Dover District Council

Housing Asset Management Strategy

PROPERTY SERVICES

DOVER DISTRICT COUNCIL

2026 - 31

Contents

Executive Summary

This Asset Management Strategy outlines Dover District Council's (DDC) approach to managing our housing property portfolio over the next 5 years (2026–2031). Reviewed annually, it will inform our strategic property decisions to ensure we manage our housing assets effectively.

In producing this Asset Management Strategy, DDC seeks to maximise tenant satisfaction with the condition of its homes, as measured through Tenants Satisfaction Measures (TSMs), while ensuring full compliance with the Regulator of Social Housing's Consumer Standards and relevant legislation. Our objective is to use our housing assets effectively to deliver safe, affordable homes that are kept in good repair for our tenants.

1.0 Strategic Context

1.1 Corporate Plan

Dover District Councils Corporate Plan 2023 – 2027 sets out the Councils Strategic Priorities, which are:

- *Strategic Priority One – Improving our housing*
- *Strategic Priority Two – Growing our economy*
- *Strategic Priority Three – Protecting our environment*
- *Strategic Priority Four – Supporting our communities*
- *Strategic Priority Five – Modernising our Council*

Strategic Priority One – Improving our housing

Access to a range of decent homes that meet local needs.

Access to affordable housing remains a challenge across this district and the country. We will facilitate quality, choice, and diversity in the housing market, assist in meeting housing needs and demand and deliver high-quality housing-related services.

Providing decent, safe, and affordable homes for local people

- Providing at least an average of 200 additional council homes (new build and acquisitions) each year (800 in total over the term of this plan). We will use these homes for either general needs or temporary accommodation purposes.
- Creating a long-term strategy to support the provision of affordable housing and more housing choice that meets the needs of our residents.
- Maximising external capital funding opportunities and developer contributions for affordable housing or social rented schemes.
- Promoting and enabling the Community-Led Housing Programme.
- Working to improve the standards in privately rented accommodation.
- Collaborating with partners to reduce the number of empty homes, buildings, and properties in the district, especially within our Town Centres (Dover, Deal and Sandwich).

Supporting our tenants through a high-quality, well-managed service

- Driving continuous improvement of our housing services in line with legislative reform.
- Undertaking refurbishments and improving the energy efficiency of our existing Council housing to at least decent home standard, as resources allow.
- Carrying out a stock condition survey and developing a new Housing Revenue Account (HRA) Business Plan framework for long-term strategic planning, maintenance, maximising rental income, and investment in and increasing our housing stock.
- Proactively managing our neighbourhoods and supporting our tenants through community engagement, community safety initiatives, regulation, and enforcement.

Supporting responsible development in the district

- Using brownfield sites, such as council-owned garages and parking sites, to provide strategic housing developments, mixed-use and/or affordable homes.
- Identifying opportunities for low-emission and green developments.
- Seeking low-cost construction solutions to support the provision of housing and affordable homes.

Preventing homelessness and use of temporary accommodation

- Making the best use of government homelessness and rough sleeper grant funding opportunities.
- Increasing our number of homes for temporary accommodation to alleviate homelessness (as part of our overall ambition to provide additional council homes).
- Working collaboratively with other statutory and voluntary sector agencies to support homeless people and those facing homelessness.

This Asset Management Strategy is aligned with the Corporate Plan and is focused on delivering the following objectives:

- Health and Safety Compliance: zero tolerance of life-safety non-compliance and robust damp and mould response standards
- 100% Decent Homes Standard compliance
- Tenant trust and satisfaction: transparent performance and improved Tenant Satisfaction Measures (TSMs).
- Environmental Sustainability: improved energy performance with fabric-first retrofits and modern heating where viable.
- Efficient delivery, value and data management: modern procurement, strong contract management and data-driven decision-making.
- Delivering Social Value

This Strategy will be measured against the following:

- 100% Health and Safety Compliance
- 100% Decent Homes Standard Compliance
- 100% of Dover District Council's homes achieving an EPC rating of A-C by 1 April 2030 (unless a formal exemption applies)
- 100% of stock condition surveys less than 5 years old
- 100% of identified flood mitigation measures in place

This Strategy seeks to fulfil a number of the Strategic Priorities within the Corporate Plan.

