

A large, dark teal diagonal graphic that starts from the top-left corner and extends towards the bottom-right corner, covering approximately the left half of the page.

Brighton & Hove
**Housing Statistical
Bulletin**

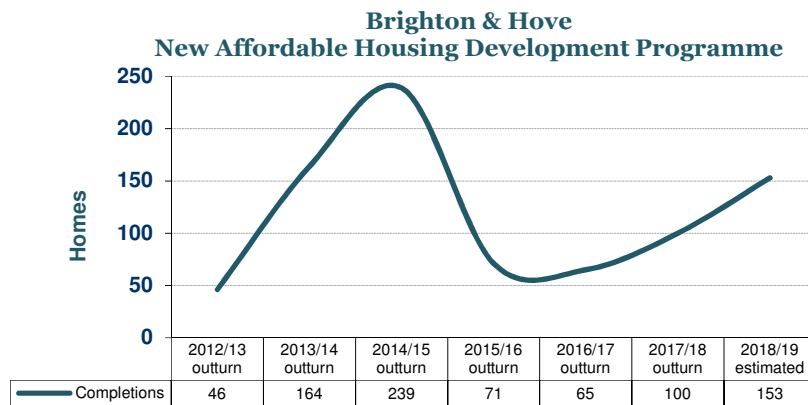
2017/18 Annual Review
1 April 2017 to 31 March 2018

Affordable Housing Development: Improving Housing Supply

Since April 2001, 2,922 new affordable homes have been developed; an average of 172 homes per year.

A total of 100 homes were completed in 2017/18 and 153 homes are expected to complete in 2018/19.

In addition to the homes expected to complete in 2018/19 a further 23 sites have been identified that are projected to deliver an estimated 406 affordable homes over the next two years.



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 2017/18 there were 100 affordable homes completed; 88 through our New Homes for Neighbourhoods programme, 2 through our Housing Management Hidden Homes programme and 10 through joint working with registered provider partners.

All the new build homes were built to lifetime homes standard and 14 (14%) were fully adapted wheelchair accessible.

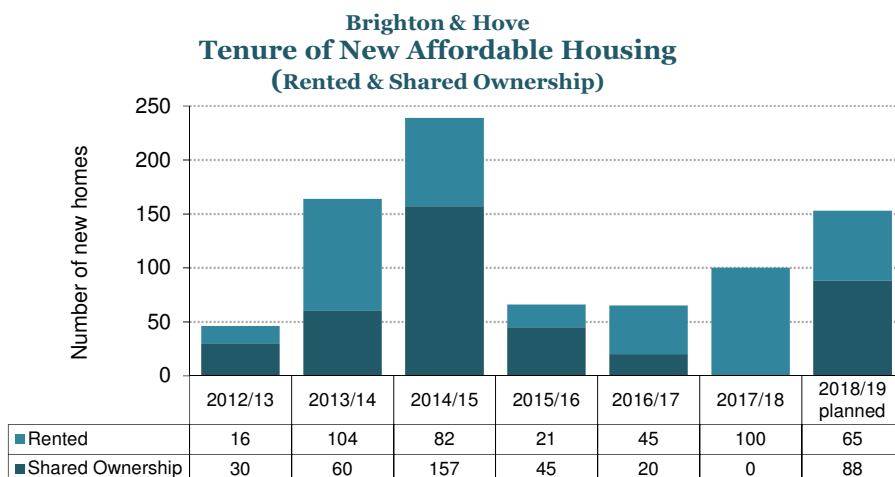
45 (45%) of the homes were extra care 1-bed flats, 10 (10%) were homes for young people providing minimum support and the other 45 (45%) homes were general needs flats.



Tenure	1 bed	2 bed	3 bed	Total
Social rented	-	2	-	2
Affordable rented	62	26	10	98
Shared ownership	-	-	-	-

The chart shows the mix of tenure of new affordable housing built in the city since 2012/13, showing dwellings built for social/affordable rent and those built for shared ownership.

65 (42%) of the affordable housing units expected to complete in 2018/19 are for affordable rent and 88 (58%) are for shared ownership.



Source: Submissions to HCA & BHCC monitoring

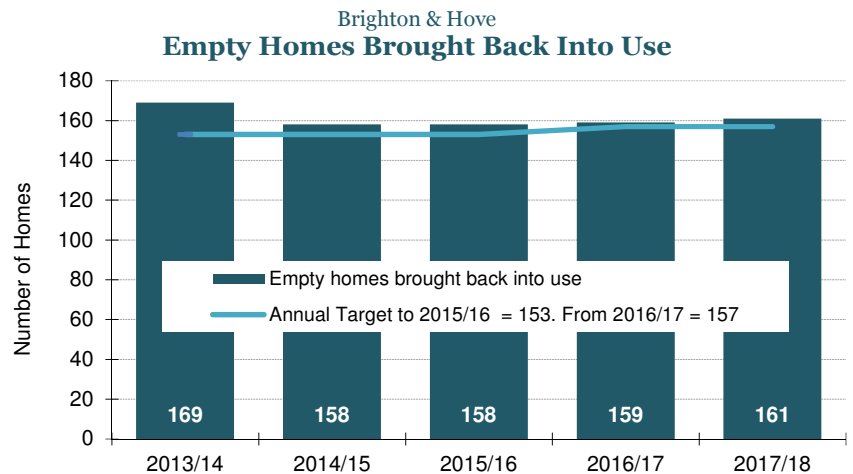
Making Best Use of the City's Housing Stock

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 2017/18 a total of 161 empty homes were brought back into use:

- 147 through advice and assistance
- 13 through Private Sector Landlord (PSL) / Management Agreement*
- 1 through enforcement action.

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



Source: EPO Monitoring

Before



After



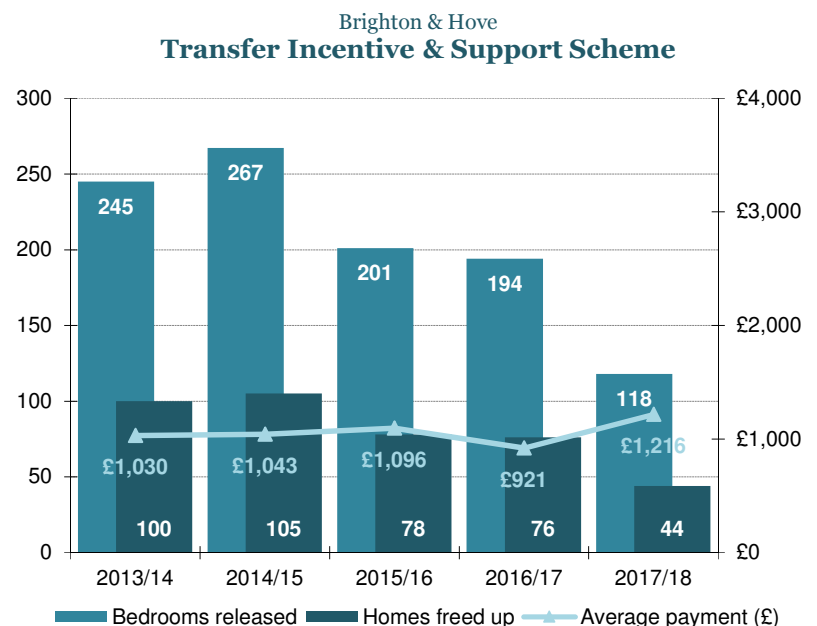
Transfer Incentive & Support Scheme (TIS)

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.

44 tenants took up this scheme during 2017/18 releasing:

- 19 x 2-bed homes (4 houses and 15 flats)
- 20 x 3 bed homes (18 houses and 2 flats)
- 5 x 4 - bed homes (5 houses)



Source: BHCC Allocations Team

Affordable Housing: Low Cost Home Ownership

Shared Ownership: Demand

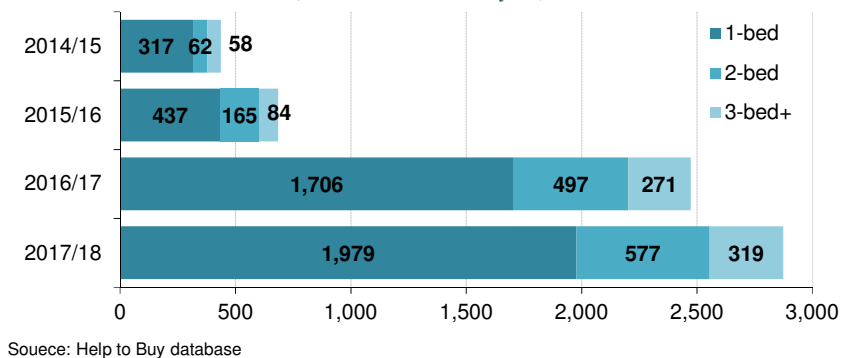
The Help to Buy database collects information on households wanting to buy a property through this government scheme.

At the end of the 2017/18 there were 2,875 households on the database wanting to buy in the city¹. Of those households:

- 1,979 (69%) were seeking a 1-bed home
- 577 (20%) were seeking a 2-bed home
- 319 (11%) were seeking a 3-bed+ home

The noticeable increase in applications during 2016/17 followed the introduction of the Help to Buy ISA.

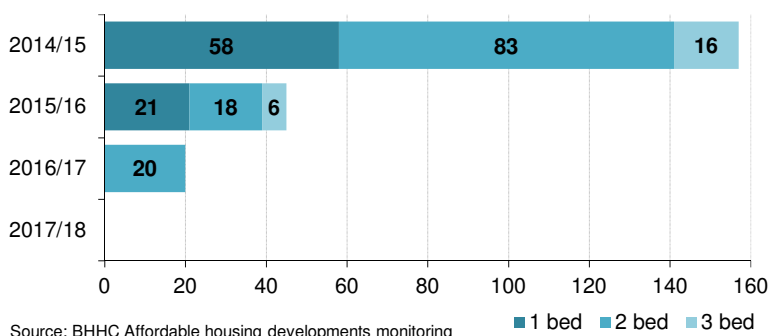
Brighton & Hove
Help to Buy: Demand by property size
(as at end of financial year)



Shared Ownership: Supply

During 2017/18 there were no homes for shared ownership completed but it is expected that 88 will be completed during the next financial year.

Brighton & Hove
New Affordable Housing: Shared Ownership
(completions)



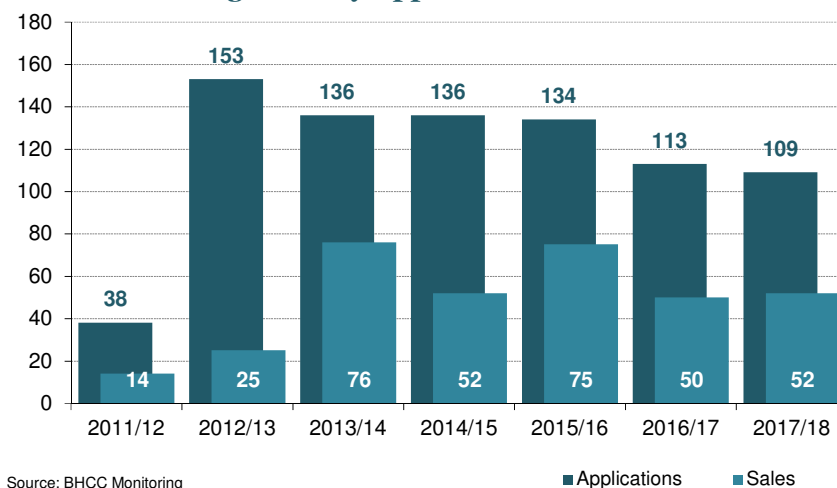
Council homes bought under the Right to Buy Scheme

During 2017/18 there were a total of 109 applications and 52 council dwellings sold under Right to Buy. The number of homes sold accounted for around 1 in every 221 properties and represented 0.5% of council stock.

Comparing the activity with that in 2016/17, the number of applications has decreased by 4% but the number of sales has increased by 4%.

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.

