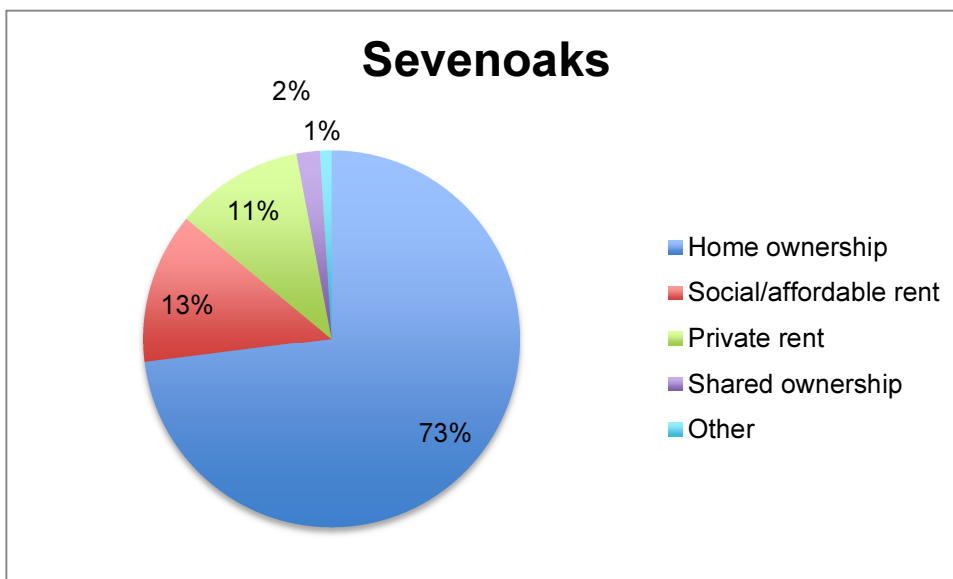
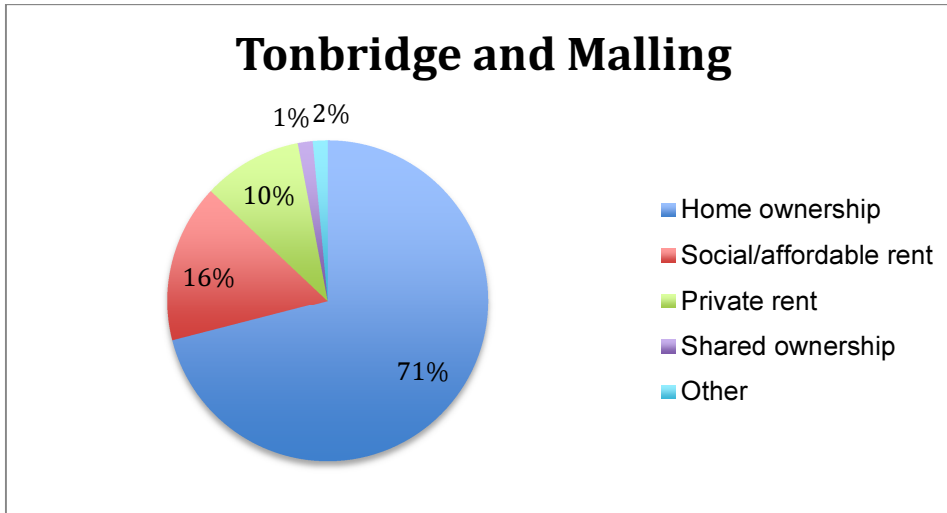
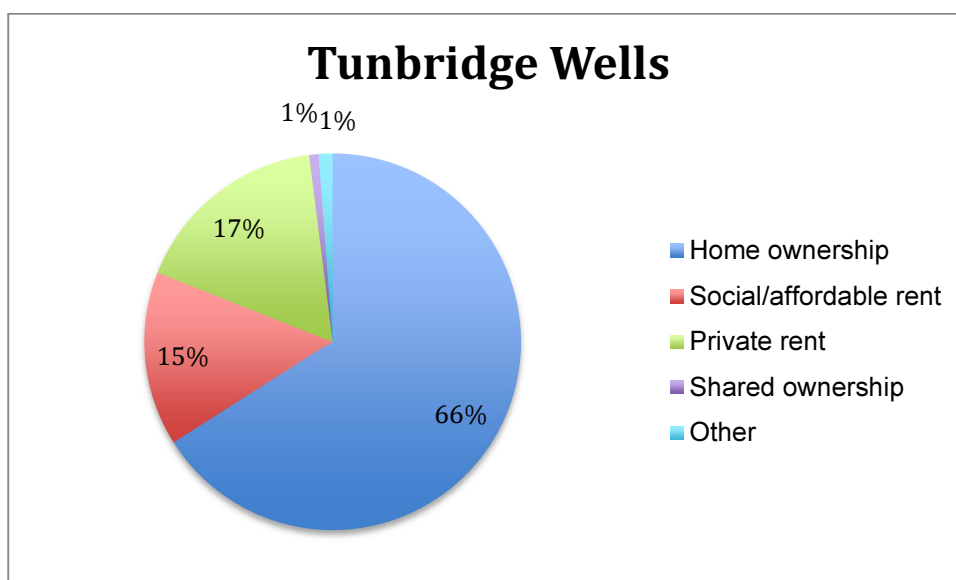


