# Strategic Housing Market Assessment for the East Kent Sub-region

## Annexes

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# Annexes

# Annex one: Statistical Supplement

**Table 0.1 Household composition in the East Kent sub-region 2001 and 2006**

| | Married couples | | | Co-habiting | | | Lone parent | | | One person | | | Other Multiple person | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2001 | 2006 | % change | 2001 | 2006 | % change | 2001 | 2006 | % change | 2001 | 2006 | % change | 2001 | 2006 | % change |
| Canterbury | 26,200 | 26,000 | -1% | 4,800 | 6,500 | 35% | 3,600 | 4,200 | 17% | 16,700 | 19,000 | 14% | 4,300 | 4,800 | 12% |
| Dover | 21,500 | 21,100 | -2% | 3,700 | 4,400 | 19% | 3,200 | 3,400 | 6% | 13,400 | 14,700 | 10% | 2,400 | 2,400 | 0% |
| Shepway | 19,700 | 19,600 | -1% | 3,600 | 4,400 | 22% | 2,900 | 3,100 | 7% | 12,700 | 14,100 | 11% | 2,300 | 2,300 | 0% |
| Swale | 25,300 | 25,400 | 0% | 5,200 | 6,500 | 25% | 3,300 | 3,800 | 15% | 13,000 | 15,000 | 15% | 2,400 | 2,500 | 4% |
| Thanet | 24,100 | 23,300 | -3% | 4,700 | 5,500 | 17% | 4,500 | 4,900 | 9% | 18,700 | 20,200 | 8% | 3,200 | 3,100 | -3% |

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

**Table 0.2 Migration (inward and outward) from each Local Authority in the East Kent sub region.**

| Canterbury (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 1.6 | 1.5 | 1.6 | 1.2 | 1.3 | 7.2 |
| 16-24 | 3.4 | 3.8 | 4 | 3.9 | 3.9 | 19 |
| 25-44 | 2.8 | 2.7 | 2.8 | 2.5 | 2.4 | 13.2 |
| 45-64 | 1.3 | 1.3 | 1.3 | 1.1 | 1.1 | 6.1 |
| 65+ | 0.7 | 0.6 | 0.7 | 0.6 | 0.6 | 3.2 |
| Total | 9.8 | 9.9 | 10.4 | 9.3 | 9.3 | 48.7 |
| **Out migrants** | | | | | | |
| 0-15 | 1 | 1 | 1.2 | 0.9 | 0.9 | 5 |
| 16-24 | 3.1 | 3.1 | 3.5 | 3.5 | 3.6 | 16.8 |
| 25-44 | 2.7 | 2.6 | 2.8 | 2.7 | 2.5 | 13.3 |
| 45-64 | 0.9 | 0.9 | 1 | 0.9 | 0.9 | 4.6 |
| 65+ | 0.6 | 0.5 | 0.6 | 0.4 | 0.5 | 2.6 |
| Total | 8.3 | 8.1 | 9.1 | 8.4 | 8.4 | 42.3 |
| Net Migrants | | | | | | |
| 0-15 | 0.5 | 0.5 | 0.5 | 0.3 | 0.4 | 2.2 |
| 16-24 | 0.3 | 0.7 | 0.5 | 0.4 | 0.3 | 2.2 |
| 25-44 | 0.1 | 0.1 | 0.1 | -0.2 | -0.1 | 0 |
| 45-64 | 0.4 | 0.4 | 0.4 | 0.2 | 0.2 | 1.6 |
| 65+ | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.5 |
| Total | 1.4 | 1.8 | 1.6 | 0.8 | 0.9 | 6.5 |

| **Dover** (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 1 | 1 | 1 | 0.8 | 0.9 | 4.7 |
| 16-24 | 0.7 | 0.7 | 0.7 | 0.6 | 0.6 | 3.3 |
| 25-44 | 1.7 | 1.6 | 1.7 | 1.5 | 1.4 | 7.9 |
| 45-64 | 0.9 | 0.9 | 1 | 0.9 | 0.9 | 4.6 |
| 65+ | 0.5 | 0.4 | 0.4 | 0.4 | 0.4 | 2.1 |
| Total | 4.8 | 4.6 | 4.8 | 4.2 | 4.2 | 22.6 |
| **Out migrants** | | | | | | |
| 0-15 | 0.9 | 0.7 | 0.7 | 0.7 | 0.8 | 3.8 |
| 16-24 | 1 | 1 | 0.9 | 1 | 1 | 4.9 |
| 25-44 | 1.5 | 1.3 | 1.3 | 1.4 | 1.4 | 6.9 |
| 45-64 | 0.6 | 0.6 | 0.7 | 0.6 | 0.6 | 3.1 |
| 65+ | 0.3 | 0.3 | 0.3 | 0.3 | 0.2 | 1.4 |
| Total | 4.3 | 3.9 | 3.9 | 4 | 4 | 20.1 |
| **Net Migrants** | | | | | | |
| 0-15 | 0.2 | 0.3 | 0.3 | 0.2 | 0 | 1 |
| 16-24 | -0.3 | -0.3 | -0.2 | -0.3 | -0.4 | -1.5 |
| 25-44 | 0.2 | 0.3 | 0.4 | 0.1 | 0.1 | 1.1 |
| 45-64 | 0.3 | 0.3 | 0.3 | 0.2 | 0.2 | 1.3 |
| 65+ | 0.1 | 0.1 | 0.1 | 0 | 0.1 | 0.4 |
| Total | 0.5 | 0.7 | 0.9 | 0.2 | 0.0 | 2.3 |

| **Shepway** (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 1.1 | 1 | 1 | 0.9 | 0.8 | 4.8 |
| 16-24 | 0.6 | 0.7 | 0.7 | 0.7 | 0.7 | 3.4 |
| 25-44 | 1.7 | 1.7 | 1.7 | 1.6 | 1.5 | 8.2 |
| 45-64 | 1.2 | 1.2 | 1.2 | 1 | 1.1 | 5.7 |
| 65+ | 0.6 | 0.5 | 0.6 | 0.5 | 0.4 | 2.6 |
| Total | 5.2 | 5.1 | 5.2 | 4.7 | 4.5 | 24.7 |
| **Out migrants** | | | | | | |
| 0-15 | 0.9 | 0.8 | 0.8 | 0.8 | 0.9 | 4.2 |
| 16-24 | 0.8 | 0.8 | 0.8 | 0.8 | 0.9 | 4.1 |
| 25-44 | 1.5 | 1.4 | 1.5 | 1.4 | 1.5 | 7.3 |
| 45-64 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 3.5 |
| 65+ | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 2 |
| Total | 4.3 | 4.1 | 4.2 | 4.1 | 4.4 | 21.1 |
| **Net Migrants** | | | | | | |
| 0-15 | 0.2 | 0.2 | 0.2 | 0.1 | -0.1 | 0.6 |
| 16-24 | -0.2 | -0.1 | -0.1 | -0.1 | -0.2 | -0.7 |
| 25-44 | 0.2 | 0.3 | 0.2 | 0.2 | 0 | 0.9 |
| 45-64 | 0.5 | 0.5 | 0.5 | 0.3 | 0.3 | 2.1 |
| 65+ | 0.2 | 0.1 | 0.2 | 0.1 | 0.1 | 0.7 |
| Total | 0.9 | 1.0 | 1.0 | 0.6 | 0.1 | 3.6 |

| **Swale** (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 1.4 | 1.4 | 1.2 | 1.1 | 1.1 | 6.2 |
| 16-24 | 0.8 | 0.9 | 0.8 | 0.8 | 0.8 | 4.1 |
| 25-44 | 2.2 | 2.4 | 2.2 | 2 | 1.8 | 10.6 |
| 45-64 | 1 | 1.1 | 1 | 1 | 0.9 | 5 |
| 65+ | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 2 |
| Total | 5.8 | 6.2 | 5.6 | 5.3 | 5 | 27.9 |
| **Out migrants** | | | | | | |
| 0-15 | 1 | 1 | 1.1 | 1 | 0.9 | 5 |
| 16-24 | 0.9 | 1 | 0.9 | 0.9 | 0.9 | 4.6 |
| 25-44 | 1.6 | 1.7 | 1.7 | 1.7 | 1.6 | 8.3 |
| 45-64 | 0.8 | 0.8 | 0.8 | 0.8 | 0.7 | 3.9 |
| 65+ | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 1.5 |
| Total | 4.6 | 4.8 | 4.8 | 4.7 | 4.4 | 23.3 |
| **Net Migrants** | | | | | | |
| 0-15 | 0.4 | 0.4 | 0.2 | 1 | 0.2 | 2.2 |
| 16-24 | -0.1 | -0.1 | -0.1 | 0.9 | -0.1 | 0.5 |
| 25-44 | 0.6 | 0.7 | 0.4 | 1.7 | 0.2 | 3.6 |
| 45-64 | 0.3 | 0.3 | 0.2 | 0.8 | 0.2 | 1.8 |
| 65+ | 0.1 | 0.1 | 0.1 | 0.3 | 0.1 | 0.7 |
| Total | 1.3 | 1.4 | 0.8 | 4.7 | 0.6 | 8.8 |

| **Thanet** (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 1.4 | 1.2 | 1.1 | 1.1 | 0.9 | 5.7 |
| 16-24 | 0.9 | 0.8 | 0.8 | 0.8 | 0.7 | 4 |
| 25-44 | 2 | 1.7 | 1.8 | 1.7 | 1.5 | 8.7 |
| 45-64 | 1.2 | 1.1 | 1.3 | 1 | 1 | 5.6 |
| 65+ | 0.7 | 0.6 | 0.6 | 0.5 | 0.5 | 2.9 |
| Total | 6.2 | 5.4 | 5.6 | 5.1 | 4.6 | 26.9 |
| **Out migrants** | | | | | | |
| 0-15 | 1 | 1 | 1 | 0.9 | 0.8 | 4.7 |
| 16-24 | 1.1 | 1.1 | 1.1 | 1.1 | 1 | 5.4 |
| 25-44 | 1.6 | 1.5 | 1.5 | 1.4 | 1.4 | 7.4 |
| 45-64 | 0.7 | 0.8 | 0.8 | 0.7 | 0.7 | 3.7 |
| 65+ | 0.5 | 0.4 | 0.5 | 0.4 | 0.4 | 2.2 |
| Total | 4.9 | 4.8 | 4.9 | 4.5 | 4.3 | 23.4 |
| **Net Migrants** | | | | | | |
| 0-15 | 0.4 | 0.2 | 0.1 | 0.1 | 0.1 | 0.9 |
| 16-24 | -0.2 | -0.3 | -0.2 | -0.3 | -0.3 | -1.3 |
| 25-44 | 0.4 | 0.1 | 0.3 | 0.3 | 0.2 | 1.3 |
| 45-64 | 0.5 | 0.4 | 0.5 | 0.3 | 0.3 | 2 |
| 65+ | 0.2 | 0.1 | 0.1 | 0.1 | 0.1 | 0.6 |
| Total | 1.3 | 0.5 | 0.8 | 0.5 | 0.4 | 3.5 |

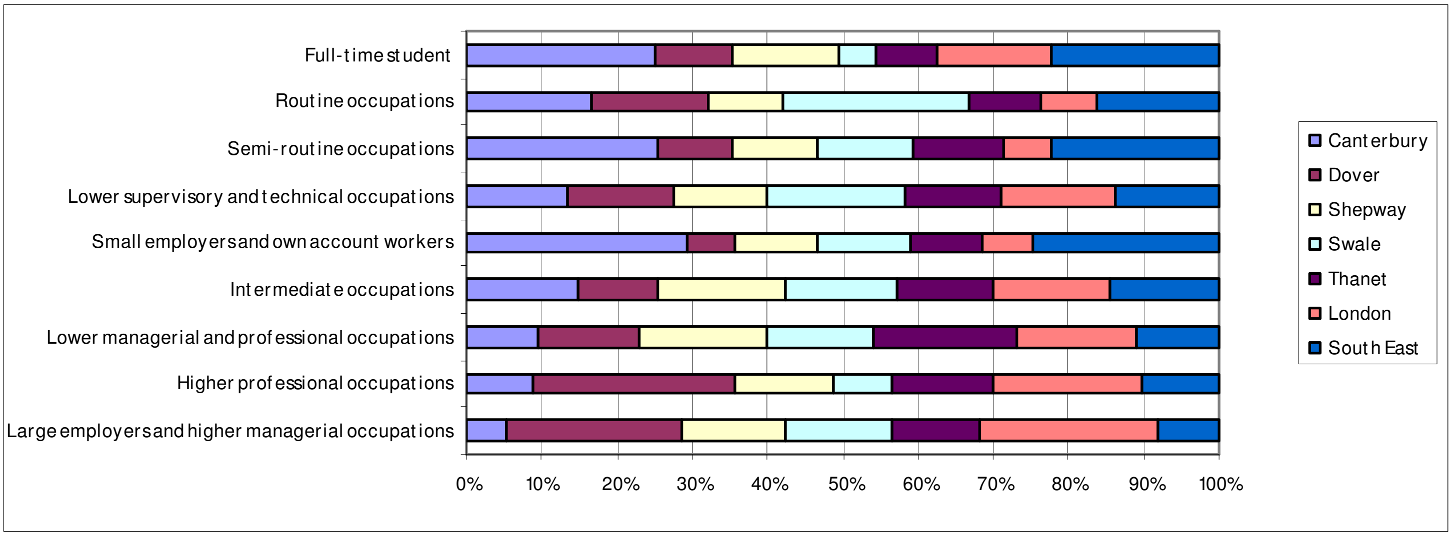
| **South East** (thousands) | | | | | | |
|---|---|---|---|---|---|---|
| | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | Total |
| **In migrants** | | | | | | |
| 0-15 | 37.1 | 36.5 | 37.2 | 34.5 | 35.8 | 181.1 |
| 16-24 | 55.8 | 56.4 | 54.9 | 54.2 | 53.5 | 274.8 |
| 25-44 | 92.1 | 92.5 | 91.6 | 87.8 | 88.1 | 452.1 |
| 45-64 | 26.6 | 26.7 | 27.8 | 26.5 | 27.8 | 135.4 |
| 65+ | 14.2 | 13.5 | 14.5 | 13.4 | 14.4 | 70 |
| Total | 225.8 | 225.6 | 226 | 216.4 | 219.6 | 1113.4 |
| **Out migrants** | | | | | | |
| 0-15 | 33 | 32.1 | 31 | 28 | 27.5 | 151.6 |
| 16-24 | 59.4 | 59.5 | 58.5 | 59.5 | 59.2 | 296.1 |
| 25-44 | 82.6 | 82.2 | 81.7 | 78.6 | 76.8 | 401.9 |
| 45-64 | 29.6 | 29.8 | 30 | 26.2 | 26.1 | 141.7 |
| 65+ | 13 | 12.5 | 12.4 | 10.1 | 10.6 | 58.6 |
| Total | 217.6 | 216.1 | 213.6 | 202.4 | 200.2 | 1049.9 |
| **Net Migrants** | | | | | | |
| 0-15 | 4 | 4.4 | 6.2 | 6.5 | 8.3 | 29.4 |
| 16-24 | -3.6 | -3.1 | -3.6 | -5.3 | -5.7 | -21.3 |
| 25-44 | 9.5 | 10.3 | 10 | 9.2 | 11.2 | 50.2 |
| 45-64 | -3 | -3.1 | -2.3 | 0.3 | 1.7 | -6.4 |
| 65+ | 1.2 | 1.1 | 2.1 | 3.3 | 3.9 | 11.6 |
| Total | 8.1 | 9.6 | 12.4 | 14 | 19.4 | 63.5 |

*Source: ONS Migration Statistics 2006*

## Table 0.3 Distance travelled to work

*Source: 2001 Census ONS Crown Copyright Reserved*

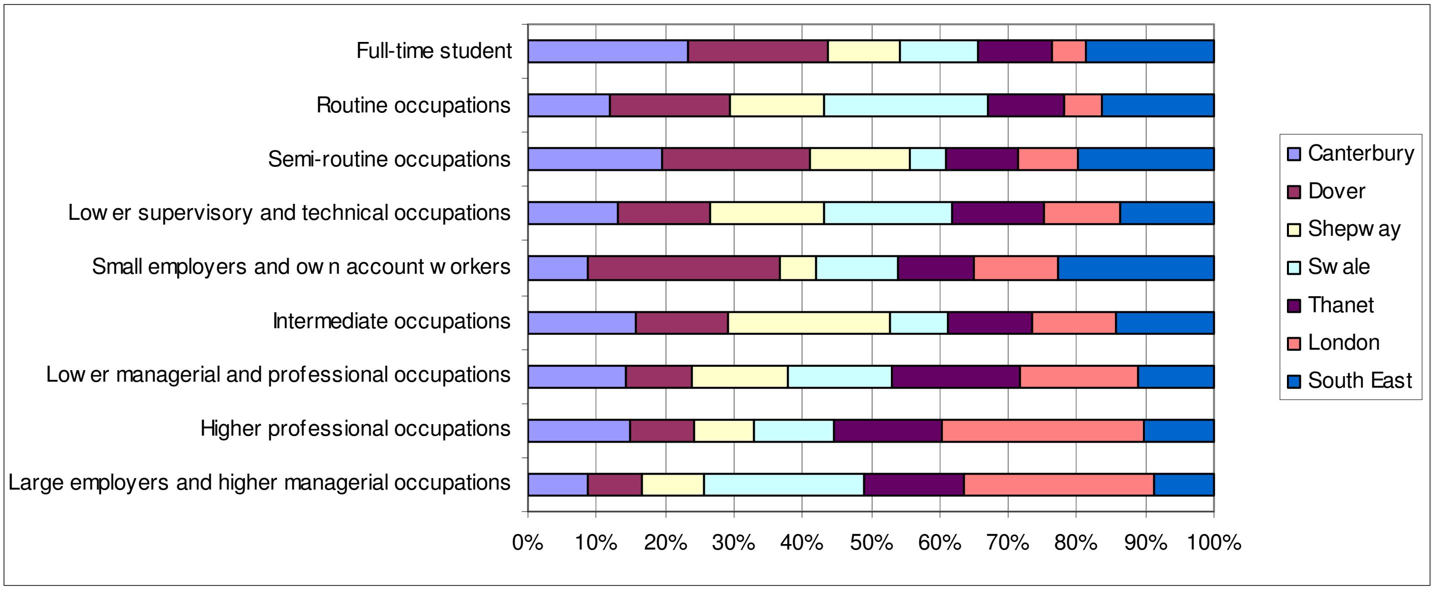
## Table0.4 Occupation and location of work place for residents in Canterbury




*Source ONS census 2001*

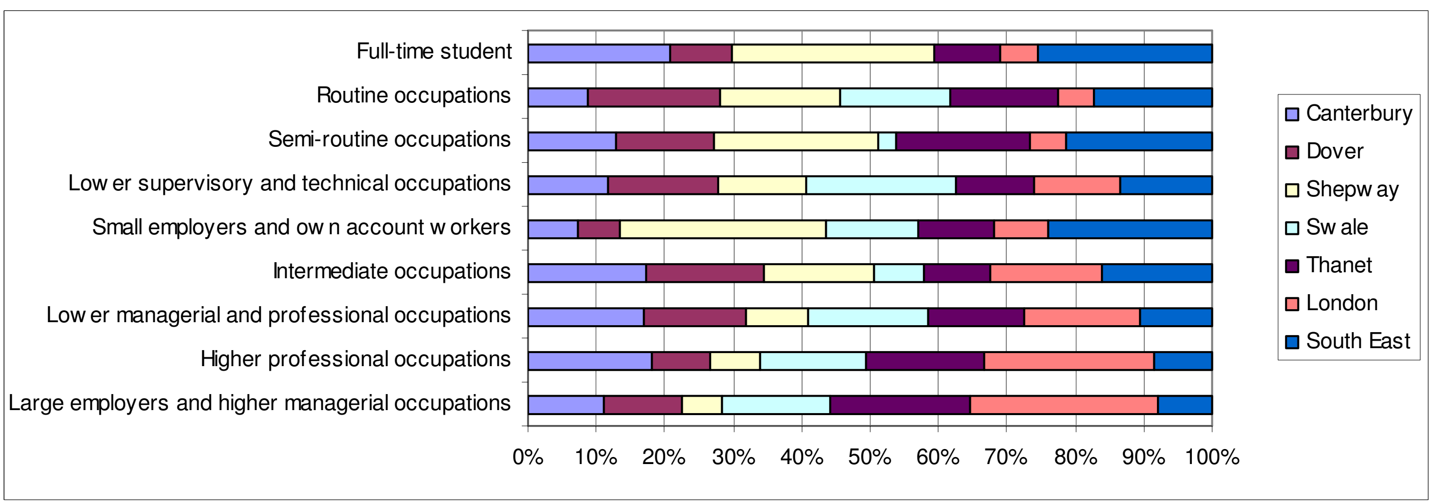
| | Canterbury | Dover | Shepway | Swale | Thanet | East Kent | Kent | South East |
|---|---|---|---|---|---|---|---|---|
| Less than 2km | 14,325 | 11,275 | 10,716 | 13,105 | 12,884 | 62,305 | 127,283 | 792,324 |
| 2km to less than 5km | 7,802 | 6,718 | 6,015 | 7,674 | 11,189 | 39,398 | 94,891 | 683,531 |
| 5km to less than 10km | 8,799 | 5,800 | 4,723 | 5,554 | 7,128 | 32,004 | 80,837 | 589,320 |
| 10km to less than 20km | 6,324 | 8,577 | 6,500 | 9,539 | 2,811 | 33,751 | 82,202 | 532,799 |
| 20km to less than 30km | 4,002 | 3,093 | 3,064 | 3,483 | 3,580 | 17,222 | 47,628 | 260,817 |
| 30 km to less than 40 km | 1,679 | 694 | 687 | 1,654 | 734 | 5,448 | 27,083 | 138,450 |
| 40km to less than 60km | 1,480 | 670 | 1,171 | 2,419 | 945 | 6,685 | 28,993 | 151,207 |
| 60km and over | 3,850 | 2,002 | 2,299 | 3,832 | 2,712 | 14,695 | 25,597 | 141,187 |
| Other | 8,768 | 6,209 | 6,629 | 8,456 | 7,216 | 37,278 | 94,773 | 599,120 |
| Total ALL PEOPLE | 57,029 | 45,038 | 41,804 | 55,716 | 49,199 | 248,786 | 609,287 | 3,888,755 |

## Table 0.5 Occupation and location of work place for residents in Dover



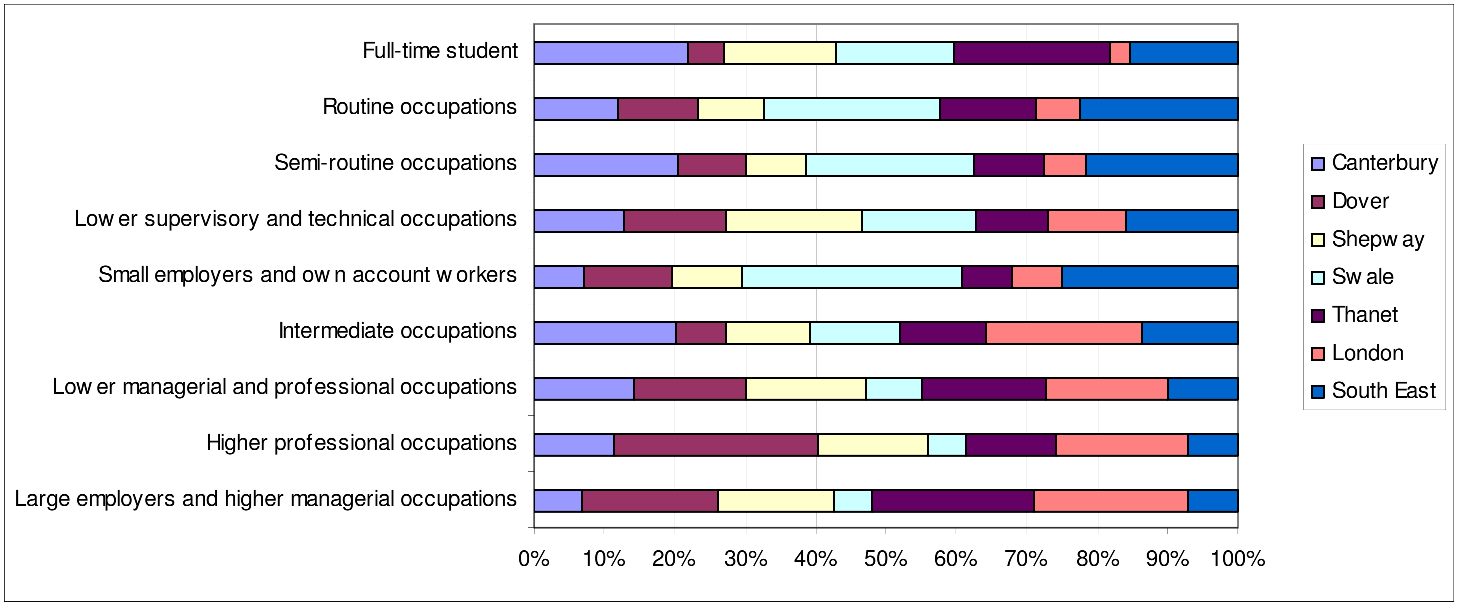

*Source ONS census 2001*

## Table 0.6 Occupation and location of work place for residents in Shepway



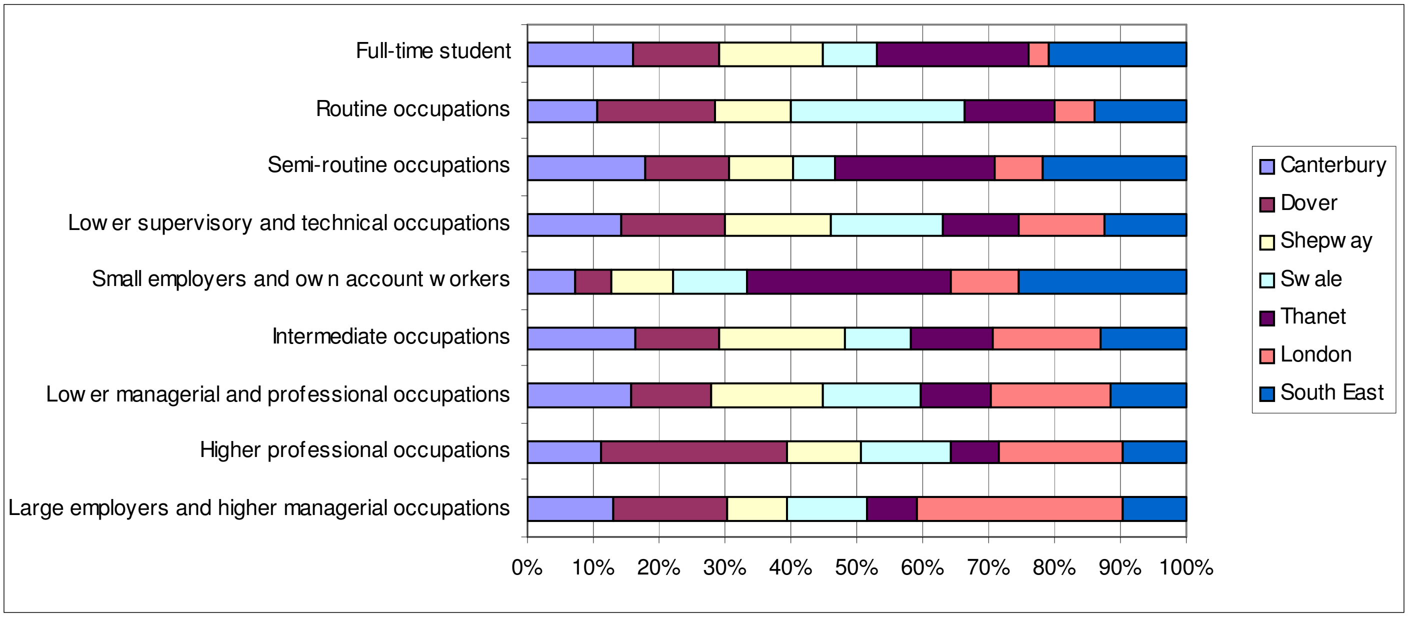

*Source ONS census 2001*

**Table 0.7 Occupation and location of work place for residents in Swale**



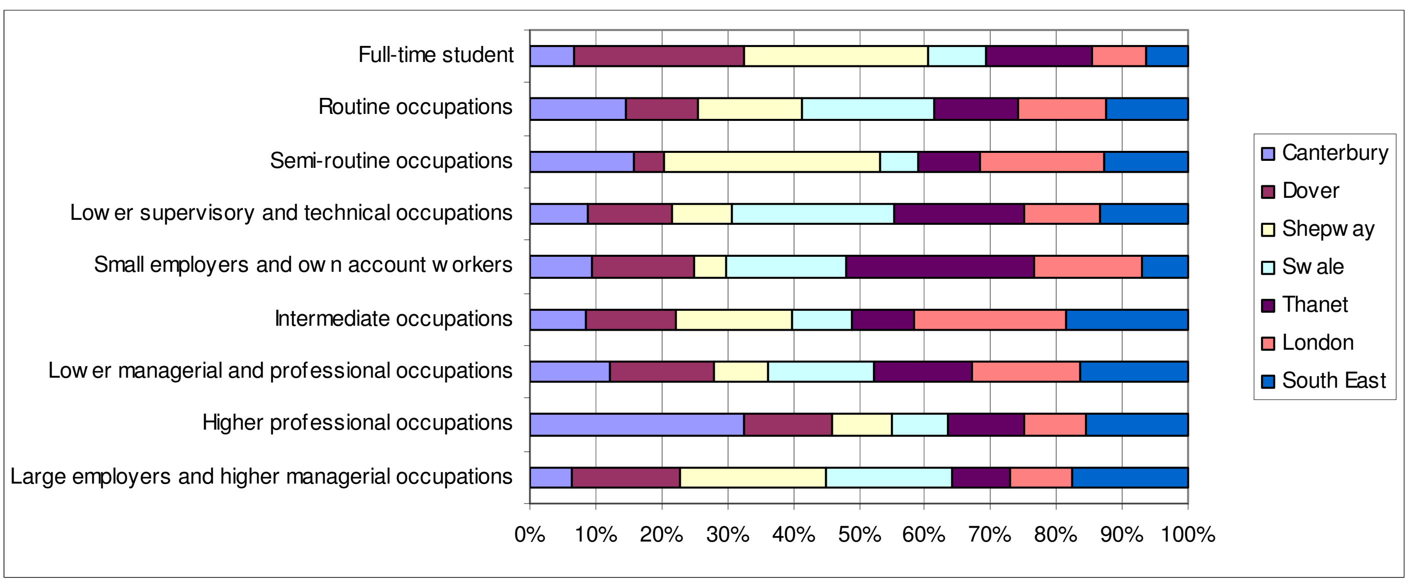

*Source ONS census 2001*

## Table 0.8 Occupation and location of work place for residents in Thanet




*Source ONS census 2001*

## Table 0.9 Occupation and location of work place for residents in London




*Source ONS census 2001*

**Table 0.10 Population projections by age for each district: % change based on 2006**

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

| Canterbury | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| 0-15 | 25,800 | 25,100 | 25,400 | 25,200 | 24,700 | -2.7% | -1.6% | -2.3% | -4.3% |
| 16-24 | 22,100 | 21,600 | 20,900 | 19,200 | 19,500 | -2.3% | -5.4% | -13.1% | -11.8% |
| 25-44 | 37,400 | 37,900 | 38,500 | 39,200 | 36,500 | 1.3% | 2.9% | 4.8% | -2.4% |
| 45-64 | 34,100 | 34,700 | 34,300 | 33,600 | 35,700 | 1.8% | -1.2% | -2.0% | 6.3% |
| 65-84 | 22,500 | 23,800 | 26,500 | 28,100 | 29,200 | 5.8% | 17.8% | 24.9% | 29.8% |
| 85+ | 4,400 | 4,700 | 5,000 | 5,200 | 5,900 | 6.8% | 6.4% | 4.0% | 13.5% |
| **Dover** | | | | | | | | | |
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| 0-15 | 20,500 | 19,200 | 18,400 | 17,100 | 16,300 | -6.3% | -10.2% | -16.6% | -20.5% |
| 16-24 | 11,100 | 12,200 | 11,900 | 10,400 | 10,200 | 9.9% | 7.2% | -6.3% | -8.1% |
| 25-44 | 25,200 | 23,100 | 22,900 | 22,900 | 22,600 | -8.3% | -9.1% | -9.1% | -10.3% |
| 45-64 | 29,100 | 30,700 | 30,600 | 29,400 | 27,600 | 5.5% | 5.2% | 1.0% | -5.2% |
| 65-84 | 17,700 | 19,800 | 23,200 | 25,400 | 27,500 | 11.9% | 31.1% | 43.5% | 55.4% |
| 85+ | 2,700 | 2,900 | 3,100 | 3,500 | 4,200 | 7.4% | 14.8% | 29.6% | 55.6% |
| **Shepway** | | | | | | | | | |
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| 0-15 | 18,500 | 17,000 | 15,600 | 14,300 | 13,300 | -8.1% | -15.7% | -22.7% | -28.1% |
| 16-24 | 9,400 | 9,900 | 9,000 | 8,100 | 7,700 | 5.3% | -9.1% | -10.0% | -4.9% |
| 25-44 | 25,000 | 23,200 | 21,800 | 20,800 | 19,900 | -7.2% | -12.8% | -16.8% | -20.4% |
| 45-64 | 26,300 | 27,500 | 27,400 | 27,100 | 26,200 | 4.6% | 4.2% | 3.0% | -0.4% |
| 65-84 | 17,400 | 18,900 | 21,700 | 23,500 | 25,000 | 8.6% | 24.7% | 35.1% | 43.7% |
| 85+ | 2,900 | 3,200 | 3,400 | 3,700 | 4,500 | 10.3% | 17.2% | 27.6% | 55.2% |
| **Swale** | | | | | | | | | |

| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
|---|---|---|---|---|---|---|---|---|---|
| 0-15 | 26,400 | 25,300 | 24,500 | 23,200 | 22,200 | -4.2% | -7.2% | -12.1% | -15.9% |
| 16-24 | 13,600 | 14,100 | 13,600 | 12,300 | 12,000 | 3.7% | 0.0% | -9.6% | -11.8% |
| 25-44 | 35,200 | 33,400 | 32,200 | 30,600 | 29,700 | -5.1% | -8.5% | -13.1% | -15.6% |
| 45-64 | 33,400 | 35,800 | 36,900 | 37,700 | 37,200 | 7.2% | 10.5% | 12.9% | 11.4% |
| 65-84 | 17,600 | 19,900 | 23,400 | 25,100 | 26,900 | 13.1% | 33.0% | 42.6% | 52.8% |
| 85+ | 2,400 | 2,800 | 3,300 | 3,700 | 4,500 | 16.7% | 37.5% | 54.2% | 87.5% |

**Thanet**

| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
|---|---|---|---|---|---|---|---|---|---|
| 0-15 | 25,300 | 23,800 | 22,600 | 21,600 | 21,100 | -5.9% | -10.7% | -14.6% | -16.6% |
| 16-24 | 13,400 | 14,500 | 13,800 | 12,800 | 12,400 | 8.2% | 3.0% | -4.5% | -7.5% |
| 25-44 | 29,500 | 27,300 | 26,000 | 25,900 | 26,200 | -7.5% | -11.9% | -12.2% | -11.2% |
| 45-64 | 33,200 | 34,700 | 34,800 | 34,300 | 32,900 | 4.5% | 4.8% | 3.3% | -0.9% |
| 65-84 | 23,500 | 24,700 | 27,700 | 29,800 | 31,800 | 5.1% | 17.9% | 26.8% | 35.3% |
| 85+ | 3,700 | 4,000 | 4,000 | 4,200 | 4,900 | 8.1% | 8.1% | 13.5% | 32.4% |

## Table 0.11 Household type by local authority district

**Canterbury**

| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
|---|---|---|---|---|---|---|---|---|---|
| Married couples | 26,000 | 25,200 | 24,800 | 24,300 | 23,800 | -3.1% | -4.6% | -6.5% | -8.5% |
| Cohabiting couples | 6,500 | 7,700 | 8,600 | 9,000 | 9,500 | 18.5% | 32.3% | 38.5% | 46.2% |
| Lone parent | 4,200 | 4,400 | 4,600 | 4,600 | 4,500 | 4.8% | 9.5% | 9.5% | 7.1% |
| One person | 19,000 | 20,800 | 22,800 | 24,600 | 26,200 | 9.5% | 20.0% | 29.5% | 37.9% |
| Other multi-person | 4,800 | 5,000 | 5,300 | 5,300 | 5,400 | 4.2% | 10.4% | 10.4% | 12.5% |

| Dover | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| Married couples | 21,100 | 20,700 | 20,700 | 20,400 | 20,100 | -1.9% | -1.9% | -3.3% | -4.7% |
| Cohabiting couples | 4,400 | 5,200 | 6,000 | 6,400 | 6,700 | 18.2% | 36.4% | 45.5% | 52.3% |
| Lone parent | 3,400 | 3,400 | 3,300 | 3,100 | 3,000 | 0.0% | -2.9% | -8.8% | -11.8% |
| One person | 14,700 | 16,400 | 18,400 | 20,100 | 21,700 | 11.6% | 25.2% | 36.7% | 47.6% |
| Other multi-person | 2,400 | 2,400 | 2,400 | 2,400 | 2,300 | 0.0% | 0.0% | 0.0% | -4.2% |
| **Shepway** | | | | | | | | | |
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| Married couples | 19,600 | 19,200 | 18,800 | 18,400 | 18,100 | -2.0% | -4.1% | -6.1% | -7.7% |
| Cohabiting couples | 4,400 | 5,000 | 5,500 | 5,700 | 5,900 | 13.6% | 25.0% | 29.5% | 34.1% |
| Lone parent | 3,100 | 3,100 | 3,000 | 2,800 | 2,700 | 0.0% | -3.2% | -9.7% | -12.9% |
| One person | 14,100 | 15,400 | 16,800 | 18,200 | 19,600 | 9.2% | 19.1% | 29.1% | 39.0% |
| Other multi-person | 2,300 | 2,200 | 2,200 | 2,200 | 2,200 | -4.3% | -4.3% | -4.3% | -4.3% |
| **Swale** | | | | | | | | | |
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| Married couples | 25,400 | 25,200 | 25,100 | 24,600 | 24,200 | -0.8% | -1.2% | -3.1% | -4.7% |
| Cohabiting couples | 6,500 | 7,500 | 8,300 | 8,600 | 8,900 | 15.4% | 27.7% | 32.3% | 36.9% |
| Lone parent | 3,800 | 4,000 | 4,000 | 3,800 | 3,700 | 5.3% | 5.3% | 0.0% | -2.6% |
| One person | 15,000 | 17,000 | 19,300 | 21,000 | 22,800 | 13.3% | 28.7% | 40.0% | 52.0% |
| Other multi-person | 2,500 | 2,600 | 2,700 | 2,700 | 2,700 | 4.0% | 8.0% | 8.0% | 8.0% |

| Thanet | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
| Married couples | 23,300 | 22,500 | 21,900 | 21,400 | 21,000 | -3.4% | -6.0% | -8.2% | -9.9% |
| Cohabiting couples | 5,500 | 6,500 | 7,200 | 7,800 | 8,300 | 18.2% | 30.9% | 41.8% | 50.9% |
| Lone parent | 4,900 | 5,000 | 4,900 | 4,700 | 4,600 | 2.0% | 0.0% | -4.1% | -6.1% |
| One person | 20,200 | 21,700 | 23,600 | 25,500 | 27,300 | 7.4% | 16.8% | 26.2% | 35.1% |
| Other multi-person | 3,100 | 3,100 | 3,000 | 3,000 | 2,900 | 0.0% | -3.2% | -3.2% | -6.5% |

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

## House purchase transactions 2007 and 2008: by district and property type

| Total transactions: Canterbury | Detached | Semi-detached | Terraced | Flat/ Maisonette | All | % change on previous Q |
|---|---|---|---|---|---|---|
| Q 1 2007 | 288 | 287 | 233 | 205 | 1013 | |
| Q 2 2007 | 285 | 308 | 261 | 213 | 1067 | 5.3 |
| Q 3 2007 | 305 | 315 | 274 | 212 | 1106 | 3.7 |
| Q 4 2007 | 233 | 243 | 196 | 205 | 877 | -20.7 |
| Q 1 2008 | 146 | 162 | 122 | 113 | 543 | -38.1 |
| Q 2 2008 | 131 | 169 | 133 | 105 | 538 | -0.9 |
| Q 3 2008 | 124 | 136 | 101 | 83 | 444 | -17.5 |
| Q 4 2008 | 104 | 94 | 83 | 99 | 380 | -14.4 |

| Total transactions: Dover | Detached | Semi-detached | Terraced | Flat/ Maisonette | All | % change on previous Q |
|---|---|---|---|---|---|---|
| Q 1 2007 | 93 | 170 | 239 | 89 | 591 | |
| Q 2 2007 | 122 | 197 | 242 | 88 | 649 | 9.8 |
| Q 3 2007 | 168 | 210 | 294 | 95 | 767 | 18.2 |
| Q 4 2007 | 115 | 156 | 235 | 93 | 599 | -21.9 |
| Q 1 2008 | 63 | 91 | 138 | 48 | 340 | -43.2 |
| Q 2 2008 | 58 | 96 | 130 | 60 | 344 | 1.2 |
| Q 3 2008 | 69 | 75 | 94 | 35 | 273 | -20.6 |
| Q 4 2008 | 52 | 60 | 84 | 26 | 222 | -18.7 |

| Total transactions: Shepway | Detached | Semi-detached | Terraced | Flat/ Maisonette | All | % change on previous Q |
|---|---|---|---|---|---|---|
| Q 1 2007 | 141 | 149 | 195 | 152 | 637 | |
| Q 2 2007 | 170 | 167 | 203 | 148 | 688 | 8.0 |
| Q 3 2007 | 209 | 168 | 215 | 183 | 775 | 12.6 |
| Q 4 2007 | 190 | 161 | 188 | 142 | 681 | -12.1 |
| Q 1 2008 | 110 | 88 | 119 | 96 | 413 | -39.4 |
| Q 2 2008 | 76 | 61 | 105 | 83 | 325 | -21.3 |
| Q 3 2008 | 91 | 63 | 94 | 84 | 332 | 2.2 |
| Q 4 2008 | 79 | 71 | 90 | 71 | 311 | -6.3 |

| Total transactions: Swale | Detached | Semi-detached | Terraced | Flat/ Maisonette | All | % change on previous Q |
|---|---|---|---|---|---|---|
| Q 1 2007 | 162 | 209 | 327 | 82 | 780 | |
| Q 2 2007 | 208 | 263 | 364 | 169 | 1004 | 28.7 |
| Q 3 2007 | 189 | 249 | 391 | 126 | 955 | -4.9 |
| Q 4 2007 | 172 | 185 | 298 | 106 | 761 | -20.3 |
| Q 1 2008 | 85 | 152 | 181 | 51 | 469 | -38.4 |
| Q 2 2008 | 91 | 125 | 175 | 67 | 458 | -2.3 |
| Q 3 2008 | 70 | 86 | 126 | 26 | 308 | -32.8 |
| Q 4 2008 | 72 | 99 | 131 | 38 | 340 | 10.4 |

| Total transactions: Thanet | Detached | Semi-detached | Terraced | Flat/ Maisonette | All | % change on previous Q |
|---|---|---|---|---|---|---|
| Q 1 2007 | 166 | 251 | 310 | 373 | 1100 | |
| Q 2 2007 | 177 | 290 | 348 | 331 | 1146 | 4.2 |
| Q 3 2007 | 228 | 291 | 379 | 312 | 1210 | 5.6 |
| Q 4 2007 | 161 | 240 | 304 | 297 | 1002 | -17.2 |
| Q 1 2008 | 103 | 159 | 168 | 215 | 645 | -35.6 |
| Q 2 2008 | 85 | 115 | 124 | 155 | 479 | -25.7 |
| Q 3 2008 | 84 | 96 | 116 | 106 | 402 | -16.1 |
| Q 4 2008 | 66 | 93 | 83 | 85 | 327 | -18.7 |

# Annex two: Comparative rail links – analysis and area profiles

### Commuter Towns around one hour from London

Four out of the five East Kent authorities will be within, or just over one hour of London. Residents in Canterbury, Shepway (Folkestone) and Swale (Sittingbourne) will all be able to reach London (St Pancras international) in just over 60 minutes (or less on some services). Thanet (Ramsgate) and Dover will be out of this one hour zone, with a journey time of 98 minutes and 76 minutes respectively.