Brighton & Hove
Right to Buy Applications & Sales



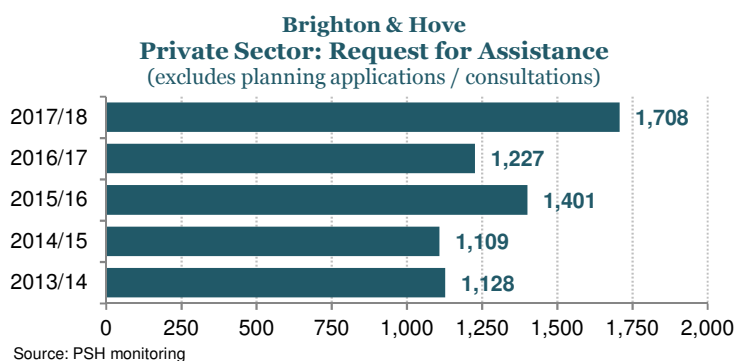
¹ The number of households wanting to buy in the city include those moving from another areas and those already living in the city
Housing Statistical Bulletin: Annual Review 2017/18

Private Sector Housing: Improving Housing Quality

Requests for Assistance

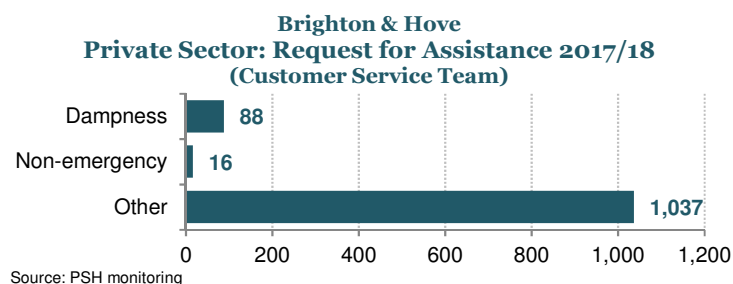
The chart shows the number of requests for assistance (RFA) the Private Sector Housing Team received during the past 5 years.

- In 2017/18 there were a total of 1,708 RFAs
- 1,141 (67%) were dealt with by the Customer Service Team
 - 567 (33%) were dealt with by Environmental Health Officers



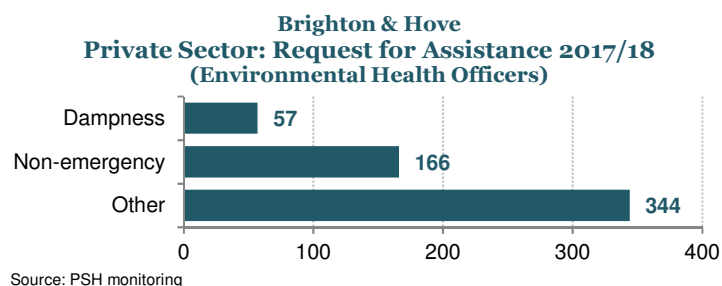
The chart shows the breakdown of RFA received during 2017/18 and dealt with by the Customer Service Team who provided advice and assistance

- 88 (8%) related to dampness
- 16 (1%) to non-emergency disrepair
- 1,037 (91%) to other assistance



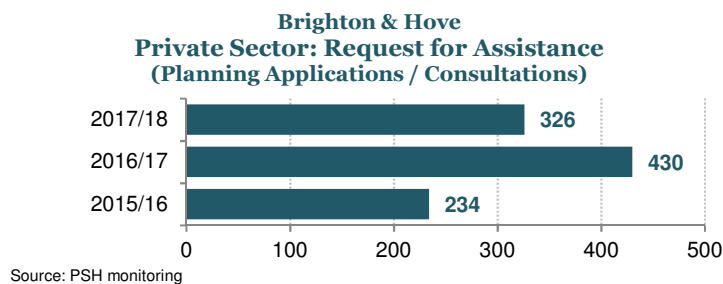
The chart shows the breakdown of RFA received during 2017/18 and dealt with by Environmental Health Officers who visited the properties

- 57 (10%) related to dampness
- 166 (29%) to non-emergency disrepair
- 344 (61%) to other assistance



The chart shows the number of Planning Applications / Consultations² received by the Private Sector Team during the last 3 years.

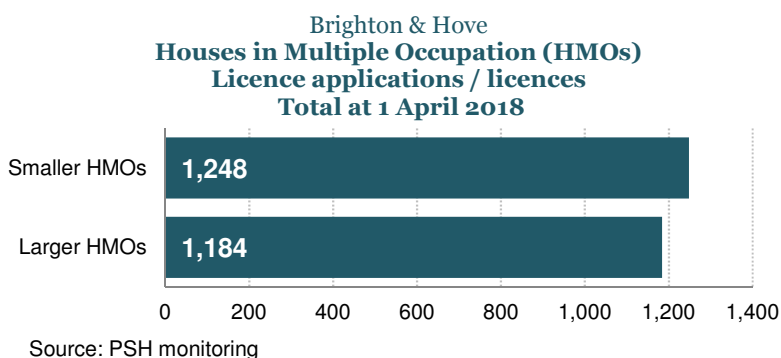
In 2017/18 there were a total of 326 RFAs dealt with by Environmental Health Officers; this is 24% annual decrease, but still 39% higher than the number in 2015/16



Houses in Multiple Occupation (HMO) Licensing

On the 1 April 2018 the private sector housing team:

- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 1,184 larger HMOs
- Received valid additional licence applications for 1,184 smaller HMOs
- The number of licence applications for smaller HMOs is less than in 2016/17 due to the original licensing scheme ending in November 2017 and the new citywide scheme not starting until February 2018



² 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 Service is responsible for the delivery of all major housing adaptations (those costing in excess £1,000) in council and private sector homes. Housing adaptations provide essential support for people with long term and substantial disabilities or illness to retain or regain their independence at home e.g. enabling people to get in to and out of their home safely and independently by improving the access to it, adapting bathrooms and kitchens, providing better freedom of movement around the home and access to the garden.

In 2017/18 the team delivered a total of 374 major housing adaptations across both council and private sector homes investing a total of £2.3m

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 mandatory grant is £30,000 and the amount of grant paid is calculated by a means test (unless the application is for a child).

In Quarter 3 (September 2017) we introduced a new DFG Housing policy to provide greater flexibility in how the DFG could be used meet the needs of older and disabled people and to target accident prevention, relieving fuel poverty and assisting with hospital discharge.

In 2017/18, 146 mandatory DFGs were completed (compared to 177 last year), the average grant £6.5k (down from just under £9,000 in 2015/16). In addition, under the new policy, 16 warm, safe homes grants and 1 handyperson services grant were completed bringing the total DFG investment to £1.175m.

Council Housing Adaptations

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

In 2017/18 the team delivered 228 major housing adaptations (compared to 183 in the previous year) investing £1.144m in council tenants homes including £46k on minor adaptations and equipment provided by Adult Social Care teams and recharged.

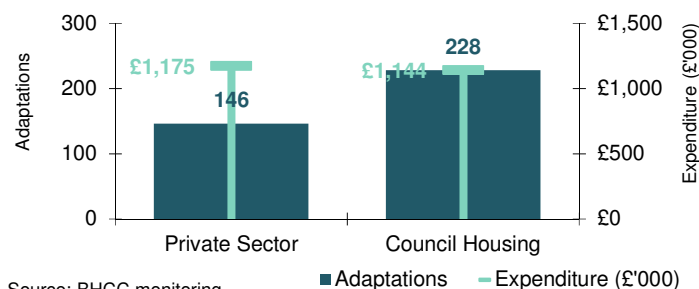
In addition the team worked with Property & Investment teams on a number of capital programmes such as the loft and extension project, with the Estate Regeneration team on the design and delivery of new accessible and adapted council homes – 14 new wheelchair user homes completed - and with Homemove to make sure that all new and existing accessible and adapted homes are let to those with a matching need.

New Build

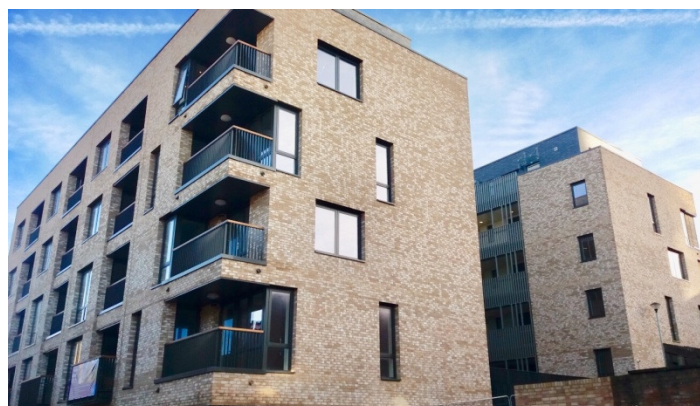
Occupational Therapists and OT Assistants are involved in the design and planning stages of new affordable housing schemes including the council's own New Homes for Neighbourhoods programme, to ensure these new homes help meet the diverse needs of the city and a proportion are fully compliant with the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

In 2017/18 the team worked with a number of new build developments, the 14 new, fully compliant wheelchair user homes delivered at Brooke Mead, the council's new extra care scheme (x 6), at Normanhurst Court, one of Housing's 'Hidden Homes' projects (x 2) and at Kite Place (x 6)

Brighton & Hove
Housing Adaptations OT Team Activity
2017/18



Source: BHCC monitoring



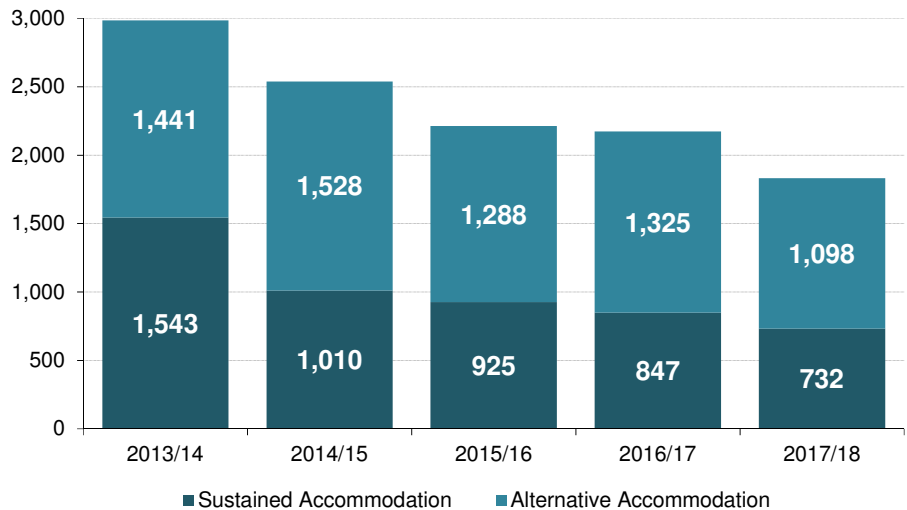
Homelessness Prevention across the City

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 2017/18 there were 1,830 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 4 households had their homelessness prevented or relieved

Brighton & Hove City Council
Prevention Casework Outcomes



Source PIE

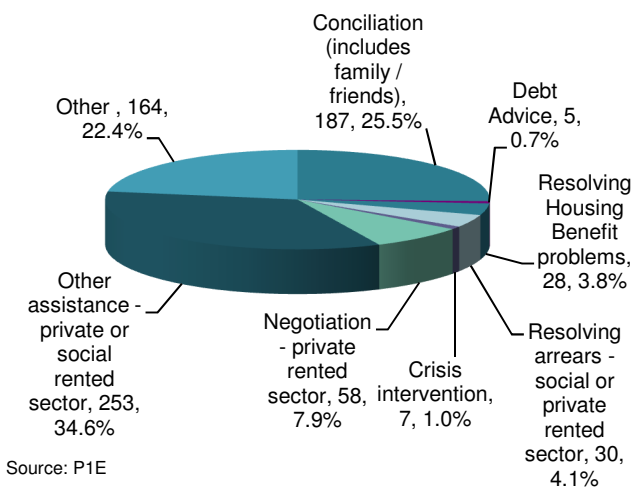
The chart shows households who were helped to sustain living in their current accommodation through prevention work.

