

Housing Stock in Kent

This data is compiled and published from two separate sources. The Ministry of Housing, Communities and Local Government (MHCLG), and the Valuation Office Agency (VOA) both as of 31 March 2024.

NOTE: In this bulletin the term Kent refers to the Kent County Council area and excludes Medway.

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[Kent facts and figures](#)

This bulletin presents information on the housing stock for local authority districts in Kent as of 2024.

Summary

- The MHCLG estimates that there were 715,526 dwellings in Kent as of March 2024.
- The dwellings are made up of: Social housing dwellings (13.1%), Private sector dwellings (86.8%) and Other public sector (0.1%).
- Figures from the VOA (for 2024) estimate a higher stock of dwellings (710,170).
- 66.5% of Kent's dwelling stock is made up of houses, 20.4% flats and 11.0% bungalows.
- 41.6% of Kent's dwelling stock comprises of 3-bedroom dwellings.
- 19,784 dwellings were vacant in Kent as of 2024, down 1.1% on the previous year. 37.0% of these were vacant for 6 months or more.
- 9,795 dwellings in Kent are second homes. Most are in the coastal districts of Canterbury, Dover, Folkestone & Hythe, Swale, and Thanet.

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Introduction

This bulletin presents dwelling stock data for local authorities in Kent compared with those of the South East and of England. The source of the data is The Ministry of Housing, Communities and Local Government (MHCLG) and council tax data from the Valuation Office Agency (VOA).

Each dataset estimates dwelling stock slightly differently, and different characteristics are available from each one. As each dataset uses a different methodology the resulting total dwelling stock figures differ.

The Ministry of Housing, Communities and Local Government (MHCLG) data

MHCLG produce estimates of the number of dwellings in England and in each local authority district as of 31 March each year.

Estimates for total stock are derived from the Census. In between census years, the total figures are produced by adding the annual net supply of housing to the existing dwelling stock. These estimates are used as evidence in policy making by both central and local government. The data is also used in the development and production of other government statistics by the Office for National Statistics.

MHCLG data provides an estimate of dwelling stock, dwelling stock by tenure, vacant dwellings and second homes. This dataset generally gives us the highest dwelling count. Further information on the MHCLG methodology for creating dwelling stock estimates can be found on the [MHCLG](#) website.

The Valuation Office Agency (VOA) data

The Valuation Office Agency compiles and maintains lists of all domestic properties in England and Wales to support the collection of council tax. Data on property types and number of bedrooms are collected to enable properties to be placed into Council Tax bands.

The VOA data provides information on the characteristics of the dwelling stock such as dwelling size and type. This dataset gives a lower estimate of the total stock of dwellings than the MHCLG estimates.

Further information on VOA Council Tax statistics can be found on the [Valuation Office](#) website.

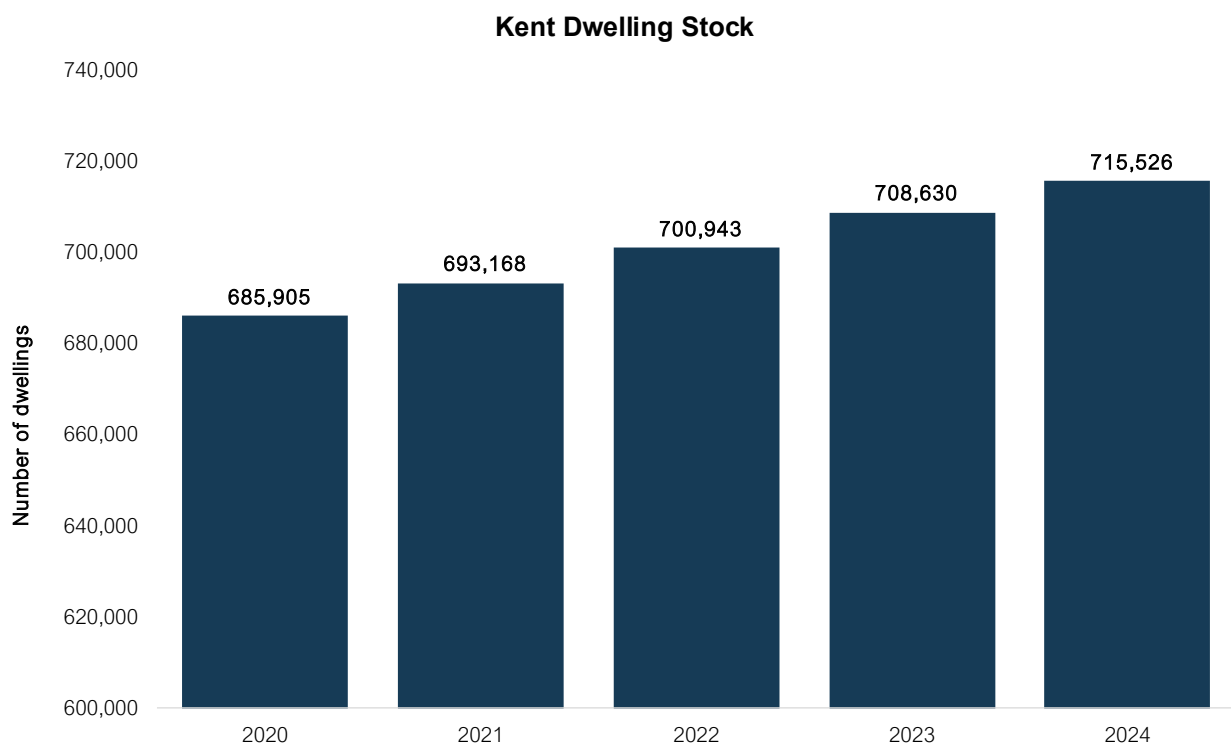
Analysis

Dwelling stock

The MHCLG estimates show that as of the 31st of March 2024 there was a total 715,526 dwellings in Kent. This is a rise of 1.0% on the previous year when the estimate was 708,630 dwellings. Results also show that over the last five years the dwelling stock in Kent increased by 5.4%. Nationally (England) the increase was 4.7% over the same period. Overall, Kent has seen an annual average increase of over 7,000 dwellings each year since 2020.

