

Housing Strategy 2015

Family Housing
Supporting Data Analysis



About Our Data

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

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

Housing Strategy Statistical Bulletin

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

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

Housing Costs Update Report

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

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

Rent and Local Housing Allowance Comparison Reports

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

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

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

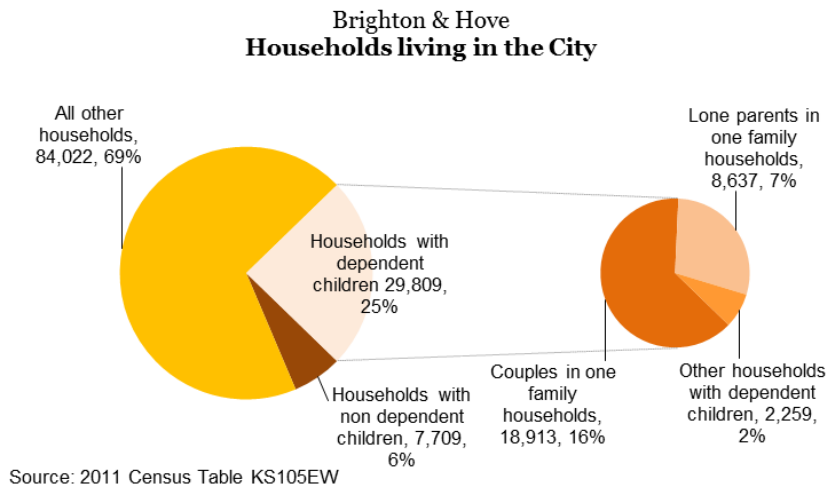
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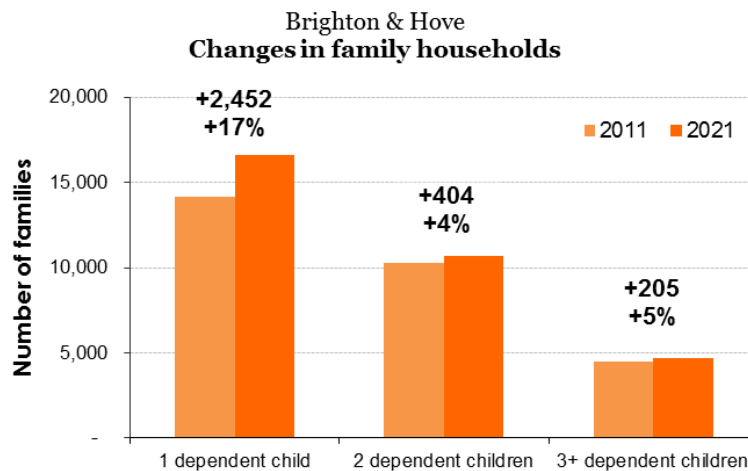
Demographics

Population Projections

The 2011 Census reported there were 29,809 households with dependent children living in the city, representing around 25% of the total households. This is less than the national¹ percentage of 29% households with dependent children. The city has a lower percentage of couple households with dependent children but the same percentage of lone parent households.



The 2011 based household projections identified an increase of 3,061 (10.6%) households with dependent children by 2021 with the greatest increase in smaller families with 1 dependent child.

