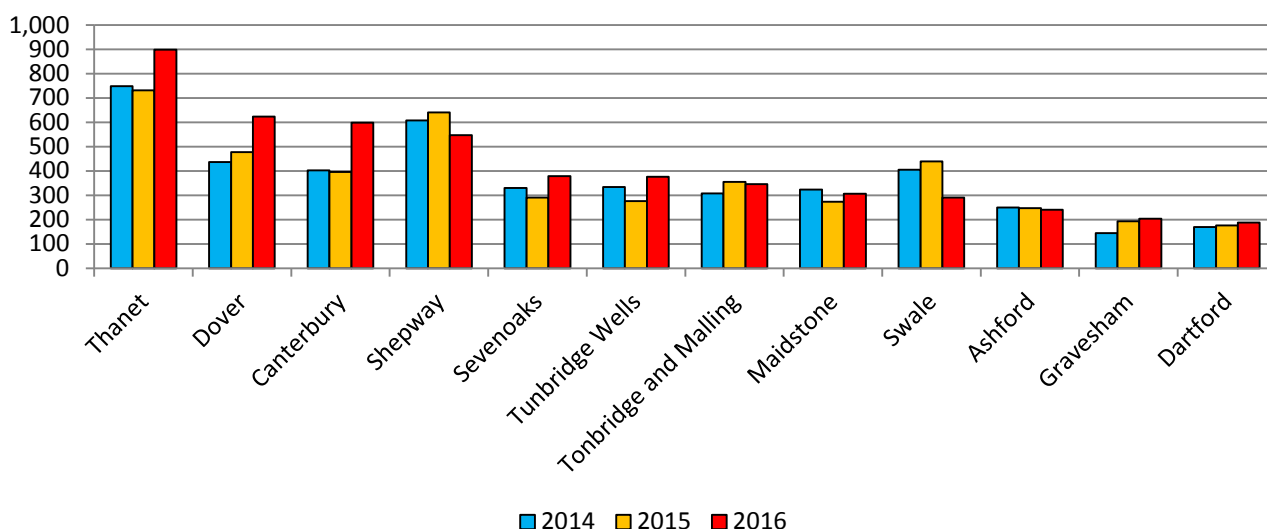
All empty properties in Kent, 2014 to 2016 (number)



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

- The number of empty homes across Kent has also risen over the past two years.
- The number of vacant dwellings ranges from 2,532 in Thanet to 778 in Gravesham.
- Only three local authorities saw a fall in the number of empty homes from 2015 to 2016: Ashford, Swale and Tonbridge and Malling.

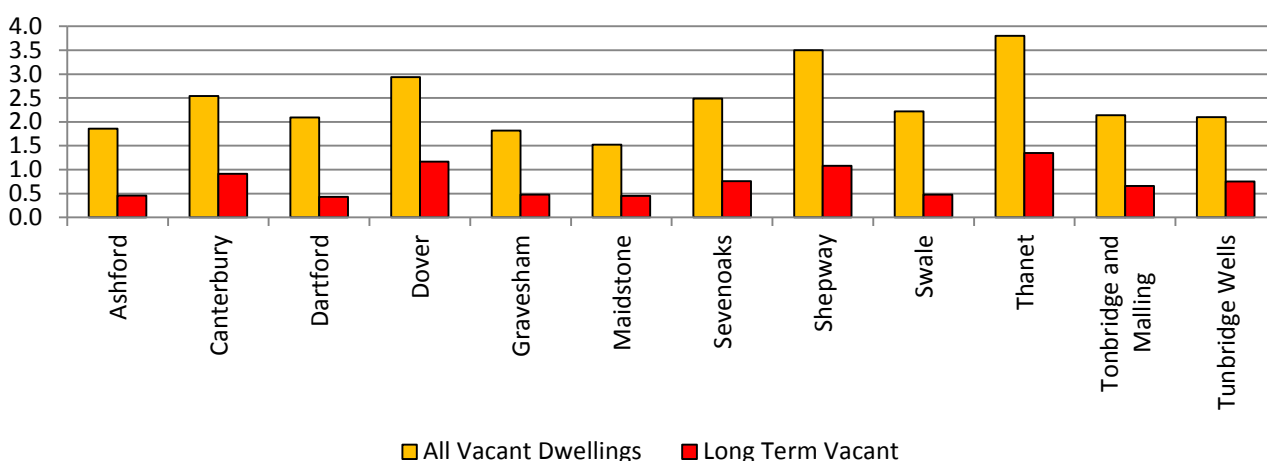
Long-Term Empty Properties in Kent, 2014 to 2016 (number)



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

- The number of long-term empty properties has also risen in the district, from 478 homes in 2015 to 624 in 2016 (+146 / +30.5%). This is the second consecutive rise following five years of annual reductions (from a high of 952 long-term empty properties in 2009).
- Overall, the number of long-term vacant dwellings in Kent increased by +503 properties over the year.
- Only four local authorities saw a fall in the number: Ashford, Shepway, Swale, and Tonbridge and Malling.
- Long-term vacancy rates vary from Thanet with 1.35% of stock to Dartford with 0.43%. Four districts in Kent account for more than half of the county's long-term vacant properties: Thanet 899 (18%), Dover 624 (12%), Canterbury 599 (12%) and Shepway 547 (11%).

Vacant dwellings in Kent as a percentage of total stock, 2016 (Percentage %)



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

- Long-term vacant properties represent 0.76% of the Kent housing stock, below the national average of 0.84%.
- The Dover district has the third highest percentage of 'all vacant' dwellings in Kent (behind Thanet and Shepway) and the second highest percentage of 'long-term vacants' (behind Thanet).

- With regards to DDC owned vacant properties, this has increased from 22 homes in 2015 to 27 in 2016 (+22.7%). Private Registered Provider vacant properties (general needs) increased from 24 in 2015 to 26 in 2016 (+8.3%).

b) No Use Empty Initiative

- We have been successfully working in partnership with Kent No Use Empty to bring empty homes back into use. We were 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 202 homes back into use in the Dover district and provided over £4.3 million of interest free loans. This has enabled projects to be delivered to the value of nearly £9.6 million.

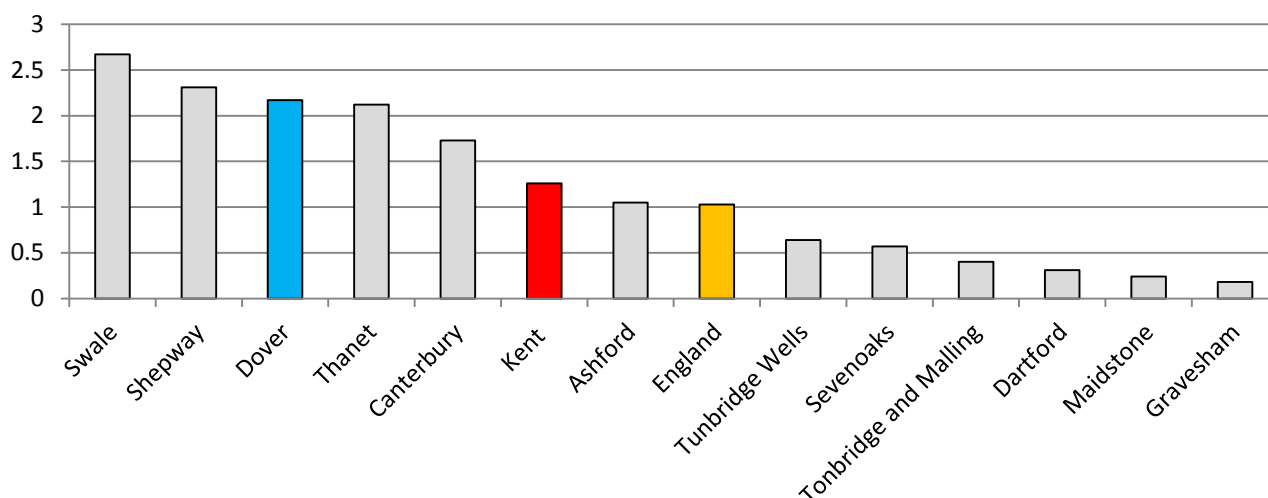
	No of Loans	No Use Empty Loan (£)	Public/Private Leverage (£)	Total Project Cost (£)	Total Number Of Units Supported
2007/08	3	275,000	1,946,404	2,221,404	39
2008/09	4	350,000	307,879	657,879	15
2009/10	3	175,000	118,087	293,087	7
2010/11	12	371,310	255,060	626,370	17
2011/12	5	357,500	543,129	900,629	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	7	700,000	153,202	778,202	19
2016/17	3	335,000	64,813	399,813	4
TOTAL	59	4,374,510	5,289,137	9,588,647	202

Source: DDC Private Sector Housing Team

9. SECOND HOMES

- The majority of second homes in Kent are in the coastal districts of Canterbury (14%), Dover (14%), Shepway (14%), Swale (20%) and Thanet (17%). The exact geographical location is not known but they are generally thought to be on or near the coast.

