

Housing Strategy 2015

Supporting Data Analysis



About Our Data

This document contains a detailed analysis of the issues affecting the city including demographic change, housing costs, development pressures, deprivation, and changing need to support the Housing Strategy 2015 which is available at: www.brighton-hove.gov.uk/housingstrategy:

We also publish a number of regular reports on our website that monitor the state of the city's housing markets and its impact on residents. To be added to the mailing list, please contact housing.strategy@brighton-hove.gov.uk

Housing Strategy Statistical Bulletin

This is a quarterly report with an additional annual review that provides information on a range of statistics such as homelessness, new affordable housing and our private sector work.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-statistical-bulletins>

Housing Costs Update Report

This quarterly report has been designed to provide information and statistics on the city's housing market covering the cost to buy and rent homes in the city by different property types and sizes.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

Rent and Local Housing Allowance Comparison Reports

This monthly report provides a snapshot comparison of the number of homes available to rent by size, their average rent, and the number within local housing allowance limits. The report covers the city and neighbouring areas of Worthing & Lancing, Shoreham & Southwick, Saltdean to Newhaven, Lewes, Burgess Hill & Hassocks, and Seaford. The report has separate analysis for:

- single people under 35 and others sharing
- single people over 34
- couples without children
- families with children

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

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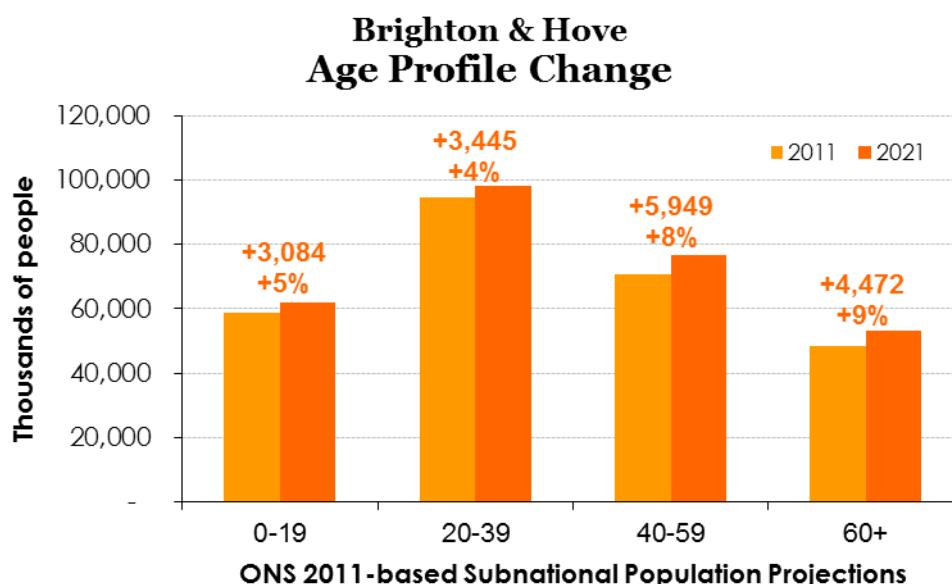
Our City

Local Population

Brighton & Hove has a population of 273,369 residents living in 121,540 households and is the 6th most densely populated area in the South East with pockets of overcrowding particularly within the private rented sector.

The main growth in population has focussed on those aged under 60. There are a comparatively high number of young people aged 20 to 39, representing over a third of the total population, but relatively fewer young children and older people living in the city¹. Part of this growth has been the increase in student numbers with around 33,360 students living in the city and accounting for 13% of the population.² The city's population is expected to grow to nearly 290,000 by 2021, an increase of around 6% with the main growth in people aged 40 years and older.

The proportion of very elderly people aged 85 years and over, accounts for 2.2% of the city's population and is expected to rise by nearly a fifth and account for 2.5% by 2021.³

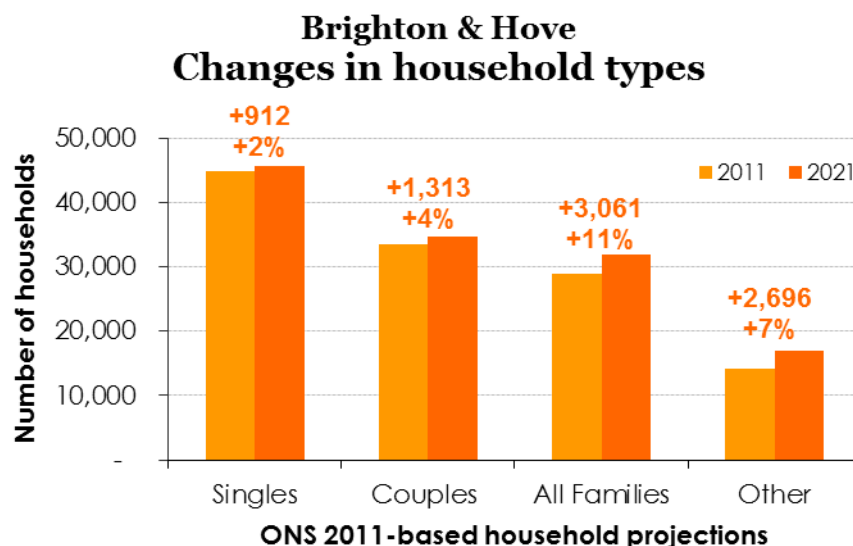


¹ 2011 Census Table KS102, Table KS105, Table QS102 and Table DC4104

² Brighton & Hove City Council Local Housing Investment Plan 2012-2015

³ Subnational Population Projections, Interim 2011-based <http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-274527> and <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

The 2011 Census reported a total of 121,540 households in city with around 37% being single person households. The projected profile for the city’s households identify a higher number families and in other households⁴ than single households by 2021, although single households will still account for over a third of all households in the city.



Brighton & Hove is a diverse city. In the 2011 census 19.5% of the city’s population identified as BME. The city’s largest minority group is the lesbian, gay, bisexual and transgender (LGBT) community, estimated to be about 1 in six people in the city⁵.

Housing Type

The Census 2011 highlighted that Brighton & Hove now has more flats than houses. We also have the 6th highest proportion of converted dwellings or shared houses amounting to 1 in 35 of all houses in multiple occupation and bedsits in England & Wales.⁶

Dwelling Type	Brighton & Hove		South East	England
	Count	%	%	%
Detached house or bungalow	12,897	10.2%	28.0%	22.3%
Semi-detached house or bungalow	24,174	19.1%	27.6%	30.7%

⁴ A multi person household that is neither a couple household nor a lone parent household; examples include lone parents with only non dependent children, brothers and sisters and unrelated (and non-cohabiting) adults sharing a house or flat. This category does not include households with dependent children.

⁵ Count Me In Too

⁶ 2011 Census Table KS401

Terraced house or bungalow (including end-terrace)	26,001	20.5%	22.4%	24.5%
Purpose built flats/tenements	31,739	25.0%	16.1%	16.7%
Part of converted or shared house (including bedsits)	29,466	23.2%	4.0%	4.3%
Apartment in commercial building	2,495	2.0%	1.1%	1.1%
Caravan or other mobile or temporary structure	55	0.0%	0.7%	0.4%

2011 Census Table KS401

Housing Tenure

The city has a smaller owner occupied sector compared to the regional and England average but a much larger private rented sector.⁷ Overall we have a smaller proportion of social housing than the England average but a larger proportion than the regional average.

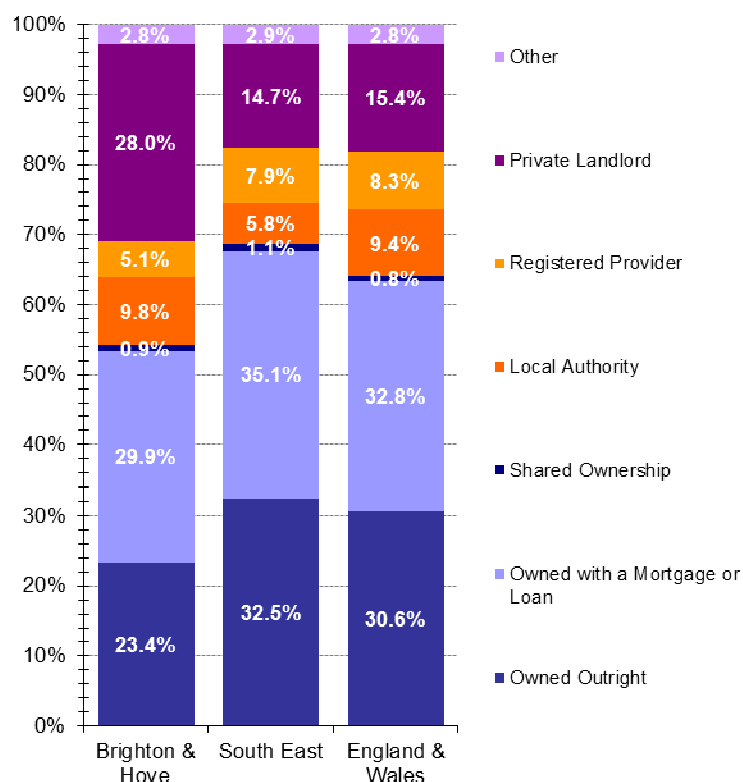
Just over half the city's households (53%) are living in homes that they either own outright or with a mortgage or loan.

1% of households are living in homes they part own / part rent (shared ownership).

28% of households are living in homes rented from a private landlord or letting agency.

15% of households are living in homes rented from the council or registered provider.

Brighton & Hove Tenure

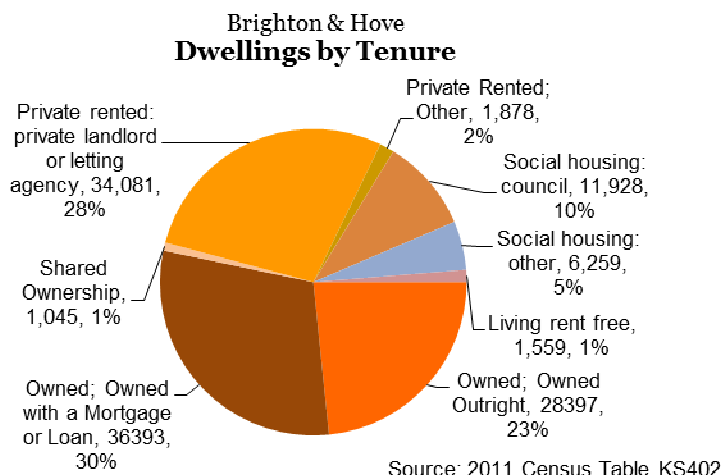


Source: 2011 Census Table KS402

3% of households are either living rent free or renting privately through another source; for example an employer of a household member, relative or friend of a household member, or other non-social rented.⁸

⁷ 2011 Census Table KS402

⁸ 2011 Census Table KS402



Although the owner occupied sector represents just over half the city’s homes it is made up of 74% of the city’s houses with private renting and social housing being predominantly flats. As a result those who rent and are in need of family sized housing can face difficulty in accessing a suitable home.⁹

Brighton & Hove Housing Stock			
Tenure	Homes	Houses	Flats
Owner occupied	65,835 (54%)	69%	31%
Private rented	34,081 (28%)	24%	76%
Social housing	18,187 (15%)	36%	64%
Other	3,437 (3%)	36%	64%

2011 Census Table DC4406

In terms of council tax banding, Brighton and Hove has a greater proportion of its housing stock (44%) in the lowest two tax bands (A and B) than any of the comparator areas¹⁰. This compares to the South East average of 26%.¹¹

Within the social housing sector the homes are a combination of general needs housing and homes suitable for those with a support need¹²

- 15,345 general needs housing
- 1,744 older peoples housing
- 994 supported housing

⁹ 2011 Census Table DC4406

¹⁰ Other Unities authorities

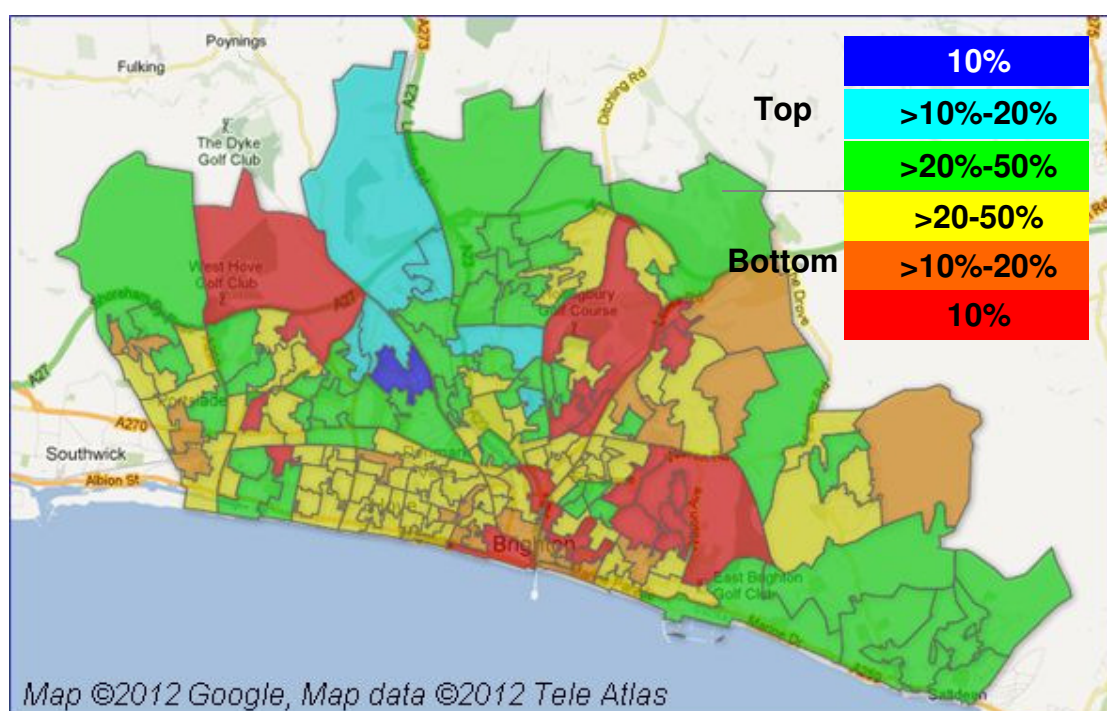
¹¹ Valuation Office Agency

¹² HCA Statistical Data Return (SDR) 2013 and Ohms internal monitoring

Index of Multiple Deprivation 2010

The English Indices of Deprivation 2010 provide a measure of deprivation across England at small area level across seven¹³ defined domains.

The Overall Index of Deprivation, which combines the weighted scores from the seven domains, shows that 68% of the city's areas are in the most deprived 50% of England with 12% falling in the bottom 10% of deprivation and only 0.6% of the city is in the top 10% of areas.¹⁴



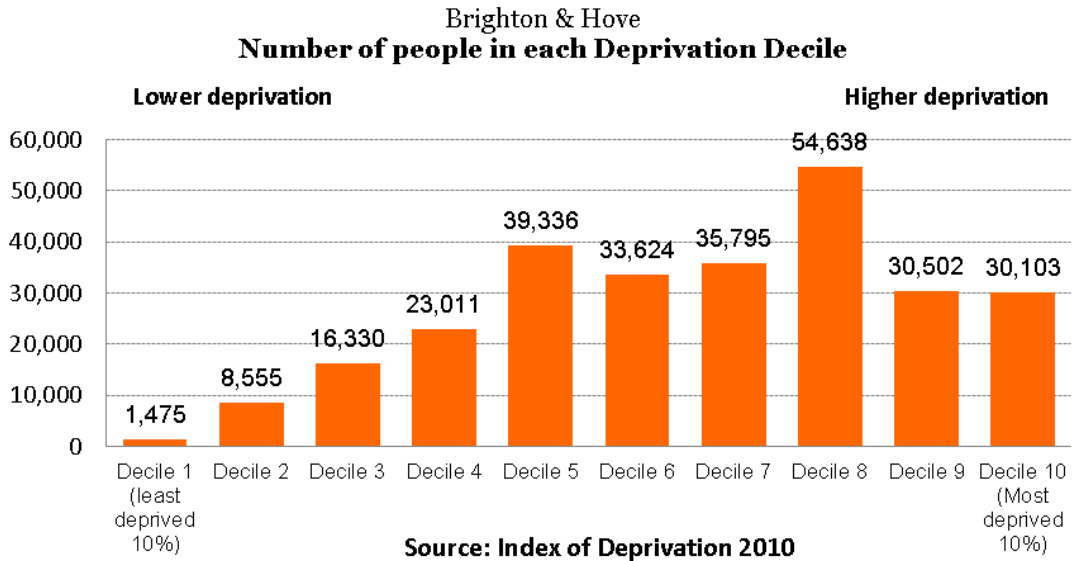
Whilst we have pockets of high deprivation in the city, inequality is more widespread and the majority of people facing inequality do not live in the most deprived 20% of areas.

Although minority ethnic groups overall are not identified as living the most deprived areas there concentrations the Bangladeshi and Black African households. In addition there is a significant group across the city with multiple needs concentrated in the most deprived areas and also in social housing. Children in low income families and with special educational needs are even more concentrated in the most deprived areas.¹⁵

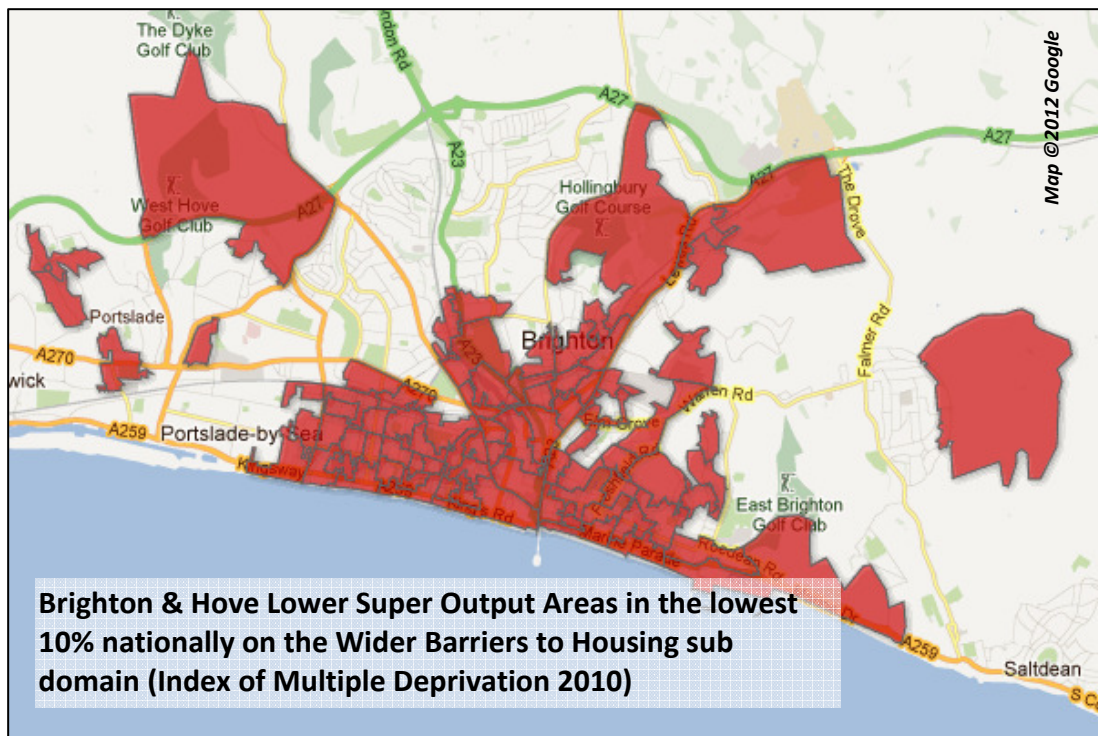
¹³ Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation, and Crime

¹⁴ <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

¹⁵ Brighton & Hove City Council Local Housing Investment Plan 2012-2015



When looking at the barriers to housing and services domain, 49% of the areas in the city were in the 10% most deprived areas of England with one area in the Moulsecoomb and Bevendean ward in the 1% most deprived areas. This measure uses a range of indicators such as overcrowding, housing affordability and distances to key services such as food shops, general practitioners and primary schools.¹⁶



¹⁶ <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

Mortality rates in the city are falling but it is known that they are falling at a faster rate in the wealthiest 20% of the population resulting in inequalities widening. Life expectancy between the most and least deprived people in the city is increasing with the least deprived men living on average more than 10 years longer than men in the most deprived areas, and the least deprived females living 6 years longer than the most deprived females.

There were nineteen areas in the city that were in the most deprived 10% of England, these were located across seven wards; East Brighton had the greatest number of areas falling within 10% measure.

10% most deprived areas in England	
Number of areas in each ward	
East Brighton	5
Hangleton & Knoll	2
Hanover & Elm Grove	1
Hollingdean & Stanmer	3
Moulsecoomb & Bevendean	2
Queen`s Park	3
Regency	1
St. Peter`s & North Laine	1
Wish	1

Low Pay

Although the gross median wage for residents in the city is reported at £421.60 per week, there are wide variances between residents working in higher paid employment and those in lower paid employment.

Brighton & Hove: Annual Survey of Earnings - Resident Analysis						
Median	10 percentile	20 percentile	25 percentile	30 percentile	40 percentile	60 percentile
£421.6	£119.8	£230.0	£270.0	£297.5	£358.3	£493.2

Source: Nomis 2013

Just over 7% of people living in the city and in employment work in the caring, leisure and other service occupations which are often the occupations paid at the lower end of the scale.

Employment by occupation (Apr 2013-Mar 2014)		
Brighton & Hove	Number	%
Managers, directors and senior officials	14,500	10.6
Professional occupations	33,900	24.8
Associate professional & technical	27,800	20.3
Administrative & secretarial	15,100	11
Skilled trades occupations	8,800	6.5
Caring, leisure and other service occupations	9,800	7.2
Sales and customer service occupations	9,200	6.7

Process plant & machine operatives	5,100	3.7
Elementary occupations	12,100	8.9

Research has identified that women mainly at the top end of the labour market, and in part-time employment have benefitted most from recent wage growth but women in the lower quartile have lost the most ground, and for those with children this increases the likelihood of experiencing 'in-work' child poverty, and poverty generally.

Around a quarter of the city's workers live around or below the poverty threshold with Inflation affecting people in low paid employment the most as the prices of staple items which make up higher proportions of spending for this group, are rising fastest.

Living Wage

In April 2013 we introduced the new UK Living Wage rate of £7.45 an hour for our lowest paid council staff and became accredited as a Living Wage employer. The living wage is a voluntary commitment that takes into account certain basics cost of living and is separate from the statutory national minimum wage. Already 128 council staff have benefitted and we looking at how more people who work on the council's behalf can also benefit through reviewing contractual arrangements. Establishing a living wage helps to tackle inequality but this needs to be balanced against promoting competitiveness that supports employment for local people



Welfare reform

The Welfare Reform Act 2012 initiated major changes to the benefits and tax credits system over the next few years. The provisions in the Act include:

- The introduction of Universal Credit and Personal Independence Payment
- Changes to Employment and Support Allowance (ESA), including a one-year time limit on payment of contributory ESA for people in the work-related group
- Other changes to social security and tax credits, including provision for a benefit cap; the localisation of Council Tax Benefit; new rules about the recovery of overpayments and the procedures for making an appeal

The reforms aim to simplify the benefits system, with the aim of increasing the incentives to find work. Universal Credit introduces an integrated working-age credit that provides a basic allowance with additional elements for children, disability, housing and caring and will support people both in and out of work.

The changes are intended to radically simplify the systems and will mainly affect people of working age and aim to make the benefit system simpler, fairer and more affordable whilst reducing poverty, worklessness and welfare dependency.

Recent research has estimated that since the introductions of changes under the welfare reform programme welfare payments in Brighton & Hove have reduced by £102m per annum. Much of this funding would have been spent in the area and is likely to result in a knock on impact on local businesses.

Overall, the changes to welfare support have been calculated at an average loss of £528 per annum for every working age adult in Brighton & Hove against a national average £470 per annum and for some households living in the city the loss could be as much as £1,000s per annum.

Impact in Brighton & Hove from Welfare Reform		
Change	Households	Annual Loss
Child Tax Credit and Working Families Tax Credit: changes (2011-12 onwards)	17,600	£14m
Housing Benefit Local Housing Allowance: 50 th to 30 th percentile, shared room rate for under 35s, 4-bed limit, removal of retained excess, switch to CPI (2011-14)	11,300	£24m
Non-dependent Deductions: Housing Benefit, Council Tax Benefit, income based allowances (2011-2014)	1,600	£2m
Housing Benefit: Under-occupation (Apr 2013)	1,800	1.4m
Disability Living Allowance: move to Personal Independence Payments (2013/14)	2,400	£7m
Incapacity Benefit: changes to Employment Support Allowances and tougher Work Capability Assessment (2012-13)	6,200	£22m
Benefit Uplift: 1% rather than inflation	All claimants	£17m
Child Benefit: rate freeze and loss for higher earners	30,200	£12m
Council Tax: discount reduction (2013/14)	18,800	£1m
Benefit Cap: £18,200 single person / £26,000 couples/family (Sept 2013)	280	£1.3m

Source: Centre for Regional Economic Social Research and Sheffield Hallam University, *Hitting the poorest places hardest, the local and regional impact of welfare reform*, April 2013

At the beginning of 2014, there were just over 27,300 households living in the city with live housing benefit claims. Nearly 12,000 of these claimants were living in the private rented sector and therefore claiming local housing allowance.

In fact the impact on some households has already taken affect with research at the beginning of 2014 identifying 171 households living in the city experiencing a reduction in their payments – 127 were lone parent households, 3 were single people and 41 were couples with children.

Although working is the best way to avoid the benefit cap, 122 (71%) of those households had children under the age of 5 years olds which when considering the out of work benefit rules means they are not obliged to be looking for work. For many of these families affording childcare may be a problem and especially for the 22 (13%) of families with very young children under one years old.

In addition to changes in housing benefit, many low income working age household now have to pay at least the first 8.5% of their liability under Council Tax Reduction and the implementation of payment reduction due to under-occupation affects families as well as single households

Projected estimates at the start of 2014 have identified a further 100 households that will be affected by the benefit cap in the future.

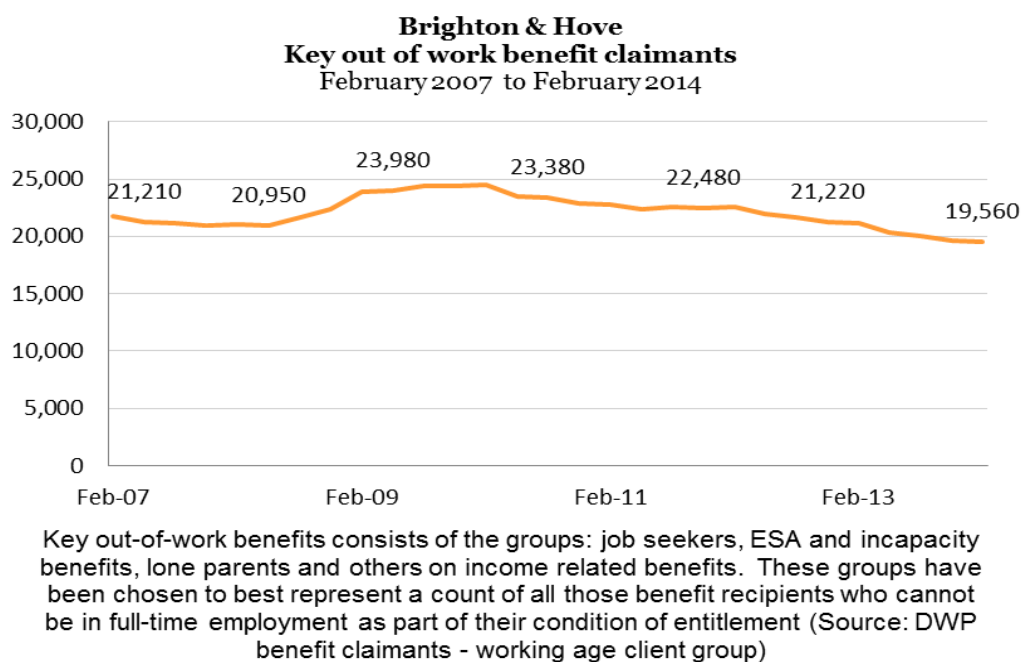
Tackling Worklessness

Although there has been a reduction in the number of job seekers allowance claimants and ESA / Incapacity Benefits claimants since 2010, worklessness remains a key challenge in the city. In February 2014 there were approximately 4,660 people claiming job seekers allowance and 12,700 claimants on ESA / Incapacity Benefit in the city.

The maintenance procurement contract with Mears for our council stock includes a requirement that Mears delivers an apprenticeship scheme for young local people.

Since the scheme started in April 2010 a total of 50 apprenticeships have been successfully completed. Young people recruited from the local community have two years 'on-the-job' training with Mears alongside day release at City College where they study NVQ Level 3 qualifications in their

respective trades. The traditional range of training skills to qualify as an electrician, plumber, gas fitter, carpenter and general builder, have been expanded to include landscape gardener and administrator. The scheme is proving successful with apprentices on completing the scheme not only qualifying but also finding work in their chosen profession.



In September 2013, Mears were named one of the best apprentice employers in the area. They won the prize in the medium employer category in the regional final of the National Apprenticeship Awards 2013. The awards celebrate the achievements of the country's most outstanding apprenticeship employers and their apprentices

As part of supporting the city's most vulnerable and disadvantaged residents, we run a wide range services that support them to gain independence, skills and employment, and enable them to contribute to the city's economic success.