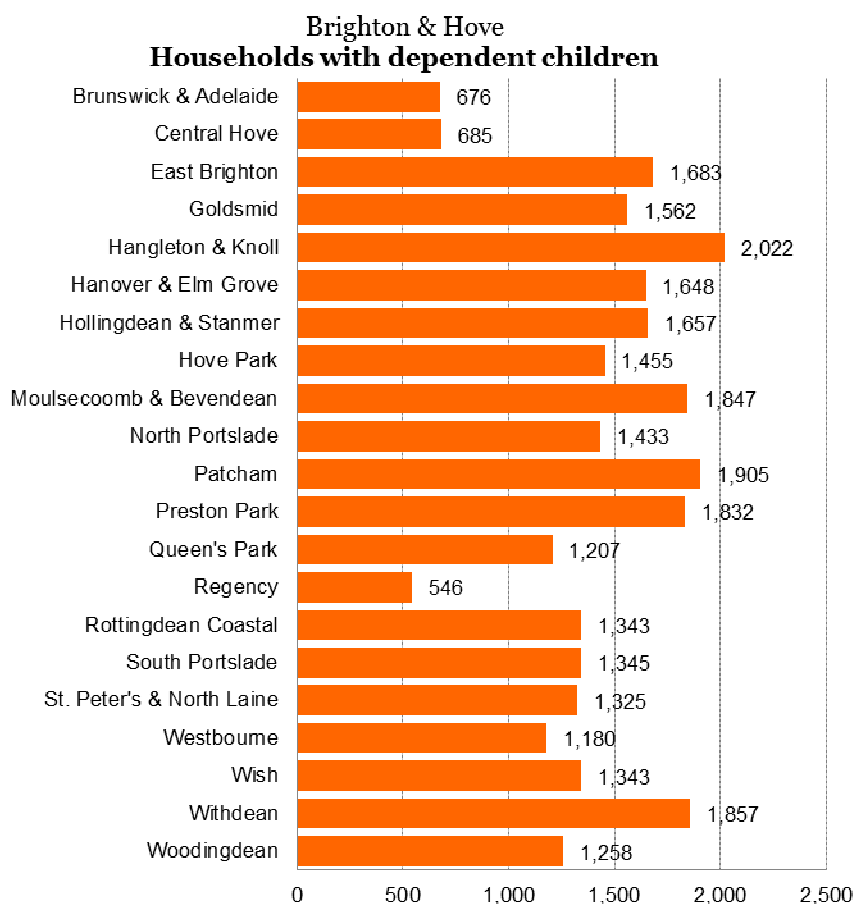


Source: DCLG 2011-based household projections

¹ National figure is for England

Location

Although households with dependent children are located across the city there are higher concentrations away from the city centre where our family housing is situated - with Hangleton & Knoll, Patcham, Withdean, Moulsecoomb & Bevendean and Preston Park having the greatest numbers. The three central wards west of the Brighton Pier - Central Hove, Brunswick & Adelaide and Regency, had the lowest number.



Source: 2011 Census Table QS113EW

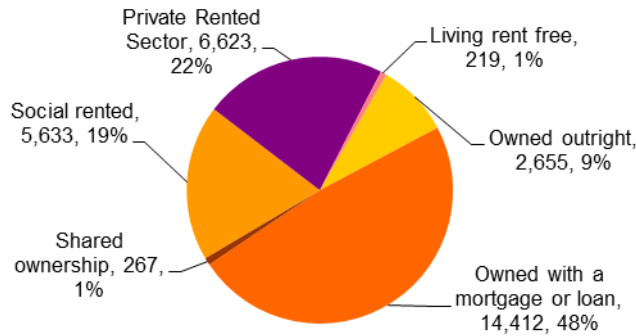
Tenure

The 2011 Census reported that 57% of the households with dependent children were home owners with around 1 in 6 owning outright. This is just slightly less than the national figures where 59% are home owners.

19% of households with dependent children were living in social rented homes compared to 20% nationally and 22% of households with dependent children were living in homes in the private rented sector compared to 19% nationally.

At the time of the Census there were 1,045 shared ownership homes in the city and although only 1% of households with dependent children lived in shared ownership, this represented 26% of all the shared ownership homes.

Brighton & Hove
Households with dependent children

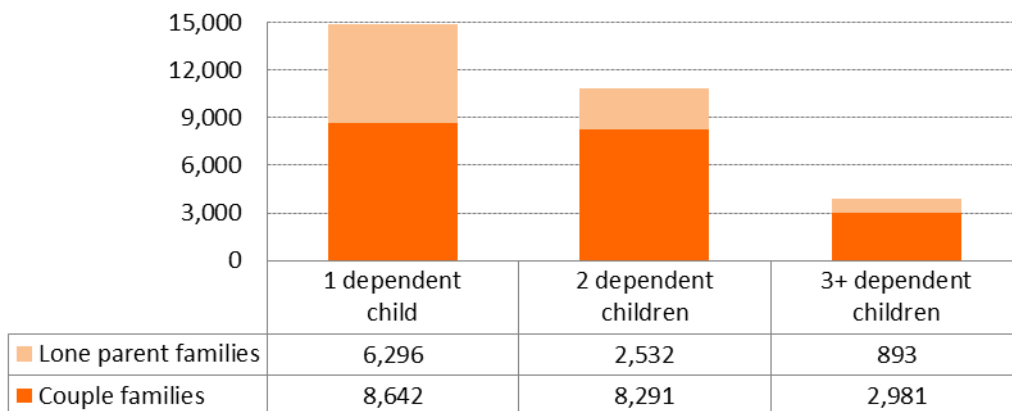


Source: 2011 Census Table DC4101EW

Family Profiles

Looking at families living in the city, the 2011 Census reported a total of 29,635 families² with dependent children and identified that 50% of all families had 1 dependent child, 27% had 2 dependent children and 13% had 3 or more dependent children. When compared to the national profile, the city has a higher percentage of smaller families with 1 dependent child.