Second homes in Kent as a percentage of all homes, October 2016

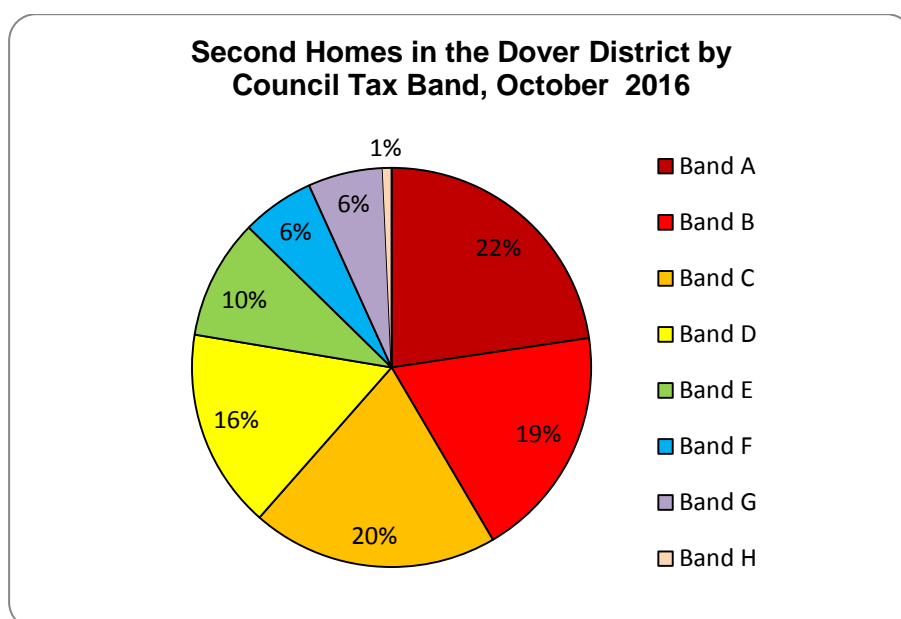


Source: [DCLG Council Taxbase statistics](#)

- Council Tax base lists, as at October 2016, show there are 1,122 dwellings recorded as being second homes in the Dover district. This is a reduction of 6 homes (-0.53%) over the year.
- As a percentage of total housing stock in the district, second homes account for 2.17%, which is the third highest proportion in Kent.
- Since 2010, the number of second homes recorded in the district has fallen by 109 properties from 1,231 (2.46% of the total dwelling stock). Across Kent, there are 8,249 dwellings recorded as second homes, up by +2.37% on the previous year. This equates to 1.26% of the total dwelling stock. Nationally, 1.03% of dwellings are classed as second homes.

Total Second Homes by Council Tax Band, October 2016

A	B	C	D	E	F	G	H	Total
254	212	224	181	109	66	68	8	1,122



Source: DCLG Council Taxbase statistics

- Of the second homes in the district, over a fifth (254 homes or 22.6%) are in the lowest Council Tax Band A. Just 8 homes (0.7%) are in the highest Council Tax Band H.

10. HOUSEHOLD PROJECTIONS

a) DCLG household projections

- According to DCLG household projections, the number of households in the Dover district is projected to increase from 49,480 to 60,595 between 2014 and 2039. This is an increase of +22%, which is less than the projected percentage increase in Kent (30%) and England (23%).

Household projections (2014 based)							Percentage Change (%)
	2014	2019	2024	2029	2034	2039	
	('000s)	('000s)	('000s)	('000s)	('000s)	('000s)	
Dover	49	52	54	57	59	61	22
Kent	629	669	707	745	783	818	30
England	22,746	23,927	25,015	26,083	27,088	28,004	23

Source: DCLG Live Tables on Household Projections – published July 2016 – latest available

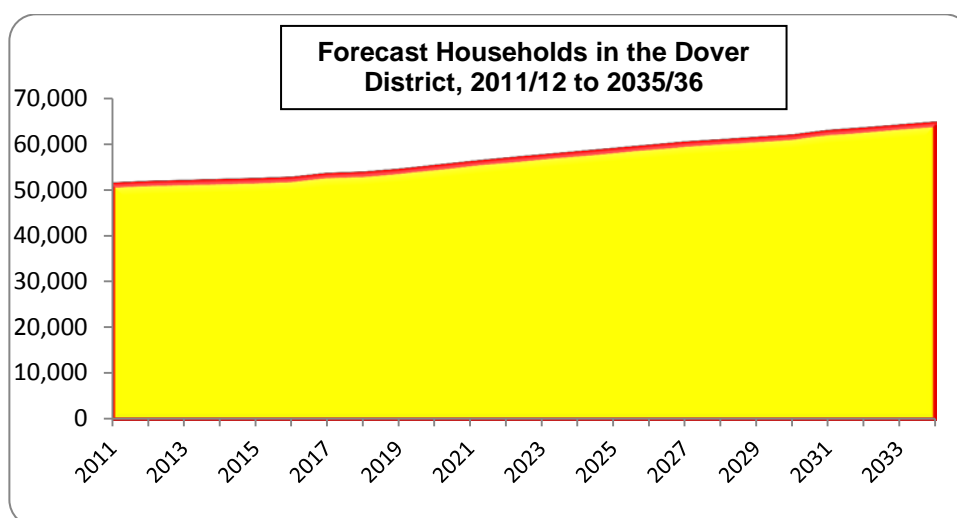
b) Kent County Council Forecasts

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

Cumulative total for 2011/12 – 2035/36	
All Births	30,400
All Deaths	32,800
Natural Change	-2,400
Net Migration	25,800

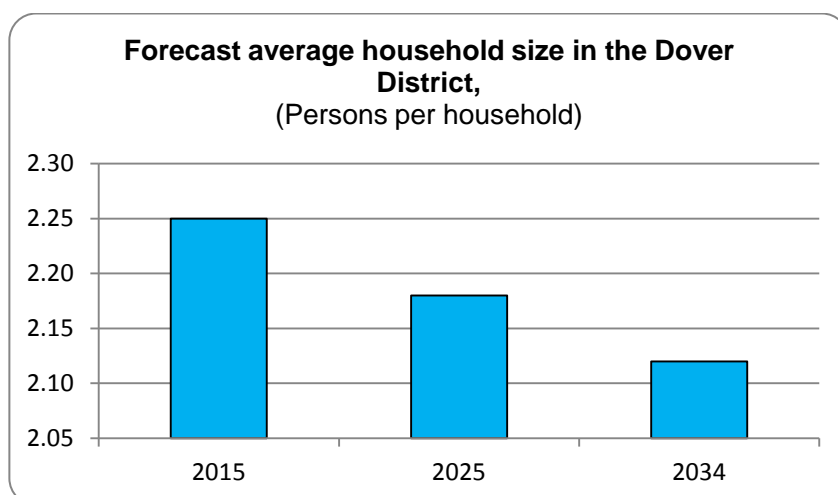
Dover	2011	2035	Change	% Change
Households	48,400	61,900	13,500	27.8
Dwellings	51,500	65,000	13,600	26.3

- The number of households in the Dover district, using the KCC methodology, is forecast to increase by 27.8% to 61,900 by 2035.



