

A large, dark teal diagonal graphic that starts from the top-left corner and extends towards the bottom-right corner, creating a triangular shape on the left side of the page.

Brighton & Hove  
**Housing Statistical  
Bulletin**

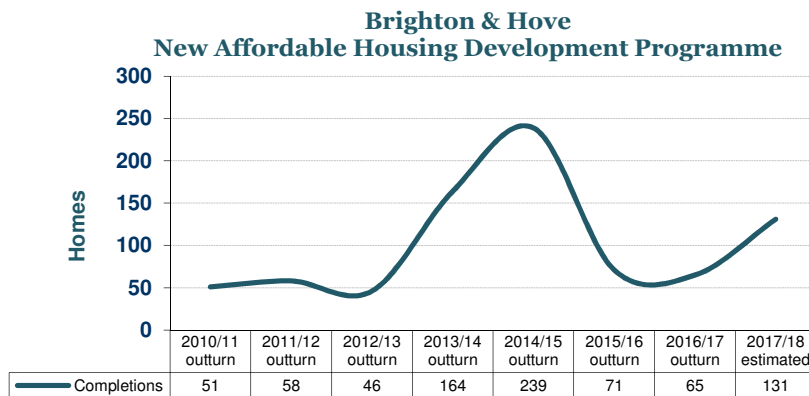
2016/17 Annual Review  
1 April 2016 to 31 March 2017

# Affordable Housing Development: Improving Housing Supply

Since April 2001, 2,822 new affordable homes have been developed: an average of 176 homes per year.

A total of 65 homes were completed in 2016/17 and 131 homes are expected to complete in 2017/18.

In addition to the homes expected to complete in 2017/18 a further 14 sites have been identified that are projected to deliver a further 233 affordable homes before March 2020.



Source: BHCC monitoring

Changes in funding means fewer affordable homes are being built through the Affordable Housing Programme but funding for additional units may be added as more of the city’s residential development sites are taken forward

During 2016/17 there were 53 affordable homes completed through joint working with registered provider partners (25 units) and through our New Homes for Neighbourhoods programme (28 units). In addition 12 permanent Traveller pitches were developed and are managed by the Council

All the homes were built to lifetime homes standard and 5 (8%) were fully adapted wheelchair accessible homes.

Of the homes built in 2016/17:

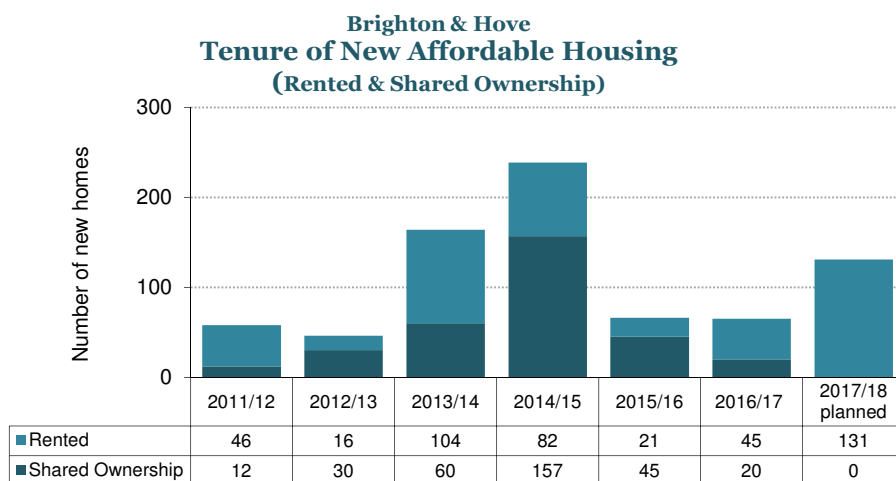
- 45 (69%) were for affordable rent (includes 12 Traveller pitches)
- 20 (31%) were for shared ownership



Tenure	Other	1 bed	2 bed	3 bed	Total
Affordable rented	12	17	4	12	45
Shared ownership	-	-	20	-	20

The chart shows the mix of tenure of new affordable housing built in the city since 2011/12, showing dwellings built for social/affordable rent and those built for shared ownership.

All the affordable housing expected to complete in 2017/18 are for affordable rent.



Source: Submissions to HCA & BHCC monitoring

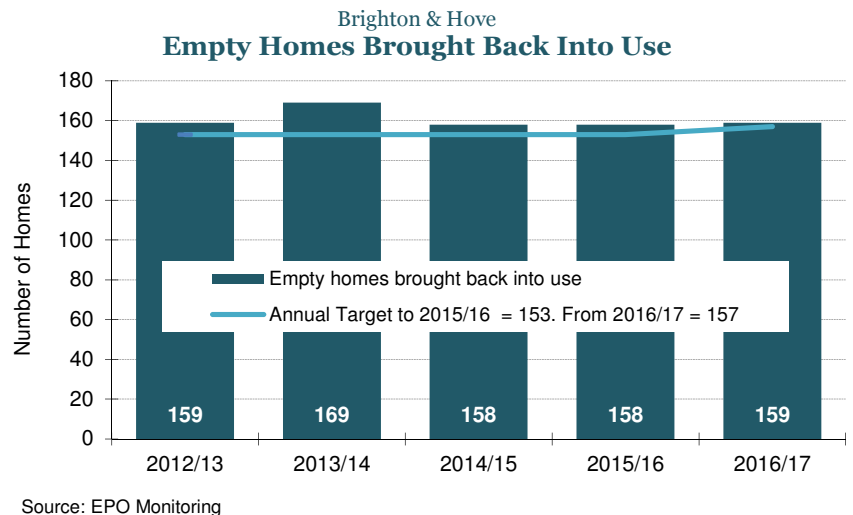
# Making Best Use of the City's Housing Stock

## Empty Homes

The chart shows the number of empty homes brought back into use over the last five years as a result of action taken by Brighton & Hove City Council. Since 2001, each year we have exceeded our baseline target. In 2016/17 a total of 159 empty homes were brought back into use:

- 129 through advice and assistance
- 27 through Private Sector Landlord (PSL) / Management Agreement\*
- 3 through Registered Social Landlords (RSL) funding

\*These homes were brought back into use on long term leases for homeless families



Before



After



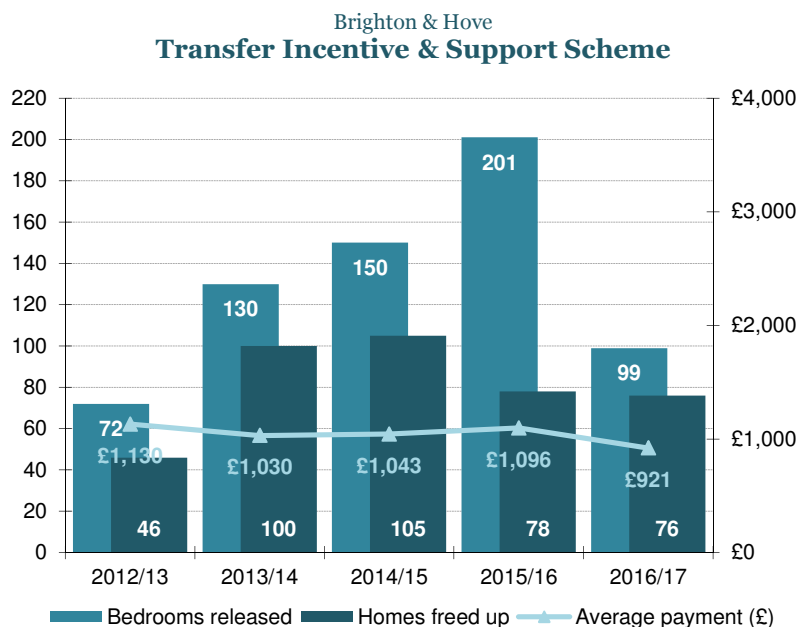
## Transfer Incentive & Support Scheme (TIS)

TIS gives the opportunity for council tenants to downsize or move from an adapted home which they no longer require by giving them the highest priority band for moving. Council tenants receive an incentive payment once they have moved to assist them to settle into their new home. The scheme also offers our partner Registered Provider Landlords with tenants in similar accommodation the highest priority band for transferring but without the incentive payment. This scheme is strategically vital, freeing up larger family homes and adapted homes for those in need.

76 tenants took up this scheme during 2016/17 releasing:

- 36 x 2-bed homes (10 houses and 26 flats)
- 38 x 3 bed homes (27 houses, 9 flats and 2 maisonettes)
- 2 x 4 - bed homes (2 houses)

4 of the 76 tenants relinquished their council tenancies completely and found other housing



# Affordable Housing: Low Cost Home Ownership

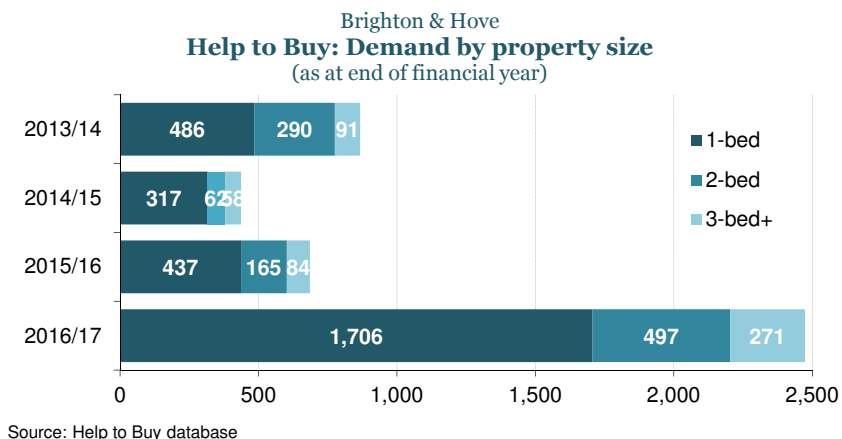
## Shared Ownership: Demand

The Help to Buy database collects information on households wanting to buy a property through this government scheme

At the end of the 2016/17 there were 2,474 households on the database wanting to buy in the city<sup>1</sup>. Of those households on the database:

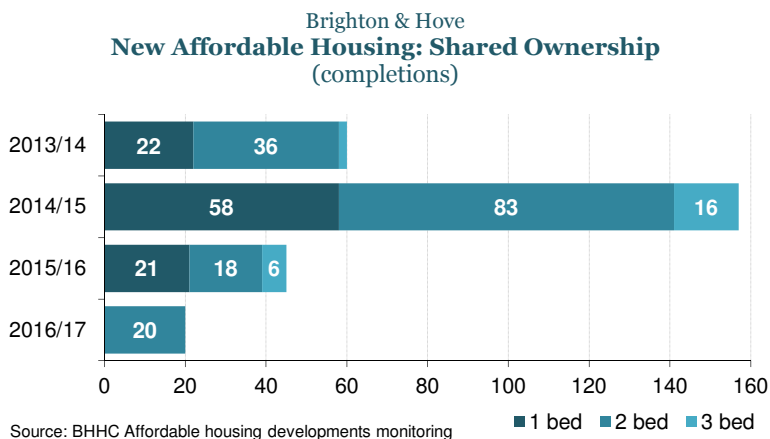
- 1,706 (64%) were seeking a 1-bed home
- 497 (24%) were seeking a 2-bed home
- 271 (12%) were seeking a 3-bed+ home

The high increase in applications followed the introduction of the Help to Buy ISA



## Shared Ownership: Supply

During 2016/17, 20 homes for shared ownership were completed; all 20 were 2-bed flats

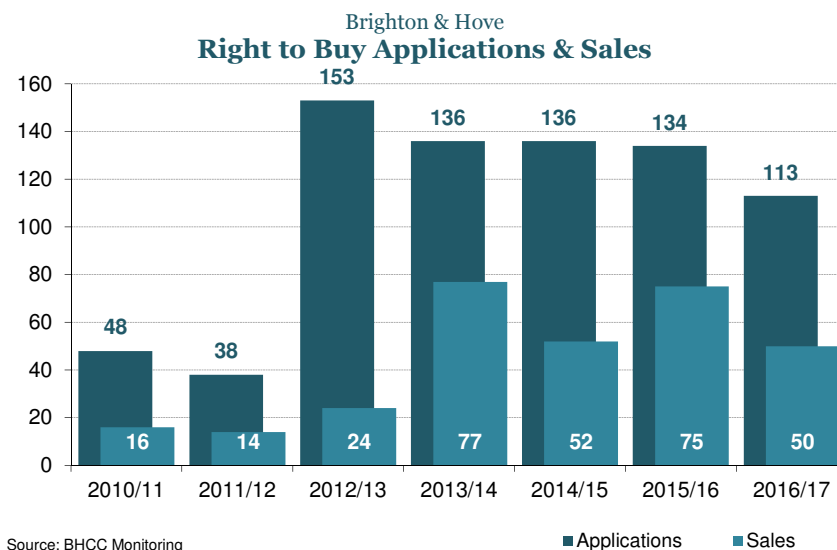


## Council homes bought under the Right to Buy Scheme

During 2016/17 there were a total of 113 applications and 50 council dwellings sold under Right to Buy. The number of homes sold accounted for around 1 in every 231 properties and represented 0.4% of council stock.

Comparing the activity with that in 2015/16, the number of applications has decreased by 16% and the number of sales has decreased by 33%.

The relaunch of Right to Buy in 2012 provided more generous discounts and since then there has been an increase in the number of homes sold.