These new commuting times will mean that the most of the East Kent sub-region is now a viable area to live for commuters who work in London but who will not travel more than an hour to live. This 'commuter market' is already highly competitive, with regions vying for the economic resources and positive gentrification that commuters bring.

The following table details a sample of main towns that are between 50-60 minutes from London by trains.

**Table A12 Towns which are between 50-60 minutes from London**

| Station | Journey time (minutes) | London station |
|---|---|---|
| Bentley | 61 | Waterloo |
| Fareham | 50 | Waterloo |
| Winchester | 58 | Waterloo |
| Ascot | 56 | Waterloo |
| Windsor | 58 | Waterloo |
| Southend Central | 60 | Fenchurch |
| Aylesbury | 58 | Marylebone |
| Oxford | 56 | Paddington |
| Wellingborough | 58 | St Pancras international |
| Swindon | 59 | Paddington |
| Didcot parkway | 48 | Paddington |
| Rugby | 55 | Euston |
| Northampton | 48 | Euston |
| Cressing | 59 | Liverpool street |
| Audley End | 60 | Liverpool street |
| Colchester | 59 | Liverpool street |
| Hertford East | 57 | Liverpool street |
| Peterborough | 53 | Kings Cross |
| East Grinstead | 54 | London Bridge |
| Horsham | 59 | London Bridge |

| Station | Journey time (minutes) | London station |
|---|---|---|
| Canterbury | 63 | St Pancras international |
| Dover | 76 | St Pancras international |
| Shepway (Folkestone) | 61 | St Pancras international |
| Swale (Sittingbourne) | 61 | St Pancras international |
| Thanet (Margate) | 76 | St Pancras international |
| Thanet (Ramsgate) | 98 | St Pancras international |

To investigate the competition that the five local authorities will face in attracting commuter households to the area, analysis was undertaken of train companies' timetables to pin point a number of towns one hour away. These were analysed with average house prices, together with area profiles from the Audit Commission's website, which are used to paint a picture of the quality life and service provision in the area. Eight indicators were chosen from a possible eighty. The chosen indicators are listed below:

- Percentage of the working age population who are in employment;
- Area of land designated as a Local Nature Reserve per 1,000 population;
- Violent Offences committed per 1,000 population;
- Percentage of residents surveyed who say that they feel fairly safe or very safe outside during the day;
- The percentage of residents who think that people using or dealing drugs is a very big or fairly big problem in their local area;
- The percentage of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their local area;
- Percentage of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent.

A chart at the end of this annex provides the outturns for each of the seven indicators for each of the sample commuter towns, and the main rail towns of East Kent.

Table A2 provides an overview of Annex one comparing the East Kent rail towns' outturns with the commuter towns whose performance put them in the top quartile for that indicator.

**.Table A13 : Overview of Annex one**

| Indicator | Outturn of East Kent rail towns | Quartile | Top performance commuter towns | Quartile |
|---|---|---|---|---|
| **% of the working age population who are employment** | **Canterbury 73.5%<br>Dover 73.4%<br>Shepway 73.6%** | **3rd quartile (between 25-50%)** | **Winchester 82.6%** | **1st quartile (top 75%-100%)** |

| Indicator | Outturn of East Kent rail towns | Quartile | Top performance commuter towns | Quartile |
|---|---|---|---|---|
| | **Swale 78.2%<br>Thanet 71.2%** | | | |
| **Area of land designated as a local nature reserve per 1,000 population** | **Canterbury 2.08<br>Dover 0.91<br>Shepway 1.69<br>Swale 3.98<br>Thanet 1.59** | **3rd quartile (between 25-50%) Apart from Swale who is in the 2nd quartile (top 75%)** | **Ascot 3.11<br>East Grinstead 6.45<br>Fareham 14.78<br>Southend 7.56** | **1st quartile (top 75%-100%)** |
| **Percentage of residents surveyed who say that they feel fairly safe or very safe outside during the day** | **Canterbury 95.97<br>Dover 95.97<br>Shepway 95.97<br>Swale 95.97<br>Thanet 95.97** | **4th quartile (bottom 25%)** | **Rugby 98.5%<br>Swindon 98.51%** | **1st quartile (top 75%-100%)** |
| **Percentage of residents who think that people using or dealing drugs is a very big or fairly big problem in their local area** | **Canterbury 52.52%<br>Dover 68.48%<br>Shepway 65.2%<br>Swale 73.78%<br>Thanet 72.41%** | **Swale (73.78%) and Thanet (72.41) are in the 4th quartile (between 0 and 25%)<br>Dover (68.48%) and Shepway (65.2%) are in the 3rd quartile (between 25% and 50%)<br>Canterbury (52.52) is in the 1st quartile (75%-100%)** | **Bentley 36.84%<br>Colchester 44.24%<br>Hertford East 29.15%<br>Horsham 48.66%<br>Winchester 37.26%<br>Windsor 45.27%** | **1st quartile (top 75%-100%)** |
| **Percentage of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent** | **Canterbury 61.2%<br>Dover 61.2%<br>Shepway 61.2%<br>Swale 61.2%<br>Thanet 61.2%** | **3rd quartile (between 25% and 50%)** | **Aylesbury 68.8%** | **1st quartile (top 75%-100%)** |

Source: Audit commission area profile indicators extracted August 2008

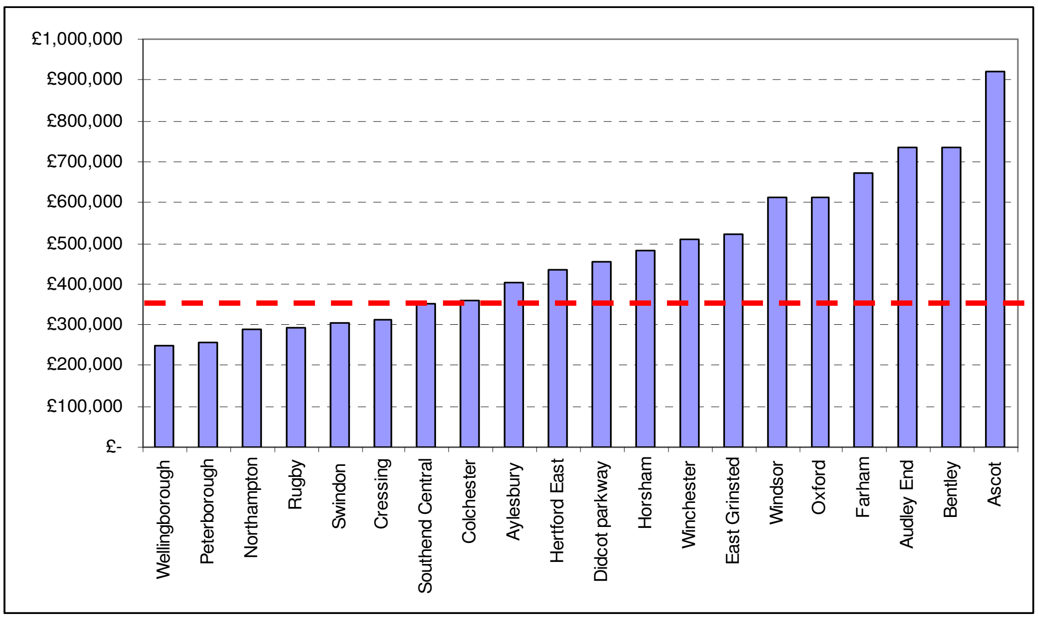
The table above shows the differences that exist between existing commuter towns and the future commuter areas of East Kent, in terms of quality of life. Compared to its ‘competitors’, only Canterbury has comparable performance in two of the area profile indicators, concerning resident's views on drug dealing and violent offences. The performances of the other local authorities in East Kent are in the 4th quartile (0%-25%), particularly in the case of Thanet and Swale or in the 3rd quartile (25%-50%), mostly Dover and Shepway.

The effect of this relatively poor performance on the attractiveness of the East Kent sub-region to potential commuter groups has not been tested. However improving quality of life is one of the main reasons why people commute. Therefore it logically follows that for East Kent to attract commuters away from these towns and London it will be important that the region can promote itself as being able to maintain their current quality of life or increase it. The East Kent region needs to ensure that performance on these area profile indicators increases in order to promote its self as a viable alternative to other commuter towns one hour from London.

Figures A1 to A6 present the commuter towns average house prices, compared with the average house prices of Canterbury, Dover, Shepway (Folkestone), Swale (Sittingbourne), and Thanet (Margate), for detached, semi-detached, terraced housing and flats. Annex two provides the average house prices in a tabular format.

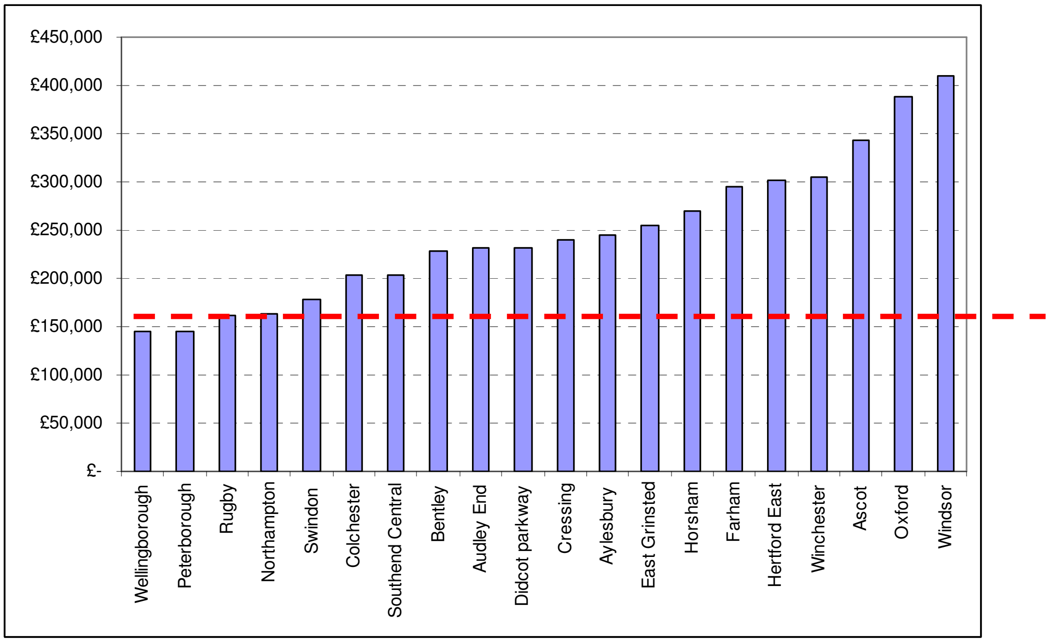
Figure A1 illustrates that thirteen commuter towns have higher average detached house prices than East Kent. On average the prices within in these thirteen towns are £239,039 higher than East Kent. The three towns which on average have the most expensive detached house prices are Ascot £919,538, Bentley £735, 385 and Audley End £733, 358.

**Figure A1 Average house prices (detached) for sample commuter towns compared with East Kent April to June (quarter 1) 2007**




*Source: HM Land Registry Price Paid, quarter 1 2007*

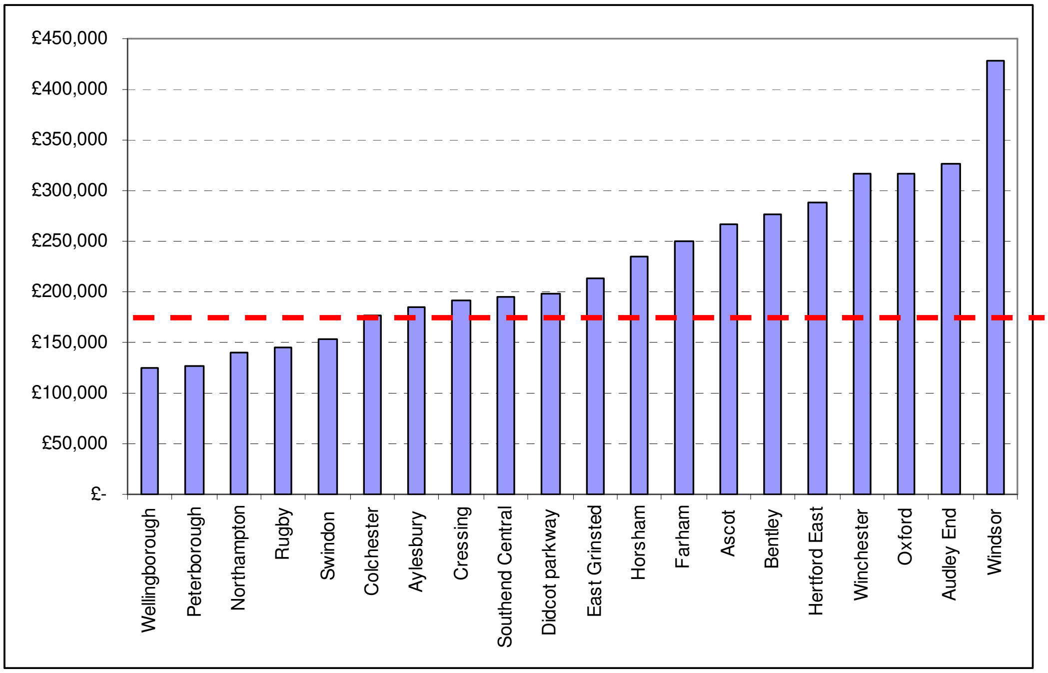
**Figure A2: Average house prices (semi-detached) for sample commuter towns compared with East Kent April to June (quarter 1) 2007**




*Source: HM Land Registry Price Paid, quarter 1 2007*

The average semi-detached house price in East Kent is similar to that of Swindon, around £192, 000. There are fifteen towns which have higher average semi-detached house prices than the East Kent sub-region. The average difference in cost is between the average in East Kent and these fifteen commuter towns is £74,691. The three comparator commuter towns which have the highest average house price for semi-detached houses are Ascot £343, 208, Oxford £388, 453, and Windsor £409, 398.

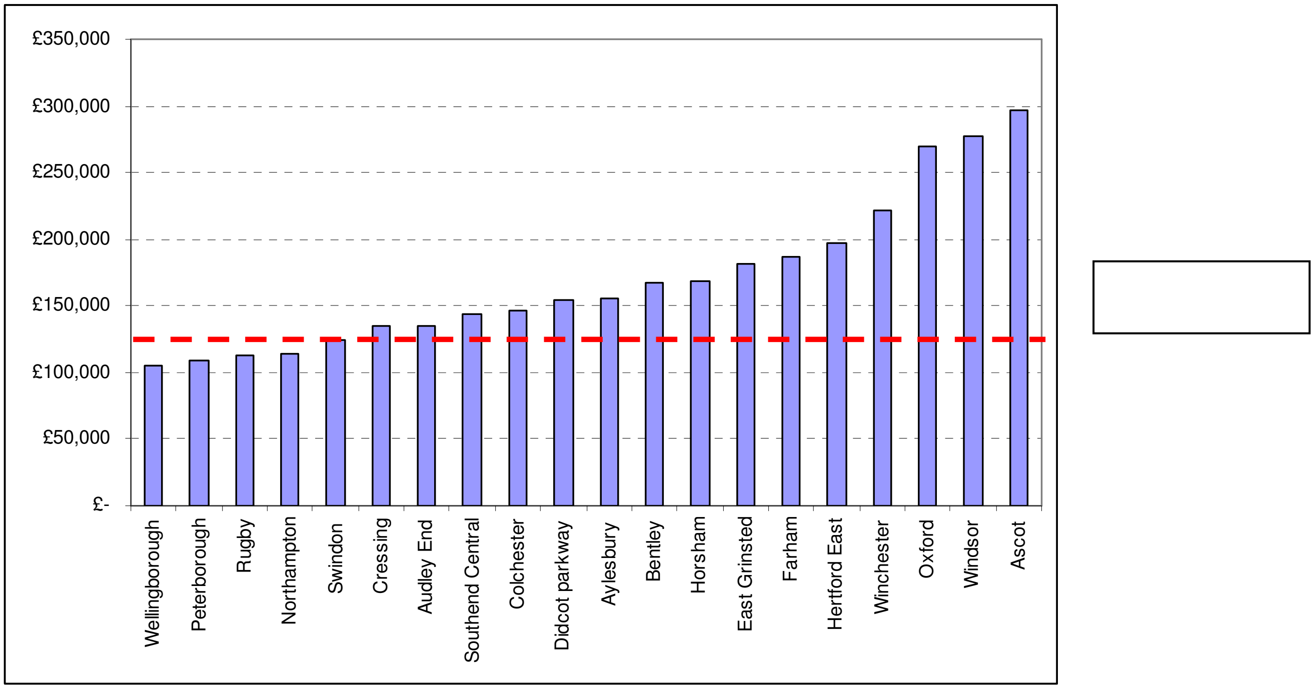
**Figure A1 Average house prices (Terraced) for sample commuter towns compared with East Kent April to June (quarter 1) 2007**




*Source: HM Land Registry Price Paid, quarter 1 2007*

Colchester has similar averaged priced terraced properties to the East Kent sub region, around £169, 000. There are fourteen commuter towns which have on average have more expensive terraced housing then East Kent. The price difference is on average £75, 573 higher than the sub-region. The top three most expensive comparator commuter towns are Oxford £316, 991, Audley End £326, 000 and Windsor £427, 935.

**Figure A2 Average house prices (Flats) for sample commuter towns compared with East Kent April to June (quarter 1) 2007**




Source: HM Land Registry Price Paid, quarter 1 2007

Again Swindon provides similar priced flats as the East Kent sub-region, with fifteen commuters with on average more expensive flatted properties. On average the price between these fifteen comparator towns is £52, 263. The three comparator commuter towns which have on average the most expensive flatted properties are Oxford (£269,267), Windsor (£277,961) and Ascot (£297,050).

When these two variables, area profiles (quality of life indicators) and house prices are examined together certain areas which are high performing on the quality of life indicators have high house prices across the different types of property analysed, most notably Windsor and Ascot. These are high performing commuter towns, which are affluent and are further enough from London to have vibrant town centres. However it will be a challenge for East Kent to compete with these two towns. Parallels can be drawn between Oxford and Canterbury, and between Canterbury and Windsor, mainly because of Canterbury's development of its knowledge economy, similar to Oxford, and its historic tourist attractions similar to that of Windsor.

It will be important for the other areas of East Kent, Swale, Dover, and Thanet to market themselves using the influence of Canterbury, their proximity to the coast and areas of natural beauty, playing on the 'quality of life', and out door experience angle that these areas have to offer.

In addition, although not examined, the sub-regions proximity to Europe is also a marketing opportunity for East Kent.

| Indicator | Ascot | Aylesbury | Audley End | Bently | Colchester | Cressing | Didcot | East Grinstead | Fareham | Hertford East | Horsham | Northampton | Oxford | Peterborough | Rugby | Southend | Swindon | Wellingborough | Winchester | Windsor | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| % of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent | 62.4 | 68.6 | 58.6 | 61.6 | 58.6 | 58.6 | 56.6 | 58.8 | 61.6 | 64.3 | 58.8 | 54.3 | 56.6 | 58.3 | 58.5 | 63.6 | 53.5 | 54.3 | 61.6 | 63.3 | 61.2 | 61.2 | 61.2 | 61.2 | 61.2 |
| % of the working age population who are in employment | 80.4 | 80.1 | 77.3 | 81.9 | 76.1 | 77.3 | 81.1 | 78.5 | 82.1 | 80.5 | 79.8 | 77.3 | 70.7 | 75.5 | 82.8 | 74.2 | 79 | 79.8 | 82.6 | 79.2 | 73.5 | 73.4 | 73.6 | 78.2 | 71.2 |
| Area of land designated as a Local Nature Reserve per 1,000 population | 3.11 | 0.17 | 0.64 | 2.83 | 0.51 | 0.64 | 0.07 | 6.45 | 14.78 | 2.62 | 0.58 | 0.47 | 0.04 | 0.88 | 5.28 | 7.56 | 0.92 | 0.65 | 0.46 | 1.35 | 2.08 | 0.91 | 1.69 | 3.98 | 1.59 |
| Percentage of residents surveyed who say that they feel fairly safe or very safe outside during the day | 97.12 | 97.86 | 96.65 | 97.21 | 96.65 | 96.65 | 97.86 | 98.4 | 97.21 | 97.43 | 98.4 | 96.37 | 97.86 | 97.58 | 98.5 | 96.65 | 98.51 | DNA | 97.21 | 97.86 | 95.97 | 95.97 | 95.97 | 95.97 | 95.97 |
| The percentage of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their local area | 39 | 35 | 37 | 36 | 37 | 37 | 33 | 40 | 36 | 36 | 40 | 45 | 33 | 50 | 39 | 62 | 46 | 45 | 36 | 50 | 43 | 43 | 43 | 43 | 43 |
| Violent Offences committed per 1,000 population | 12.57 | 16.34 | 12.99 | 18.12 | 15.07 | 12.99 | 18.15 | 15.32 | 17.14 | 16.11 | 10.62 | 21.04 | 28.23 | 25.15 | 15.04 | 18.76 | 17.31 | 18.03 | 14.13 | 18.42 | 14.06 | 16.7 | 18.1 | 17.19 | 21.54 |

# Annex three: Average house prices in comparator commuter towns compared with East Kent main railway towns

| Station | Journey time | London station | Detached | Semi-detached | Terraced | Flats |
|---|---|---|---|---|---|---|
| Wellingborough | 58 | St Pancras international | £ 250,134 | £ 145,129 | £125,591 | £105,362 |
| Peterborough | 53 | Kings Cross | £ 257,335 | £ 145,201 | £125,919 | £109,522 |
| Rugby | 55 | Euston | £ 293,478 | £ 161,782 | £144,730 | £112,974 |
| Northampton | 50 | Euston | £ 287,848 | £ 163,153 | £139,852 | £113,714 |
| Swindon | 59 | Paddington | £ 305,407 | £ 178,041 | £154,015 | £124,866 |
| Cressing | 59 | Liverpool street | £ 312,184 | £ 240,165 | £190,916 | £134,333 |
| Audley End | 60 | Liverpool street | £ 733,358 | £ 231,714 | £326,000 | £134,500 |
| Southend Central | 60 | Fenchurch | £ 351,013 | £ 203,876 | £195,559 | £144,153 |
| Colchester | 59 | Liverpool street | £ 360,478 | £ 203,867 | £176,914 | £146,315 |
| Didcot parkway | 50 | Paddington | £ 453,500 | £ 231,777 | £197,844 | £154,105 |
| Aylesbury | 58 | Marylebone | £ 403,114 | £ 245,179 | £184,945 | £156,010 |
| Bentley | 61 | Waterloo | £ 735,385 | £ 227,666 | £275,950 | £166,783 |
| Horsham | 59 | London Bridge | £ 483,911 | £ 270,680 | £234,894 | £168,783 |
| East Grinstead | 54 | London Bridge | £ 520,676 | £ 254,397 | £213,816 | £181,509 |
| Fareham | 50 | Waterloo | £ 673,632 | £ 295,365 | £249,973 | £186,872 |
| Hertford East | 57 | Liverpool street | £ 433,333 | £ 302,158 | £287,778 | £197,619 |
| Winchester | 58 | Waterloo | £ 510,062 | £ 305,059 | £316,116 | £221,313 |
| Oxford | 56 | Paddington | £ 612,540 | £ 388,453 | £316,991 | £269,267 |
| Windsor | 58 | Waterloo | £ 610,876 | £ 409,398 | £427,935 | £277,961 |
| Ascot | 56 | Waterloo | £ 919,533 | £ 343,208 | £266,118 | £297,050 |
| Canterbury | 63 | St Pancras international | £ 375,874 | £ 216,955 | £206,860 | £164,620 |
| Dover | 76 | St Pancras international | £ 298,531 | £ 169,857 | £146,099 | £ 94,676 |
| Shepway (Folkestone) | 61 | St Pancras international | £ 314,416 | £ 202,412 | £169,019 | £140,360 |
| Swale (Sittingbourne) | 61 | St Pancras international | £ 303,848 | £ 190,399 | £153,698 | £128,257 |
| Thanet (Margate) | 98 | St Pancras international | £ 298,353 | £ 183,909 | £172,822 | £117,746 |
| Average house price for towns in East Kent | | | £ 318,204 | £ 192,706 | £169,700 | £129,132 |

# Annex four: Local Housing Market Area profiles

# Local Housing Market Area profile :  BROADSTAIRS (Thanet)

| **CURRENT HOUSEHOLDS BY TENURE** | Number | % | **PROPERTY TYPE BY TENURE** | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 10938 | 100 | **ALL TENURES** | 10938 | 100 |
| One Person  - Pensioner | 2280 | 20.8 | Owned | 8243 | 75.4 |
| One Person  - Other | 1191 | 10.9 | Rented from council | 925 | 8.5 |
| All Pensioners | 1496 | 13.7 | Other social rented | 389 | 3.6 |
| Couple - no children | 1923 | 17.6 | Private rented or living rent free | 1381 | 12.6 |
| Couple – dependent child(ren) | 1966 | 18.0 | **HOUSE OR BUNGALOW:TOTAL** | 9167 | 83.8 |
| Couple - non dependent children | 588 | 5.4 | Owned | 7586 | 69.3 |
| Lone Parent  - dependent child(ren) | 612 | 5.6 | Rented from council | 565 | 5.2 |
| Lone Parent  - all children non dependent | 299 | 2.7 | Other social rented | 199 | 1.8 |
| Other households | 583 | 5.3 | Private rented or living rent free | 817 | 7.5 |
| **OWNED** | 8882 | 81.2 | **HOUSE OR BUNGALOW: DETACHED** | 2203 | 20.1 |
| One Person  - Pensioner | 1794 | 16.4 | Owned | 2057 | 18.8 |
| One Person  - Other | 775 | 7.1 | Rented from council | 28 | 0.3 |
| All Pensioners | 1373 | 12.6 | Other social rented | 12 | 0.1 |
| Couple - no children | 1727 | 15.8 | Private rented or living rent free | 106 | 1.0 |
| Couple – dependent child(ren) | 1691 | 15.5 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 3337 | 30.5 |
| Couple - non dependent children | 541 | 4.9 | Owned | 2734 | 25.0 |
| Lone Parent  - dependent child(ren) | 266 | 2.4 | Rented from council | 223 | 2.0 |
| Lone Parent  - all children non dependent | 241 | 2.2 | Other social rented | 123 | 1.1 |
| Other households | 473 | 4.3 | Private rented or living rent free | 257 | 2.4 |
| **COUNCIL RENTED** | 237 | 2.2 | **HOUSE OR BUNGALOW - TERRACED** | 3627 | 33.2 |
| One Person  - Pensioner | 31 | 0.3 | Owned | 2794 | 25.5 |
| One Person  - Other | 25 | 0.2 | Rented from council | 314 | 2.9 |
| All Pensioners | 17 | 0.2 | Other social rented | 64 | 0.6 |
| Couple - no children | 17 | 0.2 | Private rented or living rent free | 455 | 4.2 |
| Couple – dependent child(ren) | 48 | 0.4 | **FLAT, MAISONETTE OR APARTMENT** | 1720 | 15.7 |
| Couple - non dependent children | 10 | 0.1 | Owned | 651 | 6.0 |
| Lone Parent  - dependent child(ren) | 70 | 0.6 | Rented from council | 328 | 3.0 |
| Lone Parent  - all children non dependent | 6 | 0.1 | Other social rented | 188 | 1.7 |
| Other households | 13 | 0.1 | Private rented or living rent free | 553 | 5.1 |
| **OTHER SOCIAL RENTED** | 550 | 5.0 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 8 | 0.1 |
| One Person  - Pensioner | 260 | 2.4 | Owned | 3 | 0.0 |
| One Person  - Other | 36 | 0.3 | Rented from council | 0 | 0.0 |
| All Pensioners | 53 | 0.5 | Other social rented | 2 | 0.0 |
| Couple - no children | 27 | 0.2 | Private rented or living rent free | 2 | 0.0 |
| Couple – dependent child(ren) | 68 | 0.6 | **ANNUAL UNMET HOUSING NEED** | Number | % |
| Couple - non dependent children | 12 | 0.1 | **Affordable housing** | | |
| Lone Parent  - dependent child(ren) | 63 | 0.6 | 1 bedroom flat | -111 | 38 |
| Lone Parent  - all children non dependent | 17 | 0.2 | 2 bedroom  flat | -32 | 11 |
| Other households | 14 | 0.1 | 2 bedroom house | -42 | 14 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1269 | 11.6 | 3 bedroom house | -78 | 26 |
| One Person  - Pensioner | 195 | 1.8 | 4+ bedroom house | -30 | 10 |
| One Person  - Other | 355 | 3.2 | **TOTAL** | -293 | 100 |
| All Pensioners | 54 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 153 | 1.4 | 1 bedroom flat/house | | 20 |
| Couple – dependent child(ren) | 158 | 1.4 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 25 | 0.2 | 2 bedroom house | | 25 |
| Lone Parent  - dependent child(ren) | 213 | 1.9 | 3 bedroom house | | 35 |
| Lone Parent  - all children non dependent | 35 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 83 | 0.8 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 26.8 | |
| Detached property | 210 | £300,250 | Rank of need (1=most, 21=least) | 14 | |
| Flat / apartment | 144 | £151,468 | Price rank (1=highest, 21=lowest) | 9 | |
| Semi-detached | 249 | £204,775 | Price assessment | Medium High | |
| Terraced | 120 | £182,184 | Rurality | No | |
| WEIGHTED AVERAGE | | £218,140 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : DEAL (Dover)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 14090 | 100 | **ALL TENURES** | 14090 | 100 |
| One Person - Pensioner | 2633 | 18.7 | Owned | 9536 | 67.7 |
| One Person - Other | 1988 | 14.1 | Rented from council | 1719 | 12.2 |
| All Pensioners | 1622 | 11.5 | Other social rented | 871 | 6.2 |
| Couple - no children | 2523 | 17.9 | Private rented or living rent free | 1963 | 13.9 |
| Couple – dependent child(ren) | 2599 | 18.4 | **HOUSE OR BUNGALOW:TOTAL** | 11411 | 81.0 |
| Couple - non dependent children | 751 | 5.3 | Owned | 8822 | 62.6 |
| Lone Parent - dependent child(ren) | 911 | 6.5 | Rented from council | 989 | 7.0 |
| Lone Parent - all children non dependent | 394 | 2.8 | Other social rented | 414 | 2.9 |
| Other households | 668 | 4.7 | Private rented or living rent free | 1185 | 8.4 |
| **OWNED** | 10596 | 75.2 | **HOUSE OR BUNGALOW: DETACHED** | 2684 | 19.0 |
| One Person - Pensioner | 1812 | 12.9 | Owned | 2467 | 17.5 |
| One Person - Other | 1291 | 9.2 | Rented from council | 35 | 0.3 |
| All Pensioners | 1338 | 9.5 | Other social rented | 23 | 0.2 |
| Couple - no children | 2191 | 15.5 | Private rented or living rent free | 159 | 1.1 |
| Couple – dependent child(ren) | 2137 | 15.2 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 3560 | 25.3 |
| Couple - non dependent children | 668 | 4.7 | Owned | 2759 | 19.6 |
| Lone Parent - dependent child(ren) | 389 | 2.8 | Rented from council | 442 | 3.1 |
| Lone Parent - all children non dependent | 282 | 2.0 | Other social rented | 98 | 0.7 |
| Other households | 488 | 3.5 | Private rented or living rent free | 261 | 1.9 |
| **COUNCIL RENTED** | 1201 | 8.5 | **HOUSE OR BUNGALOW - TERRACED** | 5167 | 36.7 |
| One Person - Pensioner | 312 | 2.2 | Owned | 3596 | 25.5 |
| One Person - Other | 141 | 1.0 | Rented from council | 512 | 3.6 |
| All Pensioners | 118 | 0.8 | Other social rented | 294 | 2.1 |
| Couple - no children | 98 | 0.7 | Private rented or living rent free | 766 | 5.4 |
| Couple – dependent child(ren) | 191 | 1.4 | **FLAT, MAISONETTE OR APARTMENT** | 2589 | 18.4 |
| Couple - non dependent children | 59 | 0.4 | Owned | 700 | 5.0 |
| Lone Parent - dependent child(ren) | 158 | 1.1 | Rented from council | 681 | 4.8 |
| Lone Parent - all children non dependent | 62 | 0.4 | Other social rented | 454 | 3.2 |
| Other households | 62 | 0.4 | Private rented or living rent free | 754 | 5.4 |
| **OTHER SOCIAL RENTED** | 515 | 3.7 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 18 | 0.1 |
| One Person - Pensioner | 232 | 1.6 | Owned | 14 | 0.1 |
| One Person - Other | 41 | 0.3 | Rented from council | 0 | 0.0 |
| All Pensioners | 95 | 0.7 | Other social rented | 0 | 0.0 |
| Couple - no children | 26 | 0.2 | Private rented or living rent free | 4 | 0.0 |
| Couple – dependent child(ren) | 45 | 0.3 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 6 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 41 | 0.3 | 1 bedroom flat | -85 | 18 |
| Lone Parent - all children non dependent | 10 | 0.1 | 2 bedroom flat | -39 | 8 |
| Other households | 18 | 0.1 | 2 bedroom house | -46 | 10 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1777 | 12.6 | 3 bedroom house | -224 | 49 |
| One Person - Pensioner | 278 | 2.0 | 4+ bedroom house | -68 | 15 |
| One Person - Other | 514 | 3.6 | **TOTAL** | -462 | 100 |
| All Pensioners | 70 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 207 | 1.5 | 1 bedroom flat/house | | 15 |
| Couple – dependent child(ren) | 227 | 1.6 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 18 | 0.1 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 323 | 2.3 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 39 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 101 | 0.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 32.8 | |
| Detached property | 136 | £294,138 | Rank of need (1=most, 21=least) | 2 | |
| Flat / apartment | 134 | £130,779 | Price rank (1=highest, 21=lowest) | 12 | |
| Semi-detached | 254 | £195,961 | Price assessment | Average | |
| Terraced | 315 | £183,296 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £196,710 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : DOVER TOWN (Dover)

| CURRENT HOUSEHOLDS BY TENURE | Number | % |
|---|---|---|
| **ALL HOUSEHOLDS** | 19380 | 100 |
| One Person - Pensioner | 3085 | 15.9 |
| One Person - Other | 2926 | 15.1 |
| All Pensioners | 1804 | 9.3 |
| Couple - no children | 3428 | 17.7 |
| Couple – dependent child(ren) | 3865 | 19.9 |
| Couple - non dependent children | 1160 | 6.0 |
| Lone Parent - dependent child(ren) | 1590 | 8.2 |
| Lone Parent - all children non dependent | 600 | 3.1 |
| Other households | 921 | 4.8 |
| **OWNED** | 13105 | 67.6 |
| One Person - Pensioner | 1785 | 9.2 |
| One Person - Other | 1584 | 8.2 |
| All Pensioners | 1459 | 7.5 |
| Couple - no children | 2793 | 14.4 |
| Couple – dependent child(ren) | 2925 | 15.1 |
| Couple - non dependent children | 994 | 5.1 |
| Lone Parent - dependent child(ren) | 526 | 2.7 |
| Lone Parent - all children non dependent | 426 | 2.2 |
| Other households | 613 | 3.2 |
| **COUNCIL RENTED** | 2382 | 12.3 |
| One Person - Pensioner | 645 | 3.3 |
| One Person - Other | 288 | 1.5 |
| All Pensioners | 200 | 1.0 |
| Couple - no children | 200 | 1.0 |
| Couple – dependent child(ren) | 353 | 1.8 |
| Couple - non dependent children | 93 | 0.5 |
| Lone Parent - dependent child(ren) | 414 | 2.1 |
| Lone Parent - all children non dependent | 97 | 0.5 |
| Other households | 91 | 0.5 |
| **OTHER SOCIAL RENTED** | 1199 | 6.2 |
| One Person - Pensioner | 303 | 1.6 |
| One Person - Other | 231 | 1.2 |
| All Pensioners | 60 | 0.3 |
| Couple - no children | 75 | 0.4 |
| Couple – dependent child(ren) | 201 | 1.0 |
| Couple - non dependent children | 15 | 0.1 |
| Lone Parent - dependent child(ren) | 246 | 1.3 |
| Lone Parent - all children non dependent | 22 | 0.1 |
| Other households | 47 | 0.2 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 2694 | 13.9 |
| One Person - Pensioner | 353 | 1.8 |
| One Person - Other | 822 | 4.2 |
| All Pensioners | 85 | 0.4 |
| Couple - no children | 361 | 1.9 |
| Couple – dependent child(ren) | 386 | 2.0 |
| Couple - non dependent children | 58 | 0.3 |
| Lone Parent - dependent child(ren) | 404 | 2.1 |
| Lone Parent - all children non dependent | 55 | 0.3 |
| Other households | 170 | 0.9 |

| PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|
| **ALL TENURES** | 19380 | 100 |
| Owned | 14181 | 73.2 |
| Rented from council | 1023 | 5.3 |
| Other social rented | 1544 | 8.0 |
| Private rented or living rent free | 2632 | 13.6 |
| **HOUSE OR BUNGALOW:TOTAL** | 18248 | 94.2 |
| Owned | 13841 | 71.4 |
| Rented from council | 745 | 3.8 |
| Other social rented | 1367 | 7.1 |
| Private rented or living rent free | 2295 | 11.8 |
| **HOUSE OR BUNGALOW: DETACHED** | 7180 | 37.0 |
| Owned | 6345 | 32.7 |
| Rented from council | 39 | 0.2 |
| Other social rented | 46 | 0.2 |
| Private rented or living rent free | 750 | 3.9 |
| **HOUSE OR BUNGALOW :SEMI-D'CHED** | 6996 | 36.1 |
| Owned | 4747 | 24.5 |
| Rented from council | 411 | 2.1 |
| Other social rented | 830 | 4.3 |
| Private rented or living rent free | 1008 | 5.2 |
| **HOUSE OR BUNGALOW - TERRACED** | 4072 | 21.0 |
| Owned | 2749 | 14.2 |
| Rented from council | 294 | 1.5 |
| Other social rented | 491 | 2.5 |
| Private rented or living rent free | 537 | 2.8 |
| **FLAT, MAISONETTE OR APARTMENT** | 881 | 4.5 |
| Owned | 211 | 1.1 |
| Rented from council | 209 | 1.1 |
| Other social rented | 150 | 0.8 |
| Private rented or living rent free | 311 | 1.6 |
| **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 155 | 0.8 |
| Owned | 129 | 0.7 |
| Rented from council | 0 | 0.0 |
| Other social rented | 0 | 0.0 |
| Private rented or living rent free | 26 | 0.1 |
| **ANNUAL UNMET HOUSING NEED** | | |
| **Affordable housing** | Number | % |
| 1 bedroom flat | -115 | 18 |
| 2 bedroom flat | -53 | 8 |
| 2 bedroom house | -62 | 10 |
| 3 bedroom house | -304 | 49 |
| 4+ bedroom house | -92 | 15 |
| **TOTAL** | -625 | 100 |
| **Market housing (SHMA % base only)** | | |
| 1 bedroom flat/house | | 15 |
| 2 bedroom flat | | 10 |
| 2 bedroom house | | 25 |
| 3 bedroom house | | 40 |
| 4+ bedroom house | | 10 |
| **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price |
|---|---|---|
| Detached property | 137 | £289,637 |
| Flat / apartment | 146 | £118,843 |
| Semi-detached | 225 | £177,323 |
| Terraced | 460 | £139,143 |
| WEIGHTED AVERAGE | | £166,255 |

| | |
|---|---|
| Rate of affordable need per '000 households | 32.3 |
| Rank of need (1=most, 21=least) | 6 |
| Price rank (1=highest, 21=lowest) | 18 |
| Price assessment | Low |
| Rurality | No |
| Economic devt. ambition (Low, Medium, High) | High |