**West Kent Housing and Homelessness Strategy - Evidence Base
(Strategy - Appendix 2)**

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

1. Tenure of housing stock within each Local Authority





Source: 2011 Census

2. Social Housing Stock

	Total social housing stock (31 March 2017)
Sevenoaks	7,642
Tonbridge and Malling	8,905
Tunbridge Wells	7,200

Source: Local Authority data

3. Population

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

*Figures for 2011-2031

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

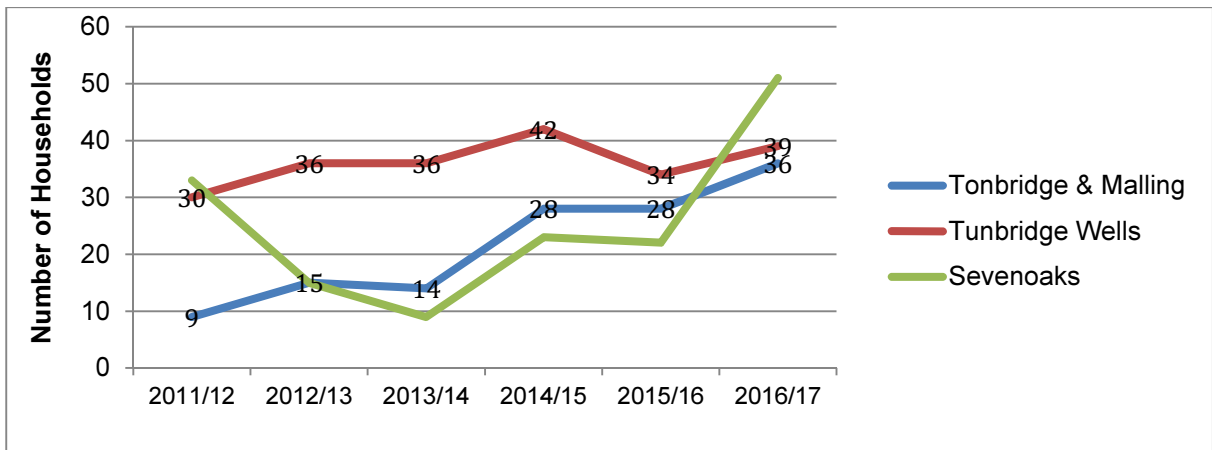
SHMA Update – Implications of 2012-Based Household Projections: Ashford, Maidstone, and Tonbridge and Malling Borough Councils, Final Report (June 2015)

4. Black and minority ethnic (BME) population

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

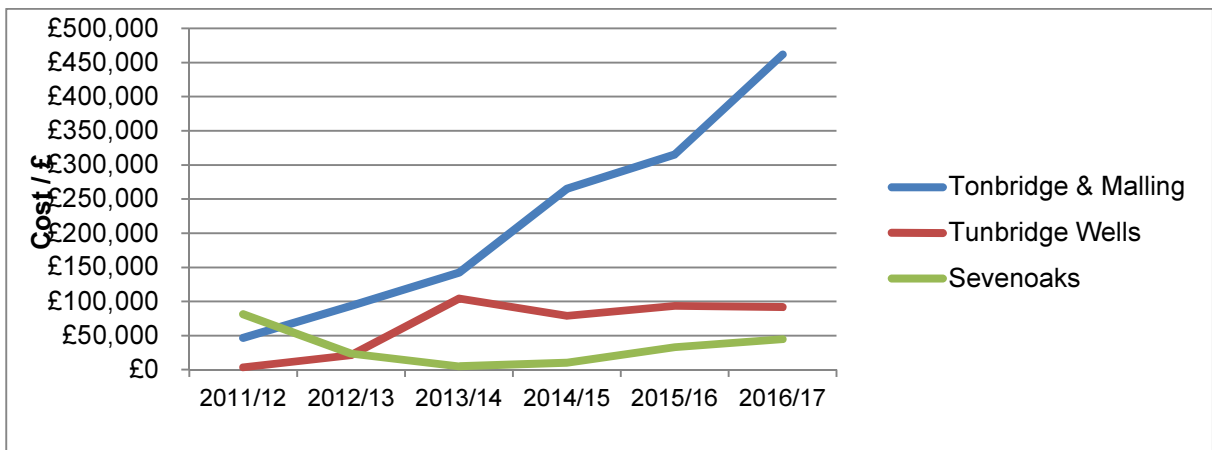
Source: ONS (2011 Census)