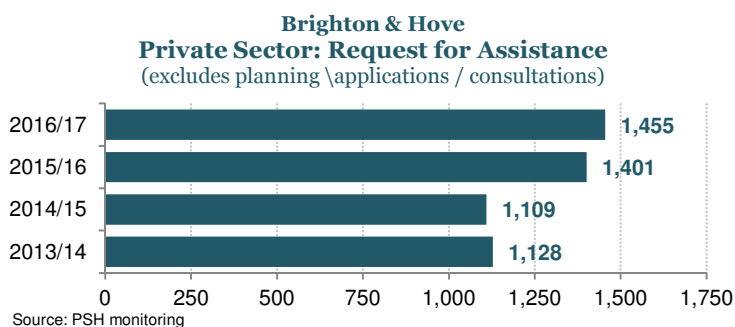
<sup>1</sup> The number of households wanting to buy in the city include those moving from another areas and those already living in the city  
**Housing Statistical Bulletin: Annual Review 2016/17**

# Private Sector Housing: Improving Housing Quality

## Requests for Assistance

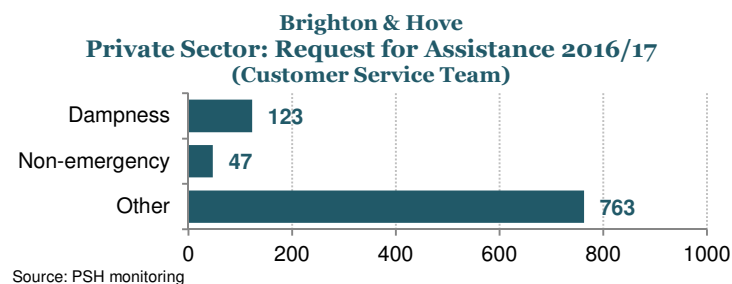
The chart shows the number of requests for assistance (RFA) the Private Sector Housing Team received during the past 4 years.

- In 2016/17 there were a total of 1,455 RFAs
- 933 (64%) were dealt with by the Customer Service Team
  - 522 (36%) were dealt with by Environmental Health Officers



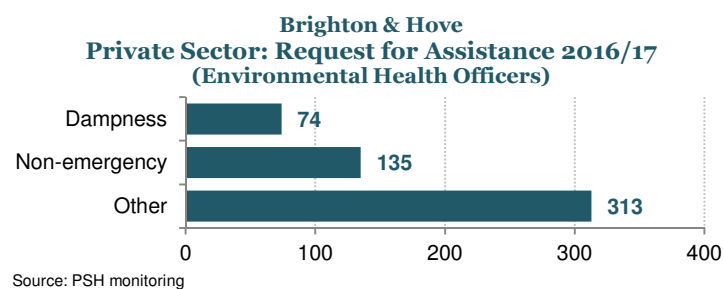
The chart shows the breakdown of RFA received during 2016/17 and dealt with by the Customer Service Team who provided advice and assistance

- 123 (13%) related to dampness
- 47 (5%) to non-emergency disrepair
- 763 (82%) to other assistance



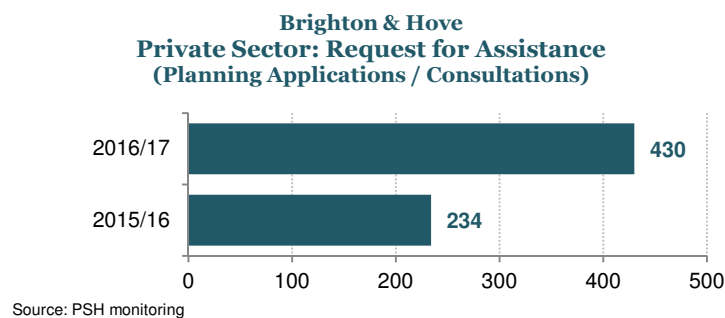
The chart shows the breakdown of RFA received during 2016/17 and dealt with by Environmental Health Officers who visited the properties

- 74 (14%) related to dampness
- 135 (26%) to non-emergency disrepair
- 313 (60%) to other assistance



The chart shows the number of Planning Applications / Consultations<sup>2</sup> received by the Private Sector Team during the last 2 years.

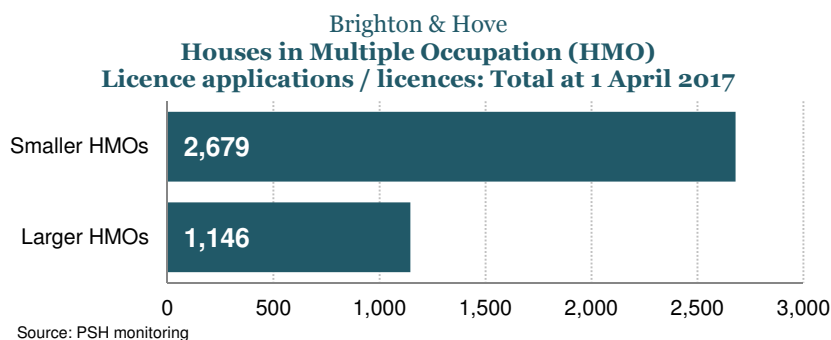
In 2016/17 there were a total of 430 RFAs dealt with by Environmental Health Officers; this 84% annual increase.



## Houses in Multiple Occupation (HMO) Licensing

In 2016/17 the private sector housing team:

- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 1,146 larger HMOs
- Had received valid additional licence applications for 2,679 smaller HMOs



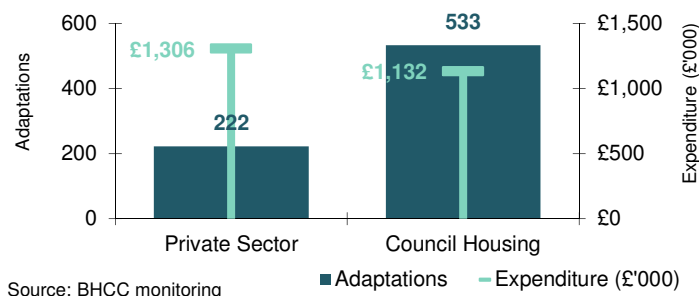
<sup>2</sup> These are received from the council's planning department and relate to planning applications regarding change of use of a property

# Adaptations: Private Sector Housing and Council Housing

The Housing Adaptations Team is responsible for the delivery of all major adaptations (those costing in excess £1,000) in council and private sector homes. Adaptations give disabled people better freedom of movement into and around the home and access to essential facilities within it enabling them to live as independently as possible.

In 2016/17 the team delivered a total of 405 major housing adaptations across both council and private sector homes and in addition funded 350 minor adaptations in council tenants' homes, investing a total of £2.4m

Brighton & Hove  
Housing Adaptations OT Team Activity  
2016/17



## Private Sector Housing Adaptations

Disabled Facilities Grant (DFG) is available from the council for essential adaptations in private sector homes where the council is satisfied the work is 'necessary and appropriate' and 'reasonable and practicable'. The maximum grant is £30,000 and the amount of grant paid is calculated by a means test (unless the application is for a child).

In 2016/17 the team completed 222 DFGs, investing £1.306m, and reducing the average grant from just under £9,000 in 2015/16 to £5,790 in 2016/17. The year's figures include 51 DFGs that were subject to deferred payment until 1 April 2016, part of a number of measures put in place to manage the spend within the year.



## Council Housing Adaptations

Funding for adaptations to council homes comes from the Housing Revenue Account (HRA)

In 2016/17 the team delivered 183 major housing adaptations and funded 350 minor adaptations in tenants' homes, investing £1.132m.

In addition the team works alongside Property & Investment teams on a number of capital programmes such as the loft and extension projects, improving communal access and Senior's housing studio conversions, to increase the supply of accessible and adapted council homes, and with Homemove to make the best use of this investment by ensuring these homes are let to those in greatest need.



## New Build

Occupational Therapists and OT Assistants are also involved in the design and planning stages of new affordable housing schemes including the council's own New Homes for Neighbourhoods programme, to ensure these new homes help meet the diverse needs of the city and a proportion are fully compliant with the new wheelchair user standard from the start.

In 2016/17 the team worked with a number of new build developments including Darwell Court and Aldwick Mews which have completed and a number of schemes in development including Brooke Mead extra care scheme and Findon Road.

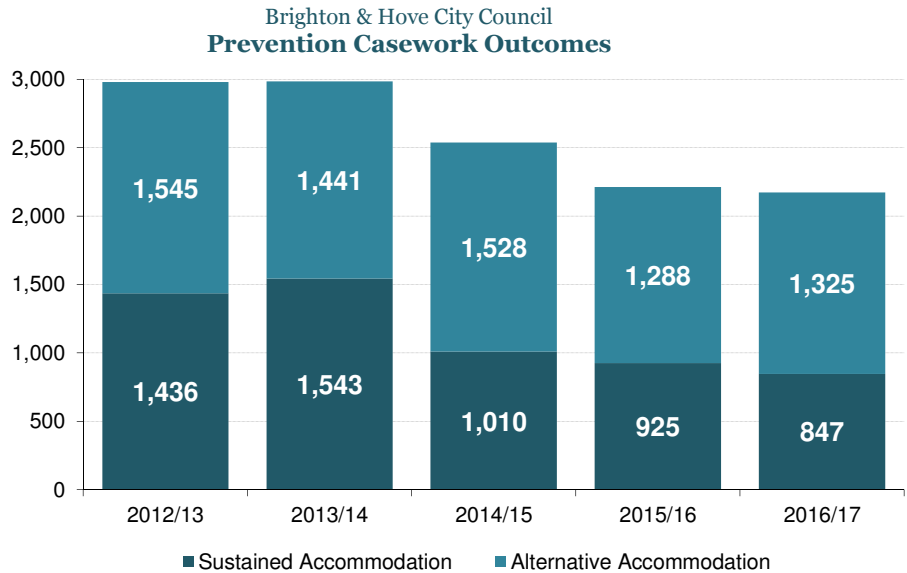


# Homelessness Prevention across the City

The Council's Housing Options Team and partnership agencies provide a whole range of services from advice to households who find themselves in a housing crisis and intervening to prevent homelessness, to managing homeless applications. Each month hundreds of households seek advice and assistance from Housing Options and other agencies across the city and many households need more intensive intervention that requires more detailed casework.

During 2016/17 there were 2,172 households where more detailed casework was required and homelessness was prevented or relieved.

When comparing prevention casework with homelessness casework for every household that had its homelessness accepted, a further 5 households had their homelessness prevented or relieved



Source PIE

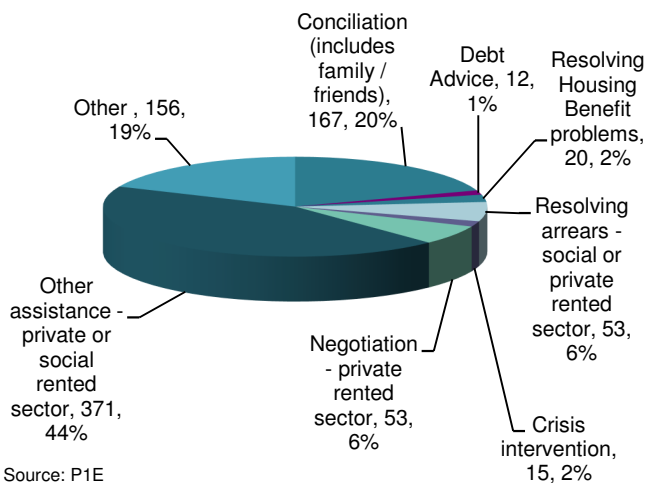
The chart shows households who were helped to sustain living in their current accommodation through prevention work.

A total of 847 households were helped to successfully sustain their accommodation; 6% was through successful negotiation with the private rented sector landlords

The chart shows households who were helped to find alternative accommodation through prevention work.

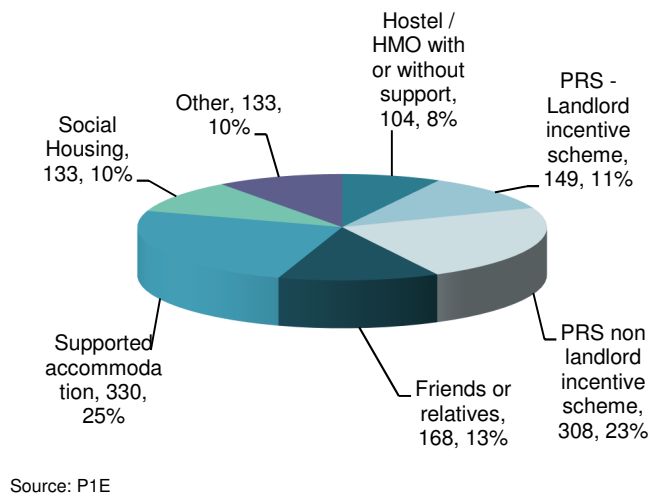
A total of 1,325 households were helped to find alternative accommodation; 34% were found alternative accommodation in the private rented sector.

Brighton & Hove City Council  
**Prevention - Sustained Accommodation**  
1 April 2016 - 31 March 2017



Source: P1E

Brighton & Hove City Council  
**Prevention - Alternative Accommodation**  
1 April 2016 - 31 March 2017



Source: P1E

## Homelessness Prevention Comparisons

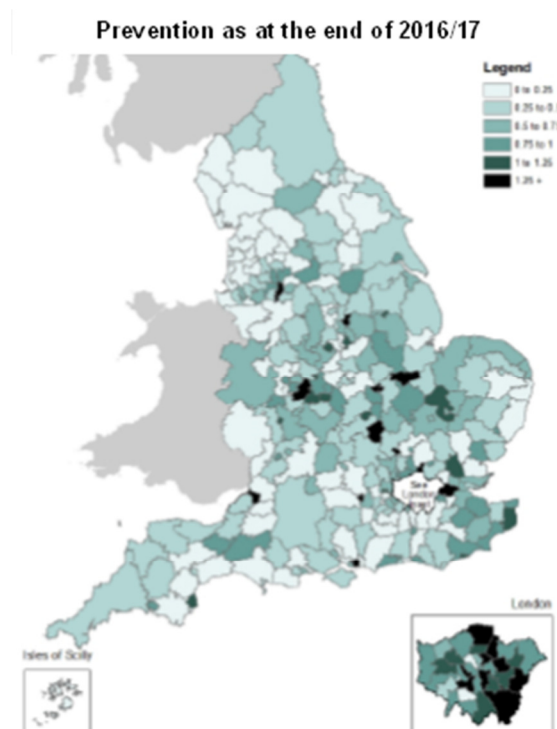
The chart and map of England show homelessness prevented and relieved during 2016/17 per 1,000 households for England, the South East, London and Brighton & Hove.