Progress against the delivery of the Action Plan (Appendix 1) for the Strategy will be reported to Cabinet annually and to the Housing Working Group and Corporate Management Team twice yearly to provide assurance that we are achieving the actions set out.

1.2 Our housing portfolio

Dover District Council has approximately 5,000 homes in the HRA of which 4,468 are currently tenanted or occupied properties. Our stock is predominantly made up of general needs accommodation, but we also have independent living and temporary accommodation (alongside leasehold and shared ownership properties) across the DDC housing portfolio.

Our homes are mostly houses and flats, but also include some bungalows and maisonettes. Our property sizes range from 1 to 5 bedrooms (See Appendix 2 for more detail). In relation to our housing blocks (in respect of the Building Safety Act 2022) we do not have any blocks over 18m in height or containing 7 storeys or more. We have a single block (relevant building) over 11m.

In summary:

- 95.1% of our portfolio comprises of social housing, which includes homes for social rent and affordable rent, as well as independent living schemes.
- 47.5% of our portfolio comprises of houses, and 37.0% comprises of flats.
- 2-bed properties account for 43.4% of our portfolio, followed by 3-bed properties (31.1%) and 1-bed properties (22.2%). We also have a small number of studios, 4 bed and 5 bed properties which equate to 3.3%.
- 50.6% of all our properties are located in the town of Dover, or the surrounding area.

2.0 Vision and Strategic Principles

We will provide safe, decent, energy-efficient homes and reliable services that Tenants trust, while protecting the long-term financial sustainability of the Housing Revenue Account (HRA).

Our work is anchored by the following principles:

- Safety first: life safety, building safety and health risks take absolute priority.
- Tenant-centered: we will involve tenants where they can meaningfully influence decisions and we will transparently publish our performance and improvement plans.
- Asset intelligence: one accurate asset data set; survey every home on a rolling cycle and update data after work.
- Fabric-first decarbonisation: prioritise insulation, ventilation and airtightness before low-carbon heat.
- Proportionate standards: apply national standards consistently while tailoring delivery to local context.
- DDC's Corporate Plan: align with wider council regeneration, climate and health objectives.
- Value and affordability: invest where it has greatest social, environmental and financial impact.

3.0 Legal and Regulatory Framework

This Strategy has been developed in line with the Council's Strategic Priorities and in response to the changing legal and regulatory environment. It is primarily focused on achieving compliance with the Regulator of Social Housing's Safety and Quality Standard and asset relevant TSMs in respect of:

- Keeping properties in good repair
- Maintaining building Safety
- Conducting appropriate safety checks.

The Strategy will do this by ensuring compliance with the following:

- Social Housing (Regulation) Act 2023 and Hazards in Social Housing Regulations 2025, commonly referred to as Awaab's Law: legally enforceable timeframes to investigate and make safe damp, mould and other emergency hazards, with phased expansion expected in 2026 and 2027 which will include additional hazards.
- The Regulator of Social Housing (RSH) Consumer Standards (April 2024).
- Procurement Act 2023 (in force Feb 2025): a simpler, more transparent, value-for-money regime for public procurement.
- Building Safety Act 2022: duties for higher-risk buildings (where applicable).
- Publicly Available Specification (PAS) 2035/2030:2023: whole-dwelling, quality-assured retrofit standard required for government-funded schemes.
- Equality Act 2010.
- Decent Homes Standard 2006: The Strategy focuses on meeting the current Decent Homes Standard (DHS) with the aim of achieving 100% compliance. It will be reviewed in detail against the new DHS once the Government has published detailed guidance (following release of the January 2026 Policy Statement). Compliance with the new DHS will be required by 2035.
- Housing Act 2004.
- Landlord and Tenant Act 1985 and Homes (Fitness for Human Habitation) Act 2018: on-going duty to keep homes fit, including addressing damp and mould and HHSRS category 1 hazards.
- Health and Safety at Work etc. Act 1974 and the Workplace (Health, Safety and Welfare) Regulations 1992 underpin our approach to health and safety management and provides the legislative foundation for compliance across all areas of our portfolio.