Source: KCC Interactive Component Forecast Toolkit (October 2016), Business Intelligence, Research & Evaluation

c) Average Household Size

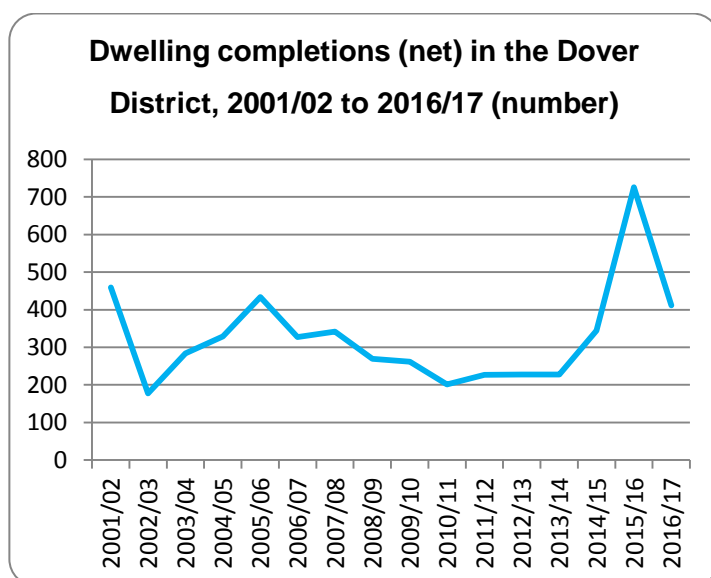


Source: KCC Interactive Component Forecast Toolkit

- The average household size in the Dover district is forecast to reduce – from 2.25 in 2015 to 2.12 in 2034.

11. HOUSING COMPLETIONS

a) In the Dover District



Source: KCC Housing Information Audit annual survey 2016/17

Year	Dover	Kent	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	6,538	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	3,710	6.2
2013/14	228	3,649	6.3
2014/15	344	4,604	7.5
2015/16	726	6,718	10.8
2016/17	412	7,158	5.8

Dover District:	
5 year average	388
10 year average	324

- During the past five years, there have been 1,938 completions in the Dover district – an average of 388 per year.

- During the year ending March 2016, there were 726 dwellings completed (net) in the Dover District. This is an increase of

+111% on the previous year, compared to an increase of +46% across Kent. It is also the highest completion figure in the Dover district since 1989.

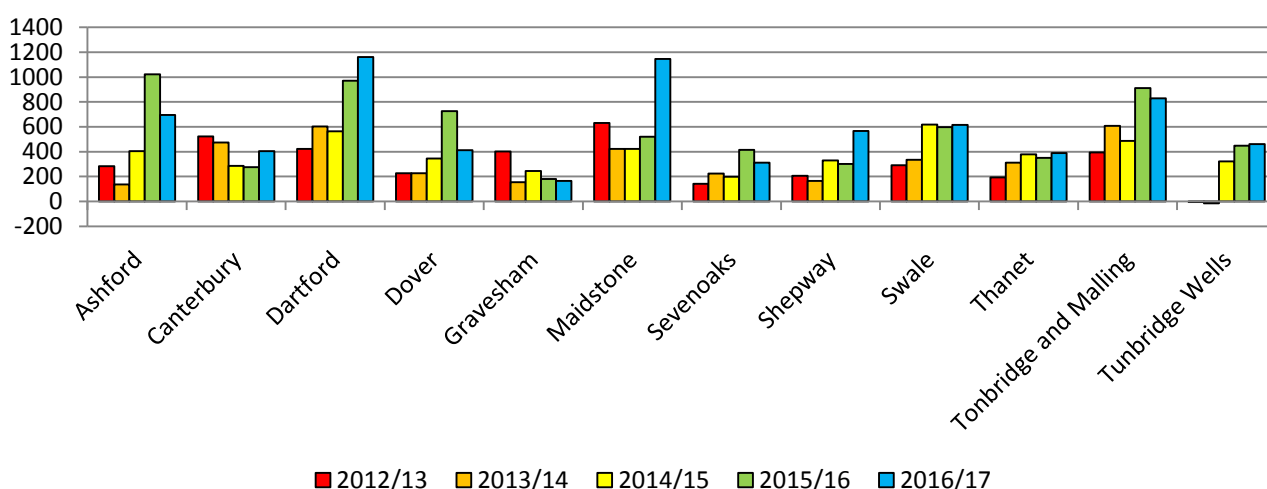
- During the year ending March 2017, an additional 412 dwellings were completed (net) in the Dover district, which is a fall of -43.3% on the previous year.
- Four local authority areas (Ashford, Gravesham, Sevenoaks and Tonbridge and Malling) also saw a decrease in the number of dwellings built compared to the previous year.

b) Dwelling Completions (net) all sites across Kent

	2012/13	2013/14	2014/15	2015/16	2016/17
Ashford	284	137	405	1,022	696
Canterbury	524	475	285	276	404
Dartford	422	602	565	971	1,162
Dover	228	228	344	726	412
Gravesham	401	156	246	180	165
Maidstone	630	423	422	521	1,145
Sevenoaks	141	224	199	414	312
Shepway	206	165	330	302	567
Swale	291	336	618	597	615
Thanet	194	311	380	350	389
Tonbridge and Malling	394	608	487	912	830
Tunbridge Wells	-5	-16	323	447	461
Kent	3,710	3,649	4,604	6,718	7,158

Source: KCC Housing Information Audit annual survey 2016/17

**Dwelling Completions (net) all sites across Kent, 2012/13 to 2016/17
(number)**



Source: KCC Housing Information Audit annual survey 2016/17

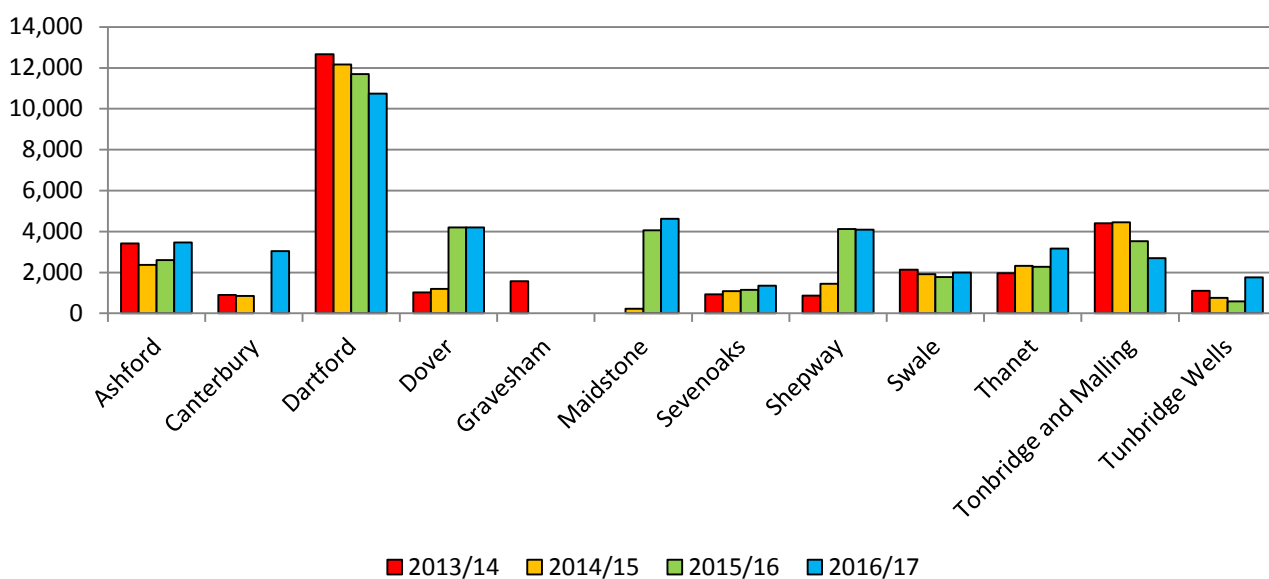
c) Dwellings Not Started

- In 2016/17, there were 4,202 units in the Dover district with planning permission but not started.