In Brighton & Hove 17.0 households per 1,000 had their homelessness prevented or relieved compared to 9.2 per 1,000 households across England, 7.4 per 1,000 households in the South East and 8.3 per 1,000 households in London

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



Source: CLG Outcome of homelessness prevention and relief



The table below compares our figures to those reported for England over the past 4 years where homelessness was prevented and households were able to remain in their existing homes. In 2016/17 we had a higher percentage of homelessness prevented through prevention work around family support and mediation, and mortgage arrears but a lower percentage of homelessness prevented or relieved by the other interventions.

Homelessness Prevented: Sustained Accommodation	2013/14		2014/15		2015/16		2016/17	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Family support and mediation	7.7%	11.2%	8.2%	19.6%	7.3%	21.9%	6.6%	25.7%
Financial advice & support	14.9%	7.1%	15.8%	0.6%	17.3%	1.5%	15.2%	2.2%
Negotiation or legal advocacy	55.8%	60.5%	57.5%	51.1%	58.7%	53.7%	60.6%	58.7%
Domestic violence	6.0%	0.1%	4.8%	0.6%	5.1%	0.6%	5.2%	0.4%
Mortgage arrears	4.0%	0.4%	2.3%	6.7%	1.2%	0.8%	0.7%	2.8%
Other	11.4%	20.7%	11.3%	21.4%	10.4%	21.4%	11.7%	10.2%

Source: CLG outcome of homelessness prevention and relief

The table below compares our figures to those reported for England over the past 4 years where homelessness was prevented or relieved through households assisted to secure alternative accommodation. In 2016/17 we had a higher percentage of homelessness prevented or relieved by accessing supported accommodation, private rented sector accommodation and friends or relatives providing accommodation but a lower percentage of homelessness prevented or relieved by accessing social housing

Homelessness Prevented: Alternative Accommodation	2013/14		2014/15		2015/16		2016/17	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Supported accommodation	25.1%	26.6%	27.0%	33.9%	28.1%	30.9%	29.0%	32.8%
Private Rented Sector	35.8%	47.3%	31.8%	30.9%	27.3%	31.4%	24.8%	34.5%
Friends or relatives	7.2%	8.0%	6.4%	12.4%	6.4%	13.6%	7.2%	12.7%
Social housing	27.7%	11.5%	30.3%	16.1%	34.3%	15.3%	34.6%	10.0%
Other	4.2%	6.7%	4.6%	6.7%	4.0%	8.8%	4.4%	10.0%

Source: CLG outcome of homelessness prevention and relief

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# Homelessness Comparisons

## Homeless Decisions

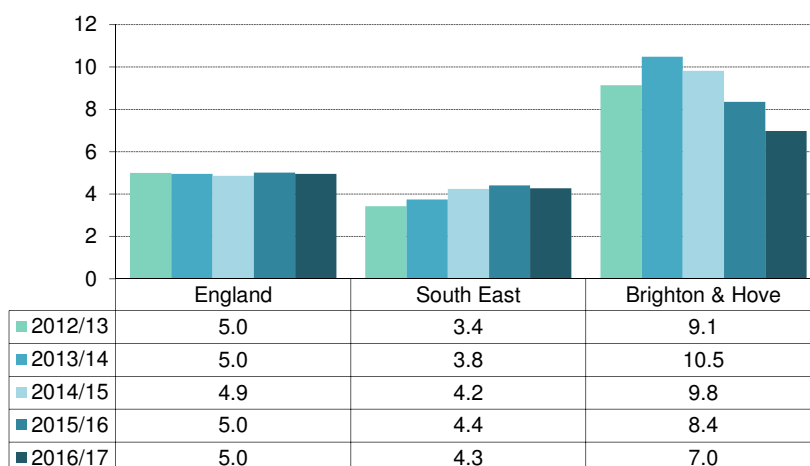
The chart shows number of homeless decisions per 1,000 households for England, the South East and Brighton & Hove over the past five years<sup>3</sup>

The rate of homeless decisions has been higher in Brighton & Hove than nationally and regionally over the period monitored

Comparing 2016/17 with 2012/13 the rate of homeless decisions has seen:

- 1% decrease nationally
- 24% increase regionally
- 24% decrease in Brighton & Hove

Homeless Decisions (per 1,000 households)



Source: CLG Table 784a

## Homeless Acceptances

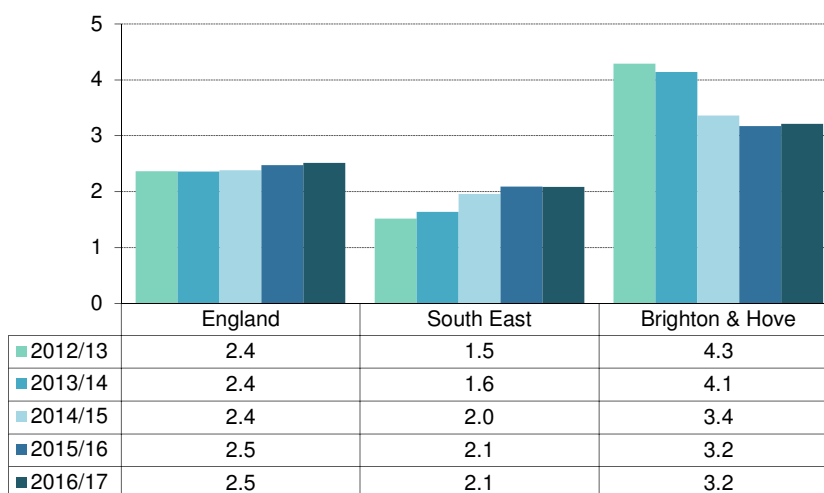
The chart shows the number of homeless acceptances per 1,000 households for England, the South East and Brighton & Hove over the past five years ago.

The rate of homeless acceptances has been higher in Brighton & Hove than nationally and regionally over the period monitored

Comparing this year with 2012/13 rate of homeless acceptances has seen:

- 6% increase nationally
- 37% increase regionally
- 25% decrease in Brighton & Hove

Homeless Acceptances (per 1,000 households)



Source: CLG Table 784a

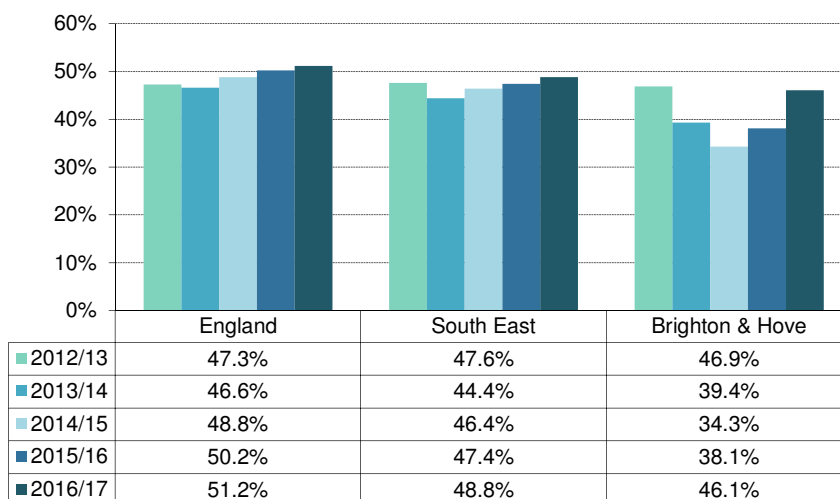
## Percentage Accepted

This chart shows the pattern of homeless applications accepted over the past 5 years.<sup>1</sup>

Over the past 5 years acceptance rate in Brighton & Hove has been lower than the national and regional rates.

The acceptance rate should not be taken in isolation but considered alongside applications and acceptances rates.

Percentage of Homeless Decisions Accepted



Source: CLG Table 784a

<sup>3</sup> The figures **exclude** those households with an ineligible decision

# Homelessness in Brighton & Hove

## Homeless Decisions & Acceptances

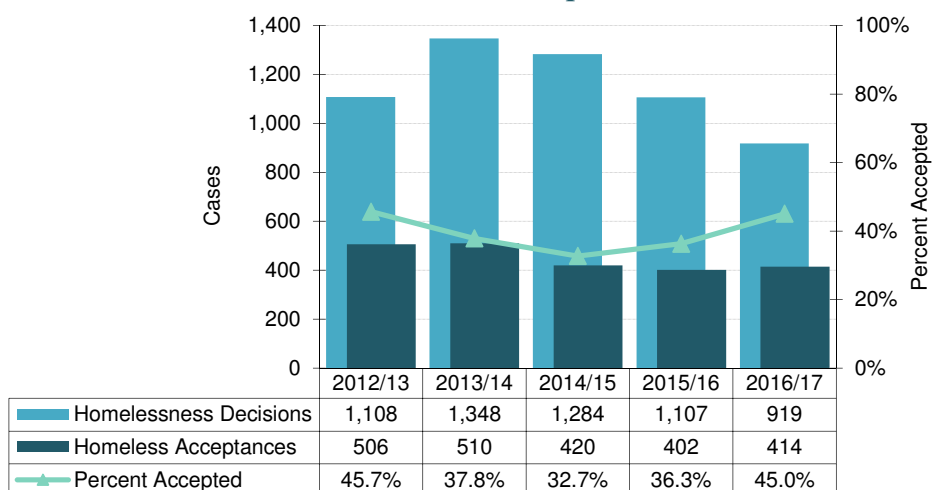
The chart shows the pattern of homeless decisions in Brighton & Hove over the past five years.

Despite the continued acute shortage of affordable housing in the city, this year has seen homeless decisions and acceptances remain below the peak of 2001/02.

Comparing 2016/17 with 2012/13 there has been:

- 17% decrease in decisions
- 18% decrease in acceptances

Brighton & Hove  
Homeless Decisions & Acceptances



Source: P1E

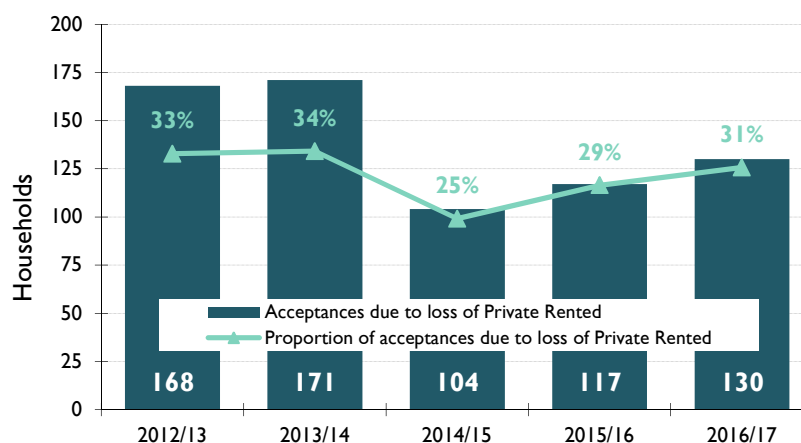
## Homelessness and the Private Rented Sector

The chart shows how the private rented market has affected homelessness over the past five years.<sup>2</sup>

The proportion of households accepted as homeless due to the loss of private rented accommodation peaked at 48% in 2000/01.

This year has seen the percentage of households accepted homeless due to loss of private rented accommodation increase from 29% to 31% and is the single most common reason for homelessness.

Brighton & Hove  
Homelessness and the Private Rented Sector



Source: P1E

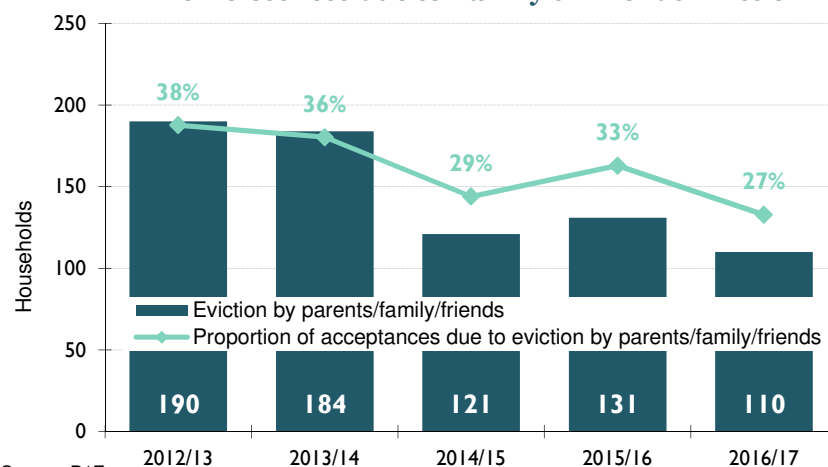
## Homelessness due to Family & Friends Evictions

The chart shows the proportion of households accepted as homeless due to eviction by parents, family or friends.