4.0 Our Stock and Decent Homes Standard (DHS) Compliance

We have published an up-to-date stock profile and demand analysis within Appendix 2 of this Strategy. This will inform investment priorities, option appraisals and development plans.

We aim for 100% compliance with the DHS and we will look to achieve this through a data driven approach developed in conjunction with Dover District Tenant Consultative Group (DDTCG) to reflect Dover's specific priorities and individual circumstances. This allows us to monitor the predicted lifecycle of property components and ensure that we inspect for possible replacement before the end of the predicted life.

Our priority when programming works is first and foremost Health & Safety Compliance and the DHS. We will prioritise work on homes to maintain achievement of the Decent Homes Standard. We will visit all homes with non-decent components.

Our investment priorities are therefore as follows:

- Health & Safety/Compliance: All works to proactively manage and remove risks and operate within the law such as asbestos management, gas safety, fire risk works, electrical testing, lift safety, water hygiene and Radon;
- Decent Homes: All works in relation to meeting the Decent Homes Standard across both tenanted and void property – including both reactive and planned works.
- 100% access for stock condition surveys and no cloning of data to confirm Decent Homes data.
- Environmental Sustainability and carbon reduction.
- Replacement of other components on a just in time basis.
- Environmental Improvements

Accurate data is key to achieving this objective. A significant Stock Condition Survey (SCS) is being undertaken by a specialist consultant, which continues into 2026. We have over 90% accurate non-cloned (duplicated) data which is less than 5 years old. Survey data is validated against confirmed known data and there is an ongoing verification process during planned and responsive repairs visits and inspections. During the lifetime of the Asset Management Strategy the new data that we receive will be analysed to ensure investment is focused where it is most needed. Please see appendix 4 for the current forecast to achieve DHS.

The more surveys we undertake the more comprehensive understanding we have of property condition. This enables DDC to take a proactive approach in managing risks (including those likely through the planned extension of Awaab's law to all HHSRS categories).

5.0 Asset Intelligence and Data

We will work to simplify our systems and use workflow processes wherever possible. As part of our asset data we will aim to achieve.

- Single source of truth: continue to improve our housing system Northgate NEC which sits alongside our new Compliance System - True Compliance. This will help us to maintain a live asset database covering components, condition, energy, compliance and works history.
- Stock Condition Surveys (SCS): ensure that every home is physically re-surveyed at least every 5 years (no data cloning).
- Data quality: update records after voids, capital works and responsive repairs; undertake regular data validation exercises. Ensure all components are recorded appropriately on our housing system.
- Adopt a continuous improvement approach to data.

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6.0 Building Safety and Compliance

We will maintain 100% statutory compliance across gas and other heating types, electrical, fire, water hygiene, lifts, asbestos and other safety work areas, and implement the Building Safety Act 2022 where necessary. Health and Safety Compliance works are managed by our dedicated Property Assets Compliance Team.

Full migration across to our new compliance system True Compliance will happen during 2026. True Compliance uses advanced AI supported technology to provide a sophisticated compliance monitoring system.