Gross Units	2013/14	2014/15	2015/16	2016/17
Ashford	3,419	2,365	2,601	3,461
Canterbury	904	857	n/a	3,044
Dartford	12,674	12,168	11,700	10,745
Dover	1,022	1,201	4,203	4,202
Gravesham	1,574	n/a	n/a	n/a
Maidstone	n/a	226	4,060	4,623
Sevenoaks	928	1,084	1,149	1,348
Shepway	866	1,451	4,126	4,097
Swale	2,127	1,914	1,770	1,985
Thanet	1,956	2,325	2,281	3,159
Tonbridge and Malling	4,407	4,455	3,531	2,703
Tunbridge Wells	1,100	758	582	1,763
Kent	30,977	28,804	36,003	41,130

Source: KCC Housing Information Audit annual survey 2016/17

Dwellings Not Started in Kent, 2013/14 to 2016/17



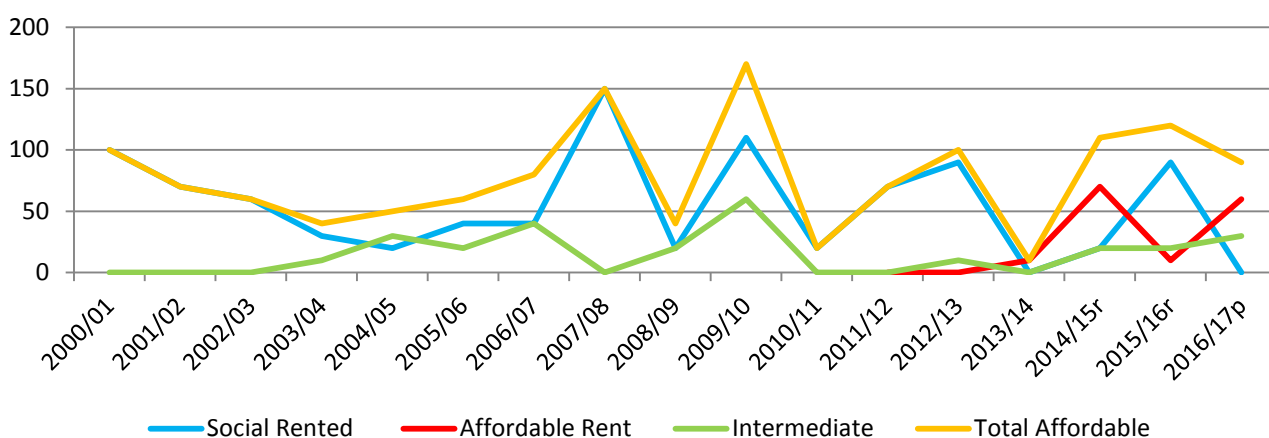
Source: KCC Housing Information Audit annual survey 2016/17

12. 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).
- We continue to maintain our objective of trying to secure the delivery of 30% of homes on commercial housing developments as affordable housing. However, we recognise that affordable housing provision, especially rented housing, can undermine the viability of developments where property/land values are low and the development costs are high. Where the normal approach to on-site provision of affordable housing may prevent a scheme from coming forward, a flexible approach may be negotiated, with the possible provision of commuted sums or land that will enable affordable homes to be provided on an alternative site.

a) In the Dover District

Affordable Dwellings Provided in the Dover District by Sector, 2000/01 to 2016/17 (number)

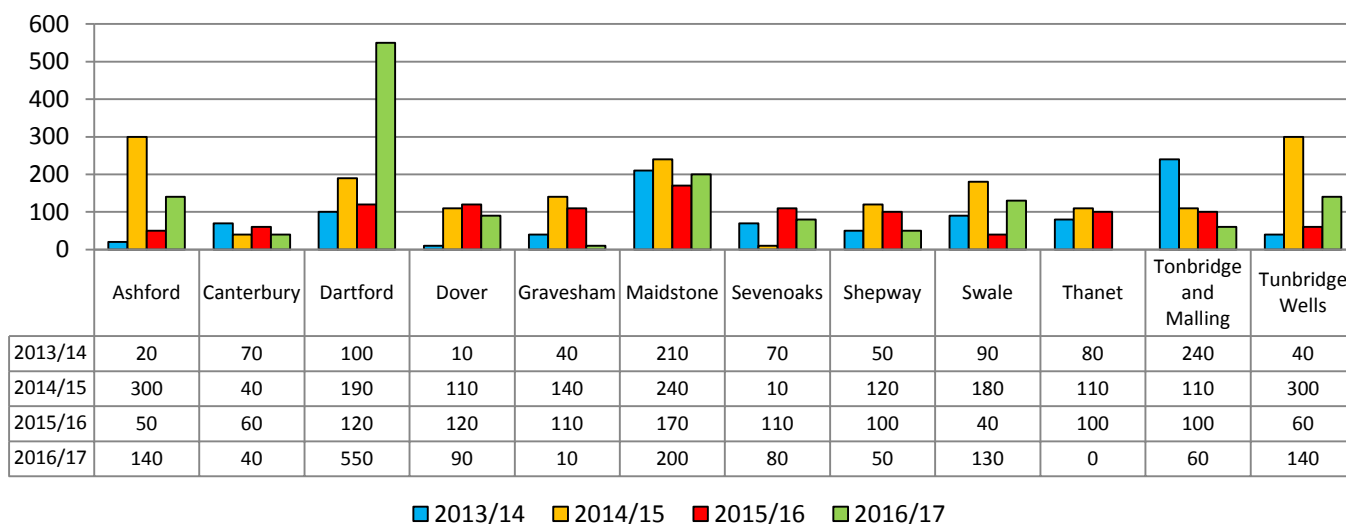


Source: DCLG Affordable Housing Live Tables 1006 to 1008. Individual sectors have been rounded to the nearest 10.

- According to unrounded DCLG figures, 94¹³ additional affordable housing dwellings were provided in the Dover district in 2016/17:
 - 62 affordable rent (Section 106 – nil grant) and
 - 32 shared ownership (16 x Housing Associations HCA funded and 16 x Section 106 – nil grant)
- This total is a fall from 2015/16 when the number completed was 122 units.

b) Across Kent

**Additional affordable dwelling completions in Kent,
2013/14 to 2016/17 (number)**



Source: DCLG Affordable Housing Live Table1008. Figures rounded to the nearest 10.

- In 2016/17, the Dover district provided the sixth highest number of affordable homes in Kent. Dartford (550) provided the most affordable homes and Thanet (0) the least).

13. HOUSING NEEDS

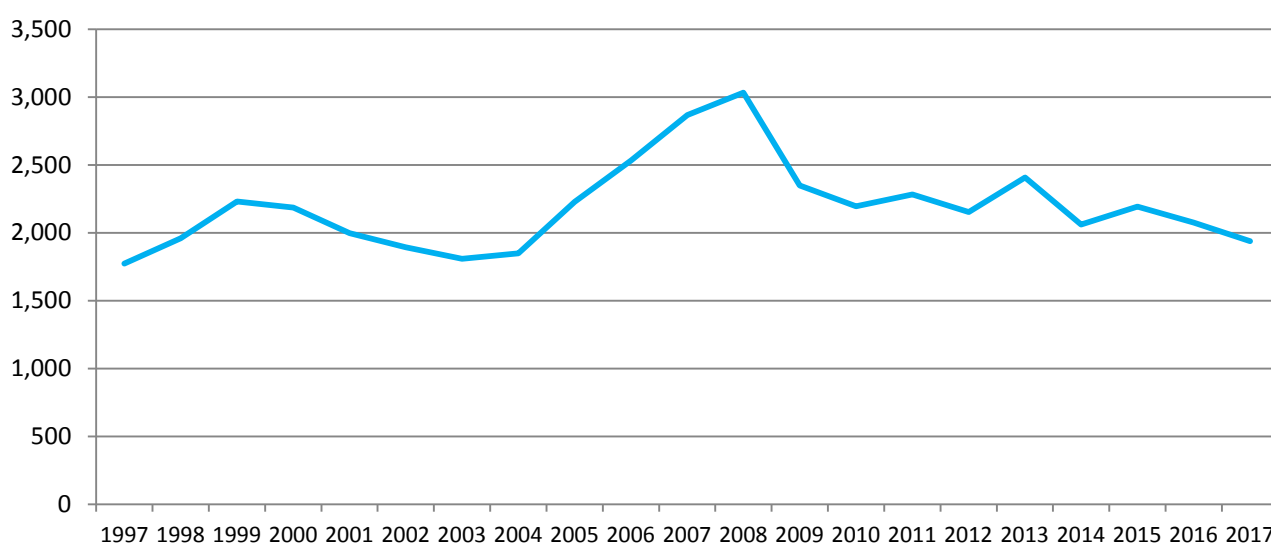
a) The Housing Register

- As is the situation across the country, there are more people looking for social housing in the Dover district than there are properties available and we operate 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 our objectives¹⁴.
- This means those with highest identified need are prioritised and supported more quickly. There are also 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.

