


Hawkhurst Parish
Socio-demographic analysis
December 2019

CONFIDENTIAL



Introduction

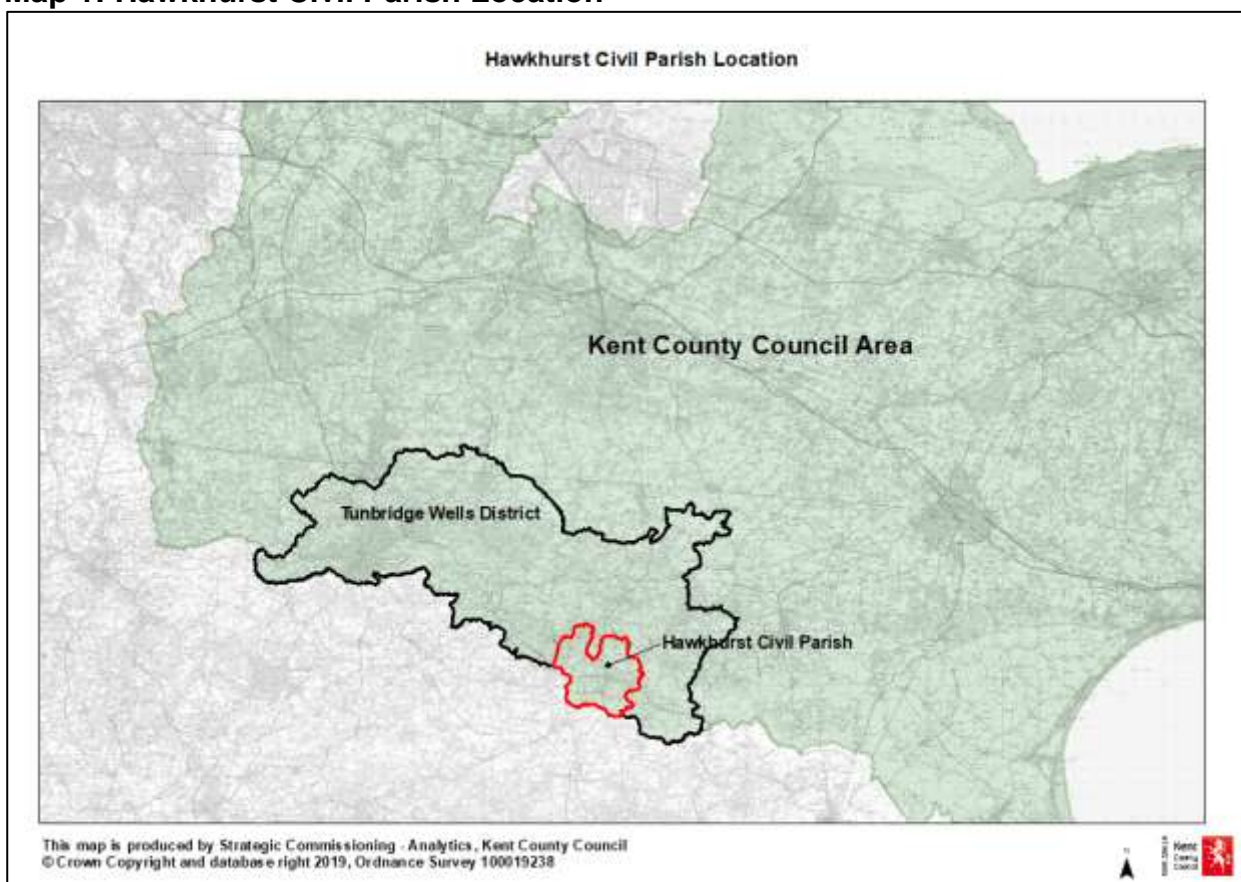
This report provides a socio-demographic analysis of the parish of Hawkhurst, drawing on nationally published datasets, primarily from the Office of National Statistics.

Hawkhurst is a large village and civil parish in the county of Kent, in the local authority borough of Tunbridge Wells, situated within the High Weald Area of Outstanding Natural Beauty.

Location

The map below shows the boundary of the parish of Hawkhurst and Tunbridge Wells local authority within Kent.

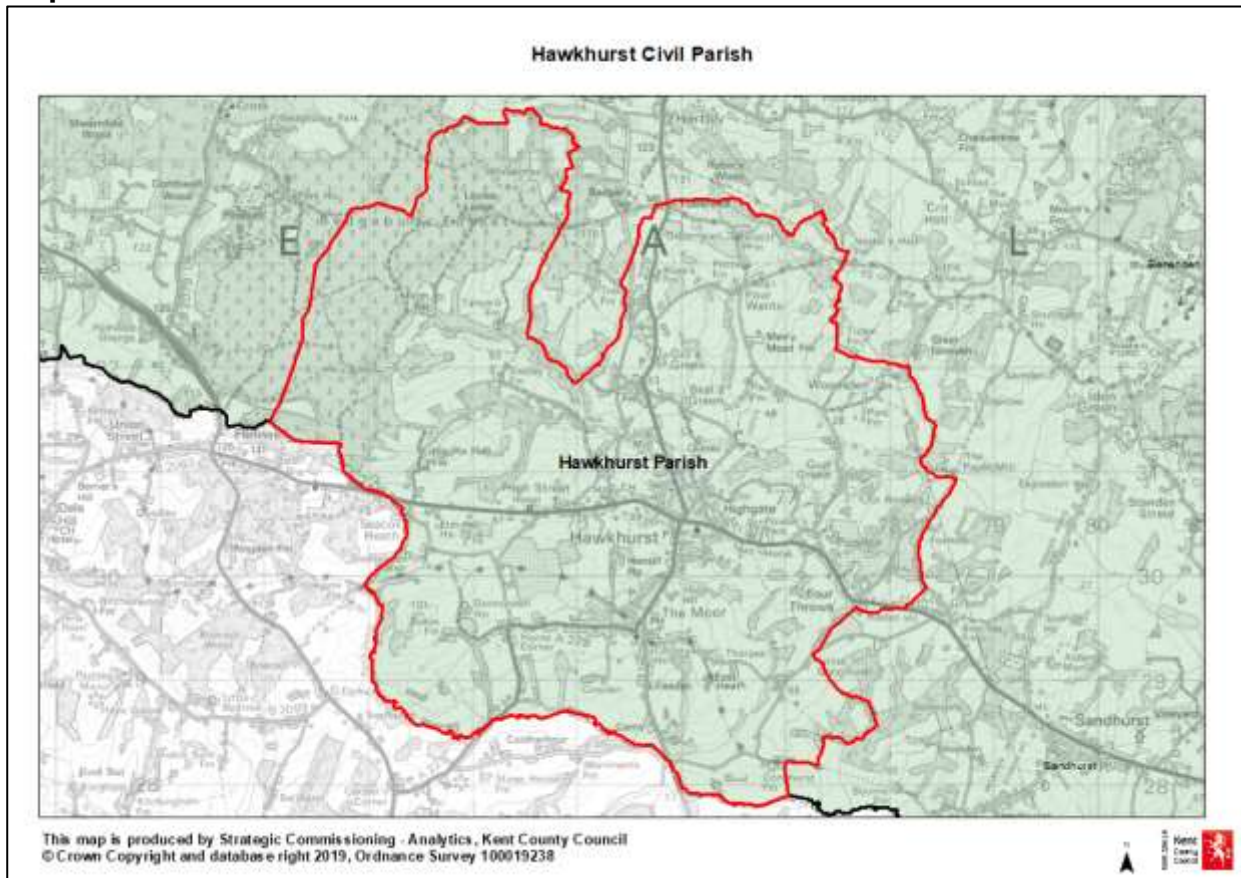
Map 1: Hawkhurst Civil Parish Location



The village of Hawkhurst is located on the A229, to the south-east of Royal Tunbridge Wells and on the border with the county of East Sussex.

The map below shows the boundary of the Hawkhurst civil parish in more detail at a local level.