Key commitments

- Gas safety: annual LGSR compliance; robust access and escalation policies. We will work closely with the Housing Team to support access arrangements for tenants with vulnerabilities and in cases of repeated no access. The involvement of Contractor Tenant Liaison Officers (RLOs) strengthens communication and engagement with tenants, helping to address access challenges, provide reassurance, and support successful completion of inspections and remedial works
- Electrical safety: 5 yearly EICR program for homes and communal systems; prompt rectification of Category 1/Category 2 defects. We will work closely with the Housing Team to support access arrangements for tenants with vulnerabilities and in cases of repeated no access. The involvement of Contractor Tenant Liaison Officers (RLOs) strengthens communication and engagement with tenants, helping to address access challenges, provide reassurance, and support successful completion of inspections and remedial works
- Fire safety: In date Fire Risk Assessments (FRA's), the frequency of which will be reviewed in line with building risk. Any recommendations from FRAs completed within timescales suggested and closed to ensure the golden thread is evidenced.
- Water hygiene: Legionella Risk Assessments (LRAs) completed for communal systems, Planned Preventative Maintenance (PPM) managed and monitored to ensure all risks are mitigated. Cleaning and flushing of communal systems completed to frequencies allocated in the written schemes.
- Asbestos: up-to-date registers; risk-based removal/encapsulation and safe working procedures. Annual reinspection program for all ACMs identified in communal areas.
- Lift safety: Domestic and Passenger lifting equipment have Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and services completed within legislative timescales. Any defects completed and closed with evidence.
- Smoke and Carbon Monoxide detection
- Radon and other environmental risks: assess and mitigate where indicated by mapping/surveys. A program for testing properties within our portfolio and any mitigation to be put in place to control exposure where necessary.
- Regular Health and Safety inspections carried out by the Compliance Team, in conjunction with Estates Officer inspections and external contractor visits, enable the early identification of asset deterioration and ensure that any required remedial works are identified, prioritised, and actioned through the appropriate internal processes. These inspections also provide assurance that assets are being routinely visited and monitored to reduce potential safety risks, for example by ensuring fire exits are kept clear and hazards or obstructions are promptly removed.

7.0 Damp, Mould and Condensation – Our Awaab's Law Standard

We will adopt a zero-tolerance, health-first approach. We will investigate and make safe within the statutory timeframes and address root causes. Our approach will be fully focused on resolution.

- Emergency hazards: make safe or complete work within 24 hours; provide written findings within 3 working days of conclusion of the investigation (unless work is fully completed).
- Significant hazards: investigate within 10 working days; provide written findings within 3 working days of conclusion of the investigation; make safe within 5 working days of conclusion of the investigation and commence preventive works promptly (long-stop start within 12 weeks where specialist access/approvals are required).
- Decant where a home cannot be made safe within the required timescales; keep tenants informed throughout.
- Embed routine root-cause diagnosis (fabric defects, ventilation, drainage, thermal bridges) and whole-home ventilation solutions.
- Publish clear tenant information and self-reporting routes; monitor outcomes and learning via TSMs and complaints.

8.0 Energy, Sustainability and Net Zero Pathway

The current status of our stock is as follows (at March 2026):

EPC (RdSAP)	Number of assets
A (92-100)	29
B (81-91)	183
C (69-80)	2663
D (55-68)	1525
E (39-54)	52
F (21-38)	13
G (1-20)	1

We will improve thermal comfort, reduce bills and cut carbon emissions through a fabric-first approach and replacing heating to low-carbon where appropriate. Our main environmental sustainability objectives are:

- We will fully fund energy efficiency works to ensure all rented homes have a minimum EPC rating C (i.e., SAP Scores 69 – 80) by 2030 (unless a formal exemption applies). A budget of £4 million has been allocated to this workstream.
- Use a Fabric-First approach (such as insulation, airtightness, windows/doors) coupled with adequate ventilation to prevent damp and mould.
- Low-carbon heating where suitable and value for money, starting with off-gas homes; prepare homes for future heat networks or heat pumps.
- Maximise external funding through Warm Homes: Social Housing Fund (formerly Social Housing Decarbonisation Fund) Wave 3 to 2028 and subsequent waves.

- Tenant support: advice on energy use, ventilation and heating controls.
- To ensure all new and existing tenants' homes achieve net zero carbon by 2050. We will achieve this by embedding carbon reduction in all our activities by:
- Designing contracts to minimise our carbon footprint
- Employing local contractors (where possible)
- Produce specifications that improve energy efficiency;
- Develop energy efficiency advice for tenants.

9.0 Flooding Section

Flood risk presents an increasing challenge to the long-term sustainability of our homes and neighbourhoods. Driven by climate change, more frequent extreme weather events are bringing more intensive/ higher levels of rainfall with increased flood risk.

- Over the next 5 years a budget of £500k will be allocated for planned works to mitigate against flood risk.
- The Council is currently onboarding with Provisico (through our insurer) which will provide early flood protection warning.
- Flood protection measures will be evaluated for properties identified as being at risk of flooding and, where needed, appropriate work will be planned, arranged and implemented.
- Flood mitigation investment will be aligned with wider asset planning, sustainability objectives and neighbourhood priorities, ensuring resources are directed where they will deliver the greatest benefit in protecting homes, supporting resident wellbeing and safeguarding long term asset value. External funding will be utilised where it is made available through partner organisation where specific need has been identified.