Brighton & Hove
Families with dependent children



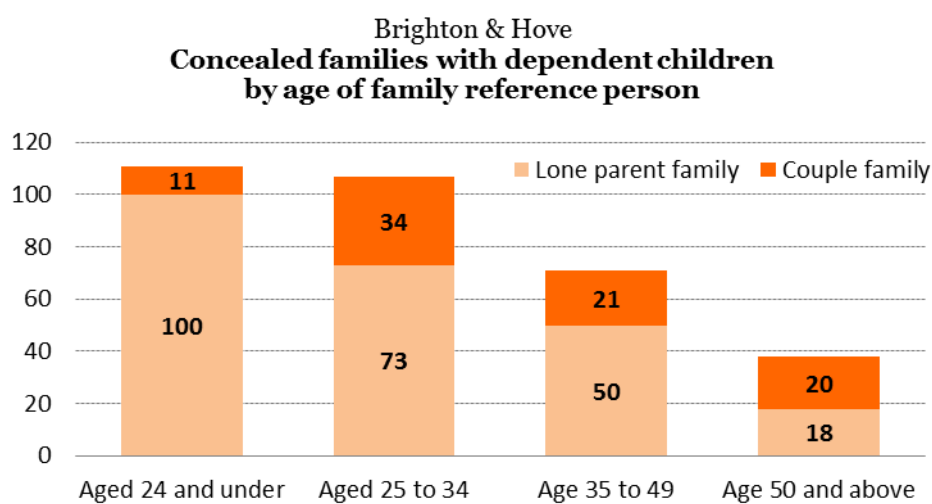
Source: 2011 Census Table LC1114EW

² The definition of families differs from the definition of households

Concealed families

The 2011 Census reported a total of 833 concealed families living in the city. These are families living in a multi-family household in addition to the main family, such as a young couple living with parents.

Of the city's 833 concealed families, 427 (51%) did not have any children, 79 (10%) had non-dependent children and 327 (39%) had dependent children – 241 (74%) were lone parent families and 86 (26%) couples.



Moulsecoomb & Bevendean and East Brighton were the wards with the highest number of concealed families with dependent children accounting for 15% and 11% of the total respectively

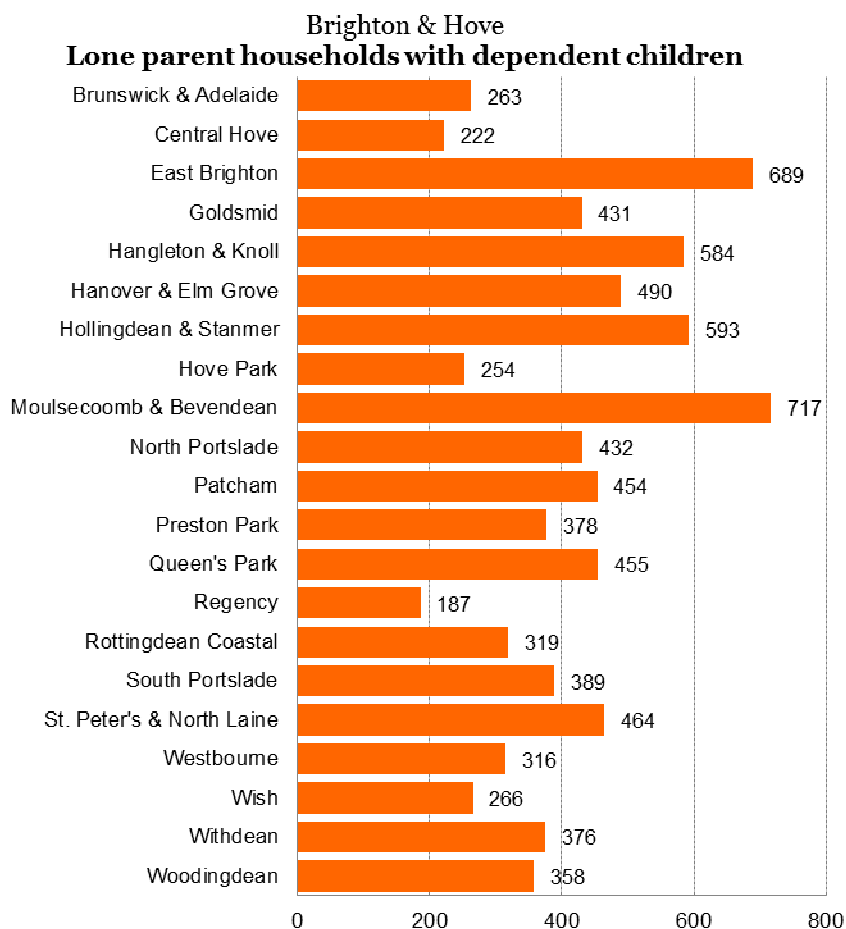
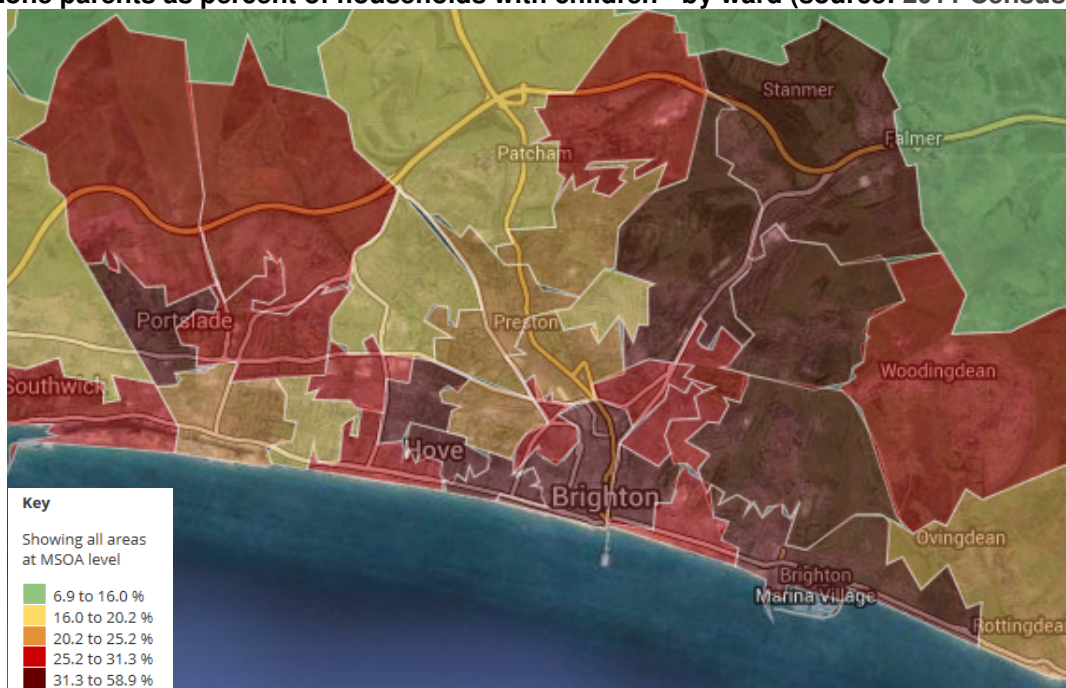
Lone Parents