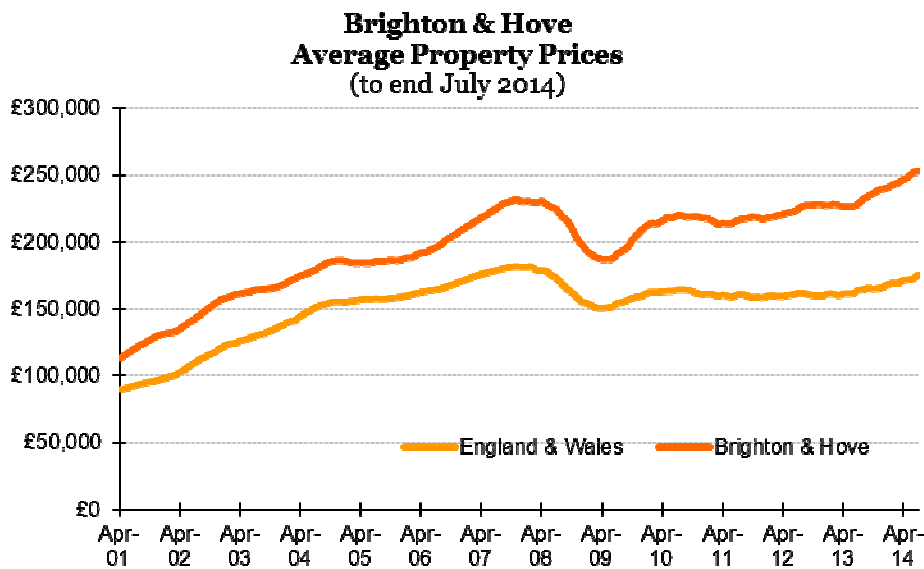
Over the past few years projects have been established and consolidated with links into education, training and employment support for homeless clients. There has been increased engagement across all client groups with the range of established and evolving activities available. Activities include life-skill courses, job support network groups, therapy sessions, courses for people with a learning disability and much more.

Housing Costs

Owner Occupation

Since 2001 we have seen property prices in the city more than double in value, with the average cost to buy a home now at over £250,000, above the averages reached during the housing market boom of 2007 and 2008.

London and the South East have seen the biggest increase in property values, and the gap between the average property price in Brighton & Hove and England & Wales has widened to 44%¹⁷.



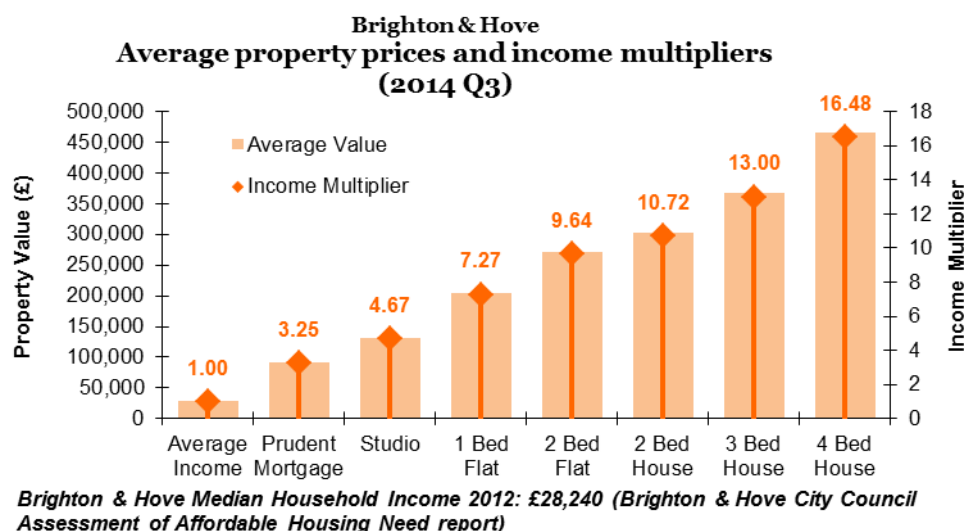
With the property market swinging from stagnation, experts are predicting that property prices in the South East will rise by 31% over the next five years¹⁸, but as prices are driven up wages remain stagnated which will lead to property affordability being stretched even further.

The average cost to buy a home in Brighton & Hove has already exceeded the means of many households wishing to live in the city. In Autumn 2014 the average 1-bed flat cost over 7 times the median household annual income and 3-bed house cost 13 times median annual income.¹⁹

¹⁷ Land Registry Housing Price Index Data and Land Registry Index Report for July 2014

¹⁸ Savills

¹⁹ Housing Cost Bulletin 2014 (July to September)



Although interest rates are at an all-time low, most properties in the city are beyond the reach of households on average incomes unless they have either a sizeable deposit or borrow significantly in excess of prudent mortgage limits.

Monthly Cost of Mortgage Repayments (Autumn 2014)		
	1 bed flat	3 bed house
Purchase value of property	£205,166	£367,072
Deposit 25%	£51,291	£91,768
Total value of mortgage	£153,874	£275,304
Income required*	£47,346	£84,709
Repayment @ 4% **	£812	£1,453
Repayment @ 5% **	£900	£1,609
Repayment @ 6% **	£991	£1,774

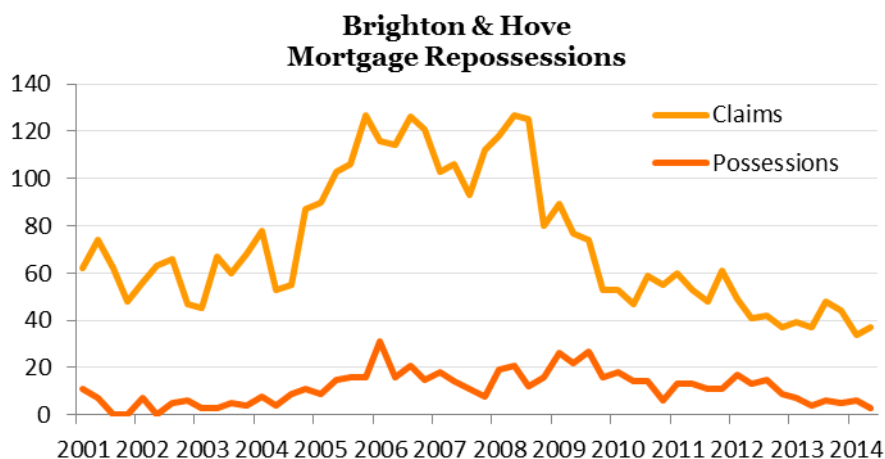
* Based on 3.25 x salary ** Based on a 75% repayment mortgage repaid over 25 years

Mortgage Repossession

If interest rates increase, many households who have stretched their resources to buy their home could face financial difficulty, particularly if they have very little equity in the property. Both nationally and locally the numbers of mortgage repossession claims and repossession are low. During 2013 there were 168 claims and 22 repossessions reported in the city²⁰. The Council continue to provide schemes to help households in the city who find themselves at risk of losing their home and we have helped around 40 households since the introduction of the different schemes.²¹

²⁰ Ministry of Justice

²¹ PIE submissions and BHCC monitoring



Source: Ministry of Justice

Private Renting

The number of private rented homes²² has increased by 45.7% (an extra 10,693 homes) with 2 out of every 7 households in the city now renting from a private landlord.

Brighton & Hove Private rented sector: Private landlord or letting agency			
Wards	2001	2011	Change
Moulsecoomb & Bevendean	579	1,259	117.4%
Hangleton & Knoll	257	547	112.8%
Hollingdean & Stanmer	409	826	102.0%
North Portslade	176	345	96.0%
Patcham	281	518	84.3%
Rottingdean Coastal	706	1,270	79.9%
Woodingdean	169	300	77.5%
Wish	518	847	63.5%
St. Peter's & North Laine	2,535	3,915	54.4%
Withdean	837	1,269	51.6%
Goldsmid	2,171	3,164	45.7%
Hanover & Elm Grove	1,491	2,166	45.3%
Hove Park	389	563	44.7%
South Portslade	390	553	41.8%
Regency	2,283	3,190	39.7%
Westbourne	1,029	1,420	38.0%
Central Hove	1,951	2,681	37.4%
Queen's Park	2,045	2,735	33.7%
Brunswick & Adelaide	2,553	3,261	27.7%
Preston Park	1,576	1,987	26.1%
East Brighton	1,043	1,265	21.3%
Brighton & Hove	23,388	34,081	45.7%

Source: 2011 Census Table DC4101EW and 2001 Census

²² Private rented: Private landlord or letting agency

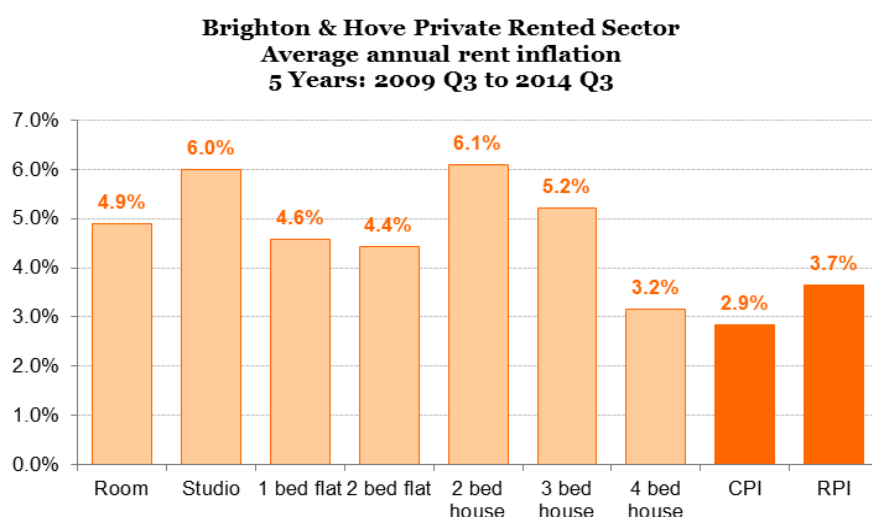
We have the 9th largest private rented sectors in England & Wales accounting for 34,081 homes, representing 28% of the total housing in the city²³.

Private rented sector: Private landlord or letting agency		
Top District & Unitary Authorities	Number	% of homes
Birmingham	68,647	17%
Manchester	55,043	27%
Leeds	53,599	17%
Liverpool	44,912	22%
Bristol	40,401	22%
Westminster	39,732	38%
Wandsworth	39,171	30%
Lambeth	36,023	28%
Brighton & Hove	34,081	28%
Cornwall	33,938	15%

Source: 2011 Census Table DC4101

Although the private rented sector provides a valuable resource for the city's growing population, households living in the private rented sector are more likely to be living in poorer than average quality housing²⁴, overcrowded conditions than those living in social housing or owner-occupation and more likely to be unemployed than those living in owner-occupation.²⁵

Over the last 5 years our monitoring²⁶ has shown that rents have on average risen above inflation.



²³ 2011 Census Table DC4101 and 2001 Census

²⁴ Brighton & Hove Private Sector House Condition Survey 2008

²⁵ 2011 Census Table DC4104 and LC4106 and Table LC4601

²⁶ <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

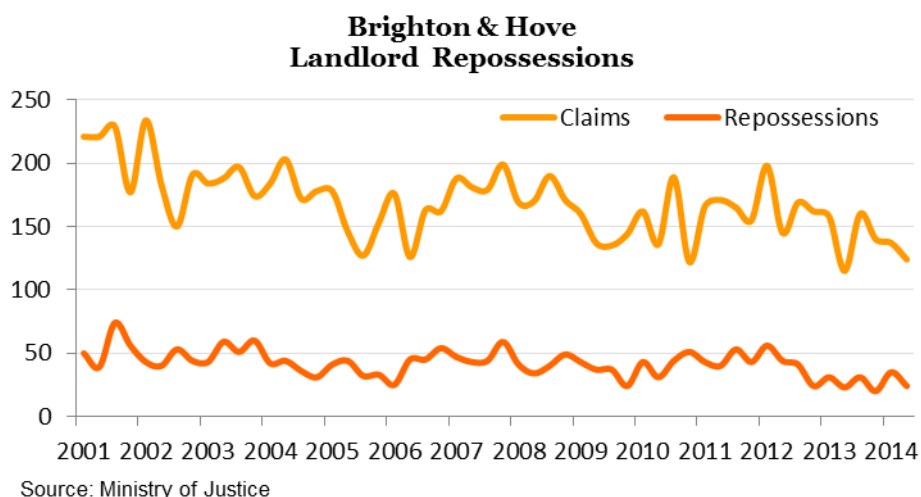
The high rental costs in the city continue to make it difficult for people to access the private sector rental market. In the autumn 2014, a household on an average income (£28,240 per annum) would use 36% of their gross income to rent 1-bed flat (which required an income of £44,350 to be affordable) and 66% of their gross income to rent 3-bed house (which requires an income of £81,600 to be affordable).

Brighton & Hove: Autumn 2014			
Property	Rent	Affordable Income*	Price to Average Income Ratio**
Studio	£644/mth	£33,887	27% gross income
1-bed flat	£843/mth	£44,350	36% gross income
2-bed flat	£1,158/mth	£60,937	49% gross income
2-bed house	£1,204/mth	£63,375	51% gross income
3-bed house	£1,550/mth	£81,600	66% gross income
4-bed house	£1,831/mth	£96,362	78% gross income

** based on 25 year mortgage of 3.25 times income at 5% interest with a 25% deposit*
*** based on based on median gross household income of £28,240 per annum*

Landlord Repossession

The number of landlord repossession claims and repossession in the city remain low with 604 claims and 119 repossessions reported during 2013/14. The Council continue to help households in the city who find themselves at risk of losing their rented home and in 2012/14 we have help around 1,436 household to sustain their accommodation.



Affordable Rents

To help fund the development of new affordable housing using less public subsidy than previously the Government has introduced Affordable Rents where those homes developed with Government funding (and some existing homes when vacant) are let at a rent up to 80% of market rent. The extra rent enables the housing provider to borrow more money to pay for building the home in place of the higher grant.

To ensure these new Affordable Rents remain truly affordable the Registered Providers developing new affordable housing in Brighton & Hove have agreed to cap these rents at the Local Housing Allowance limit.

Indicative Affordable Rent Levels: Capped by Local Housing Allowance (per week)			
	1 bed	2 bed	3 bed
Market Rent (2014 Sept)	£ 197.54	£ 284.54	£ 375.46
80% market rent (2014 Sept)	£ 158.03	£ 227.63	£ 300.37
LHA limit (2014-15)	£ 151.62	£ 190.62	£ 228.00
Affordable Rent charged (basis)	80% market	LHA cap	LHA cap
Affordable Rent charged per week	£ 151.62	£ 190.62	£ 228.00
Affordable Rent Percent of Market Rent	77%	67%	61%
Estimated net annual income required if not on Housing Benefit*	£ 22,526	£ 28,320	£ 33,874
Estimated gross annual income required if not on Housing Benefit*	£ 29,689	£ 38,319	£ 47,564

* Assumptions: Including all benefits except Housing Benefit and based on housing costs at 35% of net total income to be affordable

Social Housing

The 2011 Census reported that social housing stock represents around 15% of the city's housing, higher than the regional average but lower than the national average. Of the 18,187 homes in the social rented sector, around 2/3 are owned by the council, with the rest being owned by registered providers.²⁷

The profile of social housing identifies that the greatest proportion of council properties were 2-bed homes and register providers²⁸ were 1-bed homes.²⁹

²⁷ 2011 Census Table KS402 - Tenure

²⁸ Larger register providers

²⁹ LAHS 2014 submission to government and SDR 2014 submission to government

Stock in the City	Bedsit	1-bed	2-bed	3-bed	4-bed+
Council	6%	30%	39%	23%	2%
Registered Provider	9%	36%	31%	21%	3%

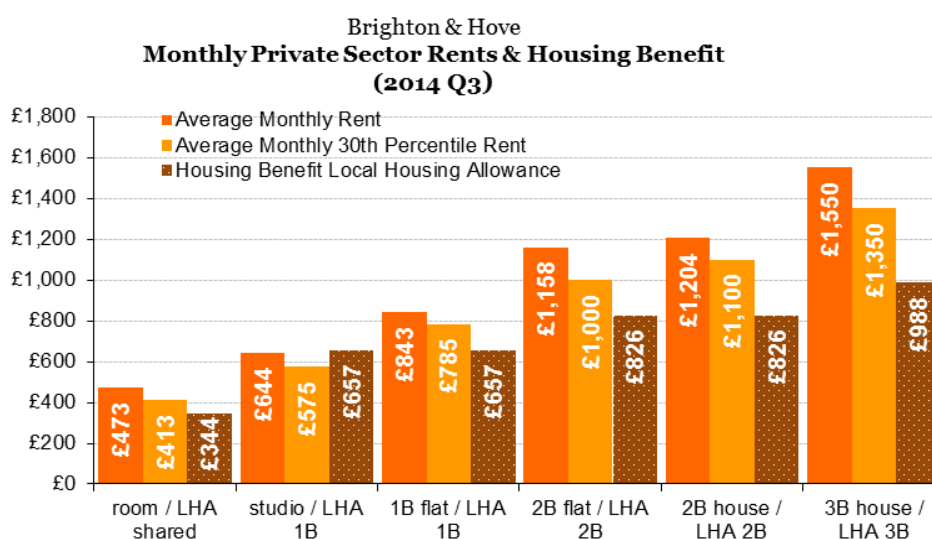
Source: LAHS 2014 and SDR 2014

Social housing remains in high demand with the Council’s Affordable Housing Needs Report 2012 identifying that the majority of residents in need can only afford social rented homes without requiring housing benefit.

Brighton & Hove : Average weekly rent			
	Council: social rented	Registered Provider: social rented	Registered Provider: affordable rented
Bedsit	£59.23	£70.05	£107.87
1-bed	£67.73	£81.68	£129.09
2-bed	£76.57	£94.75	£152.07
3-bed	£89.04	£104.96	£182.90
4-bed	£95.35	£119.59	£215.91
5-bed	£110.07	£131.31	£236.49
6-bed	£107.74	£139.87	-

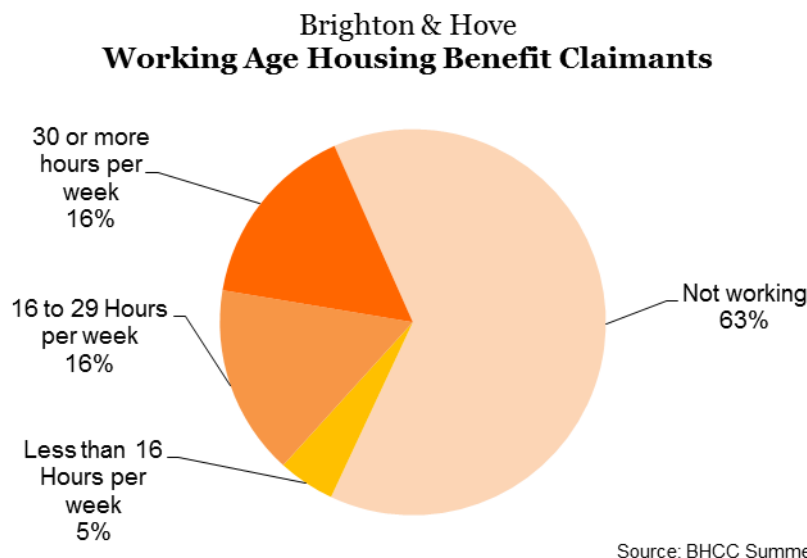
Housing Benefit

Many households in receipt of housing benefit can find it difficult to find an affordable property to rent as the cost of renting is often more than the local housing allowance limit and some landlords are reluctant to rent to households in receipt of benefit which can reduce people’s choice still further.



Note: The housing benefit local housing allowance is calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Analysis suggests that around a third of housing benefit claimants are working more than 16 hours per week, with half of these working at least 30 hours per week, a reflection of the high rents and low wages in the city.



Our monthly snapshot report³⁰ of properties available to rent within housing benefit limits in Brighton & Hove found very limited choice:

- **Single People under 35 and other sharers** – would find 2 (1% of 391) affordable homes
- **Single People over 34** – will find more opportunity renting a studio than 1-bed home with 21 (46% of 46) studios within the LHA limit compared to 6 (4% of 135) 1-bed homes
- **Couples without children** - would find 6 (4% of 135) 1-bed homes affordable but would have greater choice if they considered renting a studio
- **Families with children** – would find 12 (3% of 391) family homes (2-4 bed) falling within the LHA rate (4x 2-bed, 0x 3-bed and 8x 4-bed homes)

³⁰ Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

Housing Demand

A shortage of homes and an expanding population increases the demand for the existing housing stock, pushing up prices and creating challenges for those living and working in our city with wages relatively low in comparison to national and regional averages.

Overall Housing Demand

Based on demographic factors, (reflecting scenarios of population and household growth), the city's full (unconstrained) housing requirement, for both market and affordable housing, over the plan period has been assessed at 15,800 new homes to 2030, an average of 790 new homes per annum.

The city's capacity and Plan target for 11,300 new homes to 2030 is 4,500 homes below the estimated demand of 15,800 new homes, a shortfall of 215 homes every year.

There are very significant constraints on the capacity of the city to physically accommodate this amount of development and this is particularly so in terms of environmental considerations such as the sea to the south and the South Downs National Park to the west, north and east of the city, the need to provide for a mix of homes to support the growth and maintenance of sustainable communities, the need to make provision in the city for other essential development (for employment, retail, health and education facilities, other community and leisure facilities) and the need to respect the historic, built and natural environment of the city.

The fact that the city's housing delivery target does not match the objectively assessed full housing requirement means that there is a 'duty to cooperate' with the city's neighbouring local authorities. Brighton & Hove's strategic housing market and travel to work area extends westwards incorporating Adur District and parts of Worthing District; eastwards incorporating parts of Lewes and northwards to Mid Sussex, Horsham and Crawley. Many of these areas also face similar challenges in meeting housing requirements. In accordance with government guidance, the council will continue to engage constructively, actively and on an ongoing basis with neighbouring authorities and public bodies with regard to strategic planning matters including the provision for housing over sub-regional areas.

Affordable Housing Need Report 2012

The Council's Assessment of Affordable Housing Need Report 2012 identified that the minimum household income required to afford market housing is £42,000 per annum against an average (median) income of £28,240.

Almost 88,000³¹ Brighton & Hove households (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy suggesting that social housing is the only affordable housing option in the city for the vast majority of residents.³²

Estimated Proportion of Households Unable to Afford Market Housing without Subsidy			
	Income required to access market	Number unable to afford	% of households unable to afford
North Portslade, South Portslade, Hangleton & Knoll	£42,000	10,211	73% of 14,084
Hove Park, Withdean, Preston Park, Patcham	£42,960	14,114	62% of 22,728
Wish, Westbourne, Goldsmid	£45,600	11,692	70% of 16,703
Central Hove, Brunswick & Adelaide, Regency	£47,760	12,840	76% of 16,939
St Peters & North Laine, Hanover & Elm Grove, Queen's Park	£43,200	17,248	75% of 23,090
Hollingbury & Stanmer, East Brighton, Moulescoomb & Bevendean	£44,400	14,474	81% of 17,781
Woodingdean, Rottingdean Coastal	£46,800	7,366	71% of 10,331
Brighton & Hove	-	87,945	72% of 121,656

Source: Assessment of Affordable Housing Needs Report 2012

The report also estimated the proportion of affordable housing need that should be met through provision of different housing products, intermediate, affordable rent and social rent, without the use of housing benefit, and breaks down demand for the city as:

- 8.5% Intermediate Rent
- 32.5% Affordable Rent
- 59% Social Rent

³¹ 87,945 households

³² Assessment of Affordable Housing Need Report 2012 http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf

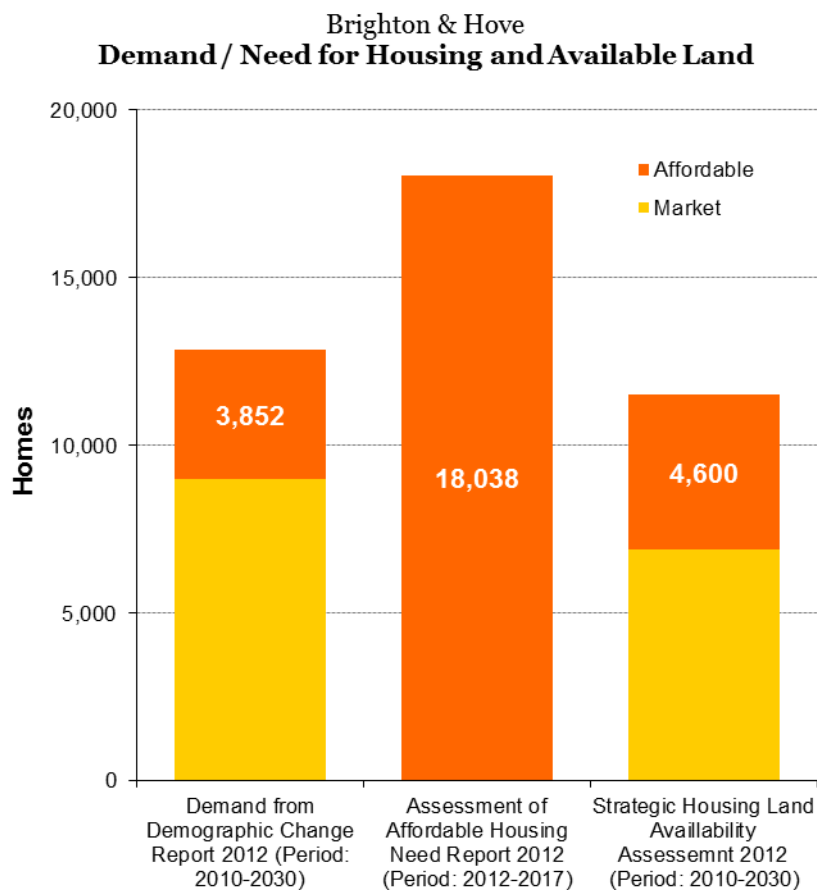
Estimated level of Housing Need (2012-17) by Type of Affordable Housing (%)			
	Intermediate	Affordable rent	Social rent
North Portslade, South Portslade, Hangleton & Knoll	8.6%	30.6%	60.8%
Hove Park, Withdean, Preston Park, Patcham	12.8%	38.2%	49.0%
Wish, Westbourne, Goldsmid	9.0%	37.4%	53.6%
Central Hove, Brunswick & Adelaide, Regency	6.8%	36.7%	56.5%
St Peters & North Laine, Hanover & Elm Grove, Queen's Park	7.7%	30.8%	61.5%
Hollingbury & Stanmer, East Brighton, Moulescoomb & Bevendean	6.7%	24.9%	68.4%
Woodingdean, Rottingdean Coastal	8.7%	38.4%	52.9%
Brighton & Hove	8.5%	32.5%	59.0%

Source: Assessment of Affordable Housing Needs Report 2012

The Assessment of Affordable Housing Need Report 2012 estimates that 22,132 households will be in housing need and unable to afford buying or renting in the residential housing market in the period 2012-17. In addition, 59% of those in need (10,642 households) are only able to afford social rented housing rather than affordable rented.

With only around 3,500 affordable homes expected to be built by 2030 it leaves an unmet housing need of more than 18,000 affordable homes by 2017. However, the city only has the space for an additional 11,798 homes between 2015 and 2030..³³

³³The Assessment of Affordable Need (December 2012) http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf

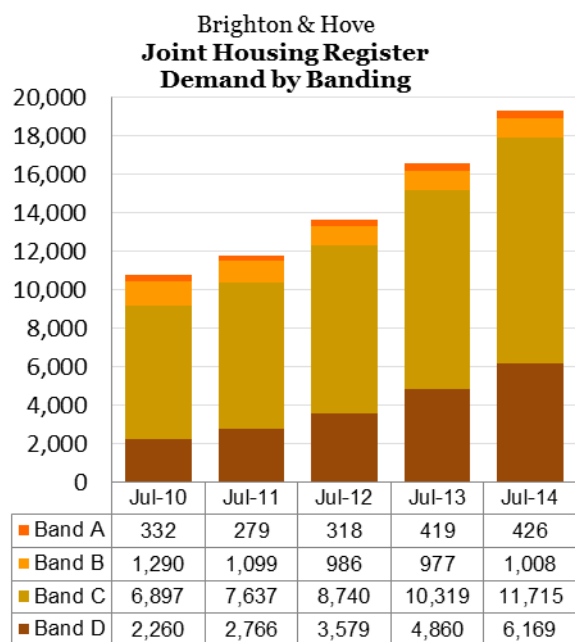


The Housing Register

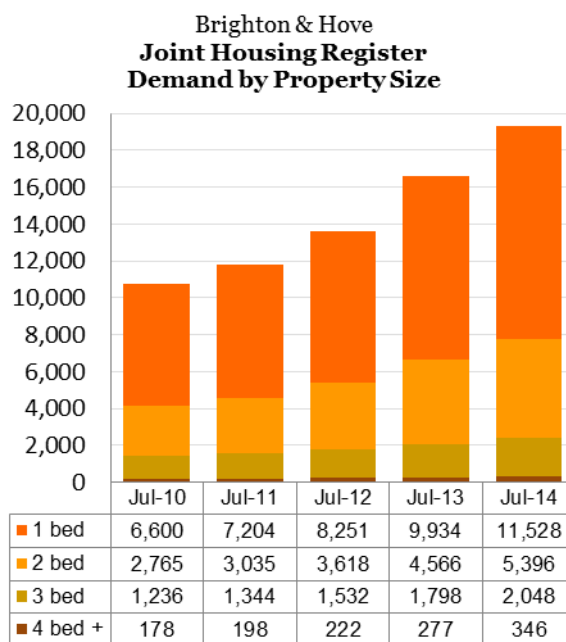
The Brighton & Hove Joint Housing Register is an open register enabling anyone over 18 years old from anywhere in the country to register, although people with a local connection to the city are given priority.

Applicants are assessed and placed in a priority banding group with Band A being for households in the most urgent housing need and Band D for those with the least level of need.

At the beginning of July 2014 there were a total of 19,318 households on the Brighton & Hove Joint Housing Register with nearly 70% of these having at least a moderate level of housing need. Over the last two years we have seen over 5,000 additional households registering, a 42% increase since July 2012. Around 30% of those on the register have a comparatively low level of need with high housing costs and insecure tenancies in the private sector being a key driver in their desire for social housing.



Source: Locata



Source: Locata

Brighton & Hove Joint Housing Register: 2 July 2014							
	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	Total
Band A	266	107	34	16	2	1	426
Band B	544	240	175	32	15	2	1,008
Band C	7,402	2,908	1,208	135	48	14	11,715
Band D	3,316	2,141	631	46	27	8	6,169
Total	11,528	5,396	2,048	229	92	25	19,318

Those in the highest priority groups

Households in Bands A and B are households in the most need of housing/re-housing. Households in Band A are identified as being in urgent need to move and those in Band B as being high priority to move.