10.0 Disabled Adaptations

We are committed to supporting tenants (and occupants who live in tenant households) with disabilities to live independently by offering necessary and appropriate adaptations to meet the need of the disabled person. Our approach to adaptations is designed to make best use of our existing stock, seeking to minimise spend by delivering additional adapted/ adaptable properties through our new build programme.

Our service aims to help restore or enable independent living, privacy, confidence and dignity for residents by providing a prompt and efficient service.

Demand for major adaptations remains consistent. The Council typically undertakes 60 major adaptations each year, and we expect this level of need to continue. We will monitor this demand as part of the Asset Management Strategy going forward, ensuring resources, planning and delivery remained aligned with tenant needs and our approach set out in our Disabled Adaptations Policy.

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11.0 Responsive Repairs

Responsive maintenance and void works are delivered through a long term contract focused on accessibility, quality, clear communication, customer satisfaction and value for money.

The contract supports predictable cost and delivery times, service quality, improved condition of the housing stock, continuous improvement and performance management through measurable KPIs. Operational detail is not covered within this strategy as it focuses on the strategic management of housing assets.

12.0 Delivering Social Value

Social Value is an important part of our procurement process. Social Value is defined through the Public Services (Social Value) Act 2012 (Act) and requires all public sector organisations (and their suppliers) to look beyond the financial cost of a contract and consider how the services they commission and procure might improve the economic, social and environmental well-being of an area.

Capital works and planned maintenance will be used to create local employment opportunities, reduce fuel poverty, and contribute to healthier, more resilient communities.

Appendix 1 - Action Plan

Objective 1	Actions	Date
Health and Safety Compliance: zero tolerance of life-safety non-compliance and robust damp and mould response standards	Carry out a data analysis of the circumstances of the tenants reporting damp and mould - install sensors to support + consider energy support where necessary	Q2 26 27
	Prepare for the next phase of Awaab's Law: • Ensure the service can report against each aspect of the requirements of the legislation • Publicise to tenants the details of the legislation and the requirements placed on the landlord • Identify shortfalls in current performance setting out plans to ensure requirements are met in time • Review repair procedure and post inspection programme to ensure key activities are monitored.	Q2 26/27
	Procure a testing programme for Radon within our housing stock.	Q2 27/28
	Seek to understand why tenants do not always feel safe in their home.	Q4 26/27
	Consider the procurement of a specialist damp and mould contractor to support Mears to identify and address issues.	Q2 26/27

Objective 2	Actions	Date
100% of Decent Homes Standard Compliance	Complete 100% of stock condition surveys as part of the 5 year rolling programme.	Q3 26/27
	Plan delivery to achieve 100% compliance as soon as possible.	Q4 26/27
	Review process to ensure all components are captured on Northgate with identified lifecycles and replacements costs (adaptations, fire alarms, lifts etc.)	Q3 26/27
	Review the Dover Investment Standard.	Q2 26/27
	Complete 100% stock condition surveys of communal areas.	Q4 26/27

Objective 3	Actions	Date
Resident Trust and satisfaction: transparent performance and improved Tenant Satisfaction Measures (TSMs)	Embed process to ensure satisfaction is captured after each improvement installation.	Q4 26/27
	Set up a repairs and improvements residents group.	Q3 26/27
	Undertake quarterly lessons learnt sessions for complaints to facilitate continuous service improvements.	