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

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

The map shows lone parents as a percentage of the total number of households with dependent children in each ward. This percentage varies from 41% in Moulsecoomb & Bevendean to 17% in Hove Park.

Lone parents as percent of households with children - by ward (source: 2011 Census)

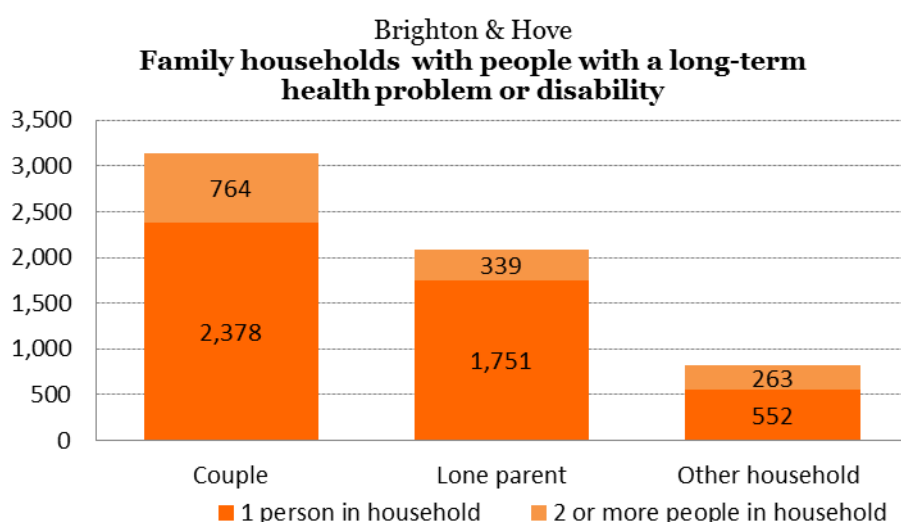


Source: 2011 Census Table QS113EW

Families with a disabled family member and child carers

Research has identified nationally that families with disabled children are more likely to be living in a home that does not meet their needs with higher prevalence of overcrowding and non-decency. There is also evidence that they are more likely to be living in rented accommodation than families with non-disabled children.³

The 2011 Census reported there were 6,047 family households where one or more member had a long-term health problem or disability. This represents (20%) of all family households living in the city, slightly less than the national⁴ average.