5. Use of temporary accommodation



Source: Local Authority data

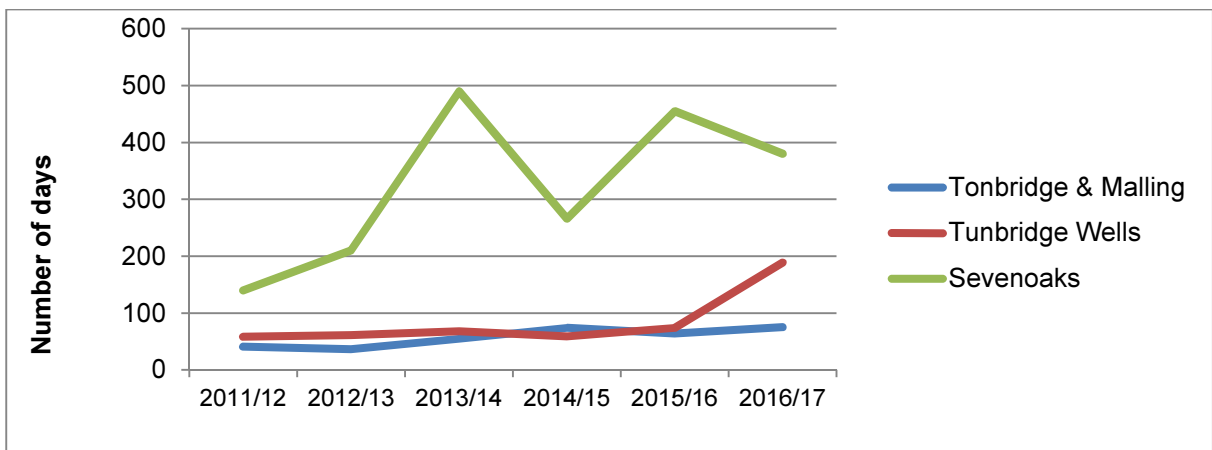
6. Cost of temporary accommodation



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.

7. Average length of stay in temporary accommodation



Source: Local Authority data

8. Housing supply

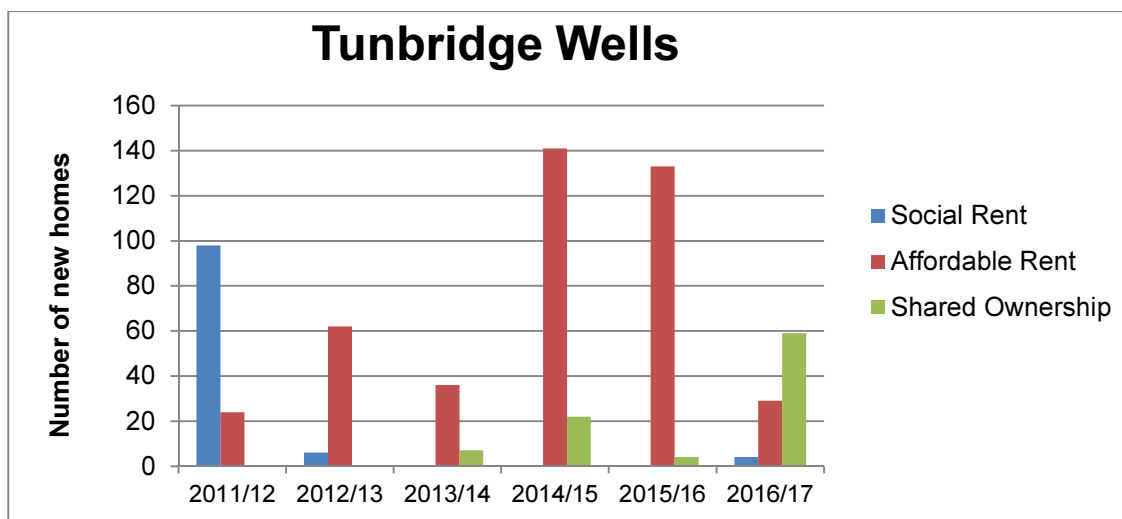
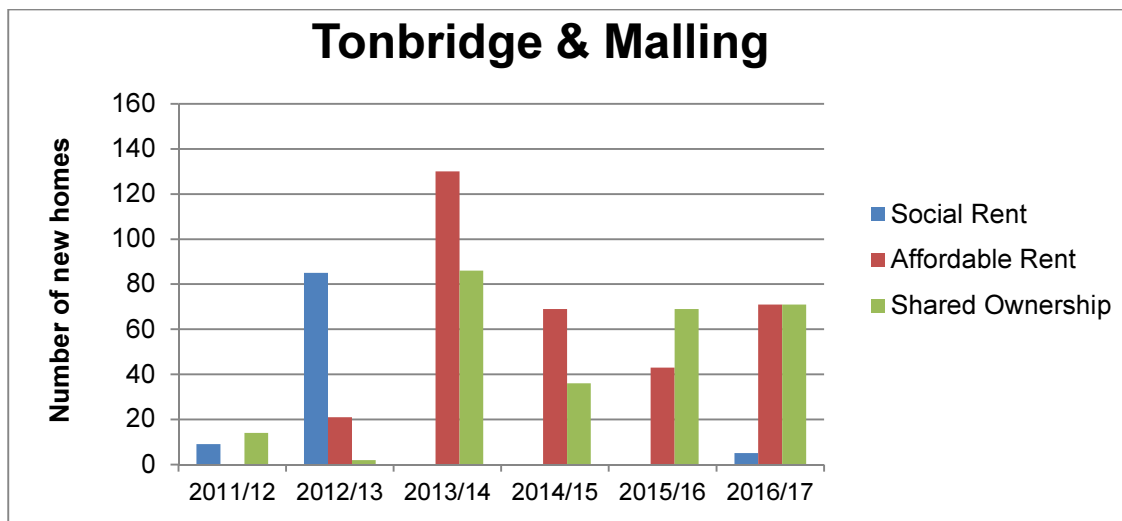
8.1 Estimate of affordable housing need