# Local Housing Market Area profile : EAST KENT RURAL NORTH (cross-border)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 12363 | 100 | **ALL TENURES** | 12363 | 100 |
| One Person - Pensioner | 1549 | 12.5 | Owned | 9593 | 77.6 |
| One Person - Other | 1369 | 11.1 | Rented from council | 1372 | 11.1 |
| All Pensioners | 1323 | 10.7 | Other social rented | 228 | 1.8 |
| Couple - no children | 2849 | 23.0 | Private rented or living rent free | 1170 | 9.5 |
| Couple – dependent child(ren) | 2891 | 23.4 | **HOUSE OR BUNGALOW:TOTAL** | 11706 | 94.7 |
| Couple - non dependent children | 851 | 6.9 | Owned | 9424 | 76.2 |
| Lone Parent - dependent child(ren) | 591 | 4.8 | Rented from council | 1126 | 9.1 |
| Lone Parent - all children non dependent | 313 | 2.5 | Other social rented | 170 | 1.4 |
| Other households | 626 | 5.1 | Private rented or living rent free | 986 | 8.0 |
| **OWNED** | 9054 | 73.2 | **HOUSE OR BUNGALOW: DETACHED** | 5585 | 45.2 |
| One Person - Pensioner | 1004 | 8.1 | Owned | 5136 | 41.5 |
| One Person - Other | 911 | 7.4 | Rented from council | 69 | 0.6 |
| All Pensioners | 1024 | 8.3 | Other social rented | 17 | 0.1 |
| Couple - no children | 2362 | 19.1 | Private rented or living rent free | 363 | 2.9 |
| Couple – dependent child(ren) | 2189 | 17.7 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 4195 | 33.9 |
| Couple - non dependent children | 691 | 5.6 | Owned | 3009 | 24.3 |
| Lone Parent - dependent child(ren) | 234 | 1.9 | Rented from council | 688 | 5.6 |
| Lone Parent - all children non dependent | 208 | 1.7 | Other social rented | 110 | 0.9 |
| Other households | 430 | 3.5 | Private rented or living rent free | 389 | 3.2 |
| **COUNCIL RENTED** | 639 | 5.2 | **HOUSE OR BUNGALOW - TERRACED** | 1926 | 15.6 |
| One Person - Pensioner | 160 | 1.3 | Owned | 1279 | 10.3 |
| One Person - Other | 71 | 0.6 | Rented from council | 370 | 3.0 |
| All Pensioners | 71 | 0.6 | Other social rented | 44 | 0.4 |
| Couple - no children | 49 | 0.4 | Private rented or living rent free | 233 | 1.9 |
| Couple – dependent child(ren) | 114 | 0.9 | **FLAT, MAISONETTE OR APARTMENT** | 565 | 4.6 |
| Couple - non dependent children | 32 | 0.3 | Owned | 135 | 1.1 |
| Lone Parent - dependent child(ren) | 77 | 0.6 | Rented from council | 235 | 1.9 |
| Lone Parent - all children non dependent | 26 | 0.2 | Other social rented | 58 | 0.5 |
| Other households | 38 | 0.3 | Private rented or living rent free | 138 | 1.1 |
| **OTHER SOCIAL RENTED** | 999 | 8.1 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 53 | 0.4 |
| One Person - Pensioner | 190 | 1.5 | Owned | 34 | 0.3 |
| One Person - Other | 94 | 0.8 | Rented from council | 11 | 0.1 |
| All Pensioners | 105 | 0.8 | Other social rented | 0 | 0.0 |
| Couple - no children | 90 | 0.7 | Private rented or living rent free | 8 | 0.1 |
| Couple – dependent child(ren) | 250 | 2.0 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 47 | 0.4 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 143 | 1.2 | 1 bedroom flat | -88 | 27 |
| Lone Parent - all children non dependent | 39 | 0.3 | 2 bedroom flat | -44 | 14 |
| Other households | 41 | 0.3 | 2 bedroom house | -42 | 13 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1671 | 13.5 | 3 bedroom house | -110 | 34 |
| One Person - Pensioner | 195 | 1.6 | 4+ bedroom house | -37 | 12 |
| One Person - Other | 292 | 2.4 | **TOTAL** | -322 | 100 |
| All Pensioners | 122 | 1.0 | **Market housing (SHMA % base only)** | | % |
| Couple - no children | 348 | 2.8 | 1 bedroom flat/house | | 12.25 |
| Couple – dependent child(ren) | 338 | 2.7 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 81 | 0.7 | 2 bedroom house | | 27.25 |
| Lone Parent - dependent child(ren) | 138 | 1.1 | 3 bedroom house | | 35.5 |
| Lone Parent - all children non dependent | 40 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 117 | 0.9 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 26.0 | |
| Detached property | 179 | £382,869 | Rank of need (1=most, 21=least) | 18 | |
| Flat / apartment | 44 | £141,129 | Price rank (1=highest, 21=lowest) | 1 | |
| Semi-detached | 168 | £229,062 | Price assessment | High | |
| Terraced | 157 | £186,461 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £260,037 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile :  EAST KENT RURAL SOUTH (cross border)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 9262 | 100 | **ALL TENURES** | 9262 | 100 |
| One Person - Pensioner | 1322 | 14.3 | Owned | 7005 | 75.6 |
| One Person - Other | 889 | 9.6 | Rented from council | 22 | 0.2 |
| All Pensioners | 1038 | 11.2 | Other social rented | 616 | 6.6 |
| Couple - no children | 1974 | 21.3 | Private rented or living rent free | 1619 | 17.5 |
| Couple – dependent child(ren) | 2118 | 22.9 | **HOUSE OR BUNGALOW:TOTAL** | 8148 | 88.0 |
| Couple - non dependent children | 636 | 6.9 | Owned | 6580 | 71.0 |
| Lone Parent - dependent child(ren) | 519 | 5.6 | Rented from council | 22 | 0.2 |
| Lone Parent - all children non dependent | 289 | 3.1 | Other social rented | 528 | 5.7 |
| Other households | 477 | 5.2 | Private rented or living rent free | 1019 | 11.0 |
| **OWNED** | 7199 | 77.7 | **HOUSE OR BUNGALOW: DETACHED** | 3393 | 36.6 |
| One Person - Pensioner | 892 | 9.6 | Owned | 2997 | 32.4 |
| One Person - Other | 621 | 6.7 | Rented from council | 0 | 0.0 |
| All Pensioners | 883 | 9.5 | Other social rented | 29 | 0.3 |
| Couple - no children | 1734 | 18.7 | Private rented or living rent free | 366 | 4.0 |
| Couple – dependent child(ren) | 1710 | 18.5 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 2829 | 30.5 |
| Couple - non dependent children | 548 | 5.9 | Owned | 2198 | 23.7 |
| Lone Parent - dependent child(ren) | 229 | 2.5 | Rented from council | 0 | 0.0 |
| Lone Parent - all children non dependent | 218 | 2.3 | Other social rented | 286 | 3.1 |
| Other households | 363 | 3.9 | Private rented or living rent free | 344 | 3.7 |
| **COUNCIL RENTED** | 1013 | 10.9 | **HOUSE OR BUNGALOW - TERRACED** | 1927 | 20.8 |
| One Person - Pensioner | 245 | 2.6 | Owned | 1385 | 15.0 |
| One Person - Other | 98 | 1.1 | Rented from council | 22 | 0.2 |
| All Pensioners | 93 | 1.0 | Other social rented | 213 | 2.3 |
| Couple - no children | 105 | 1.1 | Private rented or living rent free | 308 | 3.3 |
| Couple – dependent child(ren) | 192 | 2.1 | **FLAT, MAISONETTE OR APARTMENT** | 1033 | 11.2 |
| Couple - non dependent children | 57 | 0.6 | Owned | 388 | 4.2 |
| Lone Parent - dependent child(ren) | 137 | 1.5 | Rented from council | 0 | 0.0 |
| Lone Parent - all children non dependent | 44 | 0.5 | Other social rented | 88 | 0.9 |
| Other households | 41 | 0.4 | Private rented or living rent free | 557 | 6.0 |
| **OTHER SOCIAL RENTED** | 163 | 1.8 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 81 | 0.9 |
| One Person - Pensioner | 51 | 0.5 | Owned | 37 | 0.4 |
| One Person - Other | 16 | 0.2 | Rented from council | 0 | 0.0 |
| All Pensioners | 0 | 0.0 | Other social rented | 0 | 0.0 |
| Couple - no children | 7 | 0.1 | Private rented or living rent free | 44 | 0.5 |
| Couple – dependent child(ren) | 34 | 0.4 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 3 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 44 | 0.5 | 1 bedroom flat | -69 | 25 |
| Lone Parent - all children non dependent | 0 | 0.0 | 2 bedroom flat | -34 | 12 |
| Other households | 7 | 0.1 | 2 bedroom house | -30 | 11 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 888 | 9.6 | 3 bedroom house | -111 | 39 |
| One Person - Pensioner | 134 | 1.4 | 4+ bedroom house | -36 | 13 |
| One Person - Other | 154 | 1.7 | **TOTAL** | -280 | 100 |
| All Pensioners | 62 | 0.7 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 128 | 1.4 | 1 bedroom flat/house | | 20 |
| Couple – dependent child(ren) | 182 | 2.0 | 2 bedroom flat | | 10.5 |
| Couple - non dependent children | 27 | 0.3 | 2 bedroom house | | 20.5 |
| Lone Parent - dependent child(ren) | 108 | 1.2 | 3 bedroom house | | 36.5 |
| Lone Parent - all children non dependent | 27 | 0.3 | 4+ bedroom house | | 12.5 |
| Other households | 65 | 0.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 30.3 | |
| Detached property | 168 | £360,863 | Rank of need (1=most, 21=least) | 11 | |
| Flat / apartment | 26 | £123,670 | Price rank (1=highest, 21=lowest) | 3 | |
| Semi-detached | 146 | £210,825 | Price assessment | High | |
| Terraced | 78 | £173,616 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £258,763 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : EAST SHEPPEY (Swale)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 1367 | 100 | **ALL TENURES** | 1367 | 100 |
| One Person - Pensioner | 160 | 11.7 | Owned | 969 | 70.9 |
| One Person - Other | 214 | 15.7 | Rented from council | 21 | 1.5 |
| All Pensioners | 155 | 11.3 | Other social rented | 232 | 17.0 |
| Couple - no children | 290 | 21.2 | Private rented or living rent free | 145 | 10.6 |
| Couple – dependent child(ren) | 262 | 19.1 | **HOUSE OR BUNGALOW:TOTAL** | 1194 | 87.3 |
| Couple - non dependent children | 80 | 5.8 | Owned | 925 | 67.7 |
| Lone Parent - dependent child(ren) | 103 | 7.6 | Rented from council | 15 | 1.1 |
| Lone Parent - all children non dependent | 32 | 2.4 | Other social rented | 155 | 11.3 |
| Other households | 71 | 5.2 | Private rented or living rent free | 99 | 7.2 |
| **OWNED** | 1029 | 75.3 | **HOUSE OR BUNGALOW: DETACHED** | 165 | 12.1 |
| One Person - Pensioner | 141 | 10.3 | Owned | 150 | 11.0 |
| One Person - Other | 126 | 9.2 | Rented from council | 2 | 0.1 |
| All Pensioners | 143 | 10.5 | Other social rented | 5 | 0.4 |
| Couple - no children | 255 | 18.7 | Private rented or living rent free | 8 | 0.6 |
| Couple – dependent child(ren) | 181 | 13.2 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 439 | 32.1 |
| Couple - non dependent children | 69 | 5.0 | Owned | 331 | 24.2 |
| Lone Parent - dependent child(ren) | 36 | 2.6 | Rented from council | 7 | 0.5 |
| Lone Parent - all children non dependent | 25 | 1.8 | Other social rented | 71 | 5.2 |
| Other households | 54 | 3.9 | Private rented or living rent free | 29 | 2.1 |
| **COUNCIL RENTED** | 6 | 0.5 | **HOUSE OR BUNGALOW - TERRACED** | 590 | 43.2 |
| One Person - Pensioner | 0 | 0.0 | Owned | 444 | 32.5 |
| One Person - Other | 0 | 0.0 | Rented from council | 7 | 0.5 |
| All Pensioners | 0 | 0.0 | Other social rented | 78 | 5.7 |
| Couple - no children | 3 | 0.2 | Private rented or living rent free | 61 | 4.5 |
| Couple – dependent child(ren) | 3 | 0.2 | **FLAT, MAISONETTE OR APARTMENT** | 166 | 12.2 |
| Couple - non dependent children | 0 | 0.0 | Owned | 41 | 3.0 |
| Lone Parent - dependent child(ren) | 0 | 0.0 | Rented from council | 6 | 0.4 |
| Lone Parent - all children non dependent | 0 | 0.0 | Other social rented | 74 | 5.4 |
| Other households | 0 | 0.0 | Private rented or living rent free | 45 | 3.3 |
| **OTHER SOCIAL RENTED** | 90 | 6.6 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 4 | 0.3 |
| One Person - Pensioner | 5 | 0.4 | Owned | 3 | 0.2 |
| One Person - Other | 19 | 1.4 | Rented from council | 0 | 0.0 |
| All Pensioners | 3 | 0.2 | Other social rented | 1 | 0.0 |
| Couple - no children | 3 | 0.2 | Private rented or living rent free | 1 | 0.1 |
| Couple – dependent child(ren) | 23 | 1.7 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 0 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 31 | 2.3 | 1 bedroom flat | -13 | 26 |
| Lone Parent - all children non dependent | 0 | 0.0 | 2 bedroom flat | -10 | 19 |
| Other households | 5 | 0.4 | 2 bedroom house | -6 | 12 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 241 | 17.6 | 3 bedroom house | -16 | 32 |
| One Person - Pensioner | 14 | 1.0 | 4+ bedroom house | -6 | 11 |
| One Person - Other | 69 | 5.0 | **TOTAL** | -52 | 100 |
| All Pensioners | 9 | 0.6 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 28 | 2.0 | 1 bedroom flat/house | | 10 |
| Couple – dependent child(ren) | 55 | 4.0 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 11 | 0.8 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 37 | 2.7 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 8 | 0.6 | 4+ bedroom house | | 10 |
| Other households | 12 | 0.9 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 37.7 | |
| Detached property | 30 | £192,383 | Rank of need (1=most, 21=least) | 1 | |
| Flat / apartment | 10 | £71,200 | Price rank (1=highest, 21=lowest) | 21 | |
| Semi-detached | 18 | £149,069 | Price assessment | Low | |
| Terraced | 27 | £131,308 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £149,554 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : FAVERSHAM (Swale)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 8049 | 100 | **ALL TENURES** | 8049 | 100 |
| One Person - Pensioner | 1314 | 16.3 | Owned | 5441 | 67.6 |
| One Person - Other | 1123 | 14.0 | Rented from council | 741 | 9.2 |
| All Pensioners | 759 | 9.4 | Other social rented | 383 | 4.8 |
| Couple - no children | 1465 | 18.2 | Private rented or living rent free | 1484 | 18.4 |
| Couple – dependent child(ren) | 1831 | 22.7 | **HOUSE OR BUNGALOW:TOTAL** | 5610 | 69.7 |
| Couple - non dependent children | 460 | 5.7 | Owned | 4526 | 56.2 |
| Lone Parent - dependent child(ren) | 497 | 6.2 | Rented from council | 416 | 5.2 |
| Lone Parent - all children non dependent | 232 | 2.9 | Other social rented | 163 | 2.0 |
| Other households | 367 | 4.6 | Private rented or living rent free | 506 | 6.3 |
| **OWNED** | 5710 | 70.9 | **HOUSE OR BUNGALOW: DETACHED** | 1310 | 16.3 |
| One Person - Pensioner | 774 | 9.6 | Owned | 1211 | 15.0 |
| One Person - Other | 731 | 9.1 | Rented from council | 21 | 0.3 |
| All Pensioners | 588 | 7.3 | Other social rented | 5 | 0.1 |
| Couple - no children | 1238 | 15.4 | Private rented or living rent free | 73 | 0.9 |
| Couple – dependent child(ren) | 1407 | 17.5 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 1898 | 23.6 |
| Couple - non dependent children | 396 | 4.9 | Owned | 1513 | 18.8 |
| Lone Parent - dependent child(ren) | 186 | 2.3 | Rented from council | 164 | 2.0 |
| Lone Parent - all children non dependent | 157 | 1.9 | Other social rented | 86 | 1.1 |
| Other households | 235 | 2.9 | Private rented or living rent free | 135 | 1.7 |
| **COUNCIL RENTED** | 123 | 1.5 | **HOUSE OR BUNGALOW - TERRACED** | 2403 | 29.9 |
| One Person - Pensioner | 32 | 0.4 | Owned | 1802 | 22.4 |
| One Person - Other | 21 | 0.3 | Rented from council | 230 | 2.9 |
| All Pensioners | 13 | 0.2 | Other social rented | 72 | 0.9 |
| Couple - no children | 6 | 0.1 | Private rented or living rent free | 298 | 3.7 |
| Couple – dependent child(ren) | 16 | 0.2 | **FLAT, MAISONETTE OR APARTMENT** | 2380 | 29.6 |
| Couple - non dependent children | 0 | 0.0 | Owned | 899 | 11.2 |
| Lone Parent - dependent child(ren) | 22 | 0.3 | Rented from council | 323 | 4.0 |
| Lone Parent - all children non dependent | 6 | 0.1 | Other social rented | 216 | 2.7 |
| Other households | 6 | 0.1 | Private rented or living rent free | 942 | 11.7 |
| **OTHER SOCIAL RENTED** | 1365 | 17.0 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 19 | 0.2 |
| One Person - Pensioner | 370 | 4.6 | Owned | 16 | 0.2 |
| One Person - Other | 148 | 1.8 | Rented from council | 0 | 0.0 |
| All Pensioners | 123 | 1.5 | Other social rented | 0 | 0.0 |
| Couple - no children | 75 | 0.9 | Private rented or living rent free | 3 | 0.0 |
| Couple – dependent child(ren) | 290 | 3.6 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 51 | 0.6 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 192 | 2.4 | 1 bedroom flat | -66 | 26 |
| Lone Parent - all children non dependent | 46 | 0.6 | 2 bedroom flat | -50 | 19 |
| Other households | 70 | 0.9 | 2 bedroom house | -31 | 12 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 851 | 10.6 | 3 bedroom house | -82 | 32 |
| One Person - Pensioner | 138 | 1.7 | 4+ bedroom house | -29 | 11 |
| One Person - Other | 224 | 2.8 | **TOTAL** | -258 | 100 |
| All Pensioners | 35 | 0.4 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 146 | 1.8 | 1 bedroom flat/house | | 10 |
| Couple – dependent child(ren) | 118 | 1.5 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 14 | 0.2 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 97 | 1.2 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 23 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 56 | 0.7 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | | |
|---|---|---|---|---|
| Detached property | 45 | £280,046 | Rate of affordable need per '000 households | 32.0 |
| Flat / apartment | 57 | £128,176 | Rank of need (1=most, 21=least) | 7 |
| Semi-detached | 127 | £208,013 | Price rank (1=highest, 21=lowest) | 13 |
| Terraced | 233 | £172,817 | Price assessment | Average |
| WEIGHTED AVERAGE | | £187,429 | Rurality | No |
| | | | Economic devt. ambition (Low, Medium, High) | Medium |

# Local Housing Market Area profile : FOLKESTONE (Shepway)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 24062 | 100 | **ALL TENURES** | 24062 | 100 |
| One Person - Pensioner | 4006 | 16.6 | Owned | 14662 | 60.9 |
| One Person - Other | 3935 | 16.4 | Rented from council | 3477 | 14.4 |
| All Pensioners | 2120 | 8.8 | Other social rented | 1139 | 4.7 |
| Couple - no children | 4179 | 17.4 | Private rented or living rent free | 4784 | 19.9 |
| Couple – dependent child(ren) | 4706 | 19.6 | **HOUSE OR BUNGALOW:TOTAL** | 19025 | 79.1 |
| Couple - non dependent children | 1267 | 5.3 | Owned | 13175 | 54.8 |
| Lone Parent - dependent child(ren) | 1807 | 7.5 | Rented from council | 2062 | 8.6 |
| Lone Parent - all children non dependent | 664 | 2.8 | Other social rented | 651 | 2.7 |
| Other households | 1376 | 5.7 | Private rented or living rent free | 3137 | 13.0 |
| **OWNED** | 16257 | 67.6 | **HOUSE OR BUNGALOW: DETACHED** | 4610 | 19.2 |
| One Person - Pensioner | 2476 | 10.3 | Owned | 4034 | 16.8 |
| One Person - Other | 2093 | 8.7 | Rented from council | 117 | 0.5 |
| All Pensioners | 1755 | 7.3 | Other social rented | 39 | 0.2 |
| Couple - no children | 3366 | 14.0 | Private rented or living rent free | 420 | 1.7 |
| Couple – dependent child(ren) | 3546 | 14.7 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 8066 | 33.5 |
| Couple - non dependent children | 1082 | 4.5 | Owned | 5650 | 23.5 |
| Lone Parent - dependent child(ren) | 584 | 2.4 | Rented from council | 1148 | 4.8 |
| Lone Parent - all children non dependent | 456 | 1.9 | Other social rented | 217 | 0.9 |
| Other households | 899 | 3.7 | Private rented or living rent free | 1052 | 4.4 |
| **COUNCIL RENTED** | 2221 | 9.2 | **HOUSE OR BUNGALOW - TERRACED** | 6349 | 26.4 |
| One Person - Pensioner | 616 | 2.6 | Owned | 3492 | 14.5 |
| One Person - Other | 239 | 1.0 | Rented from council | 797 | 3.3 |
| All Pensioners | 151 | 0.6 | Other social rented | 395 | 1.6 |
| Couple - no children | 128 | 0.5 | Private rented or living rent free | 1665 | 6.9 |
| Couple – dependent child(ren) | 381 | 1.6 | **FLAT, MAISONETTE OR APARTMENT** | 4630 | 19.2 |
| Couple - non dependent children | 103 | 0.4 | Owned | 1262 | 5.2 |
| Lone Parent - dependent child(ren) | 374 | 1.6 | Rented from council | 1338 | 5.6 |
| Lone Parent - all children non dependent | 114 | 0.5 | Other social rented | 485 | 2.0 |
| Other households | 115 | 0.5 | Private rented or living rent free | 1545 | 6.4 |
| **OTHER SOCIAL RENTED** | 1136 | 4.7 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 258 | 1.1 |
| One Person - Pensioner | 365 | 1.5 | Owned | 218 | 0.9 |
| One Person - Other | 176 | 0.7 | Rented from council | 9 | 0.0 |
| All Pensioners | 72 | 0.3 | Other social rented | 3 | 0.0 |
| Couple - no children | 49 | 0.2 | Private rented or living rent free | 27 | 0.1 |
| Couple – dependent child(ren) | 205 | 0.9 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 17 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 190 | 0.8 | 1 bedroom flat | -210 | 29 |
| Lone Parent - all children non dependent | 13 | 0.1 | 2 bedroom flat | -123 | 17 |
| Other households | 50 | 0.2 | 2 bedroom house | -76 | 10 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 4448 | 18.5 | 3 bedroom house | -234 | 32 |
| One Person - Pensioner | 549 | 2.3 | 4+ bedroom house | -85 | 12 |
| One Person - Other | 1428 | 5.9 | **TOTAL** | -728 | 100 |
| All Pensioners | 143 | 0.6 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 637 | 2.6 | 1 bedroom flat/house | | 25 |
| Couple – dependent child(ren) | 574 | 2.4 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 64 | 0.3 | 2 bedroom house | | 15 |
| Lone Parent - dependent child(ren) | 659 | 2.7 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 81 | 0.3 | 4+ bedroom house | | 15 |
| Other households | 313 | 1.3 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 30.3 | |
| Detached property | 229 | £316,213 | Rank of need (1=most, 21=least) | 12 | |
| Flat / apartment | 430 | £132,237 | Price rank (1=highest, 21=lowest) | 15 | |
| Semi-detached | 291 | £199,793 | Price assessment | Medium Low | |
| Terraced | 523 | £160,615 | Rurality | No | |
| WEIGHTED AVERAGE | | £184,261 | Economic devt. ambition (Low, Medium, High) | High | |

# Local Housing Market Area profile : GREATER CANTERBURY (Canterbury)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 22863 | 100 | **ALL TENURES** | 22863 | 100 |
| One Person - Pensioner | 3628 | 15.9 | Owned | 18115 | 79.2 |
| One Person - Other | 3455 | 15.1 | Rented from council | 1310 | 5.7 |
| All Pensioners | 2119 | 9.3 | Other social rented | 417 | 1.8 |
| Couple - no children | 3628 | 15.9 | Private rented or living rent free | 3021 | 13.2 |
| Couple – dependent child(ren) | 3884 | 17.0 | **HOUSE OR BUNGALOW:TOTAL** | 18584 | 81.3 |
| Couple - non dependent children | 1093 | 4.8 | Owned | 16636 | 72.8 |
| Lone Parent - dependent child(ren) | 1492 | 6.5 | Rented from council | 588 | 2.6 |
| Lone Parent - all children non dependent | 577 | 2.5 | Other social rented | 118 | 0.5 |
| Other households | 2986 | 13.1 | Private rented or living rent free | 1241 | 5.4 |
| **OWNED** | 13935 | 60.9 | **HOUSE OR BUNGALOW: DETACHED** | 9282 | 40.6 |
| One Person - Pensioner | 2247 | 9.8 | Owned | 8854 | 38.7 |
| One Person - Other | 1880 | 8.2 | Rented from council | 17 | 0.1 |
| All Pensioners | 1710 | 7.5 | Other social rented | 18 | 0.1 |
| Couple - no children | 2729 | 11.9 | Private rented or living rent free | 392 | 1.7 |
| Couple – dependent child(ren) | 2687 | 11.8 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 6455 | 28.2 |
| Couple - non dependent children | 893 | 3.9 | Owned | 5606 | 24.5 |
| Lone Parent - dependent child(ren) | 469 | 2.1 | Rented from council | 320 | 1.4 |
| Lone Parent - all children non dependent | 403 | 1.8 | Other social rented | 69 | 0.3 |
| Other households | 918 | 4.0 | Private rented or living rent free | 460 | 2.0 |
| **COUNCIL RENTED** | 3295 | 14.4 | **HOUSE OR BUNGALOW - TERRACED** | 2847 | 12.5 |
| One Person - Pensioner | 738 | 3.2 | Owned | 2176 | 9.5 |
| One Person - Other | 537 | 2.3 | Rented from council | 251 | 1.1 |
| All Pensioners | 216 | 0.9 | Other social rented | 31 | 0.1 |
| Couple - no children | 234 | 1.0 | Private rented or living rent free | 389 | 1.7 |
| Couple – dependent child(ren) | 544 | 2.4 | **FLAT, MAISONETTE OR APARTMENT** | 4040 | 17.7 |
| Couple - non dependent children | 125 | 0.5 | Owned | 1376 | 6.0 |
| Lone Parent - dependent child(ren) | 579 | 2.5 | Rented from council | 703 | 3.1 |
| Lone Parent - all children non dependent | 133 | 0.6 | Other social rented | 299 | 1.3 |
| Other households | 189 | 0.8 | Private rented or living rent free | 1662 | 7.3 |
| **OTHER SOCIAL RENTED** | 1080 | 4.7 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 120 | 0.5 |
| One Person - Pensioner | 297 | 1.3 | Owned | 95 | 0.4 |
| One Person - Other | 134 | 0.6 | Rented from council | 0 | 0.0 |
| All Pensioners | 107 | 0.5 | Other social rented | 0 | 0.0 |
| Couple - no children | 71 | 0.3 | Private rented or living rent free | 25 | 0.1 |
| Couple – dependent child(ren) | 185 | 0.8 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 23 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 165 | 0.7 | 1 bedroom flat | -167 | 30 |
| Lone Parent - all children non dependent | 16 | 0.1 | 2 bedroom flat | -31 | 5 |
| Other households | 82 | 0.4 | 2 bedroom house | -83 | 15 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 4553 | 19.9 | 3 bedroom house | -212 | 38 |
| One Person - Pensioner | 346 | 1.5 | 4+ bedroom house | -67 | 12 |
| One Person - Other | 905 | 4.0 | **TOTAL** | -560 | 100 |
| All Pensioners | 87 | 0.4 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 594 | 2.6 | 1 bedroom flat/house | | |
| Couple – dependent child(ren) | 468 | 2.0 | 2 bedroom flat | | 33 |
| Couple - non dependent children | 52 | 0.2 | 2 bedroom house | | 42 |
| Lone Parent - dependent child(ren) | 279 | 1.2 | 3 bedroom house | | 20 |
| Lone Parent - all children non dependent | 25 | 0.1 | 4+ bedroom house | | 5 |
| Other households | 1797 | 7.9 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | Rate of affordable need per '000 households | 24.5 |
|---|---|---|---|---|
| Detached property | 169 | £348,947 | Rank of need (1=most, 21=least) | 20 |
| Flat / apartment | 272 | £165,093 | Price rank (1=highest, 21=lowest) | 8 |
| Semi-detached | 370 | £217,199 | Price assessment | Medium High |
| Terraced | 376 | £202,725 | Rurality | No |
| WEIGHTED AVERAGE | | £219,432 | Economic devt. ambition (Low, Medium, High) | High |

# Local Housing Market Area profile : HERNE BAY (Canterbury)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 16244 | 100 | **ALL TENURES** | 16244 | 100 |
| One Person - Pensioner | 2910 | 17.9 | Owned | 12338 | 76.0 |
| One Person - Other | 2003 | 12.3 | Rented from council | 1633 | 10.1 |
| All Pensioners | 2081 | 12.8 | Other social rented | 247 | 1.5 |
| Couple - no children | 2955 | 18.2 | Private rented or living rent free | 2027 | 12.5 |
| Couple – dependent child(ren) | 3263 | 20.1 | **HOUSE OR BUNGALOW:TOTAL** | 12981 | 79.9 |
| Couple - non dependent children | 911 | 5.6 | Owned | 11033 | 67.9 |
| Lone Parent - dependent child(ren) | 958 | 5.9 | Rented from council | 814 | 5.0 |
| Lone Parent - all children non dependent | 384 | 2.4 | Other social rented | 125 | 0.8 |
| Other households | 779 | 4.8 | Private rented or living rent free | 1010 | 6.2 |
| **OWNED** | 12868 | 79.2 | **HOUSE OR BUNGALOW: DETACHED** | 4835 | 29.8 |
| One Person - Pensioner | 2151 | 13.2 | Owned | 4553 | 28.0 |
| One Person - Other | 1205 | 7.4 | Rented from council | 48 | 0.3 |
| All Pensioners | 1875 | 11.5 | Other social rented | 8 | 0.0 |
| Couple - no children | 2608 | 16.1 | Private rented or living rent free | 226 | 1.4 |
| Couple – dependent child(ren) | 2794 | 17.2 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 4677 | 28.8 |
| Couple - non dependent children | 842 | 5.2 | Owned | 4036 | 24.8 |
| Lone Parent - dependent child(ren) | 449 | 2.8 | Rented from council | 267 | 1.6 |
| Lone Parent - all children non dependent | 310 | 1.9 | Other social rented | 46 | 0.3 |
| Other households | 634 | 3.9 | Private rented or living rent free | 328 | 2.0 |
| **COUNCIL RENTED** | 939 | 5.8 | **HOUSE OR BUNGALOW - TERRACED** | 3469 | 21.4 |
| One Person - Pensioner | 317 | 2.0 | Owned | 2444 | 15.0 |
| One Person - Other | 126 | 0.8 | Rented from council | 498 | 3.1 |
| All Pensioners | 87 | 0.5 | Other social rented | 71 | 0.4 |
| Couple - no children | 40 | 0.2 | Private rented or living rent free | 455 | 2.8 |
| Couple – dependent child(ren) | 120 | 0.7 | **FLAT, MAISONETTE OR APARTMENT** | 3144 | 19.4 |
| Couple - non dependent children | 35 | 0.2 | Owned | 1246 | 7.7 |
| Lone Parent - dependent child(ren) | 129 | 0.8 | Rented from council | 786 | 4.8 |
| Lone Parent - all children non dependent | 36 | 0.2 | Other social rented | 122 | 0.8 |
| Other households | 49 | 0.3 | Private rented or living rent free | 989 | 6.1 |
| **OTHER SOCIAL RENTED** | 288 | 1.8 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 86 | 0.5 |
| One Person - Pensioner | 175 | 1.1 | Owned | 58 | 0.4 |
| One Person - Other | 16 | 0.1 | Rented from council | 0 | 0.0 |
| All Pensioners | 32 | 0.2 | Other social rented | 0 | 0.0 |
| Couple - no children | 7 | 0.0 | Private rented or living rent free | 28 | 0.2 |
| Couple – dependent child(ren) | 25 | 0.2 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 3 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 23 | 0.1 | 1 bedroom flat | -119 | 30 |
| Lone Parent - all children non dependent | 3 | 0.0 | 2 bedroom flat | -22 | 5 |
| Other households | 3 | 0.0 | 2 bedroom house | -59 | 15 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 2150 | 13.2 | 3 bedroom house | -151 | 38 |
| One Person - Pensioner | 267 | 1.6 | 4+ bedroom house | -48 | 12 |
| One Person - Other | 656 | 4.0 | **TOTAL** | -398 | 100 |
| All Pensioners | 87 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 300 | 1.8 | 1 bedroom flat/house | | 15 |
| Couple – dependent child(ren) | 325 | 2.0 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 30 | 0.2 | 2 bedroom house | | 30 |
| Lone Parent - dependent child(ren) | 358 | 2.2 | 3 bedroom house | | 30 |
| Lone Parent - all children non dependent | 35 | 0.2 | 4+ bedroom house | | 10 |
| Other households | 93 | 0.6 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | | |
|---|---|---|---|---|
| Detached property | 396 | £256,118 | Rate of affordable need per '000 households | 24.5 |
| Flat / apartment | 187 | £119,994 | Rank of need (1=most, 21=least) | 19 |
| Semi-detached | 313 | £192,569 | Price rank (1=highest, 21=lowest) | 11 |
| Terraced | 175 | £179,838 | Price assessment | Average |
| WEIGHTED AVERAGE | | £201,314 | Rurality | No |
| | | | Economic devt. ambition (Low, Medium, High) | High |

# Local Housing Market Area profile : HYTHE (Shepway)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 6751 | 100 | **ALL TENURES** | 6751 | 100 |
| One Person - Pensioner | 1474 | 21.8 | Owned | 4030 | 59.7 |
| One Person - Other | 771 | 11.4 | Rented from council | 593 | 8.8 |
| All Pensioners | 972 | 14.4 | Other social rented | 628 | 9.3 |
| Couple - no children | 1235 | 18.3 | Private rented or living rent free | 1501 | 22.2 |
| Couple – dependent child(ren) | 1097 | 16.2 | **HOUSE OR BUNGALOW:TOTAL** | 4720 | 69.9 |
| Couple - non dependent children | 321 | 4.8 | Owned | 3560 | 52.7 |
| Lone Parent - dependent child(ren) | 369 | 5.5 | Rented from council | 308 | 4.6 |
| Lone Parent - all children non dependent | 179 | 2.7 | Other social rented | 335 | 5.0 |
| Other households | 334 | 4.9 | Private rented or living rent free | 519 | 7.7 |
| **OWNED** | 5117 | 75.8 | **HOUSE OR BUNGALOW: DETACHED** | 1061 | 15.7 |
| One Person - Pensioner | 1075 | 15.9 | Owned | 971 | 14.4 |
| One Person - Other | 502 | 7.4 | Rented from council | 17 | 0.2 |
| All Pensioners | 876 | 13.0 | Other social rented | 12 | 0.2 |
| Couple - no children | 1030 | 15.3 | Private rented or living rent free | 62 | 0.9 |
| Couple – dependent child(ren) | 850 | 12.6 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 1528 | 22.6 |
| Couple - non dependent children | 283 | 4.2 | Owned | 1139 | 16.9 |
| Lone Parent - dependent child(ren) | 132 | 2.0 | Rented from council | 106 | 1.6 |
| Lone Parent - all children non dependent | 133 | 2.0 | Other social rented | 150 | 2.2 |
| Other households | 236 | 3.5 | Private rented or living rent free | 133 | 2.0 |
| **COUNCIL RENTED** | 685 | 10.1 | **HOUSE OR BUNGALOW - TERRACED** | 2131 | 31.6 |
| One Person - Pensioner | 249 | 3.7 | Owned | 1450 | 21.5 |
| One Person - Other | 47 | 0.7 | Rented from council | 185 | 2.7 |
| All Pensioners | 51 | 0.8 | Other social rented | 173 | 2.6 |
| Couple - no children | 44 | 0.7 | Private rented or living rent free | 324 | 4.8 |
| Couple – dependent child(ren) | 100 | 1.5 | **FLAT, MAISONETTE OR APARTMENT** | 1973 | 29.2 |
| Couple - non dependent children | 20 | 0.3 | Owned | 471 | 7.0 |
| Lone Parent - dependent child(ren) | 118 | 1.8 | Rented from council | 283 | 4.2 |
| Lone Parent - all children non dependent | 28 | 0.4 | Other social rented | 283 | 4.2 |
| Other households | 26 | 0.4 | Private rented or living rent free | 937 | 13.9 |
| **OTHER SOCIAL RENTED** | 109 | 1.6 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 3 | 0.0 |
| One Person - Pensioner | 21 | 0.3 | Owned | 0 | 0.0 |
| One Person - Other | 19 | 0.3 | Rented from council | 0 | 0.0 |
| All Pensioners | 4 | 0.1 | Other social rented | 0 | 0.0 |
| Couple - no children | 3 | 0.0 | Private rented or living rent free | 3 | 0.0 |
| Couple – dependent child(ren) | 27 | 0.4 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 6 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 21 | 0.3 | 1 bedroom flat | -62 | 29 |
| Lone Parent - all children non dependent | 3 | 0.0 | 2 bedroom flat | -36 | 17 |
| Other households | 3 | 0.0 | 2 bedroom house | -22 | 11 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 840 | 12.4 | 3 bedroom house | -66 | 31 |
| One Person - Pensioner | 129 | 1.9 | 4+ bedroom house | -24 | 12 |
| One Person - Other | 202 | 3.0 | **TOTAL** | -211 | 100 |
| All Pensioners | 41 | 0.6 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 157 | 2.3 | 1 bedroom flat/house | | 25 |
| Couple – dependent child(ren) | 119 | 1.8 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 12 | 0.2 | 2 bedroom house | | 15 |
| Lone Parent - dependent child(ren) | 98 | 1.5 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 15 | 0.2 | 4+ bedroom house | | 15 |
| Other households | 68 | 1.0 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 31.2 | |
| Detached property | 91 | £355,483 | Rank of need (1=most, 21=least) | 8 | |
| Flat / apartment | 76 | £194,233 | Price rank (1=highest, 21=lowest) | 4 | |
| Semi-detached | 94 | £231,538 | Price assessment | High | |
| Terraced | 105 | £192,324 | Rurality | No | |
| WEIGHTED AVERAGE | | £243.259 | Economic devt. ambition (Low, Medium, High) | Medium | |

# Local Housing Market Area profile : MARGATE (Thanet)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 13925 | 100 | **ALL TENURES** | 13925 | 100 |
| One Person - Pensioner | 2429 | 17.4 | Owned | 10964 | 78.7 |
| One Person - Other | 2530 | 18.2 | Rented from council | 1052 | 7.6 |
| All Pensioners | 1350 | 9.7 | Other social rented | 402 | 2.9 |
| Couple - no children | 1902 | 13.7 | Private rented or living rent free | 1507 | 10.8 |
| Couple – dependent child(ren) | 2322 | 16.7 | **HOUSE OR BUNGALOW:TOTAL** | 12552 | 90.1 |
| Couple - non dependent children | 632 | 4.5 | Owned | 10495 | 75.4 |
| Lone Parent - dependent child(ren) | 1403 | 10.1 | Rented from council | 715 | 5.1 |
| Lone Parent - all children non dependent | 417 | 3.0 | Other social rented | 319 | 2.3 |
| Other households | 941 | 6.8 | Private rented or living rent free | 1023 | 7.3 |
| **OWNED** | 8309 | 59.7 | **HOUSE OR BUNGALOW: DETACHED** | 6498 | 46.7 |
| One Person - Pensioner | 1415 | 10.2 | Owned | 6080 | 43.7 |
| One Person - Other | 1004 | 7.2 | Rented from council | 32 | 0.2 |
| All Pensioners | 1101 | 7.9 | Other social rented | 8 | 0.1 |
| Couple - no children | 1419 | 10.2 | Private rented or living rent free | 378 | 2.7 |
| Couple – dependent child(ren) | 1599 | 11.5 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 3955 | 28.4 |
| Couple - non dependent children | 530 | 3.8 | Owned | 3084 | 22.1 |
| Lone Parent - dependent child(ren) | 355 | 2.5 | Rented from council | 388 | 2.8 |
| Lone Parent - all children non dependent | 282 | 2.0 | Other social rented | 107 | 0.8 |
| Other households | 605 | 4.3 | Private rented or living rent free | 375 | 2.7 |
| **COUNCIL RENTED** | 1218 | 8.7 | **HOUSE OR BUNGALOW - TERRACED** | 2099 | 15.1 |
| One Person - Pensioner | 158 | 1.1 | Owned | 1331 | 9.6 |
| One Person - Other | 244 | 1.8 | Rented from council | 295 | 2.1 |
| All Pensioners | 46 | 0.3 | Other social rented | 203 | 1.5 |
| Couple - no children | 81 | 0.6 | Private rented or living rent free | 270 | 1.9 |
| Couple – dependent child(ren) | 226 | 1.6 | **FLAT, MAISONETTE OR APARTMENT** | 1312 | 9.4 |
| Couple - non dependent children | 23 | 0.2 | Owned | 450 | 3.2 |
| Lone Parent - dependent child(ren) | 329 | 2.4 | Rented from council | 329 | 2.4 |
| Lone Parent - all children non dependent | 50 | 0.4 | Other social rented | 83 | 0.6 |
| Other households | 61 | 0.4 | Private rented or living rent free | 450 | 3.2 |
| **OTHER SOCIAL RENTED** | 1303 | 9.4 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 37 | 0.3 |
| One Person - Pensioner | 459 | 3.3 | Owned | 19 | 0.1 |
| One Person - Other | 205 | 1.5 | Rented from council | 0 | 0.0 |
| All Pensioners | 109 | 0.8 | Other social rented | 0 | 0.0 |
| Couple - no children | 79 | 0.6 | Private rented or living rent free | 19 | 0.1 |
| Couple – dependent child(ren) | 157 | 1.1 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 30 | 0.2 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 193 | 1.4 | 1 bedroom flat | -140 | 38 |
| Lone Parent - all children non dependent | 32 | 0.2 | 2 bedroom flat | -41 | 11 |
| Other households | 38 | 0.3 | 2 bedroom house | -53 | 14 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 3095 | 22.2 | 3 bedroom house | -98 | 26 |
| One Person - Pensioner | 397 | 2.9 | 4+ bedroom house | -38 | 10 |
| One Person - Other | 1077 | 7.7 | **TOTAL** | -370 | 100 |
| All Pensioners | 94 | 0.7 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 322 | 2.3 | 1 bedroom flat/house | | 20 |
| Couple – dependent child(ren) | 340 | 2.4 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 50 | 0.4 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 526 | 3.8 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 54 | 0.4 | 4+ bedroom house | | 10 |
| Other households | 236 | 1.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 26.6 | |
| Detached property | 136 | £267,884 | Rank of need (1=most, 21=least) | 16 | |
| Flat / apartment | 332 | £101,801 | Price rank (1=highest, 21=lowest) | 20 | |
| Semi-detached | 169 | £189,958 | Price assessment | Low | |
| Terraced | 357 | £156,136 | Rurality | No | |
| WEIGHTED AVERAGE | | £159,028 | Economic devt. ambition (Low, Medium, High) | High | |

# Local Housing Market Area profile : NEW ROMNEY AND LYDD (Shepway)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 5498 | 100 | **ALL TENURES** | 5498 | 100 |
| One Person - Pensioner | 925 | 16.8 | Owned | 3554 | 64.6 |
| One Person - Other | 474 | 8.6 | Rented from council | 534 | 9.7 |
| All Pensioners | 722 | 13.1 | Other social rented | 456 | 8.3 |
| Couple - no children | 1079 | 19.6 | Private rented or living rent free | 954 | 17.3 |
| Couple – dependent child(ren) | 1149 | 20.9 | **HOUSE OR BUNGALOW:TOTAL** | 4184 | 76.1 |
| Couple - non dependent children | 360 | 6.5 | Owned | 3250 | 59.1 |
| Lone Parent - dependent child(ren) | 340 | 6.2 | Rented from council | 259 | 4.7 |
| Lone Parent - all children non dependent | 158 | 2.9 | Other social rented | 226 | 4.1 |
| Other households | 293 | 5.3 | Private rented or living rent free | 449 | 8.2 |
| **OWNED** | 4337 | 78.9 | **HOUSE OR BUNGALOW: DETACHED** | 559 | 10.2 |
| One Person - Pensioner | 657 | 11.9 | Owned | 495 | 9.0 |
| One Person - Other | 342 | 6.2 | Rented from council | 12 | 0.2 |
| All Pensioners | 671 | 12.2 | Other social rented | 12 | 0.2 |
| Couple - no children | 956 | 17.4 | Private rented or living rent free | 40 | 0.7 |
| Couple – dependent child(ren) | 927 | 16.9 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 1784 | 32.4 |
| Couple - non dependent children | 316 | 5.8 | Owned | 1384 | 25.2 |
| Lone Parent - dependent child(ren) | 128 | 2.3 | Rented from council | 146 | 2.6 |
| Lone Parent - all children non dependent | 117 | 2.1 | Other social rented | 112 | 2.0 |
| Other households | 222 | 4.0 | Private rented or living rent free | 142 | 2.6 |
| **COUNCIL RENTED** | 404 | 7.4 | **HOUSE OR BUNGALOW - TERRACED** | 1841 | 33.5 |
| One Person - Pensioner | 135 | 2.5 | Owned | 1371 | 24.9 |
| One Person - Other | 21 | 0.4 | Rented from council | 102 | 1.9 |
| All Pensioners | 26 | 0.5 | Other social rented | 102 | 1.9 |
| Couple - no children | 25 | 0.5 | Private rented or living rent free | 267 | 4.9 |
| Couple – dependent child(ren) | 73 | 1.3 | **FLAT, MAISONETTE OR APARTMENT** | 1271 | 23.1 |
| Couple - non dependent children | 20 | 0.4 | Owned | 302 | 5.5 |
| Lone Parent - dependent child(ren) | 61 | 1.1 | Rented from council | 272 | 5.0 |
| Lone Parent - all children non dependent | 19 | 0.3 | Other social rented | 214 | 3.9 |
| Other households | 22 | 0.4 | Private rented or living rent free | 482 | 8.8 |
| **OTHER SOCIAL RENTED** | 167 | 3.0 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 2 | 0.0 |
| One Person - Pensioner | 41 | 0.8 | Owned | 1 | 0.0 |
| One Person - Other | 12 | 0.2 | Rented from council | 0 | 0.0 |
| All Pensioners | 4 | 0.1 | Other social rented | 0 | 0.0 |
| Couple - no children | 12 | 0.2 | Private rented or living rent free | 1 | 0.0 |
| Couple – dependent child(ren) | 45 | 0.8 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 3 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 40 | 0.7 | 1 bedroom flat | -50 | 29 |
| Lone Parent - all children non dependent | 3 | 0.1 | 2 bedroom flat | -29 | 17 |
| Other households | 6 | 0.1 | 2 bedroom house | -18 | 11 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 590 | 10.7 | 3 bedroom house | -54 | 31 |
| One Person - Pensioner | 91 | 1.7 | 4+ bedroom house | -20 | 12 |
| One Person - Other | 99 | 1.8 | **TOTAL** | -171 | 100 |
| All Pensioners | 20 | 0.4 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 86 | 1.6 | 1 bedroom flat/house | | 25 |
| Couple – dependent child(ren) | 104 | 1.9 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 20 | 0.4 | 2 bedroom house | | 15 |
| Lone Parent - dependent child(ren) | 110 | 2.0 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 18 | 0.3 | 4+ bedroom house | | 15 |
| Other households | 42 | 0.8 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | | |
|---|---|---|---|---|
| Detached property | 160 | £253,978 | Rate of affordable need per '000 households | 31.2 |
| Flat / apartment | 31 | £141,500 | Rank of need (1=most, 21=least) | 9 |
| Semi-detached | 109 | £185,644 | Price rank (1=highest, 21=lowest) | 10 |
| Terraced | 68 | £159,802 | Price assessment | Average |
| WEIGHTED AVERAGE | | £206,861 | Rurality | Yes |
| | | | Economic devt. ambition (Low, Medium, High) | Medium |