Source: 2011 Census Table DC1301EW

4,681 (77%) had one person in the household with a disability and 23% had two or more people. 16% of lone parent households had more than one person in the household with a disability

The Compass Database (Amaze) records where children with a disability are living and has identified that a large portion are living in the city's most deprived neighbourhoods, with 24% living in Moulsecoomb & Bevendean and 23% living in East Brighton. There is a correlation between disability and poverty with over half of children with a disability living in poverty.⁵

³ Housing and disabled children – Joseph Roundtree Foundation: www.jrf.org.uk/sites/files/jrf/2208.pdf

⁴ England

⁵ Brighton & Hove JSNA 2013

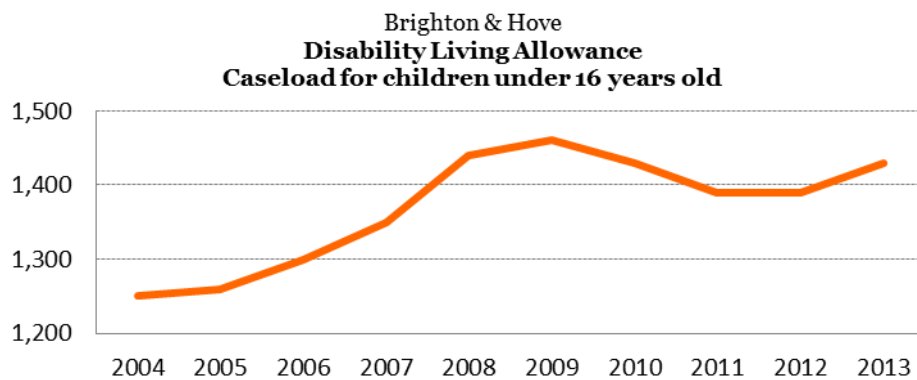
The 2011 Census reported a total of 1,723 children aged 15 and under having a long term health problem or disability representing 4% of all children of that age range living in the city.

991 (58%) of the children had very good or good health, 508 (29%) had fair health and 224 (13%) had bad or very bad health. For 36% of the children their day to day activities were limited a lot.

	Day-to-day activities limited a lot	Day-to-day activities limited a little	Total
Very good or good health	276 (28%)	715 (72%)	991
Fair health	170 (33%)	338 (67%)	508
Bad or very bad health	179 (80%)	45 (20%)	224
Total	625 (36%)	1,098 (64%)	1,723

Source: 2011 Census Table DC3302EW

Disability Living Allowance (DLA) for children may help with the extra costs of looking after a child who is under 16 years of age and has difficulties walking or needs more looking after than a child of the same age who doesn't have a disability. In November 2013 the DWP reported that there was 1,430 children aged under 16 living in the city who were entitled to DLA, a 14% increase over the past 10 years.



Overcrowding & Disabilities

The 2011 Census reported that 14% of all children aged 0 to 15 living in the city were living in overcrowded homes lacking one or more bedrooms. Although the number of the city's children aged 0 to 15 who have a disability is small, they are slightly more likely to be living in overcrowded homes with 15% lacking one or more bedrooms:

Children aged 0 - 15 years old				
Occupancy rating (bedroom measure)	All children		Children with a disability	
	Bedrooms		Bedrooms	
Occupancy rating of +2 or more	6,847	16%	189	11%
Occupancy rating of +1	13,218	30%	475	28%
Occupancy rating of 0	17,762	40%	793	46%
Occupancy rating of -1 or less (Overcrowded)	6,282	14%	266	15%
	44,109		1,723	

Source: 2011 Census Table DC3403EW and 2011 Census Table DC3404EW

Children providing unpaid care

There were 543 children aged 15 years and below providing unpaid care at the time of the 2011 Census. Although, at 1.2% of all children aged 15 years and below, the number is just a small percentage, it is an increase from number reported in 2001 Census, when 0.8% were carers. At 77 the greatest number of child carers was found in Moulsecomb & Bevendean representing over 14% of all the 543 child carers.⁶

Brighton & Hove Children aged 15 years old and below providing unpaid care		
1 to 19 hours per week	456	84%
20 to 49 hours per week	53	10%
50 or more hours per week	34	6%
Total unpaid care provided	543	

