

**DRAFT West Kent Homelessness Strategy - Evidence Base**

A summary of the data used as evidence for the West Kent Housing and Homelessness Strategy is presented below.

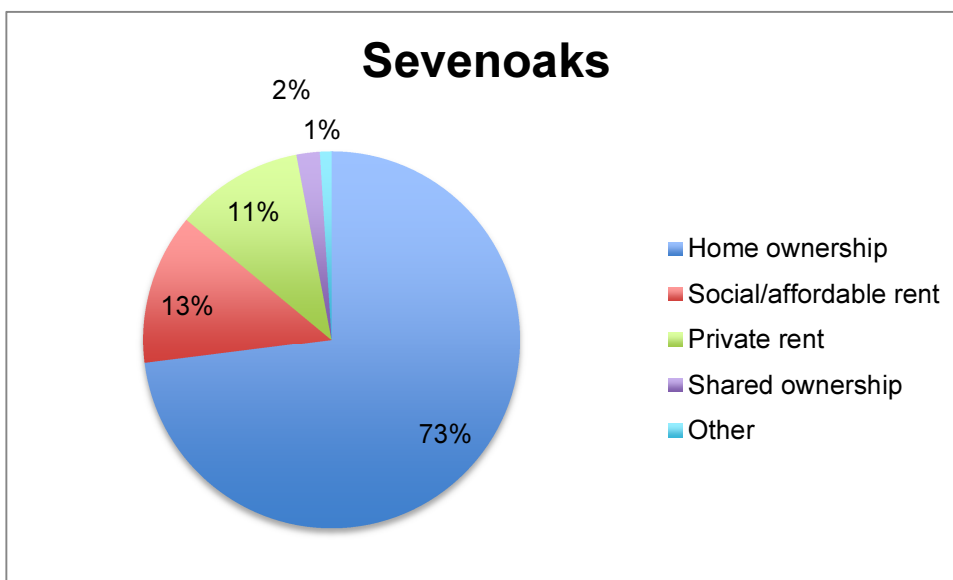
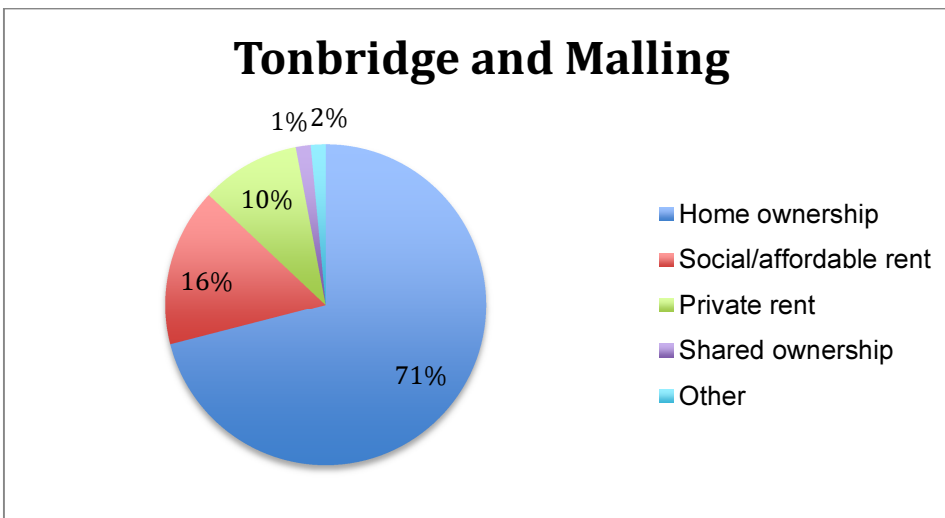
**Please note that some of the Housing related data will be removed for Sevenoaks District homelessness purposes, as a separate Sevenoaks District Housing Strategy is being developed.**

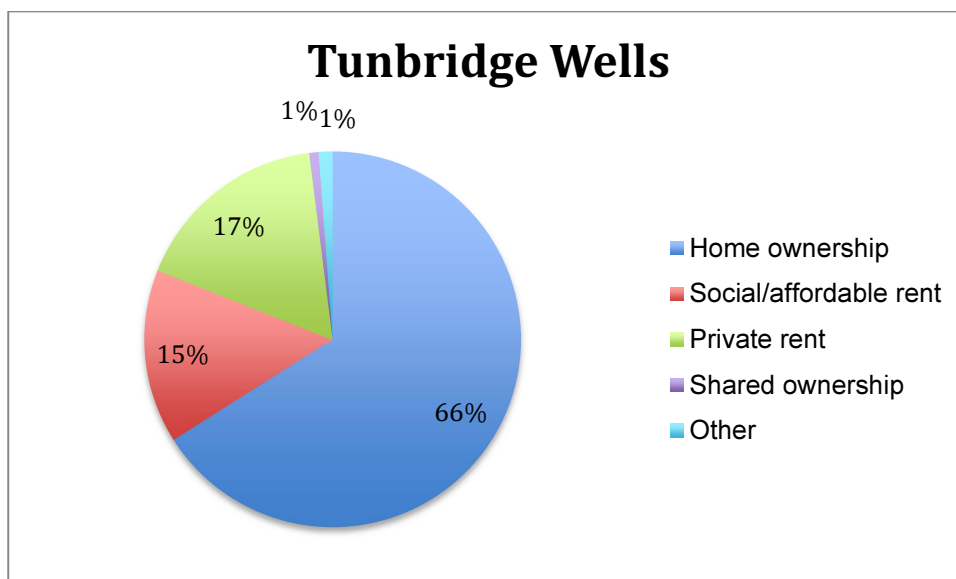
**More up to date information relating to 2015-16 to be added.**