# Local Housing Market Area profile : RAMSGATE (Thanet)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 15880 | 100 | **ALL TENURES** | 15880 | 100 |
| One Person - Pensioner | 2797 | 17.6 | Owned | 11835 | 74.5 |
| One Person - Other | 2738 | 17.2 | Rented from council | 1615 | 10.2 |
| All Pensioners | 1350 | 8.5 | Other social rented | 293 | 1.8 |
| Couple - no children | 2472 | 15.6 | Private rented or living rent free | 2137 | 13.5 |
| Couple – dependent child(ren) | 2795 | 17.6 | **HOUSE OR BUNGALOW:TOTAL** | 14707 | 92.6 |
| Couple - non dependent children | 753 | 4.7 | Owned | 11471 | 72.2 |
| Lone Parent - dependent child(ren) | 1499 | 9.4 | Rented from council | 1160 | 7.3 |
| Lone Parent - all children non dependent | 517 | 3.3 | Other social rented | 263 | 1.7 |
| Other households | 960 | 6.0 | Private rented or living rent free | 1812 | 11.4 |
| **OWNED** | 10268 | 64.7 | **HOUSE OR BUNGALOW: DETACHED** | 5809 | 36.6 |
| One Person - Pensioner | 1679 | 10.6 | Owned | 5248 | 33.0 |
| One Person - Other | 1332 | 8.4 | Rented from council | 34 | 0.2 |
| All Pensioners | 1117 | 7.0 | Other social rented | 19 | 0.1 |
| Couple - no children | 1937 | 12.2 | Private rented or living rent free | 508 | 3.2 |
| Couple – dependent child(ren) | 2047 | 12.9 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 5849 | 36.8 |
| Couple - non dependent children | 646 | 4.1 | Owned | 4056 | 25.5 |
| Lone Parent - dependent child(ren) | 471 | 3.0 | Rented from council | 875 | 5.5 |
| Lone Parent - all children non dependent | 374 | 2.4 | Other social rented | 181 | 1.1 |
| Other households | 666 | 4.2 | Private rented or living rent free | 737 | 4.6 |
| **COUNCIL RENTED** | 1544 | 9.7 | **HOUSE OR BUNGALOW - TERRACED** | 3049 | 19.2 |
| One Person - Pensioner | 243 | 1.5 | Owned | 2167 | 13.6 |
| One Person - Other | 313 | 2.0 | Rented from council | 251 | 1.6 |
| All Pensioners | 76 | 0.5 | Other social rented | 64 | 0.4 |
| Couple - no children | 119 | 0.7 | Private rented or living rent free | 567 | 3.6 |
| Couple – dependent child(ren) | 258 | 1.6 | **FLAT, MAISONETTE OR APARTMENT** | 1052 | 6.6 |
| Couple - non dependent children | 51 | 0.3 | Owned | 310 | 2.0 |
| Lone Parent - dependent child(ren) | 327 | 2.1 | Rented from council | 412 | 2.6 |
| Lone Parent - all children non dependent | 69 | 0.4 | Other social rented | 30 | 0.2 |
| Other households | 89 | 0.6 | Private rented or living rent free | 300 | 1.9 |
| **OTHER SOCIAL RENTED** | 1318 | 8.3 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 79 | 0.5 |
| One Person - Pensioner | 469 | 3.0 | Owned | 53 | 0.3 |
| One Person - Other | 202 | 1.3 | Rented from council | 0 | 0.0 |
| All Pensioners | 85 | 0.5 | Other social rented | 0 | 0.0 |
| Couple - no children | 86 | 0.5 | Private rented or living rent free | 25 | 0.2 |
| Couple – dependent child(ren) | 176 | 1.1 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 21 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 206 | 1.3 | 1 bedroom flat | -163 | 38 |
| Lone Parent - all children non dependent | 25 | 0.2 | 2 bedroom flat | -48 | 11 |
| Other households | 49 | 0.3 | 2 bedroom house | -62 | 14 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 2750 | 17.3 | 3 bedroom house | -114 | 26 |
| One Person - Pensioner | 407 | 2.6 | 4+ bedroom house | -45 | 10 |
| One Person - Other | 891 | 5.6 | **TOTAL** | -432 | 100 |
| All Pensioners | 72 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 330 | 2.1 | 1 bedroom flat/house | | 20 |
| Couple – dependent child(ren) | 313 | 2.0 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 36 | 0.2 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 495 | 3.1 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 50 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 157 | 1.0 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | Rate of affordable need per '000 households | 27.2 |
|---|---|---|---|---|
| Detached property | 92 | £235,991 | Rank of need (1=most, 21=least) | 13 |
| Flat / apartment | 227 | £122,169 | Price rank (1=highest, 21=lowest) | 17 |
| Semi-detached | 278 | £181,780 | Price assessment | Low |
| Terraced | 486 | £166,168 | Rurality | No |
| WEIGHTED AVERAGE | | £166,885 | Economic devt. ambition (Low, Medium, High) | Medium |

# Local Housing Market Area profile : SANDWICH (Dover)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 7760 | 100 | **ALL TENURES** | 7760 | 100 |
| One Person - Pensioner | 1315 | 16.9 | Owned | 5475 | 70.5 |
| One Person - Other | 822 | 10.6 | Rented from council | 116 | 1.5 |
| All Pensioners | 928 | 12.0 | Other social rented | 1148 | 14.8 |
| Couple - no children | 1624 | 20.9 | Private rented or living rent free | 1022 | 13.2 |
| Couple – dependent child(ren) | 1669 | 21.5 | **HOUSE OR BUNGALOW:TOTAL** | 6943 | 89.5 |
| Couple - non dependent children | 488 | 6.3 | Owned | 5360 | 69.1 |
| Lone Parent - dependent child(ren) | 381 | 4.9 | Rented from council | 79 | 1.0 |
| Lone Parent - all children non dependent | 203 | 2.6 | Other social rented | 822 | 10.6 |
| Other households | 330 | 4.3 | Private rented or living rent free | 682 | 8.8 |
| **OWNED** | 5784 | 74.5 | **HOUSE OR BUNGALOW: DETACHED** | 2038 | 26.3 |
| One Person - Pensioner | 822 | 10.6 | Owned | 1878 | 24.2 |
| One Person - Other | 572 | 7.4 | Rented from council | 10 | 0.1 |
| All Pensioners | 713 | 9.2 | Other social rented | 41 | 0.5 |
| Couple - no children | 1371 | 17.7 | Private rented or living rent free | 109 | 1.4 |
| Couple – dependent child(ren) | 1359 | 17.5 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 2247 | 29.0 |
| Couple - non dependent children | 398 | 5.1 | Owned | 1633 | 21.0 |
| Lone Parent - dependent child(ren) | 168 | 2.2 | Rented from council | 37 | 0.5 |
| Lone Parent - all children non dependent | 132 | 1.7 | Other social rented | 424 | 5.5 |
| Other households | 250 | 3.2 | Private rented or living rent free | 152 | 2.0 |
| **COUNCIL RENTED** | 792 | 10.2 | **HOUSE OR BUNGALOW - TERRACED** | 2657 | 34.2 |
| One Person - Pensioner | 272 | 3.5 | Owned | 1848 | 23.8 |
| One Person - Other | 56 | 0.7 | Rented from council | 32 | 0.4 |
| All Pensioners | 109 | 1.4 | Other social rented | 356 | 4.6 |
| Couple - no children | 56 | 0.7 | Private rented or living rent free | 421 | 5.4 |
| Couple – dependent child(ren) | 99 | 1.3 | **FLAT, MAISONETTE OR APARTMENT** | 747 | 9.6 |
| Couple - non dependent children | 50 | 0.6 | Owned | 100 | 1.3 |
| Lone Parent - dependent child(ren) | 87 | 1.1 | Rented from council | 32 | 0.4 |
| Lone Parent - all children non dependent | 44 | 0.6 | Other social rented | 290 | 3.7 |
| Other households | 20 | 0.3 | Private rented or living rent free | 325 | 4.2 |
| **OTHER SOCIAL RENTED** | 145 | 1.9 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 23 | 0.3 |
| One Person - Pensioner | 17 | 0.2 | Owned | 15 | 0.2 |
| One Person - Other | 12 | 0.2 | Rented from council | 0 | 0.0 |
| All Pensioners | 12 | 0.2 | Other social rented | 0 | 0.0 |
| Couple - no children | 18 | 0.2 | Private rented or living rent free | 7 | 0.1 |
| Couple – dependent child(ren) | 52 | 0.7 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 0 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 25 | 0.3 | 1 bedroom flat | -47 | 18 |
| Lone Parent - all children non dependent | 3 | 0.0 | 2 bedroom flat | -21 | 8 |
| Other households | 6 | 0.1 | 2 bedroom house | -25 | 10 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1039 | 13.4 | 3 bedroom house | -123 | 49 |
| One Person - Pensioner | 204 | 2.6 | 4+ bedroom house | -37 | 15 |
| One Person - Other | 182 | 2.3 | **TOTAL** | -253 | 100 |
| All Pensioners | 93 | 1.2 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 180 | 2.3 | 1 bedroom flat/house | | 15 |
| Couple – dependent child(ren) | 160 | 2.1 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 40 | 0.5 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 101 | 1.3 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 25 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 54 | 0.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 32.6 | |
| Detached property | 142 | £369,278 | Rank of need (1=most, 21=least) | 3 | |
| Flat / apartment | 15 | £179,927 | Price rank (1=highest, 21=lowest) | 2 | |
| Semi-detached | 118 | £208,778 | Price assessment | High | |
| Terraced | 131 | £194,222 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £259,151 | Economic devt. ambition (Low, Medium, High) | Medium | |

# Local Housing Market Area profile : SHEERNESS/MINSTER (Swale)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 14790 | 100 | **ALL TENURES** | 14790 | 100 |
| One Person - Pensioner | 2053 | 13.9 | Owned | 11421 | 77.2 |
| One Person - Other | 2080 | 14.1 | Rented from council | 193 | 1.3 |
| All Pensioners | 1345 | 9.1 | Other social rented | 1935 | 13.1 |
| Couple - no children | 2650 | 17.9 | Private rented or living rent free | 1240 | 8.4 |
| Couple – dependent child(ren) | 3366 | 22.8 | **HOUSE OR BUNGALOW:TOTAL** | 13299 | 89.9 |
| Couple - non dependent children | 959 | 6.5 | Owned | 11029 | 74.6 |
| Lone Parent - dependent child(ren) | 1091 | 7.4 | Rented from council | 119 | 0.8 |
| Lone Parent - all children non dependent | 438 | 3.0 | Other social rented | 1298 | 8.8 |
| Other households | 806 | 5.4 | Private rented or living rent free | 854 | 5.8 |
| **OWNED** | 10421 | 70.5 | **HOUSE OR BUNGALOW: DETACHED** | 3179 | 21.5 |
| One Person - Pensioner | 1278 | 8.6 | Owned | 2980 | 20.1 |
| One Person - Other | 1140 | 7.7 | Rented from council | 10 | 0.1 |
| All Pensioners | 1111 | 7.5 | Other social rented | 62 | 0.4 |
| Couple - no children | 2295 | 15.5 | Private rented or living rent free | 126 | 0.9 |
| Couple – dependent child(ren) | 2558 | 17.3 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 5448 | 36.8 |
| Couple - non dependent children | 841 | 5.7 | Owned | 4469 | 30.2 |
| Lone Parent - dependent child(ren) | 330 | 2.2 | Rented from council | 62 | 0.4 |
| Lone Parent - all children non dependent | 306 | 2.1 | Other social rented | 621 | 4.2 |
| Other households | 561 | 3.8 | Private rented or living rent free | 296 | 2.0 |
| **COUNCIL RENTED** | 221 | 1.5 | **HOUSE OR BUNGALOW - TERRACED** | 4672 | 31.6 |
| One Person - Pensioner | 69 | 0.5 | Owned | 3580 | 24.2 |
| One Person - Other | 38 | 0.3 | Rented from council | 47 | 0.3 |
| All Pensioners | 10 | 0.1 | Other social rented | 614 | 4.2 |
| Couple - no children | 8 | 0.1 | Private rented or living rent free | 431 | 2.9 |
| Couple – dependent child(ren) | 35 | 0.2 | **FLAT, MAISONETTE OR APARTMENT** | 1333 | 9.0 |
| Couple - non dependent children | 3 | 0.0 | Owned | 331 | 2.2 |
| Lone Parent - dependent child(ren) | 38 | 0.3 | Rented from council | 66 | 0.4 |
| Lone Parent - all children non dependent | 10 | 0.1 | Other social rented | 579 | 3.9 |
| Other households | 12 | 0.1 | Private rented or living rent free | 358 | 2.4 |
| **OTHER SOCIAL RENTED** | 2197 | 14.9 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 74 | 0.5 |
| One Person - Pensioner | 483 | 3.3 | Owned | 60 | 0.4 |
| One Person - Other | 350 | 2.4 | Rented from council | 4 | 0.0 |
| All Pensioners | 155 | 1.1 | Other social rented | 2 | 0.0 |
| Couple - no children | 135 | 0.9 | Private rented or living rent free | 8 | 0.1 |
| Couple – dependent child(ren) | 433 | 2.9 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 76 | 0.5 | **Affordable housing** | Number | |
| Lone Parent - dependent child(ren) | 370 | 2.5 | 1 bedroom flat | -123 | 26 |
| Lone Parent - all children non dependent | 79 | 0.5 | 2 bedroom flat | -93 | 19 |
| Other households | 117 | 0.8 | 2 bedroom house | -58 | 12 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1951 | 13.2 | 3 bedroom house | -152 | 32 |
| One Person - Pensioner | 223 | 1.5 | 4+ bedroom house | -54 | 11 |
| One Person - Other | 552 | 3.7 | **TOTAL** | -481 | 100 |
| All Pensioners | 69 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 213 | 1.4 | 1 bedroom flat/house | | 10 |
| Couple – dependent child(ren) | 341 | 2.3 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 40 | 0.3 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 353 | 2.4 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 43 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 117 | 0.8 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 32.5 | |
| Detached property | 196 | £235,492 | Rank of need (1=most, 21=least) | 4 | |
| Flat / apartment | 40 | £78,418 | Price rank (1=highest, 21=lowest) | 19 | |
| Semi-detached | 198 | £161,763 | Price assessment | Low | |
| Terraced | 343 | £132,569 | Rurality | No | |
| WEIGHTED AVERAGE | | £163,183 | Economic devt. ambition (Low, Medium, High) | High | |

# Local Housing Market Area profile : SITTINGBOURNE (Swale)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 23302 | 100 | **ALL TENURES** | 23302 | 100 |
| One Person - Pensioner | 2882 | 12.4 | Owned | 18707 | 80.3 |
| One Person - Other | 2867 | 12.3 | Rented from council | 629 | 2.7 |
| All Pensioners | 2175 | 9.3 | Other social rented | 1408 | 6.0 |
| Couple - no children | 4774 | 20.5 | Private rented or living rent free | 2558 | 11.0 |
| Couple – dependent child(ren) | 5811 | 24.9 | **HOUSE OR BUNGALOW:TOTAL** | 20682 | 88.8 |
| Couple - non dependent children | 1733 | 7.4 | Owned | 17594 | 75.5 |
| Lone Parent - dependent child(ren) | 1325 | 5.7 | Rented from council | 382 | 1.6 |
| Lone Parent - all children non dependent | 627 | 2.7 | Other social rented | 861 | 3.7 |
| Other households | 1108 | 4.8 | Private rented or living rent free | 1846 | 7.9 |
| **OWNED** | 17991 | 77.2 | **HOUSE OR BUNGALOW: DETACHED** | 9653 | 41.4 |
| One Person - Pensioner | 1850 | 7.9 | Owned | 9055 | 38.9 |
| One Person - Other | 1866 | 8.0 | Rented from council | 26 | 0.1 |
| All Pensioners | 1803 | 7.7 | Other social rented | 31 | 0.1 |
| Couple - no children | 4265 | 18.3 | Private rented or living rent free | 541 | 2.3 |
| Couple – dependent child(ren) | 4880 | 20.9 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 7874 | 33.8 |
| Couple - non dependent children | 1551 | 6.7 | Owned | 6337 | 27.2 |
| Lone Parent - dependent child(ren) | 517 | 2.2 | Rented from council | 222 | 1.0 |
| Lone Parent - all children non dependent | 461 | 2.0 | Other social rented | 516 | 2.2 |
| Other households | 798 | 3.4 | Private rented or living rent free | 799 | 3.4 |
| **COUNCIL RENTED** | 311 | 1.3 | **HOUSE OR BUNGALOW - TERRACED** | 3156 | 13.5 |
| One Person - Pensioner | 84 | 0.4 | Owned | 2202 | 9.4 |
| One Person - Other | 49 | 0.2 | Rented from council | 134 | 0.6 |
| All Pensioners | 6 | 0.0 | Other social rented | 315 | 1.3 |
| Couple - no children | 21 | 0.1 | Private rented or living rent free | 505 | 2.2 |
| Couple – dependent child(ren) | 46 | 0.2 | **FLAT, MAISONETTE OR APARTMENT** | 2222 | 9.5 |
| Couple - non dependent children | 13 | 0.1 | Owned | 840 | 3.6 |
| Lone Parent - dependent child(ren) | 55 | 0.2 | Rented from council | 232 | 1.0 |
| Lone Parent - all children non dependent | 13 | 0.1 | Other social rented | 469 | 2.0 |
| Other households | 24 | 0.1 | Private rented or living rent free | 681 | 2.9 |
| **OTHER SOCIAL RENTED** | 3053 | 13.1 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 304 | 1.3 |
| One Person - Pensioner | 703 | 3.0 | Owned | 273 | 1.2 |
| One Person - Other | 408 | 1.8 | Rented from council | 0 | 0.0 |
| All Pensioners | 261 | 1.1 | Other social rented | 0 | 0.0 |
| Couple - no children | 211 | 0.9 | Private rented or living rent free | 31 | 0.1 |
| Couple – dependent child(ren) | 623 | 2.7 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 117 | 0.5 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 480 | 2.1 | 1 bedroom flat | -193 | 26 |
| Lone Parent - all children non dependent | 107 | 0.5 | 2 bedroom flat | -147 | 19 |
| Other households | 144 | 0.6 | 2 bedroom house | -91 | 12 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1947 | 8.4 | 3 bedroom house | -239 | 32 |
| One Person - Pensioner | 244 | 1.0 | 4+ bedroom house | -85 | 11 |
| One Person - Other | 545 | 2.3 | **TOTAL** | -756 | 100 |
| All Pensioners | 105 | 0.4 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 279 | 1.2 | 1 bedroom flat/house | | 10 |
| Couple – dependent child(ren) | 261 | 1.1 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 52 | 0.2 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 272 | 1.2 | 3 bedroom house | | 40 |
| Lone Parent - all children non dependent | 46 | 0.2 | 4+ bedroom house | | 10 |
| Other households | 143 | 0.6 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 32.4 | |
| Detached property | 256 | £292,997 | Rank of need (1=most, 21=least) | 5 | |
| Flat / apartment | 113 | £112,595 | Price rank (1=highest, 21=lowest) | 14 | |
| Semi-detached | 407 | £186,719 | Price assessment | Medium Low | |
| Terraced | 543 | £146,957 | Rurality | No | |
| WEIGHTED AVERAGE | | £184,627 | Economic devt. ambition (Low, Medium, High) | High | |

# Local Housing Market Area profile :  THANET VILLAGES (Thanet)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 4663 | 100 | **ALL TENURES** | 4663 | 100 |
| One Person  - Pensioner | 814 | 17.5 | Owned | 3774 | 80.9 |
| One Person  - Other | 539 | 11.6 | Rented from council | 435 | 9.3 |
| All Pensioners | 588 | 12.6 | Other social rented | 63 | 1.4 |
| Couple - no children | 996 | 21.4 | Private rented or living rent free | 391 | 8.4 |
| Couple – dependent child(ren) | 941 | 20.2 | **HOUSE OR BUNGALOW:TOTAL** | 4464 | 95.8 |
| Couple - non dependent children | 277 | 5.9 | Owned | 3696 | 79.3 |
| Lone Parent  - dependent child(ren) | 174 | 3.7 | Rented from council | 387 | 8.3 |
| Lone Parent  - all children non dependent | 113 | 2.4 | Other social rented | 59 | 1.3 |
| Other households | 219 | 4.7 | Private rented or living rent free | 322 | 6.9 |
| **OWNED** | 3739 | 80.2 | **HOUSE OR BUNGALOW: DETACHED** | 2321 | 49.8 |
| One Person  - Pensioner | 551 | 11.8 | Owned | 2120 | 45.5 |
| One Person  - Other | 400 | 8.6 | Rented from council | 12 | 0.2 |
| All Pensioners | 481 | 10.3 | Other social rented | 5 | 0.1 |
| Couple - no children | 892 | 19.1 | Private rented or living rent free | 184 | 3.9 |
| Couple – dependent child(ren) | 811 | 17.4 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 1823 | 39.1 |
| Couple - non dependent children | 245 | 5.3 | Owned | 1406 | 30.2 |
| Lone Parent  - dependent child(ren) | 102 | 2.2 | Rented from council | 268 | 5.7 |
| Lone Parent  - all children non dependent | 89 | 1.9 | Other social rented | 39 | 0.8 |
| Other households | 168 | 3.6 | Private rented or living rent free | 111 | 2.4 |
| **COUNCIL RENTED** | 122 | 2.6 | **HOUSE OR BUNGALOW - TERRACED** | 320 | 6.9 |
| One Person  - Pensioner | 36 | 0.8 | Owned | 170 | 3.6 |
| One Person  - Other | 6 | 0.1 | Rented from council | 108 | 2.3 |
| All Pensioners | 14 | 0.3 | Other social rented | 15 | 0.3 |
| Couple - no children | 9 | 0.2 | Private rented or living rent free | 27 | 0.6 |
| Couple – dependent child(ren) | 20 | 0.4 | **FLAT, MAISONETTE OR APARTMENT** | 184 | 3.9 |
| Couple - non dependent children | 5 | 0.1 | Owned | 67 | 1.4 |
| Lone Parent  - dependent child(ren) | 15 | 0.3 | Rented from council | 48 | 1.0 |
| Lone Parent  - all children non dependent | 9 | 0.2 | Other social rented | 4 | 0.1 |
| Other households | 6 | 0.1 | Private rented or living rent free | 66 | 1.4 |
| **OTHER SOCIAL RENTED** | 284 | 6.1 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 14 | 0.3 |
| One Person  - Pensioner | 135 | 2.9 | Owned | 10 | 0.2 |
| One Person  - Other | 25 | 0.5 | Rented from council | 0 | 0.0 |
| All Pensioners | 54 | 1.1 | Other social rented | 0 | 0.0 |
| Couple - no children | 20 | 0.4 | Private rented or living rent free | 4 | 0.1 |
| Couple – dependent child(ren) | 22 | 0.5 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 10 | 0.2 | **Affordable housing** | Number | % |
| Lone Parent  - dependent child(ren) | 5 | 0.1 | 1 bedroom flat | -47 | 38 |
| Lone Parent  - all children non dependent | 0 | 0.0 | 2 bedroom  flat | -14 | 11 |
| Other households | 14 | 0.3 | 2 bedroom house | -18 | 14 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 517 | 11.1 | 3 bedroom house | -33 | 26 |
| One Person  - Pensioner | 92 | 2.0 | 4+ bedroom house | -13 | 10 |
| One Person  - Other | 108 | 2.3 | **TOTAL** | -123 | 100 |
| All Pensioners | 39 | 0.8 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 75 | 1.6 | 1 bedroom flat/house | | 10 |
| Couple – dependent child(ren) | 89 | 1.9 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 16 | 0.4 | 2 bedroom house | | 25 |
| Lone Parent  - dependent child(ren) | 52 | 1.1 | 3 bedroom house | | 40 |
| Lone Parent  - all children non dependent | 15 | 0.3 | 4+ bedroom house | | 10 |
| Other households | 31 | 0.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 26.5 | |
| Detached property | 117 | £296,151 | Rank of need (1=most, 21=least) | 17 | |
| Flat / apartment | 21 | £133,426 | Price rank (1=highest, 21=lowest) | 6 | |
| Semi-detached | 107 | £199,817 | Price assessment | High | |
| Terraced | 57 | £190,217 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £230,710 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : THE MARSH (Shepway)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 3832 | 100 | **ALL TENURES** | 3832 | 100 |
| One Person - Pensioner | 703 | 18.3 | Owned | 2935 | 76.6 |
| One Person - Other | 290 | 7.6 | Rented from council | 148 | 3.9 |
| All Pensioners | 654 | 17.1 | Other social rented | 197 | 5.2 |
| Couple - no children | 797 | 20.8 | Private rented or living rent free | 553 | 14.4 |
| Couple – dependent child(ren) | 670 | 17.5 | **HOUSE OR BUNGALOW:TOTAL** | 3013 | 78.6 |
| Couple - non dependent children | 252 | 6.6 | Owned | 2551 | 66.6 |
| Lone Parent - dependent child(ren) | 139 | 3.6 | Rented from council | 123 | 3.2 |
| Lone Parent - all children non dependent | 105 | 2.7 | Other social rented | 98 | 2.5 |
| Other households | 223 | 5.8 | Private rented or living rent free | 241 | 6.3 |
| **OWNED** | 3107 | 81.1 | **HOUSE OR BUNGALOW: DETACHED** | 937 | 24.4 |
| One Person - Pensioner | 531 | 13.9 | Owned | 881 | 23.0 |
| One Person - Other | 210 | 5.5 | Rented from council | 5 | 0.1 |
| All Pensioners | 574 | 15.0 | Other social rented | 9 | 0.2 |
| Couple - no children | 720 | 18.8 | Private rented or living rent free | 42 | 1.1 |
| Couple – dependent child(ren) | 546 | 14.3 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 1344 | 35.1 |
| Couple - non dependent children | 208 | 5.4 | Owned | 1148 | 30.0 |
| Lone Parent - dependent child(ren) | 58 | 1.5 | Rented from council | 63 | 1.6 |
| Lone Parent - all children non dependent | 80 | 2.1 | Other social rented | 41 | 1.1 |
| Other households | 180 | 4.7 | Private rented or living rent free | 92 | 2.4 |
| **COUNCIL RENTED** | 350 | 9.1 | **HOUSE OR BUNGALOW - TERRACED** | 732 | 19.1 |
| One Person - Pensioner | 112 | 2.9 | Owned | 522 | 13.6 |
| One Person - Other | 24 | 0.6 | Rented from council | 55 | 1.4 |
| All Pensioners | 47 | 1.2 | Other social rented | 48 | 1.3 |
| Couple - no children | 31 | 0.8 | Private rented or living rent free | 106 | 2.8 |
| Couple – dependent child(ren) | 57 | 1.5 | **FLAT, MAISONETTE OR APARTMENT** | 791 | 20.6 |
| Couple - non dependent children | 17 | 0.4 | Owned | 362 | 9.4 |
| Lone Parent - dependent child(ren) | 28 | 0.7 | Rented from council | 24 | 0.6 |
| Lone Parent - all children non dependent | 12 | 0.3 | Other social rented | 100 | 2.6 |
| Other households | 23 | 0.6 | Private rented or living rent free | 305 | 8.0 |
| **OTHER SOCIAL RENTED** | 49 | 1.3 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 23 | 0.6 |
| One Person - Pensioner | 3 | 0.1 | Owned | 20 | 0.5 |
| One Person - Other | 3 | 0.1 | Rented from council | 0 | 0.0 |
| All Pensioners | 0 | 0.0 | Other social rented | 0 | 0.0 |
| Couple - no children | 0 | 0.0 | Private rented or living rent free | 2 | 0.1 |
| Couple – dependent child(ren) | 20 | 0.5 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 3 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 19 | 0.5 | 1 bedroom flat | -35 | 29 |
| Lone Parent - all children non dependent | 0 | 0.0 | 2 bedroom flat | -20 | 17 |
| Other households | 0 | 0.0 | 2 bedroom house | -12 | 11 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 326 | 8.5 | 3 bedroom house | -37 | 31 |
| One Person - Pensioner | 56 | 1.5 | 4+ bedroom house | -14 | 12 |
| One Person - Other | 53 | 1.4 | **TOTAL** | -119 | 100 |
| All Pensioners | 34 | 0.9 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 47 | 1.2 | 1 bedroom flat/house | | 25 |
| Couple – dependent child(ren) | 47 | 1.2 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 23 | 0.6 | 2 bedroom house | | 15 |
| Lone Parent - dependent child(ren) | 34 | 0.9 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 13 | 0.3 | 4+ bedroom house | | 15 |
| Other households | 20 | 0.5 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 31.0 | |
| Detached property | 84 | £263,559 | Rank of need (1=most, 21=least) | 10 | |
| Flat / apartment | 6 | £135,500 | Price rank (1=highest, 21=lowest) | 7 | |
| Semi-detached | 74 | £189,672 | Price assessment | Medium High | |
| Terraced | 17 | £180,706 | Rurality | Yes | |
| WEIGHTED AVERAGE | | £221,324 | Economic devt. ambition (Low, Medium, High) | Low | |

# Local Housing Market Area profile : WESTBROOK/BIRCHINGTON (Thanet)

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 11594 | 100 | **ALL TENURES** | 11594 | 100 |
| One Person - Pensioner | 2569 | 22.2 | Owned | 9433 | 81.4 |
| One Person - Other | 1386 | 12.0 | Rented from council | 761 | 6.6 |
| All Pensioners | 1703 | 14.7 | Other social rented | 142 | 1.2 |
| Couple - no children | 1850 | 16.0 | Private rented or living rent free | 1257 | 10.8 |
| Couple – dependent child(ren) | 1910 | 16.5 | **HOUSE OR BUNGALOW:TOTAL** | 10090 | 87.0 |
| Couple - non dependent children | 574 | 5.0 | Owned | 8854 | 76.4 |
| Lone Parent - dependent child(ren) | 649 | 5.6 | Rented from council | 427 | 3.7 |
| Lone Parent - all children non dependent | 341 | 2.9 | Other social rented | 88 | 0.8 |
| Other households | 611 | 5.3 | Private rented or living rent free | 722 | 6.2 |
| **OWNED** | 8889 | 76.7 | **HOUSE OR BUNGALOW: DETACHED** | 4428 | 38.2 |
| One Person - Pensioner | 1966 | 17.0 | Owned | 4225 | 36.4 |
| One Person - Other | 781 | 6.7 | Rented from council | 17 | 0.1 |
| All Pensioners | 1542 | 13.3 | Other social rented | 3 | 0.0 |
| Couple - no children | 1574 | 13.6 | Private rented or living rent free | 183 | 1.6 |
| Couple – dependent child(ren) | 1554 | 13.4 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 3724 | 32.1 |
| Couple - non dependent children | 505 | 4.4 | Owned | 3244 | 28.0 |
| Lone Parent - dependent child(ren) | 248 | 2.1 | Rented from council | 194 | 1.7 |
| Lone Parent - all children non dependent | 261 | 2.3 | Other social rented | 43 | 0.4 |
| Other households | 457 | 3.9 | Private rented or living rent free | 244 | 2.1 |
| **COUNCIL RENTED** | 443 | 3.8 | **HOUSE OR BUNGALOW - TERRACED** | 1938 | 16.7 |
| One Person - Pensioner | 67 | 0.6 | Owned | 1386 | 12.0 |
| One Person - Other | 53 | 0.5 | Rented from council | 216 | 1.9 |
| All Pensioners | 19 | 0.2 | Other social rented | 42 | 0.4 |
| Couple - no children | 25 | 0.2 | Private rented or living rent free | 294 | 2.5 |
| Couple – dependent child(ren) | 113 | 1.0 | **FLAT, MAISONETTE OR APARTMENT** | 1367 | 11.8 |
| Couple - non dependent children | 32 | 0.3 | Owned | 473 | 4.1 |
| Lone Parent - dependent child(ren) | 79 | 0.7 | Rented from council | 334 | 2.9 |
| Lone Parent - all children non dependent | 30 | 0.3 | Other social rented | 54 | 0.5 |
| Other households | 27 | 0.2 | Private rented or living rent free | 505 | 4.4 |
| **OTHER SOCIAL RENTED** | 592 | 5.1 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 125 | 1.1 |
| One Person - Pensioner | 247 | 2.1 | Owned | 107 | 0.9 |
| One Person - Other | 59 | 0.5 | Rented from council | 0 | 0.0 |
| All Pensioners | 53 | 0.5 | Other social rented | 0 | 0.0 |
| Couple - no children | 36 | 0.3 | Private rented or living rent free | 18 | 0.2 |
| Couple – dependent child(ren) | 77 | 0.7 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 8 | 0.1 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 77 | 0.7 | 1 bedroom flat | -116 | 38 |
| Lone Parent - all children non dependent | 6 | 0.1 | 2 bedroom flat | -34 | 11 |
| Other households | 28 | 0.2 | 2 bedroom house | -45 | 14 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1670 | 14.4 | 3 bedroom house | -82 | 26 |
| One Person - Pensioner | 289 | 2.5 | 4+ bedroom house | -32 | 10 |
| One Person - Other | 494 | 4.3 | **TOTAL** | -309 | 100 |
| All Pensioners | 89 | 0.8 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 215 | 1.9 | 1 bedroom flat/house | | 20 |
| Couple – dependent child(ren) | 166 | 1.4 | 2 bedroom flat | | 10 |
| Couple - non dependent children | 29 | 0.2 | 2 bedroom house | | 25 |
| Lone Parent - dependent child(ren) | 245 | 2.1 | 3 bedroom house | | 35 |
| Lone Parent - all children non dependent | 43 | 0.4 | 4+ bedroom house | | 10 |
| Other households | 99 | 0.9 | **TOTAL** | | 100 |

| AVERAGE PRICE 2007 | Sales | Price | Rate of affordable need per '000 households | 26.6 |
|---|---|---|---|---|
| Detached property | 146 | £264,222 | Rank of need (1=most, 21=least) | 15 |
| Flat / apartment | 234 | £127,902 | Price rank (1=highest, 21=lowest) | 16 |
| Semi-detached | 226 | £194,685 | Price assessment | Medium Low |
| Terraced | 181 | £171,596 | Rurality | No |
| WEIGHTED AVERAGE | | £182,418 | Economic devt. ambition (Low, Medium, High) | Low |

# Local Housing Market Area profile : WHITSTABLE

| CURRENT HOUSEHOLDS BY TENURE | Number | % | PROPERTY TYPE BY TENURE | Number | % |
|---|---|---|---|---|---|
| **ALL HOUSEHOLDS** | 14653 | 100 | **ALL TENURES** | 14653 | 100 |
| One Person - Pensioner | 2624 | 17.9 | Owned | 10572 | 72.1 |
| One Person - Other | 1831 | 12.5 | Rented from council | 1073 | 7.3 |
| All Pensioners | 1987 | 13.6 | Other social rented | 938 | 6.4 |
| Couple - no children | 2728 | 18.6 | Private rented or living rent free | 2069 | 14.1 |
| Couple – dependent child(ren) | 2780 | 19.0 | **HOUSE OR BUNGALOW:TOTAL** | 12136 | 82.8 |
| Couple - non dependent children | 804 | 5.5 | Owned | 9768 | 66.7 |
| Lone Parent - dependent child(ren) | 792 | 5.4 | Rented from council | 647 | 4.4 |
| Lone Parent - all children non dependent | 364 | 2.5 | Other social rented | 569 | 3.9 |
| Other households | 742 | 5.1 | Private rented or living rent free | 1151 | 7.9 |
| **OWNED** | 11933 | 81.4 | **HOUSE OR BUNGALOW: DETACHED** | 3799 | 25.9 |
| One Person - Pensioner | 2082 | 14.2 | Owned | 3513 | 24.0 |
| One Person - Other | 1226 | 8.4 | Rented from council | 32 | 0.2 |
| All Pensioners | 1835 | 12.5 | Other social rented | 30 | 0.2 |
| Couple - no children | 2404 | 16.4 | Private rented or living rent free | 224 | 1.5 |
| Couple – dependent child(ren) | 2390 | 16.3 | **HOUSE OR BUNGALOW :SEMI-D'CHED** | 4539 | 31.0 |
| Couple - non dependent children | 744 | 5.1 | Owned | 3559 | 24.3 |
| Lone Parent - dependent child(ren) | 350 | 2.4 | Rented from council | 327 | 2.2 |
| Lone Parent - all children non dependent | 317 | 2.2 | Other social rented | 274 | 1.9 |
| Other households | 585 | 4.0 | Private rented or living rent free | 378 | 2.6 |
| **COUNCIL RENTED** | 957 | 6.5 | **HOUSE OR BUNGALOW - TERRACED** | 3798 | 25.9 |
| One Person - Pensioner | 272 | 1.9 | Owned | 2696 | 18.4 |
| One Person - Other | 131 | 0.9 | Rented from council | 287 | 2.0 |
| All Pensioners | 77 | 0.5 | Other social rented | 265 | 1.8 |
| Couple - no children | 76 | 0.5 | Private rented or living rent free | 549 | 3.7 |
| Couple – dependent child(ren) | 142 | 1.0 | **FLAT, MAISONETTE OR APARTMENT** | 2387 | 16.3 |
| Couple - non dependent children | 34 | 0.2 | Owned | 751 | 5.1 |
| Lone Parent - dependent child(ren) | 141 | 1.0 | Rented from council | 408 | 2.8 |
| Lone Parent - all children non dependent | 33 | 0.2 | Other social rented | 352 | 2.4 |
| Other households | 51 | 0.3 | Private rented or living rent free | 876 | 6.0 |
| **OTHER SOCIAL RENTED** | 182 | 1.2 | **CARAVAN , MOBILE OR TEMP. STRUCTURE** | 65 | 0.4 |
| One Person - Pensioner | 58 | 0.4 | Owned | 51 | 0.3 |
| One Person - Other | 16 | 0.1 | Rented from council | 1 | 0.0 |
| All Pensioners | 3 | 0.0 | Other social rented | 1 | 0.0 |
| Couple - no children | 7 | 0.0 | Private rented or living rent free | 11 | 0.1 |
| Couple – dependent child(ren) | 40 | 0.3 | **ANNUAL UNMET HOUSING NEED** | | |
| Couple - non dependent children | 7 | 0.0 | **Affordable housing** | Number | % |
| Lone Parent - dependent child(ren) | 44 | 0.3 | 1 bedroom flat | -106 | 30 |
| Lone Parent - all children non dependent | 3 | 0.0 | 2 bedroom flat | -19 | 5 |
| Other households | 4 | 0.0 | 2 bedroom house | -52 | 15 |
| **PRIVATE RENTED OR LIVING RENT FREE** | 1582 | 10.8 | 3 bedroom house | -134 | 38 |
| One Person - Pensioner | 212 | 1.4 | 4+ bedroom house | -42 | 12 |
| One Person - Other | 459 | 3.1 | **TOTAL** | -354 | 100 |
| All Pensioners | 72 | 0.5 | **Market housing (SHMA % base only)** | | |
| Couple - no children | 241 | 1.6 | 1 bedroom flat/house | | 15 |
| Couple – dependent child(ren) | 208 | 1.4 | 2 bedroom flat | | 15 |
| Couple - non dependent children | 20 | 0.1 | 2 bedroom house | | 30 |
| Lone Parent - dependent child(ren) | 258 | 1.8 | 3 bedroom house | | 30 |
| Lone Parent - all children non dependent | 11 | 0.1 | 4+ bedroom house | | 10 |
| Other households | 101 | 0.7 | **TOTAL** | | 100 |
| **AVERAGE PRICE 2007** | Sales | Price | Rate of affordable need per '000 households | 24.1 | |
| Detached property | 340 | £306,531 | Rank of need (1=most, 21=least) | 21 | |
| Flat / apartment | 115 | £154,838 | Price rank (1=highest, 21=lowest) | 5 | |
| Semi-detached | 306 | £215,416 | Price assessment | High | |
| Terraced | 216 | £196,240 | Rurality | No | |
| | | £235,754 | Economic devt. ambition (Low, Medium, High) | Low | |