2011 Census Table LC3304

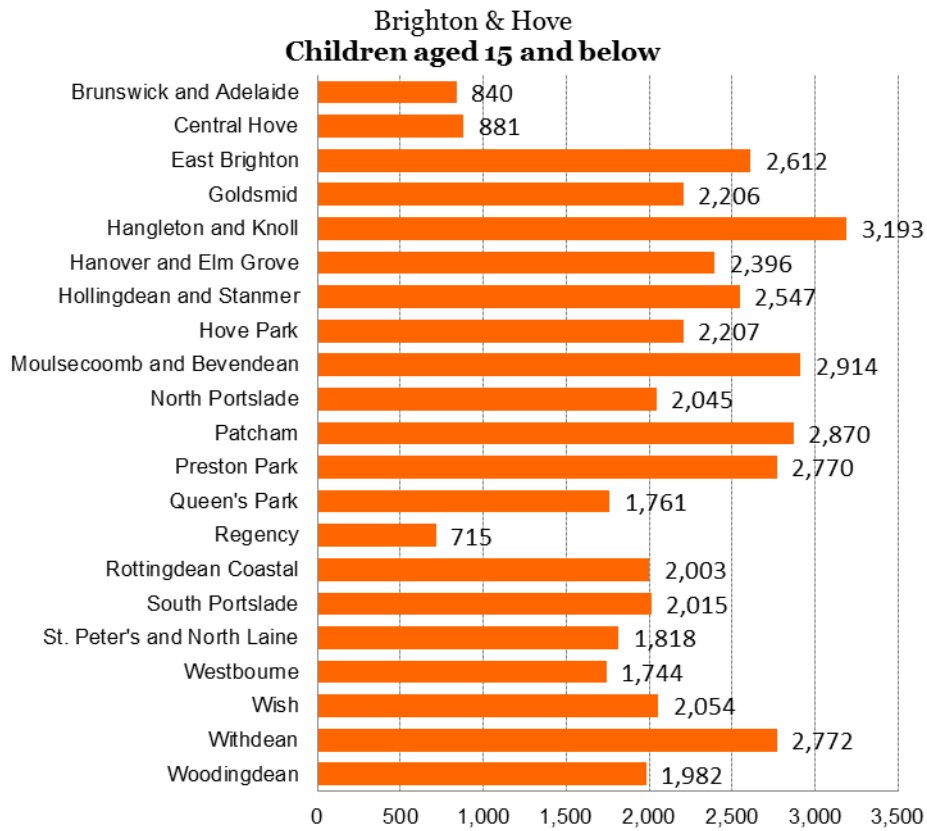
Children aged 15 and below

The 2011 Census reported a total of 44,345 children aged 15 years and below living in the city, 16% of the population which is less than the national and regional averages of 19%.

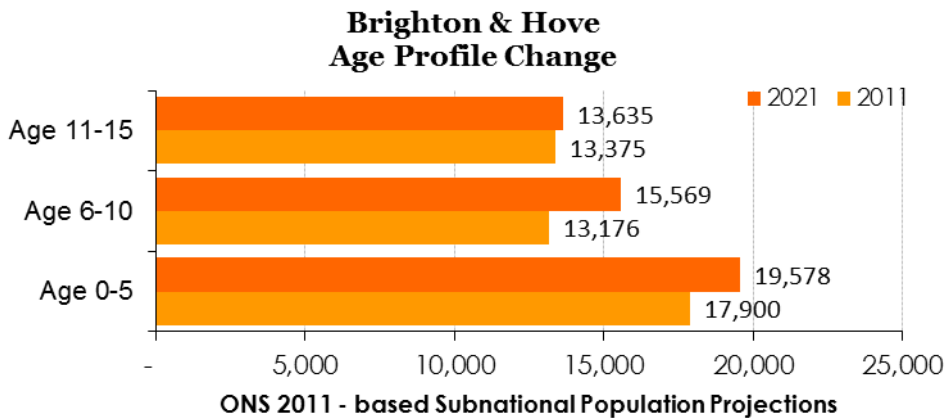
Although children are scattered across the different wards, Hangleton & Knoll had the highest number with 3,193 representing 7.2% of all children aged 15

⁶ 2011 Census Table LC3304 and 2001 Census

years and below living in the city and Regency had the least with 715, representing 1.6% of all children aged 15 and below living in city.