Map 2: Hawkhurst Civil Parish

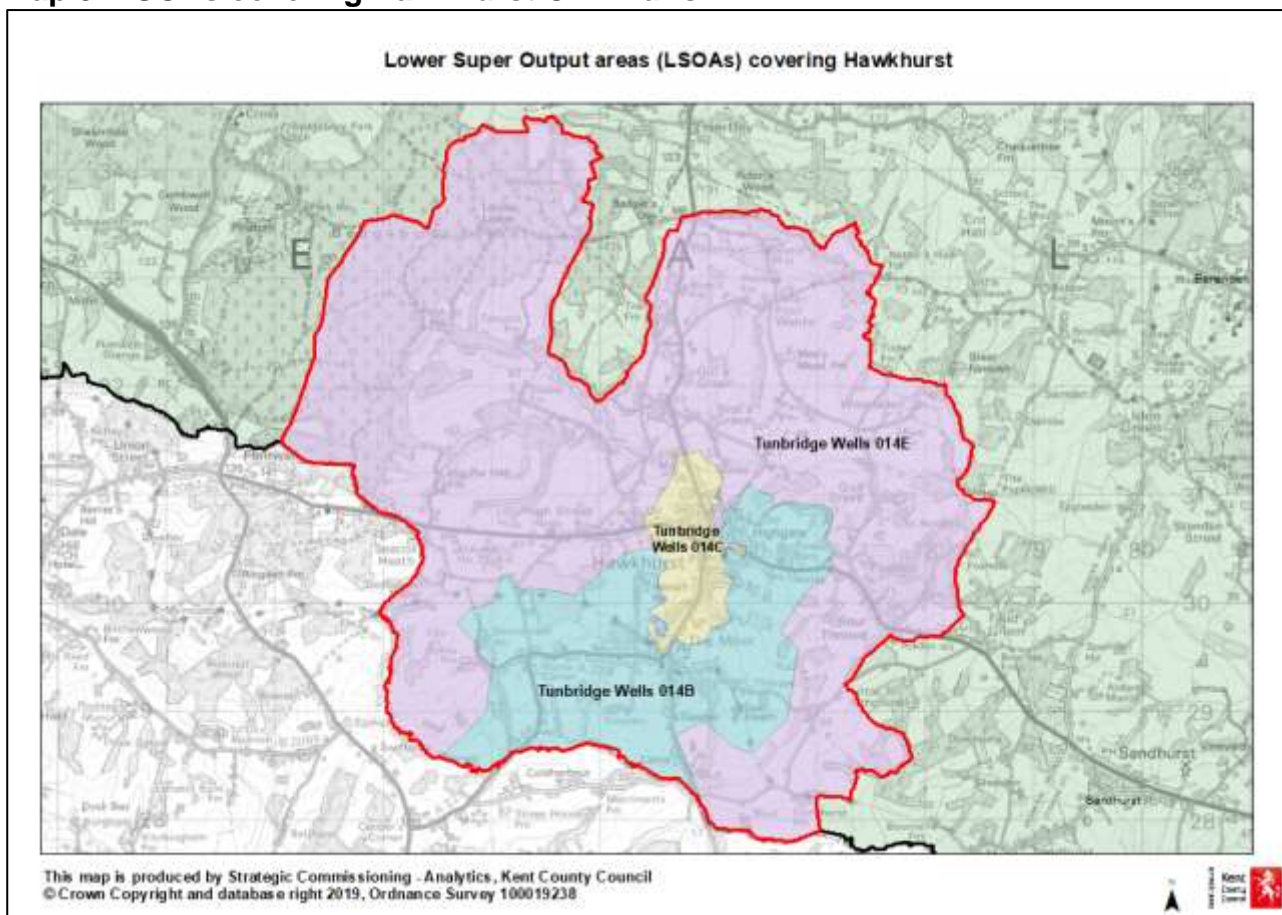


In terms of statistical geography, used for publication of datasets of interest by the Office of National Statistics (ONS), the parish is defined by the following Lower Super Output Areas (LSOAs):

- Tunbridge Wells 014B (E01024807)
- Tunbridge Wells 014C (E01024808)
- Tunbridge Wells 014E (E01024810)

A map of these LSOAs is presented in Map 3. Aggregated data for Hawkhurst LSOAs are presented in this report.

Map 3: LSOAs covering Hawkhurst Civil Parish



Population

According to the 2011 Census the usual resident population of Hawkhurst was 4,911, which compares to the 2001 Census count of 4,360. The census records that 54 residents in 2011 were living in communal establishments, such as care homes.

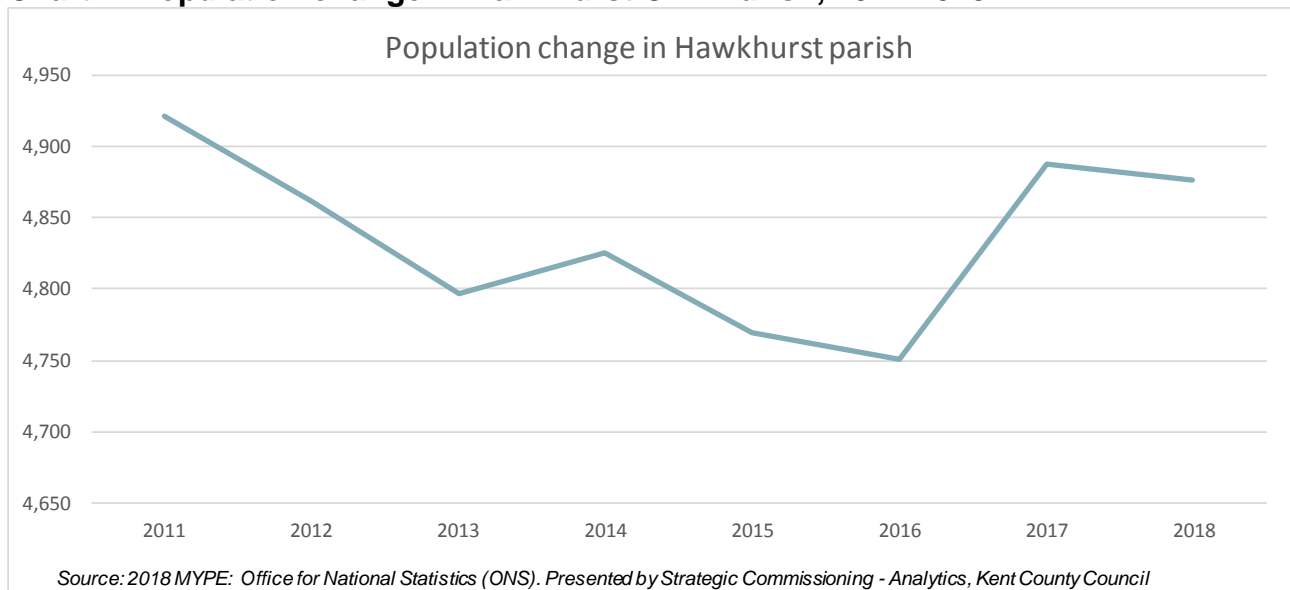
The annual mid-year population estimates from the Office for National Statistics (ONS) show an overall decrease in Hawkhurst's population over the past eight years with a current estimate of 4,870.

There was a slight increase in population during 2014 and again in 2017, but the current total population estimate remains below the 2011 Census figure.

However, the TWBC draft Local Plan puts an estimated population of Hawkhurst as 4,991. Due to the number of completed and occupied housing in recent years in all likelihood the actual population of the village is increasing above the census data profile population.