**1. Local Authority Funding**

**DCLG Homelessness Funding figures to be added**

**2. Tenure of housing stock within each Local Authority**





Source: 2011 Census

### 3. Social Housing Stock

|                              | <b>Total social housing stock<br/>(31 March 2016)</b> |
|------------------------------|---|
| <b>Sevenoaks</b>             | 7,642   |
| <b>Tonbridge and Malling</b> | 8,905   |
| <b>Tunbridge Wells</b>       | 7,200   |

Source: Local Authority data

### 4. Population

|  | <b>Sevenoaks</b> | <b>Tunbridge Wells</b> | <b>Tonbridge and Malling</b> |
|--|------------------|------------------------|------------------------------|
| <b>Population</b>  | 117,035          | 116,100                | 120,800                      |
| <b>Projected population growth 2013-2033</b>               | +17%             | +17%                   | +19%*                        |
| <b>Projected household growth 2013-2033</b>                | 21%              | 25%                    | 25%*                         |
| <b>Projected change in population aged 60-74 (2013-33)</b> | 23.9%            | 37.4%                  | 34.5%*                       |
| <b>Projected change in population aged 75+ (2013-33)</b>   | 71%              | 83.2%                  | 95.1%*                       |

\*Figures for 2011-2031

Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)

SHMA Update – Implications of 2012-Based Household Projections: Ashford, Maidstone, and Tonbridge and Malling Borough Councils, Final Report (June 2015)

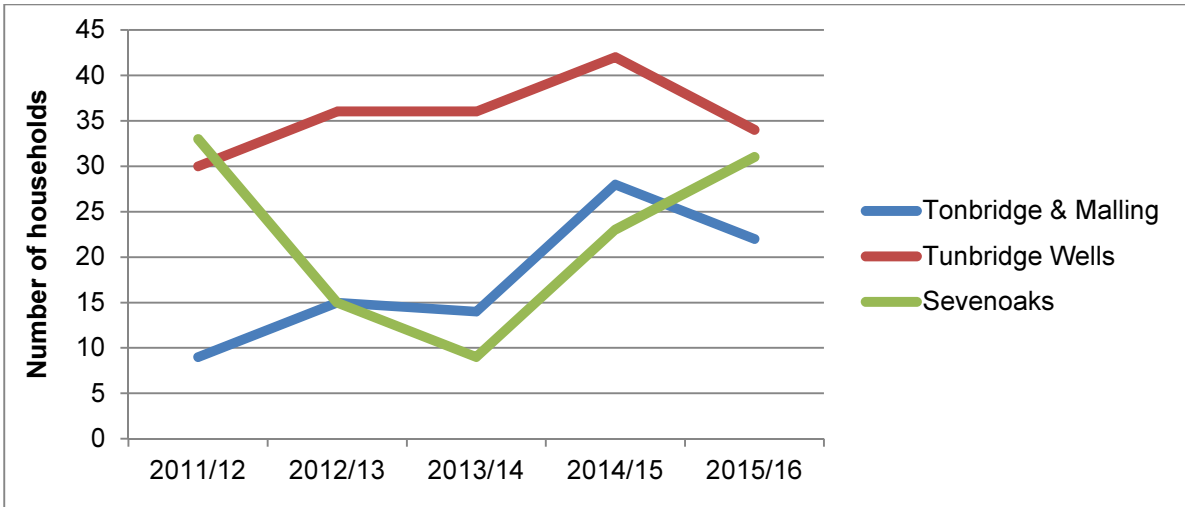
### 5. Black and minority ethnic (BME) population

|  | <b>Sevenoaks</b> | <b>Tonbridge and Malling</b> | <b>Tunbridge Wells</b> | <b>Kent</b> | <b>UK</b> |
|--|------------------|------------------------------|------------------------|-------------|-----------|
| <b>BME population (Non-white: British/Irish)</b> | 8%               | 6.9%                         | 10%                    | 10%         | 19%       |
| <b>Key BME group</b>                             | 3.6%             | 2.9%                         | 4.3%                   | 3.6%        | 4.6%      |

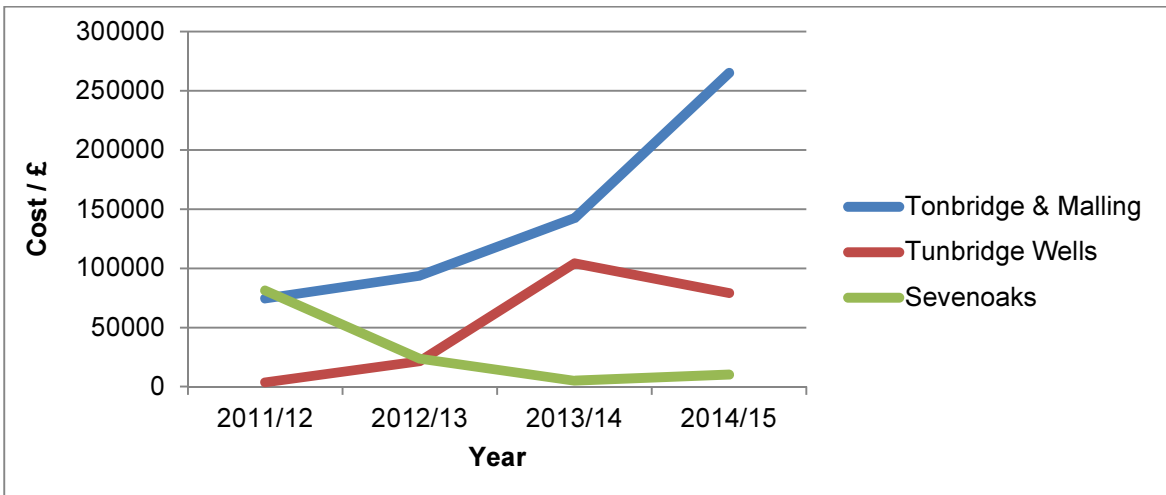
|                |  |  |  |  |  |
|----------------|--|--|--|--|--|
| (White: other) |  |  |  |  |  |
|----------------|--|--|--|--|--|