# Annex five: Household projections for each Local Authority

| | Canterbury | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15-19 | 20-24 | 25-29 | 30-34 | 35-39 | 40-44 | 45-49 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ | Total |
| 2006 | | | | | | | | | | | | | | | | |
| Couple, no children | 69 | 451 | 1,207 | 738 | 645 | 548 | 639 | 1,061 | 1,852 | 2,196 | 2,390 | 2,064 | 1,581 | 1,007 | 614 | 17,062 |
| Couple with children | 21 | 417 | 1,476 | 1,567 | 2,427 | 2,676 | 2,402 | 1,807 | 1,578 | 772 | 295 | 132 | 32 | 10 | 2 | 15,614 |
| Lone Parent | 90 | 358 | 636 | 713 | 919 | 792 | 502 | 184 | 83 | 20 | 14 | 6 | 8 | 8 | 11 | 4,344 |
| Other Multi person | 111 | 1,229 | 613 | 198 | 182 | 227 | 231 | 285 | 321 | 304 | 226 | 241 | 207 | 206 | 207 | 4,788 |
| Single Person | 112 | 518 | 1,281 | 1,066 | 991 | 1,064 | 1,056 | 1,253 | 1,589 | 1,587 | 1,374 | 1,487 | 1,748 | 1,874 | 1,987 | 18,987 |
| All households | 403 | 2,973 | 5,213 | 4,282 | 5,164 | 5,307 | 4,830 | 4,590 | 5,423 | 4,879 | 4,299 | 3,930 | 3,576 | 3,105 | 2,821 | 60,795 |
| 2011 | | | | | | | | | | | | | | | | |
| Couple, no children | 71 | 444 | 1,066 | 1,069 | 512 | 525 | 665 | 1,063 | 1,536 | 2,375 | 2,622 | 2,311 | 1,681 | 990 | 721 | 17,651 |
| Couple with children | 21 | 410 | 1,303 | 2,271 | 1,926 | 2,563 | 2,504 | 1,810 | 1,308 | 835 | 324 | 147 | 34 | 10 | 3 | 15,469 |
| Lone Parent | 95 | 359 | 539 | 952 | 891 | 803 | 562 | 187 | 70 | 20 | 12 | 7 | 7 | 11 | 12 | 4,527 |
| Other Multi person | 109 | 1,274 | 630 | 349 | 183 | 223 | 232 | 269 | 261 | 368 | 262 | 269 | 177 | 185 | 191 | 4,982 |
| Single Person | 111 | 508 | 1,261 | 1,801 | 968 | 1,177 | 1,326 | 1,490 | 1,612 | 1,926 | 1,674 | 1,597 | 1,567 | 1,650 | 2,159 | 20,827 |
| All households | 407 | 2,995 | 4,799 | 6,442 | 4,480 | 5,291 | 5,289 | 4,819 | 4,787 | 5,524 | 4,894 | 4,331 | 3,466 | 2,846 | 3,086 | 63,456 |
| 2016 | | | | | | | | | | | | | | | | |
| Couple, no children | 64 | 444 | 1,063 | 916 | 753 | 418 | 643 | 1,108 | 1,544 | 1,983 | 2,857 | 2,570 | 1,939 | 1,107 | 814 | 18,222 |
| Couple with children | 19 | 409 | 1,299 | 1,946 | 2,834 | 2,041 | 2,420 | 1,886 | 1,315 | 697 | 353 | 164 | 40 | 11 | 3 | 15,438 |
| Lone Parent | 97 | 370 | 522 | 851 | 1,200 | 754 | 558 | 195 | 69 | 17 | 14 | 6 | 5 | 7 | 14 | 4,679 |
| Other Multi person | 98 | 1,339 | 710 | 359 | 311 | 204 | 204 | 269 | 252 | 347 | 294 | 340 | 182 | 189 | 177 | 5,275 |
| Single Person | 105 | 512 | 1,371 | 1,802 | 1,570 | 1,173 | 1,436 | 1,797 | 1,867 | 1,851 | 1,996 | 1,891 | 1,703 | 1,527 | 2,203 | 22,804 |
| All households | 383 | 3,074 | 4,965 | 5,874 | 6,668 | 4,590 | 5,261 | 5,255 | 5,047 | 4,895 | 5,514 | 4,971 | 3,869 | 2,841 | 3,211 | 66,418 |
| 2021 | | | | | | | | | | | | | | | | |
| Couple, no children | 58 | 373 | 996 | 908 | 639 | 606 | 510 | 1,057 | 1,602 | 1,971 | 2,419 | 2,802 | 2,194 | 1,304 | 949 | 18,388 |
| Couple with children | 17 | 344 | 1,217 | 1,930 | 2,402 | 2,960 | 1,919 | 1,801 | 1,364 | 692 | 299 | 179 | 45 | 13 | 4 | 15,186 |
| Lone Parent | 99 | 345 | 465 | 839 | 1,080 | 968 | 501 | 182 | 76 | 18 | 11 | 5 | 9 | 8 | 13 | 4,619 |
| Other Multi person | 97 | 1,175 | 720 | 398 | 307 | 287 | 166 | 236 | 254 | 357 | 261 | 412 | 200 | 234 | 185 | 5,289 |
| Single Person | 103 | 454 | 1,355 | 1,930 | 1,488 | 1,852 | 1,367 | 1,870 | 2,204 | 2,030 | 1,892 | 2,175 | 2,008 | 1,655 | 2,217 | 24,600 |
| All households | 374 | 2,691 | 4,753 | 6,005 | 5,916 | 6,673 | 4,463 | 5,146 | 5,500 | 5,068 | 4,882 | 5,573 | 4,456 | 3,214 | 3,368 | 68,082 |
| 2026 | | | | | | | | | | | | | | | | |
| Couple, no children | 60 | 368 | 871 | 866 | 648 | 521 | 761 | 839 | 1,536 | 2,046 | 2,420 | 2,422 | 2,438 | 1,500 | 1,154 | 18,450 |
| Couple with children | 18 | 339 | 1,064 | 1,839 | 2,436 | 2,546 | 2,864 | 1,428 | 1,309 | 719 | 299 | 155 | 50 | 15 | 5 | 15,086 |
| Lone Parent | 106 | 355 | 413 | 783 | 1,095 | 867 | 645 | 154 | 75 | 17 | 13 | 6 | 9 | 9 | 15 | 4,562 |
| Other Multi person | 102 | 1,209 | 671 | 406 | 340 | 255 | 209 | 191 | 241 | 382 | 265 | 396 | 212 | 323 | 223 | 5,425 |
| Single Person | 105 | 470 | 1,261 | 1,907 | 1,590 | 1,769 | 2,052 | 1,748 | 2,300 | 2,333 | 2,042 | 2,015 | 2,288 | 1,925 | 2,435 | 26,240 |
| All households | 391 | 2,741 | 4,280 | 5,801 | 6,109 | 5,958 | 6,531 | 4,360 | 5,461 | 5,497 | 5,039 | 4,994 | 4,997 | 3,772 | 3,832 | 69,763 |

| | Dover | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15-19 | 20-24 | 25-29 | 30-34 | 35-39 | 40-44 | 45-49 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ | Total |
| 2006 | | | | | | | | | | | | | | | | |
| Couple, no children | 43 | 314 | 582 | 530 | 453 | 439 | 542 | 826 | 1,449 | 1,877 | 1,867 | 1,683 | 1,151 | 704 | 331 | 12,790 |
| Couple with children | 9 | 237 | 712 | 1,126 | 1,812 | 2,304 | 2,166 | 1,676 | 1,449 | 805 | 330 | 146 | 48 | 7 | 1 | 12,829 |
| Lone Parent | 85 | 276 | 407 | 609 | 754 | 695 | 409 | 120 | 64 | 19 | 10 | 7 | 2 | 4 | 6 | 3,467 |
| Other Multi person | 20 | 73 | 83 | 94 | 69 | 150 | 253 | 307 | 268 | 237 | 180 | 192 | 156 | 156 | 126 | 2,364 |
| Single Person | 70 | 273 | 583 | 672 | 746 | 862 | 981 | 1,039 | 1,355 | 1,312 | 1,425 | 1,369 | 1,442 | 1,369 | 1,246 | 14,744 |
| All households | 227 | 1,173 | 2,367 | 3,031 | 3,834 | 4,450 | 4,351 | 3,968 | 4,585 | 4,250 | 3,812 | 3,397 | 2,799 | 2,240 | 1,710 | 46,194 |
| 2011 | | | | | | | | | | | | | | | | |
| Couple, no children | 47 | 370 | 619 | 534 | 356 | 367 | 556 | 886 | 1,264 | 2,065 | 2,241 | 1,974 | 1,347 | 767 | 374 | 13,766 |
| Couple with children | 10 | 279 | 756 | 1,135 | 1,423 | 1,929 | 2,223 | 1,798 | 1,264 | 885 | 395 | 172 | 56 | 8 | 2 | 12,335 |
| Lone Parent | 96 | 330 | 370 | 563 | 678 | 663 | 454 | 132 | 65 | 26 | 15 | 6 | 3 | 4 | 5 | 3,410 |
| Other Multi person | 22 | 90 | 102 | 110 | 65 | 123 | 263 | 321 | 234 | 271 | 195 | 213 | 128 | 126 | 108 | 2,371 |
| Single Person | 79 | 340 | 649 | 776 | 722 | 846 | 1,213 | 1,291 | 1,403 | 1,684 | 1,795 | 1,458 | 1,475 | 1,281 | 1,349 | 16,361 |
| All households | 254 | 1,409 | 2,496 | 3,118 | 3,244 | 3,928 | 4,709 | 4,428 | 4,230 | 4,931 | 4,641 | 3,823 | 3,009 | 2,186 | 1,837 | 48,243 |
| 2016 | | | | | | | | | | | | | | | | |
| Couple, no children | 42 | 380 | 737 | 579 | 365 | 292 | 473 | 918 | 1,353 | 1,846 | 2,478 | 2,395 | 1,633 | 933 | 442 | 14,864 |
| Couple with children | 9 | 286 | 900 | 1,229 | 1,461 | 1,530 | 1,890 | 1,865 | 1,353 | 791 | 437 | 208 | 68 | 9 | 2 | 12,040 |
| Lone Parent | 93 | 354 | 440 | 538 | 625 | 581 | 432 | 142 | 76 | 26 | 19 | 8 | 2 | 2 | 5 | 3,343 |
| Other Multi person | 22 | 92 | 141 | 138 | 72 | 102 | 234 | 330 | 234 | 243 | 215 | 278 | 112 | 114 | 92 | 2,419 |
| Single Person | 77 | 366 | 835 | 909 | 828 | 806 | 1,183 | 1,550 | 1,693 | 1,724 | 2,250 | 1,782 | 1,609 | 1,380 | 1,420 | 18,412 |
| All households | 243 | 1,478 | 3,053 | 3,393 | 3,351 | 3,311 | 4,212 | 4,805 | 4,709 | 4,630 | 5,399 | 4,671 | 3,424 | 2,438 | 1,961 | 51,078 |
| 2021 | | | | | | | | | | | | | | | | |
| Couple, no children | 38 | 309 | 711 | 661 | 385 | 289 | 365 | 776 | 1,388 | 1,917 | 2,222 | 2,651 | 2,013 | 1,143 | 554 | 15,420 |
| Couple with children | 8 | 233 | 868 | 1,404 | 1,540 | 1,520 | 1,460 | 1,576 | 1,388 | 821 | 392 | 230 | 84 | 12 | 2 | 11,539 |
| Lone Parent | 95 | 288 | 414 | 607 | 579 | 507 | 375 | 119 | 85 | 28 | 20 | 8 | 2 | 3 | 7 | 3,137 |
| Other Multi person | 20 | 70 | 149 | 177 | 76 | 87 | 193 | 278 | 230 | 242 | 185 | 360 | 116 | 106 | 86 | 2,375 |
| Single Person | 80 | 302 | 830 | 1,113 | 926 | 867 | 1,054 | 1,485 | 1,958 | 1,983 | 2,237 | 2,156 | 1,965 | 1,533 | 1,569 | 20,058 |
| All households | 241 | 1,202 | 2,972 | 3,962 | 3,506 | 3,270 | 3,447 | 4,234 | 5,048 | 4,991 | 5,056 | 5,405 | 4,180 | 2,797 | 2,218 | 52,529 |
| 2026 | | | | | | | | | | | | | | | | |
| Couple, no children | 34 | 307 | 606 | 655 | 451 | 312 | 366 | 613 | 1,199 | 1,971 | 2,301 | 2,455 | 2,280 | 1,433 | 710 | 15,692 |
| Couple with children | 8 | 232 | 741 | 1,391 | 1,805 | 1,635 | 1,462 | 1,246 | 1,199 | 845 | 406 | 213 | 95 | 14 | 3 | 11,295 |
| Lone Parent | 92 | 311 | 329 | 596 | 672 | 464 | 343 | 94 | 76 | 31 | 22 | 9 | 2 | 6 | 8 | 3,055 |
| Other Multi person | 20 | 70 | 133 | 190 | 90 | 83 | 173 | 221 | 194 | 243 | 181 | 367 | 118 | 115 | 86 | 2,284 |
| Single Person | 75 | 324 | 712 | 1,140 | 1,145 | 974 | 1,071 | 1,335 | 1,861 | 2,293 | 2,507 | 2,108 | 2,369 | 1,919 | 1,823 | 21,656 |
| All households | 229 | 1,244 | 2,521 | 3,972 | 4,163 | 3,468 | 3,415 | 3,509 | 4,528 | 5,383 | 5,417 | 5,152 | 4,864 | 3,487 | 2,630 | 53,982 |

| | Shepway | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15-19 | 20-24 | 25-29 | 30-34 | 35-39 | 40-44 | 45-49 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ | Total |
| 2006 | | | | | | | | | | | | | | | | |
| Couple, no children | 50 | 274 | 536 | 519 | 463 | 399 | 454 | 714 | 1,341 | 1,727 | 1,749 | 1,567 | 1,186 | 736 | 407 | 12,124 |
| Couple with children | 13 | 225 | 711 | 1,212 | 1,854 | 2,096 | 1,816 | 1,451 | 1,341 | 740 | 309 | 136 | 49 | 7 | 2 | 11,960 |
| Lone Parent | 60 | 217 | 362 | 543 | 732 | 643 | 398 | 159 | 70 | 20 | 8 | 5 | 9 | 3 | 5 | 3,234 |
| Other Multi person | 24 | 68 | 138 | 109 | 116 | 140 | 203 | 246 | 262 | 215 | 164 | 165 | 142 | 156 | 107 | 2,255 |
| Single Person | 69 | 226 | 529 | 709 | 804 | 841 | 896 | 856 | 1,163 | 1,203 | 1,257 | 1,259 | 1,417 | 1,437 | 1,405 | 14,071 |
| All households | 216 | 1,010 | 2,276 | 3,092 | 3,969 | 4,119 | 3,767 | 3,426 | 4,177 | 3,905 | 3,487 | 3,132 | 2,803 | 2,339 | 1,926 | 43,644 |
| 2011 | | | | | | | | | | | | | | | | |
| Couple, no children | 54 | 281 | 513 | 514 | 376 | 384 | 479 | 750 | 1,074 | 1,923 | 2,030 | 1,774 | 1,311 | 801 | 489 | 12,753 |
| Couple with children | 14 | 230 | 680 | 1,199 | 1,503 | 2,017 | 1,916 | 1,523 | 1,074 | 824 | 358 | 154 | 55 | 8 | 2 | 11,556 |
| Lone Parent | 59 | 266 | 295 | 483 | 687 | 647 | 458 | 182 | 62 | 24 | 7 | 6 | 7 | 5 | 6 | 3,194 |
| Other Multi person | 26 | 68 | 148 | 120 | 110 | 119 | 181 | 271 | 216 | 257 | 189 | 193 | 115 | 120 | 83 | 2,216 |
| Single Person | 74 | 250 | 527 | 808 | 791 | 913 | 1,120 | 1,037 | 1,142 | 1,508 | 1,512 | 1,432 | 1,364 | 1,318 | 1,562 | 15,358 |
| All households | 227 | 1,094 | 2,163 | 3,124 | 3,467 | 4,080 | 4,154 | 3,763 | 3,568 | 4,536 | 4,096 | 3,559 | 2,852 | 2,252 | 2,142 | 45,077 |
| 2016 | | | | | | | | | | | | | | | | |
| Couple, no children | 43 | 287 | 516 | 492 | 365 | 312 | 461 | 795 | 1,115 | 1,581 | 2,263 | 2,088 | 1,519 | 928 | 585 | 13,350 |
| Couple with children | 11 | 234 | 685 | 1,149 | 1,459 | 1,641 | 1,842 | 1,615 | 1,115 | 678 | 399 | 182 | 63 | 9 | 2 | 11,083 |
| Lone Parent | 57 | 231 | 354 | 419 | 613 | 591 | 452 | 202 | 68 | 22 | 11 | 2 | 8 | 4 | 6 | 3,040 |
| Other Multi person | 24 | 64 | 181 | 132 | 127 | 100 | 146 | 293 | 217 | 228 | 214 | 240 | 107 | 106 | 69 | 2,248 |
| Single Person | 72 | 245 | 587 | 851 | 859 | 891 | 1,175 | 1,251 | 1,361 | 1,447 | 1,852 | 1,700 | 1,574 | 1,311 | 1,616 | 16,792 |
| All households | 207 | 1,061 | 2,323 | 3,043 | 3,423 | 3,535 | 4,076 | 4,156 | 3,875 | 3,956 | 4,739 | 4,212 | 3,271 | 2,358 | 2,278 | 46,513 |
| 2021 | | | | | | | | | | | | | | | | |
| Couple, no children | 38 | 212 | 525 | 491 | 349 | 302 | 374 | 768 | 1,182 | 1,604 | 1,897 | 2,352 | 1,811 | 1,107 | 713 | 13,724 |
| Couple with children | 9 | 173 | 695 | 1,147 | 1,397 | 1,586 | 1,496 | 1,559 | 1,182 | 687 | 335 | 205 | 75 | 11 | 3 | 10,560 |
| Lone Parent | 56 | 224 | 287 | 492 | 534 | 506 | 400 | 191 | 75 | 22 | 11 | 4 | 7 | 6 | 8 | 2,823 |
| Other Multi person | 25 | 48 | 190 | 156 | 137 | 87 | 109 | 267 | 225 | 235 | 183 | 297 | 108 | 116 | 61 | 2,244 |
| Single Person | 72 | 205 | 573 | 957 | 883 | 944 | 1,103 | 1,292 | 1,616 | 1,633 | 1,776 | 2,045 | 1,868 | 1,526 | 1,711 | 18,204 |
| All households | 200 | 862 | 2,270 | 3,243 | 3,300 | 3,425 | 3,482 | 4,077 | 4,279 | 4,181 | 4,202 | 4,903 | 3,869 | 2,766 | 2,496 | 47,555 |
| 2026 | | | | | | | | | | | | | | | | |
| Couple, no children | 35 | 217 | 409 | 511 | 355 | 295 | 369 | 635 | 1,156 | 1,705 | 1,911 | 2,053 | 2,071 | 1,359 | 885 | 13,966 |
| Couple with children | 9 | 178 | 542 | 1,191 | 1,422 | 1,549 | 1,475 | 1,288 | 1,156 | 731 | 337 | 179 | 86 | 14 | 4 | 10,160 |
| Lone Parent | 51 | 217 | 285 | 415 | 631 | 436 | 347 | 161 | 74 | 26 | 12 | 5 | 7 | 9 | 7 | 2,683 |
| Other Multi person | 24 | 47 | 165 | 171 | 155 | 80 | 81 | 218 | 204 | 243 | 184 | 296 | 109 | 132 | 71 | 2,180 |
| Single Person | 69 | 214 | 492 | 980 | 991 | 979 | 1,116 | 1,224 | 1,665 | 1,899 | 1,972 | 1,946 | 2,243 | 1,820 | 2,002 | 19,612 |
| All households | 188 | 873 | 1,892 | 3,268 | 3,554 | 3,339 | 3,388 | 3,526 | 4,255 | 4,604 | 4,416 | 4,479 | 4,516 | 3,334 | 2,969 | 48,601 |

| | Swale | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15-19 | 20-24 | 25-29 | 30-34 | 35-39 | 40-44 | 45-49 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ | Total |
| 2006 | | | | | | | | | | | | | | | | |
| Couple, no children | 60 | 529 | 870 | 908 | 678 | 602 | 659 | 1,085 | 1,809 | 2,192 | 2,029 | 1,632 | 1,195 | 649 | 319 | 15,216 |
| Couple with children | 11 | 310 | 1,064 | 1,843 | 2,710 | 3,160 | 2,637 | 2,015 | 1,670 | 853 | 358 | 142 | 50 | 7 | 1 | 16,830 |
| Lone Parent | 101 | 346 | 497 | 761 | 880 | 685 | 422 | 143 | 50 | 13 | 4 | 2 | 7 | 5 | 9 | 3,925 |
| Other Multi person | 24 | 91 | 86 | 67 | 102 | 165 | 246 | 276 | 287 | 247 | 209 | 196 | 175 | 160 | 157 | 2,488 |
| Single Person | 98 | 416 | 764 | 873 | 898 | 1,064 | 992 | 955 | 1,279 | 1,259 | 1,211 | 1,237 | 1,440 | 1,326 | 1,197 | 15,009 |
| All households | 294 | 1,692 | 3,281 | 4,451 | 5,268 | 5,676 | 4,956 | 4,474 | 5,095 | 4,564 | 3,811 | 3,209 | 2,867 | 2,147 | 1,683 | 53,468 |
| 2011 | | | | | | | | | | | | | | | | |
| Couple, no children | 67 | 562 | 838 | 840 | 590 | 567 | 760 | 1,182 | 1,525 | 2,451 | 2,426 | 1,891 | 1,312 | 765 | 409 | 16,184 |
| Couple with children | 13 | 330 | 1,024 | 1,704 | 2,358 | 2,975 | 3,038 | 2,196 | 1,408 | 953 | 428 | 164 | 55 | 8 | 2 | 16,657 |
| Lone Parent | 105 | 387 | 495 | 723 | 866 | 716 | 538 | 166 | 42 | 15 | 4 | 2 | 4 | 4 | 9 | 4,076 |
| Other Multi person | 26 | 101 | 91 | 75 | 104 | 132 | 264 | 303 | 240 | 285 | 245 | 235 | 148 | 154 | 155 | 2,558 |
| Single Person | 111 | 490 | 873 | 957 | 927 | 1,156 | 1,377 | 1,204 | 1,247 | 1,610 | 1,523 | 1,394 | 1,412 | 1,344 | 1,421 | 17,046 |
| All households | 322 | 1,870 | 3,321 | 4,299 | 4,845 | 5,546 | 5,977 | 5,051 | 4,462 | 5,314 | 4,626 | 3,686 | 2,931 | 2,275 | 1,996 | 56,521 |
| 2016 | | | | | | | | | | | | | | | | |
| Couple, no children | 63 | 581 | 869 | 808 | 546 | 495 | 722 | 1,372 | 1,668 | 2,099 | 2,717 | 2,289 | 1,562 | 880 | 531 | 17,201 |
| Couple with children | 12 | 341 | 1,062 | 1,639 | 2,184 | 2,600 | 2,890 | 2,547 | 1,539 | 816 | 480 | 199 | 65 | 9 | 2 | 16,385 |
| Lone Parent | 102 | 383 | 511 | 746 | 817 | 679 | 562 | 202 | 45 | 10 | 7 | 3 | 5 | 2 | 11 | 4,085 |
| Other Multi person | 27 | 108 | 98 | 86 | 110 | 107 | 228 | 345 | 251 | 238 | 282 | 325 | 147 | 147 | 157 | 2,656 |
| Single Person | 117 | 539 | 1,025 | 1,096 | 984 | 1,181 | 1,486 | 1,593 | 1,531 | 1,520 | 1,890 | 1,682 | 1,650 | 1,355 | 1,610 | 19,259 |
| All households | 321 | 1,952 | 3,564 | 4,375 | 4,641 | 5,062 | 5,888 | 6,059 | 5,034 | 4,683 | 5,376 | 4,498 | 3,429 | 2,393 | 2,311 | 59,586 |
| 2021 | | | | | | | | | | | | | | | | |
| Couple, no children | 57 | 508 | 851 | 803 | 509 | 448 | 616 | 1,294 | 1,917 | 2,268 | 2,324 | 2,557 | 1,916 | 1,071 | 663 | 17,800 |
| Couple with children | 11 | 298 | 1,040 | 1,629 | 2,036 | 2,352 | 2,463 | 2,402 | 1,769 | 882 | 410 | 222 | 80 | 11 | 3 | 15,609 |
| Lone Parent | 101 | 329 | 448 | 767 | 820 | 607 | 520 | 197 | 56 | 14 | 5 | 5 | 4 | 4 | 11 | 3,888 |
| Other Multi person | 29 | 96 | 95 | 97 | 117 | 88 | 179 | 315 | 279 | 242 | 239 | 440 | 159 | 166 | 174 | 2,715 |
| Single Person | 122 | 500 | 1,050 | 1,206 | 1,040 | 1,182 | 1,450 | 1,663 | 1,951 | 1,786 | 1,738 | 1,979 | 2,046 | 1,575 | 1,751 | 21,039 |
| All households | 320 | 1,731 | 3,483 | 4,502 | 4,522 | 4,677 | 5,228 | 5,871 | 5,972 | 5,192 | 4,716 | 5,203 | 4,205 | 2,827 | 2,602 | 61,051 |
| 2026 | | | | | | | | | | | | | | | | |
| Couple, no children | 56 | 507 | 770 | 807 | 517 | 428 | 560 | 1,122 | 1,815 | 2,627 | 2,520 | 2,209 | 2,175 | 1,349 | 852 | 18,314 |
| Couple with children | 11 | 298 | 941 | 1,637 | 2,066 | 2,246 | 2,241 | 2,085 | 1,675 | 1,022 | 445 | 192 | 91 | 14 | 3 | 14,966 |
| Lone Parent | 99 | 326 | 376 | 714 | 869 | 608 | 469 | 174 | 58 | 14 | 6 | 3 | 4 | 6 | 14 | 3,740 |
| Other Multi person | 29 | 101 | 85 | 103 | 123 | 82 | 148 | 257 | 263 | 271 | 256 | 429 | 169 | 206 | 227 | 2,749 |
| Single Person | 124 | 533 | 984 | 1,248 | 1,128 | 1,251 | 1,422 | 1,608 | 1,995 | 2,247 | 2,006 | 1,737 | 2,475 | 1,951 | 2,050 | 22,759 |
| All households | 319 | 1,765 | 3,155 | 4,509 | 4,703 | 4,615 | 4,840 | 5,246 | 5,806 | 6,181 | 5,233 | 4,570 | 4,914 | 3,526 | 3,146 | 62,528 |

| | Thanet | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15-19 | 20-24 | 25-29 | 30-34 | 35-39 | 40-44 | 45-49 | 50-54 | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85+ | Total |
| 2006 | | | | | | | | | | | | | | | | |
| Couple, no children | 80 | 433 | 628 | 612 | 631 | 555 | 624 | 1,044 | 1,760 | 2,169 | 2,229 | 2,001 | 1,546 | 1,062 | 528 | 15,901 |
| Couple with children | 20 | 354 | 767 | 1,302 | 2,111 | 2,367 | 2,088 | 1,566 | 1,382 | 723 | 275 | 128 | 48 | 11 | 2 | 13,145 |
| Lone Parent | 140 | 495 | 589 | 842 | 1,102 | 951 | 563 | 211 | 90 | 32 | 13 | 9 | 6 | 7 | 6 | 5,056 |
| Other Multi person | 38 | 106 | 114 | 82 | 114 | 187 | 293 | 331 | 367 | 299 | 258 | 245 | 211 | 243 | 217 | 3,105 |
| Single Person | 155 | 474 | 734 | 910 | 1,020 | 1,206 | 1,318 | 1,372 | 1,781 | 1,759 | 1,741 | 1,807 | 2,011 | 2,051 | 1,816 | 20,155 |
| All households | 433 | 1,862 | 2,832 | 3,748 | 4,978 | 5,266 | 4,886 | 4,524 | 5,380 | 4,982 | 4,516 | 4,190 | 3,822 | 3,374 | 2,569 | 57,362 |
| 2011 | | | | | | | | | | | | | | | | |
| Couple, no children | 88 | 501 | 673 | 562 | 490 | 525 | 664 | 1,109 | 1,481 | 2,311 | 2,625 | 2,201 | 1,623 | 1,047 | 609 | 16,508 |
| Couple with children | 22 | 410 | 822 | 1,195 | 1,641 | 2,238 | 2,222 | 1,663 | 1,164 | 770 | 324 | 141 | 50 | 11 | 2 | 12,675 |
| Lone Parent | 157 | 597 | 559 | 759 | 983 | 983 | 671 | 238 | 88 | 38 | 16 | 9 | 5 | 5 | 6 | 5,114 |
| Other Multi person | 46 | 131 | 127 | 79 | 94 | 174 | 301 | 337 | 314 | 336 | 282 | 272 | 157 | 208 | 205 | 3,063 |
| Single Person | 174 | 572 | 825 | 990 | 960 | 1,286 | 1,625 | 1,685 | 1,768 | 2,176 | 2,127 | 1,952 | 1,861 | 1,797 | 1,923 | 21,721 |
| All households | 487 | 2,210 | 3,006 | 3,585 | 4,168 | 5,206 | 5,483 | 5,032 | 4,815 | 5,631 | 5,374 | 4,575 | 3,696 | 3,068 | 2,745 | 59,081 |
| 2016 | | | | | | | | | | | | | | | | |
| Couple, no children | 78 | 505 | 747 | 596 | 446 | 406 | 631 | 1,182 | 1,547 | 1,973 | 2,815 | 2,590 | 1,835 | 1,142 | 677 | 17,172 |
| Couple with children | 20 | 413 | 914 | 1,267 | 1,495 | 1,730 | 2,113 | 1,772 | 1,215 | 658 | 348 | 165 | 57 | 12 | 3 | 12,180 |
| Lone Parent | 160 | 607 | 648 | 726 | 876 | 864 | 676 | 260 | 96 | 33 | 18 | 12 | 7 | 3 | 7 | 4,993 |
| Other Multi person | 45 | 139 | 149 | 82 | 92 | 145 | 272 | 347 | 322 | 293 | 304 | 338 | 143 | 194 | 182 | 3,047 |
| Single Person | 173 | 613 | 1,010 | 1,162 | 994 | 1,200 | 1,678 | 2,055 | 2,074 | 2,099 | 2,594 | 2,321 | 2,023 | 1,691 | 1,906 | 23,593 |
| All households | 476 | 2,277 | 3,468 | 3,833 | 3,903 | 4,345 | 5,370 | 5,616 | 5,254 | 5,056 | 6,079 | 5,426 | 4,065 | 3,042 | 2,775 | 60,985 |
| 2021 | | | | | | | | | | | | | | | | |
| Couple, no children | 72 | 438 | 745 | 661 | 475 | 368 | 497 | 1,131 | 1,646 | 2,045 | 2,466 | 2,799 | 2,210 | 1,330 | 798 | 17,680 |
| Couple with children | 18 | 358 | 911 | 1,405 | 1,592 | 1,568 | 1,665 | 1,696 | 1,293 | 682 | 305 | 179 | 68 | 13 | 3 | 11,756 |
| Lone Parent | 167 | 560 | 613 | 832 | 842 | 755 | 579 | 238 | 105 | 35 | 16 | 15 | 5 | 4 | 6 | 4,772 |
| Other Multi person | 45 | 123 | 153 | 94 | 102 | 127 | 221 | 313 | 341 | 286 | 265 | 414 | 148 | 209 | 167 | 3,008 |
| Single Person | 179 | 585 | 1,056 | 1,429 | 1,115 | 1,215 | 1,490 | 2,115 | 2,453 | 2,364 | 2,511 | 2,765 | 2,386 | 1,852 | 1,951 | 25,466 |
| All households | 481 | 2,064 | 3,478 | 4,421 | 4,126 | 4,033 | 4,452 | 5,493 | 5,838 | 5,411 | 5,563 | 6,172 | 4,817 | 3,408 | 2,925 | 62,682 |
| 2026 | | | | | | | | | | | | | | | | |
| Couple, no children | 69 | 436 | 659 | 667 | 536 | 394 | 456 | 904 | 1,589 | 2,186 | 2,558 | 2,524 | 2,441 | 1,634 | 976 | 18,029 |
| Couple with children | 17 | 356 | 805 | 1,417 | 1,796 | 1,679 | 1,528 | 1,357 | 1,249 | 729 | 316 | 161 | 75 | 17 | 4 | 11,505 |
| Lone Parent | 166 | 568 | 556 | 804 | 987 | 717 | 502 | 187 | 99 | 42 | 17 | 10 | 5 | 5 | 9 | 4,674 |
| Other Multi person | 43 | 128 | 133 | 91 | 118 | 125 | 189 | 248 | 319 | 287 | 258 | 402 | 152 | 250 | 169 | 2,912 |
| Single Person | 178 | 633 | 998 | 1,504 | 1,340 | 1,371 | 1,436 | 1,894 | 2,503 | 2,763 | 2,762 | 2,659 | 2,830 | 2,184 | 2,208 | 27,263 |
| All households | 473 | 2,121 | 3,151 | 4,483 | 4,777 | 4,286 | 4,111 | 4,590 | 5,759 | 6,006 | 5,911 | 5,756 | 5,503 | 4,090 | 3,366 | 64,383 |

# Annex six: Housing Aspirations questionnaire

## 8.244 EAST KENT HOUSING SURVEY

Good morning/afternoon/evening. My name is _____________________________ from ECOTEC Survey and we are conducting a housing survey on behalf of the five East Kent local authorities of Canterbury, Dover, Shepway, Swale and Thanet. The five local authorities are working together to improve housing and plan for future housing need across East Kent. Would you mind answering some questions please? All your answers will remain strictly confidential.

Area

| | |
|---|---|
| Canterbury | |
| Dover | |
| Shepway | |
| Swale | |
| Thanet | |

Q1a. Are you the householder, joint householder or their spouse/partner?

| | |
|---|---|
| Yes | 1 – continue |
| No | 2 - close |

**SECTION A – YOUR CURRENT HOME**

Q2a. What type of property do you currently live in?

| | |
|---|---|
| Terraced or end-terraced house | 1 |
| Semi-detached house | 2 |
| Detached house | 3 |
| Low rise flat/maisonette | 4 |
| High rise flat | 5 |
| Self-contained bedsit | 6 |
| Room in a shared house | 7 |
| Bungalow | 8 |
| Sheltered accommodation | 9 |
| A caravan or other temporary or mobile structure (including park homes) | 10 |
| Other (Please state) | 11 |

Q2b. How many single and double bedrooms do you have?

| | ***Write in number*** |
|---|---|
| Single bedrooms | |
| Double bedrooms | |

Q3. How many bathrooms, kitchens, dining rooms and living rooms are there in the property?

| | ***Write in number*** |
|---|---|
| Bathrooms | |
| Kitchens | |
| Living rooms | |
| Dining rooms | |

Q4. How many rooms, not counting kitchens and bathrooms, do you have altogether?
***(Write in)***…………………

Q5a. Do you share either a kitchen or bathroom with anyone outside of your household?

*A household is one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day.*

| | |
|---|---|
| Yes – share a kitchen | 1 |
| Yes – share a bathroom | 2 |
| No | 3 |

Q6a. How long have you lived at your current address? ***Tick one only***
Q6b. How long have you lived in the neighbourhood? ***Tick one only***
Q6c. How long have you lived in this local authority area (e.g. Dover, Canterbury etc.) ***Tick one only***
**SHOWCARD A**

| | **6a. Current address** | **6b. Neighbourhood** | **6c. Local authority area** |
|---|---|---|---|
| Less than six months | 1 | 1 | 1 |
| Between 6 and 12 months | 2 | 2 | 2 |
| Between 1 and 2 years | 3 | 3 | 3 |
| Between 2 and 5 years | 4 | 4 | 4 |
| Between 5 and 10 years | 5 | 5 | 5 |
| Between 10 and 20 years | 6 | 6 | 6 |
| More than 20 years | 7 | 7 | 7 |
| Don’t know/can’t recall | 8 | 8 | 8 |

Q7. Which of the following best describes your current situation? ***Tick one only***
**SHOWCARD B**

| | | |
|---|---|---|
| Own your own home, with a mortgage | 1 | ***Go to Q8*** |
| Own your own home outright (no mortgage) | 2 | ***Go to Q8*** |
| Rent your home from a private landlord | 3 | ***Go to Q12*** |
| Rent your home from the Council | 4 | ***Go to Q12*** |
| Rent your home from a Registered Social Landlord | 5 | ***Go to Q12*** |
| Rent your home from a Housing Association | 6 | ***Go to Q12*** |
| Own a share of your home (part rent/part buy – shared ownership) | 7 | ***Go to Q8*** |

| | | |
|---|---|---|
| Live in a home provided by your employer | 8 | ***Go to Q14a*** |
| Living in student accommodation | 9 | ***Go to Q14a*** |
| Live rent free in a home not owned by you | 10 | ***Go to Q14a*** |
| Homeless and in temporary accommodation | 11 | ***Go to Q16a*** |
| Other ***(please write in)*** | 12 | ***Go to Q16a*** |

**<u>Owner Occupiers</u>**

**Please remember this survey is confidential**

Q8. How much did you pay for the property when you bought it?

***(Write in)***…………………

Q9. In which year did you buy the property?

***(Write in)***……………………………………………………………………………………..

Q10. Can you tell me what your monthly mortgage payment is?

***(Write in)***………………………………………………………………………………………

Q11. If there is no mortgage or loan outstanding, how did you acquire the property?

| | |
|---|---|
| Bought the property outright | 1 |
| Bought the property with a mortgage but this has now been paid off | 2 |
| Inherited / was given the property | 3 |
| Other (please specify) | 4 |

***Now go to Q14a***

**<u>Social and Private Renters</u>**

**Please remember this survey is confidential**

Q12. Can you tell me how much your monthly rent payment is? (

………………………………………………………………………………………

Q13. Why did you choose to rent from the Council, Housing Association or other Registered social landlord/ from a private landlord? READ OUT WHICHEVER IS APPLICABLE
***DO NOT PROMPT, BUT PROBE***

| |
|---|
| WRITE IN |

Q14a. When you moved to this address, why did you choose this property rather than others you might have considered?

**DO NOT PROMPT, BUT PROBE, TICK ALL MENTIONED**

Q14b. **SHOWCARD C**, Can I ask if any others of these things influenced you?

| | Q14a. Unprompted | Q14b. Prompted |
|---|---|---|
| **Financial reasons** | | |
| Price/rent was attractive | 1 | 1 |
| Only one I could afford to buy/rent at the time | 2 | 2 |
| Good investment | 3 | 3 |
| **Property reasons** | | |
| Wanted a newly built house | 4 | 4 |
| The right size and type for my family | 5 | 5 |
| Wanted to live in this type of housing | 6 | 6 |
| I liked the design of the property | 7 | 7 |
| It provided car parking | 8 | 8 |
| Size of the garden | 9 | 9 |
| **Area reasons** | | |
| It is all there was in the area | 10 | 10 |
| The appearance and layout of the estate | 11 | 11 |
| This area is a nice place to live | 12 | 12 |
| People like me live in this area | 13 | 13 |
| Close to a good school for my children | 14 | 14 |
| Close to amenities | 15 | 15 |
| Close to family and friends | 16 | 16 |
| It is only area I know | 17 | 17 |
| **Work reasons** | | |
| Near to job/helped me take-up/maintain employment | 18 | 18 |
| Good transport links | 19 | 19 |
| **Other** (please write in) | 20 | 20 |

Q15. Overall, was it the property or the area that was more important in choosing your home?

| | |
|---|---|
| Property | 1 |
| Area | 2 |
| Equally important | 3 |
| Don't know/can't remember | 4 |

**SECTION B - YOUR PREVIOUS HOME**

Q16a. What was the location of your previous home? ***Tick one only*** **SHOWCARD D**

| | |
|---|---|
| Canterbury | 1 |
| Dover | 2 |
| Shepway | 3 |
| Swale | 4 |
| Thanet | 5 |
| Elsewhere in Kent (please state) | 6 |

| | |
|---|---|
| Elsewhere in the South of England (please state) | 7 |
| Elsewhere in the UK (please state) | 8 |
| Outside the UK (please state) | 9 |

Q16b. What was the postcode of your previous home?

Please remember this survey is confidential

**INTERVIEWER, PLEASE DOUBLE CHECK WITH INTERVIEWEE**

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |

………………………………………………………………………………………………......

Q17. What type of property was your previous home?

| | |
|---|---|
| Terraced or end-terraced house | 1 |
| Semi-detached house | 2 |
| Detached house | 3 |
| Low rise flat/maisonette | 4 |
| High rise flat | 5 |
| Self-contained bedsit | 6 |
| Room in a shared house | 7 |
| Bungalow | 8 |
| Sheltered accommodation | 9 |
| A caravan or other temporary or mobile structure (including park homes) | 10 |
| Other (Please state) | 11 |

Q18. Which of the following best describes the tenure of your previous home? ***Tick one only*** **SHOWCARD B**

| | |
|---|---|
| Owned your own home, with a mortgage | 1 |
| Owned your own home outright (no mortgage) | 2 |
| Rented your home from a private landlord | 3 |
| Rented your home from the Council | 4 |
| Rented your home from a Registered Social Landlord | 5 |
| Rented your home from a Housing Association | 6 |
| Owned a share of your home (part rent/part buy – shared ownership) | 7 |
| Lived in a home provided by your employer | 8 |
| Lived in student accommodation | 9 |

| | |
|---|---|
| Lived rent free in a home not owned by you | 10 |
| Homeless and in temporary accommodation | 11 |
| Other ***(please write in)*** | 12 |

## SECTION C – YOUR FUTURE HOUSING NEEDS AND ASPIRATIONS

Q19. Are you considering moving home at all in the next three years?

| | |
|---|---|
| Yes, definitely | 1 – go to Q20 |
| Yes, probably | 2 – Go to Q20 |
| Would move if possible | 3 – Go to Q21 |
| Don't know | 4 – Go to Q23 |
| Probably not | 5 – Go to Q23 |
| Definitely not | 6 – Go to Q23 |

**ASK THOSE WHO WILL DEFINITELY / PROBABLY MOVE**

Q20. When do you think this is likely to be?

| | |
|---|---|
| Under 1 year | 1 |
| 1-2 years | 2 |
| 2-3 years | 3 |
| Don't know | 4 |

***Then go to Q22***

**ASK THOSE WHO WOULD MOVE IF POSSIBLE**

Q21. What is preventing you from moving at present?

……………………………………………………………………………………………………………

……………………………………………………………………………………………………………

Q22. Why are you considering moving? **Do not prompt, probe fully (tick all mentioned)**

| | |
|---|---|
| Property is in poor condition and needs repair or improvement | 1 |
| Property is too small | 2 |
| Separation/divorce from partner | 3 |
| A person leaving the household | 4 |
| Poor health or current home not suitable for my/our physical needs | 5 |
| Neighbour problems | 6 |
| For a better location within the locality | 7 |
| For a better location outside current area | 8 |
| Feel unsafe in current home/area | 9 |
| Recent victim of crime | 10 |
| Money problems | 11 |
| Dissatisfied with landlord | 12 |
| Tenancy will end | 13 |
| Got a job or better income | 14 |
| Want to be nearer family and friends | 15 |
| It is okay, but want something better | 16 |
| I tend to move around fairly often anyway | 17 |

| | |
|---|---|
| To buy a house/leave rental accommodation | 18 |
| When I leave university/no longer a student | 19 |
| Other (please state) | 20 |

**ASK ALL**

**FOR THOSE WHO DEFINITELY / PROBABLY WONT MOVE, READ OUT…**

**I appreciate that you said you are unlikely to move/don't know whether you will be moving home in the next three years. Can I ask you a few questions in the event of ending up moving anyway for any reason, perhaps for health, family or personal reasons or due to changes in the neighbourhood?**

Q23. If you do move, what area would you prefer it to be? **READ OUT**

| | |
|---|---|
| Stay within the same neighbourhood | 1 |
| Move to another neighbourhood within the same local authority area (Please state which) | 2 |
| Move to another neighbourhood in a different local authority area (Please state where) | 3 |
| Other (Please state) | 4 |

Q24. What type of property would like to move to?

| | |
|---|---|
| Terraced or end-terraced house | 1 |
| Semi-detached house | 2 |
| Detached house | 3 |
| Low rise flat/maisonette | 4 |
| High rise flat | 5 |
| Self-contained bedsit | 6 |
| Room in a shared house | 7 |
| Bungalow | 8 |
| Sheltered accommodation | 9 |
| A caravan or other temporary or mobile structure (including park homes) | 10 |
| Other (Please state) | 11 |

Q25a. If you were to actually move home in the next three years, which of these options would you <u>prefer</u> to do? **SHOWCARD E**

Q25b. In what way do you think you <u>will</u> occupy your next home? **SHOWCARD E**

| | **a. Prefer** | **b. Will** |
|---|---|---|

| | | |
|---|---|---|
| Buy an existing house/flat | 1 | 1 |
| Buy a newly built house/flat | 2 | 2 |
| Buy the council house you live in | 3 | 3 |
| Buy an empty house from the Council outside of this area | 4 | 4 |
| Rent from the Council | 5 | 5 |
| Rent from a Registered Social Landlord | 6 | 6 |
| Rent from a housing association | 7 | 7 |
| Rent from a private landlord | 8 | 8 |
| Shared ownership of a house with the Council or a housing association | 9 | 9 |
| Other (please state) | 10 | 10 |
| Don't know | 11 | 11 |

Q26. Have you or would you consider the following affordable home ownership options?