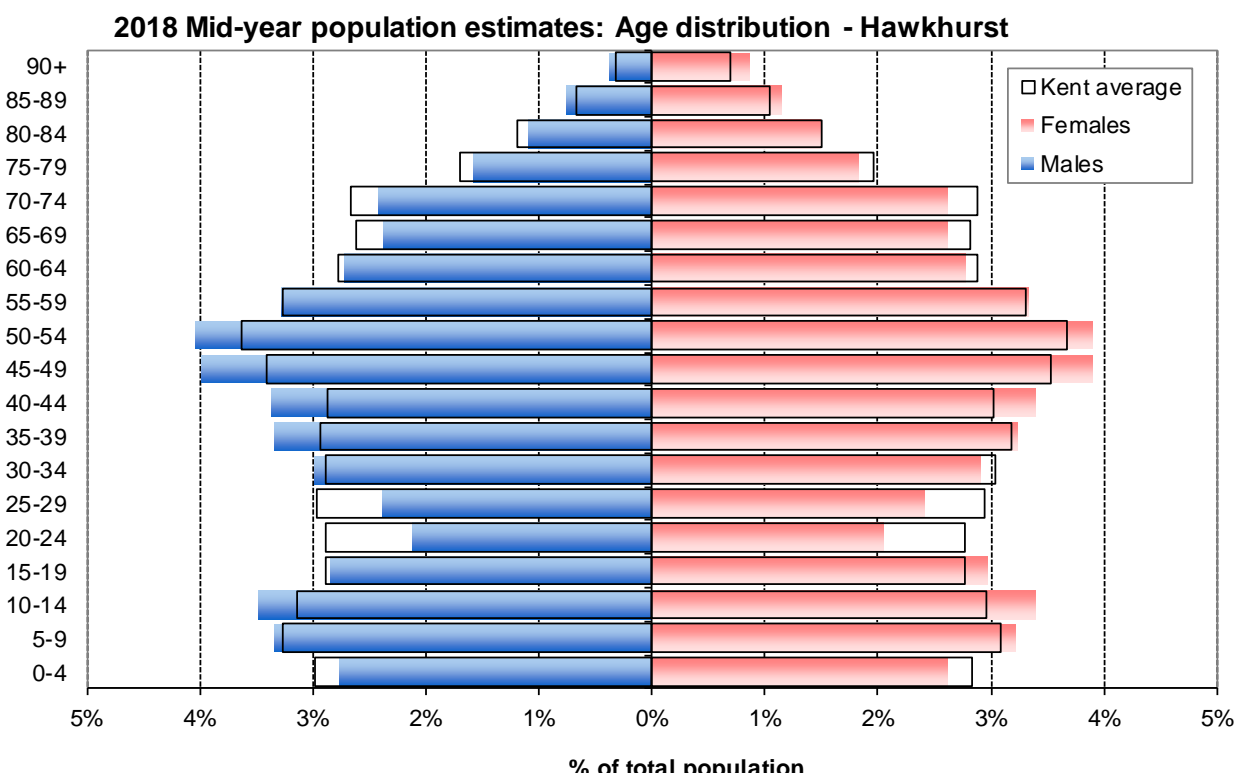
The mid-year population estimates are not a count of the population but an estimate. The estimates roll forward the population found by the previous census, one year at a time by using the ratio of change in consecutive GP Patient Register data and changes to special populations to account for population changes. More information on the quality and methodology of the population estimates is available from the [Office for national Statistics](https://www.ons.gov.uk).

Chart 1: Population change in Hawkhurst Civil Parish, 2011-2018



Compared to the overall Kent population, the age structure of Hawkhurst has more children aged 9 to 19, more adults aged 35 to 54 and more elderly aged 85 and over. There are currently fewer pre-school age children, fewer younger adults aged 20 to 29 and fewer people age 60 to 84.

Chart 2: Hawkhurst Population Age Structure



Source: 2018 MYPE: Office for National Statistics (ONS). Presented by Strategic Commissioning - Analytics, Kent County Council

Table 1: 2018 Mid Year Population Estimates by 5-year age group

Source: Population Estimates Unit, ONS (Crown Copyright)

This table prepared by Strategic Commissioning - Analytics, Kent County Council

All figures separately rounded so may not sum. % calculated using unrounded numbers

| | Hawkhurst parish | | Tunbridge Wells | | Kent | |
|-----------------|------------------|-----------------------|-----------------|-----------------------|------------------|-----------------------|
| | No. | % of total population | No. | % of total population | No. | % of total population |
| All Ages | 4,760 | | 118,100 | | 1,568,600 | |
| 0-4 | 240 | 5.0% | 6,400 | 5.4% | 91,400 | 5.8% |
| 5-9 | 300 | 6.3% | 7,700 | 6.5% | 99,600 | 6.3% |
| 10-14 | 370 | 7.8% | 8,100 | 6.9% | 95,700 | 6.1% |
| 15-19 | 230 | 4.8% | 6,900 | 5.8% | 88,900 | 5.7% |
| 20-24 | 180 | 3.8% | 4,900 | 4.1% | 88,900 | 5.7% |
| 25-29 | 210 | 4.4% | 5,700 | 4.8% | 92,600 | 5.9% |
| 30-34 | 200 | 4.2% | 7,000 | 5.9% | 92,900 | 5.9% |
| 35-39 | 220 | 4.6% | 7,800 | 6.6% | 96,100 | 6.1% |
| 40-44 | 250 | 5.3% | 8,000 | 6.8% | 92,400 | 5.9% |
| 45-49 | 320 | 6.7% | 9,300 | 7.9% | 108,900 | 6.9% |
| 50-54 | 440 | 9.2% | 9,400 | 8.0% | 114,700 | 7.3% |
| 55-59 | 350 | 7.4% | 7,800 | 6.6% | 103,100 | 6.6% |
| 60-64 | 340 | 7.1% | 6,500 | 5.5% | 88,800 | 5.7% |
| 65-69 | 290 | 6.1% | 5,900 | 5.0% | 85,200 | 5.4% |
| 70-74 | 310 | 6.5% | 6,000 | 5.1% | 87,000 | 5.5% |
| 75-79 | 210 | 4.4% | 4,000 | 3.4% | 57,400 | 3.7% |
| 80-84 | 160 | 3.4% | 3,000 | 2.5% | 42,200 | 2.7% |
| 85-89 | 130 | 2.7% | 2,200 | 1.9% | 26,800 | 1.7% |
| 90+ | 50 | 1.1% | 1,500 | 1.3% | 15,900 | 1.0% |

According to the current mid-year population estimates the population is fairly evenly split with 49.5% being female and 50.5% being male. This is in contrast to Tunbridge Wells and Kent which have slightly higher proportions of females to males

Table 2: 2018 Mid Year Population Estimates by Gender

Source: Population Estimates Unit, ONS (Crown Copyright)

This table prepared by Strategic Commissioning - Analytics, Kent County Council

All figures separately rounded so may not sum. % calculated using unrounded numbers

| | Total Persons | Males | | Females | |
|-------------------------|---------------|---------|-------|---------|-------|
| | No. | No. | % | No. | % |
| Hawkhurst Parish | 4,760 | 2,410 | 50.5% | 2,360 | 49.5% |
| Tunbridge Wells | 118,100 | 58,200 | 49.3% | 59,800 | 50.7% |
| Kent | 1,568,600 | 770,100 | 49.1% | 798,600 | 50.9% |

The residents of Hawkhurst at the time of the 2011 Census were 92.7% UK born with the remainder of the population being born abroad.

Table 3: Residents by country of birth, 2011

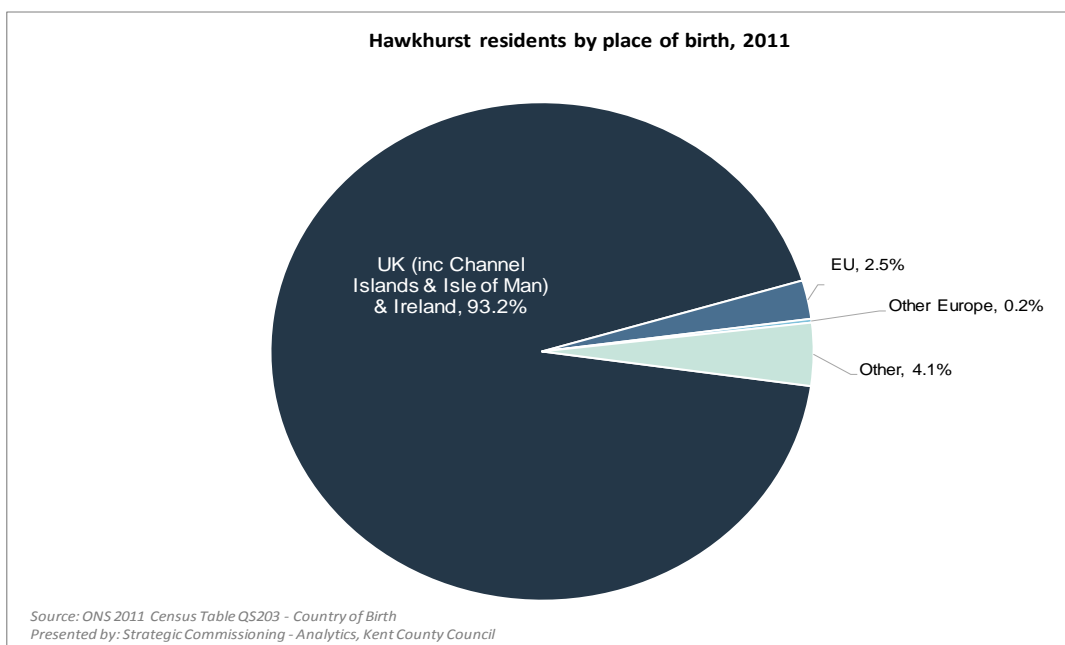
| Number | Hawkhurst | Tunbridge Wells | Kent |
|--|--------------|-----------------|------------------|
| UK (inc Channel Islands & Isle of Man) & Ireland | 4,576 | 104,339 | 1,339,034 |
| EU | 123 | 3,926 | 46,650 |
| Other Europe | 12 | 410 | 5,130 |
| Other | 200 | 6,374 | 72,926 |
| Total | 4,911 | 115,049 | 1,463,740 |