On 2 July 2014 there were 1,434 households on the Housing Register in these bandings (426 in Band A and 1,008 in Band B). Of those in Band A and B:

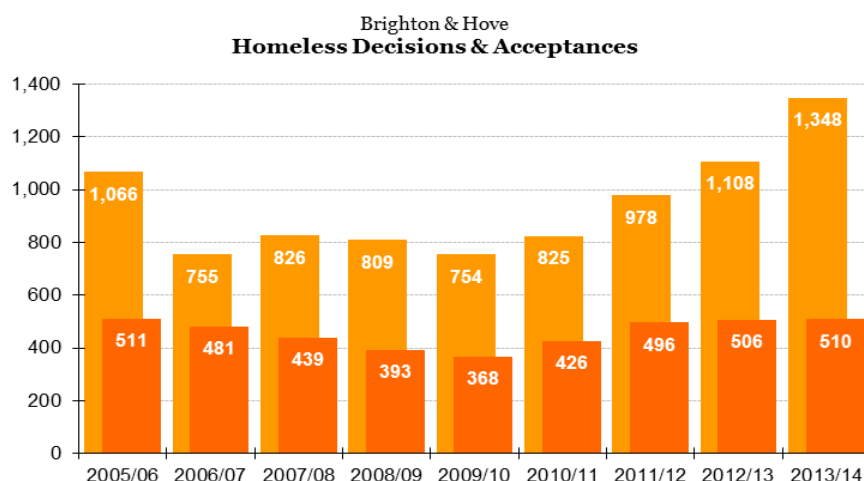
- 199 (14%) needed a sheltered home
- 624 (43%) needed 1-bed home
- 334 (23%) needed 2-bed home
- 209 (15%) needed 3-bed home
- 68 (5%) needed 4-bed+ home

Of the 277 households needing a 3-bed+ home, 162 (58%) had a family member with medical needs and 89 (32%) were living in a home too small for them.

Homelessness

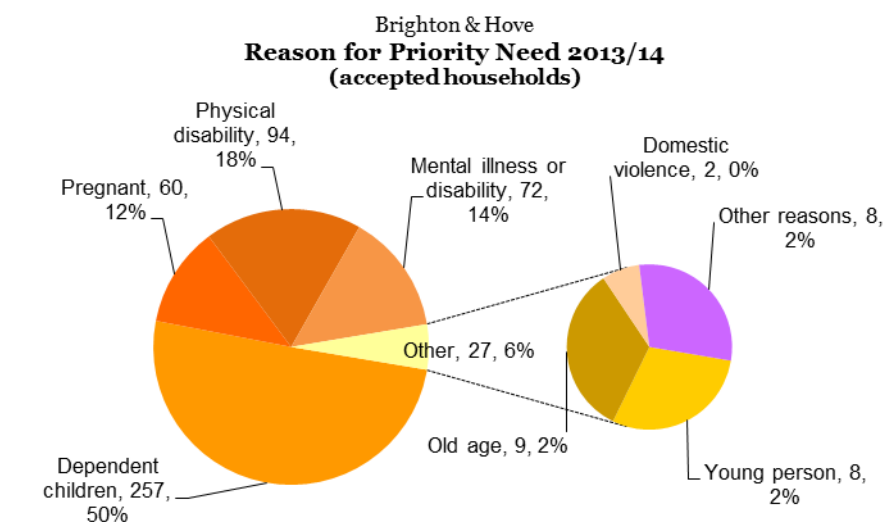
Although the council and our partnership agencies work hard to prevent households becoming homeless, each year there a number of cases where this can not be prevented. In recent years despite our vigorous prevention work we have seen homeless applications and acceptances increasing.

In 2013/14, we made a total of 1,108 homeless decisions and accepted 510 households as unintentionally homeless and in priority need.



Source: P1E

Nearly $\frac{2}{3}$ of those accepted as homeless were households with dependent children or with a family member who was pregnant. Over 1 in 7 acceptances was due to a family member having a mental illness and over 1 in 5 was due to a family member having a physical disability.



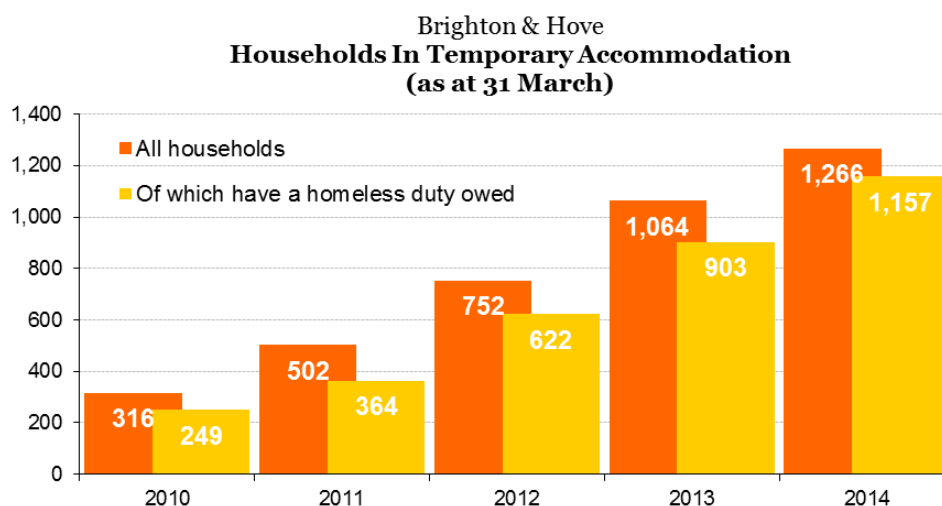
Source: P1E

Although the most common reason for being accepted as homeless is due to having dependent children the number is below the national average. In contrast homelessness amongst those with a physical disability or mental illness is double the national average.

Reason for Priority Need	2013/14	
	England	Brighton & Hove
Mental illness	8.6%	14.1%
Pregnant	7.9%	11.8%
Dependent children	65.0%	50.4%
Young person	2.8%	1.6%
Physical disability	7.1%	18.4%
Other	8.6%	3.7%

Temporary Accommodation

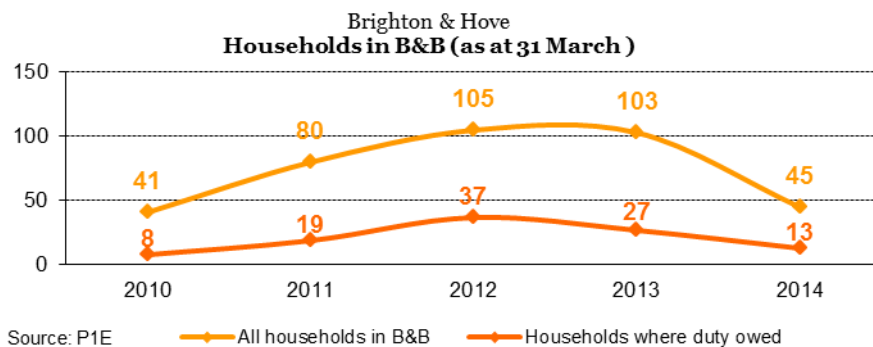
The number of households in Temporary Accommodation has increased by 300% from 316 at the end of March 2010 to 1,266 at the end of March 2014 with nearly 1,000 households where a Section 193 (homeless) duty is owed.



Lone parent households make up the greatest proportion of households and represented nearly ½ of all the households in Temporary Accommodation at the end of March 2014.

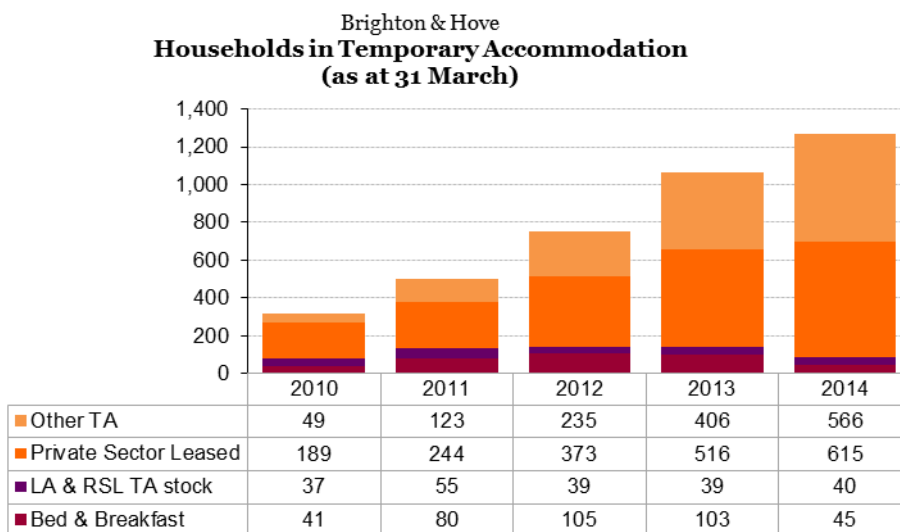
Households in Temporary Accommodation	31 March 2014	
Lone parent household	622	49%
Couples with children	275	22%
One person household	320	25%
Others	49	4%
Total	1,266	100%

Although there has been an increase in the number of households in Temporary Accommodation, there has been a small decrease in the use of emergency B&B accommodation, with 4% of households in this type of accommodation at the end of March 2014 compared to 13% at the end of March 2010.



The use of long leased Temporary Accommodation has not only allowed for minimal emergency B&B use but has provided better quality and more sustainable temporary accommodation.

Since March 2010 we have increased the use of Private Sector Leased Temporary Accommodation by nearly threefold, providing additional good quality self-contained temporary accommodation and reducing the dependence on emergency B&B accommodation.



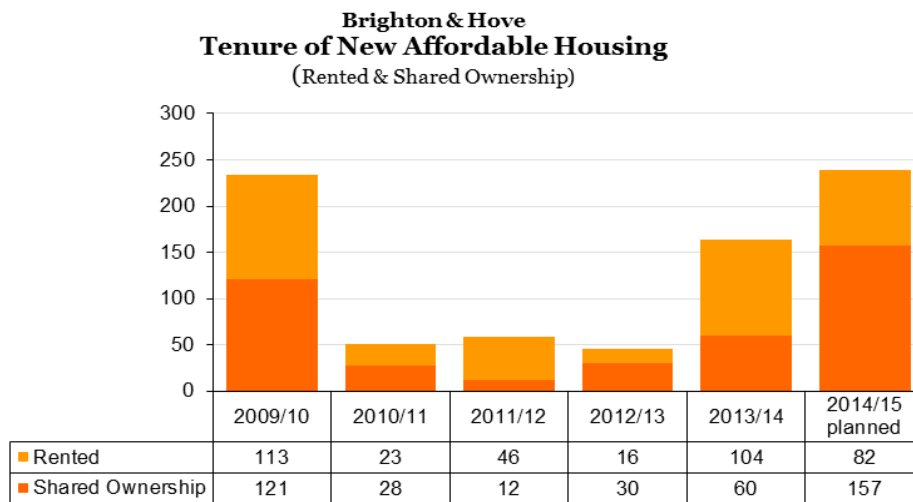
Source: P1E

Housing Supply

Historical Building Trend

Over the last 15 years the average rate of new housing development in the city has been around 550 dwellings per annum (all homes, private and affordable). More recently, annual rates of housing delivery have been far lower than this reflecting the ongoing impacts of global economic recession.

Since April 2002, working with our Registered Provider partners, we have delivered nearly 2,200 new homes and although the recessions has had a noticeable impact on our programme, with our current affordable housing development programme 2011-2015 will deliver over 500 affordable homes and bring in a total investment of more than £59m.



Source: HCA & Housing Development Manager

New Housing

The new City Plan sets a local housing target to provide 11,300 new homes in the city by 2030 based on the 2012 update to the Strategic Housing Land Availability Assessment³⁴. This is 4,500 homes short of the estimated demand of 15,800 new homes.

This suggests that the city has the capacity to develop an average of 575 new homes per annum (against a need for 790 new homes per annum, a shortfall of 215 homes every year).

³⁴ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/SHLAA_Update_2012.pdf

The majority of new housing proposed for the city will be concentrated in eight specific development areas. These areas have the potential capacity and opportunities to accommodate a significant amount of change and therefore offer significant capacity for new developments that will secure substantial benefits for the city and of regional importance and also, in some instances, bring regeneration to rundown areas.

The areas also already have either good sustainable public transport system or are areas where the infrastructure can be improved. This approach ensures that transport impacts will be minimised and that the city's countryside and the South Downs National Park will continue to be protected.

In addition, development on a more modest scale is planned across the rest of the city on suitable brownfield site opportunities. Such development will help to secure the growth of or maintain sustainable neighbourhoods and communities and will help to protect valuable open spaces.³⁵

Development Proposals to 2030 Draft City Plan (January 2013)	New Homes
DA1 – Brighton Centre and Churchill Square Area	20
DA2 – Brighton Marina, Gas Works and Black Rock Area	1,940
DA3 – Lewes Road Area	810
DA4 – New England Quarter and London Road Area	1,185
DA5 – Eastern Road and Edward Street Area	470
DA6 – Hove Station Area	630
DA7 – Toad's Hole Valley	700
DA8 – Shoreham Harbour	400
Rest of the City	3,945
Small site and windfall development	1,250
Total	11,350

Affordable Housing Requirements

In recognition of the city's high level of housing need, the new City Plan Part One (Submission February 2013) CP20 Affordable Housing³⁶ has lowered the threshold that requires an affordable housing contribution on developments of 5 or more dwellings:

³⁵ Draft Brighton & Hove City Plan

³⁶ http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13_Submission_City_Plan_Part_One.pdf

- 40% onsite affordable housing on sites of 15 or more dwellings
- 30% onsite affordable housing or equivalent financial contribution on sites between 10 and 14 dwellings
- 20% affordable housing as equivalent financial contribution on sites between 5 and 9 dwellings

On developments of 10 or more dwellings, affordable housing will normally be delivered on site. Only in exceptional circumstances will the council accept a commuted sum or free serviced land in lieu of on site provision.

Affordable housing provision should incorporate a mix of tenures. The recent Affordable Housing Need Report 2012 highlights that the majority of households in need are only able to afford social housing, breaking down affordability to 8.5% intermediate housing, 32.5% affordable rent and 59% social rent. In addition, the draft plan recognises the shortage of family sized homes and seeks an affordable housing dwelling size mix of 30% one bedroom, 45% two bedroom and 25% 3+ bedroom.

Our Affordable Housing Brief sets out guidance on the requirements for affordable housing in the city, aiming to make sure that we deliver high quality affordable housing for local people in housing need within mixed, balanced and sustainable communities

Based on the City Plan expected trajectory of 575 new homes in the city per year, if we achieved 40% affordable housing on the larger sites and 20%-30% on the smaller, this would provide up to 200 affordable homes each year.

Following changes in national policy under the National Planning Policy Framework and the end of HCA capital subsidy we are now facing challenges around the viability of affordable housing on some schemes which is affecting the number of new affordable homes being built in the city.

Estate Regeneration Programme

Our Estate Regeneration Programme is making the best use of council land. Working with local residents, we have identified a number of sites located on council housing land that can be used to build new homes. The sites include empty office and stores, underused garages and vacant plots of land.

The programme aims to build 500 new homes on council housing land by 2030 and will be funded through a number of funding streams including right to buy sales receipts, economy saving and low interest borrowing.

The new developments will also contribute to improving neighbourhoods for existing residents, supporting sustainable communities. Built on one plant living principles the will be built to lifetime standard, with 10% designed as wheelchair accessible. Wherever possible solar PV panel will be installed to lower fuel bills and carbon home's footprint.

The first phase of the New Homes for Neighbourhoods estate regeneration programme will deliver homes on garage sites identified to have the greatest potential with new homes on target to be delivered in 2015 and work is continuing to develop alternative proposals for some of the other smaller garage sites. In addition detailed work is being undertaken on an initial pipeline of 40 sites which have the potential to deliver up to 150 homes. Other sites will be introduced, as subsequent phases of the programme commence, increasing the number of the homes that can be delivered.

Under the first phase of the programme £16.5 million has been invested from the Housing Revenue Account Capital investment programme 2014/17 to deliver 93 new homes and we will continue to bring forward additional pipeline developments for future years.

Scheme Summary		
Design Standards Summary		
London Housing Design Guide		Yes
BRE Code for Sustainable Homes		Level 4
PassivHaus		No due to wrong solar orientation
Lifetime Homes		Yes
Proposed Unit Mix		
3b5ph (3 bed 5 person house)		4
Estimated Development Costs		
Works		£ 615,600
On Costs		£ 44,752
Total Scheme Costs		£ 660,352
Financial Appraisal Results		
	Target Rent	Self Financing Rent
NPV	£ 68,196	£ 61,669
Payback Year	39	40
Loan Finance Required	£ 292,352	£ 272,352
Grant/subsidy Required	£ 368,000	£ 388,000
Grant per Unit	£ 92,000	£ 97,000
Rents (per week)		
Target Rent (2012)		£ 97.55
Target Rent at Completion		£ 102.43
Self Financing Rent		£ 93.70
Affordable Rent (estimate)		£ 180.00

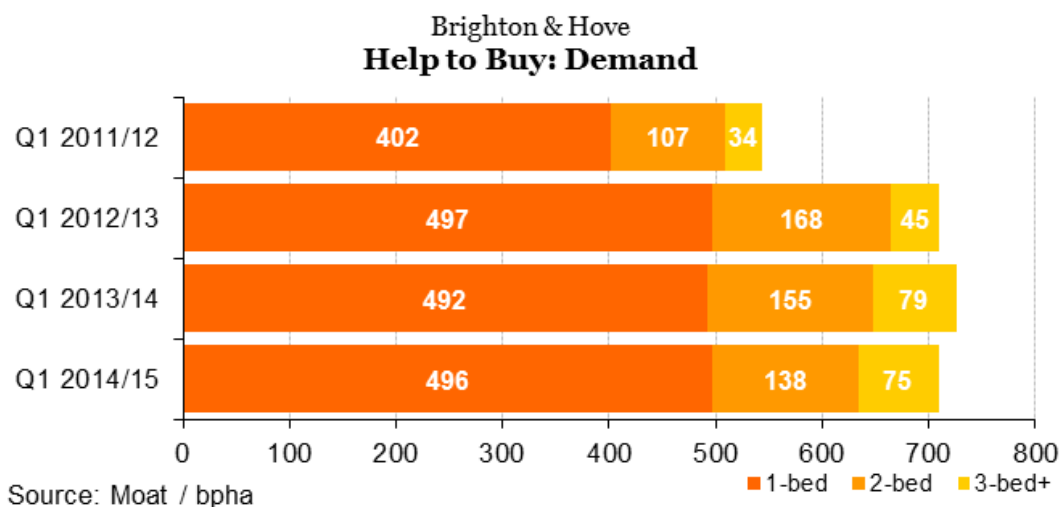
It is intended that the homes developed will provide a range of options for local people and could include Affordable Rent, low cost home ownership and social rented properties. There is a commitment to build larger family homes where economically and practically feasible and all homes will be to Lifetime Homes Standard and a proportion will be wheelchair homes.

Help to Buy

Help to Buy is a government initiative that helps people to get onto the housing ladder or move up. The Help to Buy scheme offers a number of different options to help people into the housing market

- Equity loan
- Shared ownership
- Older people’s shared ownership
- Home ownership for people with long-term disability
- Rent to buy
- Intermediate rent
- Mortgage guarantee

Bedfordshire Pilgrims Housing Association (bpha) are the local for the East and South East. Demand to live in the city is high and in August 2014 there were 709 households wishing to buy a home in the city under this scheme. The greatest demand is for 1 bed homes with 2/3 of applicants were living in the private rented sector and over 24% were living with family or friends.

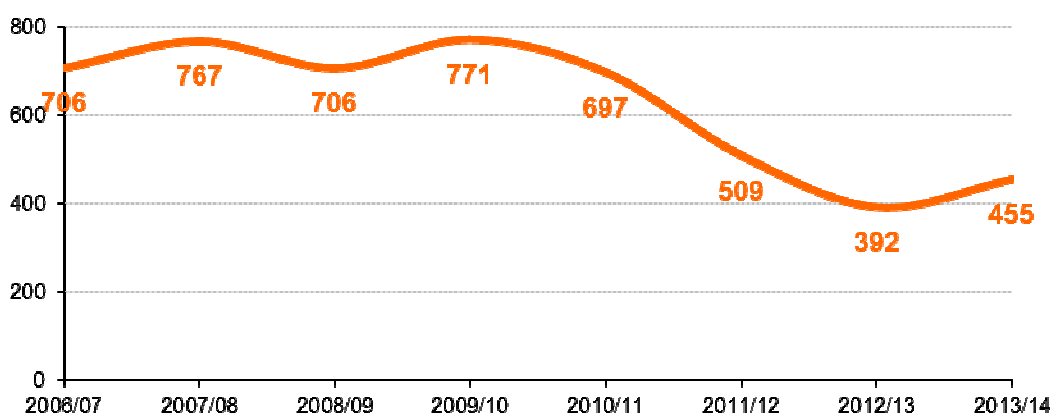


Vacancies in the Existing Social Housing Stock

Between 2009/10 and 2012/13 there was 49% decrease in the supply of social housing available for letting to new tenants, and although in 2013/14 there was an increase, the number is still lower than historical figures. This can be attributed to high private sector housing costs deterring tenants from leaving social housing combined with a reduction of the number of new social homes developed.

Although, we may see more social housing tenants wanting to move due to the changes introduced under the welfare reform programme, it is unlikely that this will lead to more homes becoming available to new tenants but instead we are more likely to see an increase in the number of transfers, with tenants transferring to smaller properties

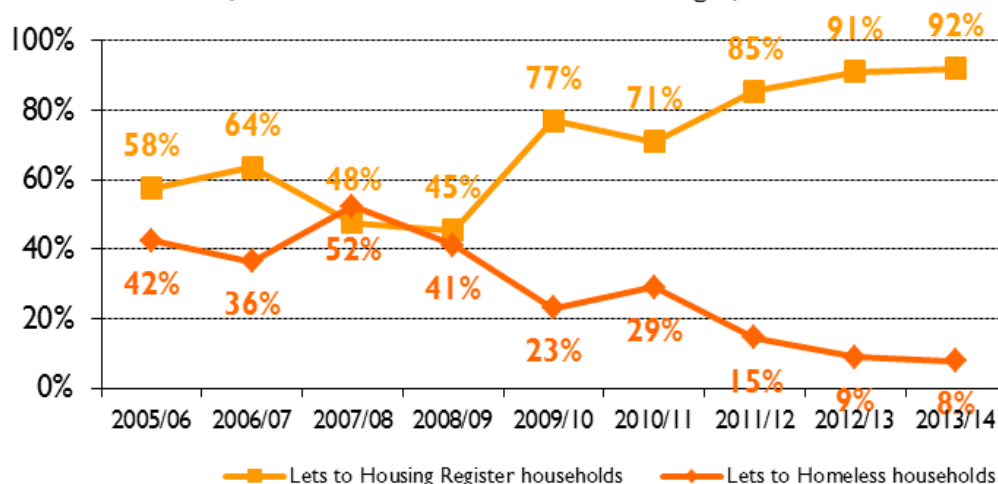
**Brighton & Hove
Social Housing Turnover**
(excludes transfers and mutual exchanges)



Source: Locata

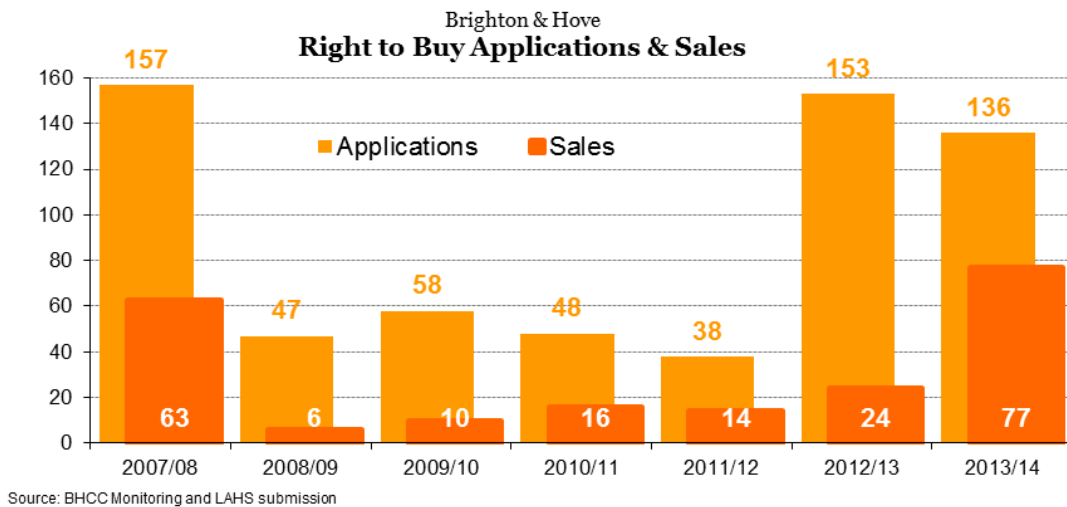
With our focus on supporting working households and those making a community contribution, only 8% of new social housing lets in 2013/14 were to homeless households.

**Brighton & Hove
Social Housing Lets**
(excludes transfers and mutual exchanges)



Source: Locata

In addition, due to the higher discount now offered to tenants, we have recently seen an increased interest in the Right to Buy scheme:



Improving Choice

Through our Housing Strategy we need to make sure that we make the best use of every opportunity to increase the number of homes available for local residents, whether it is owner occupation, shared ownership, private rented, or social and affordable rented housing.

To achieve this aim, we need to develop new housing and make best use of the city’s existing housing stock. To provide a greater choice for residents looking to buy or rent, new housing needs to include homes for outright sale, homes for private sector rent, low cost home ownership, affordable rent and social rent. We also need to bring empty homes back into use and provide opportunities for those wishing to move to larger or smaller homes as the needs of their households change

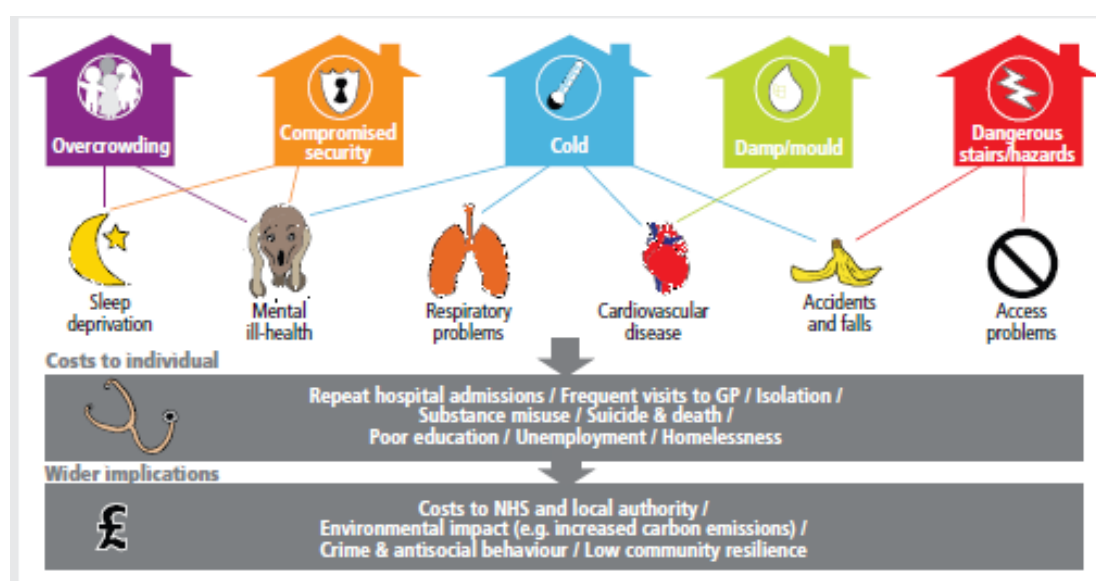
Healthy Homes

Health and Housing

Living in a home that is in physically poor condition – cold, damp and poorly maintained - can lead to poor health, living in insecure housing, unsuitable temporary accommodation or being overcrowded can also lead to poor health and being homeless can have a significant impact on people’s health.

It is not only the elderly or the young whose health that can be affected by poor housing but also working age adults.

In addition to the effects that poor housing can have on the residents’, there is also a ripple effect from inadequate housing that is felt throughout wider society and the environment. It is estimated that the cost to health services is at least £600 million per year.³⁷

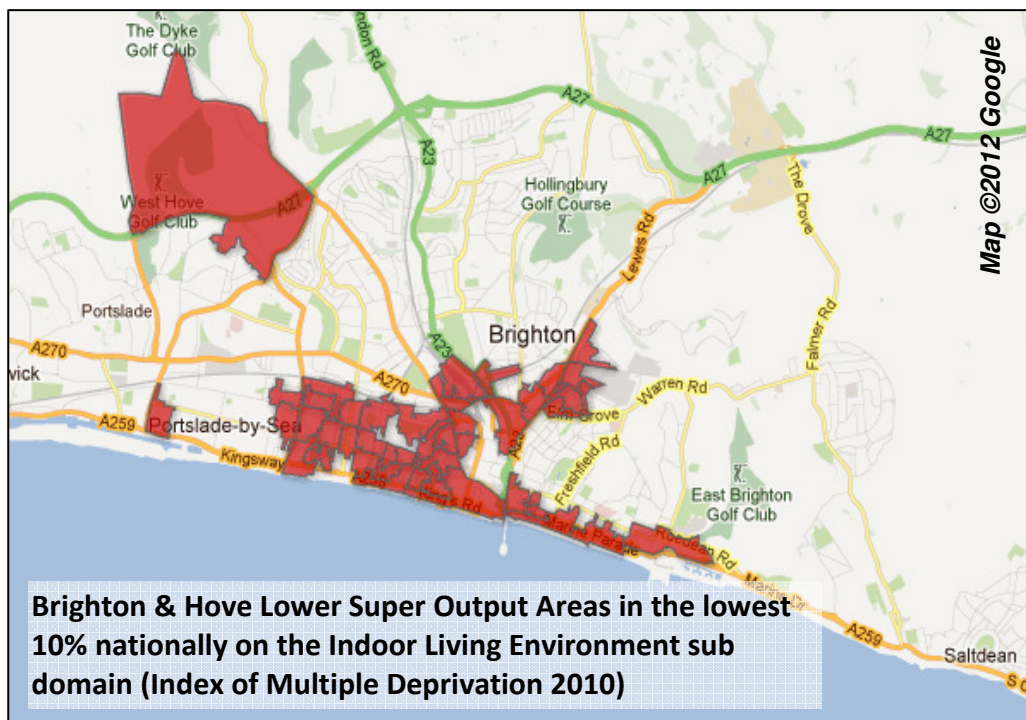


Source: Annual Report of the Director of Public Health 2011

The Index of Multiple Deprivation 2010³⁸ shows that on the indoor living environment sub domain (housing quality) almost half (48%) of the city’s Lower Super Output Areas are in the bottom 20% nationally with more than a quarter in the bottom 10%.