Until this year, it had been the single most common reason for homelessness in the city since 2003/04 but has now been overtaken by loss of private rented accommodation.

This year has seen the percentage of households accepted homeless due to eviction by parents, family or friends decrease from 33% to 27%.

Brighton & Hove  
Homelessness due to Family & Friends Eviction



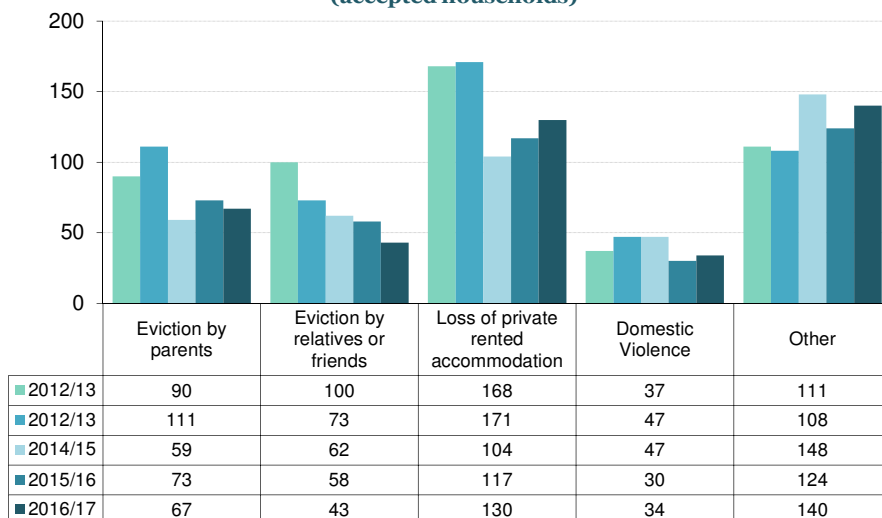
Source: P1E

## Reason for Homelessness in Brighton & Hove

The chart shows the reason for homelessness for those households accepted by Brighton & Hove over the past five years. Comparing the 2016/17 figures with those in 2012/13 there was:

- 26% decrease in eviction by parents
- 57% decrease in eviction by relatives or friends
- 8% decrease in domestic violence
- 23% decrease in loss of private rented accommodation
  - 5% increase due to termination of assured shorthold tenancy
  - 62% decrease due to other reasons for loss of rented accommodation
  - 56% decrease due to rent arrears

**Brighton & Hove  
Reason for Homelessness  
(accepted households)**



Source: P1E

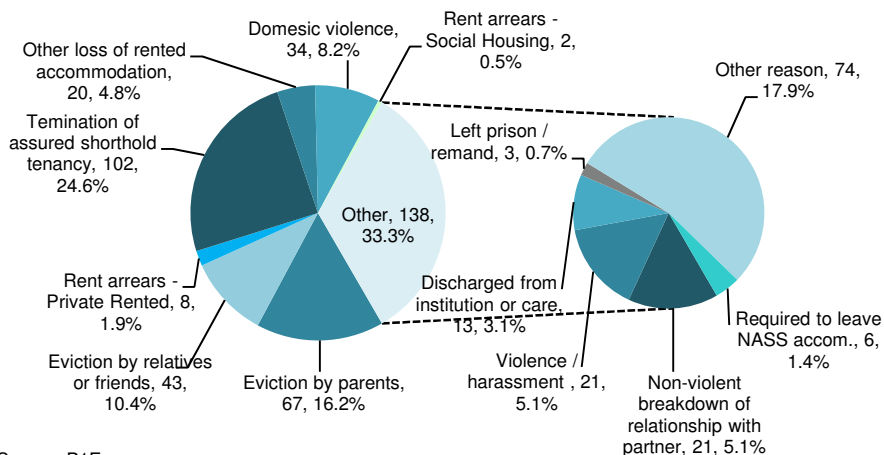
The chart shows the percentage breakdown of reasons for homelessness of households who were accepted homeless in 2016/17.

Over ½ of all homelessness was as a result of 2 prime causes:

**Eviction by parents, relatives or friends** accounts for 27% of all homelessness (16% parents and 10% relatives or friends)

**Loss of private rented accommodation** accounts for 31% of all homelessness (25% termination of assured shorthold tenancy, 2% rent arrears and 5% other loss of rented)

**Brighton & Hove  
Reason for Homelessness 2016/17  
(accepted households)**



Source: P1E

The table below compares our figures to those reported for England during the last four years. Over this period the percentage of homelessness acceptances due to termination of short-hold tenancies and domestic violence has remained below the national percentage.

Reason for Homelessness	2013/14		2014/15		2015/16		2016/17	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Eviction by parents	16.3%	21.8%	14.5%	14.0%	14.8%	18.2%	14.4%	16.2%
Eviction by relatives or friends	12.8%	14.3%	12.0%	14.8%	12.4%	14.4%	12.0%	10.4%
Termination of AST <sup>4</sup>	25.8%	15.3%	29.4%	20.0%	31.0%	21.4%	30.9%	24.6%
Other loss of rented accommodation	5.9%	15.9%	5.7%	1.7%	6.2%	4.5%	6.8%	4.8%
Domestic Violence	11.7%	9.2%	12.2%	11.2%	11.4%	7.5%	11.2%	8.2%
Non-violent breakdown with partner	4.9%	5.7%	4.8%	5.0%	4.7%	5.5%	5.1%	5.1%
Other	22.6%	17.8%	21.3%	33.3%	19.5%	28.6%	19.6%	30.7%

Source: DCLG Table 784a & P1E

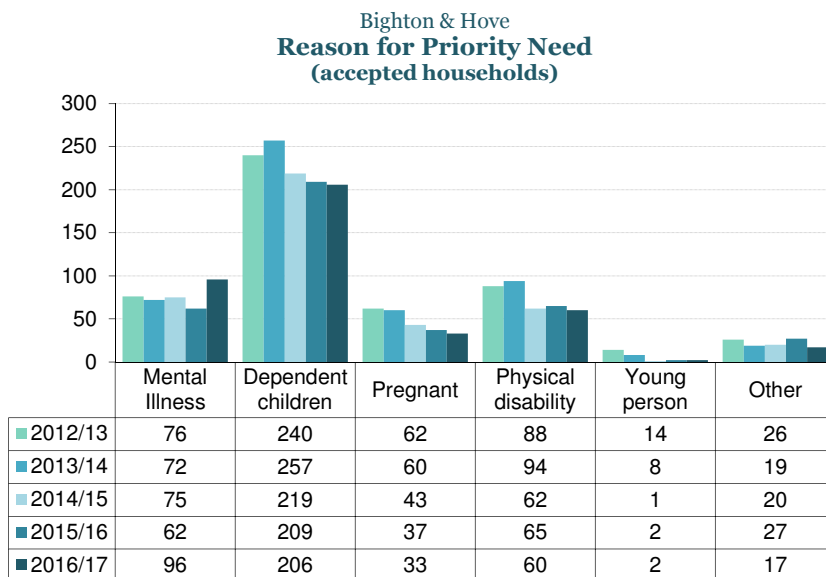
<sup>4</sup> AST = assured short-hold tenancy

## Reason for Priority Need in Brighton & Hove

The chart shows the reasons why households were accepted as homeless and found in priority need during the past five years.

Comparing the 2016/17 figures with those in 2012/13 there was:

- 14% decrease amongst families with dependent children
- 26% increase amongst people suffering with mental health issues
- 47% decrease in the number of pregnant women
- 32% decrease in the number of people with physical disability
- 86% reduction in the number of young people accepted homeless



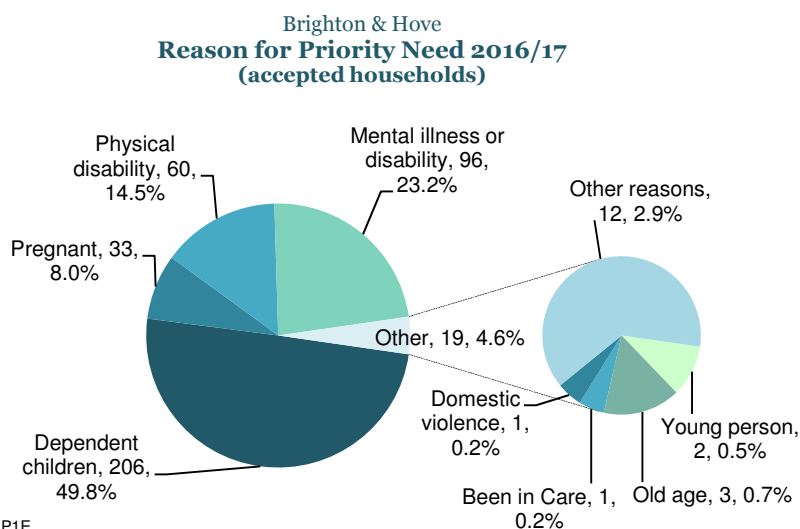
Source: P1E

The chart shows the percentage breakdown of reason for priority need of households who were accepted homeless in 2016/17.

Over ½ of those accepted as homeless were due to the households having dependent children or being pregnant, at 58%.

1 in 4 of those accepted was due mental illness, 23%.

1 in 7 of those accepted were due to physical disability, 14%



Source: P1E

The table below compares our figures to those reported for England since 2013/14. Homelessness in Brighton & Hove due to physical disability, due to mental illness and being pregnant has been consistently higher than the England average over this period. The figure for dependent children and young person has remained below the national average.

Reason for Priority Need	2013/14		2014/15		2015/16		2016/17	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Mental illness	8.6%	14.1%	8.2%	17.9%	8.7%	15.4%	9.2%	23.2%
Dependent children	65.0%	50.4%	67.0%	52.1%	67.8%	52.0%	67.9%	49.8%
Pregnant	7.9%	11.8%	7.2%	10.2%	6.8%	9.2%	6.4%	8.0%
Physical disability	7.1%	18.4%	6.8%	14.8%	7.0%	16.2%	7.4%	14.5%
Young person	2.8%	1.6%	2.4%	0.2%	1.9%	0.5%	1.7%	0.5%
Other	8.6%	3.7%	8.5%	4.8%	7.9%	6.7%	7.3%	4.1%

Source: DCLG Table 784a & P1E

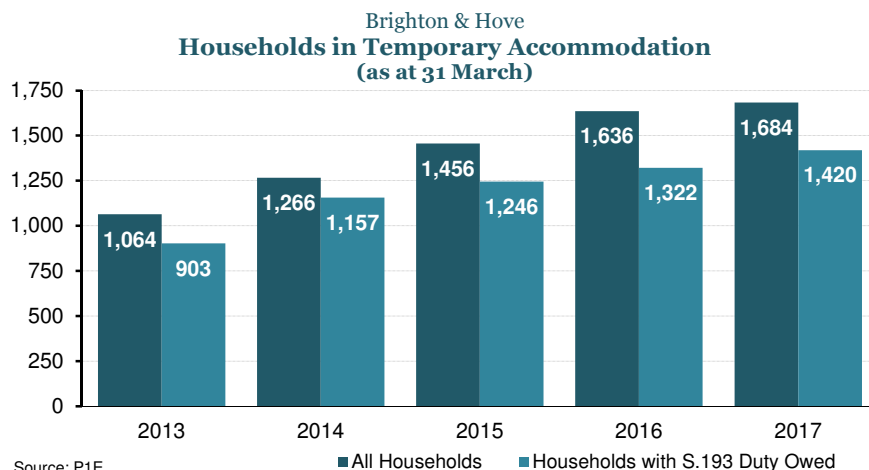
## Households in Temporary Accommodation

The chart compares the number of households in Temporary Accommodation (TA) at 31 March.

On 31 March 2017 there was a total of 1,684 households in TA and of those households 1,420 had a Section 193 duty<sup>5</sup> owed to them

When comparing 31 March 2017 to 31 March 2013, there was:

- 58% more households in TA overall
- 57% more households where a Section 193 duty was owed

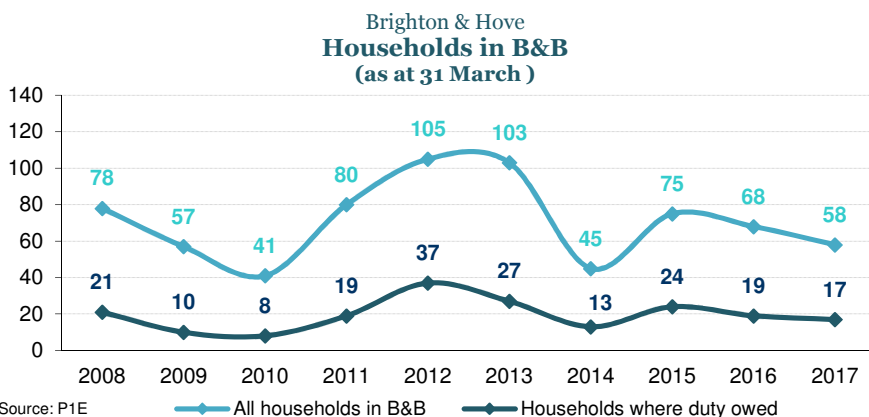


### Households in B&B

The chart shows the number of households in B&B accommodation on 31 March over the past ten years.

On 31 March 2017 there was a total of 58 households in B&B compared to 78 households on 31 March 2008; 26% decrease.