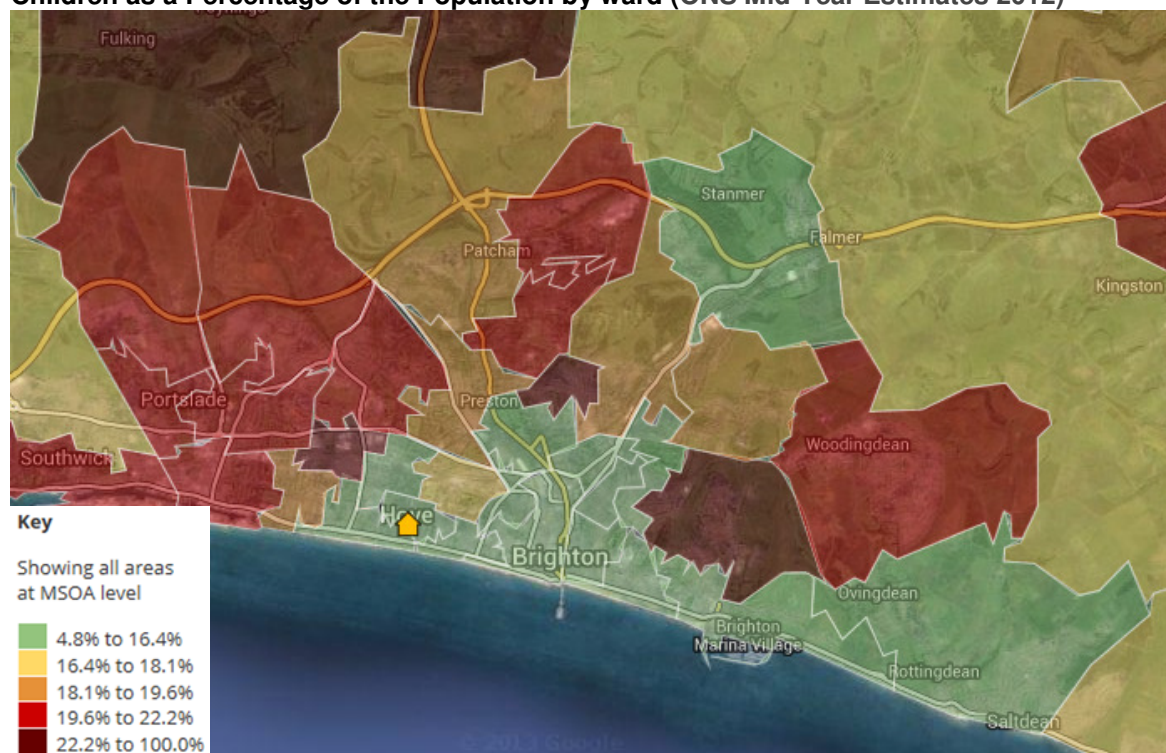


The ONS population projections estimate 10% increase in the number of children aged 15 and below living in the city by 2021, with the number increasing by 4,331 from 44,451 to 48,742. The greatest increase is in children aged 6-10 years old, increasing by 18%.



The map shows the number of children aged 15 and below as a percentage of the total population in each ward. Although some wards have a smaller number of children, they represent a greater number of the total population in that Ward, for example Wish does not have the greatest number of children but at 22% the children represent the highest percentage of the total population living in that ward.

Children as a Percentage of the Population by ward (ONS Mid Year Estimates 2012)



Deprivation

Child Wellbeing

The Child Wellbeing Index measures the levels of children’s wellbeing across seven different domains that have the greatest impact on their lives.⁷

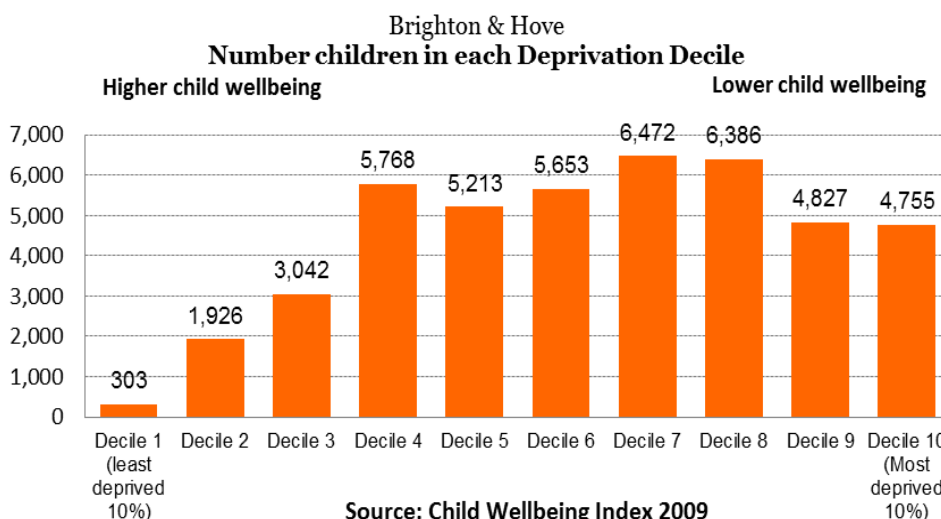
The overall child wellbeing score 2009 identified a total of 9,582 (21.6%) of the city’s children aged under 16 years old were living in the 20% most deprived neighbourhoods in England.