³⁷ Chartered Institute of Environment Health <http://www.cieh.org/policy/housing/poor-housing.html>

³⁸ Index of Multiple Deprivation 2010: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010>



Good Housing Design

The Homes and Communities Agency (HCA) is committed to being at the forefront of good design quality and sustainability in housing. Working closely with local authority partners, the HCA's key objectives are:

- To improve the supply and quality of housing in England
- To secure the regeneration or development of land or infrastructure in England
- To support in other ways the creation, regeneration or development of communities in England or their continued well being
- To contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people living in England

A widely accepted definition of sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'. The council is committed to using the One Planet Living Framework guiding principles to move towards a more sustainable city.

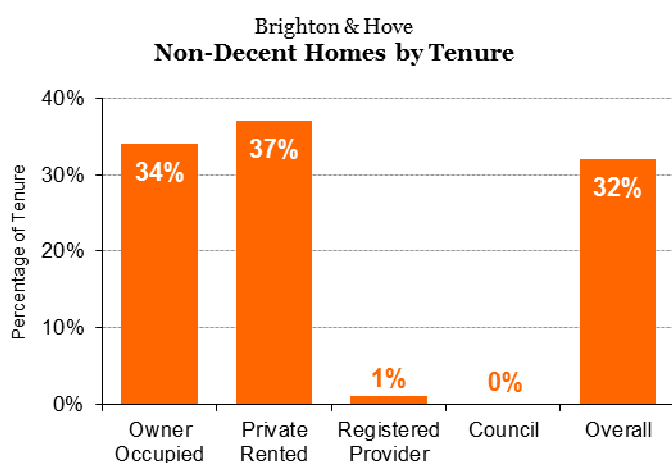
Our Affordable Housing Development Team work closely with planning to make sure that our new affordable housing meets not only our Brighton & Hove Affordable Housing Brief but also our One Planet City housing related actions set out in the Sustainability Action Plan.

Decent Homes

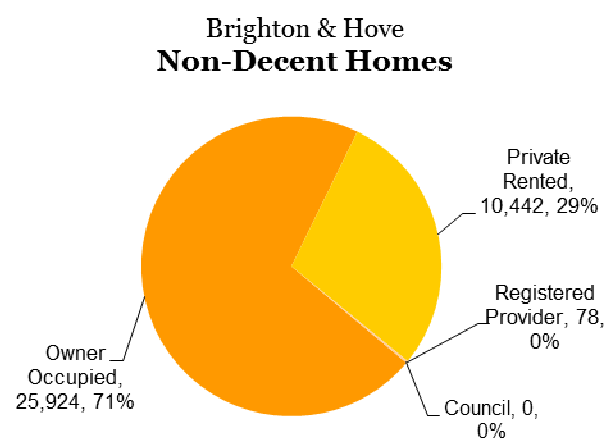
A third of homes in the city were estimated to be non-decent totalling around 37,000 homes.

The city's non-decent housing is concentrated in the private sector with the most non-decent homes being owner-occupied (71%). By tenure, the greatest non-decency rate is in the private rented sector (37%). 42.5% of all vulnerable households in the private sector are living in non-decent accommodation.

The estimated cost of removing Housing Health and Safety Rating System Category 1 hazards from the private housing sector is £123m³⁹.



Source: House Condition Survey and Brighton & Hove City Council Monitoring



Source: House Condition Survey and Brighton & Hove City Council Monitoring

Whilst in 2009 it was considered that half of our council housing stock was non-decent an intensive programme of works has reduced this to 0% in December 2013. The work has been supported by £28.5m investment secured through Brighton & Hove Seaside Community Homes by leasing and refurbishing of 499 homes.⁴⁰ Although our target of 100% decent homes was achieved at the end of 2013, there is a natural progression of homes becoming non-decent over a period of time and works continue to be completed on these homes as and when needed.

Improvement in registered provider owned stock has also been reported, with 99% of their stock now meeting the decent homes standard.⁴¹

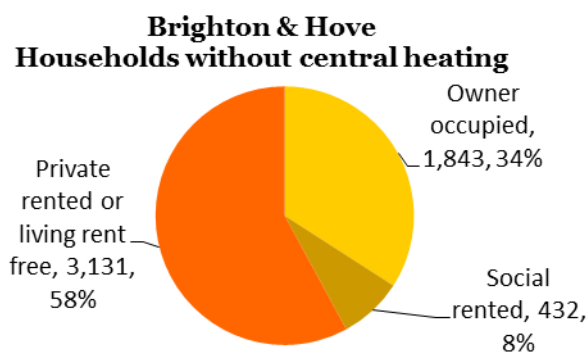
³⁹ Brighton & Hove Local Housing Investment Plan 2012-15

⁴⁰ Brighton & Hove Local Housing Investment Plan 2012-15 and LAHS submission to government

⁴¹ Statistical Data Return 2013/14: <http://www.homesandcommunities.co.uk/ourwork/sdr-statistical-releases>

Fuel Poverty

The Census 2011 has highlighted that the number of homes without central heating has halved since 2001, from 10.8% of the housing stock to 4.4%. However, with 5,406 households still without central heating this is still the 31st highest proportion in England & Wales and in the bottom 10% of local authority areas.



Source: 2011 Census Table DC 4402

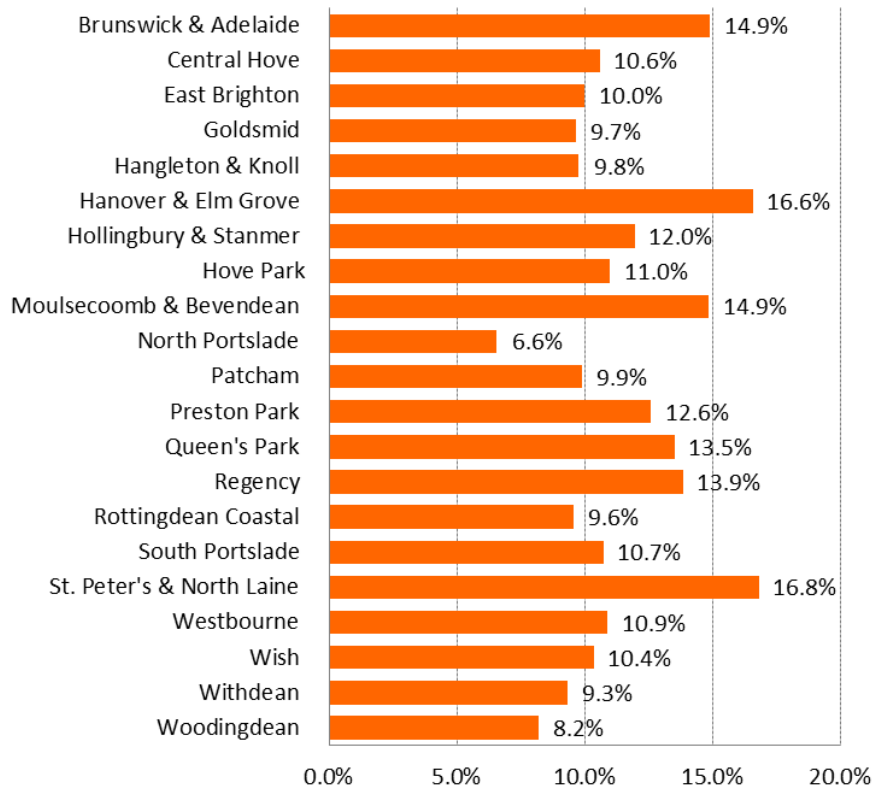
Although there have been significant improvements in home energy efficiency, domestic energy prices have almost doubled over the last few years. When combined with the city's housing being much relatively unaffordable for many, this has led to a large increase in the numbers of households in fuel poverty.

In 2011 approximately 14,500 (12.2%) households in Brighton & Hove were calculated by the Department of Energy and Climate Change⁴² (DECC) to be in fuel poverty which is below the national figure of 14.6% but above the figure for the South East of 10.3%.

When looking at a Ward level, more than 10% of households are in fuel poverty in 2/3 of the city's Wards. The worst affected Wards have 1 in 6 households living in fuel poverty in St. Peter's & North Laine and Hanover & Elm Grove:

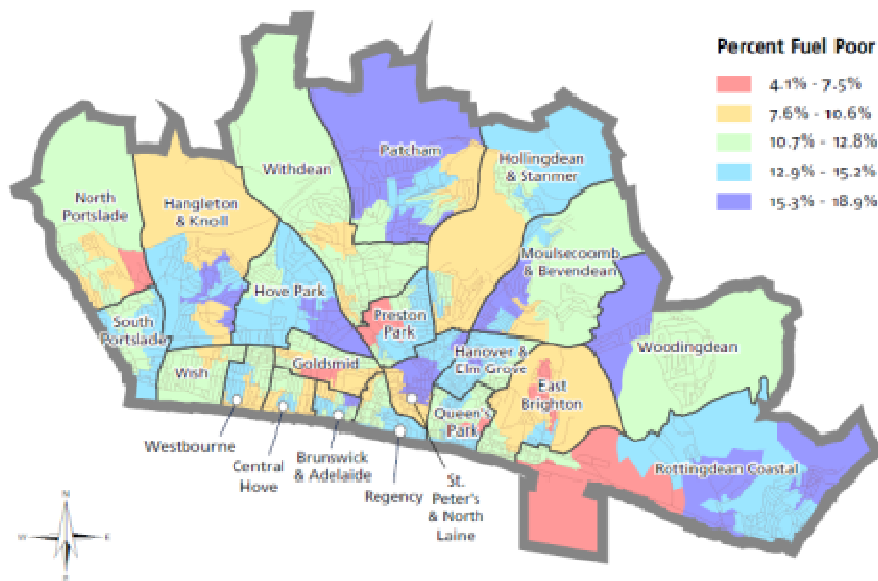
⁴² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49445/5267-fuel-poverty-2010-subregional-data.xls

Brighton & Hove Households in Fuel Poverty



Source: DECC: Sub-regional Fuel Poverty 10% definition

Fuel poverty is experienced across the city but there are particular concentrations in parts of city. Fuel poverty ranges from 1 in 24 households in an area of North Portslade to 1 in 5 households in an area of Patcham.



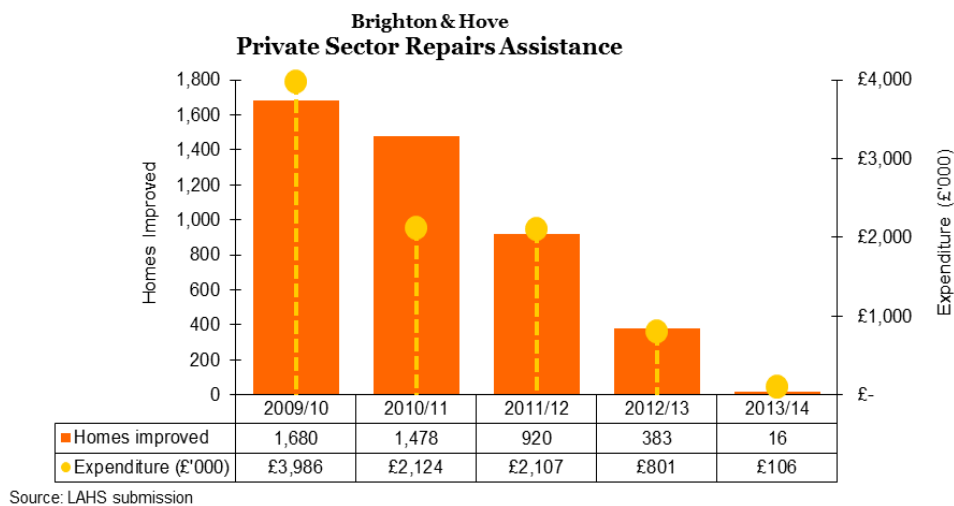
© Crown copyright and database rights 2011 Ordnance Survey 100050518

Private Sector Renewal and Energy Efficiency Improvements

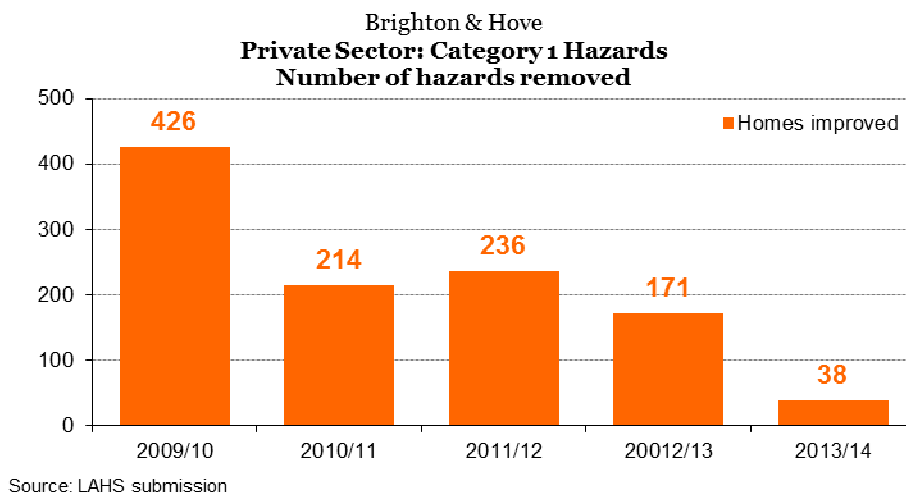
The work of the Private Sector Housing Team is to improve the quality of homes and people’s lives in the private sector through enforcement of housing standards and the provision of grants and loans to improve homes. The team deal with issues such as dampness, disrepair and drainage and complaints concerning nuisance caused by the condition of neighbouring properties.

Since 2009/10 a total of £9,018,000 has been invested in the private sector enabling nearly 4,500 homes to be made decent or moved towards decency. In addition, since 2009 a total of 2,438 energy efficiency measures were installed for those in fuel poverty to reduce heating costs and 1,592 tones of CO₂ were saved through private sector energy efficiency grants and the Carbon Emissions Reduction Target (CERT) funded Warm Homes grant.

2011 saw the end of the government funding for private sector renewal in the city and the ending of and energy company obligations. In 2011/12 we were able to continue this work with a further allocation of £1.1m funded through prudential borrowing but as funding became fully committed most elements of renewal assistance have been gradually suspended. In 2013/14 a total of 16 homes in the private sector were made decent or moved toward decency by financial assistance.



As a result of the funding reduction, we have seen a significant reduction in work on removing any potential hazards in a property through the use of the Housing Health and Safety Rating System due to funding ceasing.



Despite the reduction in national funding for private sector renewal, the level of demand for support remains high. Between 1 April 2013 and 31 March 2014 the team were in receipt of 1,128 service requests of which 369 (33%) related to dampness and 226 (20%) to non-emergency disrepair.

This has highlighted the importance of us seeking alternative funding opportunities to maintain this programme and have seen some success:

- £122,000 was secured through Warm Homes Healthy People to support vulnerable private sector households living in fuel poverty and cold homes
- £411,000 was secured (in partnership with Eastbourne Borough Council) from the Department of Environment and Climate Change Fuel Poverty Fund to support for energy efficiency improvements for over 70 vulnerable householders in the private sector.
- We also secured a total of £221,000 from the Department of Environment and Climate Change Green Deal Pioneer Places fund to provide 100 free Green Deal assessments to city residents and 10 householders with a £10,000 retro-fit.

HMO Licensing and Enforcement

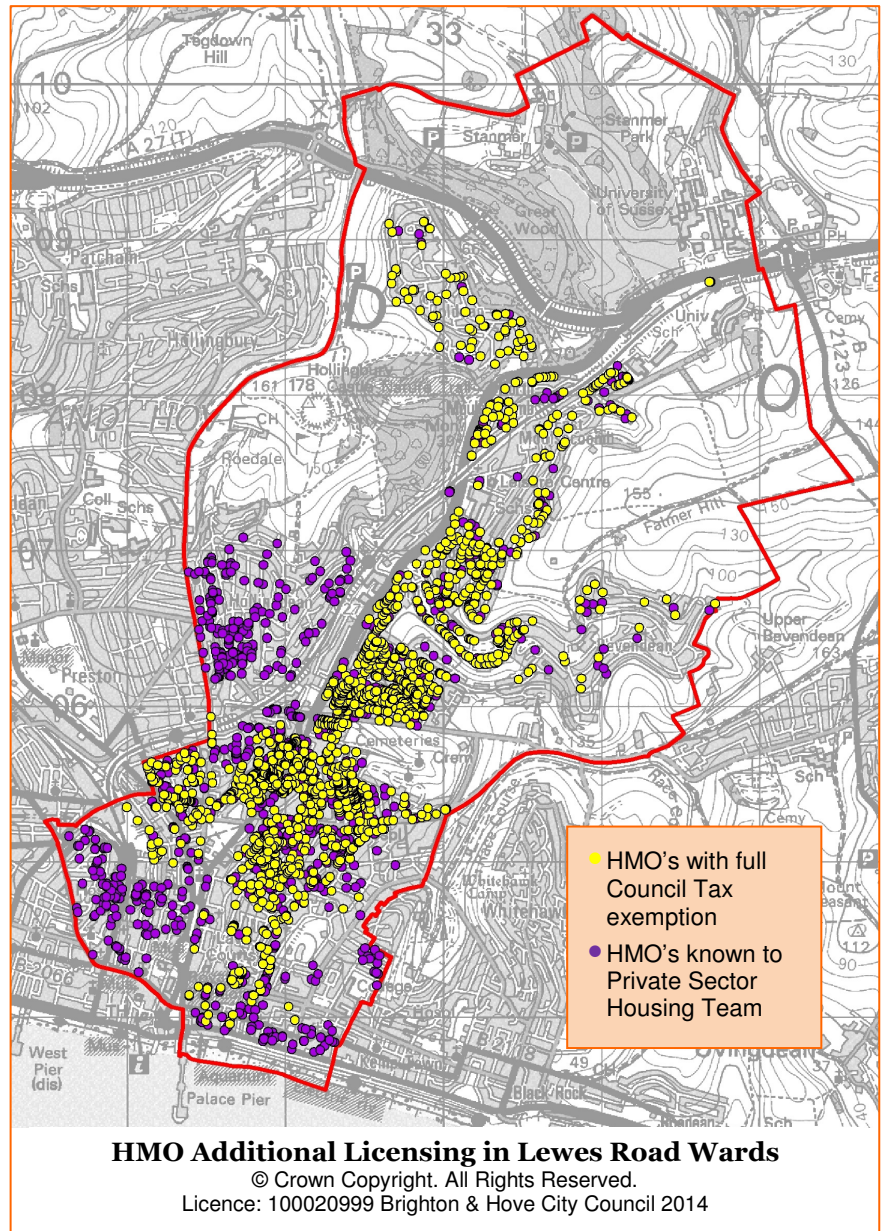
The city has over 10 times the national average number of houses in multiple occupation (HMOs) representing around 6,400 properties.

Currently HMOs of three or more storeys and with five or more occupants must be licensed under the Government's mandatory licensing scheme. The Council currently license and / or have licence applications for 1,014 larger HMOs under the national mandatory licensing scheme applied city-wide.

The city has a significant number of smaller HMOs where examples of poor conditions and management practices can be found which can create a negative impact on the residents' safety but also on the neighbourhood.

In 2012 we extended HMO licensing to include smaller HMOs in the 5 Lewes Road wards in the city where there is a concentration of these homes.

Additional licensing promotes safer, healthier living conditions for the residents of these smaller HMOs and aims to reduce the negative impact of poorly managed properties on communities.



By September 2014, 1,983 additional licence applications had been received and we are identifying additional smaller HMOs that may be subject to additional licensing.

As of 27 August 2014	No. of draft licences issued	Of which full licences issued
Hanover & Elm Grove	498	478
Hollingdean & Stanmer	198	187
Moulsecoomb & Bevendean	723	701
Queen's Park	93	82
St. Peter's & North Laine	354	331
Total	1,866	1,779

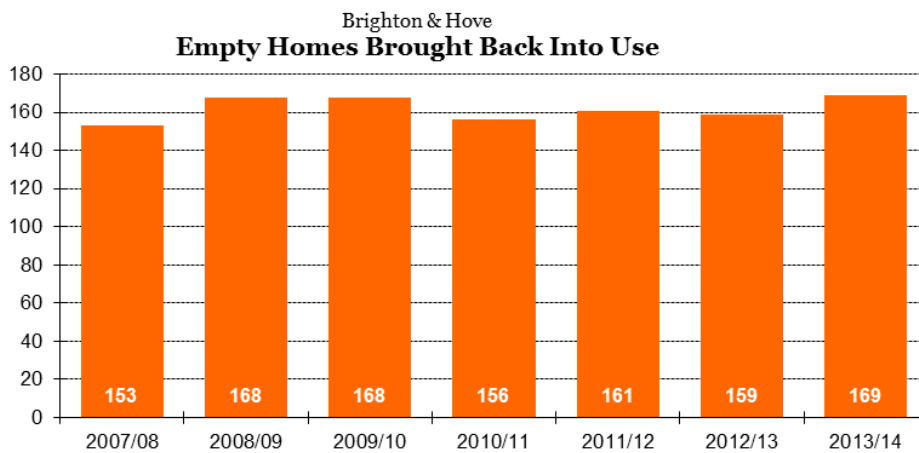
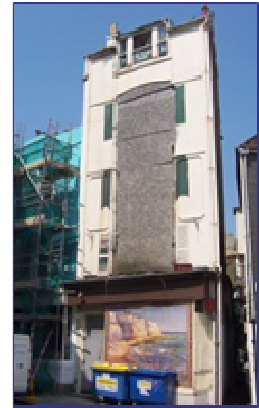
Empty Homes

Although Brighton & Hove is a popular place to live with high demand for housing, there are a significant number of privately owned homes left empty over long periods of time. These homes are a wasted resource that often fall into major disrepair and become a magnetic for anti-social behaviour.

The majority of empty properties in the city are privately owned, with owners living out of the area and often unaware of the negative effect their property may be having in the local community.

The council's Empty Property Team work with the owners to bring their long-term empty homes back into use, preventing the property becoming rundown or brought back from disrepair, therefore providing additional much needed housing to the city and improving the ambience of a neighbourhood.

Since 2001/02 Empty Property Team has worked with private owners to bring 1,938 long-term empty homes back into use.



Source: EPO Monitoring

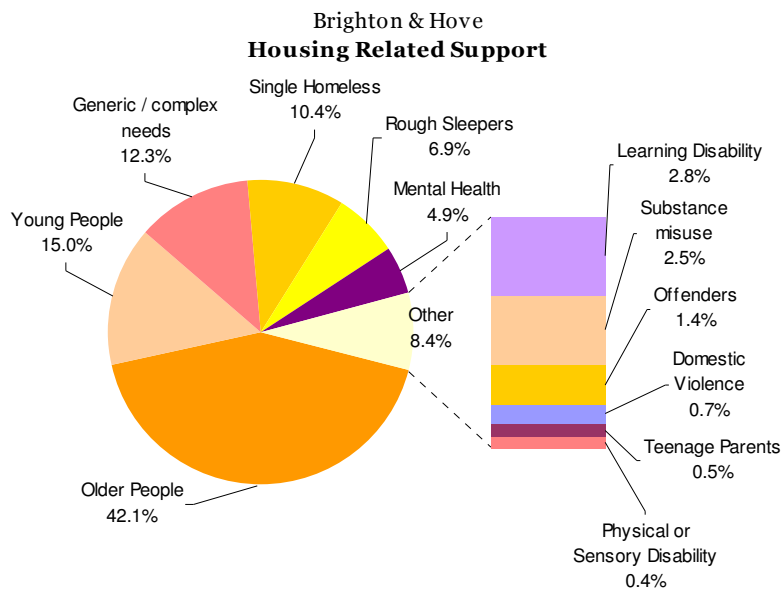
People in Need

Housing Related Support

There are around 5,000 people in receipt of housing-related support at any one time. This support can be either long-term or short-term support and is provided to most vulnerable people living in the city to help them sustain their accommodation and live as independently as possible.

At present around £11m is invested into these services providing support to

- Young people who are homeless or young parents
- People with mental health problems
- People with substance misuse problems
- Older people with support needs
- Women and children fleeing domestic violence
- Single homeless people
- People with learning disabilities
- Ex-offenders re-integrating into the community



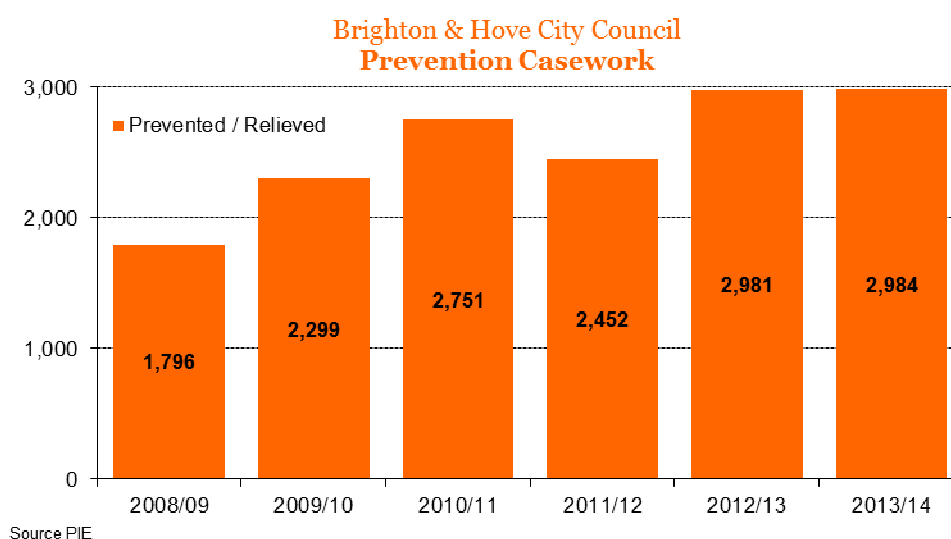
In 2013, the findings of a cost benefit analysis indicated that for every £1 spent on housing-related support the city saved £4.11. Reductions in funding have heightened the importance of commissioning services that successfully meet the needs of the most vulnerable people and prevent additional support needs and costs in social care and health budgets.

Preventing Homelessness

Working to prevent homelessness is a fundamental part of the Council's approach in helping people facing a housing crisis.

Each month thousands of households seek advice and assistance from our Housing Options Team or agencies working in partnership with us. In most instances households can resolve their housing crisis with this support. However, each month there are many households seeking help who need more intensive intervention that requires more detailed casework.

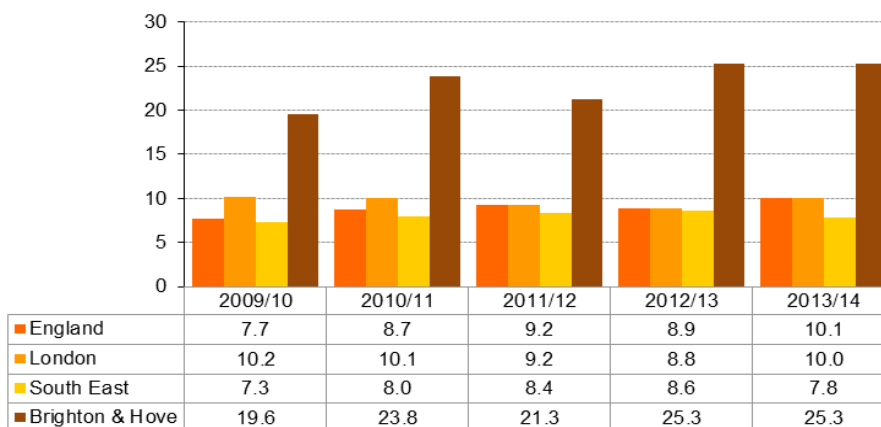
Over the last few years we completed detailed casework for over 13,500 households and have prevented homelessness in over 11,000 of those; for every one household accepted as homeless another six households had their homelessness prevented.



Although the ratio of homeless acceptances to household population continues to be above regional and national levels, we are one of the top performing local authorities in preventing homelessness

In terms of resident households, the Brighton & Hove the homeless prevention rate for 2013/14 was 25 households per 1,000 households compared to 10 per 1,000 households across England, 8 per 1,000 households in the South East and 10 per 1,000 households in London.

**Homelessness Prevented & Relieved
(per 1,000 households)**



Source: CLG Table 792: Outcome of homelessness prevention and relief by Local Authority

During 2013/14, 1,543 households were able to remain in their existing homes due to our prevention work. Similar to England the highest percentage of successful intervention was the result of financial advice and support.

Homelessness Prevented: Sustained Accommodation	2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Family support / mediation	12%	29%	9%	7%	8%	11%
Financial advice & support	14%	1%	18%	6%	15%	7%
Negotiation / legal advocacy	47%	47%	49%	54%	56%	61%
Domestic violence	7%	1%	8%	1%	6%	0%
Mortgage arrears	7%	1%	6%	0%	4%	0%
Other	13%	21%	11%	31%	11%	21%

In addition 1,441 households had their homeless prevented due to our prevention work helping them find alternative accommodation. Nearly ½ of these households were found alternative homes in the private rented sector and just over ¼ were found alternative homes that were supported homes.

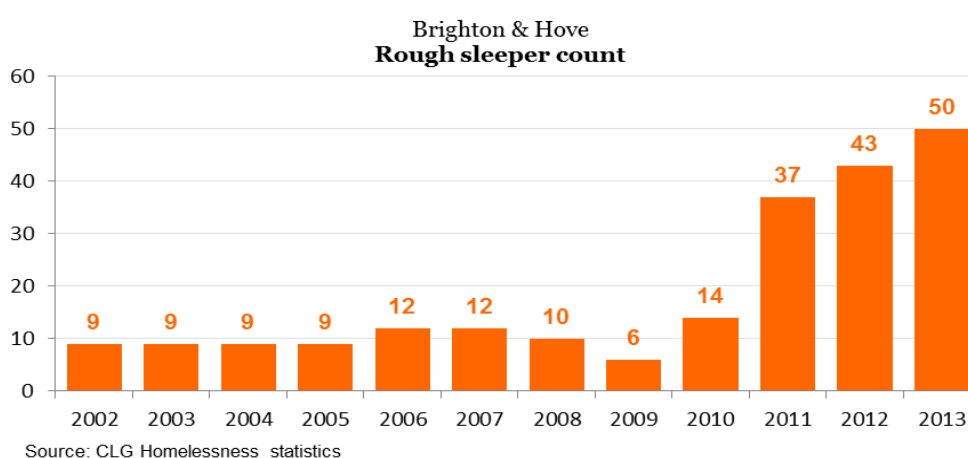
Our use of private rented sector accommodation is higher than the national proportion and our use of social housing is lower.