Source: ONS (2011 Census)

**6. Use of temporary accommodation**



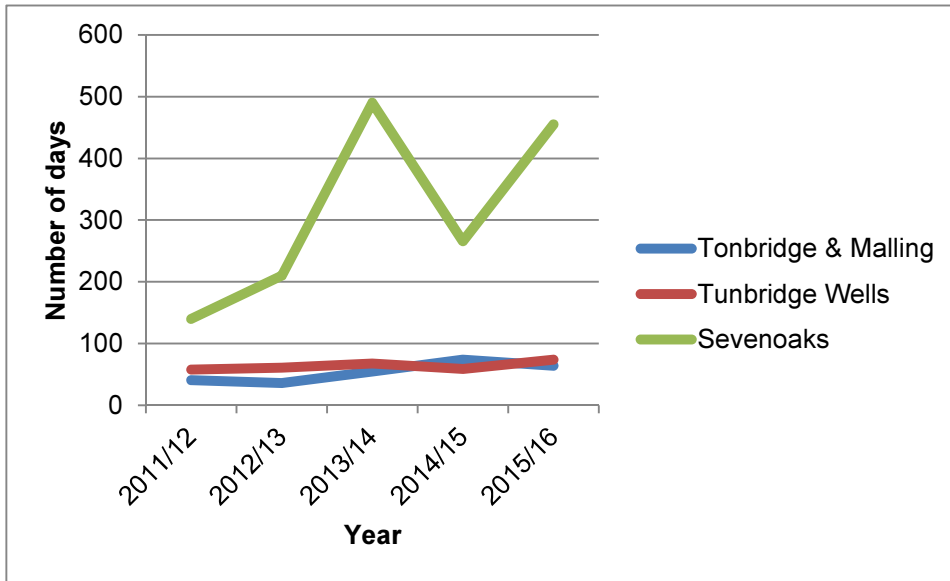
**7. Cost of temporary accommodation**



Source: Local Authority data

Note: An arrangement between Sevenoaks DC and West Kent Housing Association to provide properties for use as temporary accommodation means expenditure on temporary accommodation is substantially less than the other West Kent local authorities.

**8. Average length of stay in temporary accommodation**



Source: Local Authority data

## 9. Housing supply

### a. Estimate of affordable housing need

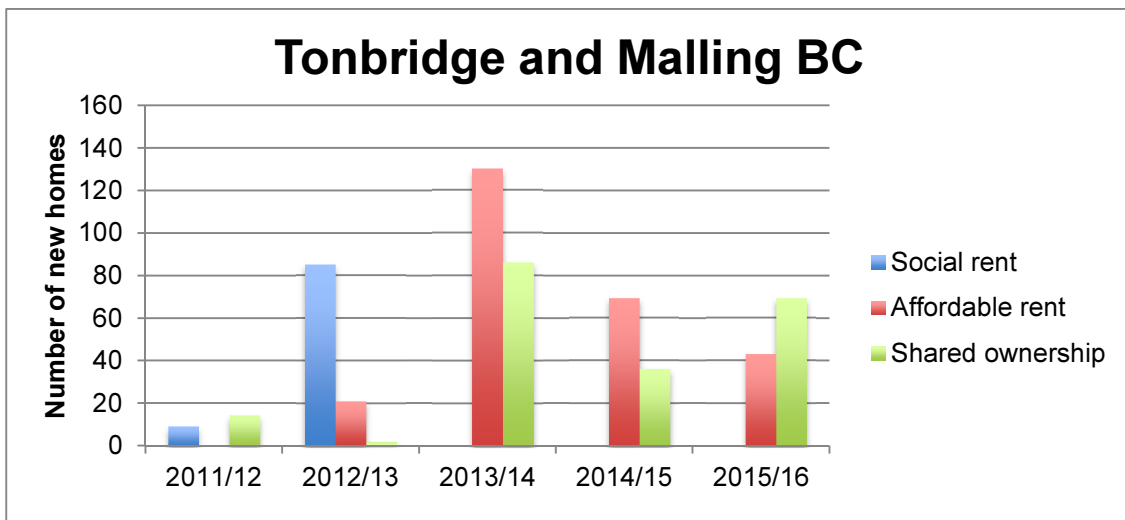
|                              | Number of homes / year |
|------------------------------|------------------------|
| <b>Sevenoaks</b>             | 422                    |
| <b>Tunbridge Wells</b>       | 341                    |
| <b>Tonbridge and Malling</b> | 277                    |