Objective 4	Actions	Date
Environmental Sustainability: improved energy performance with fabric-first retrofits and modern heating where viable.	Develop a costed plan to achieve EPC C by 1 April 2030 across all housing stock.	Q3 26/27
	Ensure utilisation of all grant funding streams (where appropriate).	Q4 26/27
	Undertake flood mitigation measures for defined properties – source external funding where available	Q1 28/29

Objective 5	Actions	Date
Efficient delivery, value and data management: modern procurement, strong contract management and data-driven decision-making.	Monitor the contracts register on a quarterly basis to ensure that contract renewal is undertaken with sufficient time before contracts are due to expire	
	Review day to day repairs expenditure anually to assess whether replacement would provide better value for money than repair.	
	Ensure utilisation of the contract monitoring framework to monitor existing contract performance.	Q1/Q2 26/27
	Develop a continuous improvement plan for the repairs service in conjunction with the residents.	Q2/Q3 26/27
	Consider whether additional contractors need to be procured to support Mears with major repairs, damp and mould and void service delivery.	Q2 26/27

Objective 6	Actions	Date
Delivering Social Value	Identify the social value commitments made within DDC Housing contracts.	Q1 26/27
	Report annually to the Housing Working Group delivery against the commitments made.	Q4 26/27
	At procurement stage identify the social value commitments required from proposed new contracts.	

Appendix 2 – Stock Profile

All data provided in Appendix 2 has been sourced from the Council's Housing Management Systems and was accurate as of 24 April 2026.
All figures exclude leasehold (Right to Buy) properties.

A2.1 – Housing demand

Housing demand is determined by the number of applicants on the Council's housing waiting list, and the size of property required to meet their need.

	Totals	
Property size required to meet housing need	**Number of applicants**	**As a %**
1 Bedroom	911	47.0%
2 Bedrooms	534	27.6%
3 Bedrooms	372	19.2%
4 Bedrooms	102	5.3%
5 or more bedrooms	19	1.0%
	1,938	**100.0%**

A2.2 – HRA overview

The figures below relate to properties which have tenants currently in situ.

Overall	Flat	Maisonette	House	Bungalow	Total	%
Social Housing	1,490	105	2,062	572	4,225	94.7%
Temporary Accommodation*	124	9	37	1	171	3.8%
Shared Ownership	28	0	40	0	48	1.5%
Total	1,642	114	2,139	573	4,468	
%	36.8%	2.6%	47.9%	12.8%		

*figures include government temporary housing schemes (LAHF & DART)

A2.3 Our homes - Social housing (social and affordable rent)

Tenanted properties – archetype and size

Type (as recorded on Northgate)	Studio	1 bed	2 beds	3 beds	4 beds	5 beds	Total (by type)	%
Flat			4	1			**5**	**0.1%**
Flat - low rise	16	508	638	18	5		**1,185**	**28.0%**
Flat - Medium rise	8	82	208				**298**	**7.0%**
Flat - High rise		1		1			**2**	**0.0%**
Maisonette				6	2		**8**	**0.2%**
Maisonette - low rise		1	49	20	1		**71**	**1.7%**
Maisonette - medium rise			3	4			**7**	**0.2%**
Maisonette - mid terrace				19			**19**	**0.4%**
House			2				**2**	**0.0%**
House - end of terrace		22	133	275	12		**438**	**10.5%**
House - mid terrace		18	270	414	34	2	**738**	**17.5%**
House - semi-detached			246	590	36	4	**876**	**20.7%**
House - detached				2	2		**4**	**0.1%**
Bungalow		289	221	2			**512**	**12.1%**
Bungalow - mid-terrace		1					**1**	**0.0%**
Bungalow - semi-detached		15	44				**59**	**1.4%**
Bungalow - detached							**0**	**0.0%**
Total (by size)	**24**	**937**	**1,818**	**1,348**	**92**	**6**	**4,229**	
%	**0.6%**	**22.2%**	**43.0%**	**32.0%**	**2.2%**	**0.1%**		

Tenanted properties – archetype and size

Tenant age bracket	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
16-24	53	3.6%	2	1.9%	23	1.1%	1	0.2%
25-34	221	14.8%	20	19.0%	257	12.5%	22	3.8%
35-44	208	14.0%	25	23.8%	466	22.6%	34	5.9%
45-54	189	12.7%	23	21.9%	435	21.1%	56	9.8%
55-64	290	19.5%	21	20.0%	382	18.6%	140	24.5%
65+	527	35.4%	14	13.3%	489	23.8%	319	55.8%
Unknown	2	0.1%	0	0.0%	10	0.3%	0	0.0%
Totals	**1,490**	**35.2%**	**105**	**2.5%**	**2,062**	**48.8%**	**572**	**13.5%**