Homelessness Prevented: Alternative Accommodation	2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Supported accommodation	24%	43%	23%	31%	25%	27%
Private Rented Sector	37%	28%	38%	41%	36%	47%
Friends or relatives	8%	15%	7%	8%	7%	8%
Social housing	28%	10%	27%	11%	28%	11%
Other	4%	4%	5%	9%	4%	7%

Rough Sleepers

Rough sleeping remains an issue for Brighton & Hove. Health inequalities widen and the levels of vulnerability and support needs significantly increase the longer someone is without housing. The life expectancy of a long-term rough sleeper is only 42 years, compared to 79 years for the average UK citizen.

Although there had been a dramatic decline in rough sleepers from 66 people in March 2001 to just 6 in November 2009, in recent years the numbers have again risen to 50 recorded rough sleepers in November 2013.

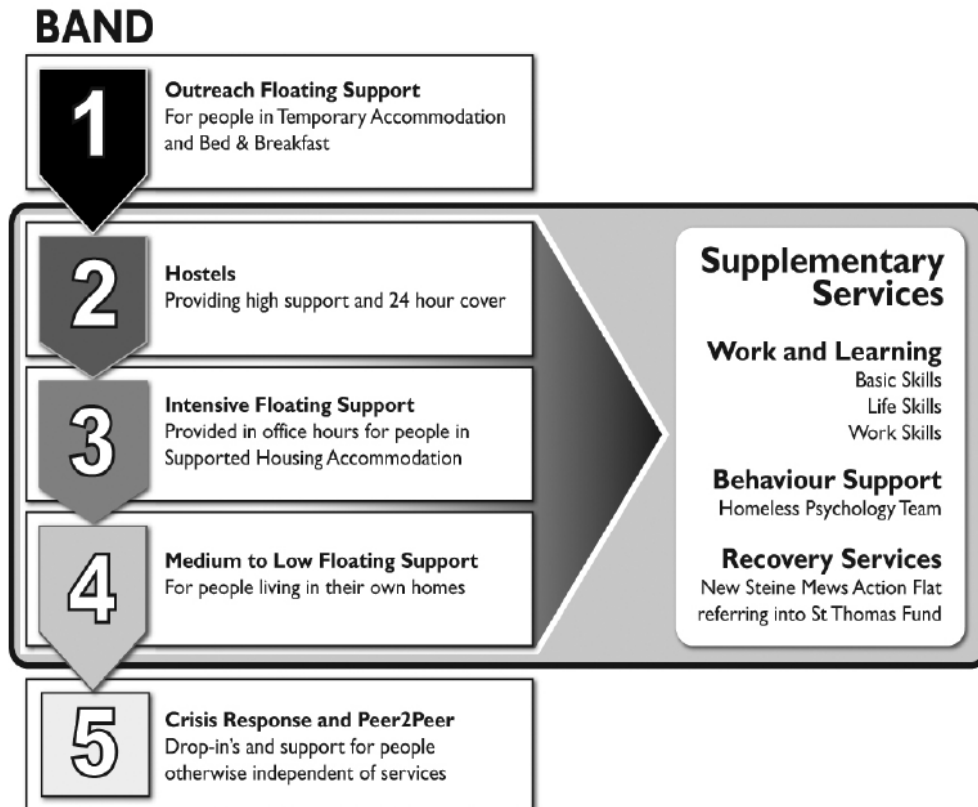


The city sees many more rough sleepers than are shown in the initial count, which takes place on a single night. Many rough sleepers are helped to reconnect back where they came from or are just passing through and the Rough Sleepers Street Services Relocation Team (RSSRT) commissioned by Brighton & Hove City Council, worked with 1,066 rough sleepers in 2013/14, and increase of 46% from 732 in 2012/13. Around 2/3 of the rough sleepers seen do not have a local connection.

In response to this increase a number of initiatives have been put in place, this includes new multi agency working practices to target individuals into accommodation and to help them relocate, the piloting of a joint assessment centre between rough sleeping services, Sussex Police, Housing and Health Services to assess and accommodate rough sleepers, and the piloting of a Housing First model of accommodation for entrenched rough sleepers who are not managing in hostel accommodation.

Homelessness Integrated Support Pathway

Brighton & Hove City Council commission a range of housing and support services in the city for homeless people which represent the 'Integrated Support Pathway' (ISP). The pathway is made up of a range of accommodation and support services aimed at supporting clients to move on to independence and offers tailor made support covering a range of activities such as work and learning and psychological intervention.



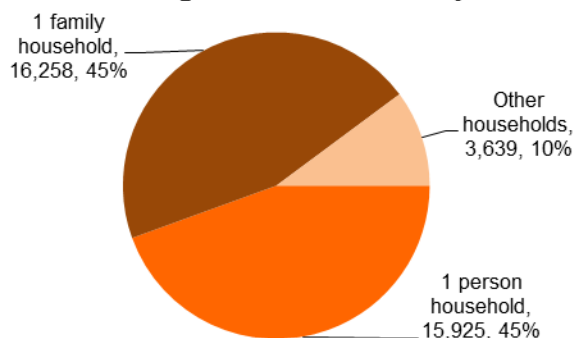
A Big Lottery bid has been submitted to bring in funding to further develop the city's services to improve outcomes specifically for people with multiple, complex needs and reduce intervention costs (such as accident & emergency, policy and anti-social behaviour).

Physically Disabled People

The Census 2011 reported that 35,822 (29%) of households in the city have one or more members with a long term health problem or disability.⁴³ A total of 29,912 (84%) households had one person with a long term health problem or disability and 5,910 (16%) had 2 or more people.

⁴³ 2011 Census Table LC1301EW

Brighton & Hove
Households with member(s) with a long-term health problem or disability



Source: 2011 Census Table LC1301

The Department for Work and Pensions reported that 14,060 people were in receipt of Disability Living Allowance or Personal Independence Payments (14 February 2014), representing 5% of the city's population; the same as the national average but higher than the regional average of 4%.

People in receipt of DLA or PIP (14 February 2014)							
	Under 18	18 to 29	30 to 44	45 to 59	60 to 64	65 & over	All
Brighton & Hove	1,660	1,415	2,373	4,350	1,382	2,880	14,060
% of Brighton & Hove	3.3%	2.3%	3.6%	9.0%	10.9%	8.1%	5.1%
% of South East	3.1%	2.8%	2.8%	5.1%	6.3%	5.3%	4.0%
% of England	3.2%	2.7%	3.3%	6.8%	9.0%	8.8%	5.1%

Source: Department for Work and Pensions⁴⁴

Over the last few years the proportion of homelessness acceptances that are related to a physical disability are around 3 to 4 times the national average. The nature of the city with its hilly and older pre-1919 housing that is difficult to adapt is in part to blame.

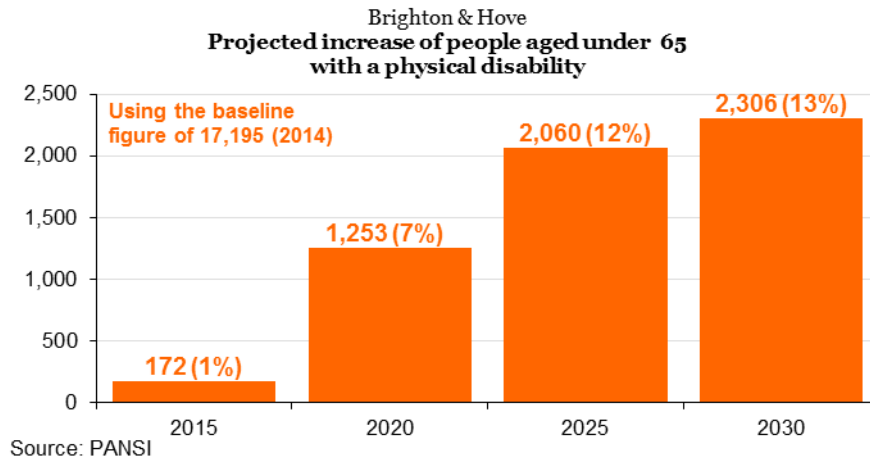
Brighton & Hove Number of households accepted as homeless due to a member having a physical disability						
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Accepted as homeless due to physical disability	48	72	64	59	88	94
% of all Brighton & Hove acceptances	12.2%	19.6%	15.0%	11.9%	17.4%	18.4%
% of all England acceptances	5.0%	6.2%	6.7%	6.6%	6.6%	7.1%

Source: P1E and CLG Table 773

⁴⁴ <https://www.gov.uk/government/collections/personal-independence-payment-statistics>

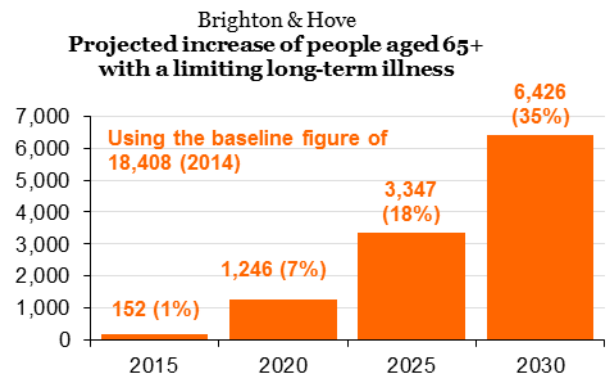
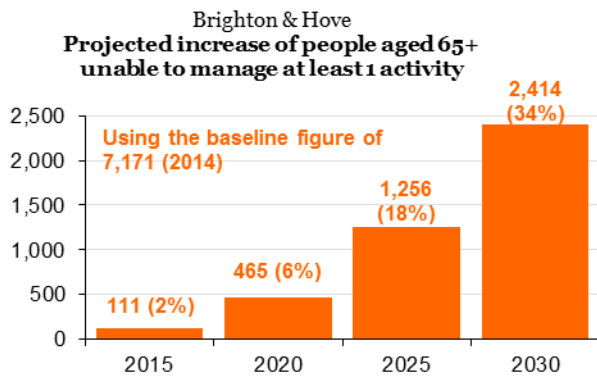
Disabled people aged under 65

The Projecting Adult Needs & Service Information (PANSI) estimates that in 2014 there are 17,195 people with physical disabilities aged under 65 living in the city. This is projected to increase by 13% by 2030 to just over 19,500.



Disabled people aged 65 and over

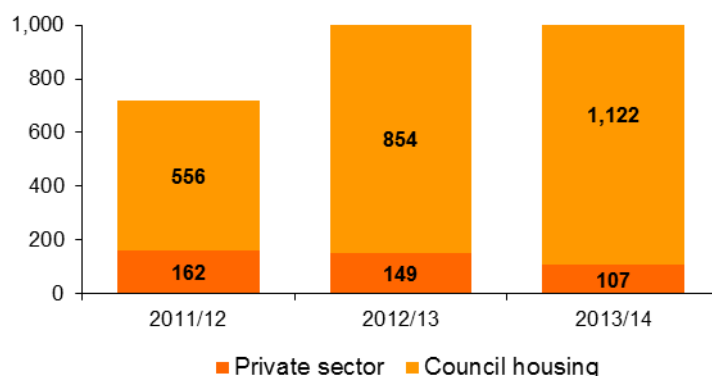
For people aged 65 and over the Projecting Older People Population Information System (POPPI) estimates that in 2014 there are 7,171 people who had mobility difficulties and unable to manage at least one activity on their own rising by 34% to 9,585 by 2030 and 18,408 people with a limiting long-term illness rising by 35% to 24,834 by 2030.



Supporting disabled people

The past 3 years over 2,950 housing adaptations were delivered to disabled people living in the city, with over £3.1m invested in private sector housing and just nearly £3.4m invested in our council stock funded from the Housing Revenue Account.

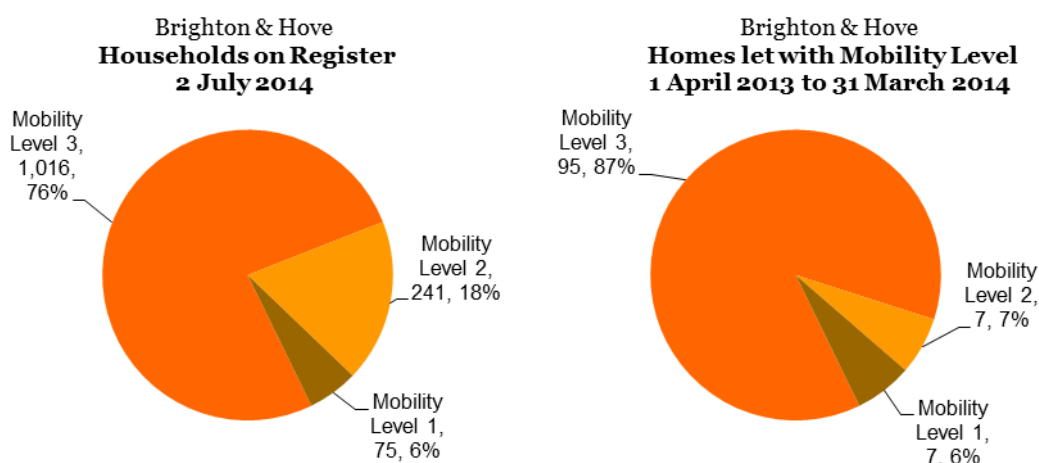
Brighton & Hove
Housing Adaptations OT Team Activity



To make the best use of existing stock the council operates an Accessible Housing Register so those needing adaptations can be matched to social housing vacancies to meet their needs. Available adapted homes are given a mobility classification and priority is given to household with a matching need.

The 3 mobility groups are:

- Mobility Group 1: suitable for a person who uses a wheelchair full time
- Mobility Group 2: suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time.
- Mobility Group 3: suitable for a person able to manage two or three steps, but unable to manage steep gradients.



In addition, where a disabled applicant applies for accommodation which does not meet their access needs, a decision will be made as to whether it is reasonable and practicable to adapt that property.

Our planning policy requires that all new build properties across the city must be built to lifetime homes standards and 5% of all new build properties must be fully wheelchair accessible. In addition our Affordable Housing Development Programme Brief also requires that all new build homes should be built to lifetime homes standards but 10% of new build homes should be fully wheelchair accessible.

	Number of new build affordable homes	% wheelchair accessible
2008/09	231	16%
2009/10	234	42%
2010/11	51	6%
2011/12	46	28%
2012/13	39	10%
2013/14	164	10%



New Extra Care housing for disabled adults Vernon Gardens. 8x 1-bed & 2x 2-bed flats

In October 2011 we completed our first purpose-built extra care schemes for adults with a physical disability at Vernon Gardens. The scheme provided eight 1-bed flat and two 2-bed flats for social rent.

Carers

Research has identified that the majority of care given to ill, frail or disabled people is provided by partners, other family members, friends and relatives. Nationally, almost 6 million people (1 in10) provide unpaid care,⁴⁵

In addition national research has identified barriers for carers living in the social rented sector including the provision of an additional bedroom, transferring to look after a family member, right of succession. Many carers also experience overcrowding, poor house conditions and low-income. The importance of adaptations and assisted technology is also highlighted.⁴⁶

Locally, the 2011 Census reported there were 23,967 carers living in the city, representing 8.8% of the population, which is less than the national proportion. This is 10.9% increase since the 2001 Census.

- 68% provide 1 to 19 hours of unpaid care a week
- 12% provide 20 to 49 hours per week
- 20% provide 50 or more hours per week

⁴⁵ Brighton & Hove JSNA

⁴⁶ Carers and Housing: Addressing their Needs

Brighton & Hove								
Age	Total number of people providing unpaid care		Provides 1 to 19 hours unpaid care a week		Provides 20 to 49 hours unpaid care a week		Provides 50+ hours unpaid care a week	
All	23,967	8.8%	16,401	6.0%	2,850	1.0%	4,716	1.7%
Age 0 to 15	543	1.2%	456	1.0%	53	0.1%	34	0.1%
Age 16 to 24	1,633	3.8%	1,284	2.9%	201	0.5%	148	0.3%
Age 25 to 34	2,343	5.2%	1,622	3.6%	334	0.7%	387	0.9%
Age 35 to 49	6,849	10.7%	4,660	7.3%	876	1.4%	1,313	2.0%
Age 50 to 64	8,072	19.8%	5,904	14.5%	897	2.2%	1,271	3.1%
Age 65 and over	4,527	12.7%	2,475	6.9%	489	1.4%	1,563	4.4%

POPPI estimates a 35.4% increase in the number of older unpaid carers, aged 65 and over, living in the city (from 4,988 in 2014 to 6,708 by 2030).

Although the number of younger carers in the city aged 15 and below is small, it has increased by 48% since the 2001 Census. It is believed that the reported number of young carers is the 'tip of the iceberg' with many hidden and uncounted. In addition young carers are more likely to be from Black, Asian or minority ethnic communities. It is estimated that the average annual income for families with young carers is £5,000 less than other families.⁴⁷

People who identify as Gypsies and Travellers are more likely to be providing unpaid care than any other ethnic group.

Extra Care and Sheltered Housing

There is an estimated 92 schemes providing 2,929 homes specifically for older people in the city. 10 schemes are owned by private sector organisations and 82 schemes are owned by either the local authority or registered providers.⁴⁸

Schemes (Units)	Private Provider	Local Authority / Registered Provider		
	Leasehold	Leasehold	Mixed tenure	Social Rented
Retirement / sheltered	9 (515)	8 (304)	2 (78)	46 (1,457)
Extra care			2 (82)	2 (71)
Enhanced sheltered	1 (46)			1 (54)
Age exclusive housing			1 (18)	20 (304)
Total	10 (561)	8 (304)	5 (178)	69 (1,886)

Source: HousingCare.org

⁴⁷ Brighton & Hove JSNA

⁴⁸ Mix tenure schemes provide a mix of homes for social rent, leasehold and shared ownership

Extra Care sheltered housing

Extra care sheltered housing schemes provide an important housing option designed for people who are more frail or have limiting disabilities. They provide opportunities for people to live more independently in their own home with tailored on-site 24-hour care and support. The schemes provide facilities where residents can meet together and take part in activities and many extra care schemes open their communal facilities to local residents.

Over the past few years we have supported the development of three new extra care schemes for older people providing a total of 118 flats of mixed tenure; social rent, leasehold and shared ownership, and one extra care scheme for younger people with physical disabilities providing 10 flats for social rent

In 2013 we were awarded £2.4m government funding to build a new extra care scheme at Brookmead, a former sheltered housing scheme that had closed due to being no longer fit for purpose. The development will provide 45 affordable rented flats (44 1-bed and 1 2-bed) for older people with support care provided on site. Residents will have their own flats and can purchase tailored care packages to meet their needs. The scheme will also provide communal spaces not only for residents but also for people from the local community.

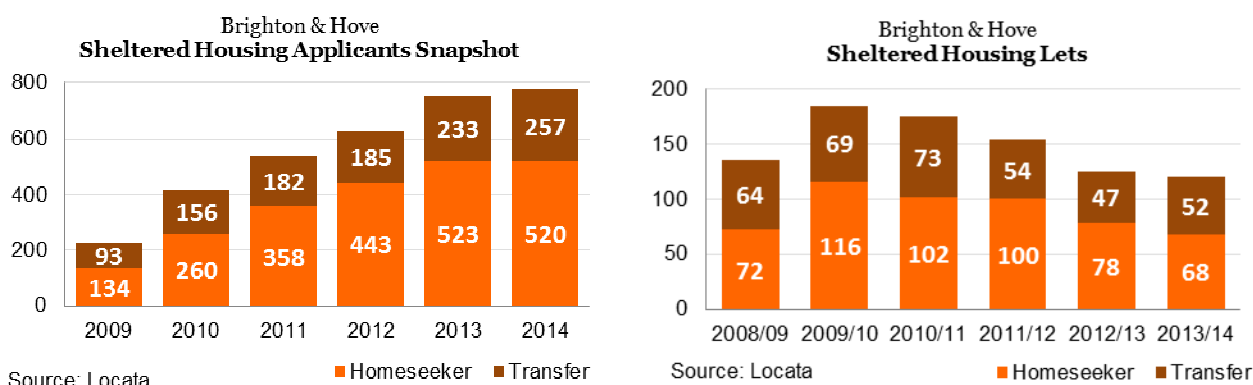
The building has been designed to meet the latest standards including those from the Homes and Communities Agency - code for sustainable homes level 4, and BREEAM level very good. Photovoltaic panels will be installed for solar source water and heating provision. Photovoltaic panels will provide solar source water and heating provision to the scheme and possibly to other parts of the Queens Park ward in the future.

Sheltered housing schemes

Sheltered housing schemes provide people with lower level support than extra care housing. There are around eighty sheltered housing schemes in the city, and the majority are either owned by council or registered providers. The schemes provide safe, independent housing for older people on a secure tenancy with varying levels of support provided.

There are a total of 23 sheltered housing schemes owned by the council providing approximately 850 homes and a further 900 low cost rental homes for older people's owned by registered providers in the city.

Demand for social rented sheltered housing has increased in line with the overall demand for social housing and represents around 5% of all demand with lets to sheltered housing representing 19% of all lets. Lets to sheltered housing have decreased over the past few years and reflects the overall decrease in available social housing.



Recent research has identified that although around 700 households on the housing register where the main applicant is aged 65 and above are assessed for sheltered housing there are a further 1,813 households falling into the same age range registered for general needs housing.

Brighton & Hove: Housing Register: September 2014			
	1-bed	2-bed	Total
All applicants 65 and over	2,471	41	2,512
<i>Of which assessed for sheltered</i>	<i>689</i>	<i>10</i>	<i>699</i>

Over the past years our sheltered housing service has continued to support residents through a range of initiatives that have brought improved facilities, support and intervention. In addition, wherever practical, the schemes open their communal areas to local people providing venues for many activities, giving information and support to older people.

In 2013 we began a review of our sheltered housing support from the Chartered Institute of Housing. A third of sheltered tenants are aged over 80 which is expected to increase. The review will ensure that services and scheme buildings are fit for purpose to meet tenants' changing needs.

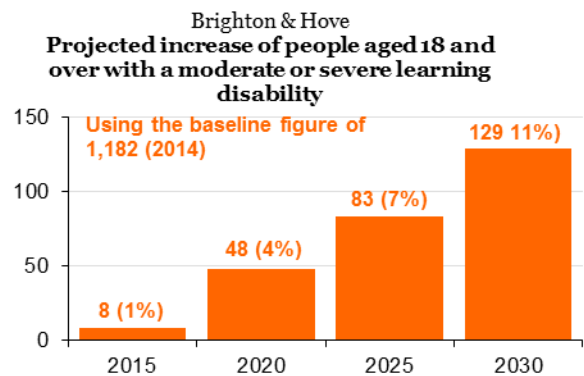
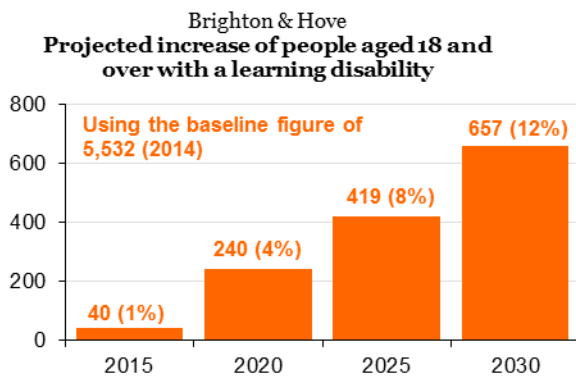
The initial recommendations from the review include looking into the option of remodelling up to 235 studios into one bedroom flats and de-commissioning schemes that cannot be made fit for purpose and re-designate them for alternative clients groups, or redevelop the sites.

People with a Learning Disability

People with a learning disability will often have poorer health and health care and are more excluded from the workplace than other disabled people.

Applying national prevalence rates, it was estimated in 2014 that there were approximately 5,532 people aged 18 years or over with learning disabilities living in the city with around 6% with a severe learning disability.

It is estimated that there will be 12% increase in the number of adults with learning disability by 2030 increasing from a baseline figure of 5,492 to 6,149⁴⁹. The greatest increase is estimated to be amongst people aged 65 and over with 36% increase and for those older people with moderate or severe learning disability and likely to be in receipt of services there is a predicted 34% increase.



In 2012/13 there were 768 people aged 18 to 64 years olds known to the council; 600 were living in settled accommodation and 168 were living in non-settled accommodation. In addition some people with a learning disability are living outside the city due to lack of specialist or supported accommodation

The number of BME people with a learning disability is not know but research indicates that there are more people with severe learning disability in the UK's south Asian community, both nationally and in the city and learning disabilities are more prevalent in the 18-34 year old age groups.⁵⁰

⁴⁹ PANSI and POPPI

⁵⁰ Brighton & Hove JSNA

The council is committed to providing high quality accommodation and services to people with a learning disability and an example of this is Beach House which is part of a development built in the partnership with one of our Registered Providers, providing flats for shared ownership of local people and supported housing for people with a learning disability.

The supported housing units offer a mixture of Short Break services, flats for those with learning disabilities combined with physical disabilities and shared accommodation for 5 younger people with learning disabilities where they will develop their independent living skills and be supported to move on to other housing options when they are ready.

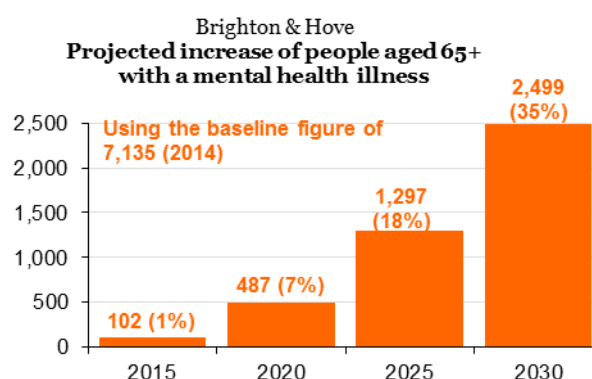
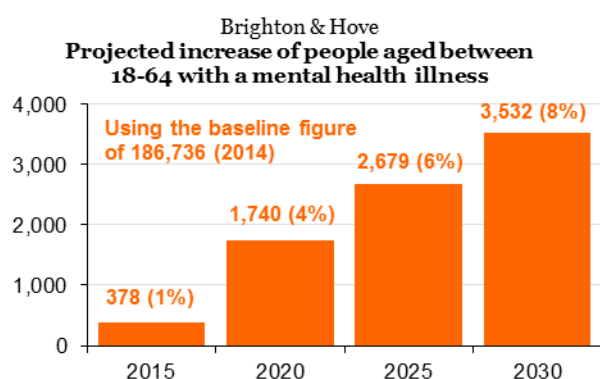


People with a Mental Health Illness

The occurrence of mental illness, both common problems and severe mental illness, is higher in the city than nationally. In 2011/12 nearly 13% of people aged 18 and older (1 in 8) were on a GP register suffering depression.

The Brighton & Hove Commissioning Strategy for Working Age Mental Health Services estimates that there are between 37,000 and 42,500 people aged 16-65 in the city who suffer from common or severe mental health problems.

By 2030 the number of people suffering from mental health problems is estimated to have increased by 6,031; with the number of working aged people, aged 18 to 65, increasing by 8% to around 52,268 people and the number of older people, aged 65 and over, increasing 35% to around 9,634.⁵¹



Although the number of people with dementia is a small percentage of the city's population, the illness brings significant life-changes, not only for the person with the illness but also for their family. Most people with dementia are in the older age group, but it is estimated that around 2% will be younger than 65 years old. Research has predicted 36% increase in the number of people over the next 16 years, from 2,910 in 2014 to 3,967 in 2030; 37% increase in people aged 65 and over and 23% in people aged between 30-64 years old.

Research has identified that there are some people more at risk of suffering mental illness than others - BME people, LGBT people, care leavers, rough sleepers, offenders are among those at greater risk.

People living in areas that are most socially and economically deprived are at greater risk of depression as are people living in rented accommodation, people who are single, divorced or separated or are out of work.⁵²

Homelessness and mental health problems are closely linked, during 2013/14, 14% of people who were accepted as homeless by the Council had a mental health problem, nearly twice the figure for the national average⁵³.

Households accepted Homeless and in Priority Need				
	2010/11	2011/12	2012/13	2013/14
Brighton & Hove Accepted due to mental illness	71	62	76	72
Brighton & Hove: % of total acceptances	17%	13%	15%	14%
England: % of total acceptances	8%	8%	8%	9%

In partnership with the Clinical Commissioners Group we have re-modelled the mental health pathway for accommodation with support to procure:

- 20 units of high support accommodation with support
- 30 units of medium support accommodation with support
- 30 units for floating support
- 40 units of tenancy support for accessing the private rented sector

The accommodation is funded through the NHS, and the floating & tenancy support by the local authority and commenced in September 2013. Outcomes are monitored with a focus on reducing admissions, reducing homelessness and improving well being.

⁵² Brighton & Hove JSNA

⁵³ P1E and CLG Table 773

New Mental Health Accommodation & Support Pathway in partnership with the Clinical Commissioners Group aims to meet the gaps in provision identified through the Joint Strategic Needs Assessment:

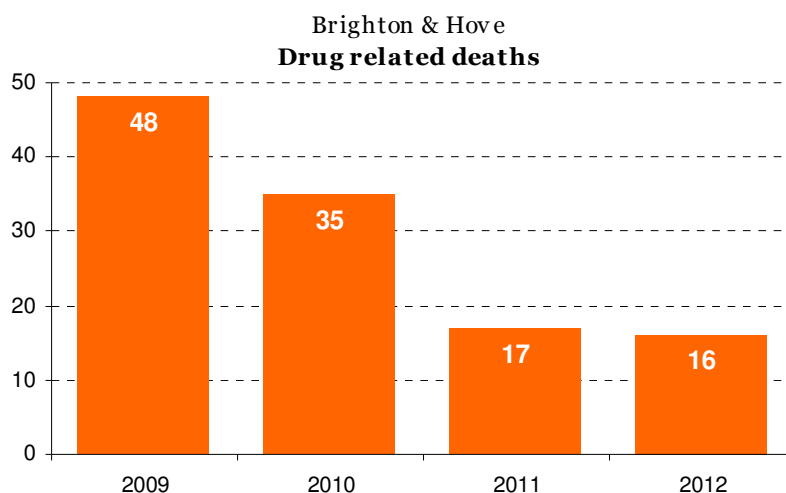
- Step down from acute and residential care
- Accommodation for people with complex needs including dual diagnosis
- Long term crisis management in the community
- Improved access into the private rented sector for people with mental health needs

People with Drug and Alcohol problems

Brighton and Hove local authority had the highest rate of drug related deaths per 100,000 population aged 16 and over in 2008 (14.8 deaths per 100,000). Brighton and Hove has the highest rate of problem drug users (opiates and/or the use of crack cocaine) in the South East.