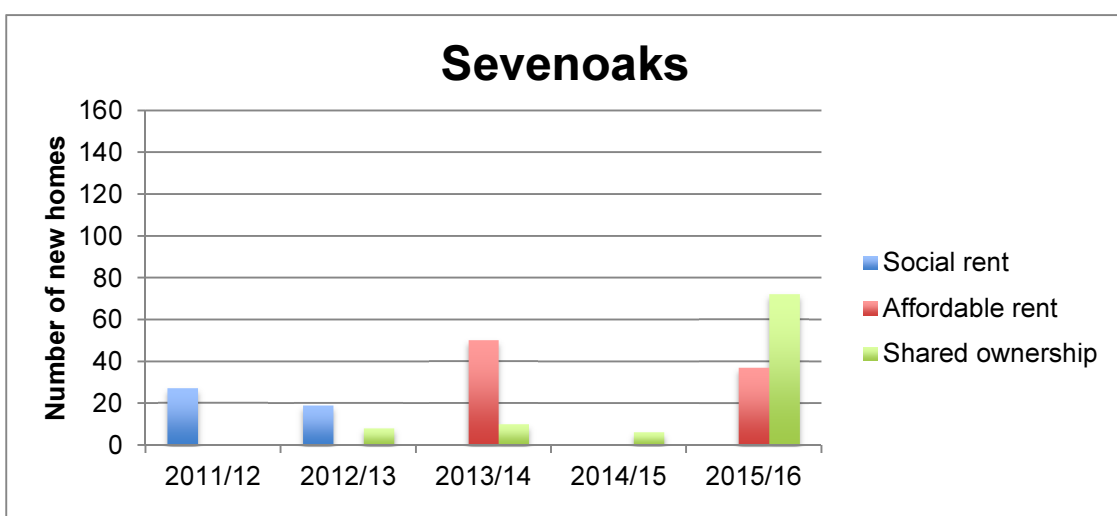
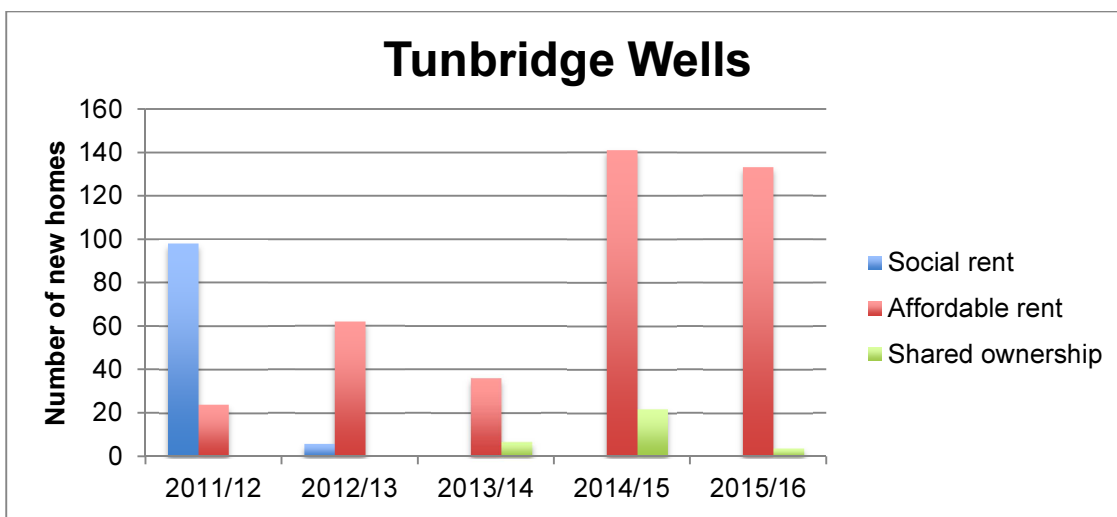
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### b. New affordable homes developed





Source: Local Authority data

### 10. Under occupation and empty homes

|                              | Number of households in social rented sector under-occupying | Number of homes empty for a period of more than 6 months |
|------------------------------|--|--|
| <b>Sevenoaks</b>             | 321  | 430  |
| <b>Tonbridge and Malling</b> | 438  | 419  |
| <b>Tunbridge Wells</b>       | 256  | 514  |

Sources: Local Authority data:  
 Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)  
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### 11. Income and Unemployment

|                            | Sevenoaks | Tunbridge Wells | Tonbridge and Malling |
|----------------------------|-----------|-----------------|-----------------------|
| Median income              | £36,272   | £34,644         | £35,765               |
| Unemployment level (16-34) | 6.2%      | 5.6%            | 6.2%*                 |

\*Average for age 16-64 (2012)

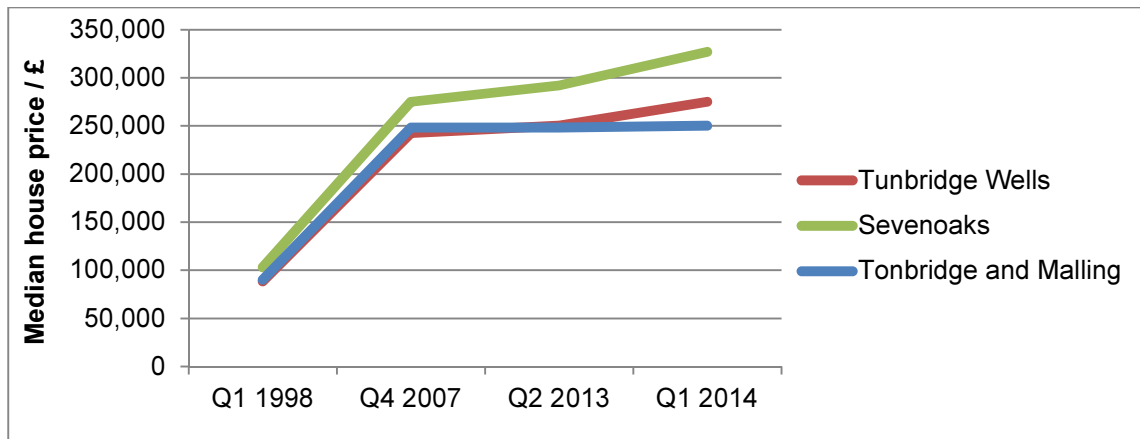
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**12. House prices**

|                              | <b>Median House Price</b> |
|------------------------------|---------------------------|
| <b>Sevenoaks</b>             | £302,000                  |
| <b>Tonbridge and Malling</b> | £275,000                  |
| <b>Tunbridge Wells</b>       | £260,000                  |