A total of 732 households were helped to successfully sustain their accommodation; 7.9% was through successful negotiation with the private rented sector landlords

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

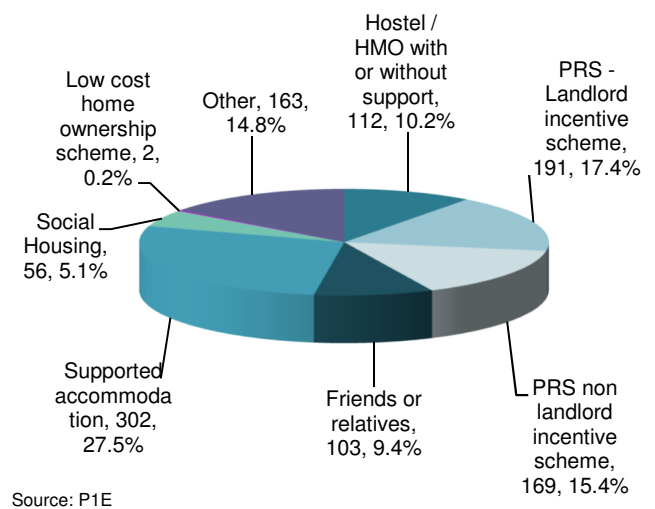
A total of 1,098 households were helped to find alternative accommodation; 32.8% were found alternative accommodation in the private rented sector.

Brighton & Hove City Council
Prevention - Sustained Accommodation
1 April 2017 - 31 March 2018



Source: P1E

Brighton & Hove City Council
Prevention - Alternative Accommodation
1 April 2017 - 31 March 2018



Source: P1E

Homelessness Prevention Comparisons

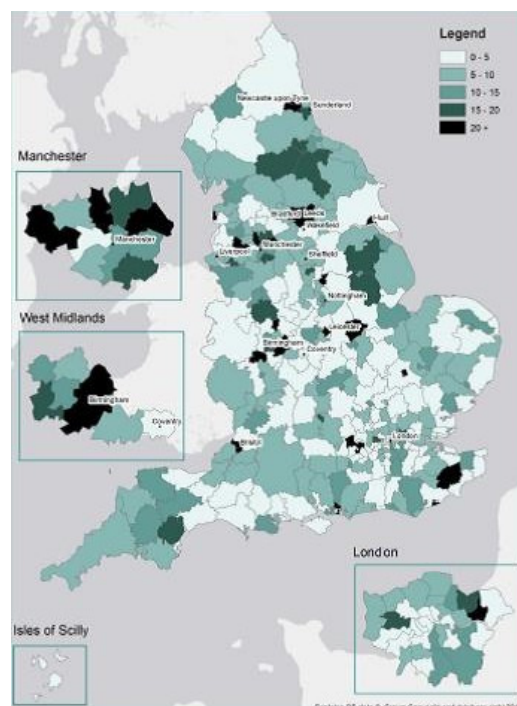
The chart and map of England show homelessness prevented and relieved during 2017/18 per 1,000 households for England, the South East, London and Brighton & Hove.

In Brighton & Hove 14.1 households per 1,000 had their homelessness prevented or relieved compared to 9.2 per 1,000 households across England, 7.6 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 2017/18 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	2014/15		2015/16		2016/17		2017/18	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Family support and mediation	8.2%	19.6%	7.3%	21.9%	6.6%	25.7%	6.8%	32.9%
Financial advice & support	15.8%	0.6%	17.3%	1.5%	15.2%	2.2%	17.7%	2.2%
Negotiation or legal advocacy	57.5%	51.1%	58.7%	53.7%	60.6%	58.7%	64.7%	50.4%
Domestic violence	4.8%	0.6%	5.1%	0.6%	5.2%	0.4%	4.9%	0.0%
Mortgage arrears	2.3%	6.7%	1.2%	0.8%	0.7%	2.8%	0.7%	3.6%
Other	11.3%	21.4%	10.4%	21.4%	11.7%	10.2%	10.0%	10.9%

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 2017/18 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	2014/15		2015/16		2016/17		2017/18	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Supported accommodation	27.0%	33.9%	28.1%	30.9%	29.0%	32.8%	28.3%	37.7%
Private Rented Sector	31.8%	30.9%	27.3%	31.4%	24.8%	34.5%	27.0%	32.8%
Friends or relatives	6.4%	12.4%	6.4%	13.6%	7.2%	12.7%	6.5%	9.4%
Social housing	30.3%	16.1%	34.3%	15.3%	34.6%	10.0%	33.0%	5.3%
Other	4.6%	6.7%	4.0%	8.8%	4.4%	10.0%	5.1%	14.8%

Source: CLG outcome of homelessness prevention and relief

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Homelessness Comparisons

Homeless Decisions

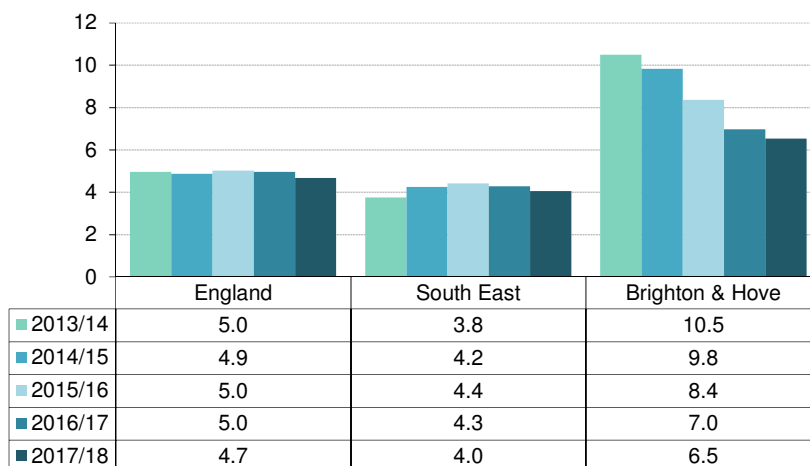
The chart shows number of homeless decisions per 1,000 households for England, the South East and Brighton & Hove over the past five years³

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

Comparing 2017/18 with 2013/14 the rate of homeless decisions has seen:

- 6% decrease nationally
- 8% increase regionally
- 38% decrease in Brighton & Hove

Homeless Decisions (per 1,000 households)



Source: CLG Table 784a

Homeless Acceptances

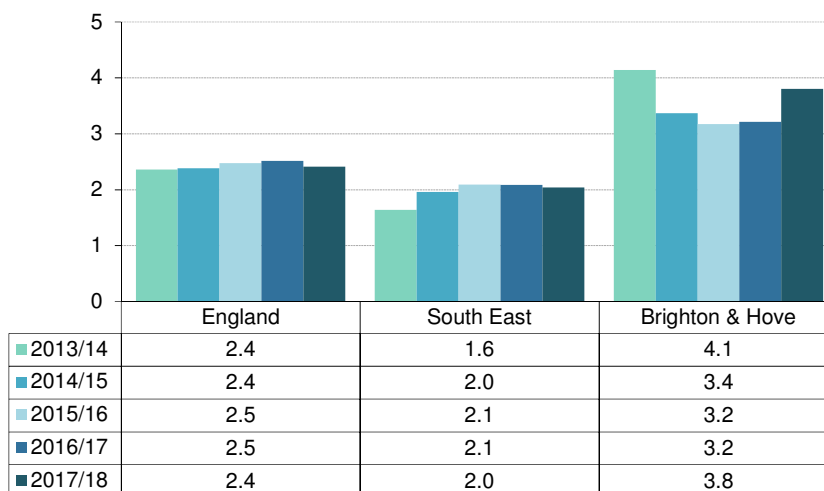
The chart shows the number of homeless acceptances per 1,000 households for England, the South East and Brighton & Hove over the past five years ago.

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

Comparing this year with 2013/14 rate of homeless acceptances has seen:

- 2% increase nationally
- 24% increase regionally
- 8% decrease in Brighton & Hove

Homeless Acceptances (per 1,000 households)



Source: CLG Table 784a

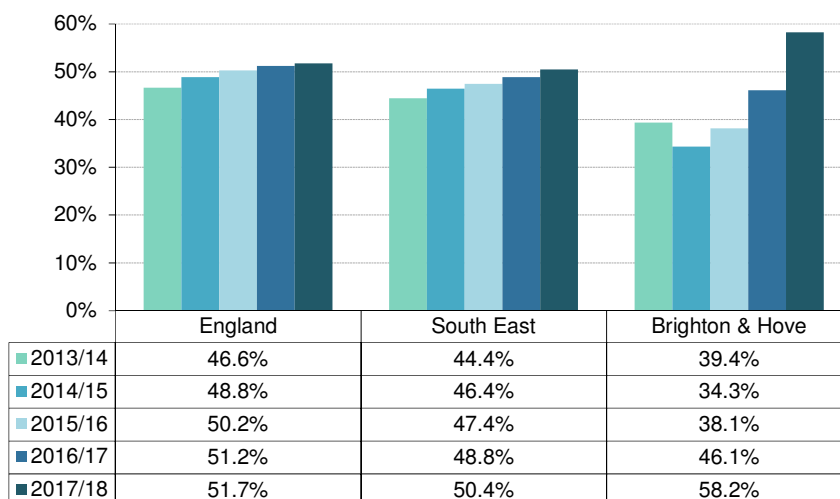
Percentage Accepted

This chart shows the pattern of homeless applications accepted over the past 5 years.¹

This year the acceptance rate in Brighton & Hove was higher than the national and regional rates for the first time since 2011/12.

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

³ The figures **exclude** those households with an ineligible decision

Homelessness in Brighton & Hove

Homeless Decisions & Acceptances

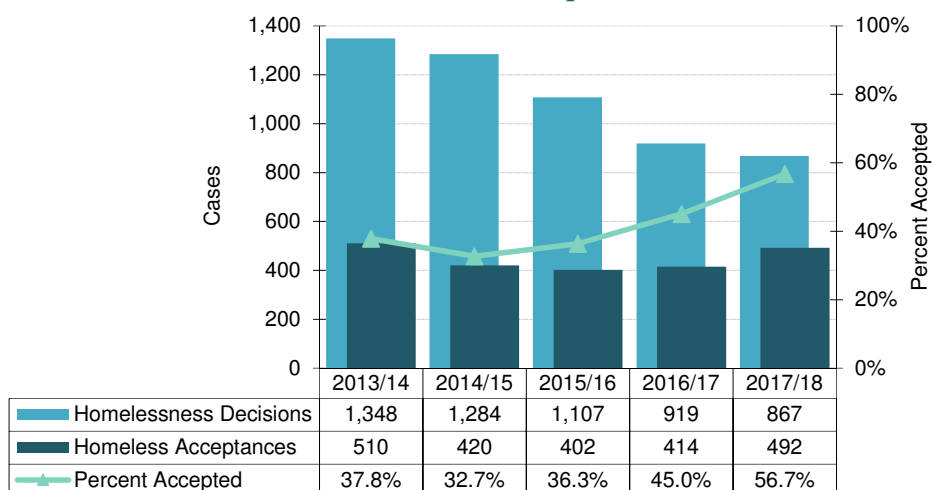
The chart shows the pattern of homeless decisions in Brighton & Hove over the past five years.

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 2017/18 with 2013/14 there has been:

- 36% decrease in decisions
- 4% decrease in acceptances

Brighton & Hove
Homeless Decisions & Acceptances



Source: P1E

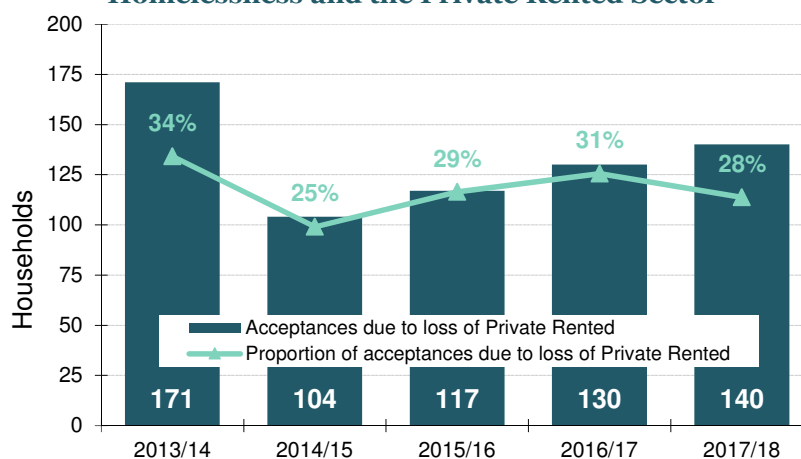
Homelessness and the Private Rented Sector

The chart shows how the private rented market has affected homelessness over the past five years.

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 decrease from 31% to 28%.