Chart 1 shows the number of dwelling stock in Kent each year from 2020 to 2024.

Chart 1: Kent dwelling stock 2020 to 2024



Source: MHCLG, Table: LT125
Presented by: Kent Analytics, Kent County Council

Table 1: Total dwelling stock estimates by local authority, 31st March each year

Housing stock	2020	2021	2022	2023	2024
Ashford	55,509	56,653	57,280	58,281	58,752
Canterbury	67,627	67,946	68,638	69,282	69,942
Dartford	47,368	47,921	48,461	49,199	49,836
Dover	54,309	54,720	55,345	55,888	56,607
Folkestone & Hythe	52,630	53,108	53,562	54,016	54,389
Gravesham	43,821	44,071	44,492	44,911	45,204
Maidstone	74,112	75,558	77,185	78,249	79,289
Sevenoaks	51,345	51,605	51,872	52,133	52,247
Swale	65,308	66,200	67,189	68,007	68,764
Thanet	68,368	68,964	69,512	70,129	70,973
Tonbridge & Malling	55,107	55,487	55,954	56,446	56,823
Tunbridge Wells	50,402	50,935	51,453	52,089	52,700
Kent	685,905	693,168	700,943	708,630	715,526
Medway	116,356	117,443	118,546	119,506	120,809
Kent & Medway	802,261	810,611	819,489	828,136	836,335
South East	3,987,198	4,026,333	4,067,570	4,109,787	4,148,547
England	24,709,834	24,927,588	25,162,050	25,396,342	25,617,413

Source: MHCLG: Live Table 125

Presented by Kent Analytics, Kent County Council

As at 2024 Maidstone local authority had the largest dwelling stock of all of the local authorities in Kent with 79,289.

Gravesham had the lowest stock of dwellings with 45,204.

Maidstone saw the largest 5-year number and percentage increase in dwelling stock with 6,601 more dwellings (+9.1%).

Sevenoaks saw the smallest increase in number and percentage over the past five years with an extra 1,379 dwellings or a 2.7% increase.

Table 2 shows the 1-year and 5-year number and percentage change in housing stock in Kent and Kent districts.

Table 2: 1-year and 5-year change in dwelling stock

	1 year number change 2023-24	5 year number change 2019-24	1 year % change 2023-24	5 year % change 2019-24
Housing stock				
Ashford	471	3,997	0.8%	7.3%
Canterbury	660	2,732	1.0%	4.1%
Dartford	637	2,954	1.3%	6.3%
Dover	719	2,668	1.3%	4.9%
Folkestone & Hythe	373	2,210	0.7%	4.2%
Gravesham	293	1,557	0.7%	3.6%
Maidstone	1,040	6,601	1.3%	9.1%
Sevenoaks	114	1,379	0.2%	2.7%
Swale	757	4,521	1.1%	7.0%
Thanet	844	3,033	1.2%	4.5%
Tonbridge & Malling	377	2,126	0.7%	3.9%
Tunbridge Wells	611	2,615	1.2%	5.2%
Kent	6,896	36,394	1.0%	5.4%
Medway	1,303	5,594	1.1%	4.9%
Kent & Medway	8,199	41,989	1.0%	5.3%
South East	38,760	202,740	0.9%	5.1%
England	221,071	1,156,170	0.9%	4.7%

Source: MHCLG: Live Table 125

Presented by Kent Analytics, Kent County Council

Tenure of dwelling stock

As of the 31st of March 2024, there were an estimated 621,355 private sector dwellings in Kent (accounting for 86.8% Kent's total dwelling stock) and 93,603 social housing dwellings (13.1% of total stock).

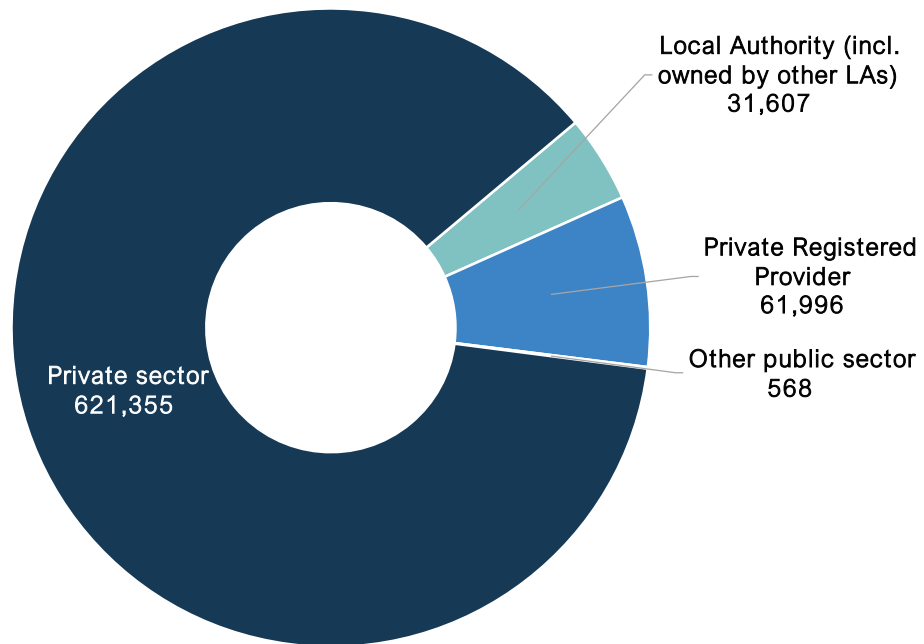
Social housing dwelling stock consists of: -

- Local Authority owned dwellings
- Private Registered Providers (PRPs such as Housing Associations) stock.

Chart 2 overleaf shows Kent's dwelling stock by tenure in 2024.