Source: Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)  
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**13. Increase in median house price (1998-2014)**



Source: Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)  
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**14. Weekly Local Housing Allowance (LHA) rates (2015/16)**

|                    | <b>NW Kent</b> | <b>Ashford</b> | <b>Maidstone</b> | <b>Medway/<br/>Swale</b> | <b>High Weald</b> |
|--------------------|----------------|----------------|------------------|--------------------------|-------------------|
| <b>Shared rate</b> | £70.84         | £67.10         | £68.28           | £65.66                   | £77.39            |
| <b>1 bed</b>       | £124.69        | £119.09        | £123.58          | £110.67                  | £135.36           |
| <b>2 bed</b>       | £153.02        | £145.43        | £157.56          | £138.08                  | £176.56           |
| <b>3 bed</b>       | £174.43        | £168.00        | £180.45          | £153.02                  | £223.19           |
| <b>4 bed</b>       | £242.40        | £223.63        | £235.41          | £198.11                  | £336.82           |

**15. Increase in private sector rental costs (2011-14)**

|  | <b>Sevenoaks</b> | <b>Tonbridge and Malling*</b> | <b>Tunbridge Wells</b> |
|--|------------------|-------------------------------|------------------------|
| <b>Increase in median private sector rent prices</b> | 16%              | 10%                           | 10%                    |
| <b>Inflation</b>                                     | 6%               |                               |                        |
| <b>National growth</b>                               | 3%               |                               |                        |

\*Figure for period: 2011-13

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**16. Growth of private rented sector**

|                       | <b>Housing stock:<br/>Private rented housing<br/>2007*</b> | <b>Housing stock:<br/>Private rented housing<br/>2015</b> |
|-----------------------|--|---|
| Sevenoaks             | 6.8%   | 11%   |
| Tonbridge and Malling | 6%   | 10%   |
| Tunbridge Wells       | 10.6%  | 17%   |

\*West Kent Homelessness Strategy 2011-16

**17. Median House Prices**

|                              | <b>Median House Prices</b> |
|------------------------------|----------------------------|
| <b>Sevenoaks</b>             | £302,000                   |
| <b>Tonbridge and Malling</b> | £275,000                   |
| <b>Tunbridge Wells</b>       | £260,000                   |

Source: Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)  
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**18. Distribution of income levels across populations of each local authority area**

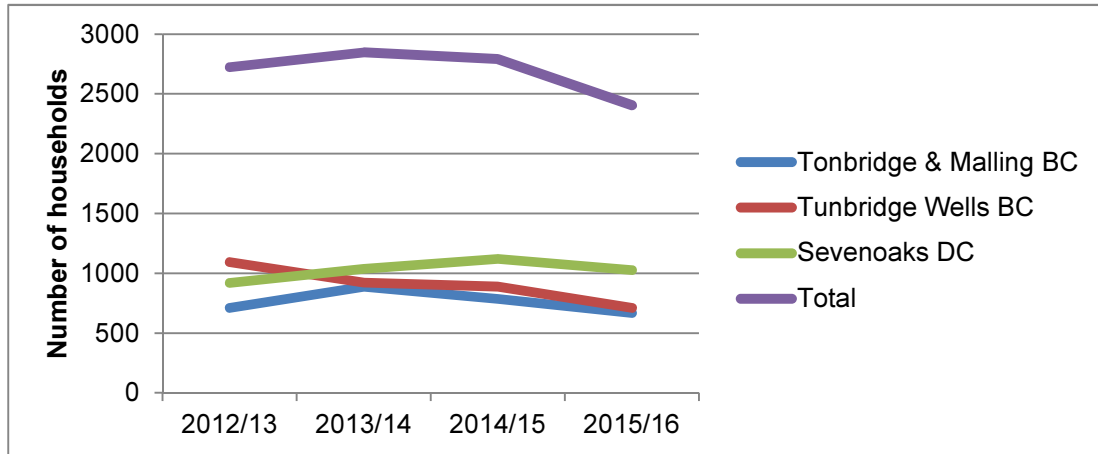
| <b>Annual household income</b> | <b>Sevenoaks &amp; Tunbridge Wells</b> | <b>Tonbridge and Malling</b> |
|--------------------------------|--|------------------------------|
| <b>Below £20,000</b>           | 24%                                    | 22%                          |
| <b>£20-40,000</b>              | 33%                                    | 32%                          |

Source: Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)

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**19 Homelessness: Advice and support**