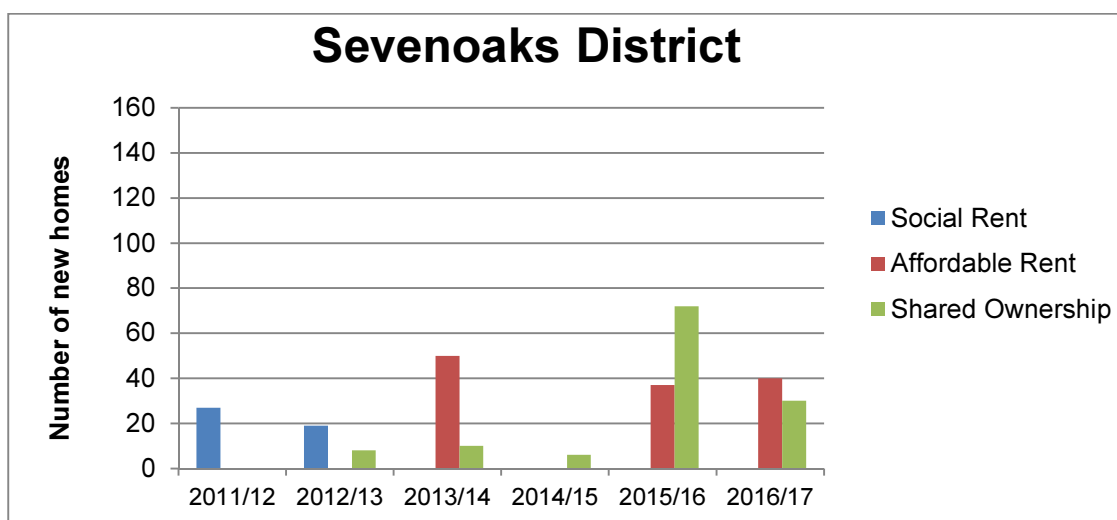
	Number of homes / year
Sevenoaks	422
Tunbridge Wells	341
Tonbridge and Malling	277

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

8.2 New affordable homes developed





Source: Local Authority data (TWBC also had 4 intermediate market rent homes and 48 Extra care rented homes)

9. 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
Sevenoaks	321	430
Tonbridge and Malling	438	419
Tunbridge Wells	256	514

Sources: Local Authority data:

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)

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

10. 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)

Source: 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)

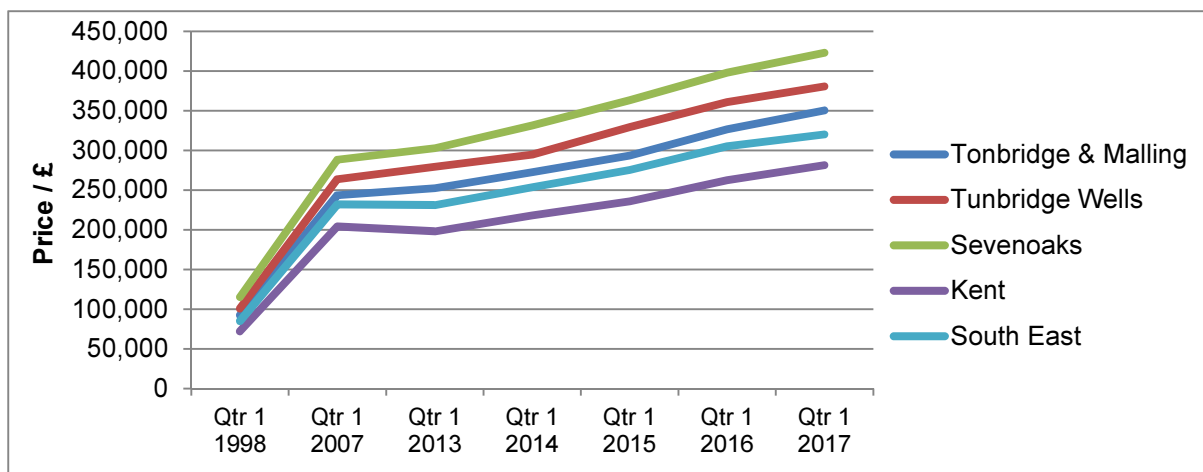
SHMA Update – Implications of 2012-Based Household Projections: Ashford, Maidstone, and Tonbridge and Malling Borough Councils, Final Report (June 2015)