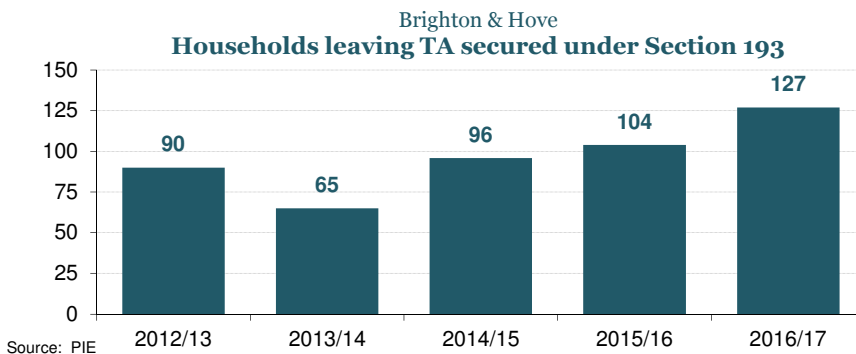
Of the 58 households in B&B on 31 March 2017, 17 were owed a duty under Section 193 compared to 21 on 31 March 2008, 19% decrease.



### Households leaving TA

The chart shows the number of applicant households for whom a main homelessness duty was ended and who have left TA secured under Section 193.

In 2016/17 a total of 127 households left TA; this is 22% increase when compared to 2015/16 and 41% increase when compared to 2011/12

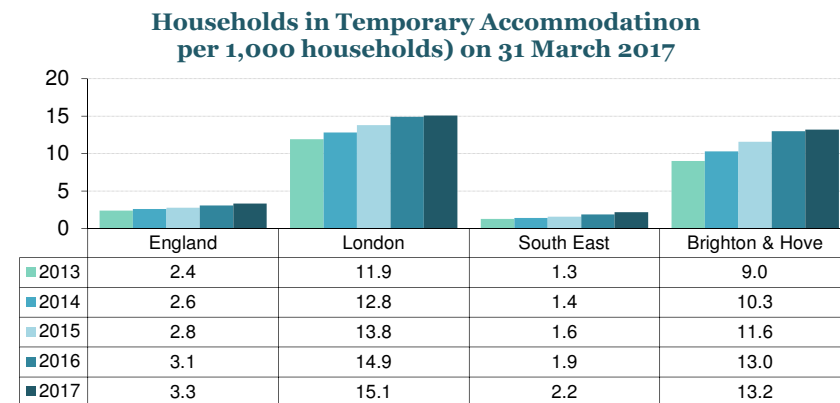


### TA Comparisons

The chart shows the number of households in TA per 1,000 households for England, the South East and Brighton & Hove.

Over the five years monitored the rate of households in TA has been higher in Brighton & Hove than nationally and regionally.

Brighton & Hove has the 2<sup>nd</sup> highest proportion of households in TA per 1,000 households outside London



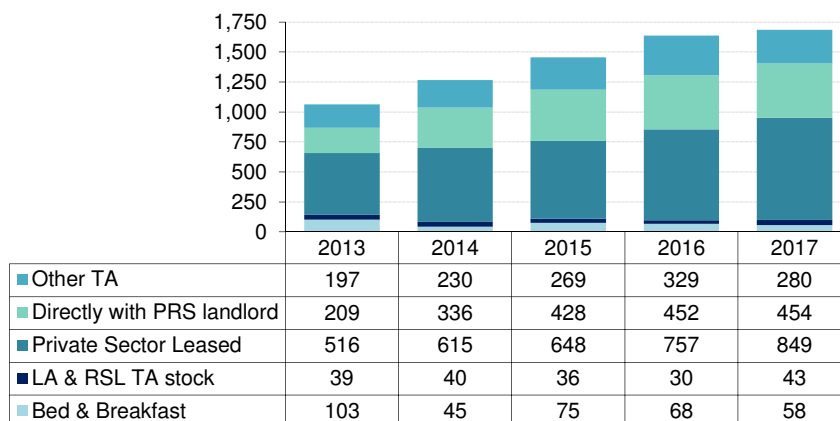
<sup>5</sup> Section 193 applies where the local housing authority is satisfied that an applicant is homeless, eligible for assistance and has a priority need, and are not satisfied that they became homeless intentionally

## Households in Temporary Accommodation

The chart shows the number of households by accommodation type. On 31 March 2017 households were in:

- 849 (50%) in private sector leased accommodation
- 454 (27%) in accommodation directly acquired from PRS landlord
- 43 (2.6%) in social housing TA stock
- 58 (3.4%) were in B&B
- 280 (17%) were in other TA broken down as:
  - 273 in self-contained Annexes
  - 7 in other accommodation

Brighton & Hove  
Households in Temporary Accommodation  
(as at 31 March)



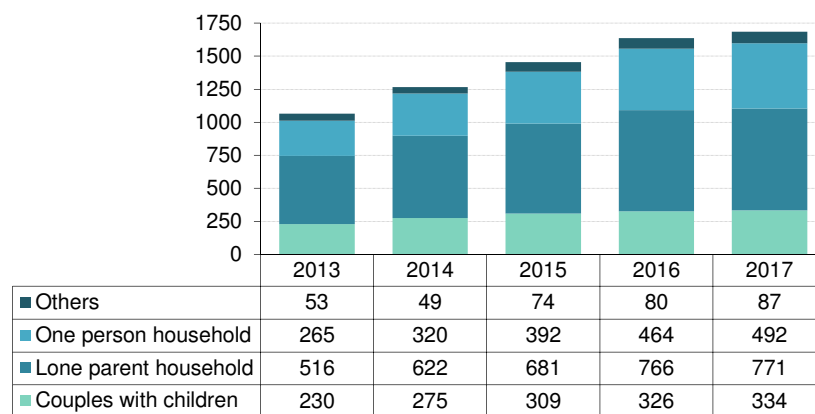
Source: P1E

Of the 1,684 households in TA on 31 March 2017:

- 334 (20%) were couples with dependent children
- 771 (46%) were lone parent households
  - 721 (43%) female
  - 50 (3%) male
- 492 (29%) were single person households
  - 329 (20%) male
  - 163 (10%) were female

There was one young person aged 16/19 in TA. They were placed in self-contained nightly paid privately managed accommodation

Brighton & Hove  
Households in Temporary Accommodation  
(as at 31 March)

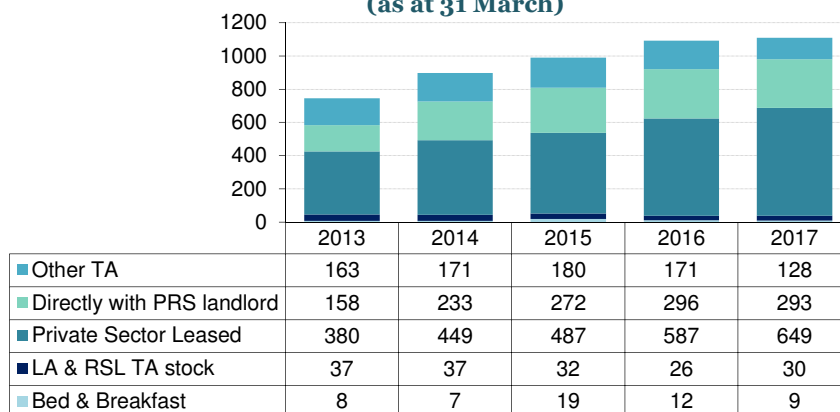


Source: P1E

On 31 March 2017 there were 1,109 families with dependent children and/or pregnant women in TA. Our priority is to ensure families with children and/or pregnant women are not placed in B&B accommodation unless it is an emergency:

- 649 (59%) in private sector leased accommodation
- 293 (26%) in accommodation directly acquired from PRS landlord
- 30 (3%) in social housing TA stock
- 9 (1%) were in B&B
- 128 (12%) were in other TA, all self-contained Annexes

Brighton & Hove  
Households with dependent children and/or pregnant women in Temporary Accommodation  
(as at 31 March)

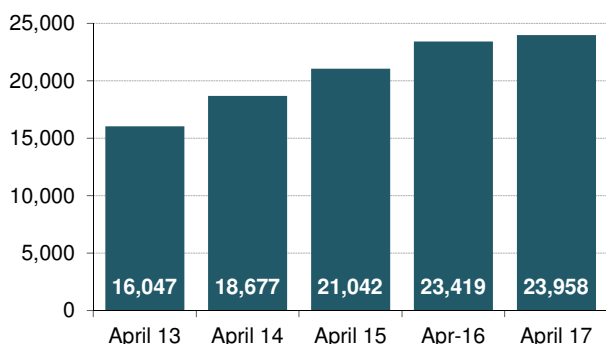


Source: P1E

# Homemove: Demand and Supply for Social Housing

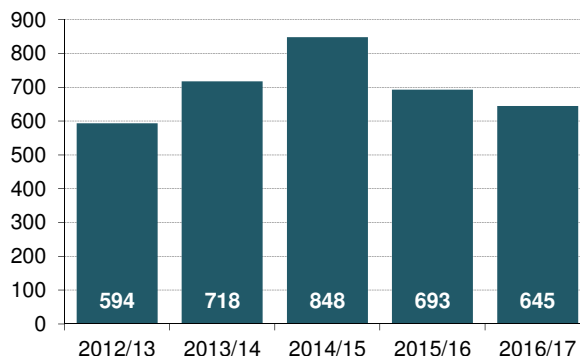
At the beginning of April 2017 there were 23,958 households on the housing register, an annual increase of 2% and 49% more than in April 2013. In 2016/17, 645 homes were let; an annual decrease of 7% but 9% more than in 2012/13. 551 (79%) of the homes let were council homes and 134 (21%) were Registered Provider homes.

Brighton & Hove  
**Households on Housing Register**  
(excludes mutual exchanges)



Source: Locata

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



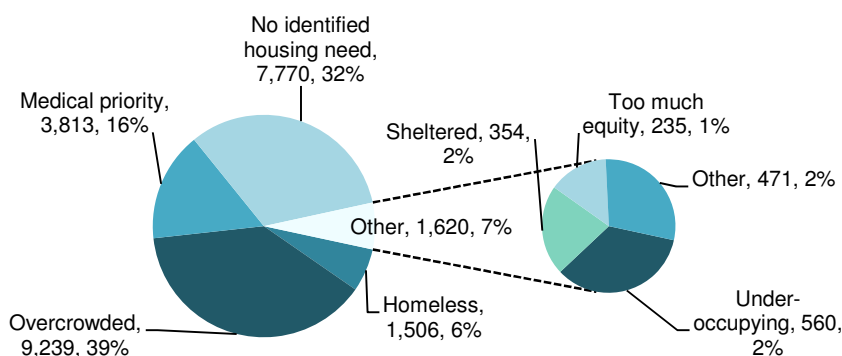
Source: Locata

## Housing Register by Band Reason

The chart shows the households on the housing register on the 1 April 2017 by reason of banding.

- 16% had a medical priority
- 39% were overcrowded (5,094 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 3,915 lacking 1 bedroom, 226 lacking 2 or more bedrooms and 4 statutory overcrowded)
- 32% had no identified need
- Homelessness households accounted for 6% of the register

Brighton & Hove  
**Households on Housing Register by Housing Need (at 1 April 2017)**



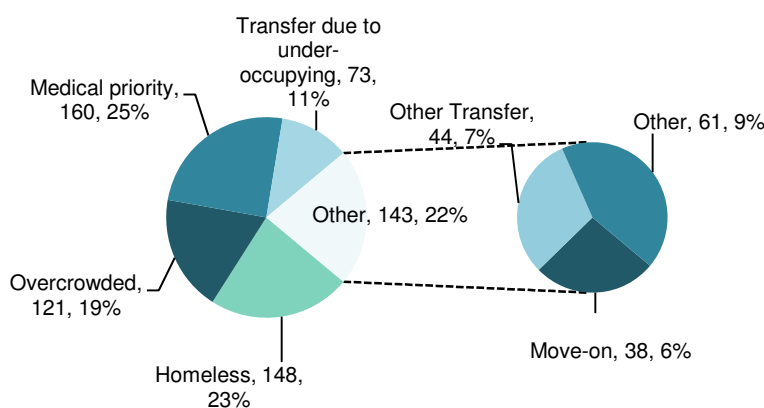
Source: Locata

## Lets by Band Reason

The chart shows lets to households from 1 April 2016 to 31 March 2017 by reason of banding.