Brighton & Hove
Homelessness and the Private Rented Sector



Source: P1E

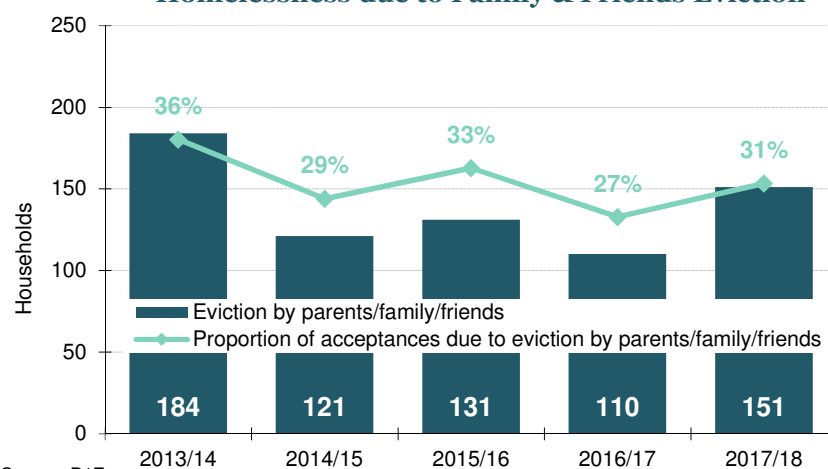
Homelessness due to Family & Friends Evictions

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

With the exception of last year, it has been the single most common reason for homelessness in the city since 2003/04.

This year has seen the percentage of households accepted homeless due to eviction by parents, family or friends increase from 27% to 31%.

Brighton & Hove
Homelessness due to Family & Friends Eviction



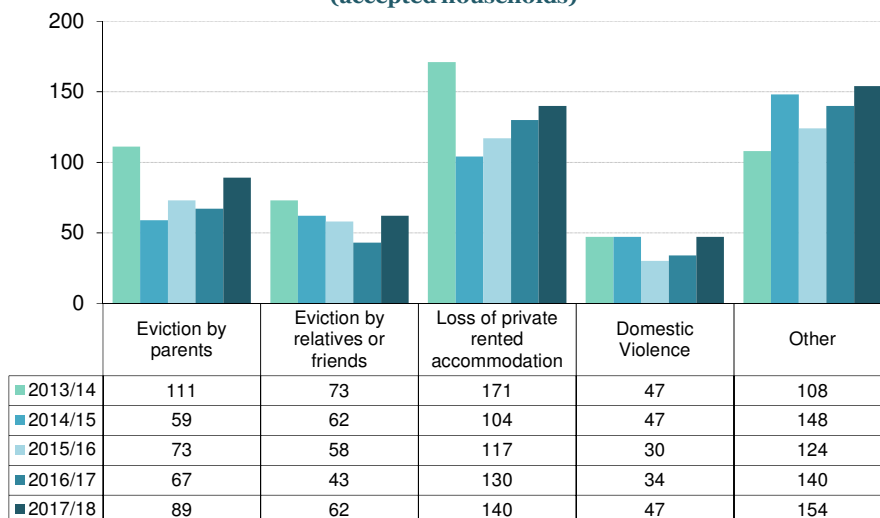
Source: P1E

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 2017/18 figures with those in 2013/14 there was:

- 20% decrease in eviction by parents
- 15% decrease in eviction by relatives or friends
- 0% difference in domestic violence
- 18% decrease in loss of private rented accommodation
 - 10% increase due to termination of assured shorthold tenancy
 - 62% decrease due to other reasons for loss of rented accommodation
 - 92% increase due to rent arrears

Brighton & Hove
Reason for Homelessness
(accepted households)



Source: P1E

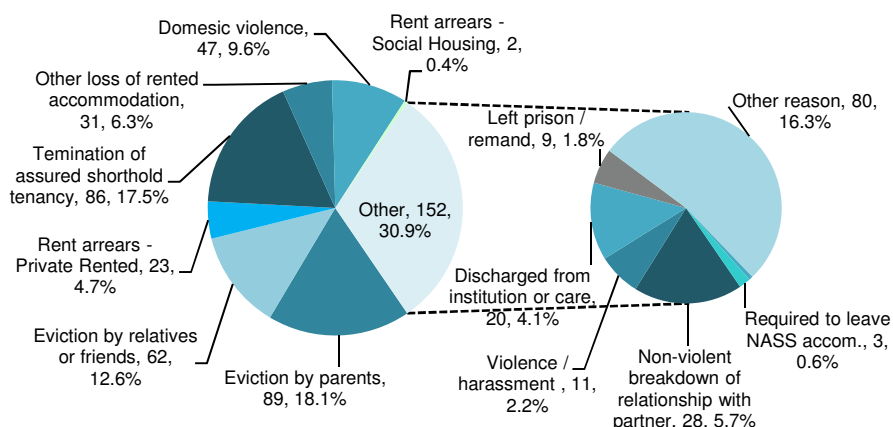
The chart shows the percentage breakdown of reasons for homelessness of households who were accepted homeless in 2017/18.

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

Eviction by parents, relatives or friends accounts for 30.7% of all homelessness (18.1% parents and 12.6% relatives or friends)

Loss of private rented accommodation accounts for 28.5% of all homelessness (17.5% termination of assured shorthold tenancy, 4.7% rent arrears and 6.3% other loss of rented)

Brighton & Hove
Reason for Homelessness 2017/18
(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 assured short-hold tenancies and domestic violence has remained below the national percentage.

Reason for Homelessness	2014/15		2015/16		2016/17		2017/18	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Eviction by parents	14.5%	14.0%	14.8%	18.2%	14.4%	16.2%	14.8%	18.1%
Eviction by relatives or friends	12.0%	14.8%	12.4%	14.4%	12.0%	10.4%	12.1%	12.6%
Termination of AST ⁴	29.4%	20.0%	31.0%	21.4%	30.9%	24.6%	27.4%	17.5%
Other loss of rented accommodation	5.7%	1.7%	6.2%	4.5%	6.8%	4.8%	5.8%	6.3%
Domestic Violence	12.2%	11.2%	11.4%	7.5%	11.2%	8.2%	12.1%	9.6%
Non-violent breakdown with partner	4.8%	5.0%	4.7%	5.5%	5.1%	5.1%	5.7%	5.7%
Other	21.3%	33.3%	19.5%	28.6%	19.6%	30.7%	22.2%	30.3%

Source: DCLG Table 784a & P1E

⁴ AST = assured short-hold tenancy

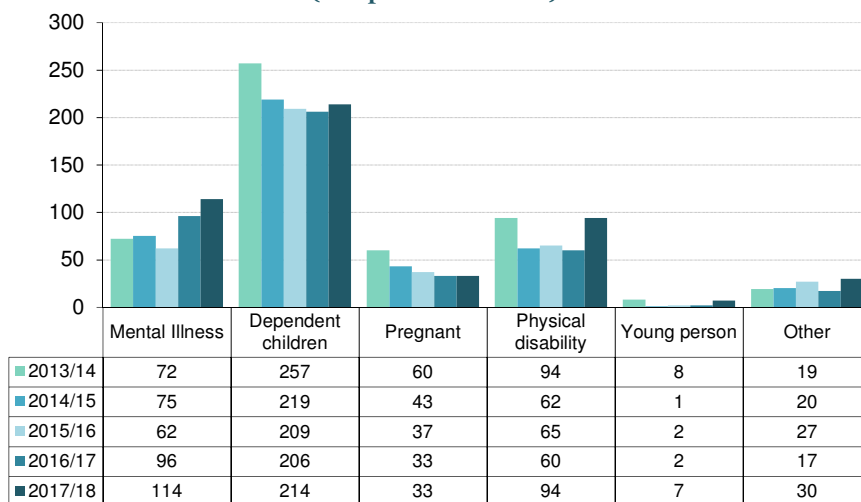
Reason for Priority Need in Brighton & Hove

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

Comparing the 2017/18 figures with those in 2013/14 there was:

- 17% decrease amongst families with dependent children
- 58% increase amongst people suffering with mental health issues
- 45% decrease in the number of pregnant women
- 0% difference in the number of people with physical disability
- 13% reduction in the number of young people accepted homeless

Brighton & Hove
Reason for Priority Need
(accepted households)



Source: P1E

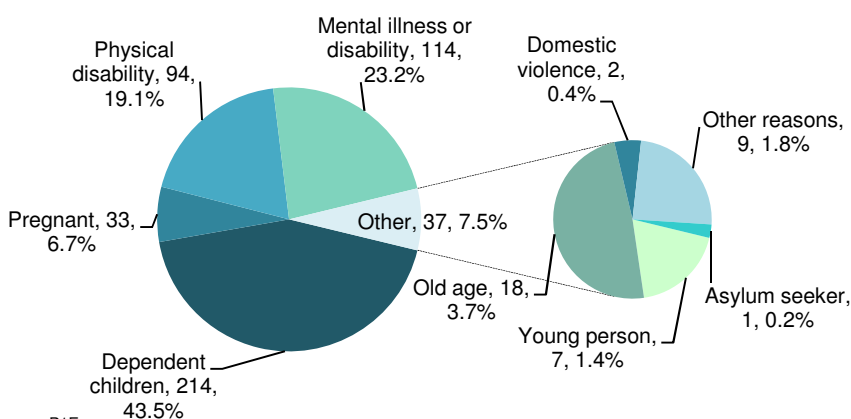
The chart shows the percentage breakdown of reason for priority need of households who were accepted homeless in 2017/18.

½ of those accepted as homeless were due to the households having **dependent children or being pregnant**; (43.5% having dependent children and 6.7% being pregnant)

1 in 4 of those accepted was due **mental illness**, 23.2%.

1 in 5 of those accepted were due to **physical disability**, 19.1%

Brighton & Hove
Reason for Priority Need 2017/18
(accepted households)



Source: P1E

The table below compares our figures to those reported for England since 2014/15. 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	2014/15		2015/16		2016/17		2017/18	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Mental illness	8.2%	17.9%	8.7%	15.4%	9.2%	23.2%	10.4%	23.2%
Dependent children	67.0%	52.1%	67.8%	52.0%	67.9%	49.8%	65.8%	43.5%
Pregnant	7.2%	10.2%	6.8%	9.2%	6.4%	8.0%	6.6%	6.7%
Physical disability	6.8%	14.8%	7.0%	16.2%	7.4%	14.5%	7.7%	19.1%
Young person	2.4%	0.2%	1.9%	0.5%	1.7%	0.5%	1.5%	1.4%
Other	8.5%	4.8%	7.9%	6.7%	7.3%	4.1%	8.0%	6.1%

Source: DCLG Table 784a & P1E

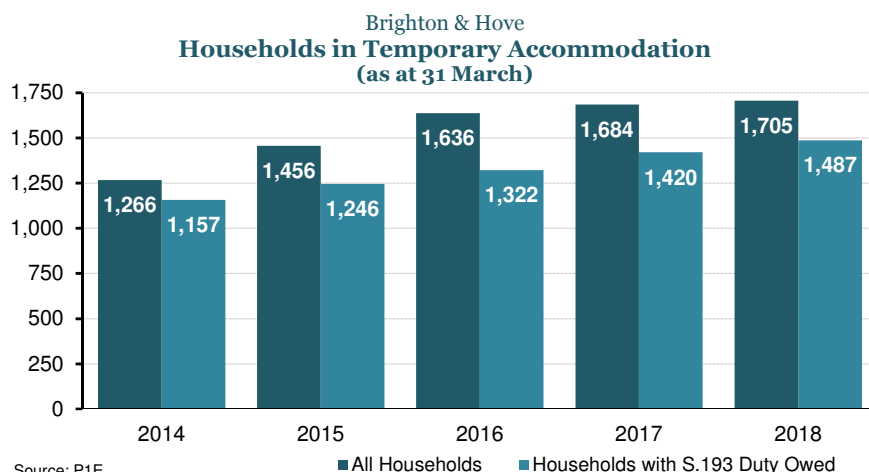
Households in Temporary Accommodation

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

On 31 March 2018 there was a total of 1,705 households in TA and of those households 1,487 had a Section 193 duty⁵ owed to them

When comparing 31 March 2018 to 31 March 2014, there was:

- 35% more households in TA overall
- 29% more households where a Section 193 duty was owed

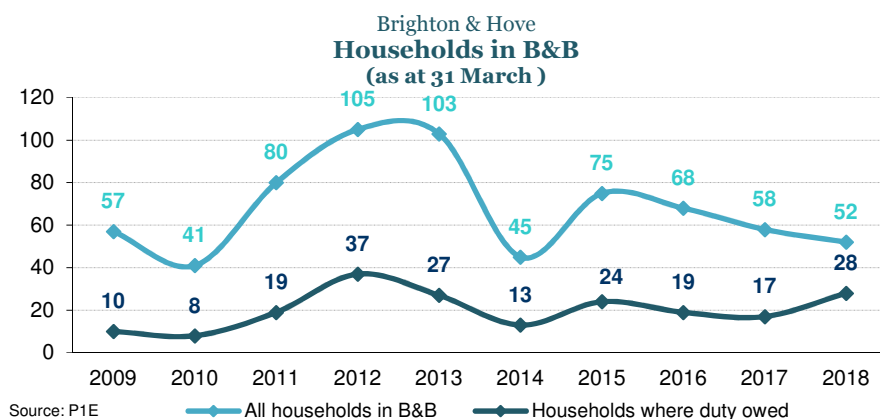


Households in B&B

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

On 31 March 2018 there was a total of 52 households in B&B compared to 57 households on 31 March 2009; 9% decrease.