It is estimated that 2% of the local working age population are injecting drug users. The Brighton & Hove Drug Treatment Needs Assessment 2013-14 reported that during 2012 a total of clients were in substance misuse treatment programmes. There are around a further 1,000 people with severe alcohol problems who need support to keep their homes, and many of them also have mental health problems.

Housing instability can have a profound effect on successful treatment outcomes. The needs assessment has reported an increase in the percentage of clients in treatment who are vulnerably housed accounting for 16% of clients during 2012 and it is reported that 481 people, or around 20% of the people with substance misuse problems, are living in supported housing.

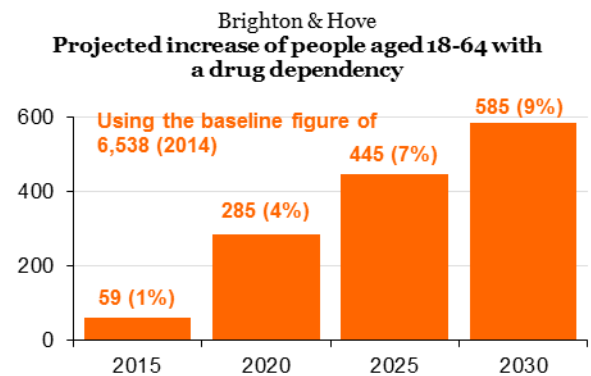
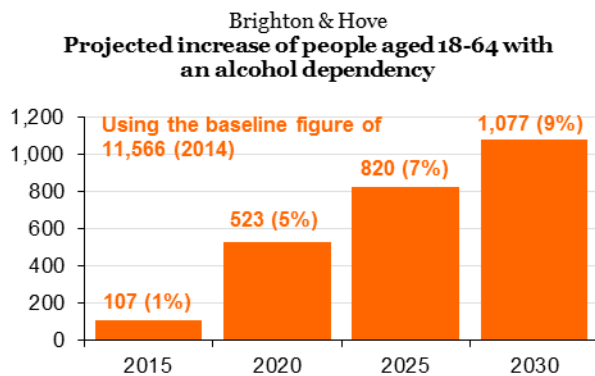


Services were revamped in 2011 to improve recognition and treatment of dual diagnosis cases where clients have substance misuse and mental health needs and ensuring users are assigned a key worker at the beginning of treatment. This has seen a 17% growth in the numbers of people leaving treatment successfully compared to the national average rise of 7%.⁵⁴

Research has predicted 9% increase in the number of people aged 18-64 in in the city who have an alcohol dependency with the estimated number of people rising from 11,566 in 2014 to 12,643 in 2030. The research highlights a disparity between men and women with nearly 3 times more men than women with an alcohol dependency.

At 9%, the increase in the number of people aged 18-64 predicted to be dependent on drugs is the same as for alcohol dependency, with the estimated number of people rising from 6,538 in 2014 to 7,123 in 2030. The disparity between men and women is not so evident with around 2 times more men than women with a drug dependency.

Nationally the research highlighted that drug dependency varied with ethnicity and income. In men, black men were most likely and South Asian men least likely to report some form of drug dependency with the same pattern for women. Drug dependence prevalence was greater in men and women from lower income groups with no significant differences between regions.⁵⁵



⁵⁴ Brighton & Hove LIP and Brighton & Hove JSNA and Substance Misuse (Drugs) Needs Assessment 2013-14

⁵⁵ PANSI

Our Communities

Young People

The Census 2011 reported there are 47,100 young people in Brighton and Hove aged between 16 and 24, representing 16% of the city's population against an England average of 12%. Population projections estimate that by 2021 there will be around 42,615 young people in Brighton and Hove, representing 15% of the city's population against an England average of 10%.

In 2013/14 a total of 141 young people aged between 16 to 24 years of age were accepted as homeless and in priority need, which represents 28% of the total acceptances

	2009/10	2010/11	2011/12	2012/13	2013/14
Total homeless acceptances	362	423	494	505	510
Young people aged 16-24	119	160	212	168	141
Young people as % of total	33%	38%	43%	33%	28%

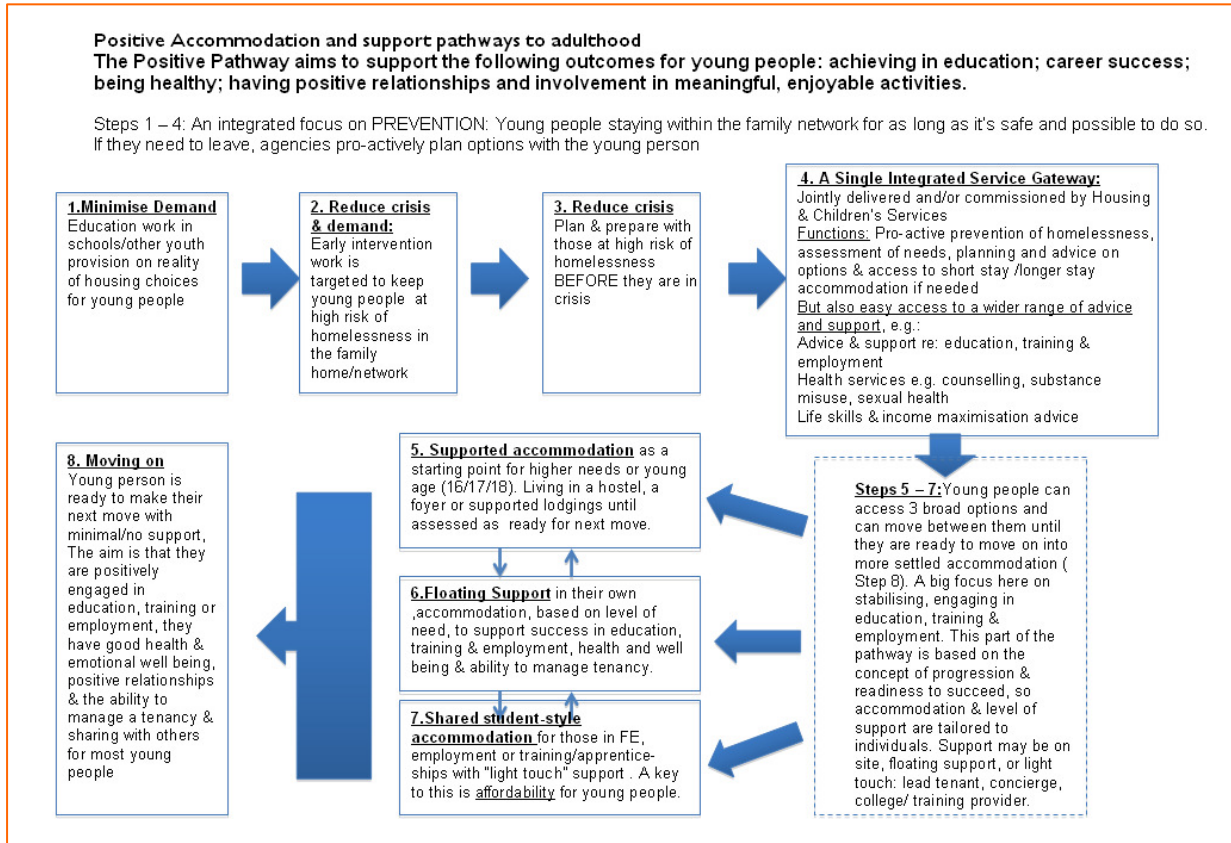
Although we are unable to look at the reason for the homelessness of the people in 2013/14 we know that in 2012/13 of the 168 young accepted as homeless, 40% were evicted by their parents. We also know that $\frac{3}{4}$ of those households were in priority need due to having dependent children (48%) or having someone who was pregnant (27%).

The council's commissioning team completed a young persons housing and support needs assessment in 2012 and identified that:

- Rough sleeping for under 25's is increasing
- Brighton and Hove is ranked highly for Children in Need
- Numbers of looked after children have increased by 4%, compared to 2% nationally
- Over half of offenders aged 18-25 who were given an assessment had a housing need leading to increased risks of reoffending

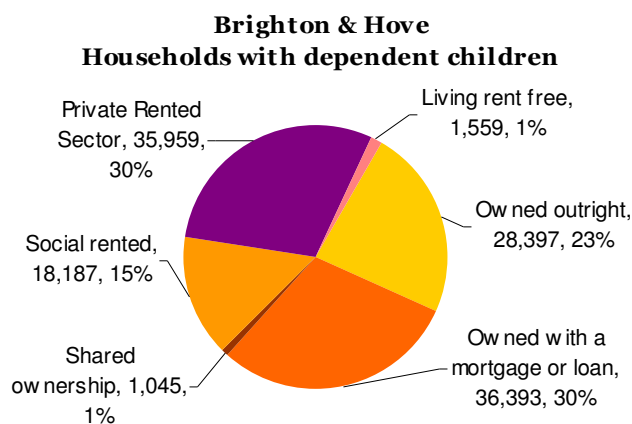
The council has adopted a joint commissioning strategy for Children's Services and Housing⁵⁶ based on the needs assessment which will improve coordination across services and providers, improve the prevention approach and create a housing pathway for young people.

⁵⁶ (Draft) Joint Commissioning Strategy: Children's Services and Housing - Housing and support for young people aged 16-25



Families

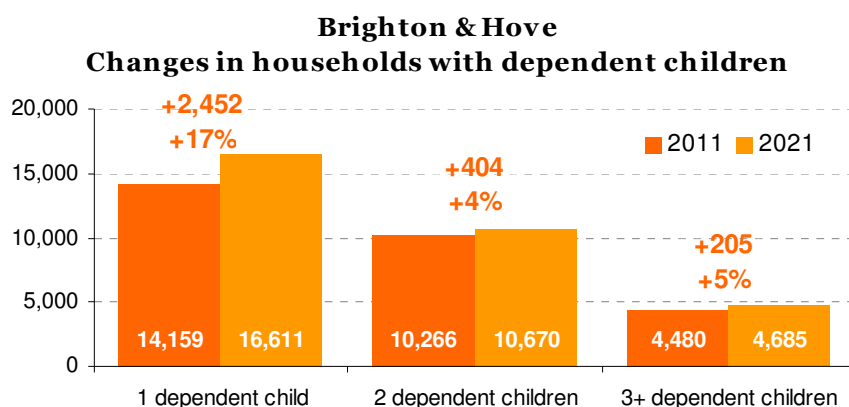
2011 Census reported 29,809 households with dependent children living in the city – 25% of all households. Over half of households with dependent children were owner-occupiers with 30% living in the private rented sector.



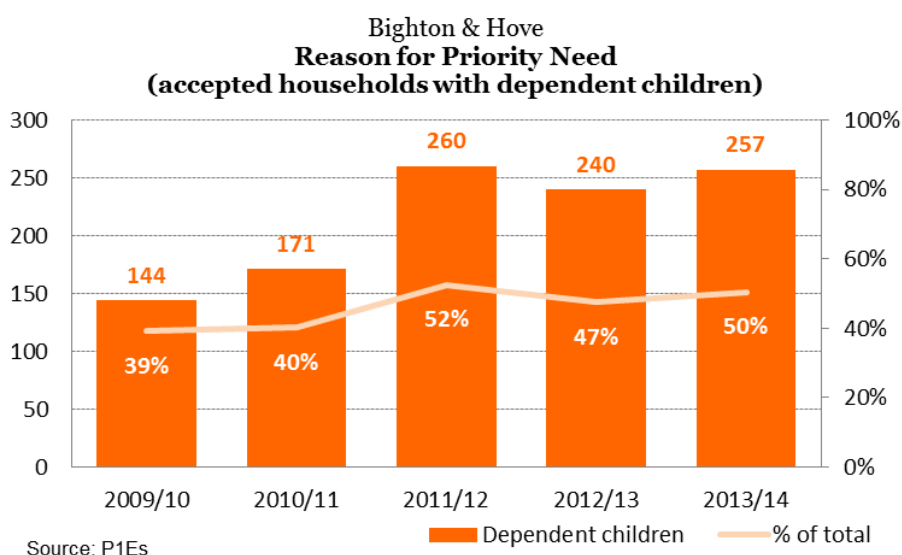
The 2011 Census identified that 29% of households with dependent children were lone parent households, this is higher than the national figure of 24%.

Looking at where lone parent households live, the greatest numbers were found in Moulsecoomb & Bevendean (8.3%) and East Brighton (8.0%). The smallest numbers were in Regency (2.2%), Central Hove (2.6%) and Hove Park (2.9%)

Household projections estimate that by 2021 there will be 97,419 families with dependent children living in the city, an increase of 7,982 (5%) households. The greatest increase is expected in smaller families, 17% (16,611 households).



In 2013/14 a total of 257 households were accepted homeless and in priority need due to having dependent children. This is 78% increase since 2009/10. Although the percentage is high, over the past 3 years, it has continued to be below the national average of 64%.



Over the past 4 years we have seen a significant increase in the number of households with dependent children and/or pregnant women staying in our temporary accommodation rising by 335%, from 206 at the end of March 2010 to 897 at the end of March 2014. This increase is line with the rise in the number of other household placed in temporary accommodation.

On 31 March 2014, these households with dependent children and/or pregnant women represented 71% of all the households in temporary accommodation and on 31 March 2010 they had represented 65%

On the 2 July 2014 there were 7,332 households with dependent children on the housing register representing 38% of all households:

- Band A in 130 (31% of Band A)
- Band B in 407 (40% of Band B)
- Band C in 4,095 (35% of Band C)
- Band D in 2,700 (44% of Band D)

Brighton & Hove Housing Register on 1 July 2014						
	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed
All household	11,528	5,396	2,048	229	92	25
Family households	46	4,932	2,010	227	92	25
% who were families	0.4%	91.4%	98.1%	99.1%	100.0%	100.0%

Source: Locata

The 2011 Census reported a total of 7,561 (6.2%) households were living in overcrowded homes⁵⁷, of which 3,900 (51.6%) were households with dependent children; accounting for 3.2% of all households living in the city.

Of the households with dependent children living in overcrowded homes, 25% (991) were owner occupiers or shared ownership households, 37% (1,443) were living in social rented homes and 38% (1,466) were living in the private rented sector.

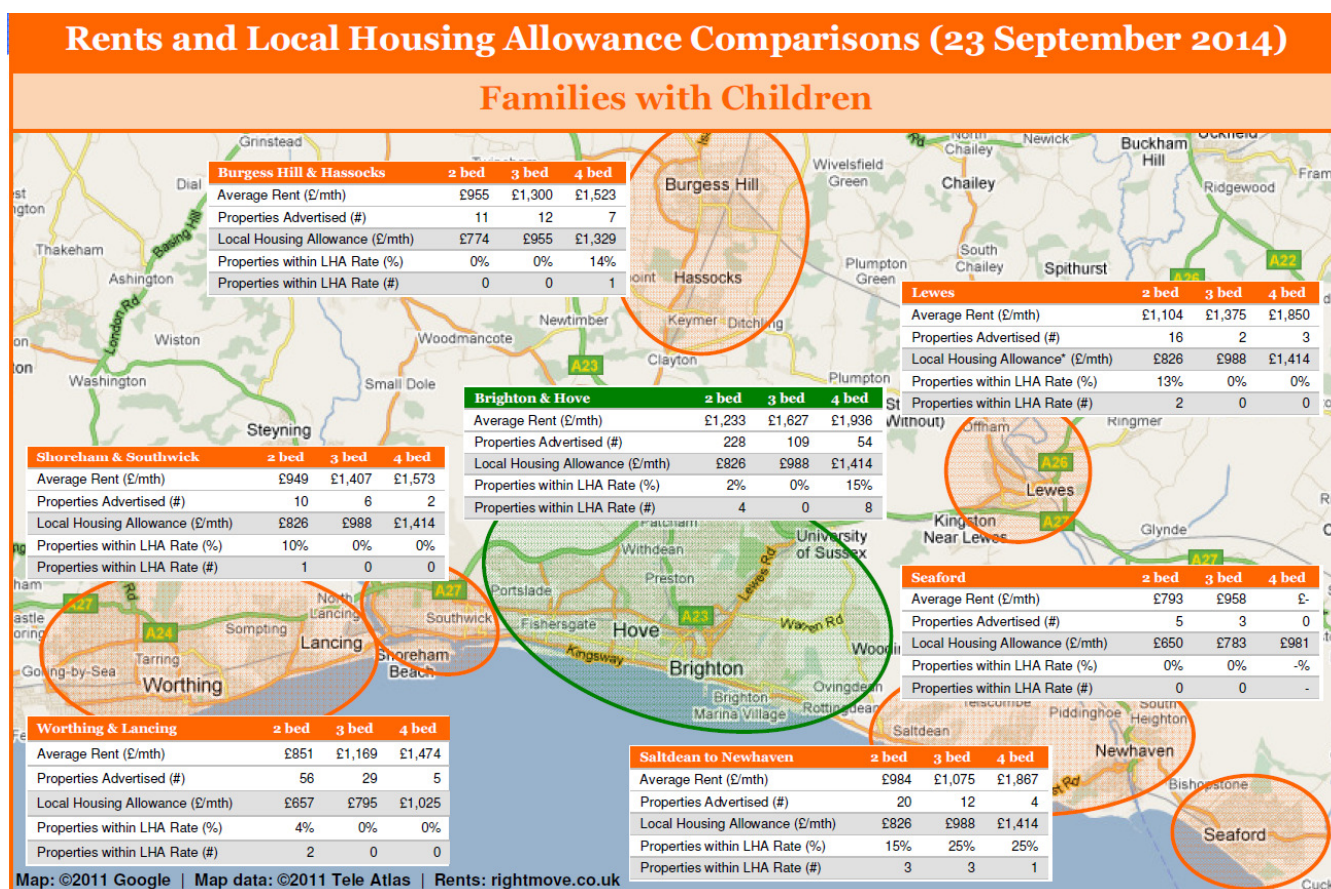
We have a higher percentage of overcrowding in our private rented sector than regionally and nationally.

⁵⁷ Based on a standard formula that a household with 1 less room than needed is overcrowded

Overcrowded Households with Dependent Children				
	Brighton & Hove		South East	England
	No.	%	%	%
Owned or shared ownership	991	25%	32%	33%
Social rented	1,443	37%	36%	39%
Private rented or living rent free	1,466	38%	32%	28%
	3,900	100%	100%	100%

At the beginning of 2014 a total of 171 households were affected by the benefit cap with only 3 being single person households and the other 168 being households with dependent children.

Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014⁵⁸, there were 12 family homes (2-4 bed) for rent within housing benefit limits in Brighton & Hove out of 391 advertised. Four of these were 2-beds and 8 were 4-beds. The only 3-bed homes within housing benefit limits were found between Saltdean and Newhaven and there were just 3 of these:



⁵⁸ Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

The Child Wellbeing Index measures the levels of children’s wellbeing across seven different domains that have the greatest impact on their lives.⁵⁹ The overall child wellbeing score 2009 identified a total of 9,582 of the city’s children aged under 16 years old were living in the 20% most deprived neighbourhoods in England.

Brighton & Hove			
Child Wellbeing Index	Child in Need domain	Material Wellbeing domain	Education domain
Children aged under 16 living in the most deprived 20% of areas			
9,582 (21.6%)	10,398 (23.4%)	9,970 (22.5%)	9,868 (22.3%)

Environment domain	Health domain	Housing domain	Crime domain
Children aged under 16 living in the most deprived 20% of areas			
9,373 (21.1%)	11,597 (26.2%)	7,795 (17.6%)	5,929 (13.4%)

Source: CLG – Child Wellbeing Index 2009

The 2011 Census reported there were 6,047 family households were one or more member had a long-term health problem or disability. This represents (20%) of all family households living in the city which is 1% less than the national⁶⁰ average.

Single Adults

2011 Census reported that there were 44,818 single person households living in the city representing 37% of the total population (compared to 29% in the South East and 30% nationally)⁶¹. Although the population projection estimates there will be just a 2% increase in single person households by 2021 they will still account for over a third of all households in the city.

Single person households have a much older profile than the city’s population as a whole. Over half are aged 50 years old or over. Although this figure is high, it is less than the regional figure at 69% and national figure at 65%.

⁵⁹ Material wellbeing - children experiencing income deprivation; Health and disability – children experiencing illness, accidents and disability; Education - education outcomes including attainment, school attendance and destinations at age 16; Crime - personal or material victimisation of children; Housing - access to housing and quality of housing for children; Environment - aspects of the environment that affect children’s physical well-being; Children in need – vulnerable children receiving LA services.

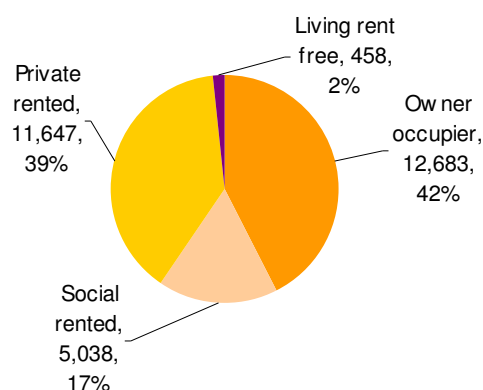
⁶⁰ England

⁶¹ England

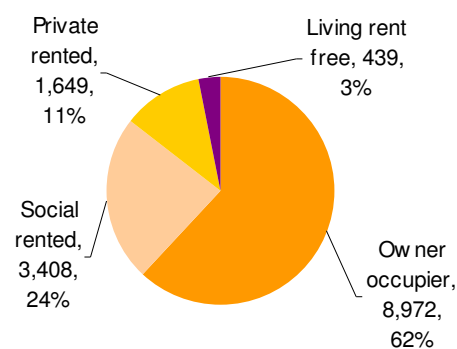
The percentage of single person White British and Other White Group households compares with city’s overall percentage but for other minority ethnic groups it is less. Minority ethnic single person households have a younger profile than White British.⁶²

Nearly half of one person households are owner occupiers and 30% live in private rented accommodation and 19% live in social rented accommodation. Looking in more detail, there is a significant difference between where younger single person households live (aged 64 and under) compared to older single person households (aged 65 and over)⁶³

Brighton & Hove
Tenure of One Person Households Aged 64 and under



Brighton & Hove
Tenure of One Person Households Aged 65 and over



2011 Census reported that over half (51%) of single person households were under-occupying their home, compared to 53% of all households living in the city, with 32% having one additional bedroom and 19% having two or more additional bedrooms. Although older single person households are under-occupying by 64% compared to 44% of younger single person households the number of actual homes being under-occupied by older people is less.

Brighton & Hove Occupancy Rating	Single Person Households		
	Aged 65+	Other	Total
One additional bedroom	36% (5,237)	29% (8,766)	32% (14,003)
Two or more additional bedrooms	28% (4,100)	15% (4,481)	19% (8,581)
Total: additional bedrooms	64% (9,337)	44% (13,247)	51% (22,584)

2021 Census: Table LC4105

⁶² 2011 Census

⁶³ 2011 Census Table DC4101

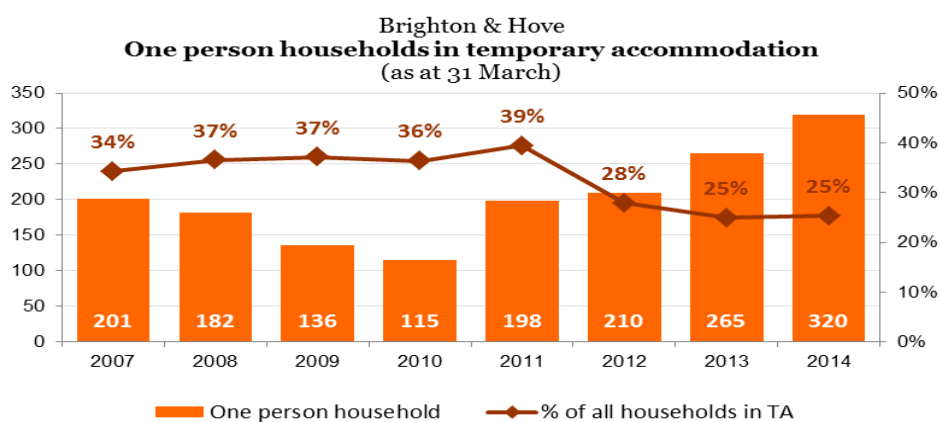
Single people under 35 without a recognised vulnerability are only able to claim a housing benefit rate for a room in a shared house and those 35 and older receive a 1-bedroom rate. Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014⁶⁴:

- **Single People under 35 and other sharers** – would find 2 (of 391) affordable homes in Brighton & Hove, both 4-beds.
- **Single People over 34** – will find more opportunity renting a studio than 1-bed home with 21 (of 46) studios within the LHA limit compared to 6 (of 135) 1-bed homes

Research has identified that single people are less likely to experience wellbeing, are more likely to smoke and to have tried drugs. There is also a significantly higher risk of depression in single people.

Although there is no local information about hidden homeless - people living in squats, staying or sleeping on sofas with friends or family - a national study reported that out of 437 single homeless people 62% were identified as hidden homeless.⁶⁵

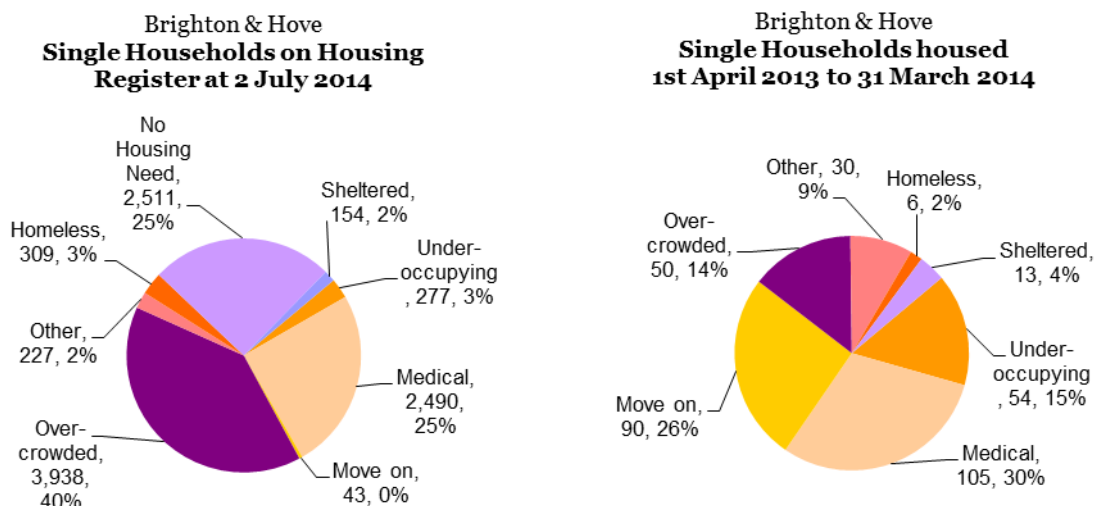
On 31 March 2014 there were 320 single people in temporary accommodation which represented an annual increase of 21%. Although over the past three years there has been a steady increase in the number of single people, the figure has been less than for other households and therefore represents a smaller percentage of the total households in temporary accommodation



⁶⁴ Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

⁶⁵ Brighton & Hove JSNA

On 2 July 2014, there were a total of 19,318 households on the joint housing register. Of those just over half were single people totalling 9,949 households. During 2013/14 a total of 348 single people were housed representing 48% of all households re-housed.



Welfare reform changes have seen the introduction of single room rent which means that single people under 35 years of age will receive housing benefit that will cover the cost of shared accommodation and not self-contained accommodation.

Also the introduction of the welfare benefit cap means that a maximum weekly benefit payment has been set at no more than £350 per week for single people.

The council funds long-term or short-term housing-related support services to support the most vulnerable people living in the city. The services provide help to single homeless people when moving into accommodation to sustain that accommodation, and learn life-skills that will enable them to live as independently as possible. Around 10% of the total funding of £11m goes to the support the most vulnerable single people.

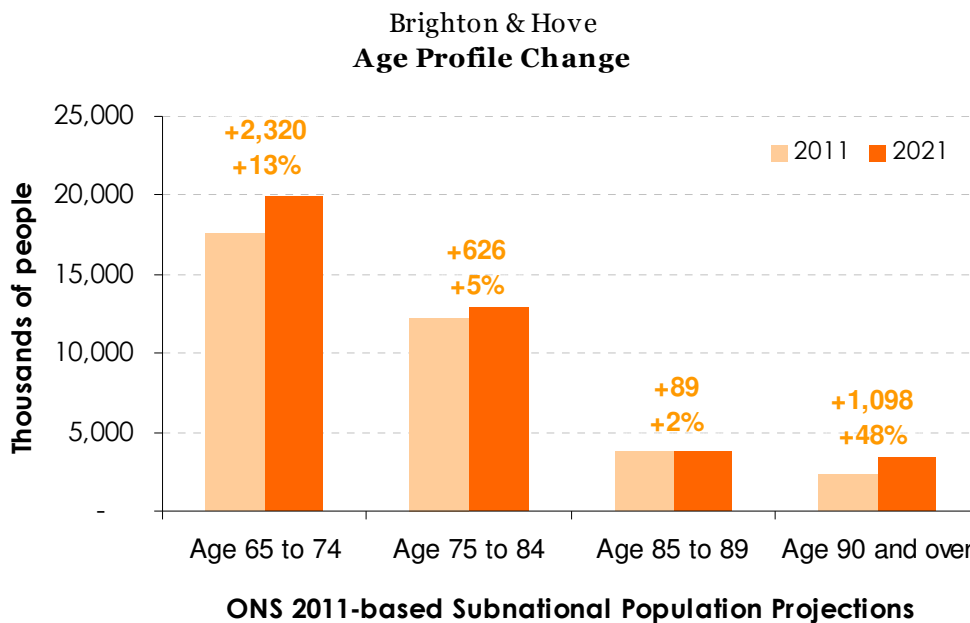
Older People

At the time of the 2011 Census there were 35,692 people aged 65 and over living in the city representing 13% of the total population.