Chart 2: Kent dwelling stock by tenure

Kent dwelling stock by tenure: 2024



Source: MHCLG, Table: LT125
Presented by: Kent Analytics, Kent County Council

Five Kent local authorities (Maidstone, Sevenoaks, Swale, Tonbridge & Malling, and Tunbridge Wells) own a minimal amount of Local Authority owned housing stock.

The amount of Local Authority owned housing stock in Kent amounts to 33.8% of the social housing total with Private Registered Providers owning 66.2%.

Gravesham had the highest proportion of social dwelling stock in Kent with 16.7% of the stock within the district being owned by the local authority or Private Registered Providers.

Maidstone district had the highest number of social dwelling stock (10,247 dwellings) almost all of which is Private Registered Provider stock. 6 dwellings are Local Authority owned housing stock.

'Other' public sector dwellings are those owned by other public sector agencies (e.g., government departments, government agencies but not Private Registered Providers).

Tables 3 and 4 show the number and proportion of housing stock by tenure in Kent and Kent districts, Medway, the South East and England in 2024.

Table 3: Dwelling stock by tenure – number

2024	Total (All stock)	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	58,752	5,171	2,900	0	50,681	8,071
Canterbury	69,942	5,071	2,961	0	61,910	8,032
Dartford	49,836	4,216	2,275	0	43,345	6,491
Dover	56,607	4,856	2,971	12	48,768	7,827
Folkestone & Hythe	54,389	3,391	2,155	300	48,543	5,546
Gravesham	45,204	5,673	1,896	0	37,635	7,569
Maidstone	79,289	6	10,241	0	69,042	10,247
Sevenoaks	52,247	6	6,693	16	45,532	6,699
Swale	68,764	9	8,856	0	59,899	8,865
Thanet	70,973	3,142	4,873	229	62,729	8,015
Tonbridge & Malling	56,823	10	8,620	11	48,182	8,630
Tunbridge Wells	52,700	56	7,555	0	45,089	7,611
Kent	715,526	31,607	61,996	568	621,355	93,603
Medway	120,809	3,029	5,534	300	111,946	8,563
Kent & Medway	836,335	34,636	67,530	868	733,301	102,166
South East	4,148,547	174,892	366,440	10,085	3,597,130	541,332
England	25,617,413	1,574,098	2,671,675	29,016	21,342,624	4,245,773

Source: MHCLG: Live Table 100

Presented by Kent Analytics, Kent County Council

Table 4: Dwelling stock by tenure – percentage

2024	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total Social (LA + PRP)
Ashford	8.8%	4.9%	0.0%	86.3%	13.7%
Canterbury	7.3%	4.2%	0.0%	88.5%	11.5%
Dartford	8.5%	4.6%	0.0%	87.0%	13.0%
Dover	8.6%	5.2%	0.0%	86.2%	13.8%
Folkestone & Hythe	6.2%	4.0%	0.6%	89.3%	10.2%
Gravesham	12.5%	4.2%	0.0%	83.3%	16.7%
Maidstone	0.0%	12.9%	0.0%	87.1%	12.9%
Sevenoaks	0.0%	12.8%	0.0%	87.1%	12.8%
Swale	0.0%	12.9%	0.0%	87.1%	12.9%
Thanet	4.4%	6.9%	0.3%	88.4%	11.3%
Tonbridge & Malling	0.0%	15.2%	0.0%	84.8%	15.2%
Tunbridge Wells	0.1%	14.3%	0.0%	85.6%	14.4%
Kent	4.4%	8.7%	0.1%	86.8%	13.1%
Medway	2.5%	4.6%	0.2%	92.7%	7.1%
Kent & Medway	4.1%	8.1%	0.1%	87.7%	12.2%
South East	4.2%	8.8%	0.2%	86.7%	13.0%
England	6.1%	10.4%	0.1%	83.3%	16.6%

Source: MHCLG: Live Table 100

Presented by Kent Analytics, Kent County Council

Type of dwelling stock

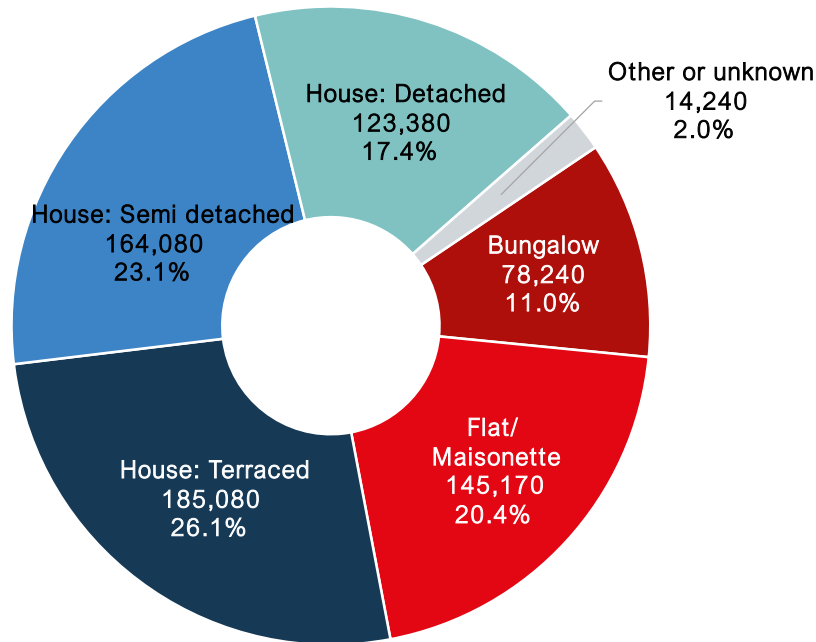
The Valuation Office Agency collect information about the size and type of dwelling stock to enable properties to be placed into Council Tax bands. Information is collected from local authorities, through various housing returns throughout the year. Response rates for data collection are good; however, some imputation is undertaken to take account of missing data to provide regional and national aggregates.

As of the 31st of March 2024, there were a total of 695,950 properties recorded on the Valuation Office Agency (VOA) Council tax returns for the twelve local authorities in Kent plus an additional 14,240 other or unknown. Other or unknown include annexes, caravans, houseboats and mobile homes.