11. House prices

	Median House Price
Sevenoaks	£302,000
Tonbridge and Malling	£275,000
Tunbridge Wells	£260,000

Source: House prices & transactions 2016 Kent County & District authorities, taken from HM Land Registry: http://www.kent.gov.uk/__data/assets/pdf_file/0004/28354/House-prices-and-sales-2015.pdf

12. Increase in median house price (1998-2017)



Source: House prices & transactions 2016 Kent County & District authorities, taken from HM Land Registry: http://www.kent.gov.uk/__data/assets/pdf_file/0004/28354/House-prices-and-sales-2015.pdf

13. Weekly Local Housing Allowance (LHA) rates (Set in 2015)

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

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

	Sevenoaks	Tonbridge and Malling*	Tunbridge Wells
Increase in median private sector rent prices	16%	10%	10%
Inflation	6%		
National growth	3%		

*Figure for period: 2011-13

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

15. Growth of private rented sector

	Housing stock: Private rented housing 2007*	Housing stock: Private rented housing 2015
Sevenoaks	6.8%	11%
Tonbridge and Malling	6%	10%
Tunbridge Wells	10.6%	17%

*West Kent Homelessness Strategy 2011-16

16. Distribution of income levels across populations of each local authority area

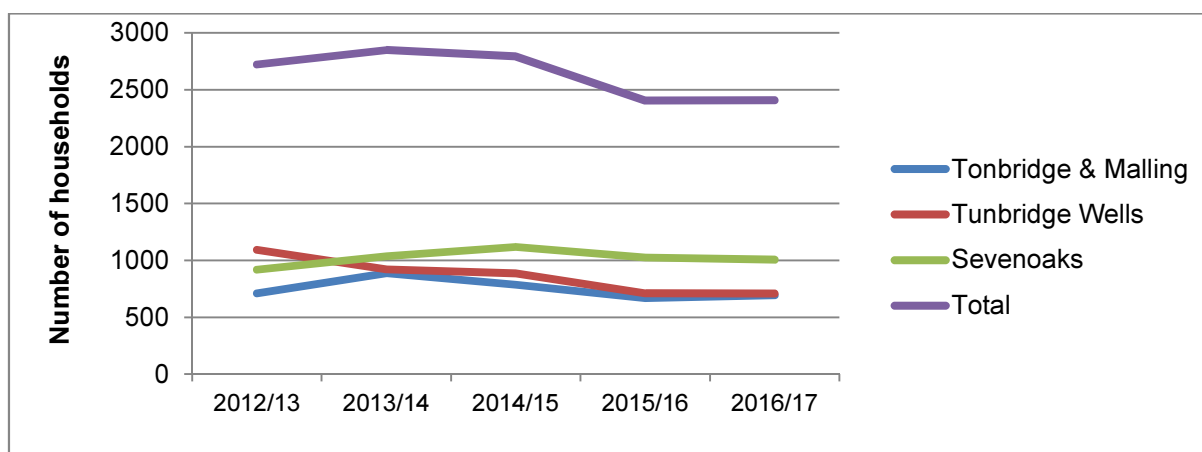
Annual household income	Sevenoaks & Tunbridge Wells	Tonbridge and Malling
Below £20,000	24%	22%
£20-40,000	33%	32%