Total	**4,229**

Tenanted properties - location and property type

Location	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
Dover	834	56.0%	72	68.6%	1,022	49.5%	161	28.1%
Deal	390	26.2%	31	29.5%	560	27.2%	147	25.7%
Sandwich	161	10.8%	2	1.9%	153	7.4%	87	15.2%
Aylesham	59	4.0%	0	0.0%	246	12.0%	51	8.9%
Rural and other	46	3.1%	0	0.0%	81	3.9%	126	22.0%
Total	**1,490**	**35.2%**	**105**	**2.5%**	**2,062**	**48.8%**	**572**	**13.5%**

Total	**4,229**

A2.4 Temporary accommodation

Tenanted properties – archetype and size

Type (as recorded on Northgate)	Studio	1 bed	2 beds	3 beds	4 beds	5 beds	Total (by type)	%
Flat			1				**1**	**0.6%**
Flat - low rise	16	23	21				**60**	**35.1%**
Flat - Medium rise	6	17	36	2			**61**	**35.7%**
Flat - High rise		1	1				**2**	**1.2%**
Maisonette							**0**	**0.0%**
Maisonette - low rise			4	1			**5**	**2.9%**
Maisonette - medium rise			3	1			**4**	**2.3%**
Maisonette - mid terrace							**0**	**0.0%**
House			1				**1**	**0.6%**
House - end of terrace			2	5			**7**	**4.1%**
House - mid terrace		1	5	19			**25**	**14.6%**
House - semi-detached			2	1		1	**4**	**2.3%**
House - detached							**0**	**0.0%**
Bungalow							**0**	**0.0%**
Bungalow - mid-terrace							**0**	**0.0%**
Bungalow - semi-detached							**0**	**0.0%**
Bungalow - detached			1				**1**	**0.6%**
Total (by size)	**22**	**42**	**77**	**29**	**0**	**1**	**171**	
%	**12.9%**	**24.6%**	**45.0%**	**17.0%**	**0.0%**	**0.6%**		

Tenanted properties – age of tenants & property type

Tenant age bracket	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
16-24	29	23.4%	2	22.2%	0	0.0%	0	0.0%
25-34	33	26.6%	2	22.2%	9	24.3%	0	0.0%
35-44	32	25.8%	3	33.3%	24	64.9%	1	100.0%
45-54	23	18.5%	1	11.1%	2	5.4%	0	0.0%
55-64	5	4.0%	1	11.1%	2	5.4%	0	0.0%
65+	2	1.6%	0	0.0%	0	0.0%	0	0.0%
Unknown	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Totals	**124**	**72.5%**	**9**	**5.3%**	**37**	**21.6%**	**1**	**0.6%**

Total	**171**

Tenanted properties - location and property type

Location	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
Dover	99	79.8%	8	88.9%	33	89.2%	0	0.0%
Deal	25	20.2%	1	11.1%	4	10.8%	1	100.0%
Sandwich	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aylesham	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Rural and other	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	**124**	**72.5%**	**9**	**5.3%**	**37**	**21.6%**	**1**	**0.6%**

Total	**171**

A2.5 Shared Ownership

Properties – archetype & size

Type (as recorded on Northgate)	Studio	1 bed	2 beds	3 beds	4 beds	5 beds	Total (by type)	%
Flat							**0**	**0.0%**
Flat - low rise							**0**	**0.0%**
Flat - Medium rise		7	21				**28**	**41.2%**
Flat - High rise							**0**	**0.0%**
Maisonette							**0**	**0.0%**
Maisonette - low rise							**0**	**0.0%**
Maisonette - medium rise							**0**	**0.0%**
Maisonette - mid terrace							**0**	**0.0%**
House							**0**	**0.0%**
House - end of terrace			3	6	1		**10**	**14.7%**
House - mid terrace			7	3			**10**	**14.7%**
House - semi-detached			9	9			**18**	**26.5%**
House - detached							**0**	**0.0%**
Bungalow							**0**	**0.0%**
Bungalow - mid-terrace							**0**	**0.0%**
Bungalow - semi-detached			2				**2**	**2.9%**
Bungalow - detached							**0**	**0.0%**
Total (by size)	**0**	**7**	**42**	**18**	**1**	**0**	**68**	
%	**0.0%**	**10.3%**	**61.8%**	**26.5%**	**1.5%**	**0.0%**		