The BME population of the city has a relatively younger age profile, 2,909 of people aged 65 and over were BME elders, 8% of the older population compared to the city’s overall BME population of 19.5%.⁶⁶

There is very little information regarding older lesbian, gay, bisexual and trans (LGBT) people but it is estimated that around 15% of the city’s total population are LGBT people.

The Office of National Statistics projects that there will be a 12% increase in the number of people aged 65 or above between 2011 and 2021. Within this, there is a projected 48% increase of people aged 90 and above, with an additional 1,098 people taking the number to 3,382.



The 2011 Census reported 25,041 households where the head of the household was aged 65 and over living in the city; 70% owner occupiers, 19% social housing tenants and 11% renting in the private rented sector or living rent free.

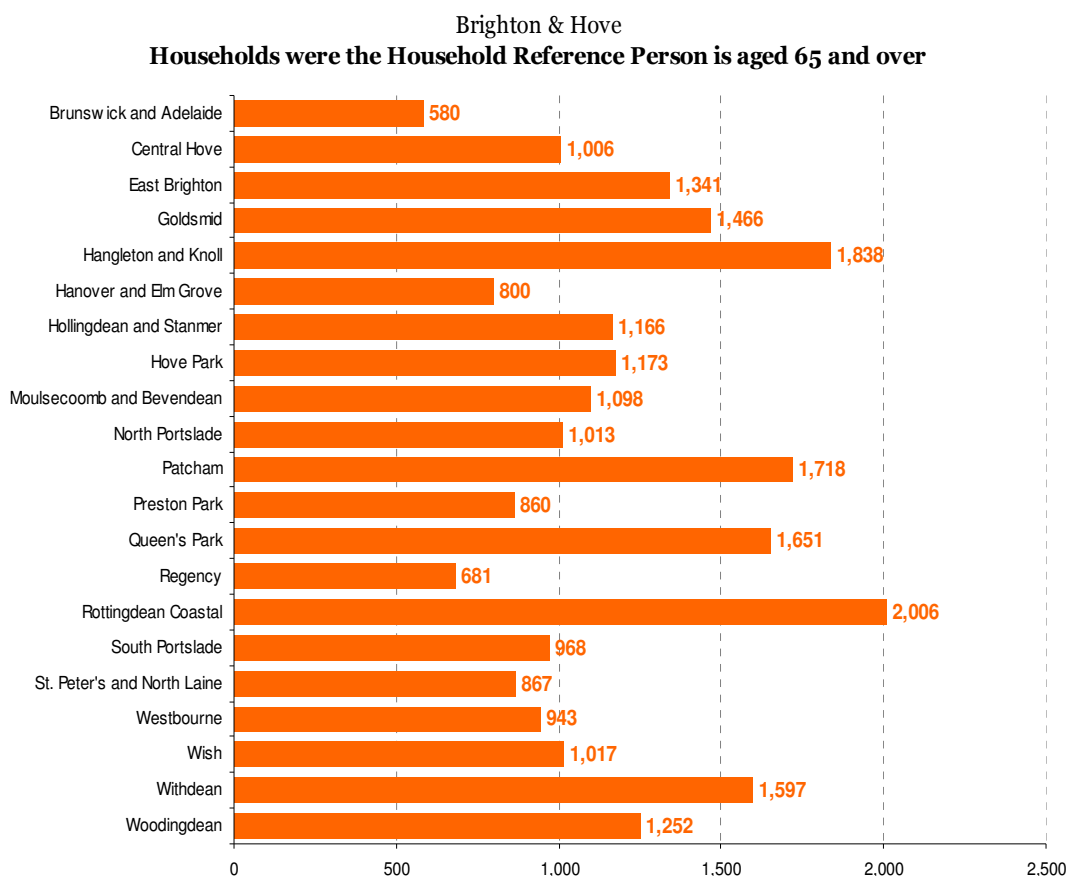
⁶⁶ 2011 Census

As people age there is very little change in the type of tenure they are living in with 2% decrease for people living in social rented and private rented homes and 2% increase in people living in the owner occupier and other private rented or living free tenure.

Brighton & Hove				
Tenure by age of householder	60-74	75-84	85+	Total
Owner occupier <i>(includes shared ownership)</i>	68.3%	71.8%	70.2%	69.9%
Social rented <i>(sheltered and general needs housing)</i>	20.0%	18.5%	18.4%	19.2%
Private rented <i>(private landlord or letting agency)</i>	9.1%	6.6%	6.7%	7.8%
Other private rented or living rent free <i>(e.g. employer, with family or friends)</i>	2.6%	3.1%	4.8%	3.2%

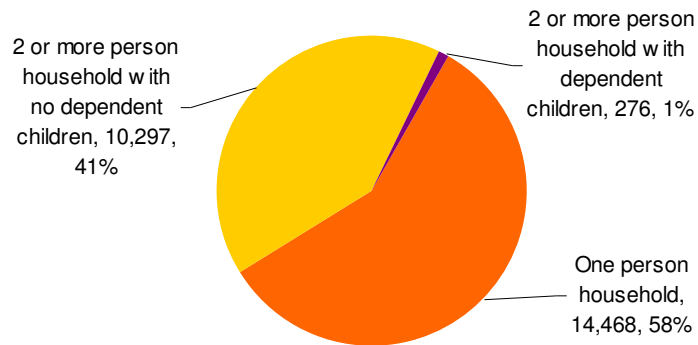
2011 Census

Households where the household reference person is aged 65 years and older are scattered over the city with the greatest number in the Rottingdean Coastal ward and the smallest number in the Brunswick and Adelaide ward.



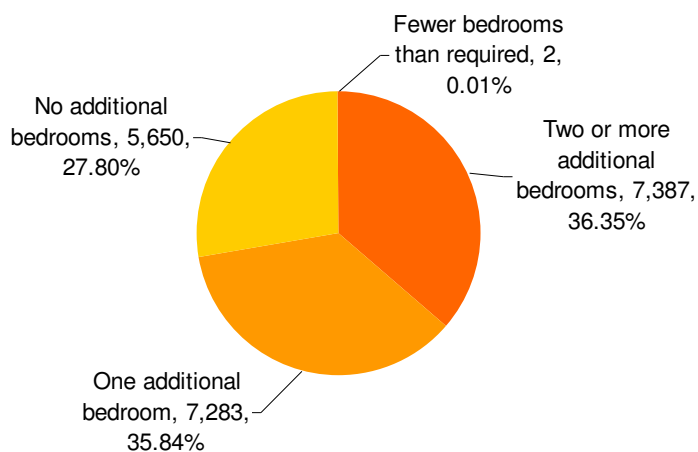
At the time of the 2011 Census, 58% of households in the city where the household reference person was aged 65 and over were one person households and 42 were households with 2 or more people; 41% with no dependent children and 1% with dependent children.

Brighton & Hove
Households where household reference person is aged 65 and over

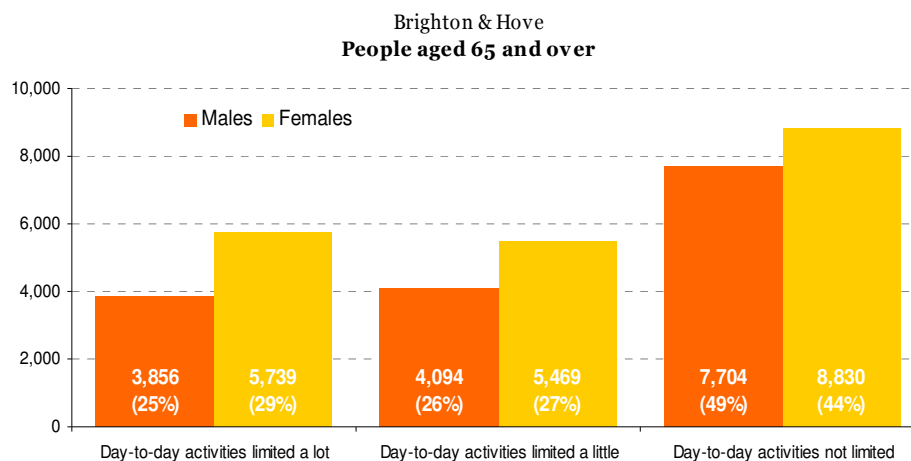


The 2011 Census reported that a total of 14,670 households where the household reference person was aged 65 and over were under-occupying their home, with 36% having one additional bedroom and 36% having two or more additional bedrooms than the occupancy rating measure calculated.

Brighton & Hove
Occupancy rating of households aged 65 and over



The 2011 Census reported that 19,158 (54%) people aged 65 and over have a disability that either limited their day-to-day activities a little or a lot.



Source: 2011 Census

The Projecting Older People Population Information (POPPI) provides projected estimates at national, regional and local authority level across a range of characteristics and care needs of people aged 65 and over. The estimated increases reported by POPPI are in line with the estimated increase in the older population reported by ONS which suggests 35% increase from 2014 to 2030.

Projections on increased occurrence			
Brighton & Hove: People aged 65 and over	2014	2030	Change
Living in a LA care home with or without nursing	1,375	1,855	+35%
Unable to manage at least one domestic task on their own*	15,643	20,999	+34%
Unable to manage at least one self-care activity on their own**	12,906	17,252	+34%
Has a limiting long-term illness	18,408	24,835	+35%
Depression	3,237	4,330	+34%
Severe depression	1,049	1,412	+35%
Dementia	2,849	3,892	+37%
Falls	10,154	13,736	+35%
Admitted to hospital as a result of falls	804	1,089	+35%
Unable to manage at least one activity on their own***	7,171	9,585	+34%
Longstanding health condition caused by bronchitis and emphysema	636	865	+36%

* Activities include household shopping, wash and dry dishes, clean windows inside, jobs involving climbing, use a vacuum cleaner to clean floors, wash clothing by hand, open screw tops, deal with personal affairs, do practical activities

** Activities include bathe, shower or wash all over, dress and undress, wash their face and hands, feed, cut their toenails, take medicines

*** Activities include going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed

There are a number of indicators that older people are likely to be in poverty, living on a low income, for example being on a pension credit or receiving housing benefit.

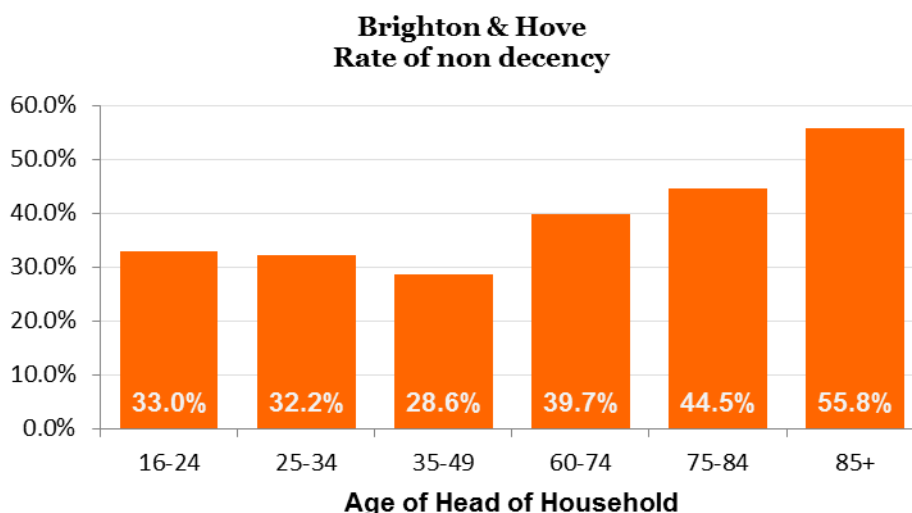
9,890 (20%) people aged 60 years and above living in the city were in receipt of pension credit in February 2014, and there were 7,629 (16%) people aged 60 years and above living in the city in receipt of housing benefit in May 2014. These are higher than both the South East and England averages.

Pension Credit Caseload – Number of claimants						
Age	60 to 64	65 to 74	75 to 84	85 to 89	90+	Total
Brighton & Hove	1,070	3,850	2,940	1,160	870	9,890
Brighton & Hove %	8%	22%	24%	31%	39%	20%
South East %	4%	12%	15%	23%	36%	12%
England %	7%	16%	21%	31%	45%	17%

Housing Benefit – Number of claimants						
Age	60 to 64	65 to 74	75 to 84	85 to 89	90+	Total
Brighton & Hove	1,693	3,101	1,894	603	338	7,629
Brighton & Hove %	13%	18%	15%	16%	15%	16%
South East %	6%	9%	9%	11%	14%	9%
England %	9%	11%	12%	14%	18%	11%

Source: DWP

The Brighton & Hove Private Sector House Condition Survey 2008 reported that homes in the private sector where the head of the household is older are more likely to be non-decent than those with younger head of household.



Source: Brighton & Hove HCS 2007

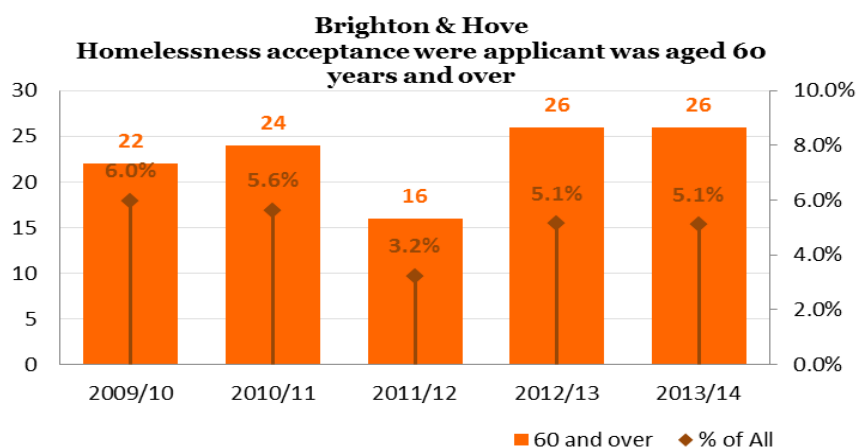
Overall, 42% of households where the age of head of household is 60 and over live in non decent properties. Where the head of household was aged between 75 to 84, the non decency rates was nearly 44.5% and this percentage increased to nearly 56% for households where the head of households was aged 85 and above.

Living in a cold home can contribute to of poor health and in the most extreme cases contribute to winter deaths. We know that 14,500 (12.2%) households in Brighton & Hove are in fuel poverty.

The Excess Winter Deaths (EWD) Index is the excess winter deaths expressed as a ratio of the expected deaths based on the non-winter deaths. Frail older people are more at risk when living in cold, damp homes than healthy active people. For 2009-2012 the EWD Index in Brighton & Hove was 15% which was equivalent to an average of 99 EWDs per year. This lower than the England and South East averages.

Period	Brighton & Hove		South East	England
	Count	Indicator value	Indicator value	Indicator value
Aug 2006 - Jul 2009	441	20.6%	17.8%	18.1%
Aug 2007 - Jul 2010	410	19.9%	19.6%	18.7%
Aug 2008 - Jul 2011	405	20.4%	20.3%	19.1%
Aug 2009 - Jul 2012	298	15.0%	17.8%	16.5%

During 2013/14, 26 households where the applicant was aged 60 years old and over were accepted as unintentionally homeless and in priority need out of a total of 510 households (5%), higher than the national average.



People aged 60 and over accepted as homeless and in priority need								
	2010/11		2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Number accepted	1,520	24	1,640	16	1,810	26	2,060	26
% of all acceptances	3.4%	5.6%	3.3%	3.2%	3.4%	5.1%	3.9%	5.1%

On 17 August 2014, there were 19,592 households on the joint housing register and of these 2,483 were households where the main applicant was aged 60 years old or above; representing 12.7% of all households.

Over 1/2 of older households were in Band C, however older people were twice as likely as other younger households to be in the highest 2 priority bands, A and B. 2,187 (88%) of the 2,483 households were single person households and 247 (10%) were couples.

Household Type		
	#	%
2 single adults not sharing	43	1.7%
3 single adults not sharing	1	0.0%
Couple	247	9.9%
Couple + adult	3	0.1%
Family, 1 child	2	0.1%
Single Person	2,187	88.1%

Band Priority		
	#	% of band
Band A	122	29%
Band B	227	23%
Band C	1,337	11%
Band D	794	13%

Most applicants required a 1-bed general needs home but 691 applicants had been assessed for sheltered housing. 679 (98%) needed a 1-bed sheltered home and 12 (2%) a 2-bed sheltered home. 590 (24%) of applicants were assessed as having a restricted mobility with 27 having highest mobility needs⁶⁷.

Just under 1/4 of applicants were current council housing tenants needing to transfer to home that would better suit their needs. 146 applicants were looking to downsize and were eligible for the transfer incentive scheme and 937 (38%) had been assessed as having medical needs to varying severity whilst 670 (27%) applicants were identified as having no housing need.

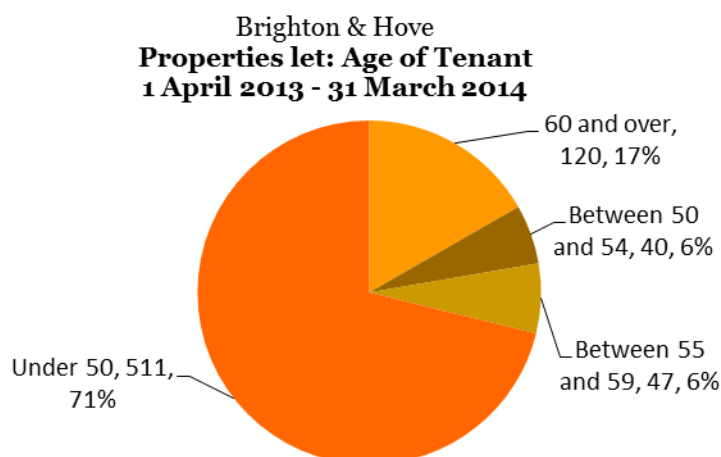
⁶⁷ Mobility Group 1: suitable for a person who uses a wheelchair full time, Mobility Group 2: suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time and Mobility Group 3: suitable for a person able to manage two or three steps, but unable to manage steep gradients

Size of home required		
1-bed	2,441	98.3%
2-bed	42	1.7%

Mobility Level		
Level 1	27	1.1%
Level 2	113	4.6%
Level 3	450	18.1%

Housing List		
Homeseecker	1,898	76.4%
Transfer	585	23.6%

From 1 April 2013 to 31 March 2014 a total of 120 (17%) of the 718 council and registered provider homes let were let to households where the main applicant was aged 60 years old or above.



37 (30.8%) of the homes let to households where the main applicant was aged 60 years old and above were in Band A this is a lower than the overall percentage of (44.6%). In contrast 56 (46.7%) homes were let to households with older main applicants in Band C compared to 31.9% overall. Over 1/2 of homes let to older people were 1-bed sheltered homes

Household banding		
Band A	37	30.8%
Band B	25	20.8%
Band C	56	46.7%
Band D	2	1.7%

Size of home let		
Studio (general needs)	2	1.7%
Studio (sheltered)	28	23.3%
1-bed (general needs)	20	16.7%
1-bed (sheltered)	63	52.5%
2-bed	7	5.8%

93.3% of homes let to older applicants were flats this compares to 77.3% flats and maisonettes let overall, just 1.7% of lets were houses compared to 18.5% overall and 5.0% of lets were bungalows compared to 2.4% overall.

Type of home let			Sheltered housing let			
Bungalow	6	5.0%				
Flat	112	93.3%				
House	2	1.7%				
			Studio	1-bed	Total	
			Bungalow	1	2	3
			Flat	27	61	88

74% of applicants housed had some level of support need and 57% had a mobility difficulty. Nearly 70% of homes let provided some support and 35% homes were classified with a mobility level.

Support Level of Applicant			Mobility Level of Applicant			Mobility Level of home		
Low	64	53.3%	Level 1	5	4.2%	Level 1	3	2.5%
Medium	15	12.5%	Level 2	18	15.0%	Level 2	2	1.7%
High	10	8.3%	Level 3	45	37.5%	Level 3	37	30.8%

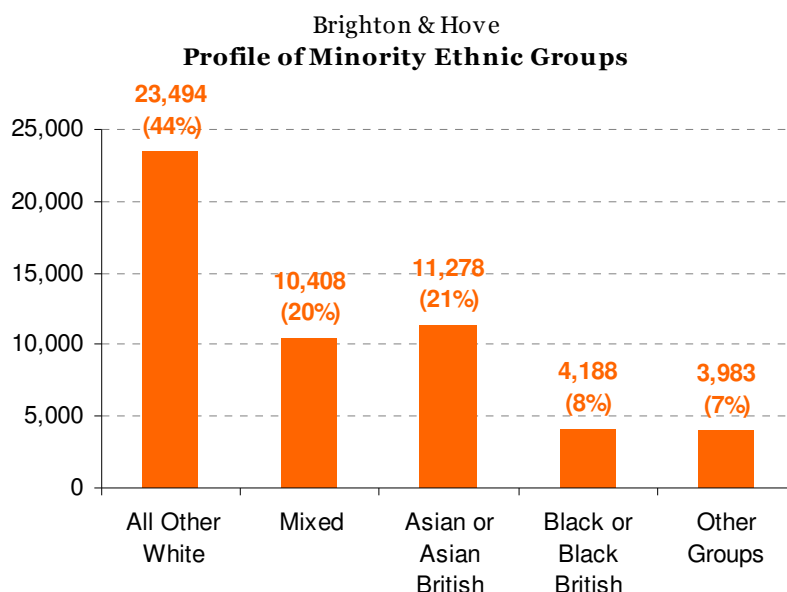
With a shortage of suitable properties in the city for those with mobility needs, more than half of older households with mobility needs selected homes that did not fully meet their needs.

- Mobility Level 1: 2 (of 5) moved to a mobility 2 or 3 home
- Mobility Level 2: 18 (of 19) moved to a level 3 or no level home
- Mobility Level 3: 24 (of 29) moved to home with no mobility rating
- In addition, 5 households without mobility needs moved to a level 3 home as no one with a need had bid on those homes.

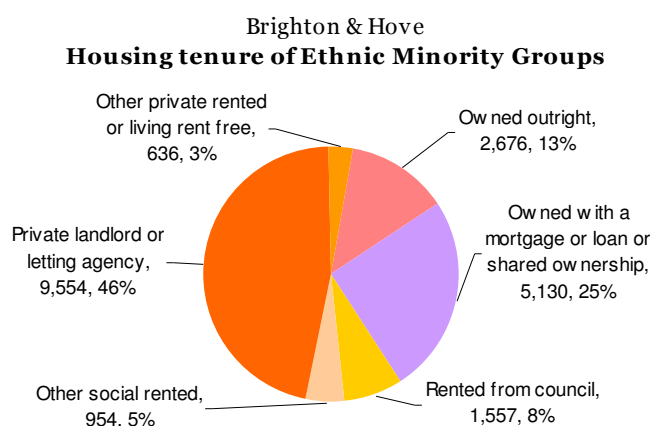
Brighton & Hove				
Lets to households where applicant is 60 and above				
1 April 2013 - 31 March 2014				
	Member Level 1	Member Level 2	Member Level 3	Member No Level
Property Level 1	3			
Property Level 2	1	1		
Property Level 3	1	10	21	5

Black and Minority Ethnic (BME) Residents

The 2011 Census reported that there is a growing Black & Minority Ethnic (BME) population in the city. 53,351 of the population identify as being from a minority ethnic group, 19.5% of the city’s population. The largest BME group is All Other White⁶⁸ representing 44% of the BME population. In addition the BME population has a younger profile than British White with nearly a half of population aged between 20 to 39 years old.⁶⁹



BME households are less likely to be owner occupiers and more likely to be private renting than White British households and roughly proportionate in social housing.



⁶⁸ Includes Irish, Gypsy or Irish Traveller and Other White

⁶⁹ 2011 Census

Younger BME households are more likely to be living in the private rented sector, but although the percentage of households living in the private rented sector reduces with age, the gaps between BME and British White households widens.

Brighton & Hove: Private Rented Sector							
Age Range	24 & under	25 to 34	35 to 49	50 to 64	65 to 74	75 to 84	85 and over
BME	85%	74%	42%	22%	14%	16%	20%
British White	80%	57%	26%	13%	11%	9%	11%

English Housing Survey 2011-12 reported that nationally⁷⁰ BME households were more likely to live in non-decent homes with damp and disrepair issues, be overcrowded and live in an area with local environmental problems (upkeep, traffic and utilisation). The 2011 Census reported that BME households living in the city are more likely to be living in overcrowded homes than British White, with Bangladeshi households being the most overcrowded minority ethnic group with 38% of households over-occupying their home.

The Department of Energy and Climate Change Fuel Poverty Report 2011 identified that nationally⁷¹ a higher percentage of BME households are in fuel poverty. The report identifies that 15.2% of BME households were in fuel poverty compared to 14.5% of White households⁷². The Health Counts in Brighton & Hove report supports the national findings reporting that 20% of BME people responded that there are times in the winter when they could not keep their home warm enough compared to 16% of British White. The council's private sector team works to reduce fuel poverty. A total of 409 energy efficiency measures completed in the city during 2011/12 with 13% of all measures were to BME households.

2011 Census identified that BME people are less likely to have long-term health problem than British White people. This is supported by the Health Counts in Brighton & Hove which reported that:

- 88% of BME respondents were more likely to say that they were in good or better health compared to 83% of British White respondents
- 20% of BME respondents were likely to have a limiting long-term illness compared to 28% of British White respondents

⁷⁰ England

⁷¹ England

⁷² Based on ethnic origin of household reference person

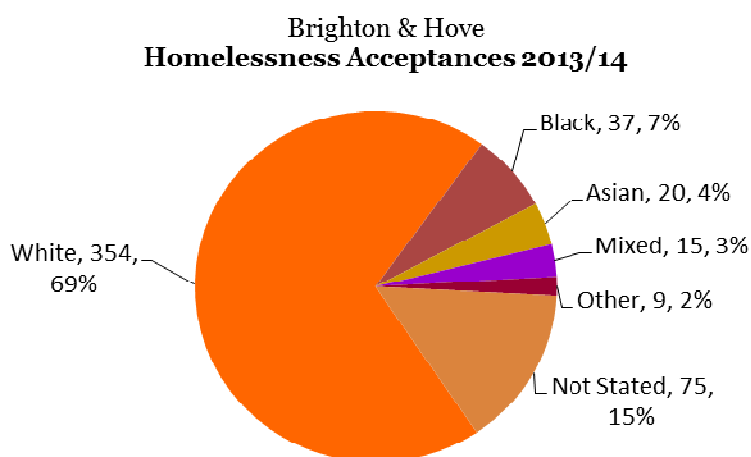
The council provides a housing adaptations service enabling adaptations to be completed in private sector homes and council owned homes. In 2010/11 88% of clients accessing the service identified as being British White, and 12% identified as being BME.

The city boasts two universities and other further education establishments along with a number of independent language schools. The 2011 Census reported that of the 32,920 full-time students aged 16 and above living in the city, 34% were BME.

Nationally around two fifths of BME people live in low-income households, although there are big variations between the different minority ethnic groups ranging from 70% of Bangladeshis to 30% of Indians and Black Caribbean's.

In addition with almost half of all children from ethnic minorities living in low-income households compared to a quarter of White British children, with 66% of Bangladeshi and Pakistani children and 50% of Black and Black British children living in poverty.⁷³

During 2013/14 a total of 510 household were accepted as unintentionally homeless and in priority need, of these 16% were households were the main applicant was from an ethnic minority group. 15% did not state their ethnicity.

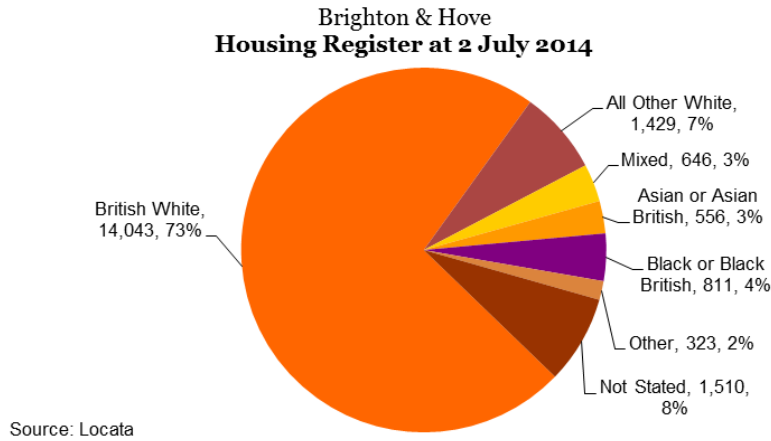


Source: P1E

On the 31 March 2014 there were 1,266 households in temporary accommodation and of these 252 (20%) were BME households.

⁷³ The poverty site and the Brighton & Hove JSNA

3,765 (19.5%) of the 19,318 households on the Joint Housing Register at 2 July 2014 identified as being black or minority ethnic. Within the different ethnic groups there an over-representation of Black or Black British groups and under-representation of Asian or Asian British groups.

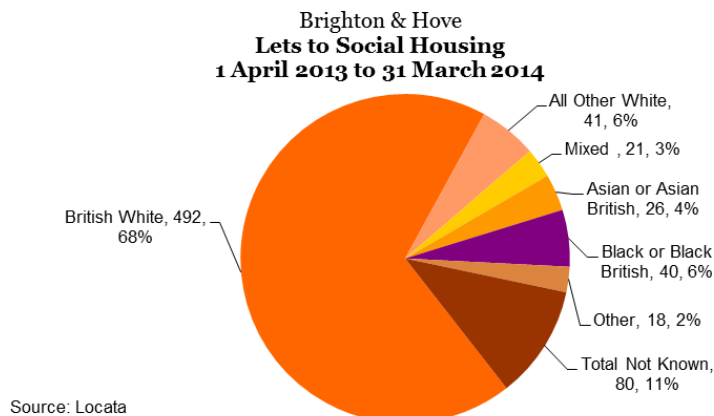


On the register, BME households were underrepresented in the highest priority bandings and more likely to be in need of family sized homes:

Housing Register on 2 July 2014	Band A	Band B	Band C	Band D
All household	426	1,008	11,715	6,169
BME households	31	151	2,411	1,172
% of households who are BME	7%	15%	21%	19%

Housing Register on 2 July 2014	1-bed	2-bed	3-bed	4-bed+
All household	11,528	5,396	2,048	346
BME households	2,001	1,230	464	70
% of households who are BME	17%	23%	23%	20%

A total of 718 Council and Registered Provider homes were let from 1 April 2013 to 31 March 2014 with 146 (20%) to BME households.