| Percentage | Hawkhurst | Tunbridge Wells | Kent |
|--|-------------|-----------------|-------------|
| UK (inc Channel Islands & Isle of Man) & Ireland | 93.2% | 90.7% | 91.5% |
| EU | 2.5% | 3.4% | 3.2% |
| Other Europe | 0.2% | 0.4% | 0.4% |
| Other | 4.1% | 5.5% | 5.0% |
| Total | 100% | 100% | 100% |

Source: ONS 2011 Census Table QS203 - Country of Birth

Presented by: Strategic Commissioning - Analytics, Kent County Council

Chart 3: Hawkhurst residents by place of birth, 2011



Housing

At the time of the 2011 Census Hawkhurst was recorded as having a total of 2,074 dwellings, each of which was counted as a single household space.

The type of dwellings was as follows:

Table 4: Dwelling types – 2011 Census

| Dwelling Type | Hawkhurst | | Tunbridge Wells | | Kent | |
|---|--------------|---------------|-----------------|---------------|----------------|---------------|
| | Number | % | Number | % | Number | % |
| Detached | 685 | 33.0% | 13,096 | 26.7% | 159,426 | 25.1% |
| Semi-detached | 659 | 31.8% | 14,424 | 29.4% | 193,930 | 30.5% |
| Terrace | 454 | 21.9% | 8,779 | 17.9% | 157,343 | 24.8% |
| Flat/apartment | 268 | 12.9% | 12,620 | 25.7% | 118,436 | 18.7% |
| Caravan or other temporary/mobile structure | 8 | 0.4% | 166 | 0.3% | 5,665 | 0.9% |
| Total | 2,074 | 100.0% | 49,085 | 100.0% | 634,800 | 100.0% |

Source: 2011 Census Table KS401: Dwellings, household spaces and accommodation type

Presented by: Strategic Commissioning - Analytics, Kent County Council

The census records that 77 (3.7%) of the dwellings had no usual residents, which suggests these properties were either second homes or potentially long term vacant.

A usual resident population of 4,857 (excludes population in communal establishments) living in 1,997 occupied household spaces gives an average household size of 2.43.

According to the annual Kent County Council Housing Information Audit, a net total of 68 new dwellings were completed within Hawkhurst parish between April 2011 and March 2017, increasing the stock by 3.3%. These completions were a result of 35 separate planning permissions.

Whilst most planning permissions were for single dwellings a few larger planning permissions have been granted and completed.

Table 5 below shows completed larger planning permission between April 2011 – March 2017 numbers 1,2 and 3.

However, since March 2017 we are aware a number of large sites have been completed or been granted planning permission. These are indicated in Table 5 below numbers 4 – 12.

Table 5: Planning permissions in Hawkhurst parish

| No | Address | Planning application | Number of dwellings | Dwellings Occupied |
|----|----------------|----------------------|---------------------|--------------------|
| 1 | Lillesden Park | 14/505434 | 31 | Yes |
| 2 | Holly Shaw | 14/501820 | 7 | Yes |
| 3 | Station Garage | 15/500780 | 6 | Yes |

| | | | | |
|----|--|---------------------------|------------------|-----|
| 4 | Hawkhurst House | 13/02636 | 90 bed care home | Yes |
| 5 | Herschel Place | 14/503346 | 62 | Yes |
| 6 | Woodham Hall | 16/500797 | 16 | Yes |
| 7 | Birchfield | 16/07797 | 26 | Yes |
| 8 | Highgate Hall | 17/04116 plus 18/01495 | 9 | No |
| 9 | Brook House (won on appeal) | 17/03780/OUT | 25 | No |
| 10 | Land east of Heartenoak | 18/02165/FULL | 28 | No |
| 11 | Land north of Santer House, Red Oak, Hawkhurst | 18/03839/OUT | 9 | No |
| 12 | All Saints Church, Rye Rd, Hawkhurst | 19/01224/FULL | 5 | No |

This indicates a rapid increase in occupied dwellings for a village of this size and this trend is likely to continue in the near future.

It should be noted the total number of properties in Hawkhurst has increased from 2,120 in March 2017 to 2,251 in December 2019.

The evidence of increased housing stock in the parish since the last census suggests that the ONS mid-year population estimates could be under-stating the population for Hawkhurst. With an increase in housing stock it might be expected that the population would increase by a similar rate.

If the population in Hawkhurst has decreased since the last census this would suggest an increase in second homes or vacant properties and/or a decline in average household size.

Employment

In 2011 72.4% of the Hawkhurst population aged 16 to 74 were economically active (79.2% of males and 65.7% of females aged 16-74).

The main reason for being economically inactive was retirement.

102 people in Hawkhurst were recorded as unemployed as at 2011 resulting in an unemployment rate for 16 to 74 years at 3%, the same as the Tunbridge Wells local authority rate and below the rate for Kent as a whole (3.9%). The unemployment rate was higher in Hawkhurst for males (3.5%) than females (2.4%).

Table 6: Economically active population aged 16-74

| Hawkhurst | | | |
|-----------------------|--------------------|-------------|---------------|
| | All persons | Male | Female |
| All people aged 16-74 | 3,452 | 1,701 | 1,751 |
| Economically active | 2,498 | 1,348 | 1,150 |
| % Economically Active | 72.4% | 79.2% | 65.7% |
| In employment | 2,319 | 1,253 | 1,066 |
| Employment rate | 67.2% | 73.7% | 60.9% |
| Unemployed | 102 | 60 | 42 |
| Unemployment rate | 3.0% | 3.5% | 2.4% |

| Tunbridge Wells | | | |
|------------------------|--------------------|-------------|---------------|
| | All persons | Male | Female |
| All people aged 16-74 | 82,052 | 40,955 | 41,097 |
| Economically active | 59,986 | 32,533 | 27,453 |
| % Economically Active | 73.1% | 79.4% | 66.8% |
| In employment | 55,524 | 30,055 | 25,469 |
| Employment rate | 67.7% | 73.4% | 62.0% |
| Unemployed | 2,421 | 1,492 | 929 |
| Unemployment rate | 3.0% | 3.6% | 2.3% |

| Kent | | | |
|-----------------------|--------------------|-------------|---------------|
| | All persons | Male | Female |
| All people aged 16-74 | 1,055,397 | 520,003 | 535,394 |
| Economically active | 737,908 | 393,049 | 344,859 |
| % Economically Active | 69.9% | 75.6% | 64.4% |
| In employment | 663,483 | 353,575 | 309,908 |
| Employment rate | 62.9% | 68.0% | 57.9% |
| Unemployed | 41,541 | 24,593 | 16,948 |
| Unemployment rate | 3.9% | 4.7% | 3.2% |