Chart 3 shows Kent's dwelling stock as of March 2024 by dwelling type.

Chart 3: Kent dwelling stock by dwelling type

Kent dwelling stock by dwelling type, 2024



Source: VOA Table CTSOP3
Presented by: Kent Analytics, Kent County Council

Houses (detached, semi-detached and terrace) were the predominant property type, accounting for 66.5% of all dwellings in Kent. Flats and maisonettes account for 20.4%, and bungalows 11.0%. On average Kent has a lower proportion of flats and a higher proportion of bungalows than the national average.

The distribution of property type varies between Kent local authorities. Tonbridge & Malling has the highest proportion of houses in the county at 75.7%.

Thanet has a significantly higher percentage of flats and maisonettes (29.7%) than the county average.

Canterbury district has the greatest proportion of bungalows (17.9%) reflecting the fact that it has a high resident population aged over 65.

Tables 5 and 6 show the number and percentage of dwelling stock by dwelling type in Kent and Kent districts.

Table 5: Dwelling stock by dwelling type

2024	Houses	Flats or maisonettes	Bungalows	Other or unknown
Ashford	42,450	8,320	6,220	1,990
Canterbury	41,550	15,630	12,790	1,620
Dartford	33,020	13,310	3,140	400
Dover	38,050	9,810	6,450	1,150
Folkestone & Hythe	30,760	13,900	7,880	960
Gravesham	30,860	9,840	3,690	470
Maidstone	54,420	14,980	6,860	1,760
Sevenoaks	37,200	8,220	5,530	1,520
Swale	48,590	8,190	8,240	1,810
Thanet	37,950	20,640	10,090	750
Tonbridge & Malling	43,030	8,630	4,320	850
Tunbridge Wells	34,670	13,720	3,030	1,020
Kent	472,540	145,170	78,240	14,240
Medway	88,840	22,250	8,080	1,410
Kent & Medway	561,380	167,420	86,320	15,650
South East	2,705,040	964,950	395,920	74,040
England	16,715,640	6,183,370	2,313,020	359,380

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Table 6: Percentage dwelling stock by dwelling type

2024	% houses	% flats or maisonettes	% bungalows	% other or unknown
Ashford	72.0%	14.1%	10.5%	3.4%
Canterbury	58.0%	21.8%	17.9%	2.3%
Dartford	66.2%	26.7%	6.3%	0.8%
Dover	68.6%	17.7%	11.6%	2.1%
Folkestone & Hythe	57.5%	26.0%	14.7%	1.8%
Gravesham	68.8%	21.9%	8.2%	1.0%
Maidstone	69.8%	19.2%	8.8%	2.3%
Sevenoaks	70.9%	15.7%	10.5%	2.9%
Swale	72.7%	12.3%	12.3%	2.7%
Thanet	54.7%	29.7%	14.5%	1.1%
Tonbridge & Malling	75.7%	15.2%	7.6%	1.5%
Tunbridge Wells	66.2%	26.2%	5.8%	1.9%
Kent	66.5%	20.4%	11.0%	2.0%
Medway	73.7%	18.5%	6.7%	1.2%
Kent & Medway	67.6%	20.2%	10.4%	1.9%
South East	65.3%	23.3%	9.6%	1.8%
England	65.4%	24.2%	9.0%	1.4%

Source: VOA Table CTSOP3, Presented by Kent Analytics, Kent County Council

Size of dwelling stock (number of bedrooms)

Three-bedroom dwellings account for the largest proportion of all dwellings in Kent (289,840, equivalent to 41.6% of all dwellings). This is slightly higher than the regional average (40.6%) and slightly lower than the national average (42.4%).

Two-bedroom properties are the next largest group with 202,340 properties or 29.1% of the Kent housing stock.

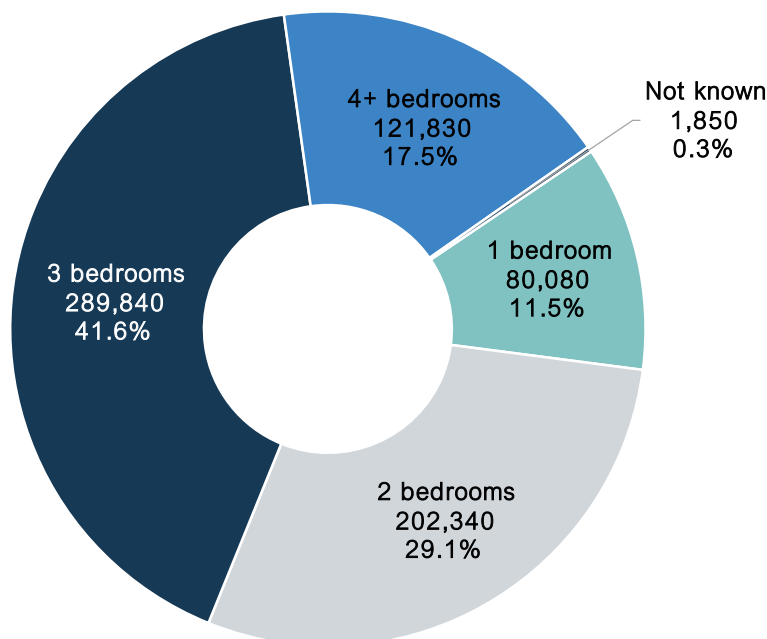
Dwellings with four or more bedrooms make up 17.5% of all dwellings in Kent. This is lower than the South East average of 19.1% but above the national average of 15.8%.

One-bedroom properties account for the smallest proportion of dwelling stock in Kent, the South East and England. The 80,080 one bedroomed properties in Kent account for 11.5% of the total dwelling stock.

Chart 4 shows the Kent dwelling stock by dwelling size as of March 2024.