¹³ Live Table 1011C

¹⁴ The criteria and rules that relate to this system are set out in [Priority bands and criteria for reasonable preference](#)

Number of households on the housing waiting list in the Dover District, 1997 to 2017 (as at 01 April)



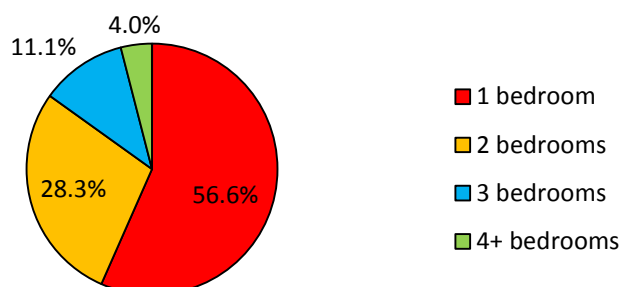
Source: DCLG Live tables on rents, lettings and tenancies - Table 600 (up to 2016) and LAHS 2017

- 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. However, there have been revisions to the criteria for acceptance on to the waiting list over this time-period.
- As at 01 April 2017, there were 1,939 households on the housing register in the district – a fall of -6.6% from the previous year (this figure does not include Dover District Council transfer requests). 1,306 households were in a statutory reasonable preference category¹⁵ (up from 1,192 in April 2016).
- As at 01 April 2017, there were also an additional 698 Dover District Council transfer applicants on the housing waiting list.

Dover District Homeseekers, April 2017	
Households requiring 1 bedroom:	1,098
Households requiring 2 bedrooms:	549
Households requiring 3 bedrooms:	215
Households requiring 4+ bedrooms:	77
Total Homeseekers	1,939

Source: LAHS 2016/17 / Housing Needs Team

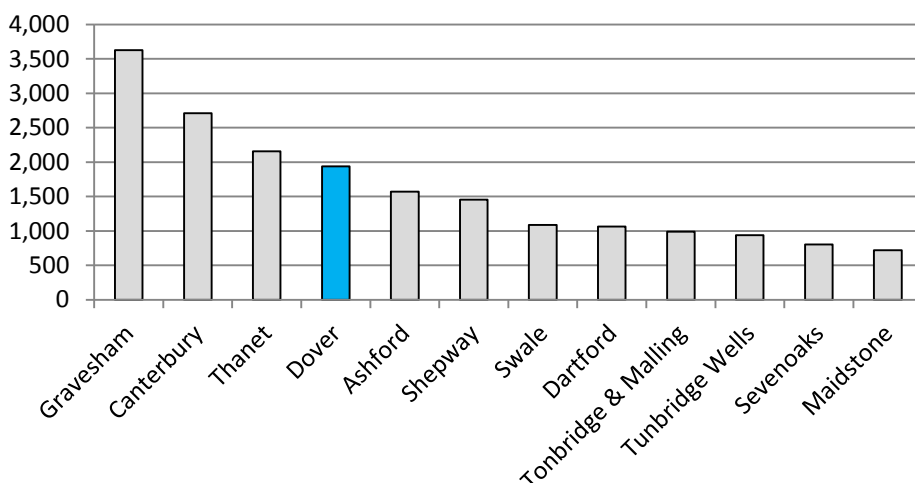
Dover District Homeseekers, April 2017 (percentage)



¹⁵ As defined in Section 166A of Housing Act 1996

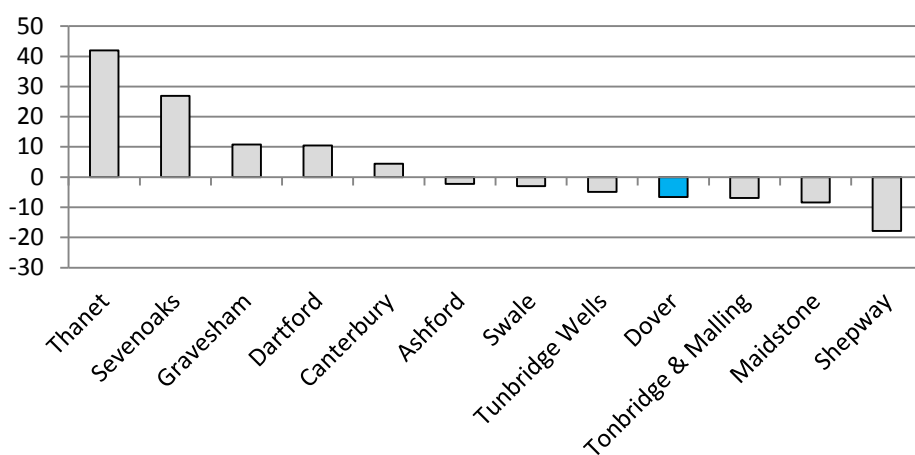
The Housing Register in Kent 2017

Housing waiting list in Kent, April 2017 (number)



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

**Housing waiting list in Kent, April 2017
One-year percentage change**



- The number of households on individual local authority housing registers varies across the county.
- Gravesham has the highest number of applicants (3,629 and Maidstone the fewest (719).
- Between 2016 and 2017, the number of people on the waiting list in the Dover district fell from 2,076 to 1,939, which is a reduction of -6.6%.
- The average percentage change across Kent, over the year, is an increase of +3.6%.
- Thanet saw the biggest increase with +42%, whilst the waiting list at Shepway fell by -17.8%.

- Five local authorities in Kent (Maidstone, Sevenoaks, Swale, Tonbridge and Malling and Tunbridge Wells) have no or little housing stock of their own.
- Please note: Local Authorities may choose to review their allocation policies on occasion, which can result in dramatic changes to the numbers on the waiting list.

b) Social Housing Lettings

- In the year 2016/17, we let 374 properties in the Dover district; 310 of these homes were general needs and 64 supported housing. In addition, 199 nominations to Private Registered Providers (PRP) from the housing waiting list were taken up.

	2014/15	2015/16	2016/17
Total Council Dwelling Lets:	372	416	374
General Needs	295	314	310
Supported Housing	77	102	64
PRP Nominations	155	189	199

Source: LAHS 2014/15 to 2016/17

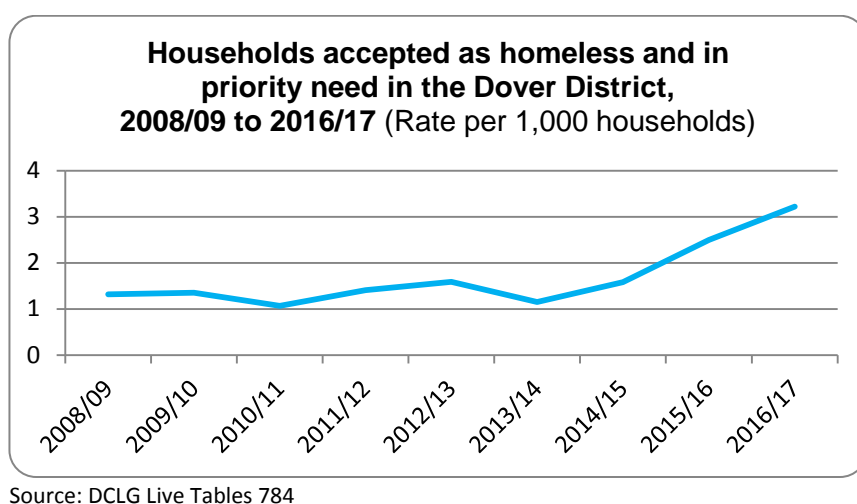
14. HOMELESSNESS

- English law defines somebody as homeless if they have no accommodation, or it is not reasonable for them to continue to occupy the accommodation they have. The Council has a duty to provide people who are homeless or threatened with homelessness with advice and appropriate assistance.
- There are different measures that can be used to measure homelessness:
 - Households accepted as homeless by their local authority (Homeless and in Priority Need),
 - Those living in temporary accommodation and
 - People sleeping rough.
- Councils also try to help prevent homelessness either by helping people to stay in their own homes or by finding alternative accommodation.
- Homelessness in England in each of its various forms has increased in recent years.