Source: 2011 Census Table KS601-603: Economic Activity By Sex

Presented by: Strategic Commissioning - Analytics, Kent County Council

Table 7: Economically inactive population aged 16-74

| Hawkhurst | All persons | % of 16-74 |
|--|--------------------|-------------------|
| Economically Inactive | 954 | 27.6% |
| Retired | 482 | 14.0% |
| Student (including full-time students) | 145 | 4.2% |
| Looking after home or family | 182 | 5.3% |
| Long-term sick or disabled | 81 | 2.3% |
| Other | 64 | 1.9% |

| Tunbridge Wells | All persons | % of 16-74 |
|--|--------------------|-------------------|
| Economically Inactive | 22,066 | 26.9% |
| Retired | 10,378 | 12.6% |
| Student (including full-time students) | 3,905 | 4.8% |
| Looking after home or family | 4,191 | 5.1% |
| Long-term sick or disabled | 2,197 | 2.7% |
| Other | 1,395 | 1.7% |

| Kent | All persons | % of 16-74 |
|--|--------------------|-------------------|
| Economically Inactive | 317,489 | 30.1% |
| Retired | 159,127 | 15.1% |
| Student (including full-time students) | 50,767 | 4.8% |
| Looking after home or family | 49,761 | 4.7% |
| Long-term sick or disabled | 37,471 | 3.6% |
| Other | 20,363 | 1.9% |

Source: 2011 Census Table KS601-603: Economic Activity By Sex

Presented by: Strategic Commissioning - Analytics, Kent County Council

Unemployment data is not available for small areas except through the census, but administrative data on benefit claimant counts is available on a frequent basis for small areas. The Alternative Claimant Count produced by the Department of Work and Pensions provides a count of people claiming Jobseekers Allowance and Universal Credit claimants who are searching for work.

The table 8 below, provides the current Alternative Claimant Count for Hawkhurst, Tunbridge Wells and Kent as a whole.

The claimant rate for Hawkhurst (2.4%) is higher than the district average (1.7%) and below the county average (2.9%).

Table 8: Alternative Claimant Count

| Number | May 2013 | May 2014 | May 2015 | May 2016 | May 2017 | May 2018 | May 2019 |
|-----------------|-----------|----------|----------|----------|----------|----------|----------|
| | Hawkhurst | 70 | 57 | 52 | 60 | 54 | 49 |
| Tunbridge Wells | 1,771 | 1,379 | 1,164 | 1,112 | 1,197 | 1,139 | 1,189 |
| Kent | 41,661 | 34,114 | 26,675 | 25,974 | 25,687 | 26,072 | 27,401 |

| Claimant Rate | May 2013 | May 2014 | May 2015 | May 2016 | May 2017 | May 2018 | May 2019 |
|-----------------|-----------|----------|----------|----------|----------|----------|----------|
| | Hawkhurst | 3.0% | 2.5% | 2.3% | 2.8% | 2.5% | 2.3% |
| Tunbridge Wells | 2.5% | 1.9% | 1.6% | 1.6% | 1.7% | 1.6% | 1.7% |
| Kent | 4.5% | 3.7% | 2.9% | 2.8% | 2.7% | 2.8% | 2.9% |

Source: DWP Alternative Claimant Count

Presented by: Strategic Commissioning Analytics, Kent County Council

Note that the Alternative Claimant Count only counts those people seeking work who are claiming either Job Seekers Allowance or Universal Credit and Searching for Work. Not all unemployed people seeking work will be claiming one of these benefits.

As at 2018 there were an estimated 1,500 employee jobs (excluding farm agriculture jobs) in Hawkhurst according to the 2018 Business Register and Employment Survey from ONS. 60.0% of these were full time jobs compared to 64.7% in Tunbridge Wells local authority and 64.8% in Kent as a whole.

Table 9: Employee jobs 2018

| 2018 | Hawkhurst* | | Tunbridge Wells | | Kent | |
|---------------------|------------|-------|-----------------|-------|---------|-------|
| Employee jobs | 1,500 | | 51,000 | | 610,000 | |
| Full-time employees | 900 | 60.0% | 33,000 | 64.7% | 395,000 | 64.8% |
| Part-time employees | 600 | 40.0% | 18,000 | 35.3% | 216,000 | 35.4% |

Source: BRES

* Excludes farm agriculture

Presented by: Strategic Commissioning - Analytics, Kent County Council

The highest proportion of jobs within Hawkhurst were in education (20.0%).

Table 10: Employee jobs by industry, 2018

| 2018 | Hawkhurst* | | Tunbridge Wells | | Kent | |
|---|--------------|-------------|-----------------|-------------|----------------|-------------|
| 1 : Agriculture, forestry & fishing (A) | 35 | 2.3% | 1,000 | 2.0% | 10,000 | 1.6% |
| 2 : Mining, quarrying & utilities (B,D and E) | 0 | 0.0% | 300 | 0.6% | 7,000 | 1.1% |
| 3 : Manufacturing (C) | 125 | 8.3% | 2,000 | 3.9% | 40,000 | 6.6% |
| 4 : Construction (F) | 50 | 3.3% | 1,750 | 3.4% | 39,000 | 6.4% |
| 5 : Motor trades (Part G) | 0 | 0.0% | 1,250 | 2.5% | 14,000 | 2.3% |
| 6 : Wholesale (Part G) | 150 | 10.0% | 3,000 | 5.9% | 28,000 | 4.6% |
| 7 : Retail (Part G) | 225 | 15.0% | 6,000 | 11.8% | 67,000 | 11.0% |
| 8 : Transport & storage (inc postal) (H) | 10 | 0.7% | 1,000 | 2.0% | 34,000 | 5.6% |
| 9 : Accommodation & food services (I) | 125 | 8.3% | 4,000 | 7.8% | 45,000 | 7.4% |
| 10 : Information & communication (J) | 75 | 5.0% | 2,250 | 4.4% | 17,000 | 2.8% |
| 11 : Financial & insurance (K) | 10 | 0.7% | 4,000 | 7.8% | 17,000 | 2.8% |
| 12 : Property (L) | 25 | 1.7% | 800 | 1.6% | 9,000 | 1.5% |
| 13 : Professional, scientific & technical (M) | 125 | 8.3% | 5,000 | 9.8% | 39,000 | 6.4% |
| 14 : Business administration & support services (N) | 75 | 5.0% | 3,000 | 5.9% | 53,000 | 8.7% |
| 15 : Public administration & defence (O) | 10 | 0.7% | 500 | 1.0% | 22,000 | 3.6% |
| 16 : Education (P) | 300 | 20.0% | 4,500 | 8.8% | 62,000 | 10.2% |
| 17 : Health (Q) | 200 | 13.3% | 8,000 | 15.7% | 81,000 | 13.3% |
| 18 : Arts, entertainment, recreation & other services (R,S,T and U) | 40 | 2.7% | 2,250 | 4.4% | 27,000 | 4.4% |
| Total | 1,500 | 100% | 51,000 | 100% | 610,000 | 100% |

Source: BRES

* Excludes farm agriculture

Presented by: Strategic Commissioning - Analytics, Kent County Council

Health

The last census showed that 83.9% of Hawkhurst residents felt their health was good or Very Good. This was above the Kent average of 81.6%.

Similarly, there were fewer people in Hawkhurst who said their health was bad or very bad (3.7%) compared to the Kent average of 5.1%.

Table 11: Resident's health, 2011

| Number | Hawkhurst | Tunbridge Wells | Kent |
|----------------|-----------|-----------------|-----------|
| Total | 4,911 | 115,049 | 1,463,740 |
| Good/Very good | 4,119 | 97,812 | 1,193,604 |
| Fair | 608 | 12,788 | 194,931 |
| Bad/Very bad | 184 | 4,449 | 75,205 |

| Percentage | Hawkhurst | Tunbridge Wells | Kent |
|----------------|-----------|-----------------|-------|
| Total | 100% | 100% | 100% |
| Good/Very good | 83.9% | 85.0% | 81.5% |
| Fair | 12.4% | 11.1% | 13.3% |
| Bad/Very bad | 3.7% | 3.9% | 5.1% |

Source: 2011 Census Table KS301: Health & Provision of Unpaid Care

Presented by: Strategic Commissioning - Analytics, Kent County Council

Information about claimants of health related benefits is a helpful indicator of the number of people with a serious health condition or disability in the area.