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

17. Homelessness: Advice and support

17.1 Number of people approaching Council for housing advice and assistance



Source: Local Authority data

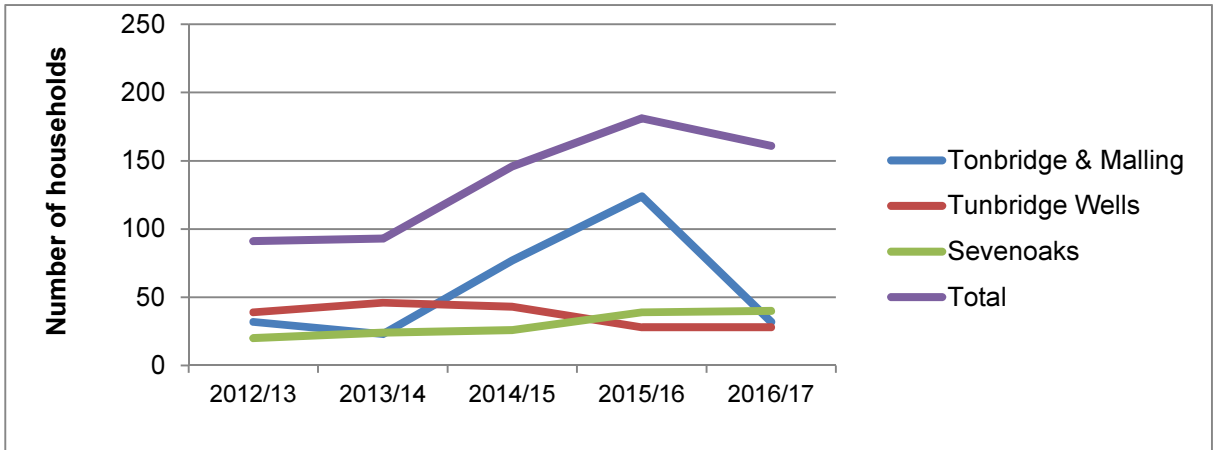
17.2 Number of cases where homelessness was prevented

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Tonbridge & Malling	202	163	209	144	120	88
Tunbridge Wells	350	313	153	168	156	241
Sevenoaks	244	181	334	286	220	207

Total	796	657	696	598	496	536
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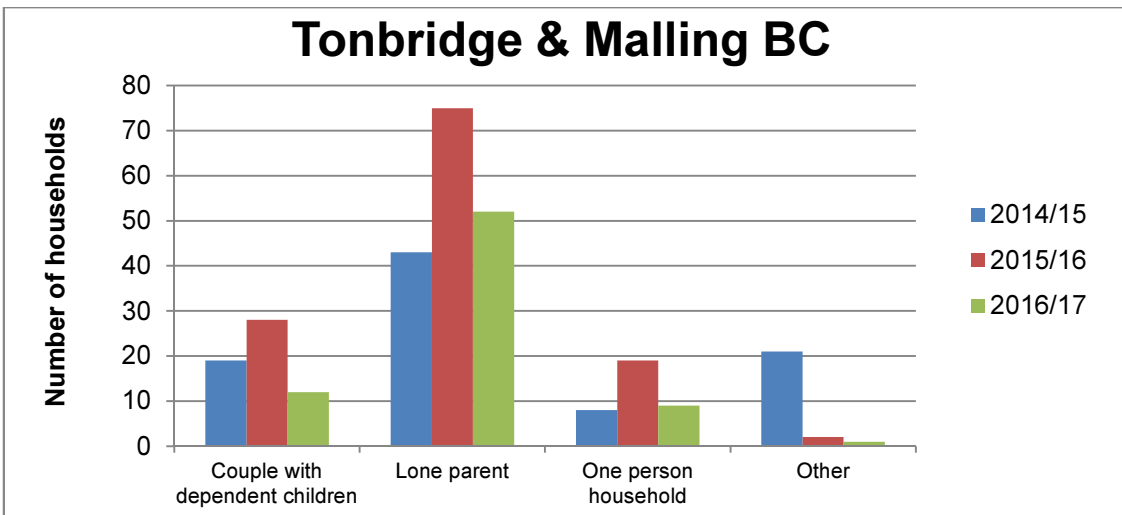
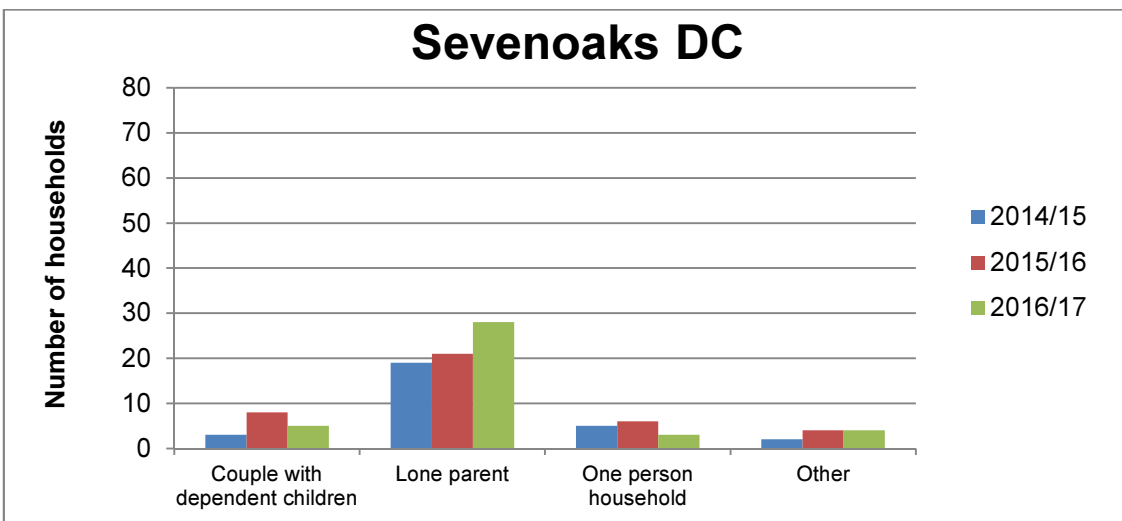
Source: Local Authority data