INTERVIEWER, READ OUT…

**Shared equity** – *is where more than one party has an interest in the value of the home e.g. An equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.*

**Shared ownership** – *allows you to buy a share in a home, with monthly housing costs that are affordable to people on lower incomes. You can increase your share or buy your home outright at a later date. You can sell your share when you wish to move elsewhere.*

| | Shared equity | Shared ownership |
|---|---|---|
| Yes – already considered | 1 | 1 |
| Yes – would consider | 2 | 2 |
| No | 3 | 3 |
| Don't know | 4 | 4 |

Q27. Thinking about your preferred home, if you had to choose one or the other of the following pairs, which would be more important? **SHOWCARD F**

| | | | | | No preference |
|---|---|---|---|---|---|
| Garage | 1 | Or | 2 | Larger garden | 3 |
| Bigger kitchen | 1 | Or | 2 | Larger living room | 3 |
| Flat | 1 | Or | 2 | House | 3 |
| Semi-detached property | 1 | Or | 2 | Terraced property | 3 |
| One large reception room | 1 | Or | 2 | Two smaller reception rooms | 3 |
| Garage | 1 | Or | 2 | Larger back garden | 3 |
| Larger property | 1 | Or | 2 | Driveway for a car | 3 |
| An extra bedroom | 1 | Or | 2 | Larger bedrooms overall | 3 |
| A bigger property | 1 | Or | 2 | A 'better' neighbourhood | 3 |
| Owning rather than renting a property | 1 | Or | 2 | A 'better' neighbourhood | 3 |
| Paying extra for an energy efficient home | 1 | Or | 2 | Initially cheaper price but higher energy bills | 3 |

Q28. If you do move home, how much would you be able to pay per month for mortgage/rent? **SHOWCARD G**

| | **Mortgage** | **Rent** |
|---|---|---|
| Under £200 per month (under £50 per week) | 1 | 1 |
| £201-£300 per month (£50.01-£75 per week) | 2 | 2 |
| £301-£400 per month (£75.01-£100 per week) | 3 | 3 |
| £401 - £500 per month (£100.01-£125 per week) | 4 | 4 |
| £501-£600 per month (£125.01-£150 per week) | 5 | 5 |
| £601-£750 per month (£150.01-£187.50 per week) | 6 | 6 |
| £751-£900 per month (£187.51-£225 per week) | 7 | 7 |
| £901-£1200 per month (£225.01-£300 per week) | 8 | 8 |
| £1201-£1500 per month (£300.01-£375 per week) | 9 | 9 |
| £1501-£2000 per month (£375.01-£500 per week) | 10 | 10 |
| £2001 - £3000 per month (£500.01-£750 week) | 11 | 11 |
| More than £3000 per month (£750.01+ per week) | 12 | 12 |
| Don't know/refused | 13 | 13 |

Q29. Where would you like to live in 10 years time? **SHOWCARD D**

| | |
|---|---|
| Canterbury | 1 |
| Dover | 2 |
| Shepway | 3 |
| Swale | 4 |
| Thanet | 5 |
| Elsewhere in Kent (please state) | 6 |
| Elsewhere in the South of England (please state) | 7 |
| Elsewhere in the UK (please state) | 8 |
| Outside the UK (please state) | 9 |

**New Household Formation**

Q30. Are there any members of the household who are likely to want/need separate accommodation within the next three years?

| | | |
|---|---|---|
| Yes | 1 | |
| No | 2 | ***Go to Q37*** |

Q31. When are they likely to need separate accommodation?

| | |
|---|---|
| Now | 1 |
| Within a year | 2 |
| In 1 to 2 years | 3 |
| In 2 to 3 years | 4 |
| Don't know | 5 |

Q32. What size of property are they likely to require?

| | |
|---|---|
| Studio/bedsit | 1 |
| 1 bedroom | 2 |
| 2 bedrooms | 3 |
| 3 bedrooms | 4 |
| 4 bedrooms | 5 |
| 5 or more bedrooms | 6 |
| Don't know | 7 |

Q33. What type of property are they likely to want to live in?

| | |
|---|---|
| Terraced or end-terraced house | 1 |
| Semi-detached house | 2 |
| Detached house | 3 |
| Low rise flat/maisonette | 4 |
| High rise flat | 5 |
| Self-contained bedsit | 6 |
| Room in a shared house | 7 |
| Bungalow | 8 |
| Sheltered accommodation | 9 |
| A caravan or other temporary or mobile structure (including park homes) | 10 |
| Other (Please state) | 11 |

Q34. Where are they likely to move to? **SHOWCARD D**

| | |
|---|---|
| Canterbury | 1 |
| Dover | 2 |
| Shepway | 3 |
| Swale | 4 |
| Thanet | 5 |
| Elsewhere in Kent (please state) | 6 |
| Elsewhere in the South of England (please state) | 7 |
| Elsewhere in the UK (please state) | 8 |
| Outside the UK (please state) | 9 |

Q35a. If they were to actually move home in the next three years, which of these options would they prefer to do? **SHOWCARD E**

Q35b. In what way do you think they will occupy their next home? **SHOWCARD E**

| | **a. Prefer** | **b. Will** |
|---|---|---|
| Buy an existing house/flat | 1 | 1 |
| Buy a newly built house/flat | 2 | 2 |

| | | |
|---|---|---|
| Buy the council house you live in | 3 | 3 |
| Buy an empty house from the Council outside of this area | 4 | 4 |
| Rent from the Council | 5 | 5 |
| Rent from a Registered Social Landlord | 6 | 6 |
| Rent from a housing association | 7 | 7 |
| Rent from a private landlord | 8 | 8 |
| Shared ownership of a house with the Council or a housing association | 9 | 9 |
| Other (please state) | 10 | 10 |
| Don't know | 11 | 11 |

Q36. If they do move home, how much would they be able to pay per month for mortgage/rent? **SHOWCARD G**

| | **Mortgage** | **Rent** |
|---|---|---|
| Under £200 per month (under £50 per week) | 1 | 1 |
| £201-£300 per month (£50.01-£75 per week) | 2 | 2 |
| £301-£400 per month (£75.01-£100 per week) | 3 | 3 |
| £401 - £500 per month (£100.01-£125 per week) | 4 | 4 |
| £501-£600 per month (£125.01-£150 per week) | 5 | 5 |
| £601-£750 per month (£150.01-£187.50 per week) | 6 | 6 |
| £751-£900 per month (£187.51-£225 per week) | 7 | 7 |
| £901-£1200 per month (£225.01-£300 per week) | 8 | 8 |
| £1201-£1500 per month (£300.01-£375 per week) | 9 | 9 |
| £1501-£2000 per month (£375.01-£500 per week) | 10 | 10 |
| £2001 - £3000 per month (£500.01-£750 week) | 11 | 11 |
| More than £3000 per month (£750.01+ per week) | 12 | 12 |
| Don't know/refused | 13 | 13 |

## SECTION D – YOU AND YOUR HOUSEHOLD

*A household is: one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day.*

Q37. How many people currently live in your household?

***Write in**…………………………………………....*

Q38. Which of the following best describes your household? **READ OUT SHOWCARD H**

| | |
|---|---|
| Single person | 1 |
| Single parent | 2 |
| Married/cohabiting with partner with dependent children | 3 |
| Married/cohabiting without dependent children | 4 |
| Living with friends or sharing with other adults | 5 |
| Other ***(please state)*** | 6 |

Q39. Are you?

| | |
|---|---|
| Male | 1 |
| Female | 2 |

Q40. Please indicate the ages of you and the other members of the household (where applicable) **SHOWCARD I**

| | You | Person 2 | Person 3 | Person 4 | Person 5 | Person 6 |
|---|---|---|---|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 0-5 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5-15 | 2 | 2 | 2 | 2 | 2 | 2 |
| 16-19 | 3 | 3 | 3 | 3 | 3 | 3 |
| 20-24 | 4 | 4 | 4 | 4 | 4 | 4 |
| 25-34 | 5 | 5 | 5 | 5 | 5 | 5 |
| 35-44 | 6 | 6 | 6 | 6 | 6 | 6 |
| 45-54 | 7 | 7 | 7 | 7 | 7 | 7 |
| 55-64 | 8 | 8 | 8 | 8 | 8 | 8 |
| 65+ | 9 | 9 | 9 | 9 | 9 | 9 |

Q41. **SHOWCARD J** Which of these ethnic groups do you consider yourself as belonging to?

| | | | |
|---|---|---|---|
| White British | 1 | Pakistani | 9 |
| White Irish | 2 | Bangladeshi | 10 |
| White Other (write in) | 3 | Other Asian (write in) | 11 |
| Mixed white and Black Caribbean | 4 | Black Caribbean | 12 |
| Mixed white and Black African | 5 | Black African | 13 |
| Mixed white and Asian | 6 | Other Black | 14 |
| Other mixed (write in) | 7 | Chinese | 15 |
| Indian | 8 | Other (write in) | 16 |

Q42. And, how would you describe your nationality? ***Write in***

……………………………………………………………………………............

Q43. Are you, or is anyone in your household in receipt of any of these benefits? **SHOWCARD K**

| | |
|---|---|
| Income Support | 1 |
| Job Seeker's Allowance (Formerly Unemployment Benefit) | 2 |
| Disability Living Allowance – **under 60** | 3 |
| Disabled Persons' Tax Credit | 4 |
| Severe Disablement Allowance | 5 |
| Vaccine Damage Payment | 6 |
| War Disablement Pension | 7 |
| Incapacity Benefit | 8 |
| Attendance Allowance – **over 60** | 9 |
| Family Income Support | 10 |
| Working Tax Credit | 11 |
| Child Tax Credit | 12 |
| Housing Benefit | 13 |
| Council Tax Benefit | 14 |
| Others ***(Please State)*** | 15 |
| None of these | 16 |

Q44. Do you have a limiting long-term illness, disability or impairment?

| | |
|---|---|
| Long-term illness | 1 |
| Disability | 2 |
| Impairment | 3 |

| | |
|---|---|
| No/None | 4 |

***If no to all go to Q46***

Q45a. If yes, does this require an adaptation to your property?

| | |
|---|---|
| Yes | 1 |
| No | 2 |

Q45b. If yes, have the required adaptations been carried out ?

| | |
|---|---|
| Yes | 1 |
| No | 2 |

Q46. What is your household's gross income (before tax and deductions) *Your answer will remain confidential* **SHOWCARD L**

| | |
|---|---|
| Under £10,000 per annum (Less than £190 per week) | 1 |
| £10,001 - £15,000 (Over £190 but under £280 per week) | 2 |
| £15,001 - £20,000 (Over £280 but under £380 per week) | 3 |
| £20,001 - £25,000 | 4 |
| £25,001 - £30,000 | 5 |
| £35,000 - £40,000 | 6 |
| £40,000 - £45,000 | 7 |
| £45,000 - £50,000 | 8 |
| £50,001 - £60,000 | 9 |
| £60,001 - £70,000 | 10 |
| More than £70,000 per annum | 11 |
| Will not say | 12 |
| Don’t know | 13 |

Q47a. What is your current work status? **SHOWCARD M**

Q47b. What is your partner's current work status? **SHOWCARD M**

| | a. You | b. Your Partner |
|---|---|---|
| Full time job | 1 | 1 |
| Part time job | 2 | 2 |
| Self-employed | 3 | 3 |
| Looking after home and family but would like to work | 4 | 4 |
| Looking after home and family but would <u>not</u> like to work | 5 | 5 |
| Caring for Sick or Elderly Relative but would like to work | 6 | 6 |
| Caring for Sick or Elderly Relative but would <u>not</u> like to work | 7 | 7 |
| Unemployed – registered | 8 | 8 |
| Unemployed – not registered | 9 | 9 |
| Long term limiting illness | 10 | 10 |
| Disabled | 11 | 11 |
| Full time education or training | 12 | 12 |
| Work Programme Participant (e.g. New Deal) | 13 | 13 |
| Retired | 14 | 14 |
| Other (please state) | 15 | 15 |

| | | |
|---|---|---|
| | | |

Q48. If you and/or your partner are in employment, can you please state your occupation(s) ***Write in, will be coded later***

**You** ……………………………………………………………………………………………..

**Partner** ………………………………………………………………………………………

Q49. What industry do you and/or your partner work in? **SHOWCARD N**

| | | | |
|---|---|---|---|
| | Agriculture, hunting and Forestry | | |
| | Fishing | | |
| | Mining and Quarrying | | |
| | Manufacturing | | |
| | Electricity, Gas and Water Supply | | |
| | Construction | | |
| | Retail, Wholesale, Certain Repair | | |
| | Hotels and Restaurants | | |
| | Transport, Storage and Communication | | |
| | Financial Intermediation | | |
| | Real Estate, Renting and Business | | |
| | Public Administration and Defence | | |
| | Education | | |
| | Health and Social Work | | |
| | Other Social and Personal Services | | |

| | | | |
|---|---|---|---|
| | Private Households with Employers | | |
| | Extra – Territorial Organisations (e.g. European Community, diplomatic or consular positions) | | |

**If L, M or O is ticked at Q49. Ask Q50a/b otherwise go to Q51**

Q50a. If you work in the Public Sector, which of these best describes your area of employment? **SHOWCARD O**

Q50b. If your partner works in the Public Sector, which of these best describes their area of employment? **SHOWCARD O**

| | You | Partner |
|---|---|---|
| Clinical front line NHS staff (excluding doctors and dentists) | 1 | 1 |
| Teachers and Nursery nurses in the state sector | 2 | 2 |
| Police and Community Support Officers | 3 | 3 |
| Prison and Probation Staff | 4 | 4 |
| Fire and Rescue Services Staff | 5 | 5 |
| Social Workers and Therapists employed by a Local Authority | 6 | 6 |
| Regular Ministry of Defence Personnel | 7 | 7 |
| Not applicable/Not Public Sector | 8 | 8 |

Q51a. Where do you work (location)? **SHOWCARD D**

Q51b. Where does your partner work (location)? **SHOWCARD D**

| | You | Partner |
|---|---|---|
| Canterbury | 1 | 1 |
| Dover | 2 | 2 |
| Shepway | 3 | 3 |
| Swale | 4 | 4 |
| Thanet | 5 | 5 |
| Elsewhere in Kent (please state) | 16 | 16 |
| Elsewhere in the South of England (please state) | 17 | 17 |
| Elsewhere in the UK (please state) | 18 | 18 |
| Outside the UK (please state) | 19 | 19 |

Q52. We may wish to contact you in the future to undertake further research; would this be acceptable to you?

| | |
|---|---|
| Yes | 1 |
| No | 2 |

Please remember this is a confidential survey and we will not pass your details on to any third parties.

| | |
|---|---|
| Name | |
| Address | **INTERVIEWER, PLEASE DOUBLE CHECK POSTCODE AND WRITE IN** |
| Telephone | |
| Email | |

THANK AND CLOSE (needs Interviewer signature and date) and Survey address

# Annex seven: Detailed analysis of the Housing Aspiration survey

- **Number of people in the household**

Respondents were asked to specify the number of people living in their household. A household was defined as:

*One person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day.*

Overall, just under a fifth of respondents lived in one person households (19.9%) and this rises to a quarter in Shepway and to 47% of those aged 65 and over.

Just over a third of all respondents (37.3%) live in two person households, this increases to 39.8% in Swale and 41.7% in Shepway, amongst respondents aged between 55 and 64 nearly two thirds (65%) live in two person households. A fifth of respondents in Canterbury and 16.1% overall live in three person households and a third of respondents aged between 25 and 34 live in four person households.

- **Household status**

Respondents were also asked to specify their household or family status. Table 4.5 shows that 10.1% overall and 14.4% in Canterbury are single parents as are 36.4% of those renting from housing associations. Just 0.5% of males are single parents but 14.6% of females are, this means that women account for 98.4% of single parent respondents. A fifth of respondents are in single person households and this rises to 54.5% amongst flat dwellers. Couples with dependent children make up 31.3% of the overall sample but amongst 25 to 34 year olds this figure rises to 50% and 58.2% amongst those aged between 35 and 44. Couples with no dependents account for a third of all respondents but 59% of those aged between 55 and 64 are also couples with no dependents. Overall 4.3% of respondents were living in shared accommodation but amongst those aged 16 to 24 this figure rises to 25.7%.

**Table 0.14 Household Status**

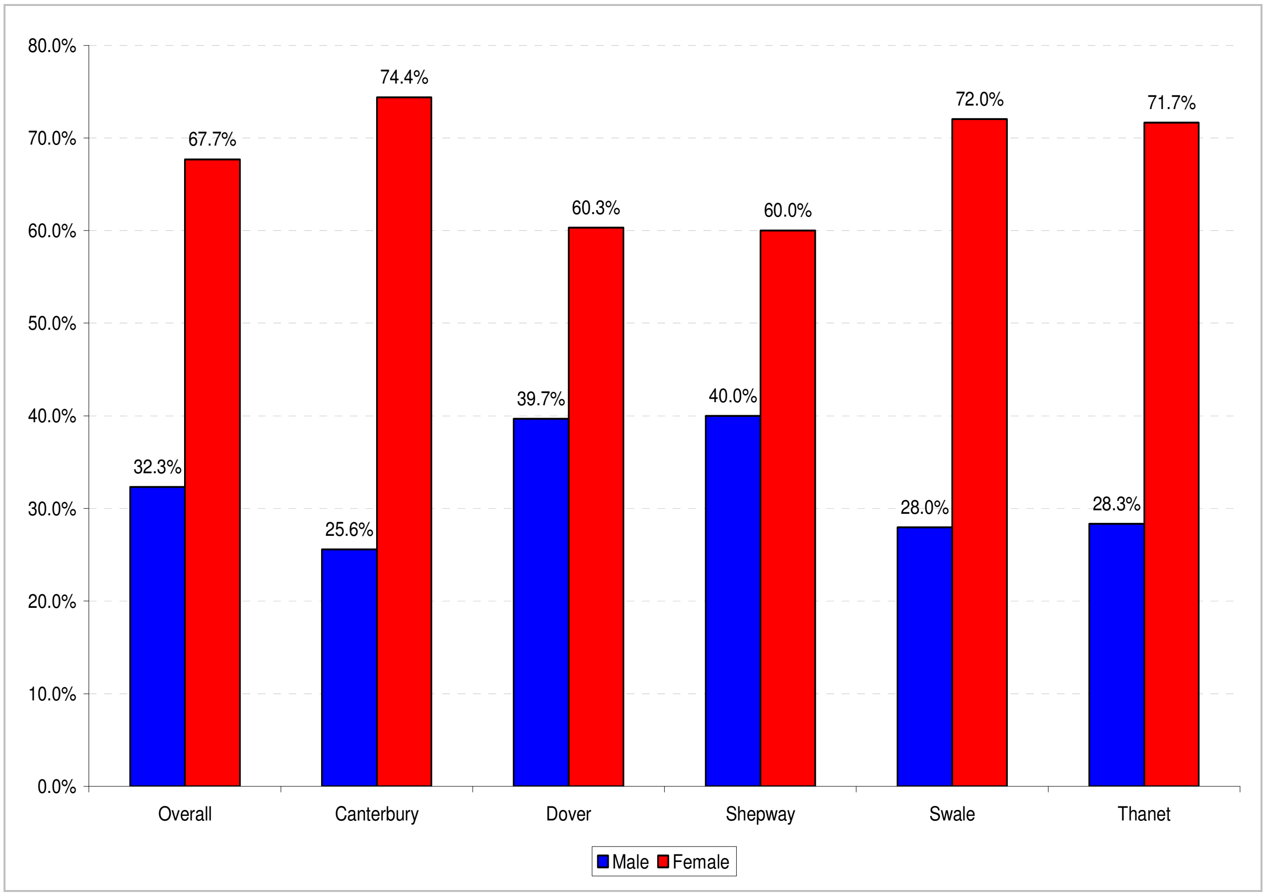
| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Single person | 19.9% | 16.0% | 19.8% | 25.0% | 15.3% | 23.3% |
| Single parent | 10.1% | 14.4% | 5.0% | 6.7% | 11.9% | 12.5% |
| Married/cohabiting with dependent children | 31.3% | 32.8% | 34.7% | 23.3% | 35.6% | 30.0% |
| Married/cohabiting without dependent children | 33.9% | 28.8% | 35.5% | 40.0% | 34.7% | 30.8% |
| Living with friends or sharing with other adults | 4.3% | 8.0% | 5.0% | 3.3% | 2.5% | 2.5% |
| Other | 0.3% | 0.0% | 0.0% | 0.8% | 0.0% | 0.8% |
| No reply | 0.2% | 0.0% | 0.0% | 0.8% | 0.0% | 0.0% |

*Base: all respondents*

- **Gender**

Figure 8.1 shows the split between male and female respondents, it shows that female respondents outnumbered males by two to one. However, in Canterbury the proportion of females to males was three quarters to a quarter.

**Figure 0.4 Gender of Respondents**




*Base: all respondents*

- **Age**

Table 8.3 shows the ages of respondents and the other members of their household. It shows that the largest age group was 65+ at 27.2%; this was also the case for 37.5% of respondents in Shepway. In fact Shepway had the oldest respondents with 53.3% of respondents in Shepway being aged 55 or over, whereas Canterbury had the youngest respondents with 9.6% aged 24 or under and just 25.6% aged 55 or over.

**Table 0.15: Age of Respondents and Other Household Members**

| | You | Person 2 | Person 3 | Person 4 | Person 5 | Person 6 |
|---|---|---|---|---|---|---|
| 0 to 5 | 0.0% | 2.1% | 19.7% | 22.8% | 39.1% | 40.0% |
| 6 to 15 | 0.0% | 5.0% | 40.9% | 58.0% | 51.6% | 45.0% |
| 16 to 19 | 0.5% | 3.7% | 18.1% | 8.6% | 6.3% | 10.0% |
| 20 to 24 | 5.3% | 5.8% | 10.4% | 5.6% | 1.6% | 0.0% |
| 25 to 34 | 13.6% | 14.0% | 4.6% | 1.9% | 1.6% | 0.0% |
| 35 to 44 | 23.3% | 20.0% | 1.2% | 0.6% | 0.0% | 0.0% |
| 45 to 54 | 13.4% | 14.7% | 1.9% | 1.2% | 0.0% | 0.0% |
| 55 to 64 | 16.6% | 16.3% | 1.2% | 0.0% | 0.0% | 0.0% |
| 65+ | 27.2% | 17.8% | 1.5% | 0.6% | 0.0% | 0.0% |
| No reply | 0.2% | 0.6% | 0.4% | 0.6% | 1.6% | 5.0% |

*Base: all respondents*

- **Ethnicity**

When asked to specify their ethnic origin, the majority of respondents considered themselves to be White British (94.2%) and in Canterbury this figure increases to 97.6%. The area with the largest ethnic minority population was Dover with 8.3% Other Asian, all of whom were Nepalese. In Shepway 5.8% of respondents were White Other and this includes German, Dutch, Finnish, Italian and Hungarian.

- **Benefits received**

Respondents were asked to indicate if they or anyone in their household was in receipt of any benefits. Table 8.4 shows that 61.3% of all respondents and 74.4% of respondents in Dover were not in receipt of any of the listed benefits. However, 16.6% overall and 23.7% in Swale were in receipt of Child Tax Credits and this increases to 36.4% of those renting from Housing Associations and 52.5% of single parents. Nearly half of those renting from the Council (46.8%) and 47.5% of single parents receive housing benefit as to 12.1% of all respondents and 18.6% of respondents in Swale.

**Table 0.16: Benefits Received**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| None of these | 61.3% | 60.8% | 74.4% | 64.2% | 50.0% | 56.7% |
| Child Tax Credit | 16.6% | 19.2% | 8.3% | 10.8% | 23.7% | 20.8% |
| Housing Benefit | 12.1% | 8.8% | 9.1% | 9.2% | 18.6% | 15.0% |
| Council Tax Benefit | 11.8% | 10.4% | 9.9% | 10.8% | 16.1% | 11.7% |
| Working Tax Credit | 8.1% | 12.0% | 4.1% | 8.3% | 5.9% | 10.0% |
| Income Support | 7.9% | 12.0% | 2.5% | 2.5% | 7.6% | 15.0% |
| Disability Living Allowance - under 60 | 4.8% | 3.2% | 4.1% | 5.8% | 5.9% | 5.0% |
| Incapacity Benefit | 2.5% | 1.6% | 5.0% | 2.5% | 0.8% | 2.5% |
| Others | 2.3% | 1.6% | 2.5% | 3.3% | 3.4% | 0.8% |

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Attendance Allowance - over 60 | 1.7% | 1.6% | 0.0% | 2.5% | 0.8% | 3.3% |
| Family Income Support | 1.2% | 0.8% | 1.7% | 1.7% | | 1.7% |
| Severe Disablement Allowance | 0.8% | 0.8% | 0.0% | 0.0% | 2.5% | 0.8% |
| No reply | 0.8% | 0.8% | 0.0% | 0.0% | 3.4% | 0.0% |
| Job Seeker's Allowance (Formerly Unemployment Benefit) | 0.7% | 0.0% | 0.0% | 0.8% | 1.7% | 0.8% |
| Disabled Persons' Tax Credit | 0.5% | 0.8% | 0.8% | 0.8% | 0.0% | 0.0% |
| Don't know | 0.5% | 0.0% | 0.0% | 0.8% | 0.8% | 0.8% |
| Refused | 0.2% | 0.0% | 0.8% | 0.0% | 0.0% | 0.0% |

*Base: all respondents*

- **Incidence of long term illness, disability or impairment**

Respondents were asked to indicate if they had a limiting long-term illness, disability or impairment. The highest incidence of limiting long-term illness was in Swale at 11%. Amongst those aged 65 and over this figure increased to 15.9% and amongst flat dwellers it rose again to 21.2%. Less than 5% overall (4.8%), 7.5% in Shepway and 10.4% of those aged 65 and over were disabled. 86.1% of all respondents have no illnesses, disabilities or impairments and this rises to 90.1% in Dover but in Shepway the figure is just 80.8%. There was no disability or illness amongst respondents aged between 16 and 19 but 29.3% of respondents aged 65 and over have some type of illness, disability or impairment.

Of those with an illness or disability, a quarter require adaptations to their property. In Swale this figure increases to 38.1% but in Canterbury it is just 7.7%.

Just over three quarters of those who required adaptations to their properties had had those adaptations carried out (100% in Canterbury, Dover and Thanet) but 80% of required adaptations in Shepway have yet to be made, these were all in owner occupied properties.

- **Income**

Respondents were asked to specify their households' gross income. Unfortunately, more than half of respondents in all of the areas except Dover either did not know or refused to provide their household income. In fact only a third of all respondents did provide details of their household income. Of those, a fifth (19%) of all respondents had incomes of less than £10,000 per annum. In Canterbury this figure rises to 21.1% and in Swale it rises to 38.9%.

- **Economic Status**

    i. Economic Status of Respondent

As table 8.5 shows, just over a quarter of respondents were in full time employment, as were 31.4% of respondents in Dover and 33.6% in Canterbury. Nearly half of respondents with mortgages (48%) and 47.9% of males were also in full time employment and 60.7% of all respondents in employment work full time. Overall, 15.9% of respondents work part time, as do 21.3% of females and 16.4% of single parents. Self-employment was at just 2% of the sample but 4.9% of mortgage holders were self-employed. This means that three quarters of all self-employed respondents also had a mortgage.

In Canterbury 12.8% are looking after home and family but would like to work as would 39.3% of single parents.

According to Office of National Statistics Annual Population Survey figures for October 2006 to September 2007 (the latest data available) the unemployment rate in Kent was 4.7%. However, the survey figures show that the proportion of unemployment respondents (both registered and unregistered) was just 1.2%. Unemployment was highest in Shepway at 3.3% with 2.5% being registered as unemployed.

Just 2% overall but 25.7% of those aged between 16 and 24 are in full time education or training. The proportion of respondents in full time education or training was highest in Canterbury at 5.7% and this is possibly due to the presence of the University of Kent in this area. Just over a third of all respondents were retired (33.6%), this increases to 38.3% in Thanet, to 40% in Shepway and to 67.5% of all bungalow dwellers.

**Table 0.17: Economic Status of Respondent**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Full time job | 27.6% | 33.6% | 31.4% | 24.2% | 25.4% | 23.3% |
| Part time job | 15.9% | 17.6% | 15.7% | 20.8% | 11.9% | 13.3% |
| Self-employed | 2.0% | 3.2% | 2.5% | 0.8% | 0.8% | 2.5% |
| Looking after home and family but would like to work | 6.5% | 12.8% | 3.3% | 0.8% | 6.8% | 8.3% |
| Looking after home and family but would not like to work | 6.1% | 2.4% | 8.3% | 3.3% | 11.0% | 5.8% |
| Caring for Sick or Elderly Relative but would like to work | 0.7% | 1.6% | 0.0% | 0.8% | 0.0% | 0.8% |
| Caring for Sick or Elderly Relative but would not like to work | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% | 1.7% |
| Unemployed - registered | 0.8% | 0.0% | 0.0% | 2.5% | 0.8% | 0.8% |
| Unemployed - not registered | 0.3% | 0.8% | 0.0% | 0.8% | 0.0% | 0.0% |
| Long term limiting illness | 1.8% | 1.6% | 0.0% | 0.8% | 4.2% | 2.5% |
| Disabled | 1.8% | 1.6% | 0.8% | 1.7% | 3.4% | 1.7% |
| Full time education or training | 2.0% | 5.6% | 0.8% | 2.5% | 0.0% | 0.8% |
| Retired | 33.6% | 19.2% | 35.5% | 40.0% | 35.6% | 38.3% |
| Other | 0.5% | 0.0% | 1.7% | 0.8% | 0.0% | 0.0% |

*Base: all respondents*

### ii. Economic Status of Partner

Where relevant, respondents were also asked to state the economic status of their partner, 50.3% had a partner in full time employment and this increases to 54.2% in Swale and to 59.7% in Canterbury. Around three quarters of respondents aged between 16 and 24, 25 to 34 or 35 to 44 had a partner in full time employment.

### iii. Occupation

Employed respondents were asked to state their occupation and where appropriate that of their partner. The largest occupational group amongst respondents was associate professional or technical occupations at 16% and this was also the largest group in Canterbury and Dover but in Shepway it was administrative and secretarial occupations (18.2%) and this was also the case in Thanet (21.3%).

A fifth of males (20.6%) work in skilled trades occupations, whereas 20.4% of females work in administrative and secretarial occupations.

The largest occupational group amongst partners was skilled trades (21.9% overall) and this was also the largest occupational group in Canterbury (30.9%), Shepway (25%) and Thanet (25.6%). In Dover it was associate professional or technical occupations (19.5%) and in Swale the largest occupational group amongst partners was managers and senior officials (25.9%).

### iv. Industry

Employed respondents were also asked to specify the industry in which they and (where relevant) their partners worked. The most frequently mentioned industries for respondents were retail, wholesale and certain repair at 13.1%, followed by education and health and social work (both 12.4%). In terms of partners industry, construction was the largest industry at 16.3% followed by retail, wholesale and certain repair at 15.5%.

### v. Public Sector Workers

Respondents and their partners who worked in public administration, education or health and social work were asked if they worked in anyone of the following areas of employment:

- Clinical front line NHS staff (excluding doctors and dentists)
- Teachers and Nursery nurses in the state sector
- Police and Community Support Officers

- Prison and Probation staff
- Fire and Rescue Services staff
- Social Workers and Therapists employed by a Local Authority
- Regular Ministry of Defence Personnel
- 30.2% of employed respondents worked in the public administration, defence, education or health and social work and of those 30% were teachers or nursery nurses in the state sector and 47.5% did not work in the public sector. Just under a fifth (18.9%) of partners worked in the relevant industries but 52.3% of them did not work in the public sector, with 18.2% of those remaining working as teachers or nursery nurses and 13.6% working as regular Ministry of Defence personnel.

vi. Location of Employment

Respondents were also asked to specify where they and their partners worked. Table 8.6 and 8.7 show the locations of employment of both employed respondents and their partners. They show that the majority of respondents worked locally to their place of residence, with 68.3% in Dover and 83% in Thanet working in the same local authority area that they lived in. However, 9.5% overall and 17.8% in Swale worked elsewhere in Kent (outside of the five East Kent local authority areas). These figures are similar to those found in the sections on travel to work in the main report, particularly the findings about Swale.

**Table 0.18: Location of Employment – Respondent**

| | Place of residence | | | | | |
|---|---|---|---|---|---|---|
| Location of employment | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
| Canterbury | 24.4% | 82.4% | 11.7% | 1.8% | 2.2% | 4.3% |
| Dover | 15.6% | 0.0% | 68.3% | 1.8% | 0.0% | 2.1% |
| Shepway | 15.6% | 0.0% | 1.7% | 74.5% | 2.2% | 0.0% |
| Swale | 11.3% | 1.5% | 0.0% | 1.8% | 62.2% | 2.1% |
| Thanet | 17.1% | 4.4% | 5.0% | 1.8% | 2.2% | 83.0% |
| Elsewhere in Kent | 9.5% | 5.9% | 10.0% | 7.3% | 17.8% | 8.5% |
| Elsewhere in the South of England | 3.3% | 4.4% | 0.0% | 5.5% | 6.7% | 0.0% |
| Elsewhere in the UK | 1.1% | 0.0% | 0.0% | 3.6% | 2.2% | 0.0% |
| Outside the UK | 0.7% | 0.0% | 3.3% | 0.0% | 0.0% | 0.0% |
| Other | 0.4% | 0.0% | 0.0% | 1.8% | 0.0% | 0.0% |
| No reply | 1.1% | 1.5% | 0.0% | 0.0% | 4.4% | 0.0% |

*Base: all employed respondents (275)*

Partners typically travelled further afield to work than the respondents did with overall lower proportions of partners remaining in their home local authority for work (with the exception of Thanet) and a higher proportion working elsewhere in Kent (10.7% overall and 20.4% in Swale), in fact 9% overall and 22.2% in Swale worked in other parts of the South of England and 5.6% worked elsewhere in the UK.

**Table 0.19: Location of Employment – Partner**

| | Place of Residence | | | | | |
|---|---|---|---|---|---|---|
| Location of employment | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
| Canterbury | 22.7% | 78.2% | 14.6% | 5.0% | 1.9% | 2.3% |
| Dover | 11.2% | 1.8% | 58.5% | 0.0% | 0.0% | 2.3% |
| Shepway | 10.7% | 0.0% | 2.4% | 60.0% | 0.0% | 0.0% |
| Swale | 12.0% | 0.0% | 0.0% | 5.0% | 48.1% | 0.0% |
| Thanet | 18.0% | 1.8% | 7.3% | 0.0% | 0.0% | 88.4% |
| Elsewhere in Kent | 10.7% | 5.5% | 12.2% | 15.0% | 20.4% | 0.0% |
| Elsewhere in the South of England | 9.0% | 5.5% | 2.4% | 10.0% | 22.2% | 2.3% |
| Elsewhere in the UK | 3.0% | 5.5% | 0.0% | 0.0% | 5.6% | 2.3% |
| Outside the UK | 1.7% | 1.8% | 2.4% | 2.5% | 0.0% | 2.3% |
| Other | 0.4% | 0.0% | 0.0% | 0.0% | 1.9% | 0.0% |
| No reply | 0.4% | 0.0% | 0.0% | 2.5% | 0.0% | 0.0% |

*Base: all employed partners (233)*

- ## Current Home

### i. Current Property Type

Respondents were asked to indicate the type of property they currently live in and as table 8.8 illustrates 61.9% of respondents in Swale currently live in terraced properties, whereas in Shepway the proportion living in terraces is just over a third at 35.8%. Thanet has the largest proportion of respondents living in semi-detached accommodation (40.8%) and Swale has the lowest proportion of semis at just 12.7%. The highest proportion of detached homes was in Dover (18.2%) and the lowest was in Thanet at 4.2%. Just over a quarter of Shepway respondents live in bungalows, as do 28.7% of those aged 65 and over. Just 4.6% overall and 17.1% of those aged between 16 and 24 live in low rise flats or maisonettes.

**Table 0.20: Current Property Type**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Terraced | 41.6% | 41.3% | 35.8% | 61.9% | 39.2% |
| Semi-detached | 32.8% | 25.6% | 18.3% | 12.7% | 40.8% |
| Detached | 6.4% | 18.2% | 13.3% | 10.2% | 4.2% |
| Maisonette | 4.8% | 3.3% | 1.7% | 6.8% | 6.7% |
| Flat | 0.8% | 0.0% | 1.7% | 0.8% | 0.0% |
| Bungalow | 13.6% | 10.7% | 25.8% | 6.8% | 9.2% |
| Sheltered accommodation | 0.0% | 0.0% | 2.5% | 0.0% | 0.0% |
| Other | 0.0% | 0.8% | 0.8% | 0.8% | 0.0% |

*Base: all respondents*

### ii. Size of Current Property

Respondents were asked to specify the number of single and double bedrooms in their properties. Just under a quarter (23.8%) of respondents have no single bedrooms and this rises to 28.1% in Dover. More than half (55.1%) have one single bedroom and just under a fifth have two. More than half of all respondents have two double bedrooms and in Canterbury that figure increases to 65.6%.

The majority of respondents in had one bathroom (88.7% overall) but 10.1% overall and 13.3% in Shepway have two bathrooms. All but one respondents had just one kitchen and the majority had one living room (95.7% overall and 98.3% in Swale). Just over half overall did not have a dining room (52.5%) and his figure rises to two thirds in Swale. Respondents in Shepway were most likely to have a dining room with 55.8% stating that they had one.

Just over a third of respondents live in properties with four rooms (excluding kitchens and bathrooms), 29.1% overall and over a third in Canterbury live in five room properties and 8.8% overall and 12.5% in Shepway live in six room properties. Overall, just 5.1% live in homes with seven or more rooms.

Very few respondents share kitchens or bathrooms with anyone outside of their household. Only two in total share a kitchen (both in Shepway) and just one person (also in Shepway) shares a bathroom.

iii. Length of Time at Current Property

Respondents were asked to specify how long they had lived at their current address, how long they had lived in their current neighbourhood and how long they had lived in their current local authority area. Figures 10 to 12 show the full results by geographical area.

Respondents in Thanet appeared initially to be the least transient with 38.3% having lived at their current address for more than 20 years. However, they also had the highest proportion of respondents who had lived at their current address for less than six months (6.7%). Nearly 10% (9.6%) of respondents in Canterbury have lived at their current address for between six and twelve months. Canterbury also had the lowest proportion of respondents who had lived at the same address for 20 years or more (24%).

Many respondents had moved within the same neighbourhood, with 48.5% overall and 58% in Canterbury and Thanet having lived in the same neighbourhood for more than 20 years. Two thirds of respondents in Canterbury have lived in the same local authority area for more than 20 years but in Swale this figure falls to 48.3%.

Tenure had a significant impact on transience with 55.8% of those who owned their homes outright having lived in at their current address for 20 years or more. None of the private renters had lived at their current address for 20 years or more and this was also the group with the highest proportion of respondents who had lived at their current address for less than six months. However, even renters have tended to stay in the same area although not for as long as homeowners.

**Table 0.21: Length of time at Current Address**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Less than six months | 6.4% | 5.0% | 3.3% | 5.1% | 6.7% |
| Between six and twelve months | 9.6% | 1.7% | 9.2% | 3.4% | 6.7% |
| Between one and two years | 9.6% | 15.7% | 8.3% | 6.8% | 12.5% |
| Between 2 and 5 years | 16.8% | 10.7% | 16.7% | 16.9% | 13.3% |
| Between 5 and 10 years | 15.2% | 21.5% | 20.8% | 20.3% | 12.5% |
| Between 10 and 20 years | 18.4% | 17.4% | 17.5% | 20.3% | 10.0% |
| More than 20 years | 24.0% | 28.1% | 24.2% | 26.3% | 38.3% |
| Don't know/can't recall | 0.0% | 0.0% | 0.0% | 0.8% | 0.0% |

*Base: all respondents*

**Table 0.22: Length of Time in Current Neighbourhood**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Less than six months | 4.0% | 4.1% | 1.7% | 3.4% | 4.2% |
| Between six and twelve months | 4.0% | 1.7% | 5.0% | 0.0% | 3.3% |
| Between one and two years | 4.8% | 13.2% | 2.5% | 5.1% | 2.5% |
| Between 2 and 5 years | 8.8% | 6.6% | 15.8% | 11.0% | 12.5% |
| Between 5 and 10 years | 5.6% | 9.1% | 20.8% | 21.2% | 10.0% |
| Between 10 and 20 years | 14.4% | 16.5% | 15.0% | 21.2% | 8.3% |
| More than 20 years | 58.4% | 48.8% | 39.2% | 37.3% | 58.3% |
| Don't know/can't recall | 0.0% | 0.0% | 0.0% | 0.8% | 0.8% |

*Base: all respondents*

**Table 0.23: Length of Time in Current Local Authority Area**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Less than six months | 3.2% | 3.3% | 1.7% | 0.8% | 3.3% |
| Between six and twelve months | 2.4% | 0.0% | 1.7% | 0.0% | 1.7% |
| Between one and two years | 4.0% | 11.6% | 1.7% | 1.7% | 1.7% |
| Between 2 and 5 years | 7.2% | 5.8% | 15.8% | 9.3% | 11.7% |
| Between 5 and 10 years | 4.8% | 5.0% | 15.0% | 18.6% | 6.7% |
| Between 10 and 20 years | 11.2% | 13.2% | 11.7% | 19.5% | 9.2% |
| More than 20 years | 66.4% | 60.3% | 51.7% | 48.3% | 65.0% |
| Don't know/can't recall | 0.8% | 0.8% | 0.8% | 1.7% | 0.8% |

*Base: all respondents*

### iv. Current Tenure

Just over two thirds of all respondents are home owners (67.7%), with 30.6% having mortgages and the remaining 37.1% owning their homes outright (without a mortgage or loan). Outright home ownership was highest in Dover at 48.8% and lowest in Swale at 29.7%. More than half of those in detached properties owned their homes outright, as did 76.3% of those in bungalows and 79.9% of those aged 65 and over. Mortgage holders were most prevalent in Canterbury at 38.4% and amongst couples with dependent children (48.1%).

Private renting was most prevalent in Thanet at 19.2% and amongst flat dwellers (27.3%). In addition, over two thirds of respondents aged between 16 and 24 rented privately (68.6%).

Nearly a fifth (16.1%) of respondents in Swale rent from the Council as do 23.4% of non-working respondents. The full list of tenures by geographical area is shown in figure 13 below.

**Table 0.24: Current Tenure**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Own with a mortgage | 38.4% | 26.4% | 27.5% | 28.8% | 31.7% |
| Own outright | 23.2% | 48.8% | 46.7% | 29.7% | 37.5% |
| Rent privately | 16.0% | 8.3% | 15.0% | 9.3% | 19.2% |
| Rent from the Council | 13.6% | 4.1% | 10.0% | 16.1% | 7.5% |
| Rent from a Housing Association | 6.4% | 3.3% | 0.8% | 13.6% | 3.3% |
| Own a share of your home | 0.0% | 0.0% | 0.0% | 1.7% | 0.0% |
| Live in a home provided by your employer | 0.0% | 8.3% | 0.0% | 0.0% | 0.0% |
| Lives rent free | 1.6% | 0.0% | 0.0% | 0.8% | 0.8% |
| Other | 0.0% | 0.8% | 0.0% | 0.0% | 0.0% |
| Refused | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |

*Base: all respondents*

### v. Owner Occupiers

Some questions were only asked of respondents who were owner occupiers. Firstly, they were asked to state how much they had paid for the property at the time of purchase, figure 14 shows the responses. It shows that nearly 10% overall, 12.4% in Shepway and 14.5% in Thanet had purchased their home for less than £10,000. More than a fifth overall and 29.7% in Dover bought their property for between £10,001 and £50,000. Over less than 1% of owner occupiers had spent over £300,000 on their property although properties in Canterbury appear to be marginally more expensive which 1.3% having purchased their home for more than £300,000. However, it should also be noted that 12.4% of all respondents and nearly a fifth of respondents in Canterbury were unwilling to disclose the price they paid for their property at the time of purchase.

**Table 0.25: Price of Property at Time of Purchase**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Up to 10,000 | 9.5% | 5.2% | 7.7% | 12.4% | 7.0% | 14.5% |
| £10,001 to £50,000 | 21.4% | 10.4% | 29.7% | 19.1% | 18.3% | 27.7% |
| £50,001 to £100,000 | 15.3% | 15.6% | 15.4% | 16.9% | 15.5% | 13.3% |
| £100,001 to £150,000 | 9.2% | 9.1% | 7.7% | 9.0% | 9.9% | 10.8% |
| £150,001 to £200,000 | 10.9% | 18.2% | 4.4% | 15.7% | 8.5% | 8.4% |
| £200,001 to £250,000 | 2.9% | 3.9% | 2.2% | 6.7% | 1.4% | 0.0% |
| £250,001 to £300,000 | 2.7% | 2.6% | 2.2% | 3.4% | 2.8% | 2.4% |
| £300,001 + | 0.5% | 1.3% | 1.1% | 0.0% | 0.0% | 0.0% |
| Refused | 12.4% | 19.5% | 16.5% | 3.4% | 11.3% | 12.0% |
| Not applicable | 1.2% | 0.0% | 2.2% | 1.1% | 2.8% | 0.0% |
| Don't know | 13.9% | 14.3% | 11.0% | 12.4% | 22.5% | 10.8% |

*Base: all owner occupiers (411)*

Owner occupiers were also asked to specify the year in which they bought the property. As table 8.14 illustrates nearly a quarter (23.1%) of properties were bought between 1991 and 2000 and this increases to 28.6% in Canterbury.