As at May 2019 there were 294 residents in Hawkhurst claiming a health related benefit. These benefits include Attendance Allowance, Disability Living Allowance and Personal Independence Payment and can be claimed by a person with a health condition or disability who need help with their personal care or have supervision needs, and/or have difficulty getting around.

As at May 2019, 294 people in Hawkhurst were claiming a health related benefit, equivalent to 6% of the population. While this is below the Kent average it is higher than the average for Tunbridge Wells (5.7%). More than half of all the health related benefit claimants in Hawkhurst were residents in Village West.

Table 12: Health related benefit claimants – May 2019

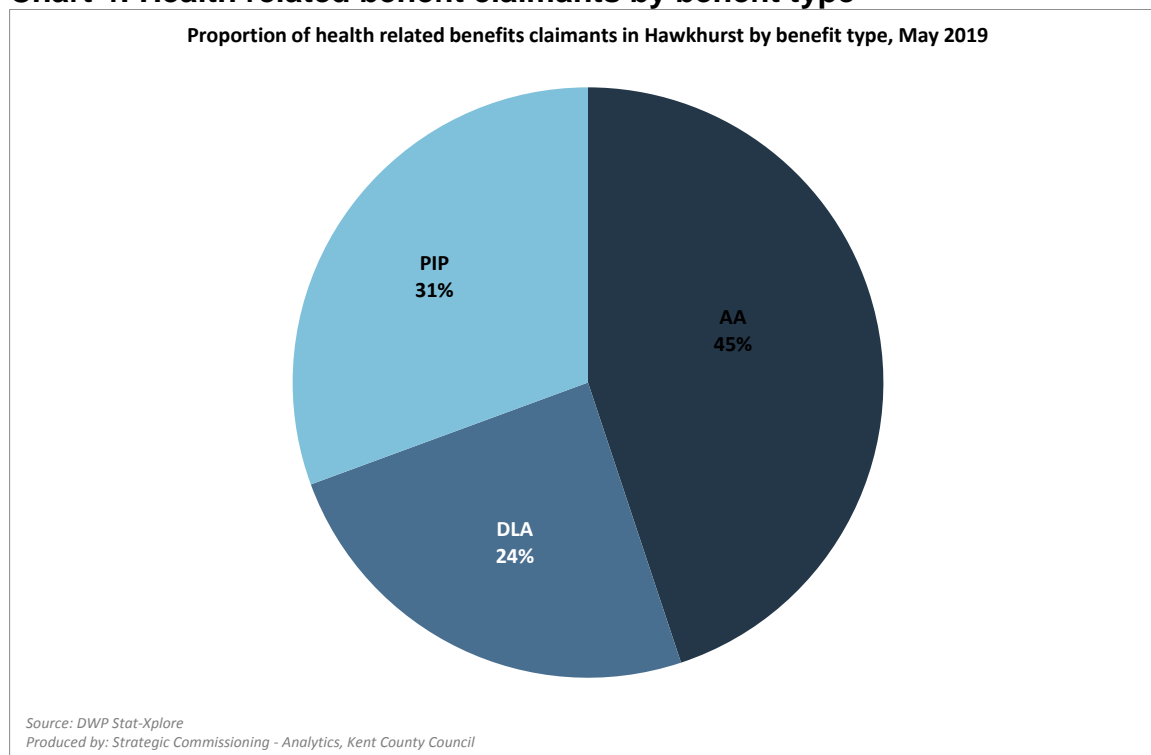
| Any health related benefit - May 2019 | Number | % |
|--|----------------|-------------|
| Hawkhurst | 294 | 6.0% |
| <i>Village West</i> | 152 | 9.1% |
| <i>Village East</i> | 73 | 4.5% |
| <i>Rural</i> | 69 | 4.4% |
| Tunbridge Wells | 6,729 | 5.7% |
| Kent | 125,940 | 8.0% |

Source: DWP

Presented by: Strategic Commissioning - Analytics, Kent County Council

The largest number of residents were claiming Attendance Allowance (a benefit that can only be claimed by a person aged 65 or above) accounting for 45% of all health related benefit claimants in Hawkhurst.

Chart 4: Health related benefit claimants by benefit type



Overall, Hawkhurst has a higher proportion of residents claiming Attendance Allowance than the Tunbridge Wells average. More than half of these claimants were living in the village west area.

Table 13: Health related benefit claimants by benefit type

| May 2019 | Attendance Allowance | | Disability Living Allowance | | Personal Independence Allowance | |
|------------------------|----------------------|--------------|-----------------------------|--------------|---------------------------------|-------------|
| | Number | % | Number | % | Number | % |
| Hawkhurst | 132 | 11.4% | 72 | 24.5% | 90 | 2.3% |
| <i>Village West</i> | 70 | 14.2% | 30 | 19.7% | 52 | 3.9% |
| <i>Village East</i> | 31 | 8.1% | 19 | 26.0% | 23 | 1.8% |
| <i>Rural</i> | 31 | 11.0% | 23 | 33.3% | 15 | 1.2% |
| Tunbridge Wells | 2,472 | 10.9% | 2,169 | 32.2% | 2,088 | 2.2% |
| Kent | 39,405 | 12.5% | 43,454 | 34.5% | 43,081 | 3.4% |

Source: DWP

Presented by: Strategic Commissioning - Analytics, Kent County Council

House prices

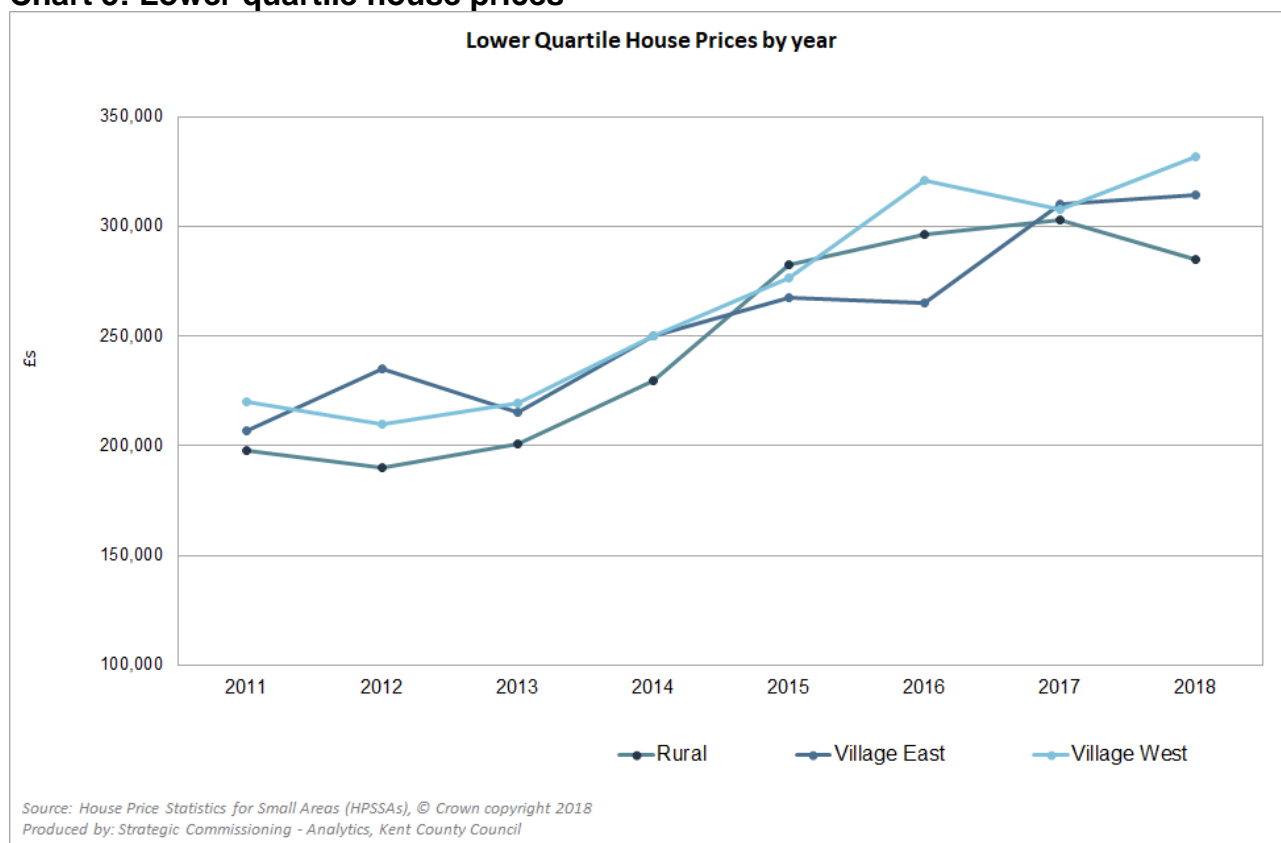
Lower quartile house prices in Hawkhurst vary for each of the Lower Super Output Areas (LSOAs). The LSOAs can be roughly be described as follows:

Table 12: Hawkhurst LSOA characteristics

| LSOA Name | Approximate Area | Notes |
|----------------------|------------------|--|
| Tunbridge Wells 014B | Village West | A tightly defined area covering the west of the village and much of the south part |
| Tunbridge Wells 014C | Village East | Includes most of the development on the east side of the village and areas of development and rural areas to the south |
| Tunbridge Wells 014E | Rural | Includes part of the north east of the main village and all rural areas to north, east and west of the village |

Lower quartile house prices for Rural and Village East LSOAs tend to be similar to each other and both areas tend to be significantly higher than the Village West LSOA and for Tunbridge Wells district as a whole.

Chart 5: Lower quartile house prices



Lower quartile house prices in the year to December 2018 were as follows:

Table 13: Lower quartile house prices, 2018

| Location | Lower quartile house prices 2018 (£) | Change since 2017 (£) |
|------------------------|--------------------------------------|-----------------------|
| Rural | 285,000 | -17,750 |
| Village East | 314,000 | 4,000 |
| Village West | 331,750 | 24,250 |
| Tunbridge Wells | 277,500 | 7,500 |

Source: ONS House Price Index

Presented by: Strategic Commissioning - Analytics, Kent County Council

An estimate of housing affordability for Hawkhurst can be made using the lower quartile gross annual workplace-based earnings for Tunbridge Wells, which was estimated to be £20,097 for 2017, although it should be noted that this was down on previous year estimates.

Overall dwelling affordability, as measured by the ratio of lower quartile house prices (prices paid) to lower quartile gross annual workplace-based earnings, shows all areas of Hawkhurst to be less affordable than the average for Tunbridge Wells borough and the for the South East region as a whole. A fall in lower quartile house prices over the last year has resulted in Hawkhurst Rural becoming more in line with the district average. Village West is the least affordable area within Hawkhurst.

Table 14: Housing affordability index

| Lower quartile housing affordability index | 2017 | 2018 |
|--|-------------|-------------|
| Rural | 15.1 | 13.3 |
| Village East | 15.5 | 14.7 |
| Village West | 15.4 | 15.5 |
| Tunbridge Wells | 13.5 | 13.0 |
| South East | 10.6 | 11.6 |

Source: ONS House Price Index

Presented by: Strategic Commissioning - Analytics, Kent County Council

Deprivation

The English Indices of Deprivation (IoD2019), published by the Ministry of Housing, Communities and Local Government (MHCLG). It is based on 39 separate indicators from seven domains which are combined to calculate the overall Index of Multiple Deprivation (IMD2019). This is the official measure of relative deprivation for small areas in England. Small areas are defined by the statistical geography used by ONS of Lower Super Output Areas (LSOA) and the Indices ranks every LSOA in England from 1 (most deprived area) to 32,844 (least deprived area). The seven domains are as follows:

Table 15: IoD Domains

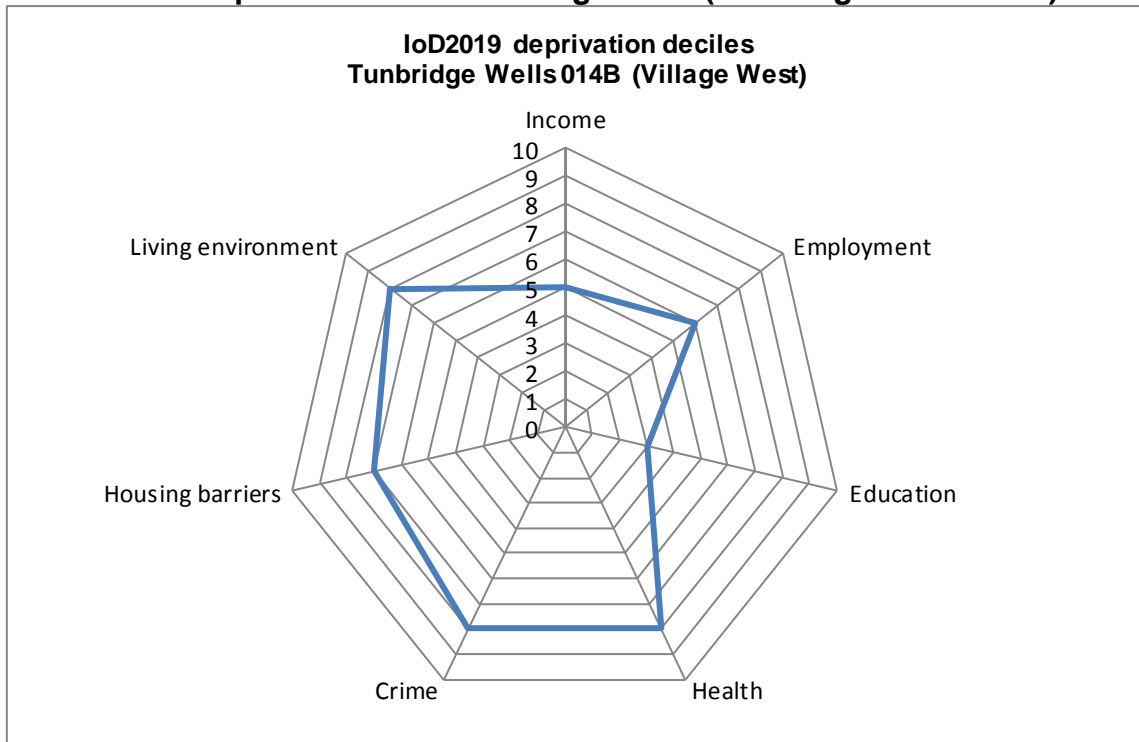
| Domain | Description of the types of measures used in the domain |
|----------------------------------|--|
| Income | The proportion of total population in households receiving various forms of non-disability low-income related welfare benefits |
| Employment | The proportion of working age population in households receiving various forms of non-disability out of work welfare benefits |
| Education, skills & training | Pupil attainment levels and adult skill levels (based on the census) |
| Health deprivation & disability | Age standardised mortality for population aged under age 75 and those in receipt of disability related welfare benefits |
| Crime | Violent crime, burglary, theft and criminal damage |
| Barriers to housing and services | Road distance to services including post office, primary school, general store or supermarket and GPs combined with measures on homelessness and housing affordability |
| Living environment | Housing condition, air quality, and road accident statistics |

It is common to describe how relatively deprived a small area is through the use of 'deciles'. These range from the most deprived 10 per cent of small areas nationally to the least deprived 10 per cent of small areas nationally. Note that decile 1 is the most deprived and decile 10 the least deprived in England.

Although overall the parish is ranked as being a place of lower relative deprivation, there is significant variation between the different parts of the parish, and between the different domains within the overall index. To aide comparison between areas, the variation in deprivation deciles can be illustrated with polar charts.