Chart 4: Kent dwelling stock by size

Kent dwelling stock by dwelling size, 2024



Source: VOA Table CTSOP3
Presented by: Kent Analytics, Kent County Council

Dwelling size varies across the county. Maidstone district has the highest number of three-bedroom dwellings (32,070). However, Gravesham has the highest proportion with almost half the dwellings in Gravesham (49.6%) being three-bedroom properties.

Thanet has the highest number of one and two-bedroom properties in Kent (one-bedroom – 9,990 or 14.5% and two bedroom – 24,170 or 35.2%).

Maidstone has the highest number of dwellings (14,600) with four or more bedrooms, however Sevenoaks district has the highest proportion with almost a quarter of all dwellings in the district having four bedrooms (24.6%).

This data excludes information about properties which fall into the other or unknown category.

Table 7: Dwelling stock by size

2024	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Not known	All
Ashford	4,850	15,310	24,470	12,220	150	56,990
Canterbury	9,040	21,720	26,750	12,090	390	69,970
Dartford	6,280	15,840	21,600	5,760	40	49,470
Dover	5,500	17,160	23,770	7,800	130	54,310
Folkestone & Hythe	6,570	17,340	19,300	9,120	230	52,540
Gravesham	5,810	11,030	22,030	5,530	20	44,390
Maidstone	8,010	21,470	32,070	14,600	120	76,260
Sevenoaks	4,930	11,850	21,550	12,540	90	50,950
Swale	6,550	18,380	30,710	9,200	200	65,020
Thanet	9,990	24,170	24,850	9,340	350	68,680
Tonbridge & Malling	4,800	14,110	24,420	12,590	60	55,980
Tunbridge Wells	7,770	14,010	18,360	11,150	140	51,420
Kent	80,080	202,340	289,840	121,830	1,850	695,950
Medway	13,700	30,370	60,910	14,120	80	119,170
Kent & Medway	93,780	232,710	350,750	135,950	1,930	815,120
South East	515,870	1,109,790	1,649,690	777,380	13,200	4,065,910
England	3,245,440	7,140,040	10,692,980	3,979,160	154,400	25,212,030

Source: VOA Table CTSOP3

Presented by Kent Analytics, Kent County Council

Over recent years the number of dwellings of all sizes in Kent has increased. In percentage terms, one-bedroom properties, and properties with four or more bedrooms have seen the largest increase (7.0% and 7.6% respectively). However, in terms of an increase in numbers of properties the largest 5-year change is in dwellings with two bedrooms (+10,960 dwellings). Table 8 shows dwelling stock by size in Kent from 2019 to 2024.

Table 8: Dwelling stock by size, 2019 to 2024

Kent	2019	2020	2021	2022	2023	2024	5 year number change	5 year % change
1 bedroom	74,820	75,720	76,740	77,760	78,960	80,080	5,260	7.0%
2 bedrooms	191,380	193,170	195,010	197,220	199,680	202,340	10,960	5.7%
3 bedrooms	280,070	281,730	283,370	285,660	287,870	289,840	9,770	3.5%
4+ bedrooms	113,270	115,040	116,680	118,520	120,280	121,830	8,560	7.6%

Source: VOA Table CTSOP3

Presented by Kent Analytics, Kent County Council

Vacant Dwellings

Information on vacant dwellings in England at local authority level is drawn from council tax information published by the MHCLG. Vacant homes are dwellings which are unoccupied and substantially unfurnished.

Up until April 2013 dwellings undergoing major structural repairs for up to 12 months and those vacant for less than 6 months were eligible for a council tax exemption. In April 2013, these exemptions were replaced with a new flexible discount which applied to all empty properties. Local authorities are now entitled to apply any level of discount from 0% to 100% to all empty properties. Where local authorities award zero discounts for empty properties there is less incentive for owners to report their property as empty. This could have led to some under reporting of some empty properties.

Empty property should be considered relative to how the housing market functions. Allowances must be made for a small amount of stock that will be empty due to people moving away from home, into care or taking extended holidays. Alternatively, some property will be temporarily uninhabitable because of being refurbished, renovated, or involved with legal disputes.

Vacant properties data records all vacant or empty properties irrespective of the length of time they have been vacant. This count will include all those termed as being 'long term vacant.'

There were a total 19,784 vacant dwellings in Kent as of 2024, 218 less properties than the previous year, equivalent to a decrease of 1.1%. This figure included all tenures (Local Authority, Housing Association and Private sector); although the majority of empty homes are privately owned.

Vacant dwellings account for 2.8% of the total dwelling stock in the county, equal to the national average and slightly higher than the South East average (2.6%).

Within the local authorities in Kent, the proportion of vacant dwellings ranges between 1.8% in Gravesham and 3.9% in Folkestone & Hythe.

Thanet has the highest number of vacant properties in 2024 in Kent (2,719) and Gravesham has the fewest vacant properties with 827.

Table 9 shows the number and proportion of vacant dwellings in Kent and Kent districts, Medway, the South East and England in 2024.

Table 9: Vacant dwellings

Vacant dwellings 2024	Dwelling stock	Vacant	%
Ashford	58,752	1,220	2.1%
Canterbury	69,942	2,466	3.5%
Dartford	49,836	1,016	2.0%
Dover	56,607	1,834	3.2%
Folkestone & Hythe	54,389	2,110	3.9%
Gravesham	45,204	827	1.8%
Maidstone	79,289	1,970	2.5%
Sevenoaks	52,247	1,214	2.3%
Swale	68,764	1,587	2.3%
Thanet	70,973	2,719	3.8%
Tonbridge & Malling	56,823	1,353	2.4%
Tunbridge Wells	52,700	1,468	2.8%
Kent	715,526	19,784	2.8%
Medway	120,809	3,404	2.8%
Kent & Medway	836,335	23,188	2.8%
South East	4,148,547	109,409	2.6%
England	25,617,413	719,470	2.8%

Source: MHCLG: Live Table 615 and 125

Presented by Kent Analytics, Kent County Council

Table 10 overleaf shows the number of vacant dwellings in Kent and Kent districts, Medway, the South East and England from 2020 to 2024, and table 11 shows the 1-year and 5-year number and percentage change.