**Table 0.26: Year of Purchase**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| 1940 – 1950 | 1.2% | 2.6% | 0.0% | 0.0% | 0.0% | 3.6% |
| 1951 - 1960 | 1.7% | 2.6% | 2.2% | 1.1% | 1.4% | 1.2% |
| 1961 - 1970 | 5.8% | 2.6% | 6.6% | 6.7% | 7.0% | 6.0% |
| 1971 - 1980 | 10.0% | 2.6% | 13.2% | 12.4% | 7.0% | 13.3% |
| 1980 - 1990 | 15.8% | 20.8% | 16.5% | 11.2% | 14.1% | 16.9% |
| 1991 - 2000 | 23.1% | 28.6% | 26.4% | 22.5% | 21.1% | 16.9% |
| 2001 | 3.2% | 0.0% | 4.4% | 3.4% | 8.5% | 0.0% |
| 2002 | 5.6% | 2.6% | 4.4% | 9.0% | 8.5% | 3.6% |
| 2003 | 3.2% | 5.2% | 0.0% | 0.0% | 1.4% | 9.6% |
| 2004 | 4.6% | 3.9% | 4.4% | 6.7% | 7.0% | 1.2% |
| 2005 | 3.9% | 2.6% | 0.0% | 9.0% | 5.6% | 2.4% |
| 2006 | 5.4% | 6.5% | 5.5% | 5.6% | 2.8% | 6.0% |
| 2007 | 6.1% | 6.5% | 9.9% | 6.7% | 1.4% | 4.8% |
| 2008 | 2.9% | 3.9% | 1.1% | 2.2% | 4.2% | 3.6% |
| Don't know | 4.9% | 2.6% | 5.5% | 3.4% | 7.0% | 6.0% |
| Refused | 2.7% | 6.5% | 0.0% | 0.0% | 2.8% | 4.8% |

*Base: all owner occupiers (411)*

Finally, owner occupiers were also asked if they would state their monthly mortgage payment. As figure 16 shows many respondents did not wish to do so but nearly a fifth in Dover and Shepway have monthly payments of between £401 and £600.

**Table 0.27: Monthly Mortgage Payments**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Up to £200 | 9.1% | 8.3% | 18.8% | 6.1% | 2.8% | 10.5% |
| £201- £400 | 6.4% | 4.2% | 3.1% | 6.1% | 5.6% | 13.2% |
| £401- £600 | 9.6% | 0.0% | 18.8% | 18.2% | 0.0% | 15.8% |
| £601- £800 | 7.0% | 10.4% | 6.3% | 12.1% | 0.0% | 5.3% |
| £801- £1000 | 1.6% | 0.0% | 0.0% | 3.0% | 0.0% | 5.3% |
| £1001- £1200 | 2.1% | 6.3% | 3.1% | 0.0% | 0.0% | 0.0% |
| Refused | 50.8% | 66.7% | 40.6% | 33.3% | 69.4% | 36.8% |
| Don't know | 13.4% | 4.2% | 9.4% | 21.2% | 22.2% | 13.2% |

*Base: all owner occupiers (411)*

Those respondents who did not have a mortgage or loan outstanding on their property were asked how they had acquired the property. Just over a quarter (29.5%) overall and 44.8% in Canterbury had bought the property outright. More than half (56.3%) had bought with a mortgage which has now been paid off (75.6% in Thanet).

### vi. Social and Private Renters

Social and private renters were asked to state the value of their monthly rent payment, in contrast to owner occupiers only a small proportion refused to do so. 44.1% overall and more than half of renters in Dover pay between £201 and £400 per month and a fifth overall and 44.4% in Thanet pay between £401 and £600 a month in rent.

**Table 0.28: Monthly Rent Payment**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Up to £200 | 5.1% | 4.4% | 0.0% | 0.0% | 10.9% | 5.6% |
| £201- £400 | 44.1% | 57.8% | 57.9% | 38.7% | 41.3% | 27.8% |
| £401- £600 | 20.9% | 2.2% | 31.6% | 25.8% | 13.0% | 44.4% |
| £601- £800 | 10.7% | 17.8% | 0.0% | 19.4% | 4.3% | 8.3% |
| £801- £1000 | 3.4% | 6.7% | 0.0% | 3.2% | 2.2% | 2.8% |
| £1001- £1200 | 0.6% | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| Refused | 6.8% | 2.2% | 5.3% | 6.5% | 13.0% | 5.6% |
| Don't know | 8.5% | 6.7% | 5.3% | 6.5% | 15.2% | 5.6% |

*Base: all renters (177)*

Renters were also asked to indicate why they had chosen to rent from the Council, Housing Association or privately. Figure 18 shows the responses given by renters both overall and in each of the five local authority areas. The most common reason given was that they could not afford to buy (19.2% overall and 41.2% in Dover). The second most common reason overall and the most common reason in Canterbury and Thanet was that they could not get anywhere else and their current property was the only one available to them at the time.

Amongst private renters not being able to afford to buy was the primary reason for renting (25.6%) and this was also the case for those renting from the Council (16.1%). However, 'other' reasons were more common for those renting from housing associations and these included living in properties which had been taken over by housing associations, doing house swaps with other people and living in housing association hostels.

**Table 0.29: Reasons for Renting**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Couldn't afford to buy | 19.2% | 20.0% | 42.1% | 19.4% | 15.2% | 11.1% |
| Couldn't get anywhere else/ Only one available | 17.5% | 24.4% | 5.3% | 12.9% | 6.5% | 33.3% |
| Other | 15.8% | 11.1% | 15.8% | 12.9% | 26.1% | 11.1% |
| It was affordable | 9.6% | 8.9% | 10.5% | 6.5% | 10.9% | 11.1% |
| Couldn't get a council house | 7.9% | 4.4% | 0.0% | 6.5% | 10.9% | 13.9% |
| Needed a house | 5.6% | 6.7% | 5.3% | 9.7% | 6.5% | 0.0% |
| Was offered it | 4.5% | 8.9% | 0.0% | 6.5% | 0.0% | 5.6% |
| DK | 3.4% | 0.0% | 0.0% | 3.2% | 10.9% | 0.0% |
| Temporary/ Student accommodation | 3.4% | 11.1% | 5.3% | 0.0% | 0.0% | 0.0% |
| Wanted this type of house | 2.3% | 0.0% | 0.0% | 12.9% | 0.0% | 0.0% |
| My name was on council list | 1.7% | 0.0% | 0.0% | 6.5% | 2.2% | 0.0% |
| Easier | 1.7% | 0.0% | 5.3% | 3.2% | 0.0% | 2.8% |
| Quicker | 1.7% | 0.0% | 0.0% | 0.0% | 2.2% | 5.6% |

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Better Option | 1.7% | 2.2% | 5.3% | 0.0% | 0.0% | 2.8% |
| No reason | 1.1% | 0.0% | 0.0% | 3.2% | 0.0% | 2.8% |
| Wanted a larger house | 1.1% | 2.2% | 0.0% | 3.2% | 0.0% | 0.0% |
| Financial reasons | 1.1% | 0.0% | 0.0% | 0.0% | 4.3% | 0.0% |
| Did not want to buy | 1.1% | 0.0% | 5.3% | 0.0% | 2.2% | 0.0% |
| Couldn't get a mortgage | 0.6% | 0.0% | 0.0% | 0.0% | 2.2% | 0.0% |
| NR | 0.6% | 0.0% | 0.0% | 3.2% | 0.0% | 0.0% |

*Base: all renters (177)*

### vii. Reason for Choosing Current Property

Respondents' reasons for choosing their current property are shown in table 8.18 and 8.19 show the reasons given when respondents were prompted.

As figure 19 illustrates, the most common reasons for choosing a property were:

- This area is a nice place to live (24.9% overall, 30.8% in Dover and 32.6% of those who own outright).
- Right size and type for my family (23.6% overall, 43.3% in Thanet and 30.5% amongst 25 to 34 year olds).
- Price/rent was attractive (12.3% overall and 18.5% in Canterbury).

**Table 0.30: Reasons for Choosing Current Property - Unprompted**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| This area is a nice place to live | 24.9% | 22.6% | 30.8% | 25.8% | 24.6% | 20.8% |
| The right size and type for my family | 23.6% | 32.3% | 12.5% | 16.7% | 12.7% | 43.3% |
| Other | 12.6% | 5.6% | 14.2% | 14.2% | 15.3% | 14.2% |
| Price/rent was attractive | 12.3% | 18.5% | 7.5% | 10.0% | 13.6% | 11.7% |
| I liked the design of the property | 11.0% | 4.8% | 14.2% | 10.8% | 16.9% | 8.3% |
| Close to amenities | 8.3% | 4.0% | 15.8% | 8.3% | 1.7% | 11.7% |
| Wanted to live in this type of housing | 8.0% | 4.8% | 9.2% | 9.2% | 8.5% | 8.3% |
| It was all there was in the area | 8.0% | 12.9% | 8.3% | 5.8% | 8.5% | 4.2% |
| Close to family and friends | 7.0% | 7.3% | 5.8% | 10.0% | 8.5% | 3.3% |
| Only one I could afford to buy/rent at the time | 6.5% | 6.5% | 8.3% | 5.8% | 5.1% | 6.7% |
| Near to job/helped me take-up/maintain employment | 5.8% | 1.6% | 17.5% | 5.8% | 0.8% | 3.3% |
| Close to a good school for my children | 4.5% | 0.8% | 8.3% | 4.2% | 3.4% | 5.8% |
| Size of the garden | 4.3% | 4.0% | 3.3% | 4.2% | 4.2% | 5.8% |
| The appearance and layout of the estate | 2.7% | 1.6% | 5.8% | 1.7% | 0.8% | 3.3% |
| Wanted a newly built house | 1.7% | 0.8% | 3.3% | 1.7% | 0.8% | 1.7% |
| People like me live in this area | 1.2% | 0.0% | 1.7% | 2.5% | 1.7% | 0.0% |
| NR | 1.0% | 2.4% | 0.0% | 2.5% | 0.0% | 0.0% |
| It provided car parking | 1.0% | 0.0% | 0.8% | 1.7% | 0.8% | 1.7% |
| Good transport links | 1.0% | 0.0% | 1.7% | 3.3% | 0.0% | 0.0% |
| Good investment | 0.8% | 0.8% | 1.7% | 0.8% | 0.0% | 0.8% |
| It is the only area I know | 0.5% | 0.0% | 0.8% | 0.8% | 0.0% | 0.8% |
| DK | 0.3% | 0.0% | 0.8% | 0.0% | 0.8% | 0.0% |

*Base: all respondents*

As Table 8.19 shows the responses given when prompted were broadly similar to those given when unprompted, except that somewhere between a fifth and a third of respondents did not given any additional reasons when prompted.

**Table 0.31: Reasons for Choosing Current Property - Prompted**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| NR | 25.7% | 16.1% | 22.5% | 32.5% | 32.2% | 25.8% |
| This area is a nice place to live | 15.4% | 10.5% | 20.0% | 20.8% | 13.6% | 12.5% |
| The right size and type for my family | 15.0% | 20.2% | 14.2% | 11.7% | 12.7% | 15.8% |
| Price/rent was attractive | 11.0% | 15.3% | 2.5% | 12.5% | 8.5% | 15.8% |
| Close to amenities | 10.8% | 12.9% | 16.7% | 6.7% | 5.1% | 12.5% |
| Close to family and friends | 8.3% | 11.3% | 5.0% | 10.0% | 10.2% | 5.0% |
| Wanted to live in this type of housing | 7.3% | 1.6% | 16.7% | 5.0% | 9.3% | 4.2% |
| I liked the design of the property | 7.3% | 3.2% | 10.0% | 10.0% | 6.8% | 6.7% |
| Near to job/helped me take-up/maintain employment | 6.1% | 2.4% | 15.8% | 2.5% | 2.5% | 7.5% |
| Size of the garden | 6.0% | 7.3% | 10.0% | 4.2% | 5.1% | 3.3% |
| Only one I could afford to buy/rent at the time | 5.3% | 4.8% | 3.3% | 7.5% | 2.5% | 8.3% |
| Close to a good school for my children | 4.8% | 3.2% | 4.2% | 5.8% | 7.6% | 3.3% |
| Good transport links | 4.3% | 0.0% | 10.0% | 8.3% | 0.8% | 2.5% |
| Good investment | 3.8% | 4.0% | 6.7% | 2.5% | 1.7% | 4.2% |
| It was all there was in the area | 3.5% | 8.1% | 0.0% | 1.7% | 1.7% | 5.8% |
| It provided car parking | 3.3% | 0.0% | 4.2% | 7.5% | 1.7% | 3.3% |
| The appearance and layout of the estate | 3.3% | 2.4% | 3.3% | 6.7% | 0.8% | 3.3% |
| People like me live in this area | 2.2% | 0.8% | 4.2% | 2.5% | 0.8% | 2.5% |
| Wanted a newly built house | 1.7% | 1.6% | 1.7% | 3.3% | 1.7% | 0.0% |
| It is the only area I know | 1.0% | 0.8% | 1.7% | 1.7% | 0.0% | 0.8% |
| Other | 0.8% | 0.8% | 0.8% | 0.8% | 0.0% | 1.7% |

*Base: all respondents*

When asked what was the most important factor influencing choice of home, a quarter said the property (24.8%) and 26.1% said the area and 46.3% both were equally important. Area was more of a priority in Shepway (34.2%) and Dover (35%) but in Thanet just 11.8% rated the area as more important and 60.8% said both were equally important.

- **Previous Home**

    i. Location of Previous Home

When asked the location of their previous home Table 8.20 shows that the majority of respondents in each local authority area had previously lived at another address in the same local area. This was particularly true in Canterbury where 80% of respondents had lived elsewhere in Canterbury. A fifth of Dover respondents had previously lived elsewhere in Kent as had 24.2% of Shepway residents.

**Table 0.32: Location of Previous Home**

| | Current home | | | | |
|---|---|---|---|---|---|
| Location of Previous Home | Canterbury | Dover | Shepway | Swale | Thanet |
| Canterbury | 80.0% | 3.3% | 3.3% | 1.7% | 2.5% |
| Dover | 0.0% | 50.4% | 0.8% | 0.0% | 1.7% |
| Shepway | 1.6% | 0.0% | 54.2% | 0.8% | 0.0% |
| Swale | 0.0% | 0.0% | 0.0% | 67.8% | 0.8% |
| Thanet | 1.6% | 2.5% | 0.0% | 0.0% | 70.8% |
| Elsewhere in Kent | 3.2% | 19.8% | 24.2% | 11.9% | 5.0% |
| Elsewhere in the South of England | 7.2% | 6.6% | 7.5% | 8.5% | 11.7% |
| Elsewhere in the UK | 5.6% | 8.3% | 5.0% | 9.3% | 4.2% |
| Outside the UK | 0.0% | 6.6% | 5.0% | 0.0% | 3.3% |

*Base: all respondents*

### ii. Property Type of Previous Home

As table 8.21 illustrates many respondents had not changed property type at the time of their last move. Half of those who lived in terraced houses also lived in terraces in their previous home and the same is true for a third of those living in semi-detached properties and 36.5% of those living in detached properties. There is some evidence of trading up and downsizing with 80% of bungalow dwellers housing moved from a house and 27% of those in detached houses had previously lived in semi-detached accommodation.

**Table 0.33: Property Type of Previous Home**

| | Current property type | | | | |
|---|---|---|---|---|---|
| Previous property type | Terraced or end-terraced house | Semi-detached house | Detached house | Flat | Bungalow |
| Terraced house | 51.3% | 38.6% | 20.6% | 30.3% | 30.0% |
| Semi-detached house | 15.5% | 34.8% | 27.0% | 9.1% | 37.5% |
| Detached house | 8.3% | 7.0% | 36.5% | 6.1% | 12.5% |
| Low rise flat/maisonette | 14.7% | 9.5% | 4.8% | 27.3% | 5.0% |
| High rise flat | 2.3% | 5.7% | 0.0% | 9.1% | 1.3% |
| Self-contained bedsit | 0.8% | 0.0% | 0.0% | 3.0% | 0.0% |
| Room in a shared house | 1.1% | 0.6% | 0.0% | 3.0% | 0.0% |
| Bungalow | 3.8% | 1.3% | 6.3% | 6.1% | 11.3% |
| A caravan or other temporary or mobile structure (including park homes) | 0.4% | 0.6% | 0.0% | 0.0% | 0.0% |
| Other | 0.0% | 0.0% | 1.6% | 0.0% | 0.0% |

*Base: all respondents*

iii. Previous Tenure

Table 8.22 shows some changes in tenure, notably just over a fifth of mortgage holders previously rented privately and 52.2% of those who currently own outright previously had a mortgage. In addition, 54.5% of those renting from a housing association previously rented either privately or from the Council.

**Table 0.34: Previous Tenure**

| | Current Tenure | | | | |
|---|---|---|---|---|---|
| Previous Tenure | Own your own home, with a mortgage | Own your own home outright (no mortgage) | Rent your home from a private landlord | Rent your home from the Council | Rent your home from a Housing Association |
| Owned your own home, with a mortgage | 57.8% | 52.2% | 7.3% | 4.8% | 3.0% |
| Owned your own home outright | 5.4% | 18.8% | 2.4% | 1.6% | 0.0% |
| Rented your home from a private landlord | 22.7% | 7.1% | 62.2% | 14.5% | 33.3% |
| Rented your home from the Council | 5.9% | 9.8% | 3.7% | 58.1% | 21.2% |
| Rented your home from a Registered Social Landlord | 0.0% | 0.4% | 1.2% | 0.0% | 0.0% |
| Rented your home from a Housing Association | 1.6% | 0.0% | 0.0% | 8.1% | 30.3% |
| Owned a share of your home (part rent/part buy - shared ownership) | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| Lived in a home provided by your employer | 0.0% | 1.3% | 0.0% | 0.0% | 0.0% |
| Lived rent free in a home not owned by you | 3.2% | 6.3% | 11.0% | 6.5% | 9.1% |
| Homeless and in temporary accommodation | 0.5% | 0.0% | 1.2% | 1.6% | 0.0% |
| Other (please state) | 2.2% | 3.1% | 11.0% | 4.8% | 3.0% |

*Base: all respondents*

- **Future Housing Needs and Aspirations**

i. Plans to Move

Respondents were asked if they were considering a move over the next three years. Nearly two thirds (64.9%) overall said definitely not and this increased to 69.4% in Dover and to 77.2% of outright home owners and 86.6% of those aged 65 and over. The age group most likely to consider moving was 16-24 year olds, 28.6% of whom said that they would definitely consider moving compared with just 10.1% overall. Respondents in Shepway were most likely to consider moving with 12.5% saying yes definitely and a further 10.8% saying yes, probably.

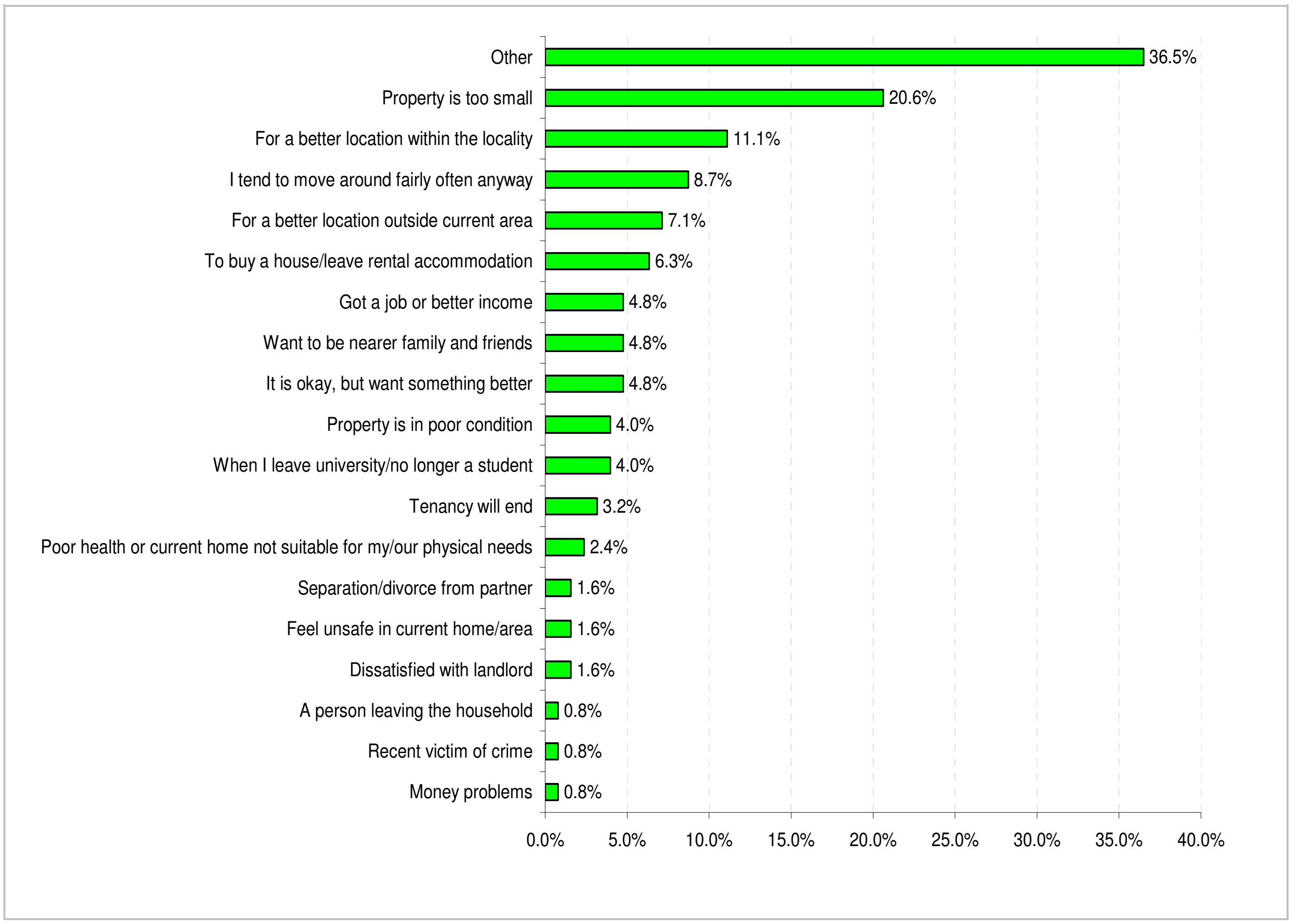
Those who were considering moving (18.4%) were asked when this is likely to be. Just over a third (34.2%) overall and 47.4% in Swale said they were likely to move in less than a year.

30.6% overall and 40.9% in Canterbury said that they might move in one to two years and 15.3% overall and 28.6% in Shepway said a move might take place in two to three years time. A small proportion (2.5% - 15 respondents, a third of whom were in Shepway) said that they would move if possible. They were then asked what was preventing them from moving at present. Reasons preventing them from moving included work, financial reasons and waiting for a suitable property to become available.

ii. Reasons for Considering Moving

Those who were definitely or possibly considering moving were asked why this was the case. More than a third gave 'other' reasons such as wanting move abroad, wanting more land and moving in with a partner. However, a fifth of respondents felt that their current property was too small and this was also the case for 28.6% of respondents in Swale.

**Figure 0.5 : Reasons for Considering Moving**




*Base: all respondents considering moving home (126) Preferred Area to Move to*

Regardless of whether they were interested in moving or not, all respondents were asked which area they would be interested in moving to. Table 8.23 shows the responses. It shows that 74.2% of respondents overall and 80% of respondents in Canterbury would prefer to stay in the same neighbourhood. In Shepway in 11.7% of respondents would prefer to move to another neighbourhood within the same local authority area. Less than 10% overall (7.6%) but 10.8% in Thanet would prefer to move to another neighbourhood in a different local authority area.

**Table 0.35: Preferred Location to Move to**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Stay within the same neighbourhood | 74.2% | 80.0% | 76.0% | 69.2% | 69.5% | 75.8% |
| Move to another neighbourhood within the same local authority area | 6.3% | 4.0% | 1.7% | 11.7% | 6.8% | 7.5% |
| Move to another neighbourhood in a different local authority area | 7.6% | 8.0% | 2.5% | 9.2% | 7.6% | 10.8% |
| Other | 5.8% | 4.0% | 9.9% | 4.2% | 7.6% | 3.3% |
| No reply | 3.1% | 2.4% | 4.1% | 5.0% | 3.4% | 0.8% |
| Don't know | 3.0% | 1.6% | 5.8% | 0.8% | 5.1% | 1.7% |

*Base: all respondents*

### iii. Preferred Property Type

Table 8.24 demonstrates that the most popular property type in Canterbury, Dover and Thanet was a semi-detached house. This was also the preferred type for most age groups with the exception of 45 to 59 year olds who preferred detached houses (30.9%) and 38.4% of those aged 65 and over who preferred bungalows.

**Table 0.36: Preferred Property Type**

| | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|
| Terraced house | 17.6% | 14.0% | 10.0% | 27.1% | 18.3% |
| Semi-detached house | 35.2% | 30.6% | 14.2% | 13.6% | 31.7% |
| Detached house | 19.2% | 20.7% | 30.0% | 21.2% | 17.5% |
| Low rise flat/maisonette | 1.6% | 4.1% | 9.2% | 5.9% | 3.3% |
| High rise flat | 1.6% | 0.0% | 3.3% | 0.0% | 0.0% |
| Self-contained bedsit | 0.0% | 0.0% | 1.7% | 0.0% | 0.8% |
| Room in a shared house | 17.6% | 18.2% | 22.5% | 18.6% | 22.5% |
| Bungalow | 0.8% | 5.0% | 2.5% | 0.0% | 4.2% |
| A caravan or other temporary or mobile structure (including park homes) | 0.0% | 0.8% | 0.0% | 0.0% | 0.0% |
| Other | 1.6% | 0.0% | 4.2% | 0.0% | 0.0% |
| No reply | 0.8% | 4.1% | 2.5% | 1.7% | 0.0% |
| Don't know | 4.8% | 2.5% | 2.5% | 9.3% | 1.7% |
| Not applicable | 0.0% | 0.0% | 0.0% | 2.5% | 0.0% |

*Base: all respondents*

### iv. Preferred Tenure Type

As Table 8.25 illustrates just over half (56.5%) of respondents would prefer to buy an existing house or flat. This was also true for 63.2% of Canterbury respondents and two thirds of

Shepway respondents. Just over 10% overall (11.1%) and a fifth of Dover respondents would like to buy a newly built property. A quarter (25.7%) of 16 to 24 year olds would prefer to rent from the council.

**Table 0.37: Preferred Tenure**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Buy an existing house/flat | 56.5% | 63.2% | 52.1% | 66.7% | 40.7% | 59.2% |
| Buy a newly built house/flat | 11.1% | 7.2% | 20.7% | 12.5% | 5.9% | 9.2% |
| Buy an empty house from the Council outside of this area | 1.2% | 2.4% | 0.0% | 0.0% | 2.5% | 0.8% |
| Rent from the Council | 8.3% | 12.8% | 2.5% | 4.2% | 11.9% | 10.0% |
| Rent from a Registered Social Landlord | 1.3% | 0.8% | 2.5% | 0.8% | 1.7% | 0.8% |
| Rent from a Housing Association | 3.3% | 3.2% | 2.5% | 0.0% | 8.5% | 2.5% |
| Rent from a private landlord | 3.3% | 2.4% | 2.5% | 3.3% | 3.4% | 5.0% |
| Other | 2.6% | 0.8% | 8.3% | 3.3% | 0.8% | 0.0% |
| Don't know | 12.9% | 8.8% | 9.1% | 9.2% | 25.4% | 12.5% |

*Base: all respondents*

v. Likely Tenure Type

Table 8.26 shows the likely way in which respondents believe they will occupy their next home. Less than half of the respondents (45.5% overall) believe that they will buy their next property and in Swale the figure falls to 28%. Current renters were even less likely to think they that would be able to buy their next property with only 24.4% of private renters believing that they will buy either an existing or newly built property and amongst social renters this figure falls to 6.5% amongst those renting from the Council and 9.1% of those renting from a Housing Association.

**Table 0.38: Likely Tenure**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Buy an existing house/flat | 39.4% | 45.6% | 38.0% | 55.8% | 24.6% | 32.5% |
| Buy a newly built house/flat | 6.1% | 0.8% | 15.7% | 7.5% | 3.4% | 3.3% |
| Buy an empty house from the Council outside of this area | 0.8% | 0.0% | 0.0% | 0.8% | 3.4% | 0.0% |
| Rent from the Council | 5.3% | 7.2% | 2.5% | 3.3% | 11.0% | 2.5% |
| Rent from a Registered Social Landlord | 1.2% | 0.8% | 1.7% | 1.7% | 0.8% | 0.8% |
| Rent from a Housing Association | 2.5% | 1.6% | 2.5% | 0.0% | 6.8% | 1.7% |
| Rent from a private landlord | 5.1% | 5.6% | 3.3% | 7.5% | 2.5% | 6.7% |
| Other | 2.3% | 0.8% | 8.3% | 1.7% | 0.8% | 0.0% |
| Don't know | 37.3% | 37.6% | 28.1% | 21.7% | 46.6% | 52.5% |

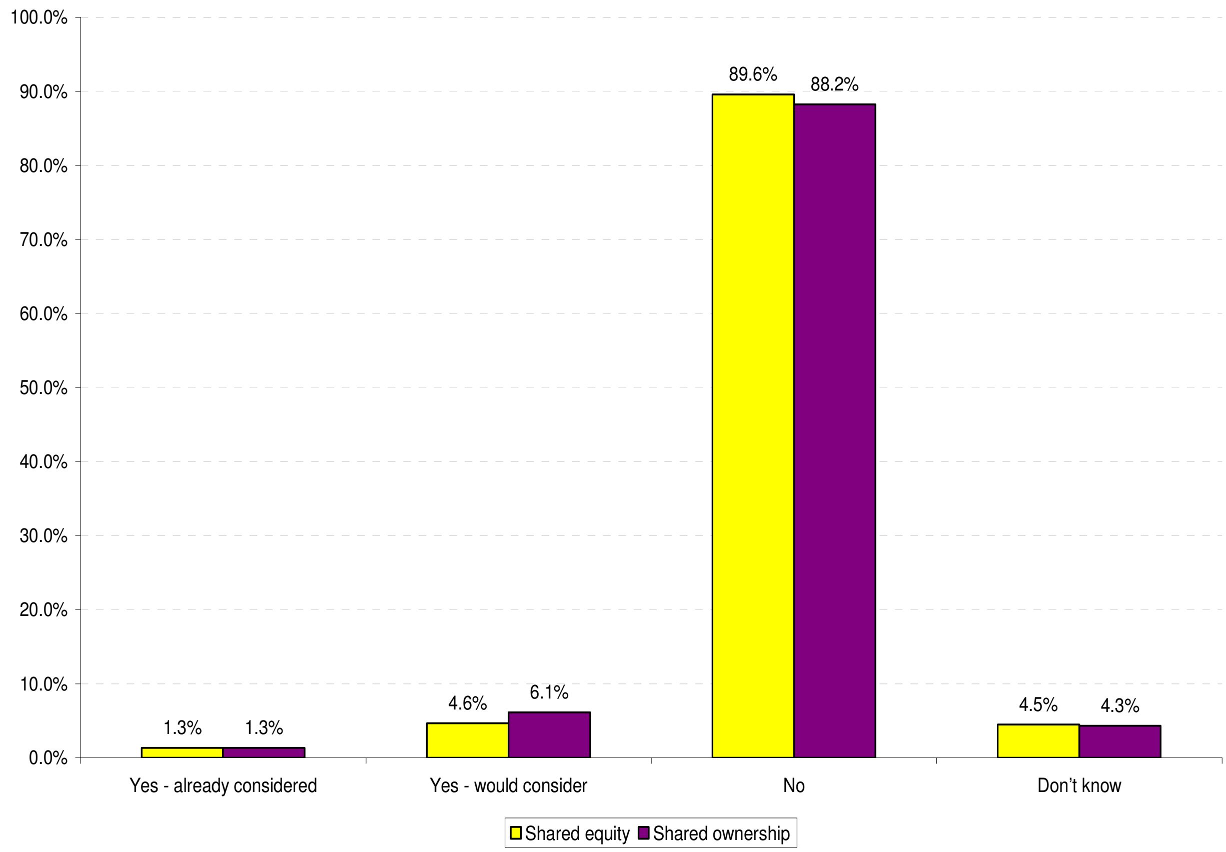
*Base: all respondents*

vi. Affordable Home Ownership Options

Respondents were asked if they have or would consider either shared equity or shared ownership as an affordable way of buying their own home. Figure 7.3 shows that only 1.3% of respondents had already considered shared equity and this increases slightly to 2.5% in Shepway. There is slightly more interest in shared equity amongst private renters, 6.1% of whom have considered this option. However, none of the social renters had considered it but just over a fifth (21.2%) of those currently renting from a housing association would consider shared equity as would 12.2% of private renters.

Interest in shared ownership was also higher amongst renters with 21.2% of those renting from housing associations and 22% of private renters saying that they would consider shared ownership. Once again, only 1.3% overall and 6% of private renters had previously considered shared ownership.

**Figure 0.6: Interest in Affordable Home Ownership Options**




*Base: all respondents*

vii. Property Preferences

Respondents were asked to think about a number of property options and indicate which ones they would consider to be the most important. Table 8.27 shows the overall responses.

Having a garage (44.7%) was slightly more important than a larger garden (38.7%). Particularly for those who own their homes outright (53.6%). However, more than half (57.1%) of 16 to 24 year olds felt that a larger garden was more important. In fact, the three youngest age groups all prioritised a larger garden over a garage, whereas the older groups prioritised the garage.

A bigger kitchen was generally considered to be more important than having a larger living room. A bigger kitchen was particularly important to respondents aged between 35 and 44, 58.9% of whom indicated that it was their preference over a larger living room. Residents of Dover (60.3%) and those renting from Housing Associations (60.6%) also preferred a bigger kitchen. It was only residents of Shepway (40.8%) who thought that a larger living room was more important.

When asked whether they would prefer a flat or a house, 86.6% overall and 93.6% in Canterbury felt that a house was more important or preferable. Amongst current flat dwellers a house was still a higher priority but the margin was smaller.

When asked to choose between one larger reception room or two smaller reception rooms the overall responses were tied at 43.4% each with 13.2% saying that they had no preference. However, respondents in Canterbury Dover and Thanet favoured two smaller reception rooms, whereas those in Shepway and Swale preferred one large reception room.

Overall, a garage was a slightly higher priority than a larger back garden except for younger respondents who prioritised the larger with nearly two thirds (65.7%) of 16 to 24 year olds favouring the larger back garden.

Opinion was divided regarding the relative importance of a larger property versus a driveway for a car. Residents in Canterbury favoured the larger property by 54.4% to 35.2%. Whereas 50% of residents in Shepway preferred a driveway over having a larger property (37.5%).

Just over half of all respondents preferred the idea of larger bedrooms overall (50.2%) to an extra bedroom (36.4%) especially in Thanet, where 56.7% preferred the larger bedrooms to 32.5% who preferred an extra bedroom.

Overall a better neighbourhood was marginally preferable to a bigger property but in Canterbury 48% favoured a bigger property. Couples with children preferred a bigger property whereas childless couples were more concerned about living in a better neighbourhood.

Owning rather than renting was the priority for just over two thirds of respondents compared to just 18.5% who felt that a 'better' neighbourhood was more important. For some groups including respondents in Shepway, those living in detached properties and current mortgage holders this figure increases to over 70%.

Finally, respondents were generally in favour of paying extra for an energy efficient home rather than buying an initially cheaper property and then paying more in energy bills. However, a third overall had no preference.

**Table 0.39: Property Preferences**

| Option 1 | | Option 2 | | No preference |
|---|---|---|---|---|
| Garage | 44.7% | Larger garden | 38.7 | 16.6% |
| Bigger kitchen | 49.2% | Larger living room | 34.9 | 15.9% |
| Flat | 9.9% | House | 86.6% | 3.5% |
| Semi-detached property | 73.7% | Terraced property | 8.3% | 18.0% |
| One large reception room | 43.4% | Two smaller reception rooms | 43.4% | 13.2% |
| Garage | 45.0% | Larger back garden | 39.6% | 15.4% |
| Larger property | 42.2% | Driveway for car | 45.4% | 12.4% |
| An extra bedroom | 36.4% | Larger bedrooms overall | 50.2% | 13.4% |
| A bigger property | 37.9% | A 'better' neighbourhood | 41.9% | 20.2% |
| Owning rather than renting | 67.1% | A 'better' neighbourhood | 18.5% | 14.4% |
| Paying extra for an energy efficient home | 52.2% | Initially cheaper price but higher energy bills | 13.9% | 33.9% |

*Base: all respondents*

When asked how much they could afford to pay per month for mortgage, nearly two thirds refused to say. However, 14.9% in Dover said £201-£300 and 10.7% said £301-£400. Similarly, respondents were also reluctant to indicate how much rent they could afford to pay.

### viii. Preferred Location

Respondents were asked where they would like to live in ten years time. As table 8.28 illustrates, respondents in each of the five East Kent local authorities would most frequently like to live in their current local authority area. Desire to remain in the same area was strongest in Canterbury with 80% of respondents in that area stating that they would like to live in Canterbury in 10 years time. Dover had the lowest proportion of respondents wishing to stay in the same area with 60.3%, 12.4% of Dover respondents would like to live elsewhere in Kent, which was a significantly higher proportion than respondents from elsewhere.

**Table 0.40: Preferred Location (all respondents)**

| | Current home | | | | |
|---|---|---|---|---|---|
| Where would you like to live in 10 years time | Canterbury | Dover | Shepway | Swale | Thanet |
| Canterbury | 80.0% | 1.7% | 1.7% | 0.8% | 3.3% |
| Dover | 0.0% | 60.3% | 0.8% | 0.0% | 0.0% |
| Shepway | 0.0% | 0.0% | 68.3% | 0.0% | 0.8% |
| Swale | 0.0% | 0.0% | 0.8% | 67.8% | 0.0% |
| Thanet | 2.4% | 0.0% | 0.0% | 0.0% | 76.7% |
| Elsewhere in Kent | 3.2% | 12.4% | 1.7% | 6.8% | 1.7% |
| Elsewhere in the South of England | 1.6% | 1.7% | 4.2% | 2.5% | 2.5% |
| Elsewhere in the UK | 4.8% | 1.7% | 2.5% | 5.9% | 5.0% |
| Outside the UK | 8.0% | 14.9% | 16.7% | 11.0% | 6.7% |
| Don't know | 0.0% | 7.4% | 3.3% | 5.1% | 3.3% |

- **New Household Formation**

Respondents were asked to consider whether there were any members of their household who would be likely to want/need separate accommodation within the next three years, overall, 9.9% of respondents felt that this was the case. In Canterbury and Swale this figure rises to 11%, amongst 35 to 44 year olds it increases to 17.7% and for those aged between 45 and 54 the figure is almost a fifth at 19.8%.

Of those who are expecting a member of the household to move out 18.3% overall and 24% of 35 to 44 year olds said that a member of their household would need separate accommodation now, this was also true of 36.4% of Thanet residents. A fifth overall and 38.5% in Swale said that separate accommodation would be required in one to two years. Just under half (43.3%) and 81.8% in Dover said that they would require separate accommodation in two to three years.

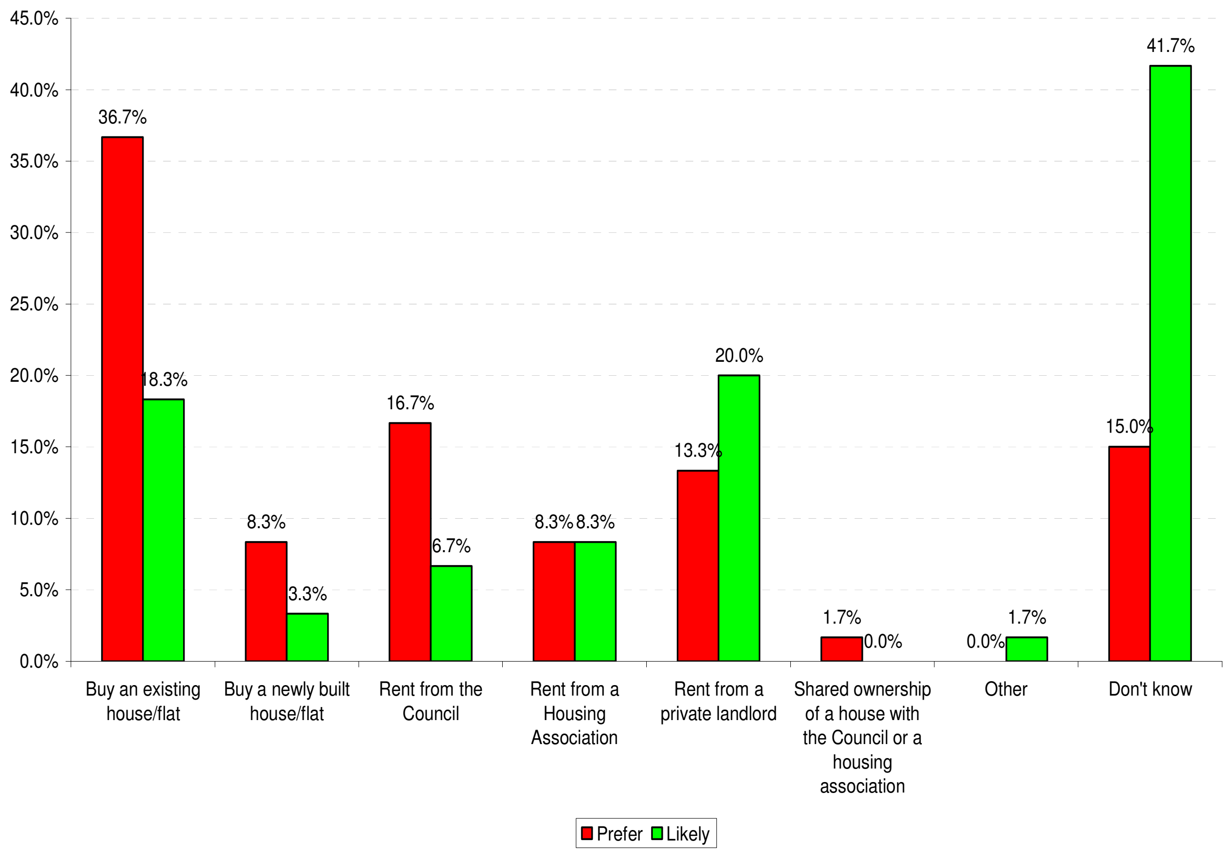
Respondents were also asked to consider what size of accommodation is likely to be required. Just over a quarter overall (26.7%) felt that a one bedroom property would be required and in Shepway this rose to 54.5%. However, 28.3% overall and 36.4% in Thanet required two bedroom properties. The most frequently mentioned type of property was a semi-detached house which was mentioned by 31.7% overall and by more than half of the respondents in Canterbury (57.1%).

In keeping with the preferences of the respondents in terms of location, the majority of respondents felt that the household member looking for separate accommodation would want to remain in their current local authority area., this was particularly true in Canterbury, where 78.6% felt that they would want to remain in the area and in Thanet where the figure for remaining in Thanet was 90.9%.

When asked to consider the preferred and likely tenure choices for their household member, just over a third of respondents (36.7%) said that they thought they would prefer to buy an existing house or flat (increasing to 50% in Canterbury and 48% amongst those aged between 35 and 44. Just under 10% overall (8.3%) felt that their household members preference would be to purchase a newly built property, whereas 16.7% felt that they would prefer to rent from the Council (including 75% of existing Council renters).

With regard to the most likely tenure, less than a fifth (18.3%) felt that their household member was likely to buy an existing property although in Canterbury this figure rose to 28.6% but in Swale it was just 7.7%. A fifth of respondents felt that the likely tenure would be to rent privately and in Swale this figure rose to 38.5%. Figure 8.4 shows the overall responses in terms of preferred and likely tenures.

**Figure 0.7: Preferred and Likely Tenure of New Household**




*Base: all respondents with a member who is likely to need separate accommodation within the next three years (60)*

Finally, respondents were asked how much the members of their household would be able to afford to pay per month in mortgage or rent. Tables 8.30 and 8.31 show the full list of responses for both mortgage and rent. It shows that once again, a significant proportion of respondents were reluctant to divulge information related to financial matters.