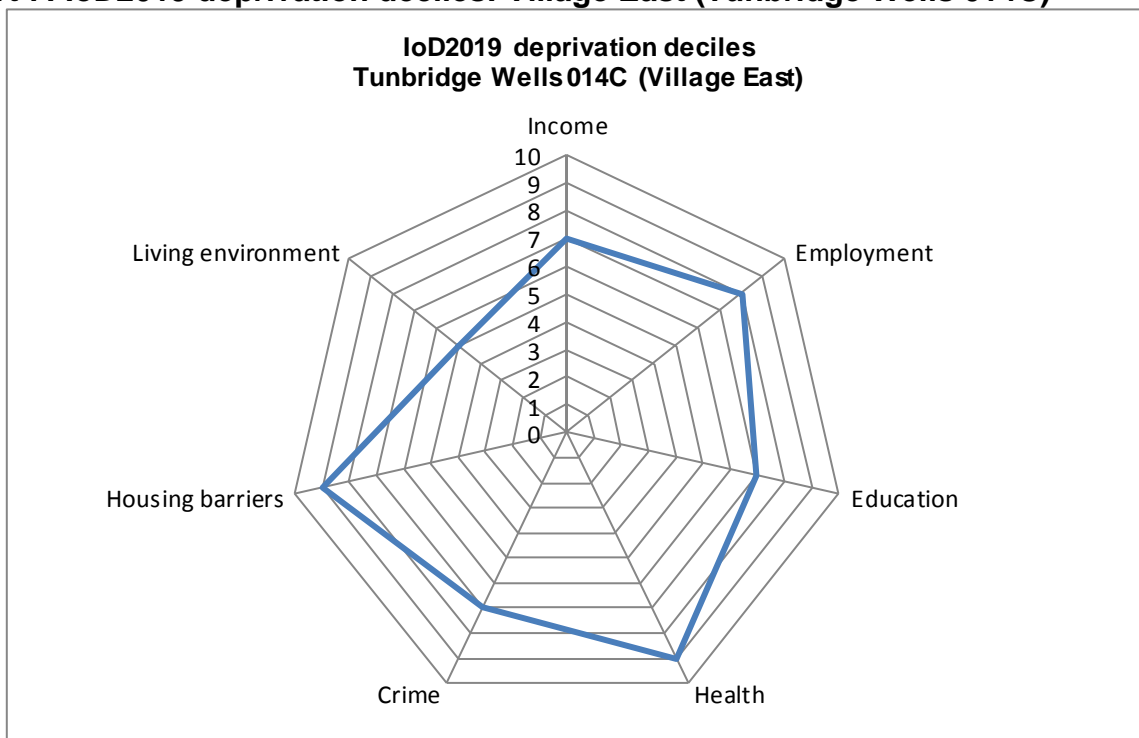
Within the polar charts the closer the shape gets to the centre of the chart the more deprived the area is in that indicator compared to other areas, the closer to the outside, the less deprived the area is.

Chart 6: IoD2019 deprivation deciles: Village West (Tunbridge Wells 014B)



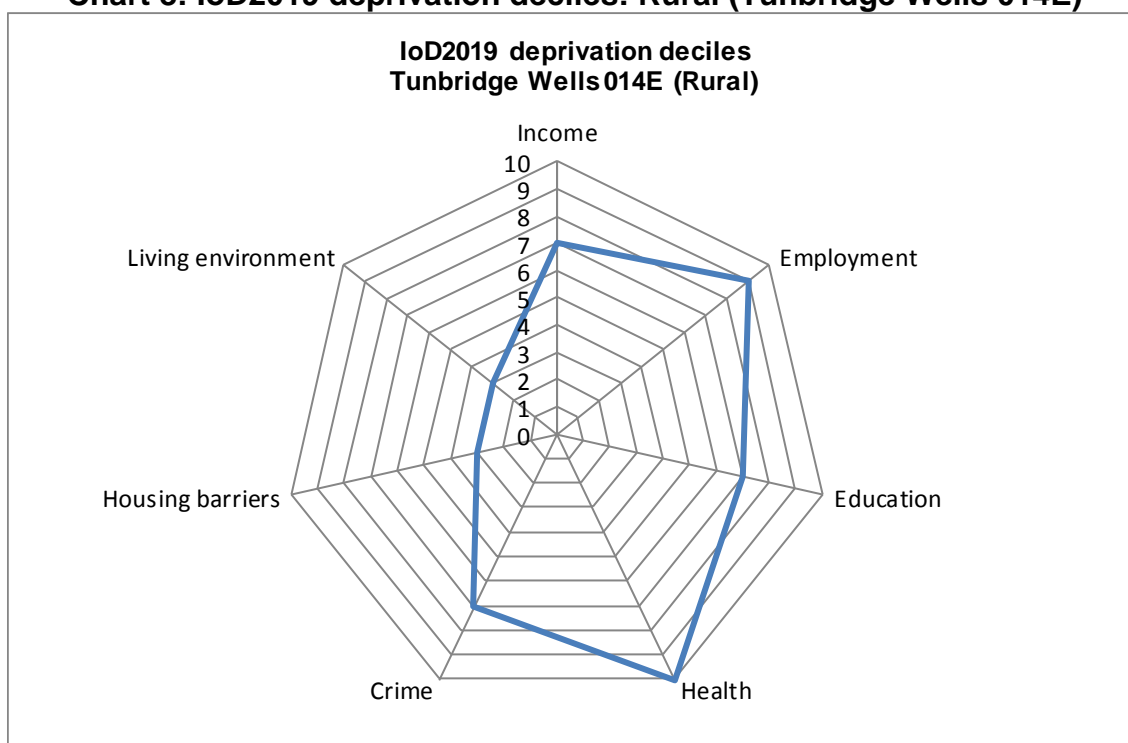
Village West (chart 6) is within the least deprived 50% of all LSOAs in England for all domains except for Education, skills & training domain where it sits within the top 30% most deprived LSOAs in England.

Chart 7: IoD2019 deprivation deciles: Village East (Tunbridge Wells 014C)



Village East (chart 7) is within the least deprived 50% of all LSOAs in England for all domains including the overall IMD.

Chart 8: IoD2019 deprivation deciles: Rural (Tunbridge Wells 014E)



Hawkhurst rural (chart 8) is within the least deprived 50% of all LSOAs in England for all domains except for barriers to Housing & Services and Living Environment where it sits within the top 30% most deprived LSOAs in England.

The IoD2019 has been produced using the same approach, structure and methodology as the IoD2015 and previous releases. Keeping a consistent methodology in this way **does allow relative rankings between iterations to be compared over time**. For example, an area can be said to have become more deprived relative to other areas if it was within the most deprived 20 per cent of areas nationally according to the IMD2015 but within the most deprived 10 per cent according to the IMD2019. However, it would not necessarily be correct to state that the level of deprivation in the area has increased on some absolute scale, as it may be the case that all areas had improved, but that this area had improved more slowly than other areas and so been ‘overtaken’ by those areas.

The deprivation deciles for each of the domain indices and for the overall IMD from the 2015IoD and 2019 IoD, for each of the LSOAs which make up Hawkhurst, are shown below.

Table 16: Deprivation deciles for Hawkhurst LSOAs

| Village West Tunbridge Wells 014B | | | | Village East Tunbridge Wells 014C | | | | Hawkhurst Rural Tunbridge Wells 014E | | | |
|--------------------------------------|------|------|--------|--------------------------------------|------|------|--------|---|------|------|--------|
| Domains | 2015 | 2019 | change | Domains | 2015 | 2019 | change | Domains | 2015 | 2019 | change |
| Overall IMD | 6 | 6 | 0 | Overall IMD | 9 | 9 | 0 | Overall IMD | 8 | 7 | -1 |
| Income | 4 | 5 | 1 | Income | 7 | 7 | 0 | Income | 9 | 7 | -2 |
| Employment | 5 | 6 | 1 | Employment | 8 | 8 | 0 | Employment | 8 | 9 | 1 |
| Education | 5 | 3 | -2 | Education | 7 | 7 | 0 | Education | 8 | 7 | -1 |
| Health | 6 | 8 | 2 | Health | 10 | 9 | -1 | Health | 9 | 10 | 1 |
| Crime | 7 | 8 | 1 | Crime | 6 | 7 | 1 | Crime | 8 | 7 | -1 |
| Housing Barriers | 7 | 7 | 0 | Housing Barriers | 10 | 9 | -1 | Housing Barriers | 3 | 3 | 0 |
| Living Environment | 8 | 8 | 0 | Living Environment | 5 | 5 | 0 | Living Environment | 3 | 3 | 0 |

A negative change between 2015 and 2019 shows a rise in the rank therefore an increase in level of deprivation in relation to all other LSOAs