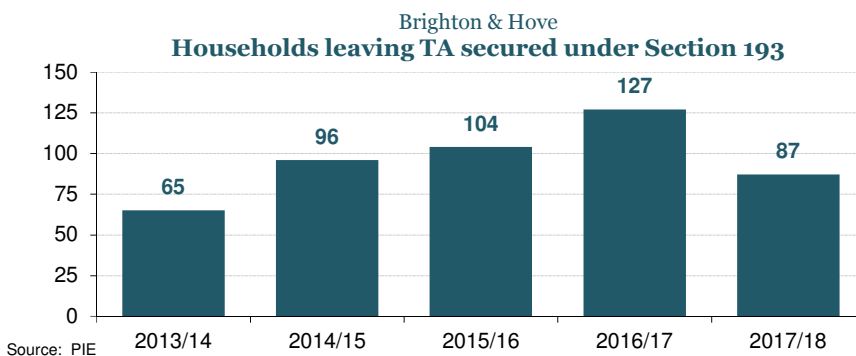
Of the 52 households in B&B on 31 March 2018, 28 were owed a duty under Section 193 compared to 10 on 31 March 2009, nearly 3 times more.



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 2017/18 a total of 87 households left TA; this is 31% decrease when compared to 2016/17 and 34% increase when compared to 2013/14.

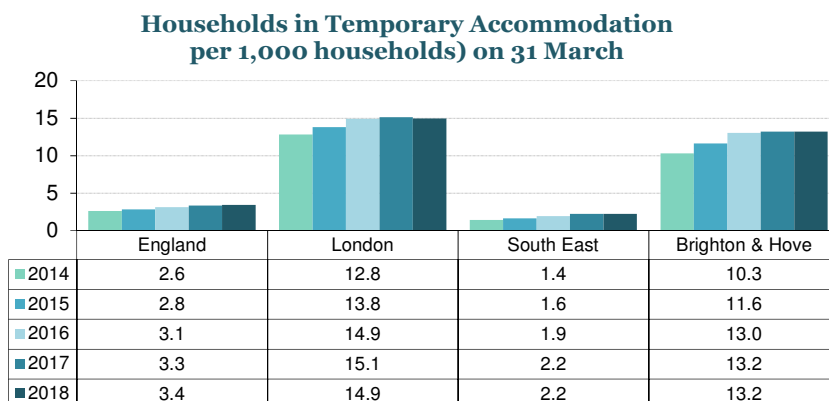


TA Comparisons

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 continues to have the 2nd highest proportion of households in TA per 1,000 households outside London



Source: CLG Table 784

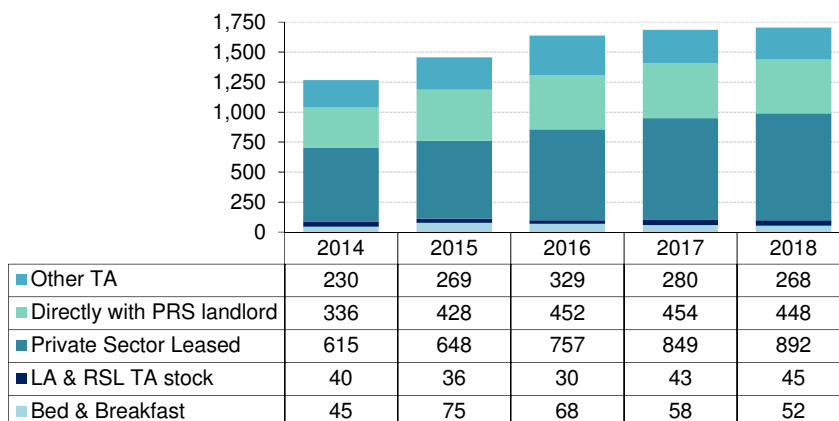
⁵ Section 193 applies where the local housing authority is satisfied that an applicant is homeless, eligible for assistance and has a priority need, and are not satisfied that they became homeless intentionally

Households in Temporary Accommodation

The chart shows the number of households by accommodation type. On 31 March 2018 households were in:

- 892 (50.4%) in private sector leased accommodation
- 448 (27.0%) in accommodation directly acquired from PRS landlord
- 45 (2.6%) in social housing TA stock
- 52 (3.4%) were in B&B
- 268 (16.6%) were in other TA broken down as:
 - 261 in self-contained Annexes
 - 7 in other accommodation

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



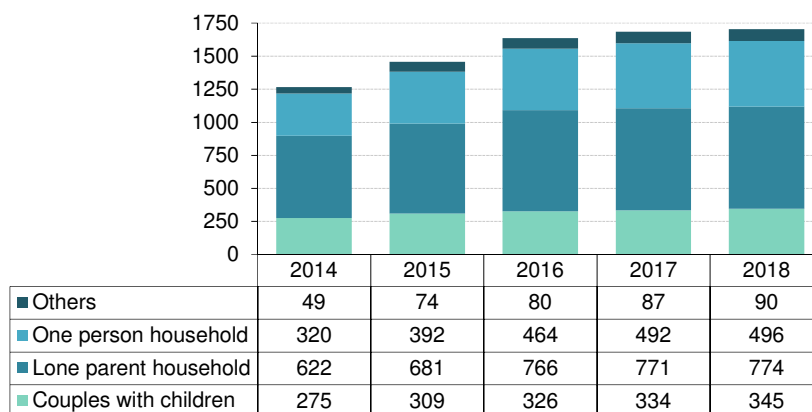
Source: P1E

Of the 1,705 households in TA on 31 March 2018:

- 345 (20.2%) were couples with dependent children
- 774 (45.4%) were lone parent households
 - 721 (42.3%) female
 - 50 (3.1%) male
- 496 (29.1%) were single person households
 - 329 (20.2%) male
 - 163 (8.9%) 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)

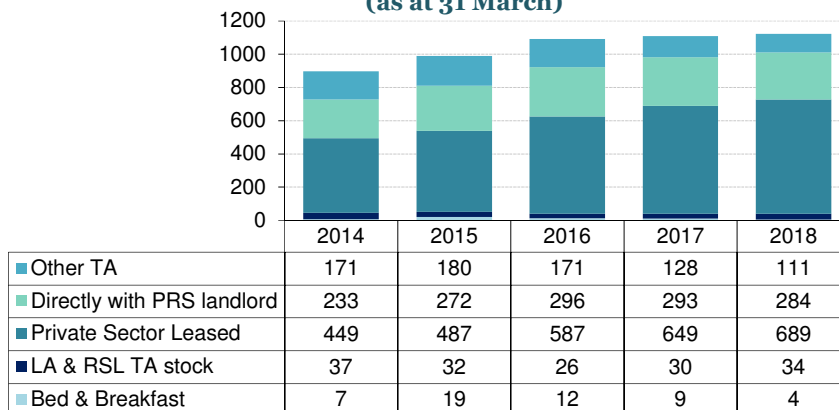


Source: P1E

On 31 March 2018 there were 1,122 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:

- 689 (61.4%) in private sector leased accommodation
- 284 (25.3%) in accommodation directly acquired from PRS landlord
- 34 (3.0%) in social housing TA stock
- 4 (0.4%) were in B&B
- 111 (9.9%) 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)

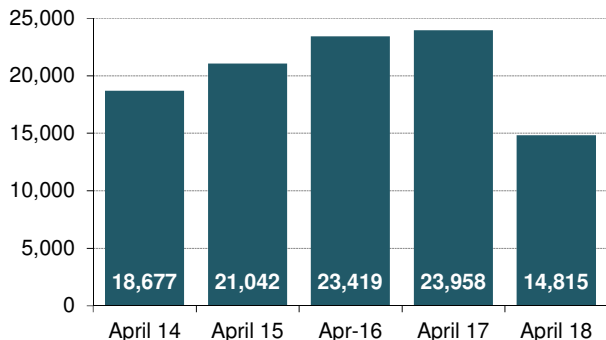


Source: P1E

Homemove: Demand and Supply for Social Housing

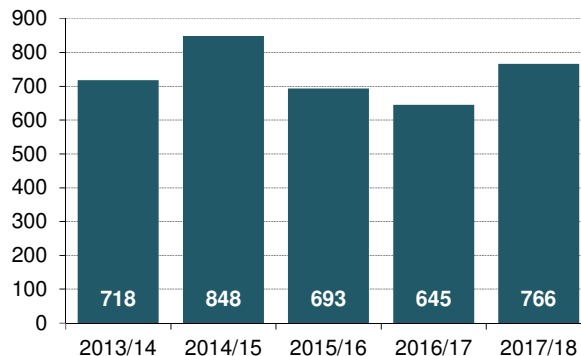
At the beginning of April 2018 there were 14,815 households on the housing register, an annual decrease of 38% and 21% less than in April 2014. In 2017/18, 766 homes were let; an annual increase of 19% and 7% more than in 2013/14. 603 (79%) of the homes let were council homes and 163 (21%) were Registered Provider homes.⁶

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



Source: Locata

Brighton & Hove
Social Housing Lets
(excludes mutual exchanges)



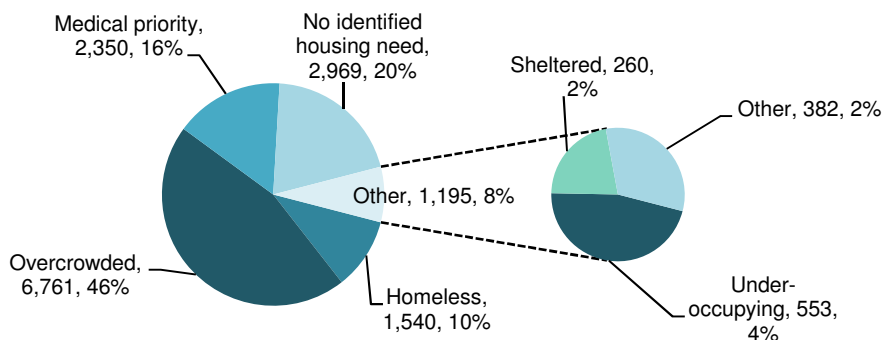
Source: Locata

Housing Register by Band Reason

The chart shows the households on the housing register on the 3 April 2018 by reason of banding.

- 16% had a medical priority
- 46% were overcrowded (3,472 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 3,065 lacking 1 bedroom, 222 lacking 2 or more bedrooms and 2 statutory overcrowded)
- 20% had no identified need
- Homelessness households accounted for 10% of the register

Brighton & Hove
Households on Housing Register by Housing Need
(at 3 April 2018)



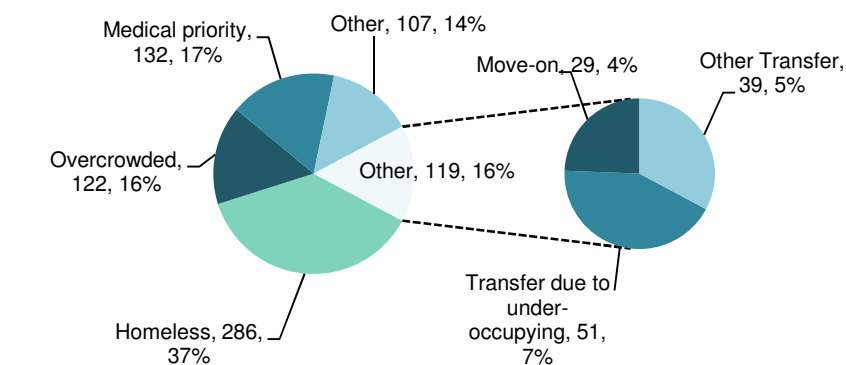
Source: Locata

Lets by Band Reason

The chart shows lets to households from 1 April 2017 to 31 March 2018 by reason of banding.