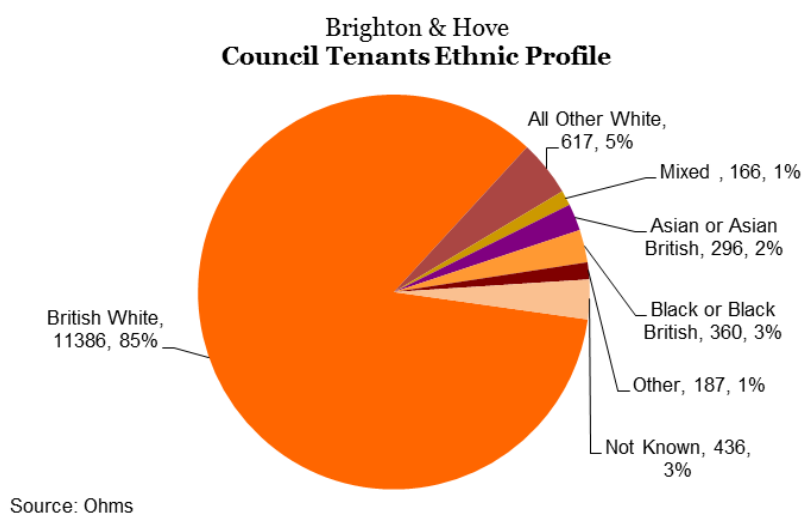
The percentage of lets to BME households was a slight over-representation of the BME population in the city with the percentage of lets to households identified as Black or Black British reporting the greatest over-representation and there was an under-representation of All Other White Groups.

Lets 2013/14	Band A	Band B	Band C	Band D
All household	320	164	229	5
BME households	47	38	60	1
% of households who are BME	15%	23%	26%	20%

Lets 2013/14	Studio	1-bed	2-bed	3-bed	4-bed
All household	71	302	242	87	16
BME households	9	49	65	20	3
% of households who are BME	13%	16%	27%	23%	19%

Housing related support is provided to vulnerable people to help them sustain their housing accommodation, continue to remain independent or move towards more independence and therefore improve their life chances. A snapshot taken half-way through 2011/12 indicated that nearly 4,500 people were being provided support through services commissioned by the council and of these 483 (11%) were BME. Although there was an overall under-representation of BME people receiving housing-relating support there was an over-representation from people identifying as Black or Black British

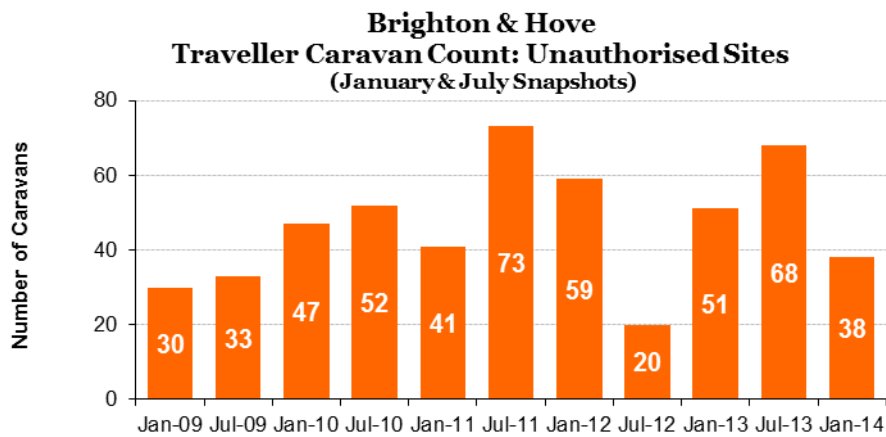
In September 2014 there were 13,448 tenants in our council homes. 1,626 (12%) identified as from an ethnic minority group. In October 2012, 75 (9%) of 856 tenants in the council’s sheltered housing identified as BME.



Gypsies and Travellers

Travellers are identified as being the most disadvantaged ethnic group in the country, suffering a high level of inequality. Travellers die younger, experience more chronic health conditions, have a poor level of education, and regularly experience discrimination and racial hatred. Lack of suitable, secure accommodation underpins many of these inequalities as access to employment, health, education and other services is made easier when people are living in settled accommodation.

The Government’s Gypsy & Traveller Caravan Count identifies that there are fewer Travellers in the city than would be expected from a population our size but a lack of suitable stopping places has resulted in Travellers being up to 4 times more likely to be on an unauthorised site in the City than both the national and regional average.



A Traveller Commissioning Strategy was adopted in 2012 which outlines four key outcomes that seek to balance the needs of traveller communities and the city’s settled communities and to reduce inequality and improve community relations. The strategy is a ‘live’ document and continues to be reviewed at regular intervals to identify how the council and our partners are performing.

Negotiations to provide a permanent Traveller site at Horsdean adjacent to the transitional site are in progress and this is part of our future development plan.

Over the years we have continued to monitor the number of van dwellers located in the city. Our housing management team are developing a van dweller protocol that will look at how best to address this concern.

Lesbian, Gay, Bisexual, Trans* (LGBT) People

It is difficult to report how many LGBT people are living in the city but we believe there are more than 40,000 LGBT people living here, which is about 21% of the city's adult population. From the proliferation of LGBT businesses and community groups, from local research into the LGBT community, and from relatively new data around levels of LGBT service use, we believe that the LGBT community is one of the largest identity communities in the city.⁷⁴

Published in 2008, Count Me in Too still remains one of the most comprehensive documents on the LGBT population living in the city. This was a community led research project. In addition to the main Count Me In Too report there were detailed analysis reports on:

- domestic violence and abuse,
- community safety, mental health,
- general health,
- Bi people,
- Trans people,
- drugs and alcohol
- housing

Many LGBT people are long-term residents and have been living in the city for many years. Some LGBT people have moved to the city to escape homophobia, biphobia or transphobia knowing that it is LGBT friendly place to live.⁷⁵

Nearly half of LGBT residents are owner-occupiers, just under a third live in the private rented sector, around 7% live in council housing and only a very small number live in sheltered or other supported accommodation.⁷⁶ Like the general population profile LGBT people living in social housing are more likely to be older.

Over a quarter of LGBT people lived in areas that have been identified as areas of potential deprivation and many live alone. LGBT older people are more likely to live alone and are more likely to be without children than heterosexual older people.⁷⁷

⁷⁴ LGBT people's Housing Strategy

⁷⁵ Count Me in Too

⁷⁶ Count Me in Too

⁷⁷ Count Me in Too

Teenage LGBT people face difficulties with research suggesting that many suffer mental health difficulties and nearly half have contemplated suicide.⁷⁸ The findings of the Youth Chances project reported that 50% of young people taking part in the research had self-harmed and 42% had sought medical help for anxiety or depression.

Like the population as a whole, LGBT people find the city's housing market unaffordable with a lack of available or suitable housing. LGBT people with a disability or mental health difficulties and Trans people, bi and other sexualities find it more difficult to find suitable accommodation.⁷⁹

Around 8% of LGBT people have specialist housing needs and over 1/3 LGBT people have a disability or long-term health problems with around 15% finding themselves homeless whilst living in the city.

Although hate crime against LGBT people is very common with many people experiencing some form of harassment, abuse and even violence in their neighbourhoods, most LGBT people do feel safe in the city with estates on the outskirts of the city being identified as being less safe places.

Research suggested that LGBT people are more likely to experience some form of domestic violence.

For LGBT people who find themselves homeless, being found ineligible for housing support is a barrier to finding suitable accommodation. Count Me in Too reported that 22% of LGBT people who took part in the research had been homeless at some point in their lives and many found themselves sleeping rough, sofa-surfing, staying with friends or living in temporary accommodation or hostels.

LGBT people who have experienced abuse, harassment or violence from family or friends are more likely to find themselves homeless.

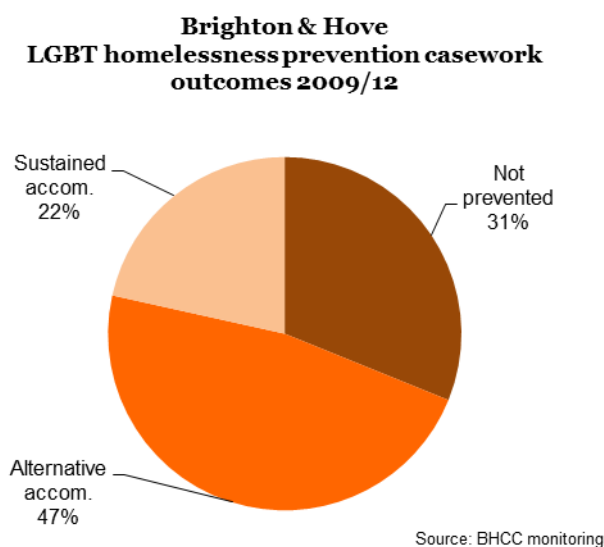
Our homeless prevention monitoring reported nearly 900 LGBT households sought advice or assistance during 2009 to 2012 with 302 needing more detailed casework.

⁷⁸ Stonewall

⁷⁹ Count Me in Too

Homeless prevention comparisons between LGBT households and heterosexual households showed:

- 22% sustained their accommodation compared to 27%
- 47% moved to alternative accommodation compared to 48%
- 31% were not prevented compared to 25%



In January 2013 the final report of Trans* Scrutiny Panel which was formed to look at issues faced by trans people was published. The findings of the panel included issues around:

- Affordability of housing in the city
- A high percentage of trans people experiencing homeless
- A higher percentage of trans people living in social housing
- Accessing housing in the private rented sector with discrimination by some landlords cited
- Discrimination and harassment from neighbours and other people.

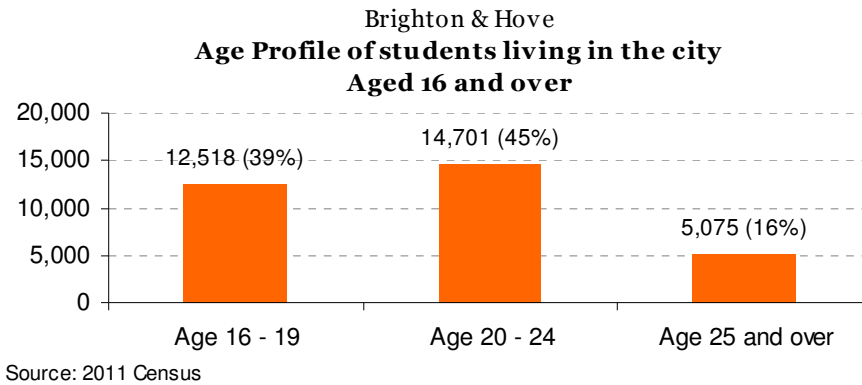
As part of the Trans* Scrutiny Report we are working with the community with the support of the LGBT HIP⁸⁰ to make housing services more accessible through the provision of information specific to the Trans* community and through delivering Trans* Awareness training to Housing staff.

⁸⁰ LGBT Health and Inclusion Project (LGBT HIP) is a local project whose role is to engage with LGBT people. It is made up of a partnership of six local organisations: Brighton Bothways, Terrence Higgins Trust, Allsorts, Brighton & Hove LGBT Switchboard, MindOut and the Clare Project.

Students

The city is home to two growing universities and other further education establishments along with a number of independent language schools.

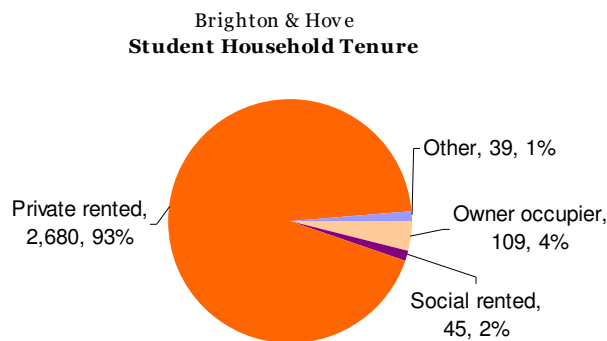
The 2011 Census reported a total of 32,294 full-time students aged 16 and above living in the city and represents 14% of the city’s population aged 16 and older with students accounting for 52% of people aged 20-24 years old.



52% of 16 to 19 year old students live with their parents, 60% of 20 to 24 year olds live in student households and 52% of students aged 25 and above live in other types of households

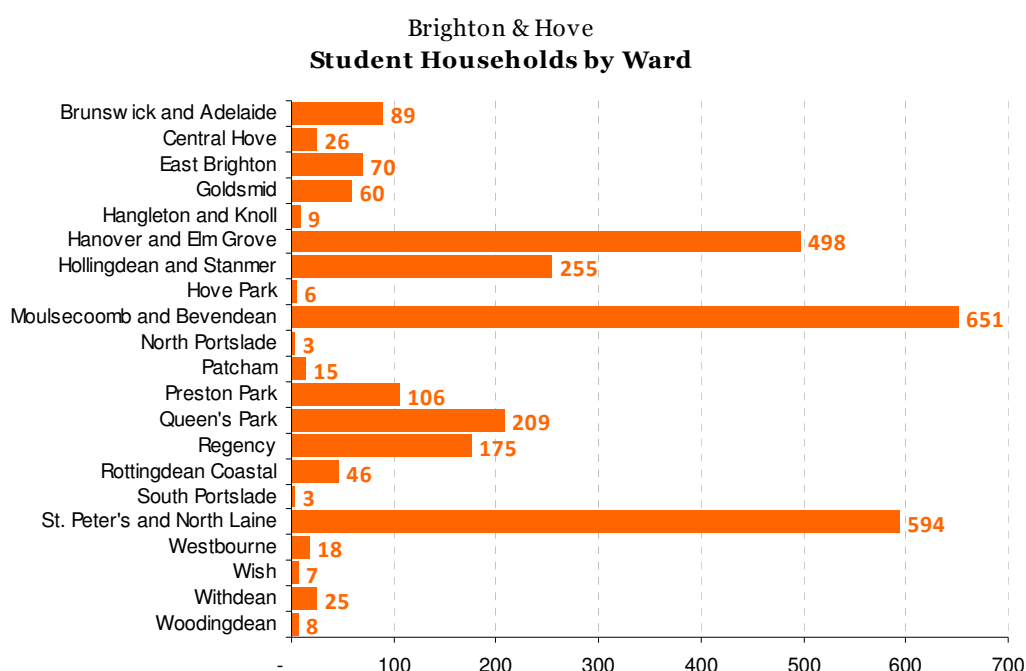
With parents	Communal establishment	Student households	Other households
7,573 (23%)	4,691 (15%)	12,461 (39%)	7,569 (23%)

The 2011 Census reported that most student households live in the private rented sector with 2,680 student households living in this tenure, representing 93% of the total student households.



There is a significant concentration of student households in five city wards

- 23% of all student households were located in Moulsecoomb and Bevendean (11% of all the households in the ward)
- 21% all student households were located in St. Peter's & North Laine (7% of all households in the ward)
- 17% all student households were located in the Hanover & Elm Grove (8% of all households in the ward)
- 9% all student households were located in the Hollingdean & Stanmer (5% of all households in the ward)
- 7% all student households were located in the Queen's Park (accounting of 3% of all households in the ward)



The concentration of student households in these five wards is having significant impact, putting pressure on the availability of family homes and changing the wards' profiles.

Ward	Number of student households in private rented sector homes	% of all private rented sector homes to student households
All wards	2,680	7%
Hanover and Elm Grove	473	21%
Hollingdean and Stanmer	242	27%
Moulsecoomb and Bevendean	610	45%
Queen's Park	196	7%
St. Peter's and North Laine	552	13%

Since the Census in 2001, there has been significant tenure change in two of the wards with a noticeable increase in the number of homes for private rent over the 10 years – Moulsecoomb and Bevendean by 110% and Hollingdean and Stanmer by 86%.

Wards: Private Sector Rent	2001	2011	Change	% change
All wards	24,935	35,959	11,024	44%
Hanover and Elm Grove	1,622	2,284	662	41%
Hollingdean and Stanmer	477	887	410	86%
Moulsecoomb and Bevendean	643	1,349	706	110%
Queen's Park	2,158	2,871	713	33%
St. Peter's and North Laine	2,697	4,119	1,422	53%

Over the past years the student population has changed with numbers growing and more student coming from socially and culturally diverse backgrounds.⁸¹

Many students stay on in the city after they have graduated which contributes to the younger population profile of the city and possibly changes the dynamics of the local employment with local resident competing for the same job with university graduates.

Armed Forces

Although it is difficult to identify the number military veterans both nationally and locally, from estimations it is suggested that there are around 5m military veterans living in the United Kingdom.

Applying the national estimate locally, it can be estimated that there are around 17,400 military veterans living in city. It is predicted that the number of veterans will reduce by half declining from 17,400 to 8,700 by 2027. MOD figures suggest that 43 registered veterans settled in the city during 2010/11.

Military veterans are more likely to suffer ill-health than the general population with reports that 52% of veterans self-report suffering long-term illness or disability compared to 35% of the population as a whole with younger veterans now more likely to survive more severe and complex injuries. The percentage of military veterans suffering alcohol misuse is over three times higher than the general population at 13%.

⁸¹ Brighton & Hove JSNA

Although support for veterans to resettle in the community has improved leading to a reduction in the number of veterans finding themselves homeless, some veterans are still at greater risk of being homeless and face difficulties in accessing housing. These veterans are far more likely to be originally from disadvantaged communities or young leavers who have served less than four years and/or have been compulsorily required to leave.⁸²

The Armed Forces Covenant 2011 is a military covenant that outlines four principles for service people, their dependents and veterans, they are:

- No disadvantage
- Ability to manage their lives as effortlessly as anyone else
- Continuity of public services
- Proper return for sacrifice

Anti Social Behaviour and Community Cohesion

Anti social behaviour can undermine community cohesion across the city's diverse areas, from the city centre to the leafier suburban outskirts and have a negative effect on the city's resident lives.

The Crime and Disorder Strategic Assessment 2013 reported 15,270 anti social behaviour (ASB) incidents and 4,480 anti social crimes during 2012/13 in our city. In many incidents of ASB, the victim or the perpetrator has mental health issues.

During the first 11 months of service, the anti social behaviour and hate casework team received 559 reports; 354 relating to ASB incidents and 122 to hate incidents and in 2012/12 there were 1,862 domestic noise complaints reported to the our Environmental Health Team.

The outcome of a residents' survey conducted by the police highlighted that litter or dog fouling were the most frequent issues, followed by drunk and rowdy behaviour and vandalism.

There are hotspots in the city where a higher number of disorderly behaviour incidents are more likely to occur; St. Peter's & North Laine ward, Regency ward and Queen's Park.

⁸² JSNA and the Homeless Strategy

Domestic noise incidents are more likely to occur in St. Peter's and North Laine, and parts of Hanover & Elm Grove, Queen's Park wards and Brunswick & Adelaide.

Funding from the Interreg programme enabled Communities and Families Tackling Addiction (CAFTA) to fund a range of initiatives aimed at improving services for communities and families affected by drug and alcohol misuse. The work, which is nearing an end, included a pilot project to tackle antisocial behaviour in 'hotspot' areas around the city

16 studies in areas affected by antisocial behaviour and work with the local communities to find solutions to the problems have been carried out. The work involved knocking on residents' doors to gather information and drawing up practical action plans to tackle the issues encountered.

The benefits of the work our empty property team do in bringing homes back into use not only helps provides more homes in the city but also decreasing the opportunities for vandalism, fly-tipping and anti-social behaviour, and support community cohesion.

Many new development of affordable housing in the city have a lettings plan in place when new tenants move in to ensure the best mix of residents and the development does not have any negative impact on the local community.

The most vulnerable families that our in temporary accommodation are provided with support and the temporary accommodation team have a dedicate officer to deal with ASB, working with both the perpetrator and the victim. In addition when we procure any properties for temporary accommodation we ensure that there will not be any negative impact for the potential tenants and also the local neighbourhood

Working partnerships are in place to manage ASB between anti social behaviour and hate casework team, the police, the council housing ASB Team and a number of registered providers

The Strategy in Context

Our strategy can not be achieved in isolation but requires a partnership across all sectors, public and private. In addition, our housing aims and are supported by a wide range of interlinked strategies.

The Strategic Housing Partnership

The Strategic Housing Partnership (SHP) is one of the twelve member partners of Brighton & Hove Connected (Local Strategic Partnership).



Brighton & Hove Connected which brings representatives from agencies, organisations and communities together to deliver shared vision and goals outlined in the Community Sustainability Strategy.

The goal of the SHP is to improve housing, access to housing, and support to maintain the independence of the city's vulnerable residents through five key objectives:

- Provide leadership and vision to improve housing for all within the City;
- Co-ordinate cross tenure action to improve housing conditions and housing options;
- Influence policy and decision-making which maximises housing opportunities for all within the City and develop new policies where appropriate;
- Communicate with and secure participation of local communities;
- Support action to address the housing needs of vulnerable and socially excluded groups.

Health and Wellbeing Board

The Health & Wellbeing Board is a partnership body bringing together the city's councilors and senior council officers, GP commissioners and local people to plan for health, public health and adult and children's social care services across the city. It is responsible for advising the council, the Sussex Primary Care Trust Board and the Clinical Commissioning Group on work to improve the health and wellbeing of the population of Brighton & Hove through the development of improved and integrated health and social care services. The Board has responsibility for the Joint Health and Wellbeing Strategy and the Joint Strategic Needs Assessment.

One Planet City

Brighton & Hove is a designated One Planet City. The One Planet approach aims to create a future where it's easy, attractive and affordable for all of us to lead happy and healthy lives, using a fair share of the earth's resources. This approach is broken down into ten sustainability principles:



1. **Zero Carbon:** Making buildings more energy efficient and delivering all energy with renewable technologies
2. **Zero Waste:** Reducing waste arisings, reusing where possible, and ultimately sending zero waste to landfill
3. **Sustainable Transport:** Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel
4. **Sustainable Materials:** Using sustainable products that have a low embodied energy
5. **Local and Sustainable Food:** Choosing low impact, local, seasonal and organic diets and reducing food waste
6. **Sustainable Water:** Using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution
7. **Land use and Wildlife:** Protecting and expanding old habitats and creating new space for wildlife
8. **Culture and Community:** Reviving local identity and wisdom; support for, and participation in, the arts
9. **Equity and Local Economy: Inclusive,** empowering workplaces with equitable pay; support for local communities and fair trade
10. **Health and Happiness:** Encouraging active, sociable, meaningful lives to promote good health and well being

The council's accredited Sustainability Action Plan outlines how we will reduce the city's ecological footprint and make the city a more resilient place with a better quality of life and fit for the future, through ingenuity, efficiency, technology, partnership working and behaviour change.



Community & Third Sector Development Policy 2014

Brighton and Hove is fortunate in having a large, diverse and active third sector, developed over decades. The sectors 2,300+ organisations play a significant role locally in shaping and delivering the city's social, economic, educational, environmental, wellbeing and cultural priorities. For example, facilitating community engagement and fostering active citizenship and many organisations are involved in providing high quality public services.

As a city, we want to support our diverse communities to help them realise their potential and shift the emphasis away from requiring services. This includes building community skills and capacity to take on more responsibility to create a cultural shift from reliance on traditional support in to one where everyone does their bit as active, independent and resilient citizens.

The Council's Communities & Third Sector Policy is delivering this over 5 objectives:

- i) Sustainable and Effective Third Sector
- ii) Effective and Inclusive Community Engagement
- iii) Strong Communities
- iv) Effective partnerships
- v) Sustainable Resourcing and Support

Working across the Region

The 'Duty to Cooperate' is a requirement under the 2011 Localism Act and places a legal duty on local planning authorities and other public bodies to engage constructively, actively and on an ongoing basis in the development of strategic planning policies relating to strategic cross boundary matters. The City Council has been actively involved in a number of cross boundary and joint partnership relationships which have informed the preparation of the City Plan.

Greater Brighton City Deal

A Greater Brighton City Deal with government has been developed which sees the transfer of powers, funding and responsibilities to us and our partner authorities – Worthing Borough Council, Adur and Lewes District Councils and West Sussex County Council.

A new Greater Brighton Economic Board has been established, which brings public sector and business leaders together alongside University and Local Enterprise Partnership (LEP) representatives. The board will form part of the

wider LEP governance arrangements and acts as the investment decision-making body for the Greater Brighton city region, advising on how national funding streams, such as the Regional Growth Fund should be prioritised, as well as providing a vehicle for joint housing investment decisions.

The Greater Brighton Economic Board has four key priorities;

- **Creating more jobs and businesses** - through a new network of Growth Centres across the Greater Brighton City Region. Developing a city region that is attractive to businesses; and provides the amenities and infrastructure businesses need to thrive - unlocking developments to create space for businesses to grow
- **Achieve higher wages and skills**, working with our universities and colleges to creating high value jobs and to develop skills system that is accessible and meets the needs of new sectors in our changing economy
- **Create more a better housing and employment space** – unlocking housing and employment development sites through investment in flood defences and infrastructure
- **Providing a city region programme of business support**, including grants for businesses who are struggling to access finance, starting with the £1.8m programme received through City Deal

The City Council is also working closely with the ‘Gatwick Diamond’ authorities to the north (Mid Sussex, Horsham and Crawley) to address cross-boundary planning issues, including housing.

Coastal West Sussex and Greater Brighton Strategic Planning Board

Our partnership working with our neighbouring coastal local authorities through the Coastal West Sussex and Greater Brighton Strategic Planning Board, (comprising Lewes District Council, Adur District Council, Worthing Borough Council, Arun District Council, Chichester Borough Council and West Sussex County Council together with the South Downs National Park Authority) has examined housing requirements across the sub-region and considered available options for address the shortfall.

A Local Strategic Statement for Coastal West Sussex and Greater Brighton (LSS) has been produced which sets out strategic objectives and spatial priorities. Its vision is to offer a choice of housing to meet the changing needs of the population with access to a decent home for everyone. The LSS includes a strategic objective for 2013-31 of meeting housing need.

Sussex Empty Homes Forum

Brighton & Hove works with thirteen other local authorities across East and West Sussex to reduce empty properties across the region through partnership working. Although the local authorities may have different profiles the Sussex Empty Homes Forum brings together shared aims for bringing privately owned empty homes back into use whilst complementing individual council's strategies.

Sussex Homemove

Sussex Homemove is successful choice based lettings scheme for letting council and register provider homes across eleven Sussex local authorities - Adur, Arun, Brighton & Hove, Chichester, Eastbourne, Hastings, Lewes, Mid Sussex, Rother, Wealden and Worthing. The partnership provides opportunities for sharing good practice to improve customers' access to social and other housing across the region and since.

Southern Home Loans Partnership

The Southern Home Loans Partnership (SHLP) was launched in 2005 to offer low cost loans to assist homeowners finance essential works to their properties. SHLP joined together Parity Trust, a not-for-profit loans company and the local authorities of Brighton & Hove, Chichester, Eastleigh, Gosport, Portsmouth, Eastbourne, Hastings, Wealden, Lewes and Rother.

Linking National Policy

Localism

The Localism Act came into force at the beginning of 2012 covering a wide range of issues related to local public services the act seeks to devolve more decision making power from central government back into the hand of individuals, communities and councils. There is a particularly focus on the general power of competence, community rights, neighbourhood planning and housing with key measures grouped under four main headings:

- new freedoms and flexibilities for local government
- new rights and powers for communities and individuals
- reform to make the planning system more democratic and more effective
- reform to ensure decisions about housing are taken locally

Equality Act 2010

The Equality Act that came into force in October 2010 provides a modern, single legal framework with clear, streamlined law that more effectively tackles disadvantage and discrimination, protecting individuals from unfair treatment and promoting a fair and more equal society.

Laying the Foundations: A Housing Strategy for England

The Government's Housing Strategy was launched in 2011. Since its launch, government has introduced supporting policies including

- increasing the number of available homes
- improving the rented housing sector
- helping people to buy a home
- providing housing support for older and vulnerable people

The National Planning Policy Framework (NPPF)

The NPPF came into force in April 2012. The policy was intended to kick start house building and stimulate the economy. Following the introduction of the NPPF, the Growth and Infrastructure Act 2013 received Royal Assent this year. This new law will enable developers to seek the renegotiation or discharge of affordable housing obligations of Section 106 agreements.

Social Value Act 2012

Social value has been defined as “the additional benefit to the community from a commissioning/procurement process over and above the direct purchasing of goods, services and outcomes”. The Public Services (Social Value) Act requires public bodies to consider how the services they commission and procure might improve the economic, social and environmental wellbeing of the area. The Act aims to give commissioners the freedom to determine what kind of additional social or environmental value would best serve the needs of the local community as well as giving providers the opportunity to innovate.

The Care and Support Bill

The Bill aims to create a single modern piece of law for adult care and support, replacing complex and outdated legislation. It will reform the law relating to care and support for adults and the law relating to support for carers, including making provision about safeguarding adults from abuse or neglect and about care standards

Caring for our future: reforming care and support

The 'Caring for our future' White Paper sets out the vision for the reformed care and support system. The paper includes the announcement of the Care and Support Specialised Housing that will support and accelerate the development of the specialised housing market to meet the needs of older people and adults with disabilities.

Health and Social Care Act 2012

Coming operational on 1 April 2013, the Health and Social Care Act 2012 introduced a number of key changes to the NHS. The changes include:

- giving groups of GP practices and other professionals – clinical commissioning groups (CCGs) – 'real' budgets to buy care on behalf of their local communities;
- shifting many of the responsibilities historically located in the Department of Health to a new, politically independent NHS Commissioning Board (this has now been renamed NHS England);
- the creation of a health specific economic regulator (Monitor) with a mandate to guard against 'anti-competitive' practices; and
- moving all NHS trusts to foundation trust status

Clinical Commissioning Groups (CCGs)

Clinical commissioning groups (CCGs) are NHS organisations set up across England by the Health and Social Care Act 2012 to organise the delivery of NHS services. Locally, the Brighton & Hove Clinical Commissioning Group is led and run by local GPs and nurses. The group is responsible for making sure that local people have proper access to healthcare services and that the healthcare budget is spent wisely and effectively through efficient commissioning of services from urgent and emergency care to most hospital services and from maternity services to care for older people.

Homes & Communities Agency (HCA)

The Homes and Communities Agency (HCA) is the national housing and regeneration agency for England. It has a capitol investment budget of around £4 billion for the period 2012/15. The role of the HCA includes providing investment for new affordable housing and improving existing social housing and for regenerating land. They are also the regulator for social housing providers, focusing on governance, financial viability and value for money.

Housing Strategy Team

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