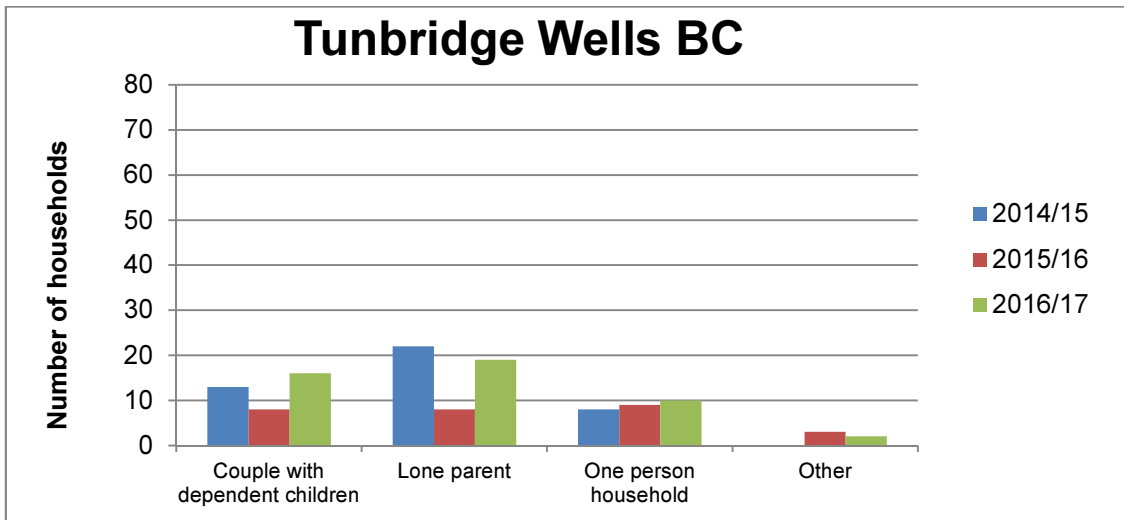
17.3 Households accepted as homeless



Source: Local Authority data

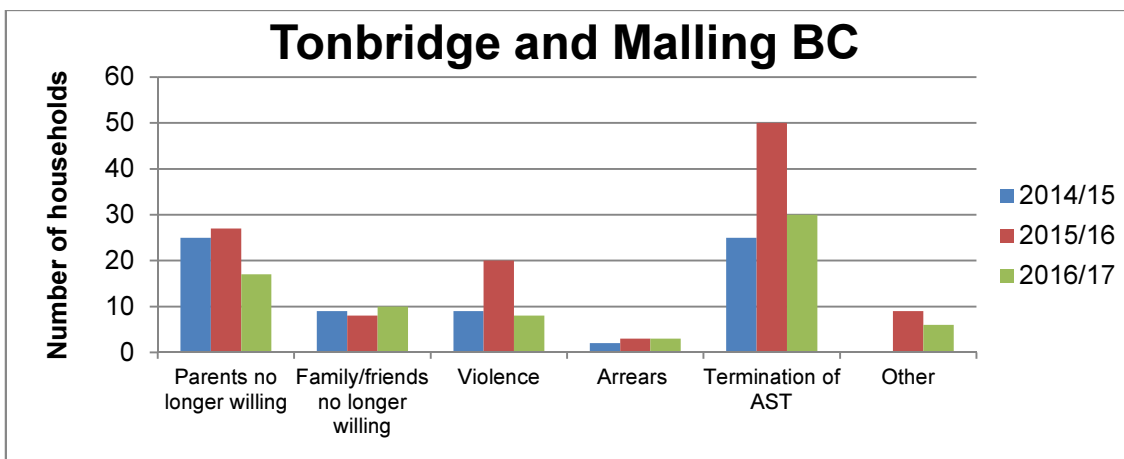
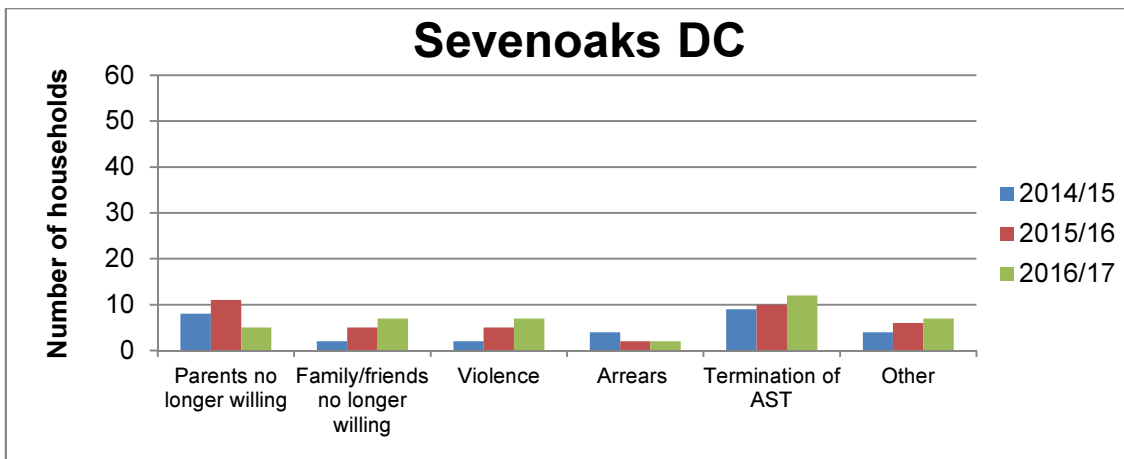
17.4 Types of household accepted as homeless