Table 10: Vacant dwelling 2020 to 2024

Vacant dwellings	2020	2021	2022	2023	2024
Ashford	1,360	1,331	1,303	1,339	1,220
Canterbury	2,083	2,216	2,307	2,531	2,466
Dartford	985	1,087	931	932	1,016
Dover	1,709	1,696	1,648	1,975	1,834
Folkestone & Hythe	1,688	1,685	1,849	2,034	2,110
Gravesham	915	969	833	946	827
Maidstone	1,408	1,468	1,731	1,737	1,970
Sevenoaks	1,308	1,094	1,102	1,196	1,214
Swale	1,586	1,564	1,552	1,670	1,587
Thanet	2,533	2,364	2,474	2,805	2,719
Tonbridge & Malling	1,117	1,182	1,332	1,480	1,353
Tunbridge Wells	1,202	1,184	1,332	1,357	1,468
Kent	17,894	17,840	18,394	20,002	19,784
Medway	3,639	3,362	3,112	3,111	3,404
Kent & Medway	21,533	21,202	21,506	23,113	23,188
South East	98,561	96,219	99,829	105,688	109,409
England	665,628	653,025	676,304	699,126	719,470

Source: MHCLG: Live Table 615

Presented by Kent Analytics, Kent County Council

Table 11: Change in vacant dwellings

	1 year number change	5 year number change	1 year % change	5 year % change
Vacant dwellings	2023-24	2019-24	2023-24	2019-24
Ashford	-119	-182	-8.9%	-13.0%
Canterbury	-65	504	-2.6%	25.7%
Dartford	84	-43	9.0%	-4.1%
Dover	-141	386	-7.1%	26.7%
Folkestone & Hythe	76	385	3.7%	22.3%
Gravesham	-119	-33	-12.6%	-3.8%
Maidstone	233	669	13.4%	51.4%
Sevenoaks	18	-210	1.5%	-14.7%
Swale	-83	52	-5.0%	3.4%
Thanet	-86	245	-3.1%	9.9%
Tonbridge & Malling	-127	387	-8.6%	40.1%
Tunbridge Wells	111	349	8.2%	31.2%
Kent	-218	2,509	-1.1%	14.5%
Medway	293	-345	9.4%	-9.2%
Kent & Medway	75	2,164	0.3%	10.3%
South East	3,721	13,281	3.5%	13.8%
England	20,344	71,356	2.9%	11.0%

Source: MHCLG: Live Table 615

Presented by Kent Analytics, Kent County Council

Long Term Vacant Dwellings

Long term vacant properties are considered to be properties that are known to be vacant or empty for 6 months or more.

As of 2024, 7,317 dwellings in Kent have been vacant for 6 months or more. The number has risen by 4.1% in Kent over the last year (+285 more long-term empty dwellings) whereas nationally they increased by 1.3%.

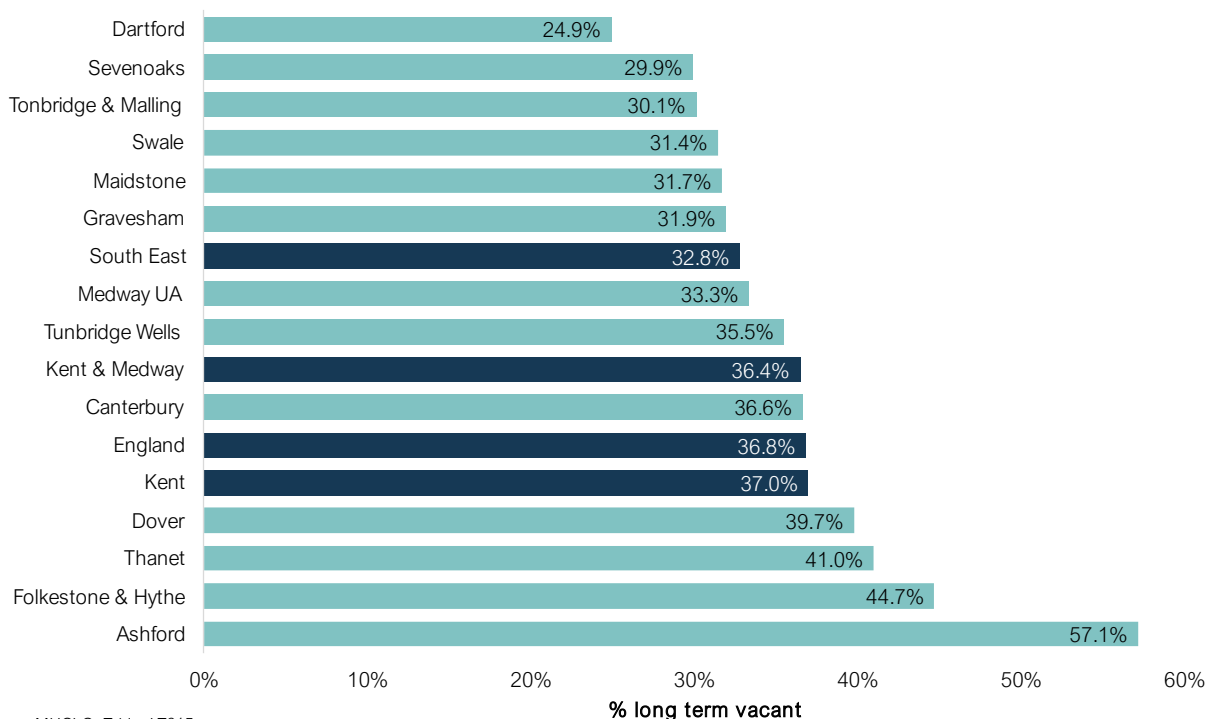
Long-term vacant dwellings account for 37.0% of all the vacant dwellings in Kent and 1.0% of the total dwelling stock.

Thanet has the highest number of long term vacant dwellings in Kent (1,114).

Ashford has the highest proportion of long-term vacant dwellings with 697 dwellings accounting for 57.1% of all vacant dwellings. This is shown in chart 5 and table 12 overleaf.