- 25% of lets were to households with a medical priority
- 19% were to overcrowded households (62 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 29 lacking 1 bedroom, 25 lacking 2 or more bedrooms and 5 statutory overcrowded)
- 11% were to households transferring to smaller homes
- 23% were to homeless households

Brighton & Hove  
**Lets to Social Housing by Housing Need 2016/17**



Source: Locata

NB: The figures for homeless households is taken from band reason but there will be some households originally given a homeless category as their band reason but have subsequently had their band reason changed and can no longer be identified

## Homemove: Demand and Supply for Social Housing

**Housing Register:** The table below shows the number of households on housing register over the past 6 years broken down by existing tenants transferring (Transfer) and households new to social housing (Homeseeker)

Households on the Joint Housing Register												
	April 2012		April 2013		April 2014		April 2015		April 2016		April 2017	
Homeseeker	10,475	82%	13,299	83%	15,658	84%	17,865	85%	19,953	85%	20,560	86%
Transfer	2,307	18%	2,748	17%	3,019	16%	3,177	15%	3,466	15%	3,398	14%
<b>Total</b>	<b>12,782</b>		<b>16,047</b>		<b>18,677</b>		<b>21,042</b>		<b>23,419</b>		<b>23,958</b>	

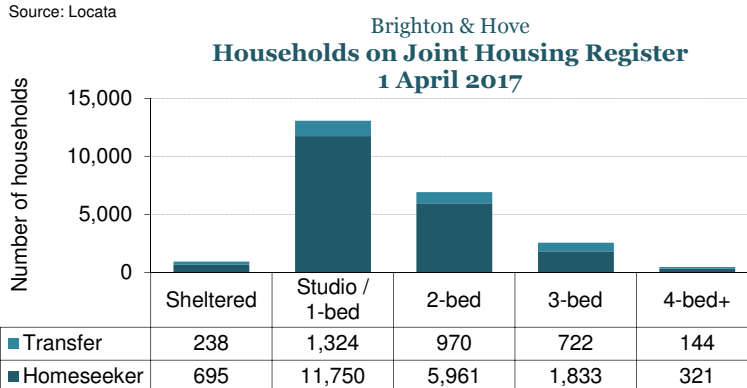
**Lets:** The table below shows the number of homes let over the past 6 years broken down by existing tenants transferring (Transfer) and households new to social housing (Homeseeker)

Lets by Housing List												
	2011/12		2012/13		2013/14		2014/15		2015/16		2016/17	
Homeseeker	503	68%	389	65%	455	63%	531	63%	471	68%	460	71%
Transfer	234	32%	205	35%	263	37%	317	37%	222	32%	185	29%
<b>Total</b>	<b>737</b>		<b>594</b>		<b>718</b>		<b>848</b>		<b>693</b>		<b>645</b>	

The chart shows a break down of households on the Housing Register on 1 April 2017 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	74%	26%
Studio/1-bed	90%	10%
2-bed	86%	14%
3-bed	72%	28%
4-bed+	69%	31%
<b>Overall</b>	<b>86%</b>	<b>14%</b>

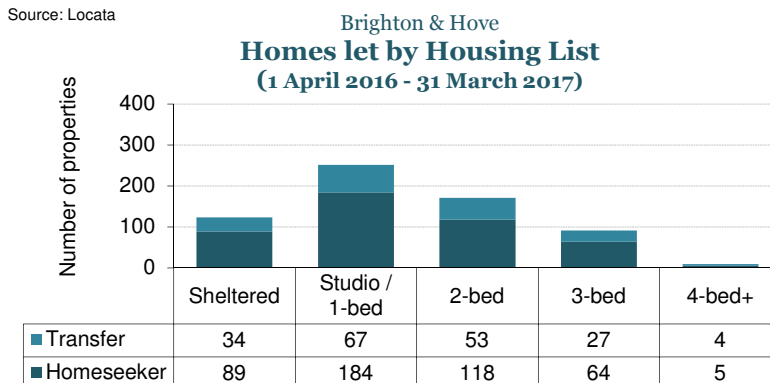
Source: Locata



The chart shows a break down of homes let during 2016/17 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	72%	28%
Studio/1-bed	73%	27%
2-bed	69%	31%
3-bed	70%	30%
4-bed+	56%	44%
<b>Overall</b>	<b>71%</b>	<b>29%</b>

Source: Locata



The tables show the number of years<sup>6</sup> households who were housed during 2016/17 had been on the housing register by property size and by banding

Waiting	Number of years on housing register					
	Sheltered	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.1	0.1	0.1	0.1	0.1	0.4
<b>Average</b>	<b>1.8</b>	<b>4.1</b>	<b>2.7</b>	<b>2.3</b>	<b>2.5</b>	<b>5.3</b>
Longest	20.2	9.4	17.2	12.5	13.2	16.1

At 24 days, a single person household in Band B waited the shortest amount of time on the housing register to be housed into a studio flat

Waiting	Number of years on housing register			
	Band A	Band B	Band C	Band D
Shortest	0.1	0.1	0.1	1.2
<b>Average</b>	<b>1.5</b>	<b>1.6</b>	<b>4.2</b>	<b>1.2</b>
Longest	10.7	12.2	20.2	1.2

<sup>6</sup> As households 'bid' for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register (e.g. if they chose to move to a popular area where very few properties become vacant and there is high demand)



## Homemove: Demand and Supply: Households in Bands A & B

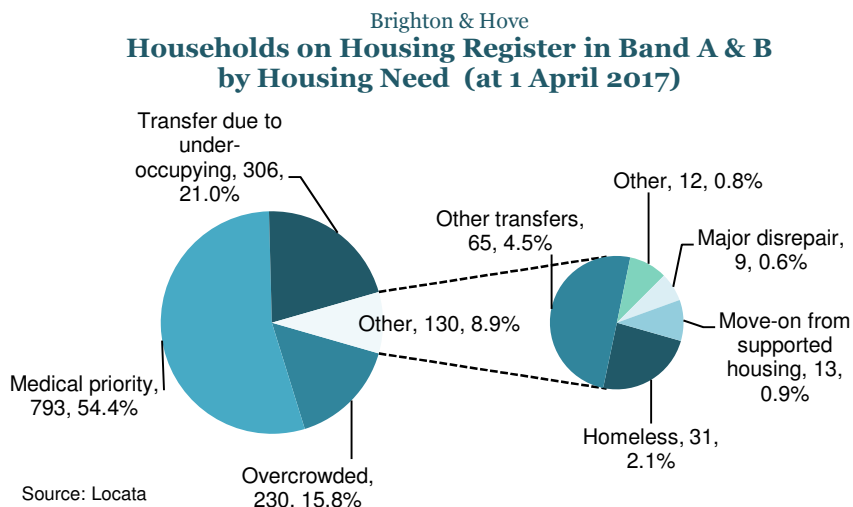
Households in Bands A and B are households in the most need of housing/re-housing. Households in Band A are identified as being in urgent need to move and those in Band B as being high priority to move.

### Housing Register by Band Reason:

The chart shows the households on the housing register in Bands A and B on the 1 April 2017 by band reason.

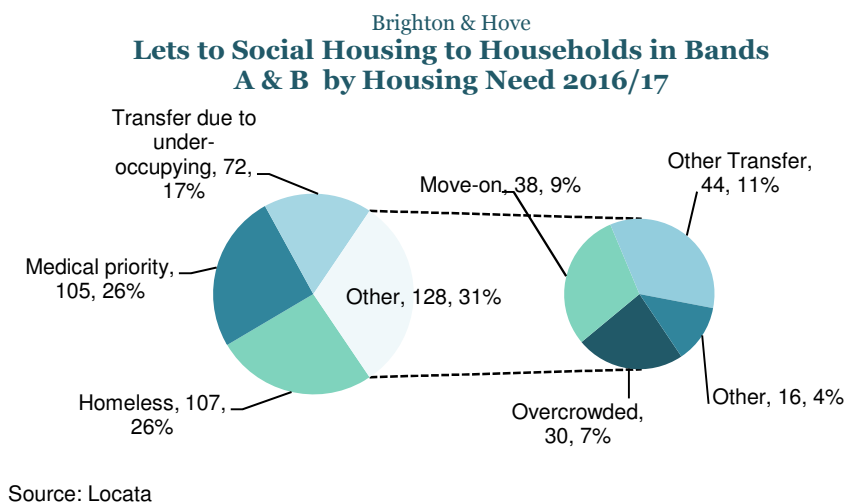
There were 1,459 households on the housing register in Bands A and B:

- 54% had a medical priority
- 16% were overcrowded (201 lacking 2 or more bedrooms and 3 statutory overcrowded)
- 21% were under-occupying
- 2% were households accepted as homeless and in priority need



**Lets by Band Reason:** The chart shows the number of lets to households in Bands A and B from 1 April 2016 to 31 March 2017 by band reason. During the year 412 homes were let to households from Bands A and B

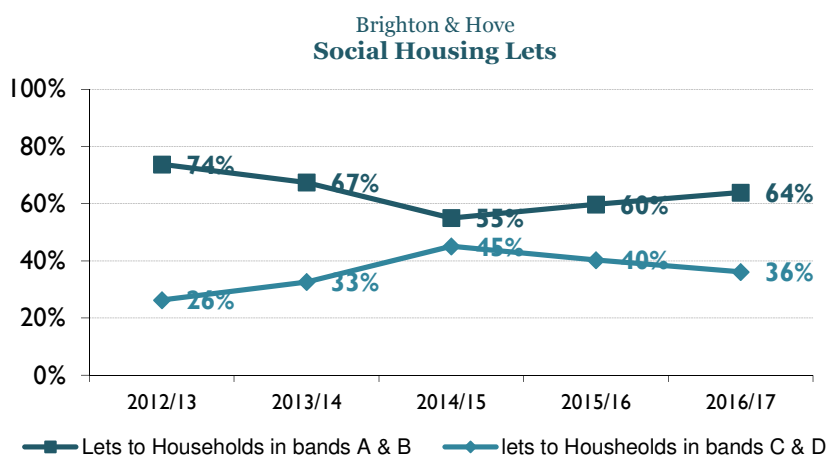
- 26% of the lets were to households with medical priority
- 7% were to households needing a larger home (25 lacking 2 or more bedrooms and 5 statutory overcrowded)
- 17% were to households needing a smaller home
- 26% were to households accepted as homeless and in priority need



**Percentage of Lets:** The chart shows a percentage split between lets to households in Bands A and B and households in Bands C and D.

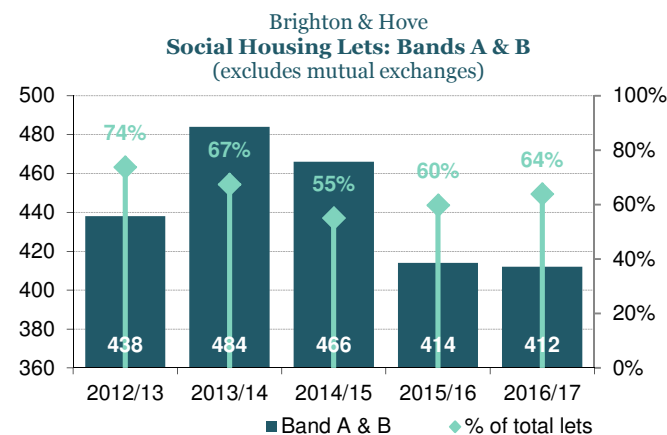
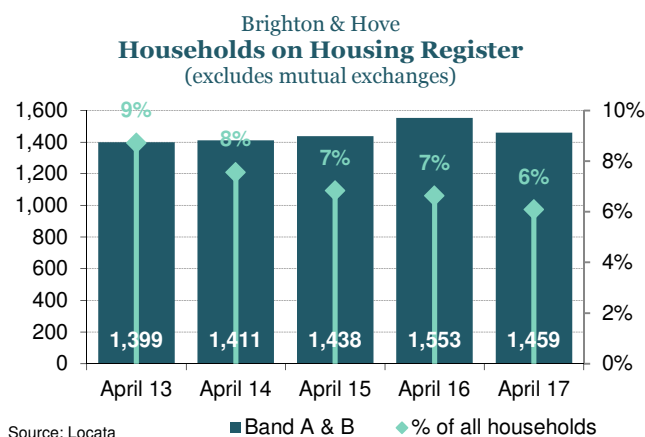
In 2016/17 a total of 412 (64%) available social homes were let to households in Bands A and B compared to 233 (36%) available social homes let to households in Bands C and D.

The figure includes lets to both local authority and registered provider housing.



## Homemove: Demand and Supply: Households in Bands A & B

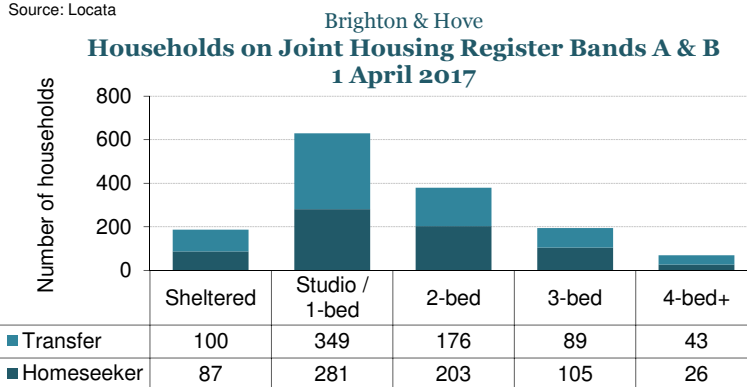
The total of 1,459 households on the housing register in Bands A and B was an annual decrease of 6%. The total of 412 homes let to households in Bands A and B during 2016/17 was an annual decrease of 0.5%



The chart shows a break down of households on the Housing Register in Bands A and B on 1 April 2017 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	47%	53%
1-bed	45%	55%
2-bed	54%	46%
3-bed	54%	46%
4-bed+	38%	62%
Overall	48%	52%

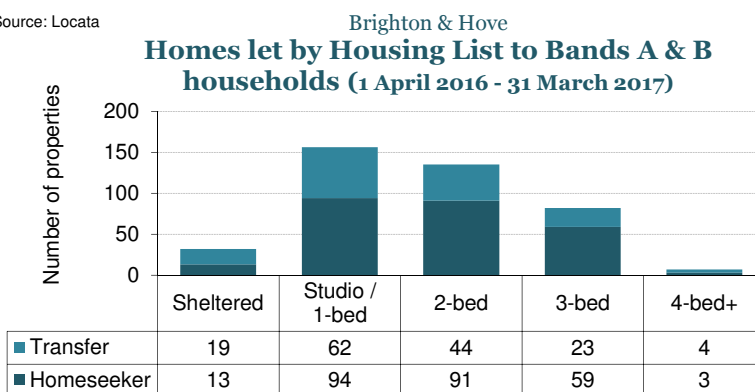
Source: Locata



The chart shows a break down of lettings to households in Bands A and B by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	41%	59%
Studio/1-bed	60%	40%
2-bed	67%	33%
3-bed	72%	28%
4-bed+	43%	57%
Overall	63%	37%

Source: Locata



The table shows the number of years<sup>8</sup> those households in Bands A & B that were re-housed during 2016/17 had been on the housing register.