**19.1 Number of people approaching Council for housing advice and assistance**



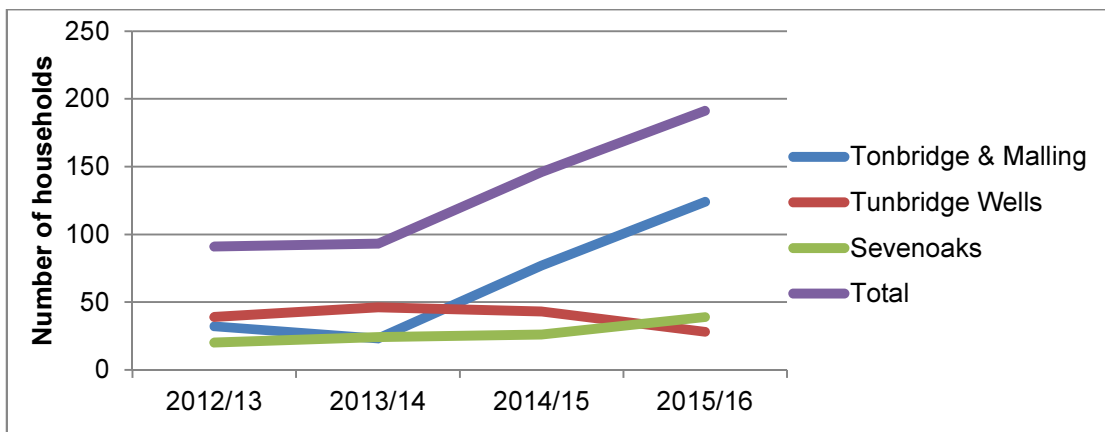
Source: Local Authority data

**19.2 Number of cases where homelessness was prevented**

|                                | 2011/12    | 2012/13    | 2013/14    | 2014/15    | 2015/16    |
|--------------------------------|------------|------------|------------|------------|------------|
| <b>Tonbridge &amp; Malling</b> | 202        | 163        | 209        | 144        | 120        |
| <b>Tunbridge Wells</b>         | 350        | 313        | 153        | 168        | 156        |
| <b>Sevenoaks</b>               | 244        | 181        | 334        | 286        | 220        |
| <b>Total</b>                   | <b>796</b> | <b>657</b> | <b>696</b> | <b>598</b> | <b>496</b> |

Source: Local Authority data

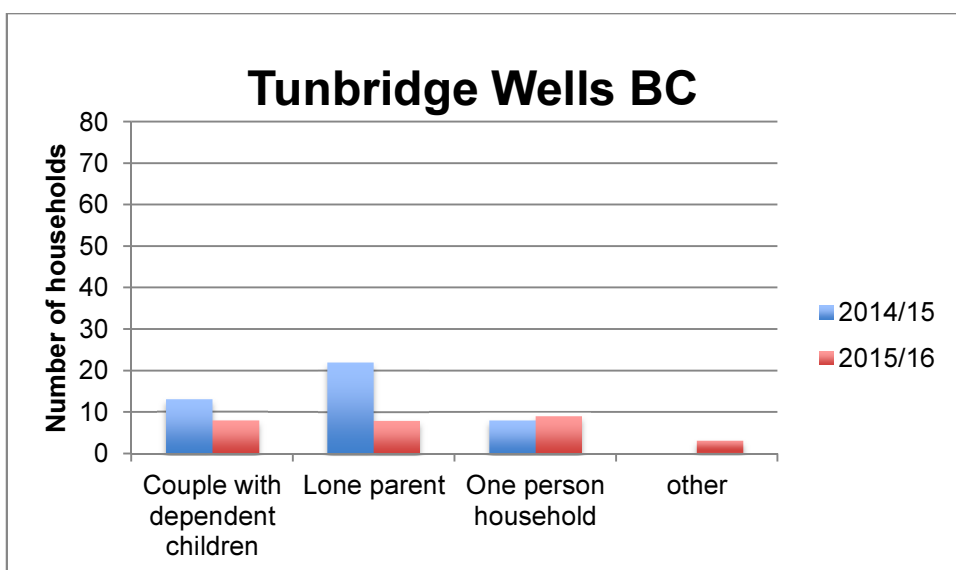
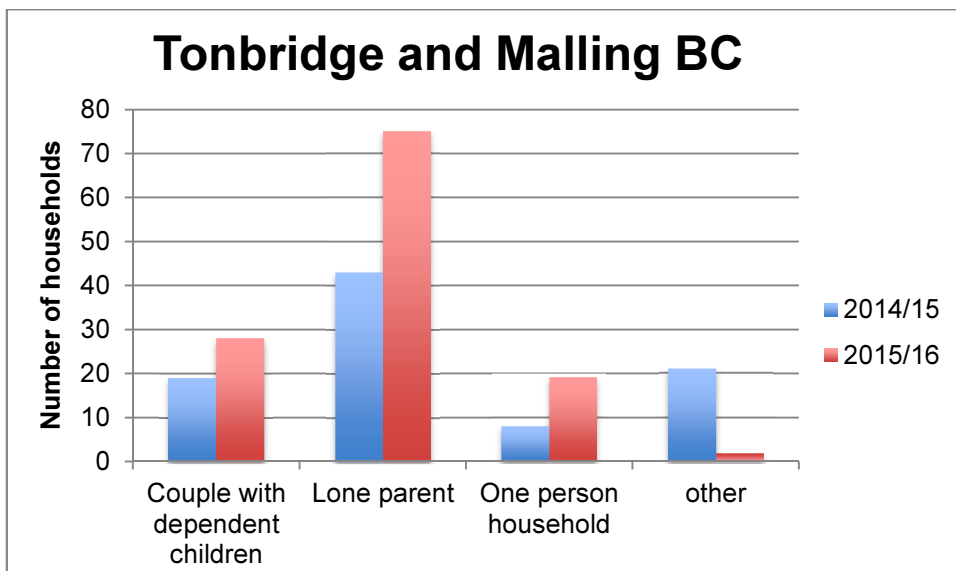
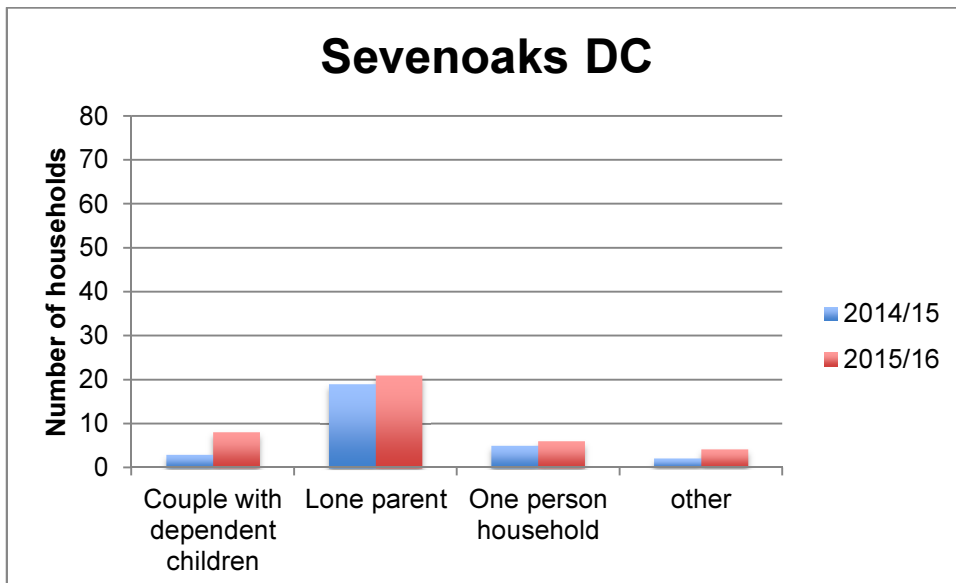
**19.3 Households accepted as homeless**