Chart 5: Proportion of vacant dwellings which are long-term vacant

Percentage of vacant dwellings which are long term vacant 2024



Source: MHCLG, Table: LT615
Presented by: Kent Analytics, Kent County Council

Table 12 shows the number of long-term vacant dwellings in Kent and Kent districts, Medway, the South East and England in 2024 and shows them as a percentage of the total dwelling stock and the percentage of all vacant dwellings.

Table 12: Long-term vacant dwellings

Long-term vacant dwellings 2024	Total dwelling stock	Vacant	Long-term Vacant	Long term vacant % of dwelling stock	Long term vacant % of all vacant dwellings
Ashford	58,752	1,220	697	1.2%	57.1%
Canterbury	69,942	2,466	903	1.3%	36.6%
Dartford	49,836	1,016	253	0.5%	24.9%
Dover	56,607	1,834	729	1.3%	39.7%
Folkestone & Hythe	54,389	2,110	943	1.7%	44.7%
Gravesham	45,204	827	264	0.6%	31.9%
Maidstone	79,289	1,970	624	0.8%	31.7%
Sevenoaks	52,247	1,214	363	0.7%	29.9%
Swale	68,764	1,587	499	0.7%	31.4%
Thanet	70,973	2,719	1,114	1.6%	41.0%
Tonbridge & Malling	56,823	1,353	407	0.7%	30.1%
Tunbridge Wells	52,700	1,468	521	1.0%	35.5%
Kent	715,526	19,784	7,317	1.0%	37.0%
Medway	120,809	3,404	1,135	0.9%	33.3%
Kent & Medway	836,335	23,188	8,452	1.0%	36.4%
South East	4,148,547	109,409	35,869	0.9%	32.8%
England	25,617,413	719,470	264,884	1.0%	36.8%

Source: MHCLG: Live Table 615

Presented by Kent Analytics, Kent County Council

Over the last year the number of long term vacant dwellings has fallen in six Kent districts. Tonbridge & Malling saw the biggest fall with 82 fewer long term vacant dwellings, a fall of 16.8%.

Ashford saw the biggest number and percentage increase over the last year with 369 more long term vacant dwellings (+112.5%). The smallest number increase was in Tunbridge Wells where there were 9 more long term vacant dwellings in 2024 than in 2023, whereas the smallest percentage increase was in Maidstone with +1.6%.

Over the last 5 years, all Kent districts saw an increase in long term vacant dwellings except Dartford (-21, -7.7%) and Sevenoaks (-68, -15.8%).

Table 13 shows the 1-year and 5-year change in long-term vacant dwellings in Kent and Kent districts, Medway, the South East and England.

Table 13: Change in long-term vacant dwellings

Long term vacant dwellings	1 year number change 2023-24	5 year number change 2019-24	1 year % change 2023-24	5 year % change 2019-24
Ashford	369	271	112.5%	63.6%
Canterbury	-64	322	-6.6%	55.4%
Dartford	-14	-21	-5.2%	-7.7%
Dover	-77	269	-9.6%	58.5%
Folkestone & Hythe	116	454	14.0%	92.8%
Gravesham	40	60	17.9%	29.4%
Maidstone	10	191	1.6%	44.1%
Sevenoaks	-8	-68	-2.2%	-15.8%
Swale	15	111	3.1%	28.6%
Thanet	-29	138	-2.5%	14.1%
Tonbridge & Malling	-82	76	-16.8%	23.0%
Tunbridge Wells	9	144	1.8%	38.2%
Kent	285	1,947	4.1%	36.3%
Medway	320	-263	39.3%	-18.8%
Kent & Medway	605	1,684	7.7%	24.9%
South East	1,788	6,307	5.2%	21.3%
England	3,410	39,039	1.3%	17.3%

Source: MHCLG: Live Table 615

Presented by Kent Analytics, Kent County Council

Second Homes

The MHCLG use information based on the VOA council tax valuations list to derive the number of dwellings that are liable for or exempt from council tax.

The data shows the number of chargeable dwellings which are not the sole or main residence of an individual and which are furnished i.e., second homes. These will be dwellings where the amount of council tax payable would have been subject to a discount of council tax. Since 1 April 2013, local authorities in England have had the choice to apply council tax discounts of between 0% and 50% for second homes.

The data shows that as of 2023 there were 9,795 dwellings in Kent recorded as second homes. This is equivalent to 1.4% of the total dwelling stock in Kent, slightly above the national proportion of 1.1%.

The largest number and proportion of second homes is in Thanet where 3.0% of the housing stock are second homes (2,092). Gravesham has the fewest second homes (18).

Table 14 shows the number of second homes in Kent and Kent districts, Medway, the South East and England in 2024, and as a proportion of total dwelling stock.

Table 14: Second Homes

2024	Dwelling stock	Second homes	%
Ashford	59,245	510	0.9%
Canterbury	71,862	1,636	2.3%
Dartford	50,297	286	0.6%
Dover	55,689	1,406	2.5%
Folkestone & Hythe	53,670	1,139	2.1%
Gravesham	44,978	18	0.0%
Maidstone	78,348	221	0.3%
Sevenoaks	52,540	515	1.0%
Swale	67,235	1,348	2.0%
Thanet	69,777	2,092	3.0%
Tonbridge & Malling	57,089	282	0.5%
Tunbridge Wells	52,689	342	0.6%
Kent	713,419	9,795	1.4%
Medway	121,224	329	0.3%
Kent & Medway	834,643	10,124	1.2%
England	25,675,421	279,870	1.1%

Source: MHCLG & VOA Council Tax Base

Presented by Kent Analytics, Kent County Council

The number of second homes in Kent has increased by 6.4% since the previous year (+586 dwellings) and by 11.9% over the last five years (+1,040 dwellings).

Eight Kent districts saw an increase in second homes over the last year. Thanet saw the biggest 1-year increase with 170 more second homes than seen in 2023, equivalent to an increase of 8.8%.