a) Homeless and in Priority Need

i. In the Dover District

	Number of households accepted as homeless and in priority need
2008/09	61
2009/10	62
2010/11	49
2011/12	65
2012/13	78
2013/14	56
2014/15	78
2015/16	124
2016/17	162

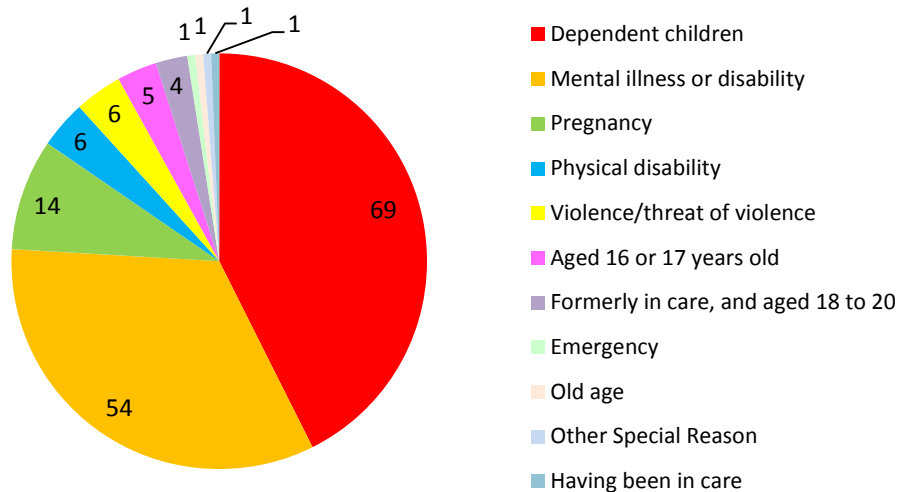


- In 2016/17, we made 264 homelessness decisions and accepted 162 households as being “homeless and in priority need”. This is an increase of +30.6% over the year, following on from a +59% increase the previous year.

ii. Main Priority Need Category

- This chart shows the main priority need category for households accepted as homeless and in priority need, in the Dover district, during 2016/17. The highest proportion were households with dependent children (69 or 42.6%), followed by applicants classed as a vulnerable because of a mental illness or disability (54 or 33.3%).

Homelessness in the Dover District by main priority need category, 2016/17 (number)

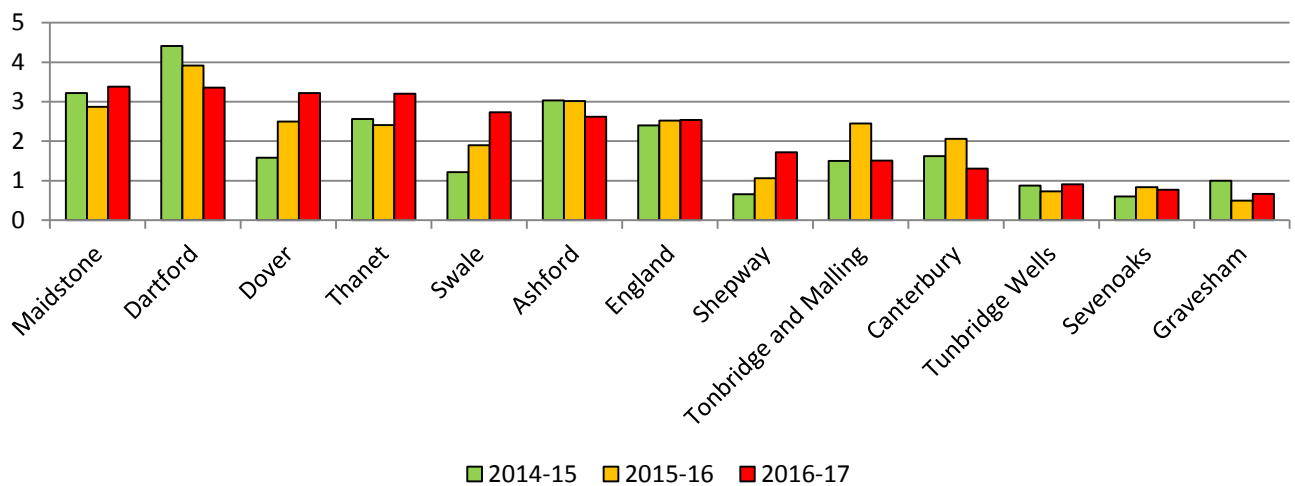


Source: DDC P1E Return

iii. Kent Comparison

- In 2016/17, Maidstone had the highest number of households accepted as homeless and in priority need in Kent (231) and Gravesham the lowest number (29).
- The number of households accepted as “homeless and in priority need per 1,000 households” in the Dover district is 3.22, which is the third highest in Kent and above the average for England (2.54). Across Kent, Maidstone had the highest rate per 1,000 households (3.38) and Gravesham the lowest (0.67).
- Between 2015/16 and 2016/17, five local authority areas in Kent saw a fall in the rate per 1,000 households: Dartford, Ashford, Tonbridge and Malling, Canterbury and Sevenoaks. The eight remaining local authority areas all saw a rise in the rate per 1,000 households.

Applicants accepted as homeless and in priority need in Kent, 2014/15 to 2016/17 (Rate per 1,000 households)

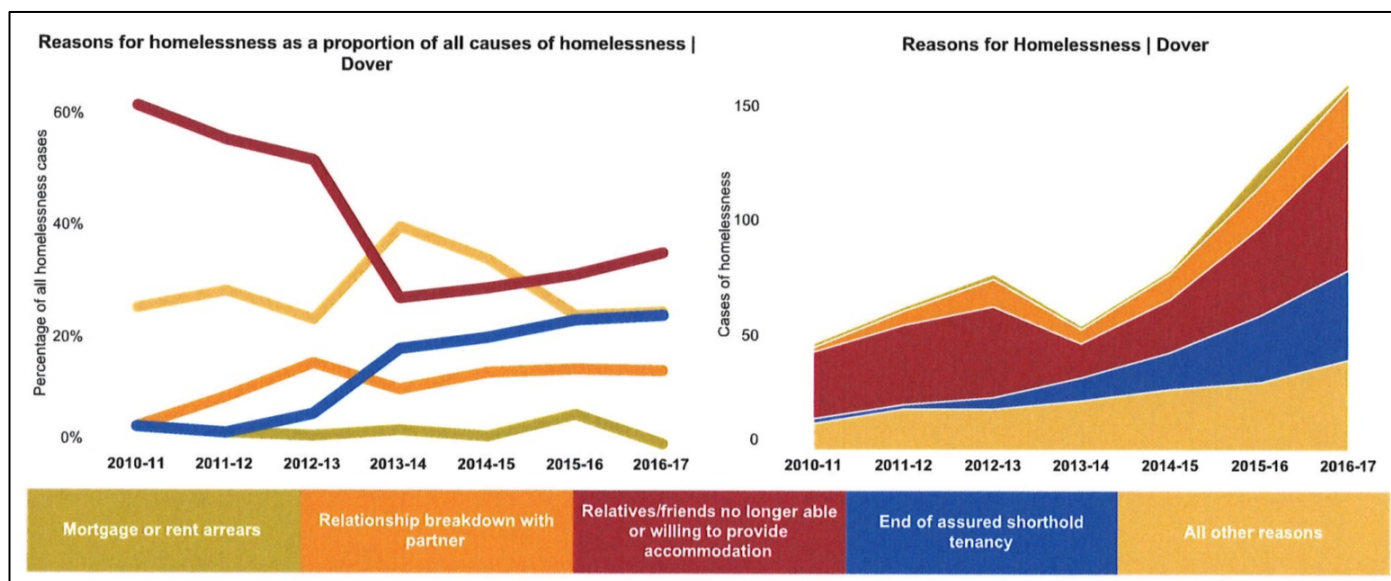


Source: DCLG Live Table 784: Local Authority Summary, Local authorities' action under the homelessness provisions of the 1985 and 1996 Housing Acts (financial year).

iv. Reasons for Homelessness

- The reasons for homelessness in the Dover district are changing. In 2010/11, the most common reason for households becoming homeless was because family or friends were unable to provide accommodation. By 2016-17, there has been a large increase in the number of cases due to the ending of an assured shorthold tenancy – increasing from under five cases to 39¹⁶ over this period.
- The main reasons for the accepted homelessness cases seen during 2016/17 were termination of assured shorthold tenancies (39 – up from 29 the previous year); parents no longer willing to accommodate (35 – up from 21 the previous year); and other relatives or friends no longer willing to accommodate (22 – up from 18 the previous year).