Source: Local Authority data

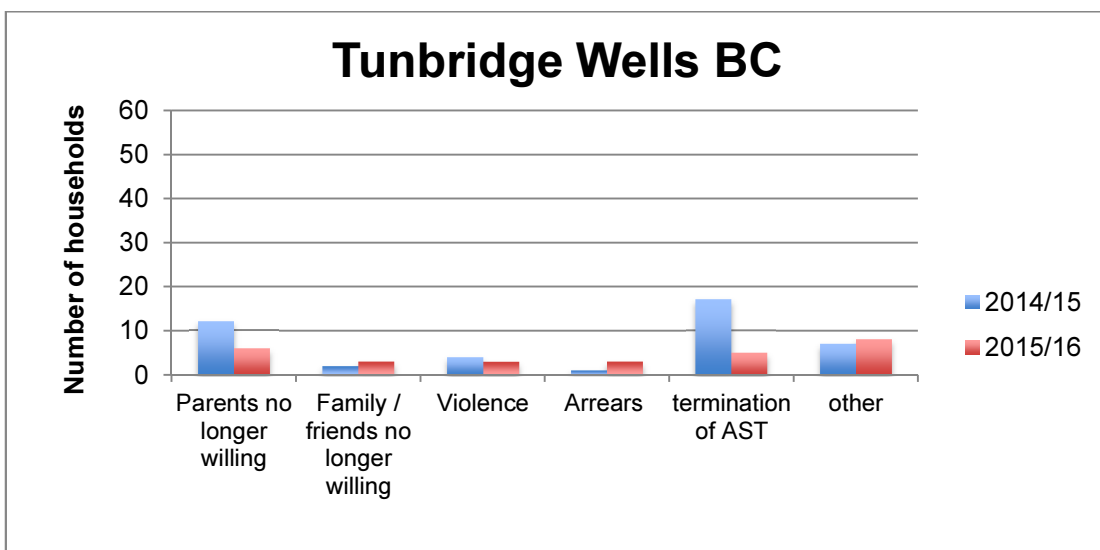
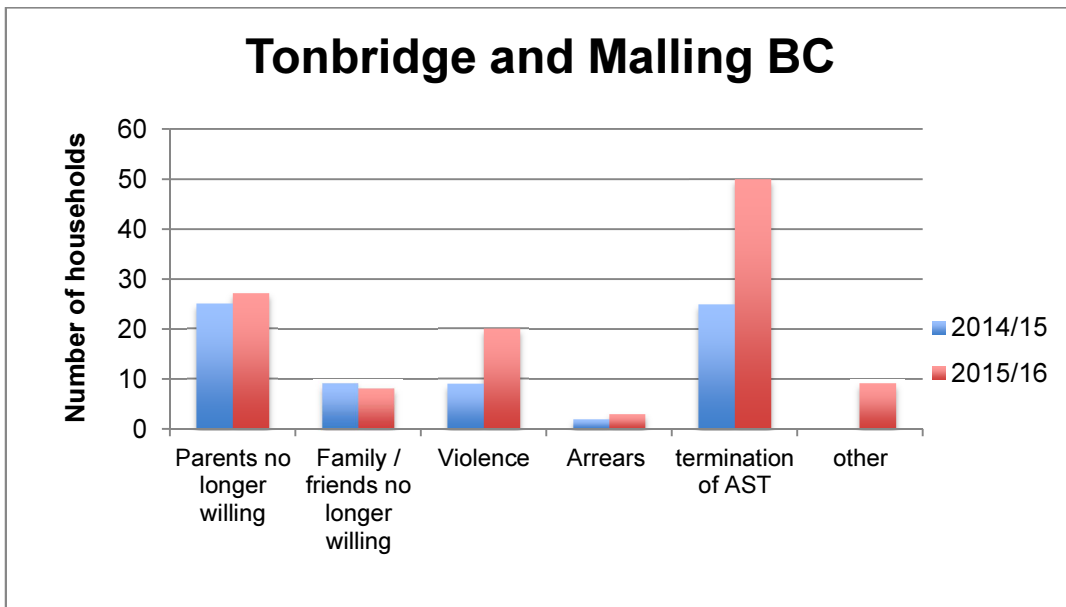
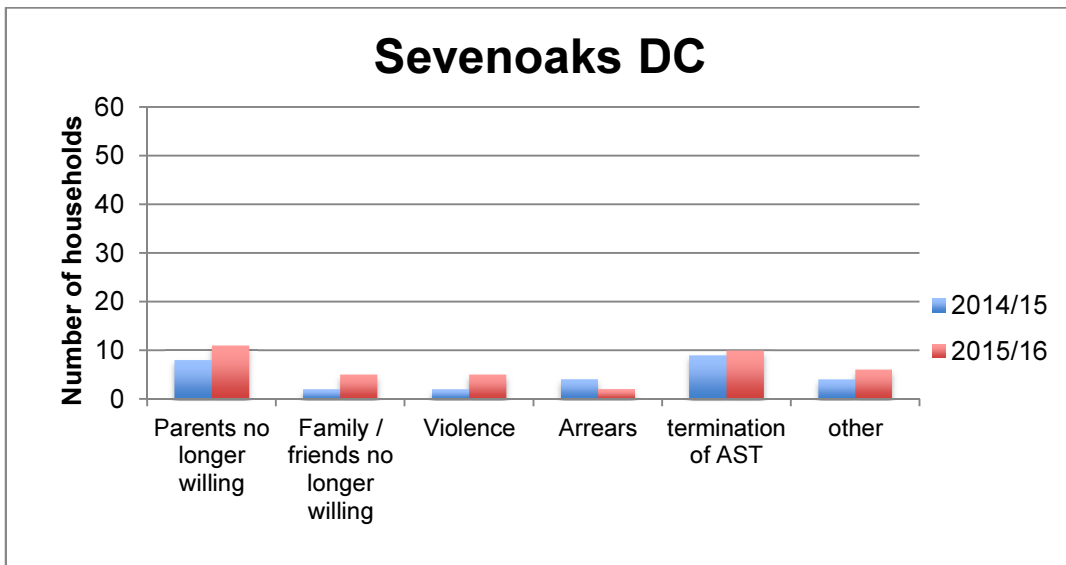