- 17% of lets were to households with a medical priority
- 16% were to overcrowded households (25 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 72 lacking 1 bedroom, 19 lacking 2 or more bedrooms and 6 statutory overcrowded)
- 7% were to households transferring to smaller homes
- 37% were to homeless households

Brighton & Hove
Lets to Social Housing by Housing Need 2017/18



Source: Locata

⁶ The reduction in the number of households on the Housing Register is due to the updating of our Choice Based Letting Scheme Allocation Policy. By restricting the register to those in most need and those who we have a statutory duty to house helps ensure that those households in greatest need are housed. The increase in the number of homes being let this financial year is partly due to two developments completing and newly built homes being let for the 1st time.

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 2013		April 2014		April 2015		April 2016		April 2017		April 2018	
Homeseeker	13,299	83%	15,658	84%	17,865	85%	19,953	85%	20,560	86%	11,943	81%
Transfer	2,748	17%	3,019	16%	3,177	15%	3,466	15%	3,398	14%	2,872	19%
Total	16,047		18,677		21,042		23,419		23,958		14,815	

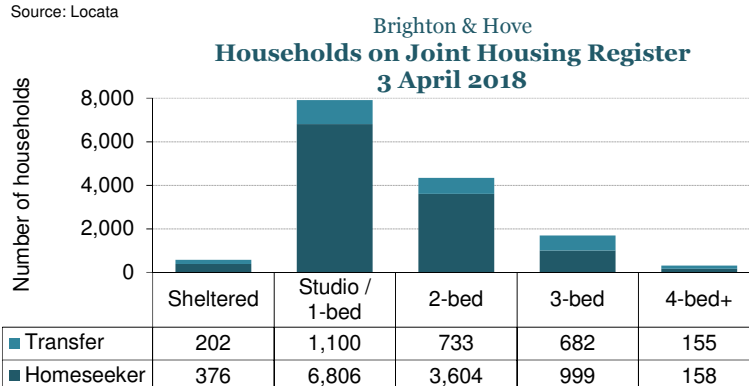
Lets: The table below shows the number of homes let over the past 6 years broken down by existing tenants transferring (Transfer) and households new to social housing (Homeseeker)

Lets by Housing List												
	2012/13		2013/14		2014/15		2015/16		2016/17		2017/18	
Homeseeker	389	65%	455	63%	531	63%	471	68%	460	71%	553	72%
Transfer	205	35%	263	37%	317	37%	222	32%	185	29%	213	28%
Total	594		718		848		693		645		766	

The chart shows a break down of households on the Housing Register on 3 April 2018 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	65%	35%
Studio/1-bed	86%	14%
2-bed	83%	17%
3-bed	59%	41%
4-bed+	50%	50%
Overall	81%	19%

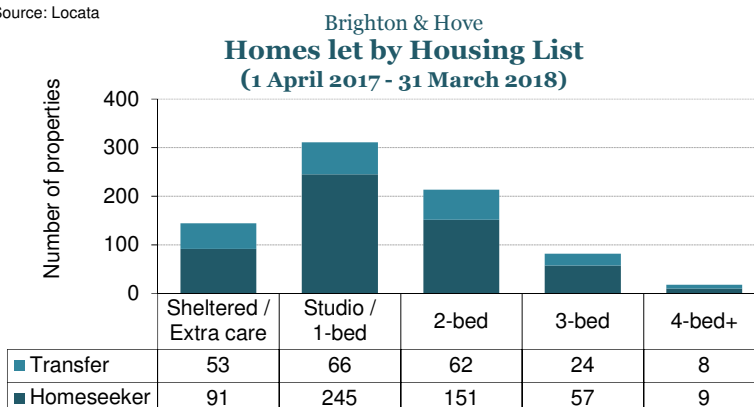
Source: Locata



The chart shows a break down of homes let during 2017/18 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered ⁷	63%	37%
Studio/1-bed	79%	21%
2-bed	71%	29%
3-bed	70%	30%
4-bed+	53%	47%
Overall	72%	28%

Source: Locata



The tables show the number of years⁸ households who were housed during 2017/18 had been on the housing register by property size and by banding

Waiting	Number of years on housing register					
	Sheltered ⁹	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.0	0.1	0.0	0.1	0.1	0.3
Average	2.6	2.5	2.8	3.4	4.9	4.2
Longest	26.9	20.7	19.4	15.8	18.0	11.0

At 11 days, a single person household in Band C waited the shortest amount of time on the housing register to be housed into 1-bed sheltered flat

Waiting	Number of years on housing register			
	Band A	Band B	Band C	Band D
Shortest	0.0	0.1	0.0	-
Average	1.6	1.7	4.1	-
Longest	18.0	14.6	26.9	-

⁷ Includes sheltered and extra care homes (Transfer 37 sheltered and 16 extra care and Homeseeker 78 sheltered and 13 extra care)

⁸ 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)

⁹ Includes sheltered and extra care homes

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.

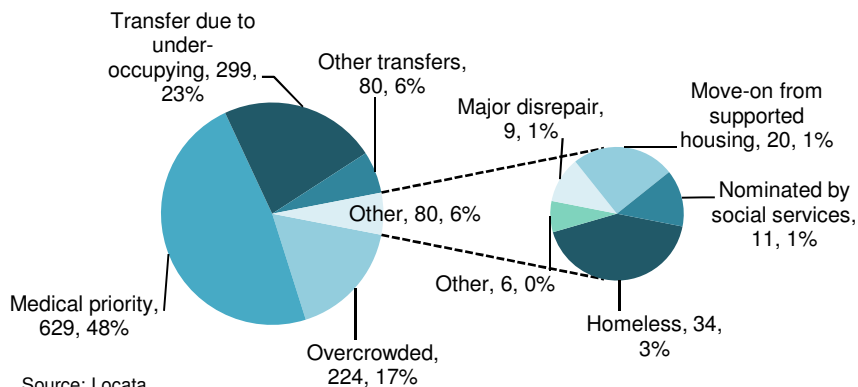
Housing Register by Band Reason:

The chart shows the households on the housing register in Bands A and B on the 3 April 2018 by band reason.

There were 1,312 households on the housing register in Bands A and B:

- 48% had a medical priority
- 17% were overcrowded (222 lacking 2 or more bedrooms and 2 statutory overcrowded)
- 23% were under-occupying
- 3% were households accepted as homeless and in priority need

Brighton & Hove
Households on Housing Register in Band A & B
by Housing Need (at 3 April 2018)

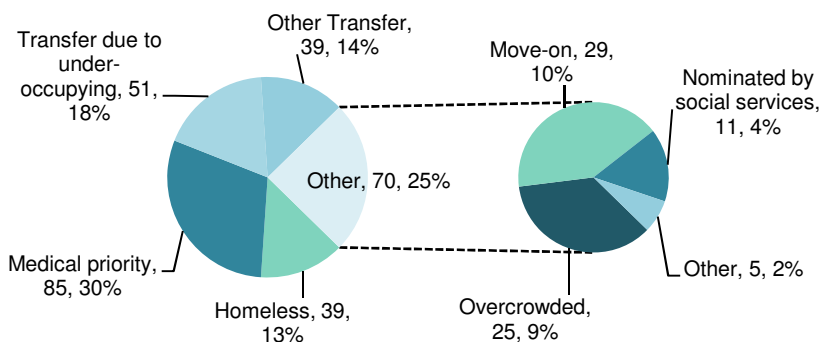


Source: Locata

Lets by Band Reason: The chart shows the number of lets to households in Bands A and B from 1 April 2017 to 31 March 2018 by band reason. During the year 284 homes were let to households from Bands A and B

- 30% of the lets were to households with medical priority
- 9% were to households needing a larger home (19 lacking 2 or more bedrooms and 6 statutory overcrowded)
- 18% were to households needing a smaller home
- 13% were to households accepted as homeless and in priority need

Brighton & Hove
Lets to Social Housing to Households in Bands
A & B by Housing Need 2017/18

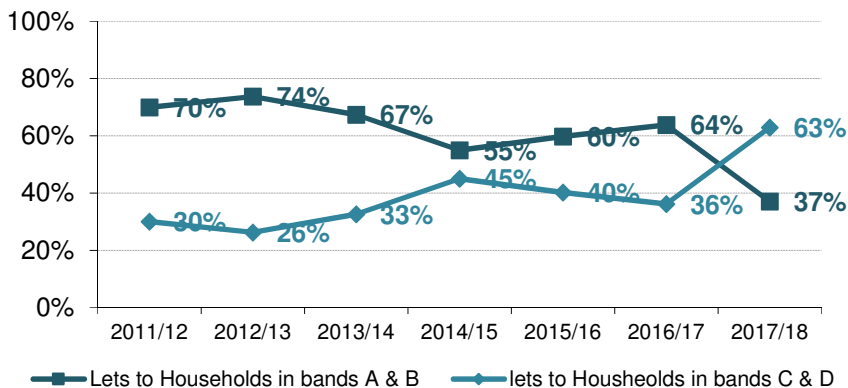


Source: Locata

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 2017/18 a total of 284 (37%) available social homes were let to households in Bands A and B compared to 482 (63%) available social homes let to households in Bands C; there were no lets to Band D. 247 (51%) of lets to Band C were to homeless households.

Brighton & Hove
Social Housing Lets

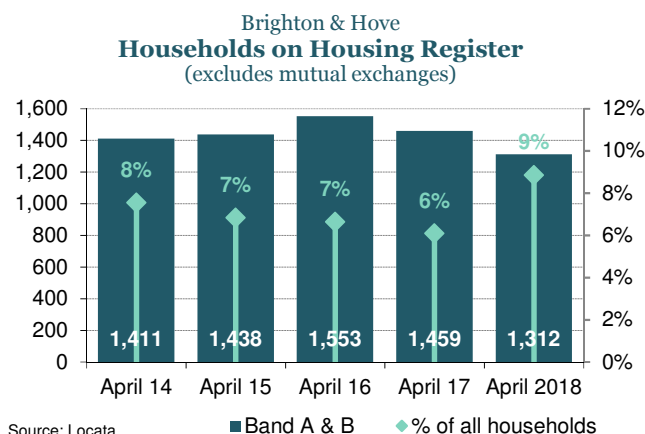


Source: Locata

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

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

The total of 1,312 households were on the housing register in Bands A and B; an annual decrease of 10%. A total of 284 homes were let to households in Bands A and B during 2017/18; an annual decrease of 31%.



The chart shows a break down of households on the Housing Register in Bands A and B on 3 April 2018 by the Housing List membership classification

	Homeseeker	Transfer
Sheltered	43%	57%
Studio/1-bed	38%	62%
2-bed	51%	49%
3-bed	49%	51%
4-bed+	31%	69%
Overall	43%	57%

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

	Homeseeker	Transfer
Sheltered ¹⁰	38%	63%
Studio/1-bed	48%	52%
2-bed	63%	37%
3-bed	45%	55%
4-bed+	11%	89%
Overall	50%	50%

The table shows the number of years¹¹ those households in Bands A & B that were re-housed during 2017/18 had been on the housing register.

	Number of years on housing register: Band A & B					
Waiting	Sheltered ¹²	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.0	0.1	0.1	0.1	0.1	0.3
Average	2.1	0.4	1.6	1.3	2.2	2.5
Longest	11.1	1.5	14.6	15.8	18.0	7.3

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)					
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Sheltered & Extra care	19.1	17.5	13.1	13.9	11.2	13.0
Studio & 1-bed	18.4	23.4	19.6	18.6	18.2	12.7
2-bed	25.3	30.7	26.3	21.8	24.3	17.0
3-bed	20.6	29.5	27.0	24.6	28.8	13.2
4-bed +	4.3	12.4	12.5	8.2	6.7	9.1

¹⁰ Includes sheltered and extra care homes (Transfer 12 sheltered and 8 extra care and Homeseeker 9 sheltered and 3 extra care)

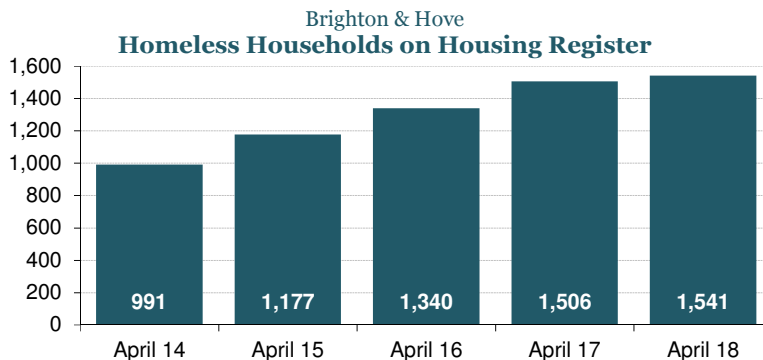
¹¹ As households 'bid' for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register

¹² Includes sheltered and extra care homes

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.