**Table 0.41: How much would they be able to afford to pay – mortgage**

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Under £200 per month | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| £201-£300 per month | 7.7% | 0.0% | 0.0% | 33.3% | 0.0% | 0.0% |
| £301-£400 per month | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| £401-£500 per month | 30.8% | 25.0% | 40.0% | 33.3% | 0.0% | 0.0% |
| £501-£600 per month | 7.7% | 0.0% | 0.0% | 33.3% | 0.0% | 0.0% |
| £601-£750 per month | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| £751-£900 per month | 7.7% | 25.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Don't know/refused | 46.2% | 50.0% | 60.0% | 0.0% | 100.0% | 0.0% |
| Not applicable | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |

*Base: all respondents with a member who is likely to need separate accommodation within the next three years (60)*

## Table 0.42: How much would they be able to afford to pay – rent

| | Overall | Canterbury | Dover | Shepway | Swale | Thanet |
|---|---|---|---|---|---|---|
| Under £200 per month | 6.4% | 0.0% | 0.0% | 25.0% | 0.0% | 9.1% |
| £201-£300 per month | 8.5% | 0.0% | 16.7% | 25.0% | 0.0% | 9.1% |
| £301-£400 per month | 4.3% | 10.0% | 0.0% | 12.5% | 0.0% | 0.0% |
| £401-£500 per month | 6.4% | 10.0% | 0.0% | 0.0% | 8.3% | 9.1% |
| £501-£600 per month | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% | 18.2% |
| £601-£750 per month | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| £751-£900 per month | 2.1% | 10.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Don't know/refused | 68.1% | 70.0% | 83.3% | 37.5% | 91.7% | 54.5% |

*Base: all respondents with a member who is likely to need separate accommodation within the next three years (60)*

# Annex eight: Stakeholder consultation

# Stakeholder views

In May and June 2008 ECOTEC and the Districts held two stakeholder events to collate views and gather local intelligence about key issues relating to the SHMA. Workshops were held covering a number of important issues relevant to the area. Attendees are listed in Annex 12.

The key points and findings from the workshops have been fed into the body of this report, particularly the sections regarding affordability, local housing market areas, economic factors and transport. Here we list the key issues raised at the two events

The following paragraphs are views from the stakeholders that attended the first stakeholder day. The day gave stakeholders the opportunity to highlight local factors within East Kent that they felt were important, and of which the SHMA should take into account:

- Transport
- The new High Speed 1 rail link is likely to bring both benefits and problems: The reduced travel time to London will be of benefit to those who work in the Capital, but there are concerns that it will 'suck' people out of the local East Kent workforce;
- The quality / reach of transport infrastructure is very patchy, with some areas of East Kent still suffering relative isolation, and others (e.g. Canterbury) suffering congestion.

Economic issues

- Jobs in the East Kent area can be seasonal and low paid, leading to problems accessing the housing market; there was a perception that the sub-region was not performing as competitively or productively as it should, and was being 'squeezed' by the Growth Areas in Ashford and Kent Thames Gateway.

Demographics

- the projected increase in the number of elderly people will impact on the possible need for lifetime homes; and is stimulating a need for additional working-age residents (for which housing will be needed);
- This clearly links in with issues of migration, though short-term migrant labour was not perceived as a solution to long-term demographic change;
- There are a growing number of young people who are unable to leave home due to affordability problems;

- Higher education has a major impact on East Kent, with campuses expanding and increasing the need for private rented sector accommodation;
- With a push to increase densities, is the need for larger properties being met?

Key Issues from the afternoon workshops

Planning, land availability and development

- Land values - low land values in some areas (especially coastal areas) disincentivise investment, and make owners reluctant to release land, until 'the market looks up';
- In addition to this point, the added 'cost' associated with s106 funded affordable housing development means that the viability of the development against the cost of the land is precarious;
- The emphasis on brownfield land was of concern, because of its relative lack of potential value uplift, compared to greenfield; there were concerns about the sequential test and a view that 'targets dominate over deliverability' from the private sector;
- The planning system - stakeholders identified problems both in the planning system and LDF framework and in the effectiveness and approach of planning departments in the sub-region, acting as barriers to development;
- Affordable development - there was a view that inconsistent messages were coming from local authority housing and planning departments, the Housing Corporation and housing associations over the numbers and 'mix' of rented and intermediate homes to be delivered, and the viability of particular options.

Regeneration

- It was felt that the focus of regeneration in East Kent is correct; however there are still important issues that need to be addressed - for example, the need for infrastructure improvement;
- Although there has been a large amount on investment in roads, there are still issues with congestion. It is also considered important to get the balance right between place making and meeting demand.

Rural communities

- One of the main problems in rural communities is access to economic activity: with no large employers in rural areas, people cannot work locally;
- There is a worry that as a result of this, 'gentrified dormitories' are being created. There is also a general lack of affordable housing in rural areas so pricing first time buyers out of the market. This has partly been caused by the impact of Right to Buy policy. However other issues have also had an affect on affordability, such as the number of smaller homes that have subsequently been extended.

Housing need and demand

- There is a concern about the location of affordable housing – is it in the 'right' areas? And there are concerns about the complexity of affordable and intermediate housing products, and whether there is clarity about the market for these products;
- There are also issues around the provision of larger affordable homes, and a strong desire that the SHMA throws more light on numbers and groups in need. The question was also raised about the best ways to achieve mixed communities and ensure that they are 'tenure blind'.

Agenda for the second workshop day

- Demographics;
- Housing Market Areas;
- Transport.

Key issues

The following paragraphs are views from the stakeholders that attended the second stakeholder day.

Demographics

- Surprised by variation in income figures;
- Need to be aware of the implications of things the report raises. For example the number of older people in Dover will have a knock on effect with regard to health problems and long term health issues;
- The report needs to focus on migration issues more, for example it would be useful if the details of age profiles of in migrants, e.g. older people settling in coastal areas. There are probably significant variations between areas which need to be outlined;
- Problems are concentrated in certain parts of districts. Can we get more of a local flavour?
- Issue of HS1 and impact on travel to work patterns;
- Issues around the number of families and the percentage of flatted developments. Insufficient supply of family housing, difficulty of creating sustainable communities.
- Impact of credit crunch;
- Downturn in completions in 2005. The figures seem low, why is this?
- Incomes across district, there was a dip in Canterbury in 2005 – why was this?
- Not enough detail regarding vulnerable groups and information regarding move on accommodation;
- Homelessness figures – have these been compared with the Local Authorities?

- The text in the report doesn't always explain what is in the tables; also the headings of the tables are also not always clear;
- Increase in elderly population, is there enough relevant stock, i.e., increase in demand for ground floor accommodation, tensions with number of students in the area;
- There is a tension between keeping villages vibrant and providing for the elderly.

Housing Market areas

- Evolved already;
- Need to understand criteria of thresholds of how housing market areas have been defined;
- Important cross border relationships;
- Recognition that markets are subject to change.

Transport

- Need for analysis of High Speed Commuter numbers, types;
- How we can improve infrastructure.

# Annex nine:  Dover strategic sites

# Recommendations on Dover's strategic sites

## 1 Introduction

1.1 There are four allocations that the Council proposes that are of such scale and significance to the success of the Core Strategy that they are included in the District's Strategy as strategic allocations rather than in the council's Site Allocations Document. These are:

- Dover Waterfront
- Mid Town
- Connaught Barracks
- Whitfield Expansion

This Annex includes a brief description of each of these strategic sites and then examines alternative scenarios for the dwelling size and tenure mix for the sites individually and as a whole.

## 2 Description of the Sites

2.1 Dover Waterfront

Dover Waterfront occupies a key location in Dover, forming part of the western and seaward gateways to the town and extending into the town centre. It straddles the A20 and on the south side consists of Wellington Dock, the De Bradelei Wharf shopping centre, seafront including existing buildings which are listed and within a conservation area, car park and public garden, promenade and beach. On the north side it includes vacant sites and a mixture of retail, office and residential buildings leading up to the east side of Market Square and abutting the proposed St. James's redevelopment. It has a total area of 12.2 hectares.

The site is suitable for a mixed use development comprising:

Residential - minimum of 400 new units with potential for up to 800

Hotel with conference and other supporting facilities

Restaurants and Bars - up to 5,000 m2

Offices

Retail - up to 20,000 m2

Commercial Leisure - up to 15,000 m2

Tourism and Cultural uses

In accordance with policy DM5 30% of the allocated housing (a minimum of 120 homes) should be provided as affordable homes of a type and tenure that will help to meet prioritised need. In terms of quality and design the purpose is to create a new commercial and residential market.

Development will also need to address the following matters:

Air quality, noise, vibration and light pollution arising from the A20 and port operations – successful avoidance and/or mitigation of these matters will be of great importance in order to create environmental conditions that enable the development to realise its maximum potential

Flood risk and assessment of the impact of development on water quality in the River Dour, which terminates in Wellington Dock

Impact of development on the historic environment including Waterloo Crescent Conservation Area, listed buildings, scheduled ancient monuments (Dover Castle, Western Heights and an on-site crane), and archaeological remains will need to be assessed and avoidance and mitigation measures built into the design

Improvements to the public realm to improve the intrinsic interest of the site and to increase connectivity with other parts of the town

Making a contribution to the advancement of sustainable construction through the inclusion of a district heating system, ensuring that non-residential buildings meet BREEAM excellent standard and that residential buildings achieve at least 75% of the sound insulation credits under the Code for Sustainable Homes

## 2.2 Mid Town, Dover

The Mid Town area is the most northerly block of Dover town centre located between the High Street, Maison Dieu Road, Park Street and Pencester Road, which houses the town's bus interchange. It has a total area of 5.9 hectares and includes South Kent College, shops fronting onto Biggin Street and Pencester Road, the Town Hall (a scheduled monument), Dover Town Council Offices, Visitor Centre, Police Station, Citizens Advice Bureau, two Health Centres, BT Telephone Exchange, EDF Depot, Bowling Green and car parks. There are also a number of residential properties some of which are listed. The majority of the land in the Mid Town area is in public ownership. The site is defined in a broad way to enable a comprehensive view of its future to be taken. This does not imply that all buildings within it are proposed for redevelopment. For example, the Town Hall and residential buildings are included only for their contextual role.

The site is suitable for a mixed development of public sector uses, retail and residential. While the area should be planned for redevelopment as a whole, multiple land ownership and differing programmes and priorities make it likely that development will occur in stages over the plan period. The key factor is to ensure that no individual stage would prejudice further stages of the redevelopment. In this respect the completion of a comprehensive masterplan, prepared in conjunction with landowners and others and agreed by the Council, will be particularly important. Each development should then demonstrate how it will contribute to the completion of the masterplan. It is likely that the public sector will need to lead on the production of the masterplan.

It is likely that early stages of development will be public sector led, in particular the health and further education sectors. The requirements of these sectors are for around 7,000 square metres and 5,000 square metres of gross floorspace, respectively. The momentum of these developments could be used to generate commitment to the remainder of the development which comprises up to 15,000 square metres of gross retail floorspace and at least 100 residential units and parking.

In accordance with policy DM5 30% of the allocated housing (a minimum of 30 residential units) should be provided as affordable homes of a type and tenure that will help to meet prioritized need.

## 2.3 Connaught Barracks, Dover

The former Connaught Barracks complex is surplus to military requirements and was acquired for redevelopment by English Partnerships (now part of the Homes and Communities Agency) in 2007. It is located on high ground opposite Dover Castle overlooking the town, port and the Channel, with views of France possible from parts of the site. The coastal area to the east is part of the Kent Downs Area of Outstanding Natural Beauty and also contains the Dover to Kingsdown Cliffs Special Area of Conservation. A residential development (and primary school) lies to the immediate north. This was built in the 1970s and 1980s as further accommodation for military personnel and their families but is now largely in more general residential use.

The overall site comprises Connaught Barracks (approximately 12.5 hectares), the scheduled monument of Fort Burgoyne (approximately 10 hectares), playing fields (around 9.0 hectares) and former training area (around 24.5 hectares) which has been designated as a Local Wildlife site. The Fort has lacked a proper maintenance regime for many years and much of the ditch works have become overgrown. Ordnance has been removed from the training area which now has potential for improvement to its ecological interest. The playing fields remain in use and their open nature also has an important function in the setting of Fort Burgoyne.

The site is accessed from three points on Dover Road via the A258 and an emergency access direct from the A258. These should be sufficient to support development with some improvements. The A258 leads southwards to the town centre and northwards to Deal via a junction with the A2. There is also a separate pedestrian route to the town centre but this involves several flights of steps. Whilst the site is close to central Dover its hilltop location means that it is not readily accessible for pedestrians and cyclists. A coach parking area for Dover Castle is located at the junction of the Deal/Dover Road immediately outside the site. There is a need to upgrade the electricity supply, foul drainage and water supply systems to support redevelopment.

None of the buildings on the Connaught Barracks part of the site are considered to be of listable quality but they should be comprehensively recorded prior to their demolition for their contribution to the evolution of barrack design. The site also contains archaeological remains which must be safeguarded and parts are likely to be contaminated. There are a number of trees within and adjacent to the site, and an important tree-lined avenue with a grass verge along Dover Road and Fort Burgoyne Road that runs through the middle of the site towards Fort Burgoyne. These features should be retained and used to help shape redevelopment.

The Connaught Barracks part of the site offers a highly unusual opportunity to provide a primarily residential development in a prominent and sensitive setting providing outstanding views to Dover Castle and across the Channel. This setting, however, also produces constraints in that redevelopment must not harm the setting of Dover Castle, Fort Burgoyne or the AoNB, nor be likely to cause a significant adverse effect on the Dover to Kingsdown SAC.

The Connaught Barracks part of the site is suitable for residential development with a minimum capacity of 500 homes. The scale and location of the development provide the potential to make an important contribution to re-balancing Dover's housing offer and improving its market appeal and image. It has, in particular, a role in extending the upper-mid market range of family accommodation. Its dominant purpose is therefore to help create an improved housing market, and design will have a leading role to play in this. Bearing in mind the sensitive historic and landscape setting it is not appropriate for the development to include a landmark building but it should include foreground buildings and create vistas and focal points taking particular account of retained features (such as trees), important views into and out of the site and the relationship with Fort Burgoyne. The disposition, height and appearance of buildings will also require very careful consideration in order to successfully create an appropriate sense of local distinctiveness and identity.

In accordance with policy DM5 30% of the residential homes (a minimum of 150 homes) should be provided as affordable homes of a type and tenure that will help to meet prioritised need.

The scale and type of development proposed lends itself to the promotion of standards of sustainable construction that are higher than national requirements. This approach is also compatible with the Homes and Communities Agency corporate commitments. The development should include a district heating system and achieve at least 80% of the ecology credits using the Code for Sustainable Homes and BREEAM assessments, as appropriate. It will be particularly important through masterplanning to establish the strategy towards meeting energy and water requirements because of the implications for physical layout and appearance, which will also need to be considered from the historic environment and landscape perspectives.

## 2.4 The Managed Expansion of Whitfield

The Council has identified a broad location for a major urban expansion at Whitfield. The indicated area lies around the west, north and east of Whitfield. On the east of Whitfield it is bounded by the A256. More detailed work in the evidence base, in particular masterplanning for the east side and environmental and access appraisal work for the west, has led to the identification of a site of 309 hectares. The site is in multiple private ownership.

The site comprises mainly agricultural land used for arable farming but encompasses country lanes and other rights of way and a small number of residential properties, of which Temple Farm is listed. The national classification of agricultural land indicates that the site comprises best and most versatile land. While the loss of high quality agricultural land is not desirable from an agricultural perspective, site search work has shown that there are no other viable alternatives. The inclusion of some residential properties within the site boundaries does not imply any intention for their redevelopment.

To the south west of the site, beyond the A2, are the Lydden and Temple Ewell Downs Special Area of Conservation. This is designated for its dry grasslands and scrublands lying on chalk. The Core Strategy's Habitat Regulations Assessment has indicated that the proposed expansion of Whitfield could result in significant adverse effects on the SAC unless avoidance and mitigation measures are built in. Particular areas of concern are additional recreational and urbanisation pressures, and increased air pollution (the SAC already suffers from poor air quality).

Access to Whitfield is currently primarily via junctions with the A2 at Whitfield and with the A256 north of Whitfield near Eastling Down Farm. These arrangements are not capable of supporting significant development and, in particular, the A2 Whitfield roundabout has capacity and traffic management issues. In addition, the local roads serving the west of Whitfield are country lanes in character, often without footways, and not suitable for serving an expanded community. A new road network will be required to support development which links the A2 and the A256 to the west side of Whitfield. This link would provide access to the site but may need to be supplemented by other arrangements on the east side. Notwithstanding the need for new road infrastructure, development of the site must include measures to maximise use of public transport (especially bus links to the town centre), walking and cycling.

With regards to other forms of infrastructure, development will need to be supported by improvements to water supply, foul drainage, electricity and gas systems as set out in the infrastructure table in chapter 3 of the Core Document. Development will also need to be supported by additional health, education and other infrastructure as set out in the infrastructure table. Although the site is within flood zone 1 and not at particular risk of flooding, the scale of development requires a flood risk assessment to address surface water issues. This will need to take into account that the large majority of the site is within a groundwater water source protection zone 1, with the remainder in zone 2.

Overall, the site offers the opportunity for a major sustainable expansion at Whitfield which would make the largest single contribution to realising the Strategy.

The site is suitable to accommodate an expansion of around 5,750 homes supported by a range of physical, social and green infrastructure, retail, small scale professional offices and other uses such as pubs, cafes and community facilities.

The major purpose in design and quality terms is to create an expanded community at Whitfield that improve the level of local facilities and the way in which the settlement functions while making the major contribution to the creation of a broader and more appealing housing market at Dover. While a development at this scale must provide a full range of housing in terms of tenure, size, house type and price range it has a particular role in delivering housing that will attract people who wish to move into the District, especially families and those of working age. This suggests a split of market housing based on the following guidance (as a variant of the general guidance in the Strategic Housing Market Assessment) which will need to be refined through masterplanning and the preparation of planning applications:

- I bedroom - 25%
- 2 bedroom -35%
- 3 bedroom - 30/35%
- 4 bedroom - 5/10%

In accordance with policy DM5 30% of the allocated housing (a minimum of 1725 homes) should be provided as affordable homes of a type and tenure that will help to meet prioritised need.

This proposal in terms of mix derives from Table 12.24 in the SHMA. This shows differing proportions of property size that would be appropriate in three different types of market: entry level, mid market and upper market. In adopting this mix proposal the Council is seeking to promote Whitfield as an aspirational housing destination.

# 3 Mix Options

A range of options have been examined for possible mixes of property types to be promoted for these major residential development allocations. Each would have different implications for the overall size of dwellings provided on the sites in total and, therefore, the likely levels of revenue that would be generated by the developments.

This annex gives details of the preferred option that has emerged and compares it to the scenario that would arise if the standard SHMA dwelling mix for Dover was applied. The preferred option reflects the departure from a "normal" mix as identified in the SHMA for the Whitfield expansion. It also assumes an adjustment to the dwelling mixes proposed for the other major sites within the Core Strategy to achieve an overall provision between the four Core Strategy sites which accords broadly with the mix proposed within the SHMA to meet identified need in Dover.

For each alternative the Waterfront development is included at the minimum level of potential development identified (400 units). The other assumption that is made in the option that reflects an amended dwelling mix at Whitfield is that the proportion of 3 bed market units to be provided there will be 30%.

## 3.1 Option1

To establish a starting point for considering other dwelling mix options for these strategic allocations, Table 1 shows the mix that would be generated if the ratios proposed in the SHMA for the Dover Local Housing Market (Annex 4 to the report) were to be applied to each site. These ratios are:

Affordable Housing

- 1 bed 18%
- 2 bed 18%
- 3 bed 49%
- 4 bed 15%

Market Housing

- 1 bed 30%
- 2 bed 38%
- 3 bed 26%
- 4 bed 6%

| Table 1 : Standard SHMA mix | | | | | |
|---|---|---|---|---|---|
| | **WATERFRONT** | **MID TOWN** | **CONNAUGHT** | **WHITFIELD** | **TOTAL** |
| **AFFORDABLE** | | | | | |
| 1 BED | 22 (18%) | 5 (17%) | 27 (18%) | 311 (18%) | 365 (18%) |
| 2 BED | 22 (18%) | 5 (17%) | 27 (18%) | 311 (18%) | 365 (18%) |
| 3 BED | 59 (49%) | 15 (50%) | 74 (49%) | 845 (49%) | 992 (49%) |
| 4 BED+ | 18 (15%) | 5 (17%) | 23 (15%) | 259 (15%) | 304 (15%) |
| *AFFORDABLE SUB TOTAL* | *120* | *30* | *150* | *1725* | *2025* |
| **MARKET** | | | | | |
| 1 BED | 84 (30%) | 21 (30%) | 105 (30%) | 1208 (30%) | 1418 (30%) |
| 2 BED | 106 (38%) | 27 (39%) | 133 (38%) | 1530 (38%) | 1796 (38%) |
| 3 BED | 73 (26%) | 18 (26%) | 91 (26%) | 1047 (26%) | 1229 (26%) |
| 4 BED+ | 17 (6%) | 4 (6%) | 21 (6%) | 242 (6%) | 284 (6%) |
| *MARKET SUB TOTAL* | 280 | 70 | 350 | 4025 | *4725* |
| **TOTAL** | **400** | **100** | **500** | **5750** | **6750** |

NB: Due to arithmetic rounding, not all columns and rows total precisely

## 3.2 Option 2

The alternative, shown in Table 2, demonstrates the impact of applying the Core Strategy preferred mix to the proposed number of dwellings at Whitfield and then adjusting the mix for the market housing in the other major allocations to arrive at an overall mix for all sites which approximately accords to the SHMA recommended position. As stated previously, the proposed mix of market dwellings for Whitfield reflects the information provided within this SHMA in respect of different market sectors that a development can address. This adjustment would result in Whitfield providing a mix that would be consistent with an upper market development whilst the other three sites would then exhibit the characteristics of entry/mid market schemes (see SHMA main report, table 12.24).

**Table 2 : Whitfield Market Mix Adjusted/Remainder Market Adjusted to Produce Standard SHMA mix Overall**

| | WATERFRONT | MID TOWN | CONNAUGHT | WHITFIELD | TOTAL |
|---|---|---|---|---|---|
| **AFFORDABLE** | | | | | |
| 1 BED | 21 (17.5%) | 5 (17%) | 26 (17%) | 310 (18%) | 362 (18%) |
| 2 BED | 21 (17.5%) | 5 (17%) | 26 (17%) | 310 (18%) | 362 (18%) |
| 3 BED | 59 (49%) | 15 (50%) | 75 (50%) | 846 (49%) | 995 (49%) |
| 4 BED+ | 18 (15%) | 5 (17%) | 23 (15%) | 259 (15%) | 305 (15%) |
| *AFFORDABLE SUB TOTAL* | *120* | *30* | *150* | *1725* | *2025* |
| **MARKET** | | | | | |
| 1 BED | 142 (50%) | 35 (50%) | 177 (51%) | 1006 (25%) | 1360 (29%) |
| 2 BED | 123 (44%) | 31 (44%) | 155 (44%) | 1409 (35%) | 1718 (36%) |
| 3 BED | 15 (5%) | 4 (6%) | 18 (5%) | 1208 (30%) | 1245 (26%) |
| 4 BED+ | 0 | 0 | 0 | 403 (10%) | 403 (9%) |
| *MARKET SUB TOTAL* | *280* | *70* | *350* | *4025* | *4725* |
| **TOTAL** | **400** | **100** | **500** | **5750** | **6750** |

NB: Due to arithmetic rounding, not all columns and rows total precisely

This approach proposed in this option does have a foundation in logic in that it concentrates the smaller units in the sites that are nearer the Town Centre whilst concentrating the market family housing in Whitfield which will assist in achieving the Council's policy aim of using the area to "broaden Dover's market appeal and assist in attracting families and people of working age". It does, however, place a great reliance on the Whitfield redevelopment coming forward within the Plan period to achieve the overall mix of size of new dwellings that the Council is seeking.

## 3 Outline Viability

The key issue for the Council is the extent to which an option or options is/are economically viable given the range of other benefits that are being sought from the development of the sites (e.g. open space, community facilities, upgrading to infrastructure). In effect the costs of such other benefits are borne by the land value, as is any cost of the provision of affordable housing. The question is, therefore, does the land value generated by these options allow for the Council's other ambitions to be met whilst still producing a land value which would be sufficient to produce willing vendors?

### 3.1 "Ball Park" Assessment of Revenues

Whilst it is not within the remit of this report to carry out a full analysis of economic viability of the proposals for these major allocations it has been possible to produce "ball park" assessments using a mixture of local data and standard house builder assumptions.

These assessments have been carried out on the basis that the affordable housing element of the schemes would be transferred to RSL's on a "No Grant, Nil Land Value" basis. This means, effectively, that the house builder recoups the costs of construction of the units, plus an element of "profit" to cover its costs. This is a not uncommon approach to securing affordable housing on S106 sites and has the advantage of clarity from the outset for all parties concerned. For the purposes of these assessments this means that the affordable housing is treated as financially neutral as it neither enhances nor detracts from the income generated by the development.

On that basis an analysis of the levels of revenue that would be likely to be generated by the market housing for each alternative has been carried out. This has used a combination of recent data about local prices achieved and asking prices of property on the market in Dover to produce an estimated overall revenue figure that would be generated by the market housing for each of the four mix options. These are shown in Table 3.

| Table 3 – Estimated Market Revenues to be Generated from Major Strategic Housing Allocations | |
|---|---|
| | £000's |
| STANDARD SHMA MIX | 494,500 |
| WHITFIELD MIX ADJUSTED | 519,000 |

3.2 Approximate Land Values

Using the market revenues generated by the ball park estimates from the previous section, it is possible to project the level of land value that this would produce. As previously stated, this figure is important as, from a developer standpoint, any S106 costs that are anticipated are met from reducing the land price paid to a vendor. For the purposes of this projection it has been assumed that all of the market one bedroom properties and 50% of the two bedroom homes to be provided will be flats.

Although the impact on the affordable housing on revenues was assumed to be neutral, this is not the case when considering land values. Therefore, an element for the value of the land on which the affordable housing is to be provided is included within each of the estimates of land value shown in Table 4.

| Table 4 – Estimated Land Values to be Generated from Major Strategic Housing Allocations | |
|---|---|
| | £000's |
| STANDARD SHMA MIX | 280,000 |
| WHITFIELD MIX ADJUSTED | 283,000 |

## 3.3 Viability Conclusions

In headline terms, therefore, both of the mix options that have been considered would be economically viable. However, as already identified, there are a number of additional costs that would need to be met from these projects in terms of infrastructure and the Council's wider aims for the areas as a whole. Standard developer approaches to such costs are that they should be deducted from the amount offered for the land. There is, therefore, a balance to be struck between the aspirations of the Council and other public sector bodies in terms of S106 contributions and the reasonable expectations of land owners in terms of the level of offer they can anticipate to transfer their ownership.

In the cases of Dover Waterfront, Mid Town and Connaught Barracks the public sector already own varying proportions of the sites. This does present the opportunity for the public sector to make a decision as to receiving a higher monetary receipt for its land holdings or foregoing part of that in exchange for improvements to, for example, the wider public realm and local transport infrastructure. However, at Whitfield particular regard will have to be made to this calculation. Here the land is in private ownership and much of it does have a tangible current use value for agriculture.

# 4 Conclusions and Recommendations

The four proposed Strategic Housing Allocations for inclusion in the Dover District Council Core Strategy have been considered in terms of dwelling size mix. Alternatives have been identified for possible mix and each has been assessed in "ball park" terms for economic viability. The analysis carried out has shown that both of the options is potentially viable, although care needs to be exercised to ensure that any S106 requirements, over and above the provision of affordable housing, do not impact upon land values to a degree that would depress the residential land values below that for alternative land uses.

Although both of the options have been assessed as being economically viable, the degree to which they would individually contribute to the Council's overall aims varies. Our view is that the second alternative considered would be most beneficial for the Council. It would contribute to the aim of making the proposed Whitfield extension the sort of development that would add to the District's range of housing offer and act as a magnet for families of working age. The two Town Centre sites, the Waterfront and Mid Town would benefit from having a mix which is slightly more focussed on the needs of smaller households. Given the better public transport availability and ease of access to a range of facilities, such Town Centre locations are able to cope more fully with the needs of smaller households (containing either younger or older people). Such a mix, with a higher proportion of flats than within the standard mix promoted in the SHMA, would also make the provision of landmark buildings on these key sites more easily achieved.

The Connaught Barracks site is less easily typified. It is relatively close to the Town Centre but does not have easy access to it because of topography. The Council also wants the area to provide some improvement to the town's general housing offer. It could, therefore, be argued that there should be a higher proportion of large dwellings than that shown. However, given the abundance of local open space the need for individual private amenity spaces is minimised. Also the development of the area to provide other than "standard" house dominated mixes would present the opportunity, by good design, to negate the generally unimpressive quality of the Burgoyne Heights development.

In conclusion, the following mix of units for the four strategic housing allocations in Dover District is:

**Table 5 : Recommended Mix**

| | WATERFRONT | MID TOWN | CONNAUGHT | WHITFIELD | TOTAL |
|---|---|---|---|---|---|
| **AFFORDABLE** | | | | | |
| 1 BED | 21 (17.5%) | 5 (17%) | 26 (17%) | 310 (18%) | 362 (18%) |
| 2 BED | 21 (17.5%) | 5 (17%) | 26 (17%) | 310 (18%) | 362 (18%) |
| 3 BED | 59 (49%) | 15 (50%) | 75 (50%) | 846 (49%) | 995 (49%) |
| 4 BED+ | 18 (15%) | 5 (17%) | 23 (15%) | 259 (15%) | 305 (15%) |
| *AFFORDABLE SUB TOTAL* | *120* | *30* | *150* | *1725* | *2025* |
| **MARKET** | | | | | |
| 1 BED | 142 (50%) | 35 (50%) | 177 (51%) | 1006 (25%) | 1360 (29%) |
| 2 BED | 123 (44%) | 31 (44%) | 155 (44%) | 1409 (35%) | 1718 (36%) |
| 3 BED | 15 (5%) | 4 (6%) | 18 (5%) | 1208 (30%) | 1245 (26%) |
| 4 BED+ | 0 | 0 | 0 | 403 (10%) | 403 (9%) |
| *MARKET SUB TOTAL* | *280* | *70* | *350* | *4025* | *4725* |
| **TOTAL** | **400** | **100** | **500** | **5750** | **6750** |

NB: Due to arithmetic rounding, not all columns and rows total precisely

If the Council did wish to reconsider the mix for the Connaught Barracks site to include a higher proportion of larger market dwellings, this could be achieved but should be considered in the overall context of the residential mix produced by the main strategic allocations as a whole.

# Annex ten:  Core Outputs

## Core Outputs

The SHMA methodology requires a series of core outputs to be produced. This section summarises these, recapping material already discussed in the main body of the report.

### **Core Output one: Estimates of current dwellings in terms of size, type, condition, tenure**.

As at 1st April 2007 there were 273,265 dwellings within the East Kent sub-region; 237,925 were owned by the private rented sector, 17,674 were owned by Registered Social Landlords, and 16,624 were owned by the Local Authorities. Table 7.1 details this for each district.

**CO Table 1: Number of dwellings by Local Authority as at 31st March 2007**

| | LA | RSL | 'Other' | Private sector | Total |
|---|---|---|---|---|---|
| Canterbury | 5298 | 1939 | 300 | 54425 | 61,962 |
| Dover | 4698 | 2171 | 289 | 41861 | 49,019 |
| Shepway | 3479 | 1444 | 406 | 41673 | 47,002 |
| Swale | 14 | 8117 | 0 | 49297 | 57,428 |
| Thanet | 3135 | 4003 | 47 | 50669 | 57,854 |
| Total | 16624 | 17674 | 1042 | 237925 | 273,265 |

*Source: HSSA 2006/07*

- Table 7.2 provides the property profile of the districts in East Kent; however overall 31% of the stock is made up by semi-detached houses or bungalows;
- The 2007 HSSA indicates that 3296 properties were vacant for six months, and 7% (20,192) of properties were unfit;
- The predominant property tenure type in East Kent is owner occupier with 75.7%. Table 7.1 provides further analysis of the tenure type for each district of East Kent.

**Core Output Two: Analysis of past and present housing market trends, including the balance between supply and demand in different housing sectors and price/ affordability. Description of the key drivers underpinning the housing market.**

Trend analysis of housing supply (section 7.0) indicates that the number of new build completions has fluctuated during the seven years examined, reaching a yearly low in 2003/04 with a year on year increase in 2007/08 to 3,399 new build completions (according to the Housing Information Audit carried out by SEERA). The majority of these completions have been in Canterbury and Swale.

Sales information in section 8.2 provides information on the number of sales, and this together with the price and income, which are all interrelated, provide information on demand in the sub-region. Examining the number of sales first, between 2001 and 2007, larger properties had the highest number of sales, particularly terraced housing (35,357), followed by semi-detached (29,714) and detached (25,082).

Table 8.2 provides the average price for detached, semi-detached, terraced housing and flats in the sub-region. If we concentrate on the two most popular housing types, from the sales data, an averagely priced detached property is £296,418, semi-detached £198,387 and terraced housing £170,164. If these prices are then compared with median household income of the sub-region which is £27,371, it takes over six times the average wage to afford averagely priced terraced housing. For lower income household (lowest quartile income averages £17,096) the ratio is nearly twelve times income

These figures indicate that the population are buying up to their limit to afford larger homes, increasing the demand for larger properties, and therefore increasing the price.

Population pressure is a key driver of the housing market. The population of the sub-region has risen by 13% since 1981. A significant proportion of this increase is through in-migration , particularly of the 45-64 age groups. However outward migration of a relatively high number of the sub-region's 16-24 age group is also significant. The Survey showed that 29% were considering moving (the highest percentage of any age group).

The relatively high numbers of 45-64 year olds migrating into the sub-region are also increasing the demand for larger size properties. These age groups, in the main, do not want flats/ apartments. The 16-24 age group who are the main target group for flats and apartments are migrating out of the sub-region. The apparent high demand for smaller properties is in part a side-effect of the SHMA methodology. It reflects the higher turnover or 'churn' of smaller properties, and thus the larger number of people accessing those properties, compared to the slower turnover of larger properties. This is discussed more fully in section 12.

In all of the districts the average house prices had been rising in the core period 2001 to 2007 under examination. However, however when patterns are analysed in more detail, it was the larger property types which saw the greatest increase in price, with smaller ones more static or indeed falling in the first quarter of 2008. During 2008 the recessionary environment resulted in a dramatic fall-off of sales, but relatively little reduction in prices (and indeed some types of property were selling at higher prices at the end of 2008 than at the beginning of 2007.

The longer-term figures indicate that while there will be underlying sustained demand for larger property types, the market became saturated with flats / apartments in 2007. Although there are signs that flats have held their values in 2008, they have also suffered significant reductions in transactions.

However, the long-term upward trend in prices, especially for larger homes, when combined with a lower skilled, lower waged economy and potentially increasing unemployment, means that the sub-region continues to be unaffordable for many, particularly those who need or aspire to live in larger family homes.

**Core output three: Estimate of total future number of households broken down by age and type where possible.**

Please note that the following tables are based on the 2007 projections produced by Kent County Council, which have subsequently been updated for 2008. This is discussed elsewhere in the SHMA. We retain the 2007 figures as part of the core outputs as they contain some of the underlying figures that drive the housing needs and associated calculation

## CO Table 2 Estimate of the number of households in East Kent 2006 to 2026

| | Households | | | | | Change (thousands) | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2006 | 2011 | 2016 | 2021 | 2026 | % Change 2006 to 2011 | % Change 2006 to 2016 | % Change 2006 to 2021 | % Change 2006 to 2026 |
| East Kent Total | 260,100 | 271,000 | 283,300 | 290,700 | 298,100 | 4.1 | 8.9 | 11.7 | 14.6 |

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

## CO Table 3 Estimate of the population by age in East Kent 2006 to 2026

| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-11 | % change 2006-16 | % change 2006-21 | % change 2006-26 |
|---|---|---|---|---|---|---|---|---|---|
| 0-15 | 116,500 | 110,400 | 106,500 | 101,400 | 97,600 | -5.2% | -8.6% | -13.0% | -16.2% |
| 16-24 | 69,600 | 72,300 | 69,200 | 62,800 | 61,800 | 3.9% | -0.6% | -9.8% | -11.2% |
| 25-44 | 152,300 | 144,900 | 141,400 | 139,400 | 134,900 | -4.9% | -7.2% | -8.5% | -11.4% |
| 45-64 | 156,100 | 163,400 | 164,000 | 162,100 | 159,600 | 4.7% | 5.1% | 3.8% | 2.2% |
| 65-84 | 98,700 | 107,100 | 122,500 | 131,900 | 140,400 | 8.5% | 24.1% | 33.6% | 42.2% |
| 85+ | 16,100 | 17,600 | 18,800 | 20,300 | 24,000 | 9.3% | 16.8% | 26.1% | 49.1% |
| Total all ages | 609,300 | 615,700 | 622,400 | 617,900 | 618,300 | 1.1% | 2.2% | 1.4% | 1.5% |

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

**CO Table 41 Estimate of future households by household type in East Kent 2006 to 2026**

| | 2006 | 2011 | 2016 | 2021 | 2026 | % change 2006-08 | % change 2011-16 | % change 2016-21 | % change 2021-26 |
|---|---|---|---|---|---|---|---|---|---|
| Married couples | 115,400 | 112,800 | 111,300 | 109,100 | 107,200 | -2.3% | -3.6% | -5.5% | -7.1% |
| Cohabiting couples | 27,300 | 31,900 | 35,600 | 37,500 | 39,300 | 16.8% | 30.4% | 37.4% | 44.0% |
| Lone parent | 19,400 | 19,900 | 19,800 | 19,000 | 18,500 | 2.6% | 2.1% | -2.1% | -4.6% |
| One person | 83,000 | 91,300 | 100,900 | 109,400 | 117,600 | 10.0% | 21.6% | 31.8% | 41.7% |
| Other multi-person | 15,100 | 15,300 | 15,600 | 15,600 | 15,500 | 1.3% | 3.3% | 3.3% | 2.6% |

*Source: South East Plan Strategy forecasts September 2007 Kent County Council*

Overall the number of households is set to increase in the sub-region, as is the proportion of the population who are in the older age groups. Furthermore the number of one-person households and co-habiting couples are set to increase substantially, and it is expected that these one person and cohabiting couple households will increasingly be made up of older people.

In terms of the impact on housing, an increase in the number of households signals that more housing will be required. However it would be wrong to simply assume that because the increase in household numbers occurs among the couples and one person categories, that smaller property sizes, such as flats and apartments are what is required. A range of other factors, including the aspirations of older and younger people, the need for carers and support, the desire to prepare for larger families are all relevant factors in determining policy towards housing mix.

## Core output four: Estimate of current number of households in housing need

| | | Canterbury | Dover | Shepway | Swale | Thanet | Total East Kent |
|---|---|---|---|---|---|---|---|
| C | Backlog need | 3,248 | 5,968 | 5,671 | 5,739 | 6,004 | 26,630 |

## Core output five: Estimate of future households (total newly arising need) that will require affordable housing

| | | Canterbury | Dover | Shepway | Swale | Thanet | Total East Kent |
|---|---|---|---|---|---|---|---|
| | Total newly arising housing need | 1,276 | 578 | 585 | 884 | 825 | 4,149 |

## Core output six: Estimate of future households requiring market housing

As discussed in section, these figures solely relate to those local newly-forming households that can afford to enter the market place, and take no account of potential population change through economic development

| Households | Canterbury | Dover | Shepway | Swale | Thanet | East Kent |
|---|---|---|---|---|---|---|
| *Can afford to rent only* | | | | | | |
| Single person | 89 | 70 | 27 | 20 | 47 | 253 |
| Couples no children | 112 | 87 | 53 | 63 | 92 | 408 |
| Couples with children | 82 | 88 | 58 | 45 | 55 | 329 |
| Single parent | 0 | 0 | 0 | 0 | 0 | 0 |
| *Can afford to buy and rent* | | | | | | |
| Single person | 26 | 24 | 25 | 32 | 36 | 143 |
| Couples no children | 33 | 34 | 25 | 49 | 29 | 170 |
| Couples with children | 6 | 16 | 9 | 27 | 10 | 68 |
| Single parent | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 348 | 320 | 197 | 236 | 269 | 1,371 |

## Core output seven: Estimate of the size of affordable housing requirement

| | | Canterbury | Dover | Shepway | Swale | Thanet | East Kent |
|---|---|---|---|---|---|---|---|
| 1 & 2 bed flat | Total need | 834 | 577 | 837 | 872 | 1,042 | 4,161 |
| | Available supply | 598 | 222 | 245 | 240 | 474 | 1,779 |
| | Supply - need | -236 | -355 | -593 | -631 | -567 | -2,382 |
| | Supply ÷ need | 72% | 38% | 29% | 28% | 46% | 43% |
| | Shortfall/surplus | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL |
| 2 bed house | Total need | 233 | 245 | 278 | 330 | 332 | 1,419 |
| | Available supply | 0 | 100 | 131 | 164 | 124 | 519 |
| | Supply - need | -233 | -144 | -147 | -167 | -208 | -900 |
| | Supply ÷ need | 0% | 41% | 47% | 50% | 37% | 37% |
| | Shortfall/surplus | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL |
| 3 bed house | Total need | 633 | 782 | 491 | 614 | 440 | 2,959 |
| | Available supply | 108 | 36 | 61 | 137 | 89 | 431 |
| | Supply - need | -525 | -746 | -430 | -477 | -351 | -2,529 |
| | Supply ÷ need | 17% | 5% | 12% | 22% | 20% | 15% |
| | Shortfall/surplus | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL |
| 4+ bed house | Total need | 135 | 163 | 115 | 142 | 111 | 667 |
| | Available supply | 14 | 0 | 0 | 5 | 0 | 20 |
| | Shortfall/surplus | -121 | -163 | -115 | -137 | -111 | -647 |
| | Supply ÷ need | 11% | 0% | 0% | 4% | 0% | 3% |
| | Shortfall/surplus | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL |
| All dwelling types | Total need | 1,836 | 1,766 | 1,722 | 1,958 | 1,925 | 9,206 |
| | Available supply | 720 | 358 | 437 | 546 | 688 | 2,748 |
| | Supply - need | -1,115 | -1,409 | -1,285 | -1,412 | -1,237 | -6,458 |
| | Supply ÷ need | 39% | 20% | 25% | 28% | 36% | 30% |
| | Shortfall/surplus | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL | SHORTFALL |

# Annex eleven: Older households in housing need

### Older persons and housing need

The size requirements outlined in the SHMA highlight that, on a purely needs statistics basis, there is a continued need for one bedroom flats. This apparent need is largely driven by the increasing proportion of elderly households projected for the future. Currently people aged over 65 make up the following proportions of single households in each of the districts:

- Canterbury 45%
- Dover 48%
- Shepway 48%
- Swale 43%
- Thanet 47%

The table below illustrates the current backlog by district for the over 65s, and projects it forward. The projections are based on the current need and assumes that policy within the districts does not change. These figures relate solely to those elderly households projected to be in need in the future, excluding those either properly housed or with the wherewithal to make their own future arrangements.

| **Older households in housing need** | | | | | |
|---|---|---|---|---|---|
| **Canterbury** | **2006** | **2011** | **2016** | **2021** | **2026** |
| Total households over 65 | 17,731 | 18,623 | 20,406 | 21,493 | 22,634 |
| Number of over 65 households in need | 532 | 559 | 612 | 645 | 679 |
| **Dover** | **2006** | **2011** | **2016** | **2021** | **2026** |
| Total households over 65 | 13,958 | 15,496 | 17,893 | 19,656 | 21,550 |
| Number of over 65 households in need | 1535 | 1705 | 1968 | 2162 | 2371 |
| **Shepway** | **2006** | **2011** | **2016** | **2021** | **2026** |
| Total households over 65 | 13,687 | 14,901 | 16,858 | 18,236 | 19,714 |
| Number of over 65 households in need | 3011 | 3278 | 3709 | 4012 | 4337 |
| **Swale** | **2006** | **2011** | **2016** | **2021** | **2026** |
| Total households over 65 | 18,471 | 13,955 | 23,723 | 35,397 | 49,916 |
| Number of over 65 households in need | 185 | 140 | 237 | 354 | 499 |
| **Thanet** | **2006** | **2011** | **2016** | **2021** | **2026** |
| Total households over 65 | 18,471 | 19,458 | 21,387 | 22,885 | 24,626 |
| Number of over 65 households in need | 7204 | 7589 | 8341 | 8925 | 9604 |

# Annex 12:  Acknowledgements

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