Occupied properties – ages of shared owner and property type*

Tenant age bracket	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
16-24	3	10.7%	0	0.0%	0	0.0%	0	0.0%
25-34	12	42.9%	0	0.0%	10	50.0%	0	0.0%
35-44	6	21.4%	0	0.0%	3	15.0%	0	0.0%
45-54	5	17.9%	0	0.0%	3	15.0%	0	0.0%
55-64	1	3.6%	0	0.0%	2	10.0%	0	0.0%
65+	1	3.6%	0	0.0%	2	10.0%	0	0.0%
Unknown		0.0%	0	0.0%		0.0%	0	0.0%
Totals	**28**	**58.3%**	**0**	**0.0%**	**20**	**41.7%**	**0**	**0.0%**

Total	**48**

*does not include 20 properties as these are not occupied.

Properties - Location and property type

Location	Flat		Maisonette		House		Bungalow	
	No.	%	No.	%	No.	%	No.	%
Dover	28	100.0%	0	0.0%	0	0.0%	0	0.0%
Deal	0	0.0%	0	0.0%	35	87.5%	0	0.0%
Sandwich	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aylesham	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Rural and other	0	0.0%	0	0.0%	5	12.5%	0	0.0%
Total	**28**	**41.2%**	**0**	**0.0%**	**40**	**58.8%**	**0**	**0.0%**

Total	**68**

Appendix 3 – Decent Homes and Component Lifetimes

Building Component (*Key components)	Houses and Bungalows	Flats (Below 6 Storeys)	Decent Homes – Poor Condition
Wall Structure*	80	80	Replace 10% or more or repair 30% or more
Wall Finish*	60	60	Replace/repoint/renew 50% or more
Roof Structure*	50	30	Replace 10% or more or strengthen 30% or more
Roof Covering*	50	30	Replace or isolated repairs to 50% or more
Chimneys*	50	50	1 chimney need partial rebuilding or more
Windows*	40	30	Replace at least one window or repair/ replace sash or member to least two (excluding easing sashes, reglazing painting)
External Doors*	40	30	Replace at least one
Gas Boilers*	15	15	Replace or major repair
Storage Heaters*	30	30	Replace or major repair
Electrics*	30	30	Replace or major repair to system
Gas System*	40	40	Replace or major repair
Kitchen	30	30	Major repairs or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards, worktop)
Bathroom	40	40	Major repairs or replace 2 or more items (bath, wash hand basin, WC)
Central Heating	40	40	Replace or major repair

Appendix 4 – Decent Homes Programme for 2026/27 – 2030/31

	2026	2027	2028	2029	2030	TOTAL
Bathroom/ WCs	51 £112,200	40 £89,800	21 £52,500	21 £52,500	238 £536,900	371 £843,900
Kitchens	268 £1,206,000	336 £1,512,000	126 £567,000	132 £594,000	530 £2,385,000	1392 £6,264,000
Windows/ Glazing	96 £378,000	218 £1,020,600	285 £1,163,400	72 £364,800	960 £4,125,600	1631 £7,052,400
Doors	105 £137,100	159 £217,800	297 £332,550	159 £228,900	1350 £1,768,950	2070 £2,685,300
Heating & Plumbing	781 £938,972	158 £212,870	1045 £1,341,573	57 £73,713	816 £985,599	2857 £3,552,727
Roof Fabric	240 £135,772	16 £44,688	12 £3,975	0 £0	925 £2,180,283	1193 £2,364,718
External Fabric	16 £13,344	32 £57,540	6 £11,445	11 £501	1079 £1,385,100	1144 £1,467,930
External Works	86 £6,782	5 £460	14 £1,372	0 £0	1619 £1,046,209	1724 £1,054,823
Annual Total (units)	1643	964	1806	452	7517	12382
Annual Total (cost)	£2,928,170	£3,155,758	£3,473,815	£1,314,414	£14,413,641	£25,285,798