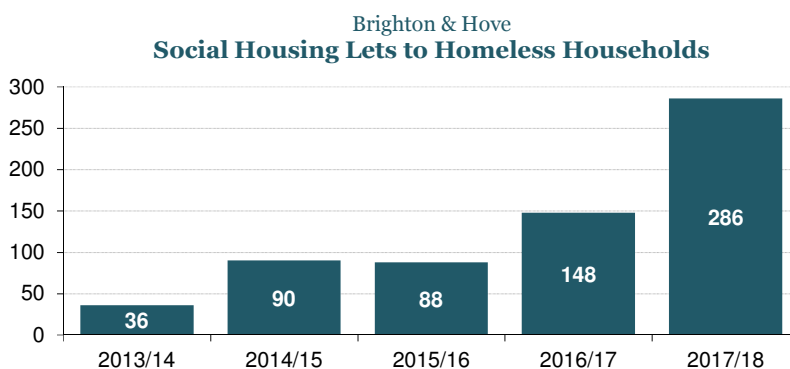
Although the number of homeless households has increased over the years, the figure represents a small percentage of the total number of households on the housing register. In April 2018 it represented 10% of all households



Source: Locata

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

This year has seen 93% increase in lets to homeless households when compared to 2017/18 and represents 37% of all the 766 lets (transfers and new lets) during the year

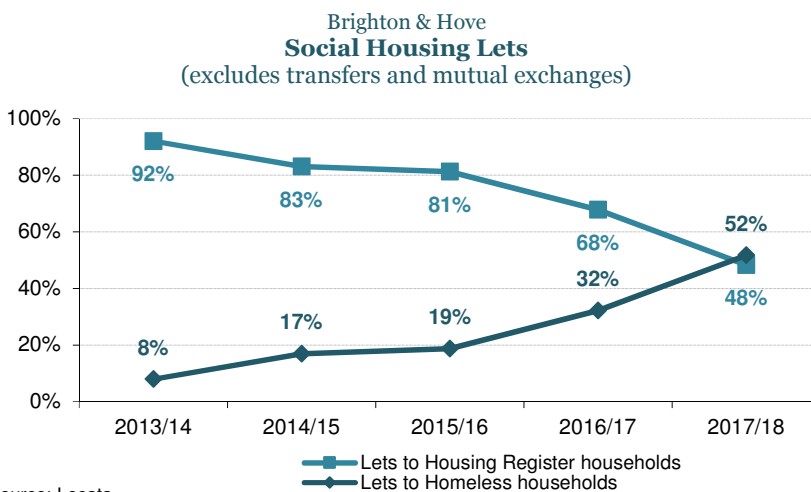


Source: Locata

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.

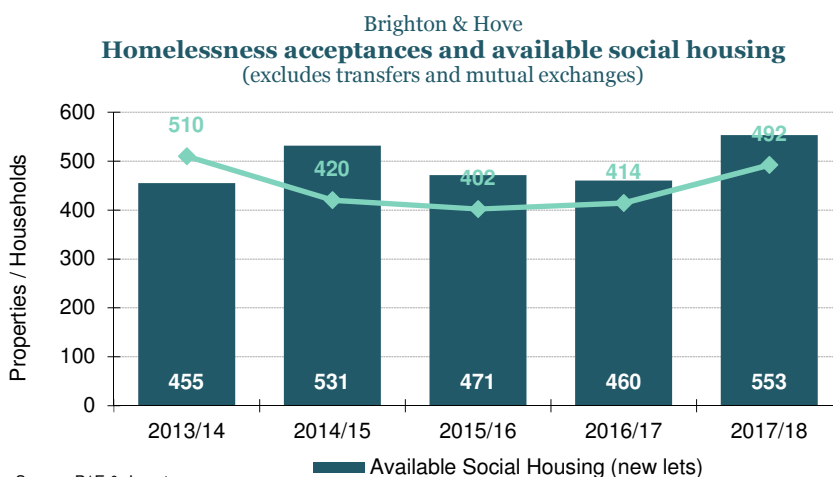
In 2017/18, 52% of the new lets were to homeless compared to 32% in the previous year.



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 2017/18 the number of households accepted homeless was lower than the amount of social housing available to let.



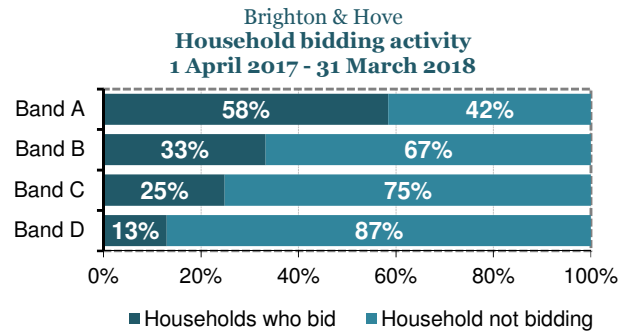
Source: P1E & Locata

Homemove: Current Demand and Supply for Social Housing

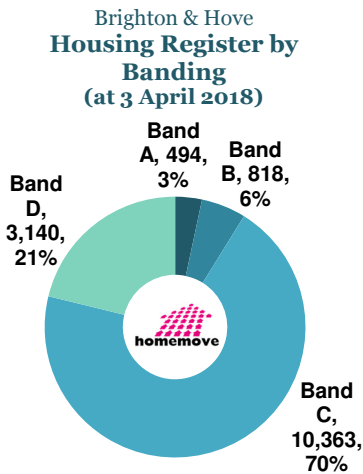
Household Bidding Activity: Between 1 April 2017 and 31 March 2018 a total of 25,573 households were on the Housing Register either for a period of time or for the whole duration of the year.

The chart shows the bidding activity of households in each band who bid during 2017/18; 58% in Band A bid, 33% in Band B, 25% in Band C and 13% in Band D.

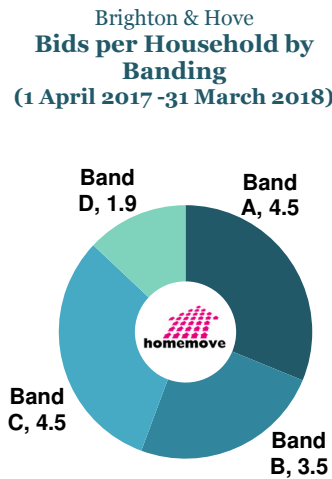
During 2017/18, a total of 104,393 bids were made on 1,177 properties advertised¹³ and 766 properties were let



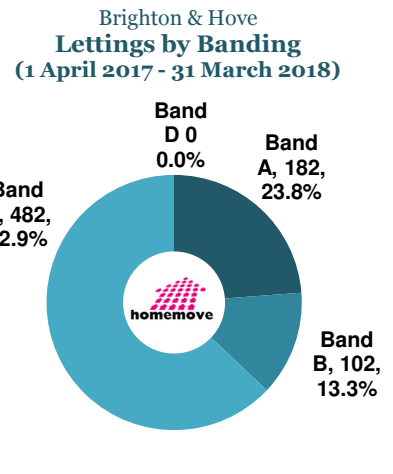
By Banding



Source: Locata



Source: Locata



Source: Locata

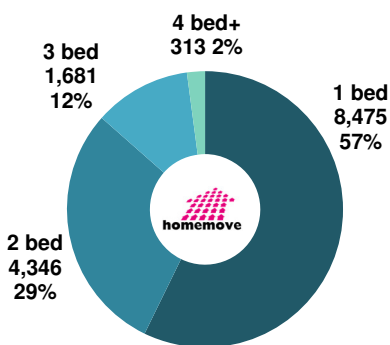
The majority of households on the Housing Register are in Band C. Band A makes up 3% of the register.

Households in Bands A and C made the most bids during 2017/18, an average of 4.5 each.

Nearly 2/3 of homes went to those in Band C, of which 247 (51%) were homeless households

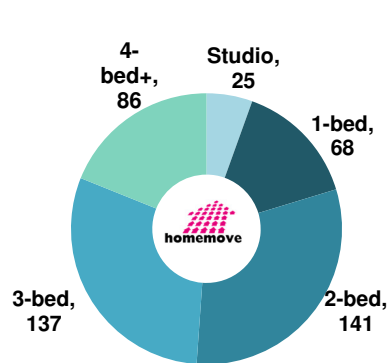
By Property Size

Brighton & Hove Households on Housing Register by Property Size Required (at 3 April 2018)



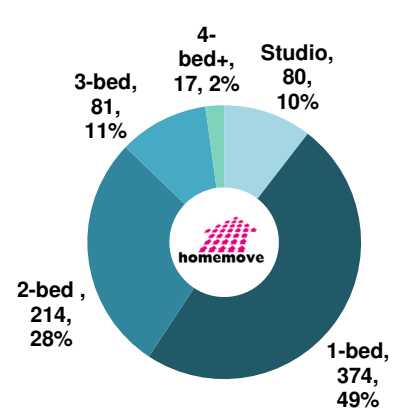
Source: Locata

Brighton & Hove Average number of Bids by Property Size (1 April 2017 - 31 March 2018)



Source: Locata

Brighton & Hove Lettings by Property Size (1 April 2017 - 31 March 2018)



Source: Locata

86% of the Housing Register comprised of households looking for 1 or 2 bed homes.

3-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

¹³ Some properties were advertised more than once

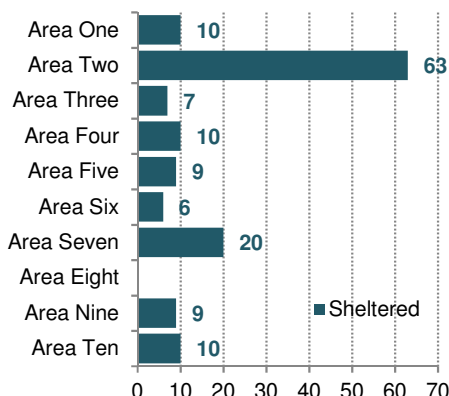
Homemove: Demand & Supply by Area & Property Type

Sheltered Housing

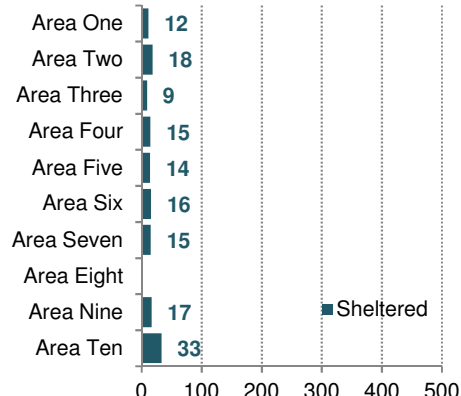
In total 144 homes were let (115x sheltered and 29x extra care). A total of 2,496 bids were made giving an average of 17 bids per home let.