19.4 Types of household accepted as homeless



Source: Local Authority data

19.5 Reasons for homelessness



Source: Local Authority data

**20 Rough Sleepers**

|                                | 2011 | 2012 | 2013 | 2014 | 2015 |
|--------------------------------|------|------|------|------|------|
| <b>Sevenoaks</b>               | 0    | 2    | 2    | 0    | 6    |
| <b>Tonbridge &amp; Malling</b> | n/a  | 3    | 8    | 15   | 8    |
| <b>Tunbridge Wells</b>         | 13   | 10   | 12   | 15   | 15   |
| <b>Total</b>                   | 13   | 15   | 22   | 30   | 29   |

Source: Local Authority data

**21 Housing Register**

|                              | Number on Council Housing Register |
|------------------------------|------------------------------------|
| <b>Sevenoaks</b>             | 715                                |
| <b>Tonbridge and Malling</b> | 1054                               |
| <b>Tunbridge Wells</b>       | 994                                |

Source: Local Authority data

**22 Disabled Facilities Grant**

|                                | Number of completions (2014/15) | Overall spend (2014/15) |
|--------------------------------|---------------------------------|-------------------------|
| <b>Sevenoaks</b>               | 77                              | £548,000                |
| <b>Tonbridge &amp; Malling</b> | 67                              | £559,000                |
| <b>Tunbridge Wells</b>         | 67                              | £504,099                |

Source: Local Authority data

**23 Excess winter deaths**

| Local Authority              | Number of excess winter deaths |         | Index of excess winter deaths |         |
|------------------------------|--------------------------------|---------|-------------------------------|---------|
|                              | 2012/13                        | 2013/14 | 2012/13                       | 2013/14 |
| <b>Sevenoaks</b>             | 80                             | 0       | 25.3                          | n/a     |
| <b>Tonbridge and Malling</b> | 50                             | 40      | 18.1                          | 13.7    |
| <b>Tunbridge Wells</b>       | 50                             | -10     | 15.6                          | n/a     |

Source: Excess winter mortality data, England and Wales, 2014/15 (provisional) and 2013/14 (final)

**24 Category 1 hazards:**

**Number of dwellings in private rented sector found to have 1 or more category 1 hazards after inspection (2015/16)**

|                              |                    |
|------------------------------|--------------------|
| <b>Sevenoaks</b>             | 11                 |
| <b>Tonbridge and Malling</b> | 25                 |
| <b>Tunbridge Wells</b>       | <b>To be added</b> |

Source: Local Authority data

**25 Percentage of households in fuel poverty (2014/15)**

|                                |       |
|--------------------------------|-------|
| <b>Sevenoaks</b>               | 7.70% |
| <b>Tonbridge &amp; Malling</b> | 10%   |
| <b>Tunbridge Wells</b>         | 8.60% |

Source: Local Authority data

**26 Affordability of housing products in West Kent: Assumptions used:**

- Social and affordable rent costs provided by Local Authorities (May 2016);
- Private rent costs obtained from advertised properties on Rightmove (5 May 2016);
- Shared ownership property costs from Sevenoaks District Council data and properties advertised on Help To Buy (11 May 2016);
- Market property purchase price and mortgage costs obtained from Rightmove and based on 90% repayment mortgage at 4.15% interest (5 May 2016);
- Case study household data provided by Local Authorities (May 2016).

**Further Information:**

For more detail, a comprehensive collection of the relevant data can be viewed directly within the key data sources. These include:

- 2011 Census
- Local authority data
- Mid-year Population Estimate 2014
- Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment: Sevenoaks & Tunbridge Wells Councils Final Report (September 2015)
- Tonbridge & Malling Strategic Housing Market Assessment, Tonbridge & Malling Borough Council (March 2014)
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It should be noted that different timescales apply to some data sets as the SHMA reports were produced for different periods, and these are indicated where applicable.