Reasons for Homelessness in the Dover District



Source: [National Audit Office: Homelessness in England visualisation](#)

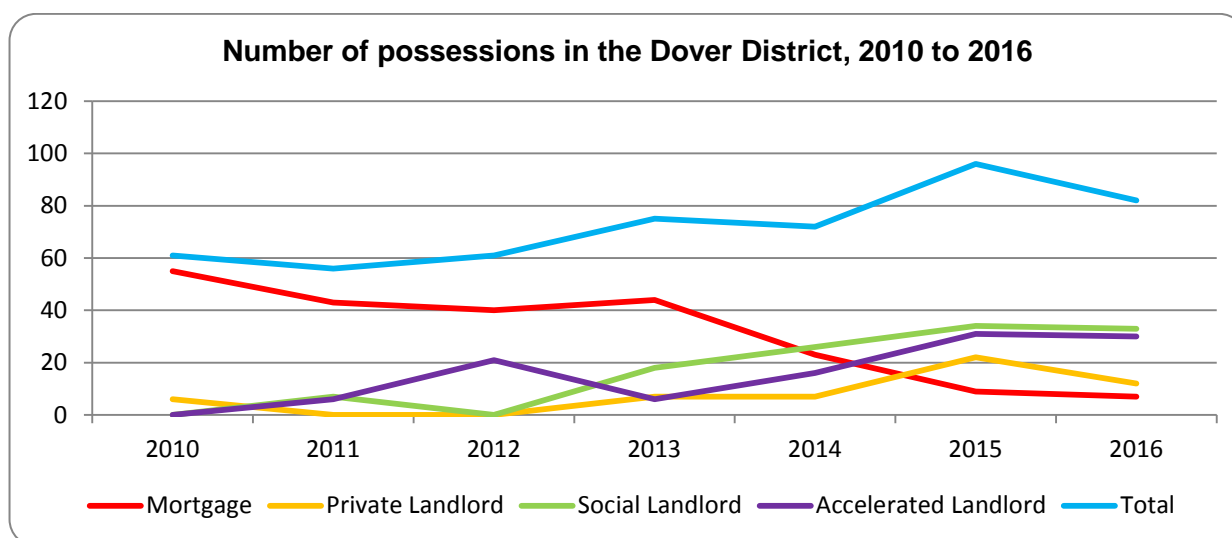
- The contributing factors to rising homelessness include:
 - A lack of overall housing supply resulting in increased house prices and increased affordability issues. The Housing White Paper 2017 recognises that the housing market is “broken”.
 - Continuing tighter lending criteria introduced following the credit crunch making it more difficult to access home ownership.
 - Government focus on helping people access home ownership, which stimulates demand but does not address housing supply thereby contributing to house price inflation.
 - As a consequence of the above, more households are having to access the private rented market thereby increasing demand and contributing to rent inflation as well as squeezing out lower income households, especially those receiving housing benefit.
 - The impact on the private rented sector of tax changes making buy-to-let less attractive and further adding to pressure on rents.
 - Lack of security in private rented sector: the standard form of tenancy is a six month Assured Shorthold Tenancy – this gives landlords an automatic right of possession at the end of the tenancy.
 - Reduced supply of new affordable housing for rent: The government’s 1% rent reduction combined with increased risks from welfare reform means that shared ownership is the preferred affordable housing tenure type for housing associations.
 - The Right to Buy was incentivised in 2012 with increased numbers of homes being sold but without councils being able to deliver one-for-one replacements.

¹⁶ The NAO has replaced values of less than five with the value of two due to data disclosure requirements.

- Welfare reforms, for example:
 - Restriction of housing benefit at the shared accommodation rate for single people under the age of 35; this is currently £59.09 per week.
 - Local Housing Allowance rates are set at 30th percentile of local market rents and frozen from 2016 to 2020, while private sector rents have steadily increased from 2012 – therefore the affordability gap is growing.
 - Universal Credit – this is paid directly to the claimant who has to wait at least 6 weeks for the claim to be assessed (may be longer if there are processing delays) and is then paid monthly in arrears.

v. Possessions

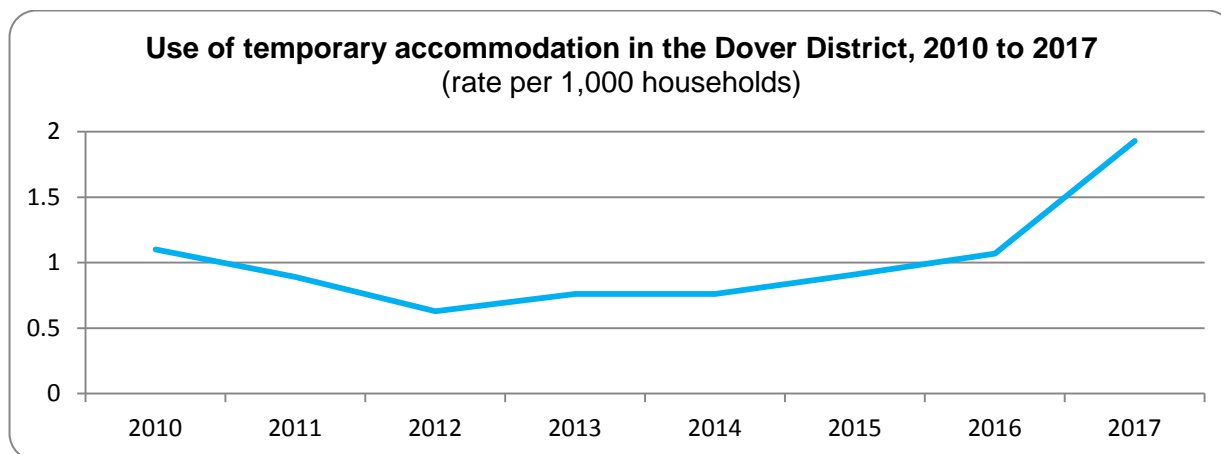
- The Ministry of Justice publishes court statistics showing the number of mortgage and landlord possession claims (beginning of the legal action) and possessions (by a County Court Bailiff). The most common reason for repossession is arrears of mortgage or rent.
- Since 2010, the total number of actual possessions (not claims) in the Dover district have increased by +34.4% (from 61 in 2010 to 82 in 2016). However, over the year 2015 to 2016, the number of possessions has fallen by -14.6% (from 96 to 82). Mortgage possessions have fallen from 55 in 2010 to 7 in 2016, which could be as a result of low interest rates that took effect in 2008.
- It needs to be remembered that an “order made” may not always lead to a possession of a property. The occupier may come to a financial arrangement with the lender or landlord that will enable them to stay in the property. The lender or landlord may use court proceedings to help ensure that households in arrears have a firm commitment to a payment plan designed to get them back on track.



Source: Ministry of Justice / Mortgage and landlord possession statistics in Kent,

b) Temporary Accommodation

- Local housing authorities in England have a duty to secure accommodation for unintentionally homeless households in priority need, under Part 7 of the Housing Act 1996 (as amended).
- Households might be placed in temporary accommodation pending the completion of inquiries into an application, or they might spend time waiting in temporary accommodation after an application is accepted until suitable secure accommodation becomes available.
- The council uses a range of different property types, such as bed and breakfast (B&B), nightly paid accommodation and hostel accommodation.