- 21x studio flats, 1x 1-bed bungalow, 121x 1-bed flats and 1x 2-bed flat
- The property with the most bids was a 1-bed sheltered flat in Area Ten (93 bids)
- 42% of the properties available received less than 10 bids each

Brighton & Hove Social Housing Lets
1 April 2017 - 31 March 2018



Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018

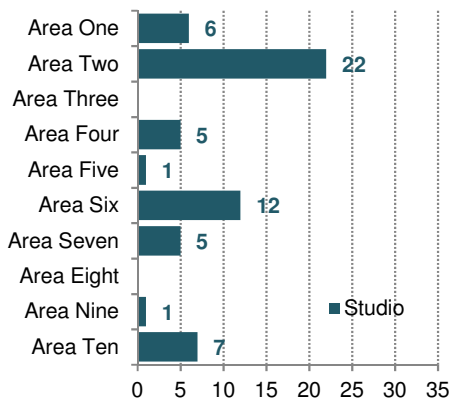


Studio Flats

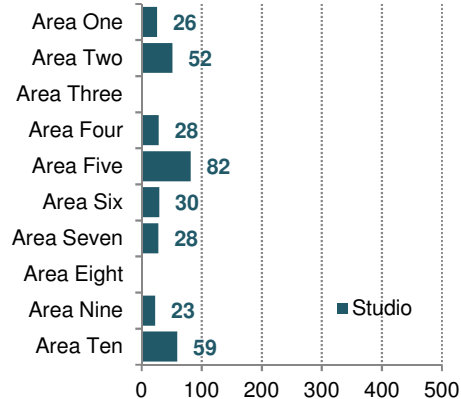
In total 59 studio flats were let and a total of 2,453 bids were made giving an average of 42 bids per studio let.

- The property receiving the highest number of bids was a flat in Area Ten (145 bids)
- The property receiving the lowest number of bids was a flat in Area Ten (2 bids)

Brighton & Hove Social Housing Lets
1 April 2017 - 31 March 2018



Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018

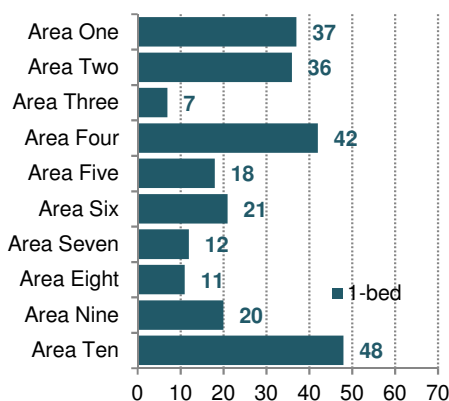


1 Bed Homes

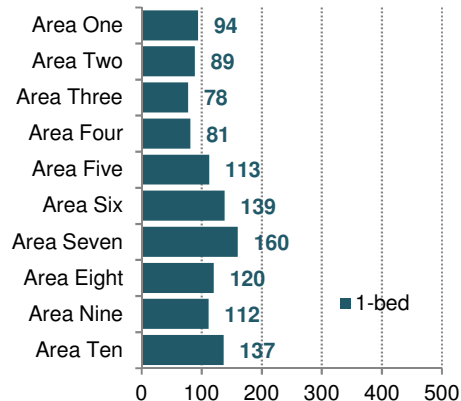
In total 27,634 bids were made for a total of 252 1-bed homes let (9x bungalows, 241x flats, 1x maisonette and 1x house), giving an average of 110 bids per property.

- The property receiving the highest number of bids was a flat in Area Seven (565 bids)
- The property receiving the lowest number of bids was a flat in Area One (8 bids)
- Average bids were: bungalow 182, flat 106, house 246 and maisonette 310

Brighton & Hove Social Housing Lets
1 April 2017 - 31 March 2018



Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018



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

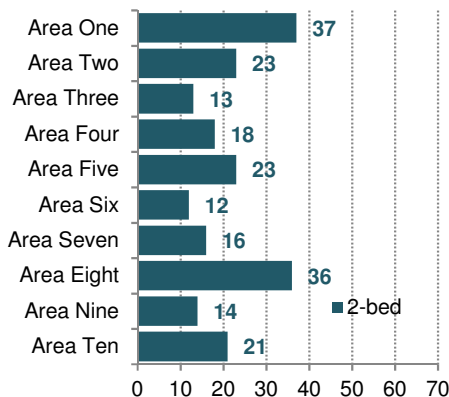
Homemove: Demand & Supply by Area & Property Type

2 Bed Homes

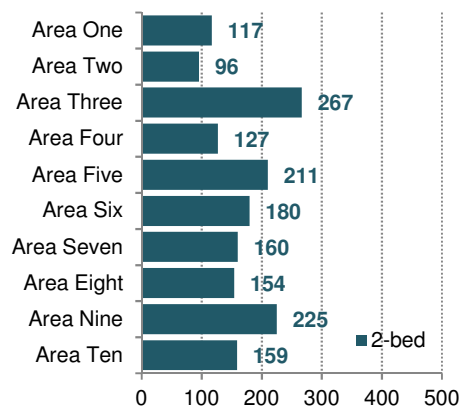
A total of 213 2-bed homes were let (2 bungalows, 169 flats, 4 maisonettes and 38 houses) with a total of 33,914 bids made giving an average of 159 bids per home

- The property receiving the highest number of bids was a house in Area Four (512 bids) and the least was a flat in Area Ten (4 bids)
- Average bids were: bungalow 286, flat 124, house 314 and maisonette 110

Brighton & Hove Social Housing Lets
1 April 2017 - 31 March 2018



Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018

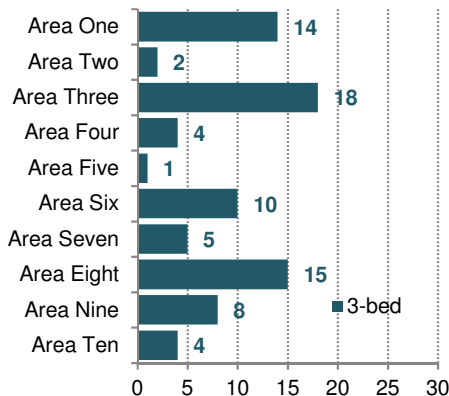


3 Bed Homes

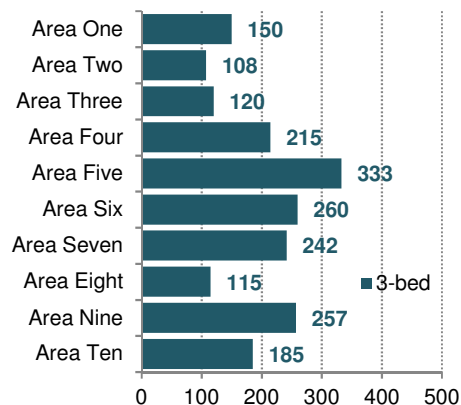
In total 81 3-bed homes were let (18x flats, 62x houses and 1x maisonette) with a total of 14,000 bids made making an average of 173 bids per property.

- The property receiving the highest number of bids was a house in Area Nine (371 bids) and the least was a flat in Area Three (17 bids)
- Average bids were: flat 67, house 204 and maisonette 124

Brighton & Hove Social Housing Lets
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Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018

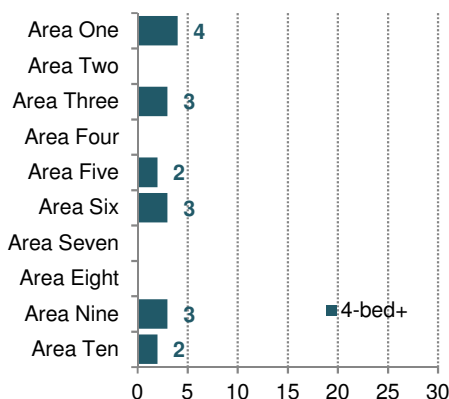


4 Bed+ Homes

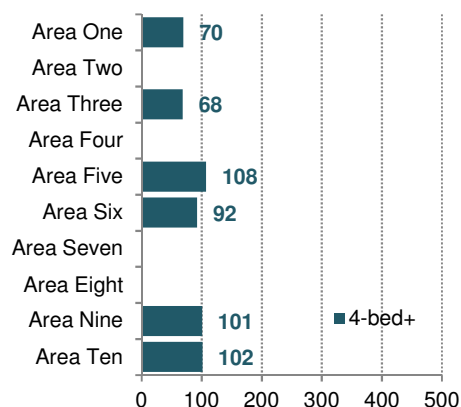
There were 17 4-bed+ homes let (15x 4-bed and 2x 5-bed houses) with total of 1,481 bids made making an average of 87 bids per property.

- The property receiving the highest number of bids was a 4-bed house in Area Ten (110 bids)
- The property with the least number of bids was a 4-bed house in Area Three (45 bids)

Brighton & Hove Social Housing Lets
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Brighton & Hove Bids per Home
1 April 2017 - 31 March 2018



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

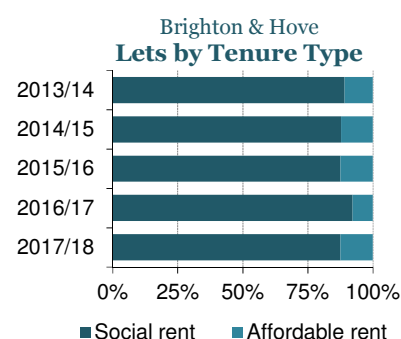
Average rents of homes let

The table shows the average rents for homes let during 2017/18 broken down by property size and tenure type. 88% (671) of the homes let were for social rent and 12% (95) were for affordable rent. The overall average rent for homes let for social rent was £95.17 per week and for affordable rent was £164.28 per week.

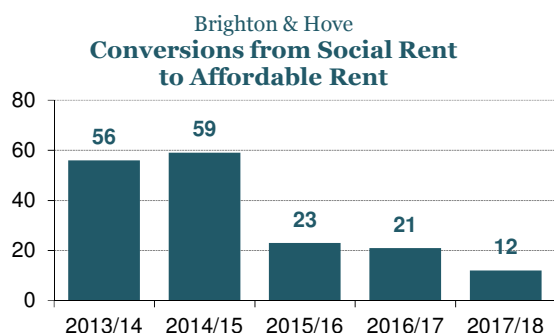
Brighton & Hove Average weekly rent: 2017/18						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent
Sheltered/Extra care	144	£101.17	115	£95.67	29	£122.99
Studio	59	£70.31	56	£66.12	3	£148.52
1-bed	252	£81.87	234	£76.78	18	£148.04
2-bed	213	£104.13	178	£87.16	35	£190.43
3-bed	81	£116.51	71	£101.03	10	£226.45
4-bed+	17	£113.93	17	£113.93	-	£-
All	766	£95.17	671	£85.39	95	£164.28

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

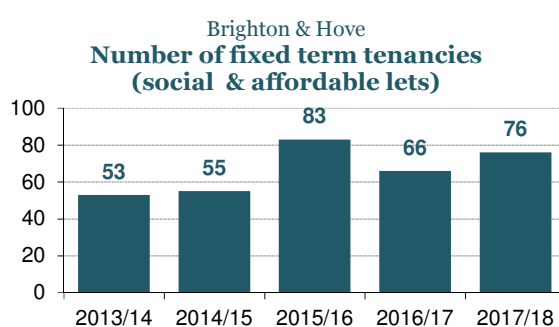
Brighton & Hove Average weekly rent						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent
2013/14	718	£86.11	640	£78.39	78	£149.47
2014/15	848	£91.32	744	£82.05	104	£157.65
2015/16	693	£94.00	607	£83.53	86	£167.87
2016/17	645	£91.01	595	£83.66	50	£178.48
2017/18	766	£95.17	671	£85.39	95	£164.28



The chart below shows the number of homes converted from social rent to affordable over the past 5 years. In 2017/18 the number of conversions represented 2% of the total lets.



The chart below shows the number of homes let over the past 5 years on a fixed term tenancy. In 2017/18 the number of properties let on a fixed term tenancy represented 10% of the total lets.

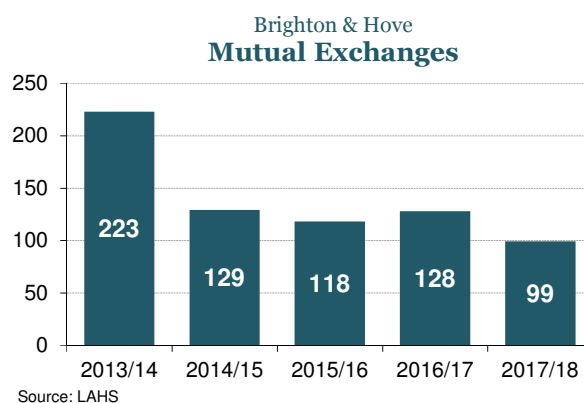


Mutual Exchanges

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 2017/18 a total of 99 tenants moved by mutual exchange; 95 (96%) were tenants moving within the area and 4 (4%) were tenants moving from another area to the city.

	2013/14	2014/15	2015/16	2016/17	2017/18
Within area	190	112	99	121	95
Into area	33	17	19	7	4
Total	223	129	118	128	99



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