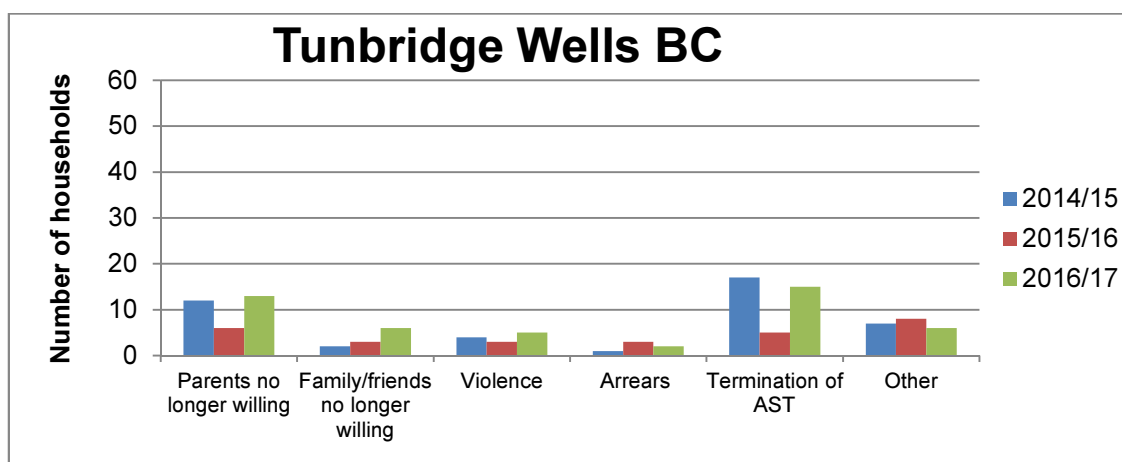




Source: Local Authority data

17.5 Reasons for homelessness





Source: Local Authority data

18 Rough Sleepers

	2011	2012	2013	2014	2015	2016
Sevenoaks	0	2	2	0	6	2
Tonbridge & Malling	n/a	3	8	15	8	4
Tunbridge Wells	13	10	12	15	15	15
Total	13	15	22	30	29	21

Source: Local Authority data

19 Housing Register

	Number on Council Housing Register on 31/03/2017
Sevenoaks	805
Tonbridge and Malling	994
Tunbridge Wells	940

Source: Local Authority data

20 Disabled Facilities Grant

	Number of completions (2016/17)	Overall spend (2014/15)
Sevenoaks	90	£629,435
Tonbridge & Malling	67	£702,000
Tunbridge Wells	67	£730,000

Source: Local Authority data

21 Excess winter deaths

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

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

22 Category 1 hazards:**Number of dwellings in private rented sector found to have 1 or more category 1 hazards after inspection (2016/17)**

Sevenoaks	19
Tonbridge and Malling	19
Tunbridge Wells	80

Source: Local Authority data

23 Percentage of households in fuel poverty (2014/15)

Sevenoaks	8.7%
Tonbridge & Malling	7.5%
Tunbridge Wells	9.8%

Source: Local Authority data

24 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)
- SHMA Update – Implications of 2012-Based Household Projections: Ashford, Maidstone, and Tonbridge and Malling Borough Councils, Final Report (June 2015)

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.