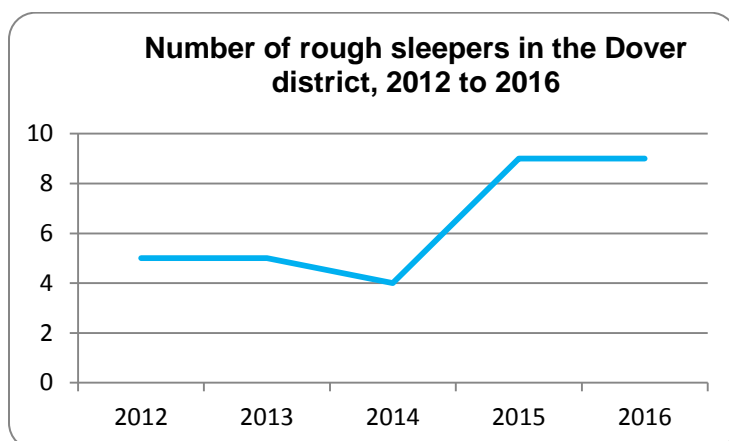


Source: DCLG Live Table 784

- 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.
- Between 2015/16 and 2016/17, the rate per 1,000 households increased from 1.07 to 1.93. The number of households being accommodated by the authority on 31 March 2017 being 97 – up from 53 at the same date in 2016 – an increase of +83%.
- 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 group 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.

c) Rough Sleepers

- Rough sleeping counts and estimates are single night snapshots of the number of people sleeping rough in local authority areas



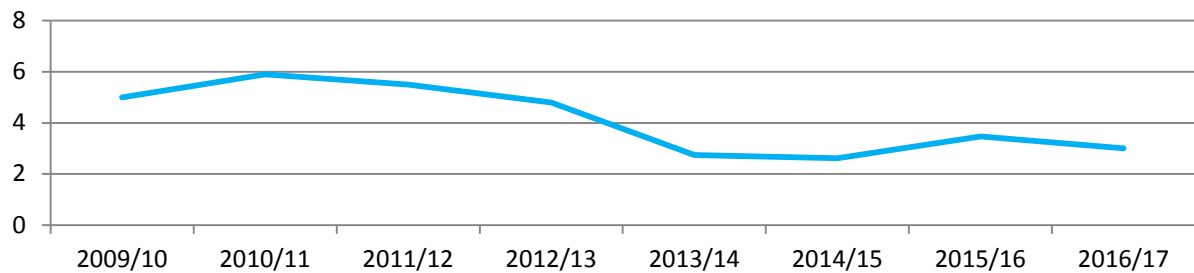
Source: DCLG Homelessness statistics

- In the Dover district, between autumn 2012 and autumn 2016, the number of rough sleepers increased from 5 to 9 people (+80%).
- This compares to an increase of +79% across England and +116% across the South East region during this time.

d) Prevention

- We are working hard to achieve prevention from homelessness wherever possible and, over the past year, we have taken positive action to prevent successfully homelessness in 151 cases, which equates to a rate of 3.0 per 1,000 households. This is a fall of -21 cases (-12.2%) in 2015/16.
- In the Dover district between 2009-10 and 2016-17, cases of homelessness prevention decreased from 231 to 151 (-35%).

Cases where positive action was successful in preventing homelessness, 2009/10 to 2016/17
(Rate per 1,000 households)



Number of cases where positive action was successful in preventing homelessness of which household:

	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
2015/16	18	154	172	3.47
2016/17	42	109	151	3.00

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

- We will continue to work with private landlords and provide assistance, however it is becoming increasingly difficult to help households access the private rented sector particularly for those reliant on housing benefit. While we can offer financial assistance with rent deposit guarantees, housing benefit levels can be insufficient to meet actual rents. We are therefore considering alternative initiatives.

e) Homelessness Reduction Act 2017

- The Homelessness Reduction Act comes into force from 3rd April 2018. The key measures contained in the Act are:
 - An extension of the period during which a housing authority should treat someone as threatened with homelessness from 28 to 56 days.
 - A new duty to prevent homelessness for all eligible applicants threatened with homelessness, regardless of priority need. Councils will be expected to help households to either stay in their accommodation or find somewhere to live regardless of priority need or intentionality. The duty is therefore to assist households to find a housing solution and does not place an automatic duty on the council to provide housing.
 - A new duty to relieve homelessness for all eligible homeless applicants, regardless of priority need. This help could be, for example, the provision of a rent deposit or debt advice.
 - A new duty on public services to notify a local authority if they come into contact with someone they think may be homeless or at risk of becoming homeless and a new duty to provide Personal Housing Plans for all eligible applicants.
- The Government recognises that the provisions of the Act will place additional demands on Council services and has committed to provide a total of £61 million in funding across 2017/18 and 2018/19 to help meet the cost. We do not know how much the Dover district's share of this amount will be, nor do we have any real indication of the additional costs that

we will incur. Based on feedback from Wales, where this approach was introduced in 2015, we anticipate the number of approaches we will be required to deal with will increase by approximately 26%.

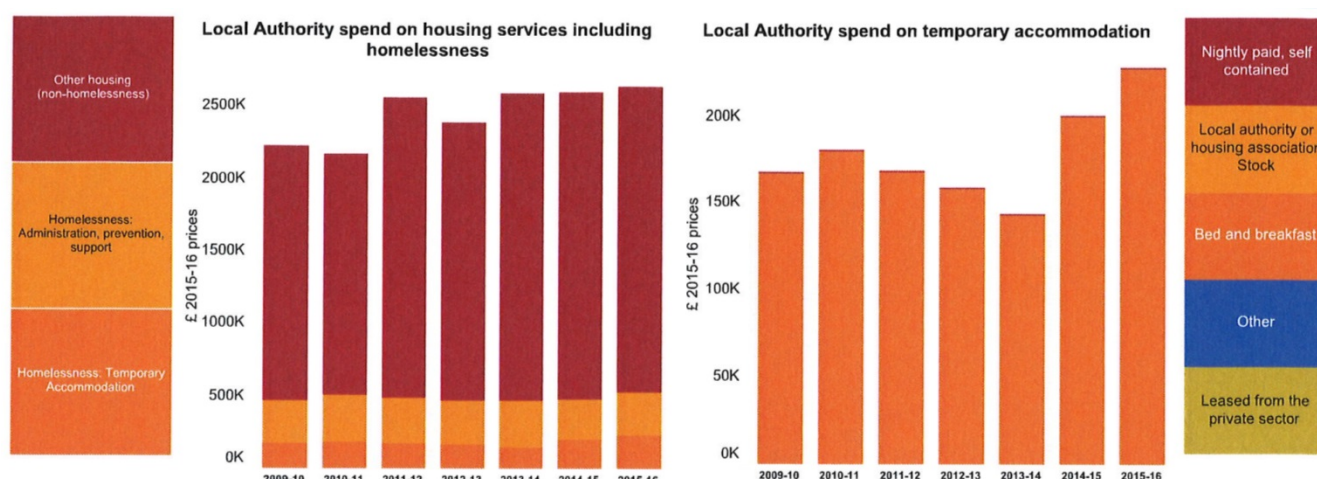
f) Spending on Homelessness

- The cost of the homelessness investigation / prevention service and provision of temporary accommodation are General Fund costs (funded from any income that we raise plus grants and council tax).
- Nationally, local authority spend on homelessness has increased. The latest figures from the National Audit Office show that council spending on homelessness services increased in real terms from £940m in 2010-11 to £1,148m in 2015-16. The single largest component of this spending was on temporary accommodation, which increased by 39% in real terms from 2010-11 and 2015-16, from £606m to £845m.

In the Dover District

- The following table shows the spending on housing services including homelessness, and the spending on temporary accommodation, in the Dover district between 2009-10 and 2015-16.

Spending on Homelessness in the Dover District



Source: [National Audit Office: Homelessness in England visualisation](#)

- The increasing cost of homelessness in the Dover district, which is significantly higher than budget projections, is a serious cause for concern and we are putting in measures to try to address this. These include:
 - Increasing our own temporary accommodation stock: We are actively engaged in purchasing houses and flats for use as temporary accommodation and are also progressing the delivery of modular homes, with three potential projects:
 - Kimberley Close Dover & Stockdale Gardens, Deal
 - Port Zone, Dover
 - Barwick Road, Dover
 - Looking to set up a Social Lettings Agency: Work is underway to assess the business case for establishing a social lettings agency (SLA) similar to the scheme operating in Ashford and Shepway. The SLA would offer landlords incentives such as guaranteed rent income in return for us being able to let properties to homeless households. This will assist with homeless prevention by enabling us to discharge our duty to homeless families in the private sector as well as providing move on accommodation from temporary accommodation.

- We are also reviewing our homelessness procedures and case management and looking to increase access to alternative, lower cost interim accommodation, for example properties leased from other landlords and charities.