Ashford (-33), Folkestone & Hythe (-9), Gravesham (-5) and Swale (-58) saw the number of second homes fall over the last year.

Thanet saw the largest 5-year increase in second homes (413 more) and Dartford saw the biggest percentage increase (+53.8%).

Table 15 shows the number of second homes in Kent and Kent districts, Medway, the South East and England from 2020 to 2024, and table 16 shows the 1-year and 5-year number and percentage change in second homes.

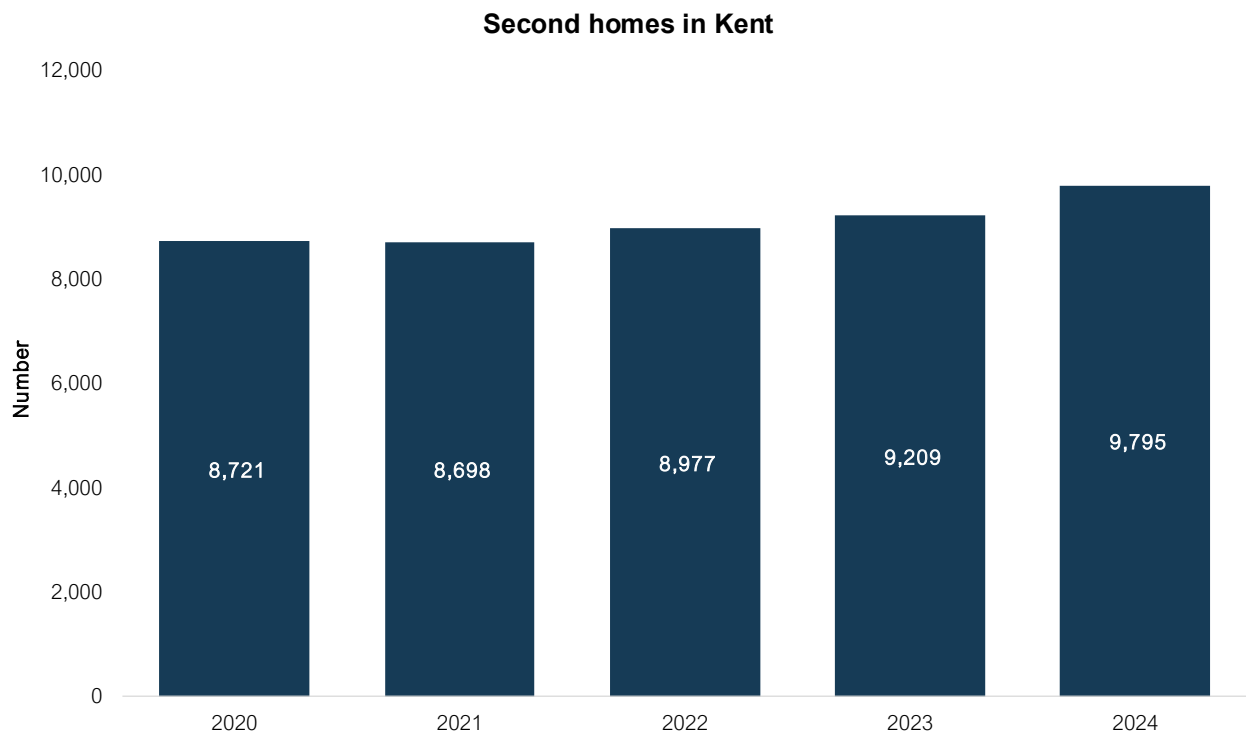
Chart 6 shows the number of second homes in the last 5 years in Kent.

Table 15: Second homes, 2020 to 2024

Total second homes	2020	2021	2022	2023	2024
Ashford	593	552	552	543	510
Canterbury	1,348	1,377	1,432	1,474	1,636
Dartford	210	193	181	245	286
Dover	1,226	1,235	1,298	1,314	1,406
Folkestone & Hythe	1,092	1,130	1,147	1,148	1,139
Gravesham	32	30	29	23	18
Maidstone	193	175	177	185	221
Sevenoaks	387	379	385	443	515
Swale	1,466	1,444	1,401	1,406	1,348
Thanet	1,670	1,733	1,907	1,922	2,092
Tonbridge & Malling	234	199	210	231	282
Tunbridge Wells	270	251	258	275	342
Kent	8,721	8,698	8,977	9,209	9,795
Medway	296	263	289	342	329
Kent & Medway	9,017	8,961	9,266	9,551	10,124
England	262,953	253,357	256,913	263,318	279,870

Source: MHCLG: & VOA Council Tax Base

Presented by Kent Analytics, Kent County Council

Chart 6: Second homes in Kent 2020 to 2024


Source: MHCLG & VOA Council Tax Base

Presented by: Kent Analytics, Kent County Council

Table 16: Change in second homes

Second homes	1 year number change 2023-24	5 year number change 2019-24	1 year % change 2023-24	5 year % change 2019-24
Ashford	-33	-48	-6.1%	-8.6%
Canterbury	162	299	11.0%	22.4%
Dartford	41	100	16.7%	53.8%
Dover	92	149	7.0%	11.9%
Folkestone & Hythe	-9	72	-0.8%	6.7%
Gravesham	-5	-31	-21.7%	-63.3%
Maidstone	36	37	19.5%	20.1%
Sevenoaks	72	154	16.3%	42.7%
Swale	-58	-194	-4.1%	-12.6%
Thanet	170	413	8.8%	24.6%
Tonbridge & Malling	51	23	22.1%	8.9%
Tunbridge Wells	67	66	24.4%	23.9%
Kent	586	1,040	6.4%	11.9%
Medway	-13	-85	-3.8%	-20.5%
Kent & Medway	573	955	6.0%	10.4%
South East	16,552	27,241	6.3%	10.8%
England	0	0	0.0%	0.0%

Source: MHCLG & VOA Council Tax Base

Presented by Kent Analytics, Kent County Council

Related documents

Further information about housing related statistics can be found in the [Housing Statistics](#) section of the Kent County Council website.