

KEY HOUSING DATA 2018 - 2019

	1/4/18	31/3/19
Total dwellings (Council Tax)	50,193	50,762
SDC Housing Policy data		
of which owned by a housing association (Registered Provider) - all tenures	7,772	7,840
• including intermediate housing (shared ownership, equity loan, intermediate rent, leasehold)	1,054	1,060
• and stock owned by Other Public Sector (i.e. Fire, Police, etc.)	31	31
private sector stock	42,421	42,922

Households on Sevenoaks District Housing Register		
	1/4/18	31/3/19
Requiring 1 bedroom	379	232
Requiring 2 bedrooms	257	162
Requiring 3 bedrooms	76	62
Requiring 4 bedrooms or more or unspecified	43	28
Total	755	484

Total housing association lettings (through SDC nominations) to new builds and relets

2015/6	2016/7	2017/18	2018/19
338	249	267	357

Affordable housing completions (new build and existing stock purchases)

	2015/16	2016/17	2017/18	2018/19
Social Rented	1	0	0	0
Shared Ownership	72	11	26	18
Affordable Rent	38	40	23	53
Shared Equity /Leasehold for the elderly	10	19	0	0
Total	121	70	49	71

Empty homes

	2015/6	2016/7	2017/18	2018/2019
Long term empty homes (6 months +)	413	324	464	484
Brought back into use	7	16	9	8

Disabled Facilities Grants

	2015/6	2016/7	2017/18	2018/19
Grants completed	76	76	75	136*

Income and Housing Costs 2018 (Source KCC -ASHE)

Average annual median income (resident based, full time) = £30,186

Ratio of average house price (terrace) to median income (all - resident based) = 12 : 1

Average House Prices 2018*Source: The Land Registry*

	Sevenoaks	Kent	South East	England & Wales
Detached	£848,838	£522,967	£580,718	£404,718
Semi	£447,754	£331,075	£366,912	£254,305
Terrace	£360,669	£276,284	£307,625	£241,056
Flat/ Maisonette	£297,268	£206,985	£231,841	<u>£299,531</u>

<u>All</u>	<u>£519,211</u>	<u>£339,689</u>	<u>£379,717</u>	<u>£297,220</u>
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*Disabled Facilities Grants

There was a high increase in completed grants for 2018/19 compared to previous years because:

- Our available budget (Better Care Fund) increased by approx. £500,000 compared to previous year/s (due to high carry forward of funds from previous year and an increased government allocation)
- We engaged a private Occupational Therapist which greatly increased the speed and number of grants that were processed during the financial year.
- Discretionary DFG grants were introduced, negating the need for means testing for works under the cost of £6500 meaning more grant applications progressed through to approval stage than previous years

It is also worth noting that the 2019/2020 budget is reduced compared to 2018/19 so it is unlikely that the figures for completed DFGs will be as high. There was no carry forward of funds (all spent and committed) and the discretionary non-means tested DFGs have also been withdrawn. In addition a proportion of this year's budget is also committed to various initiatives agreed from the previous year.