	Number of years on housing register: Band A & B					
Waiting	Sheltered	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.1	0.1	0.1	0.1	0.1	0.4
Average	1.4	1.8	1.5	1.4	1.8	3.4
Longest	12.2	8.8	9.3	10.6	10.7	9.8

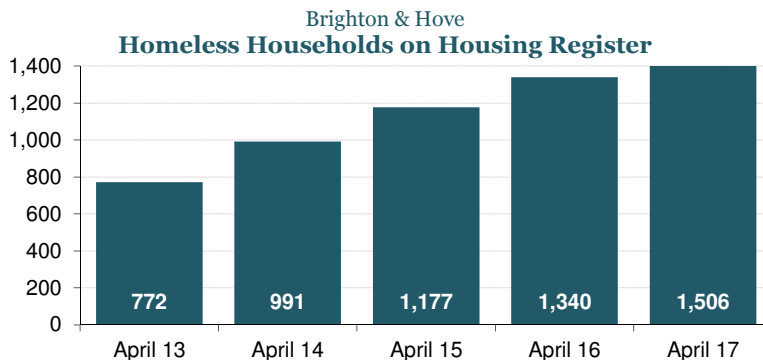
The table shows the ratio of households in Bands A & B that were housed per 100 households on the Housing Register needing that type of home for the same period.

	Households housed in Bands A & B (per 100 Bands A & B households on Housing Register needing that size)					
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Sheltered	21.0	19.1	17.5	13.1	13.9	11.2
Studio & 1-bed	24.1	18.4	23.4	19.6	18.6	18.2
2-bed	30.6	25.3	30.7	26.3	21.8	24.3
3-bed	19.6	20.6	29.5	27.0	24.6	28.8
4-bed +	12.5	4.3	12.4	12.5	8.2	6.7

# Homemove: Demand and Supply: Households accepted as Homeless

**Housing Register:** The chart compares the number of homeless households on the housing register over the past 5 years.

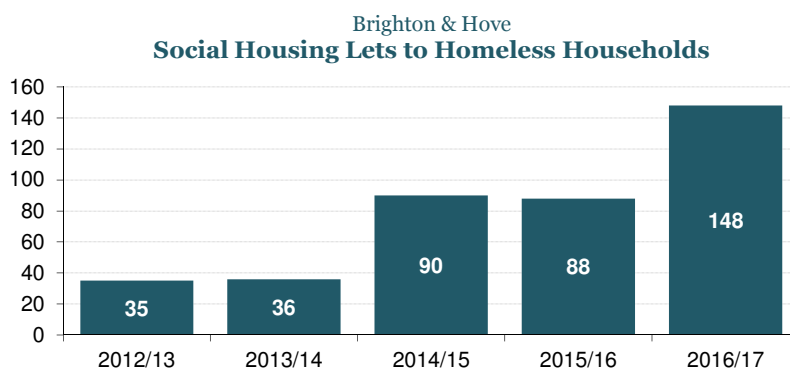
Although there has been an increase in previous years, at the beginning of April 2016, the figure represented a small percentage of the total number of households on the housing register (6% of all households)



Source: Locata

**Lets:** The chart compares the number of lets to homeless households over the past 5 years.

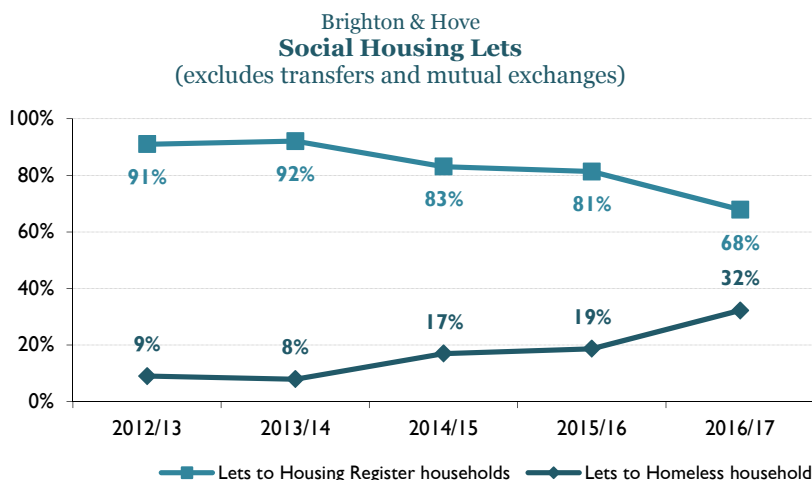
This year has seen 68% increase when compared to 2015/16, and the number of lets to homeless households is above the previous 4 years with over four times the number of lets than in 2012/13.



Source: Locata

**Percentage of lets:** The chart shows a percentage split between new lets (excluding transfers and mutual exchanges) to homeless households and other housing register households.

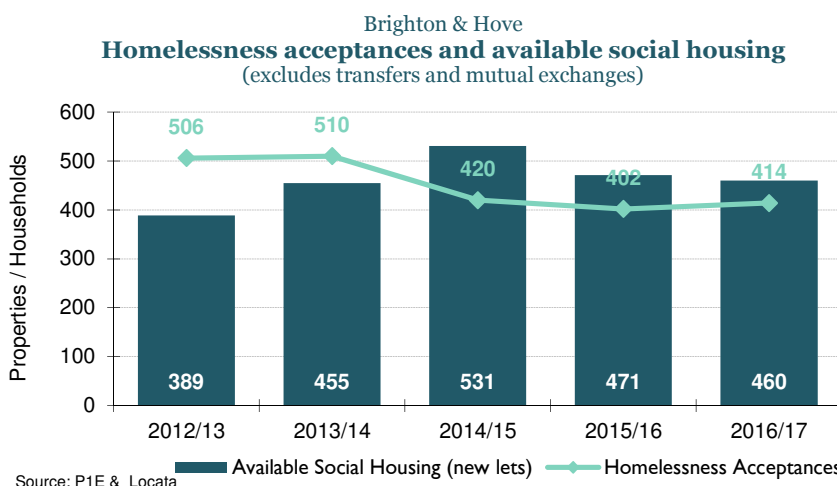
The percentage represents households taking up new lets in the social housing stock across the city and includes lets to both local authority and registered provider housing.



Source: Locata

**Homelessness Acceptance and available social housing:** The chart compares the number of social housing units available as 'new lets' to households on the Housing Register and the number of households accepted as homeless over the past seven years.

In 2016/17 the number of households accepted homeless was lower than the amount of social housing available to let.



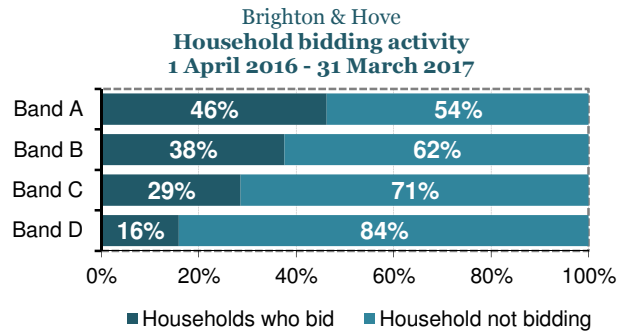
Source: P1E & Locata

# Homemove: Current Demand and Supply for Social Housing

**Household Bidding Activity:** Between 1 April 2016 and 31 March 2017 a total of 25,581 households were on the Housing Register either for a period of time or for the whole duration of the year.

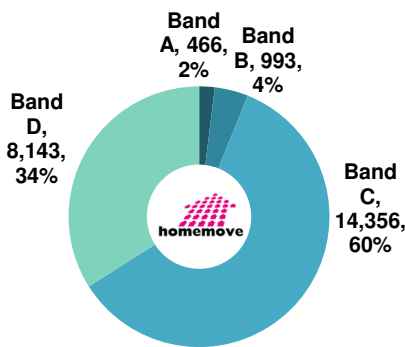
The chart shows the bidding activity of households in each band who bid during 2016/17; 46% in Band A bid, 38% in Band B, 29% in Band C and 16% in Band D.

During 2016/17, a total of 137,124 bids were made on 837 properties advertised<sup>7</sup> and 645 properties were let



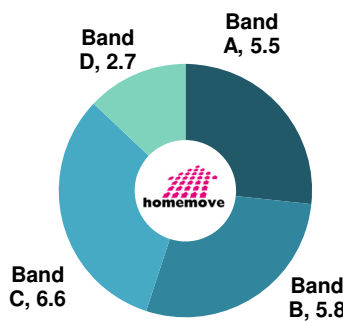
## By Banding

Brighton & Hove Housing Register by Banding (at 1 April 2016)



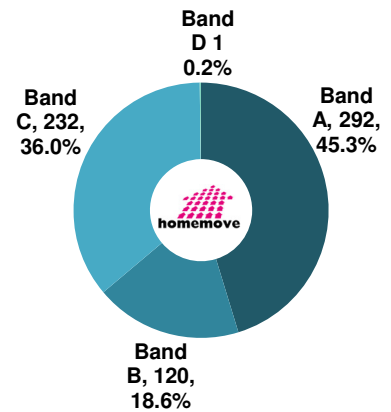
Source: Locata

Brighton & Hove Average number of Bids per Household by Banding (1 April 2016 - 31 March 2017)



Source: Locata

Brighton & Hove Lettings by Banding (1 April 2016 - 31 March 2017)



Source: Locata

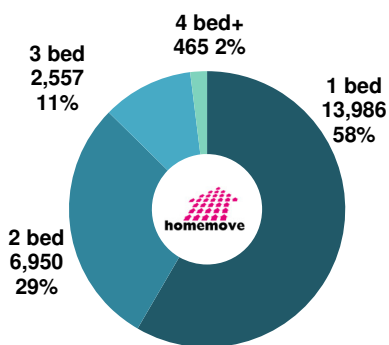
The majority of households on the Housing Register are in Band C. Band A makes up 2% of the register.

Households in Band C made the most bids during 2016/17, an average of 6.6 each.

Nearly 2/3 of homes went to those in the highest priority bandings, Bands A and B. 1 home went to Band D.

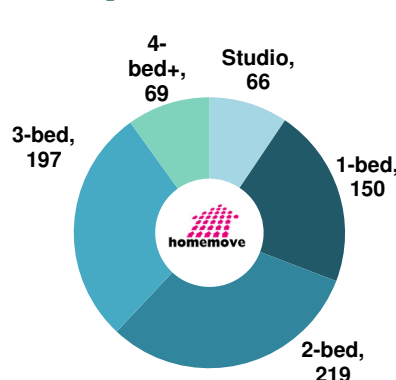
## By Property Size

Brighton & Hove Households on Housing Register by Property Size Required (at 1 April 2016)



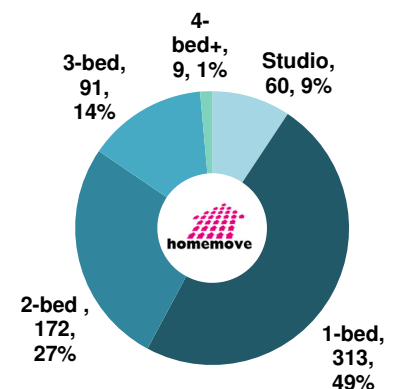
Source: Locata

Brighton & Hove Average number of Bids by Property Size (1 April 2016 - 31 March 2017)



Source: Locata

Brighton & Hove Lettings by Property Size (1 April 2016 - 31 March 2017)



Source: Locata

87% of the Housing Register comprised of households looking for 1 or 2 bed homes.

2-bed homes received the highest number of bids per home available, with studios receiving the least bids.

Nearly 1/2 of all homes let were 1-bed properties

<sup>7</sup> Some properties were advertised more than once

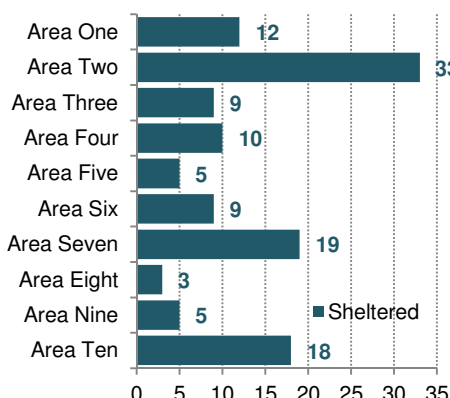
# Homemove: Demand & Supply by Area & Property Type

## Sheltered Housing

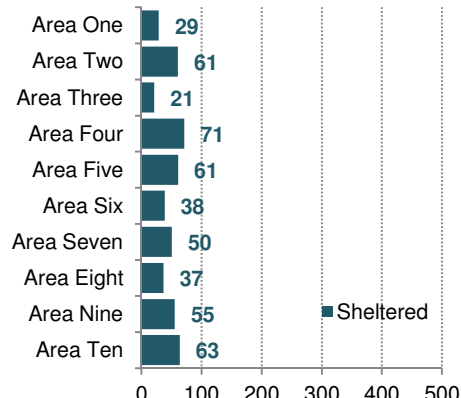
In total 123 sheltered homes were let during 2016/17 and a total of 6,385 bids were made giving an average of 52 bids per sheltered home let.

- 3 bungalows (1 studio and 2 1-bed), 120 flats (24 studio, 95 1-bed and 1 2-bed)
- The property with the most bids was a 1-bed bungalow in Area Four (237 bids)
- ¼ of the sheltered homes available received less than 25 bids each.

Brighton & Hove  
Social Housing Lets  
1 April 2016 - 31 March 2017



Brighton & Hove  
Bids per Home  
1 April 2016 - 31 March 2017

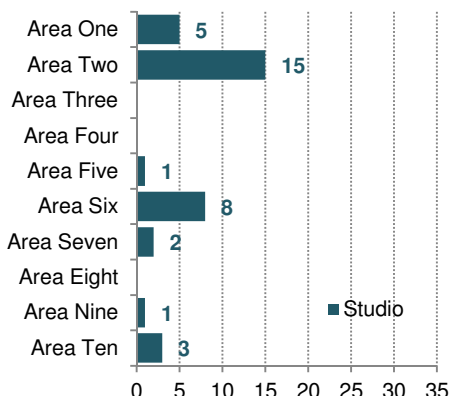


## Studio Flats

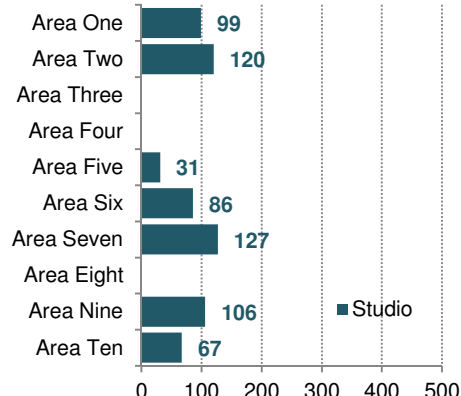
In total 35 studio flats were let and a total of 3,575 bids were made giving an average of 102 bids per studio let.

- The property receiving the highest number of bids was a flat in Area Two (197 bids)
- The property receiving the lowest number of bids was a flat in Area Ten (29 bids)

Brighton & Hove  
Social Housing Lets  
1 April 2016 - 31 March 2017



Brighton & Hove  
Bids per Home  
1 April 2016 - 31 March 2017

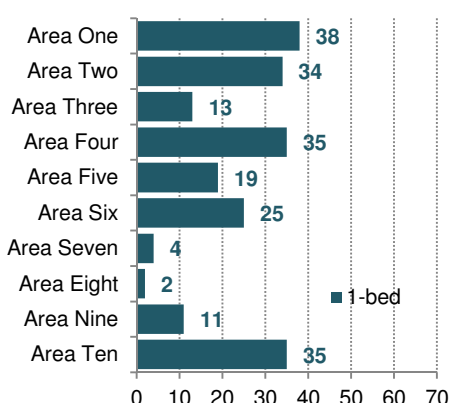


## 1 Bed Homes

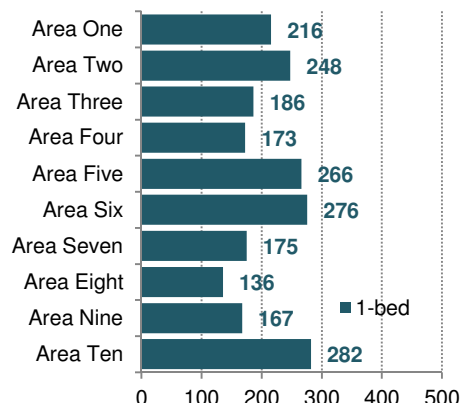
In total 49,711 bids were made for a total of 216 1-bed homes let (6 bungalows, 209 flats and 1 maisonette), giving an average of 230 bids per property.

- The property receiving the highest number of bids was a flat in Area Ten (594 bids)
- The properties receiving the lowest number of bids were flats in Area One and Area Two (22 bids each)
- Average bids were: bungalow 348, flat 227 and maisonette 111)

Brighton & Hove  
Social Housing Lets  
1 April 2016 - 31 March 2017



Brighton & Hove  
Bids per Home  
1 April 2016 - 31 March 2017



### City Areas

- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecoomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll

- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Stanford / Withdean
- Area Eight Rottingdean Coastal / Woodingdean
- Area Nine South & North Portslade
- Area Ten Brunswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish

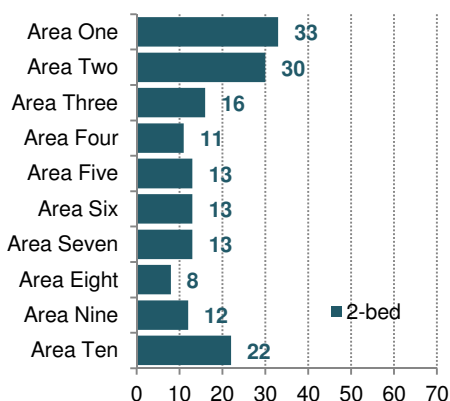
# Homemove: Demand & Supply by Area & Property Type

## 2 Bed Homes

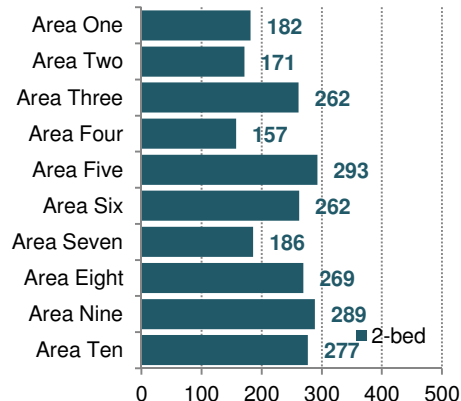
A total of 171 2-bed homes were let (2 bungalows, 127 flats, 7 maisonettes and 35 houses) with a total of 38,394 bids made giving an average of 225 bids per home

- The property receiving the highest number of bids was a house in Area Three (653 bids) and the least was a flat in Area Four (38 bids)
- Average bids were: bungalow 151, flat 181, house 387 and maisonette 226

Brighton & Hove Social Housing Lets  
1 April 2016 - 31 March 2017



Brighton & Hove Bids per Home  
1 April 2016 - 31 March 2017

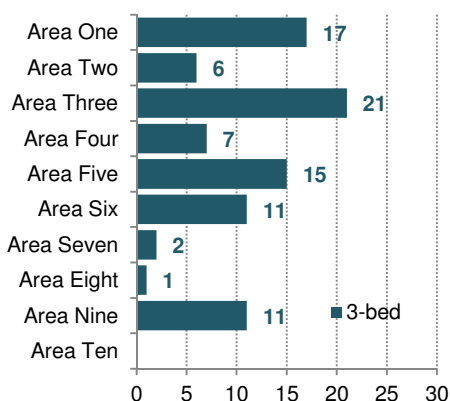


## 3 Bed Homes

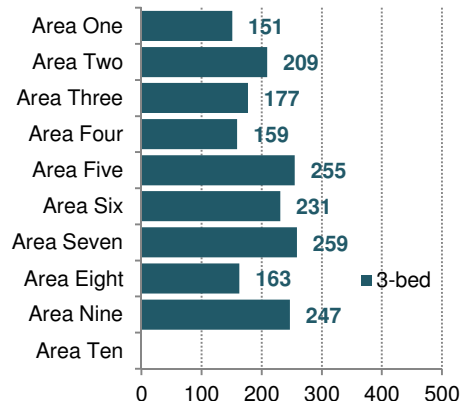
In total 91 3-bed homes were let (1 bungalow, 11 flats, 75 houses and 4 maisonettes) with a total of 18,410 bids made making an average of 202 bids per property.

- The property receiving the highest number of bids was a house in Area Five (395 bids) and the least was a flat in Area Four (29 bids)
- Average bids were: Bungalow 115, flat 90, house 221 and maisonette 145

Brighton & Hove Social Housing Lets  
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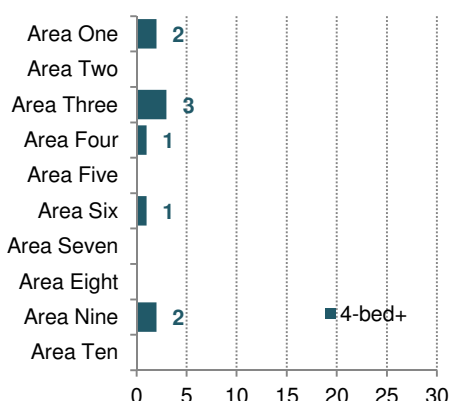


## 4 Bed+ Homes

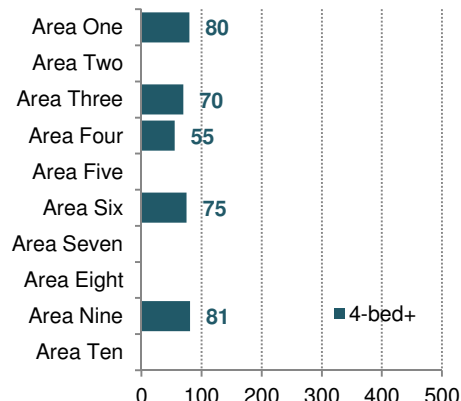
There were 9 4-bed+ homes let (all were 4-bed houses) with total of 659 bids made making an average of 73 bids per property.

- The property receiving the highest number of bids was a 4-bed house in Area Nine (120 bids)
- The property with the least number of bids was a 4-bed house in Area Three (37 bids)

Brighton & Hove Social Housing Lets  
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Brighton & Hove Bids per Home  
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### City Areas

- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecoomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll

- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Stanford / Withdean
- Area Eight Rottingdean Coastal / Woodingdean
- Area Nine South & North Portslade
- Area Ten Brunswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish

## Homemove: Average Rents

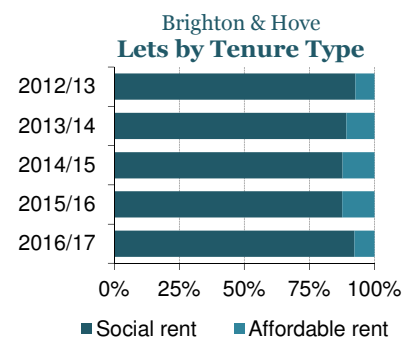
### Average rents of homes let

The table shows the average rents for homes let during 2016/17 broken down by property size and tenure type. 92% (595) of the homes let were for social rent and 8% (50) were for affordable rent. The overall average rent for homes let for social rent was £91.01 per week and for affordable rent was £178.48 per week.

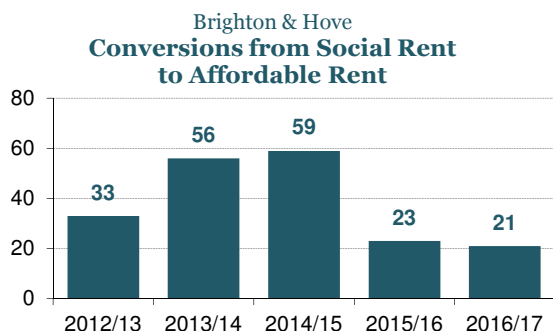
Brighton & Hove Average weekly rent: 2016/17						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent
Sheltered Studio	123	£81.83	123	£81.83	0	£-
1-bed	35	£68.54	32	£66.17	3	£93.80
2-bed	216	£81.93	199	£76.51	17	£145.34
3-bed	171	£95.57	157	£87.70	14	£183.77
4-bed+	91	£120.74	76	£100.59	15	£222.81
4-bed+	9	£134.70	8	£119.46	1	£256.62
All	645	£91.01	595	£83.66	50	£178.48

The table shows the number of homes let over the last 5 years and the average weekly rents.

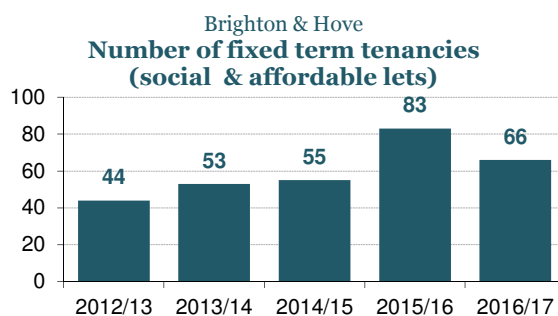
Brighton & Hove Average weekly rent						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent
2012/13	594	£79.76	550	£75.06	44	£138.51
2013/14	718	£86.11	640	£78.39	78	£149.47
2014/15	848	£91.32	744	£82.05	104	£157.65
2015/16	693	£94.00	607	£83.53	86	£167.87
2016/17	645	£91.01	595	£83.66	50	£178.48



The chart below shows the number of homes converted from social rent to affordable over the past 5 years. In 2016/17 the number of conversions represented 3% of the total lets.



The chart below shows the number of homes let over the past 5 years on a fixed term tenancy. In 2016/17 the number of properties let on a fixed term tenancy represented 10% of the total lets

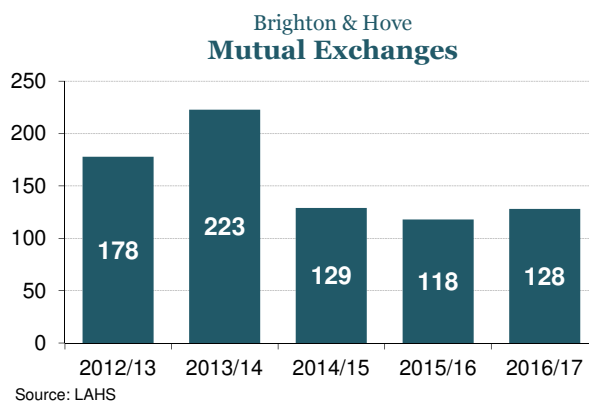


## Mutual Exchanges

The chart shows the number of tenants that have moved over the last 5 years by swapping their home with another council or registered provider through a mutual exchange.

In 2016/17 a total of 128 tenants moved by mutual exchange; 121 (95%) were tenants moving within the area and 7 (5%) were tenants moving from another area to the city.

	2012/13	2013/14	2014/15	2015/16	2016/17
Within area	145	190	112	99	121
Into area	33	33	17	19	7
<b>Total</b>	<b>178</b>	<b>223</b>	<b>129</b>	<b>118</b>	<b>128</b>



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