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

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

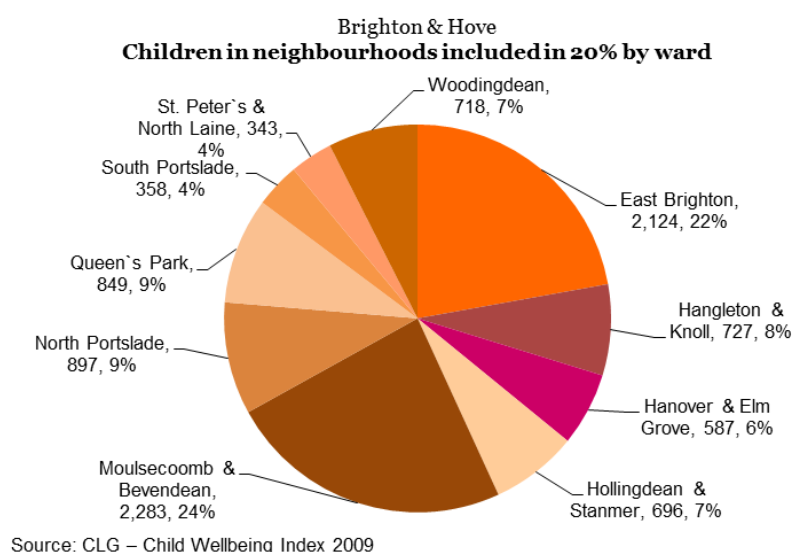
Source: CLG – Child Wellbeing Index 2009

Just 5% (2,229) of the city’s children were living in the least deprived 20% of England’s neighbourhoods, and only 1% (303) in least deprived 10%.



⁷ Material wellbeing - children experiencing income deprivation; Health and disability – children experiencing illness, accidents and disability; Education - education outcomes including attainment, school attendance and destinations at age 16; Crime - personal or material victimisation of children; Housing - access to housing and quality of housing for children; Environment - aspects of the environment that affect children’s physical well-being; Children in need – vulnerable children receiving LA services.

46% of children living in the 20% most deprived neighbourhoods in England were found to be in the Moulsecoomb & Bevendean and East Brighton wards.



Economic activity

The 2011 Census reported 49,504 parents with dependent children living in the city; 39,790 (80%) were couple parents and 9,714 (20%) were lone parents. When looking at households, 2/3 of parents are in couple households (19,895 households / 39,790 parents) and 1/3 (9,714) in lone parent households.

Of the 40,383 parents who were economically active, 33,687 (83%) were couple parents and 6,686 (17%) were lone parents. 1,876 of the economically active parents were unemployed⁸; 1,092 (58%) were couple parents and 784 (42%) were lone parents.

Of the 9,131 parents who were economically inactive, 6,103 (67%) were couple family and 3,028 (33%) were lone parents.

Brighton & Hove Parents with dependent children Economically inactive	Brighton & Hove Parents with dependent children Economically active	Brighton & Hove Parents with dependent children Full-time employees
9,131	40,373	17,617
Brighton & Hove 18%	Brighton & Hove 82%	Brighton & Hove 36%
England 19%	England 81%	England 42%
South East 16%	South East 84%	South East 44%

⁸ Unemployed includes full-time students

Brighton & Hove Parents with dependent children Self-employed people	Brighton & Hove Parents with dependent children Part-time employees	Brighton & Hove Parents with dependent children Unemployed
9,333	11,547	1,876
Brighton & Hove 20%	Brighton & Hove 23%	Brighton & Hove 4%
England 13%	England 22%	England 5%
South East 14%	South East 22%	South East 4%

The percentage for lone parents in full-time employment was lower than for couples but the percentage for part-time lone parent employees was higher. There are a higher percentage of lone parents who are looking after home or family and are long-term sick or have a disability.

Brighton & Hove						
Parents with dependent children	All		Couples		Lone parent	
Economically active: Employee: Part-time	11,547	23%	8,749	22%	2,798	29%
Economically active: Employee: Full-time	17,617	36%	15,704	39%	1,913	20%
Economically active: Self-employed: Part-time	3,398	7%	2,703	7%	695	7%
Economically active: Self-employed: Full-time	5,935	12%	5,439	14%	496	5%
Economically active: Unemployed	1,876	4%	1,092	3%	784	8%
Economically inactive: Retired	438	1%	291	1%	147	2%
Economically inactive: Student	741	1%	419	1%	322	3%
Economically inactive: Looking after home or family	5,547	11%	3,992	10%	1,555	16%
Economically inactive: Long-term sick or disabled	1,545	3%	866	2%	679	7%
Economically inactive: Other	860	2%	535	1%	325	3%
Source: 2011 Census Table DC1601EW1a	49,504	100%	39,790	100%	9,714	100%

Research has highlighted that parents with children who have a disability find it more difficult to return to work. Many parents can not take up paid employment due to their caring responsibilities and others have to reduce their working hours. It is often not viable for parents of children with a disability to return to paid employment when other parents feel able to do.⁹

Child Poverty

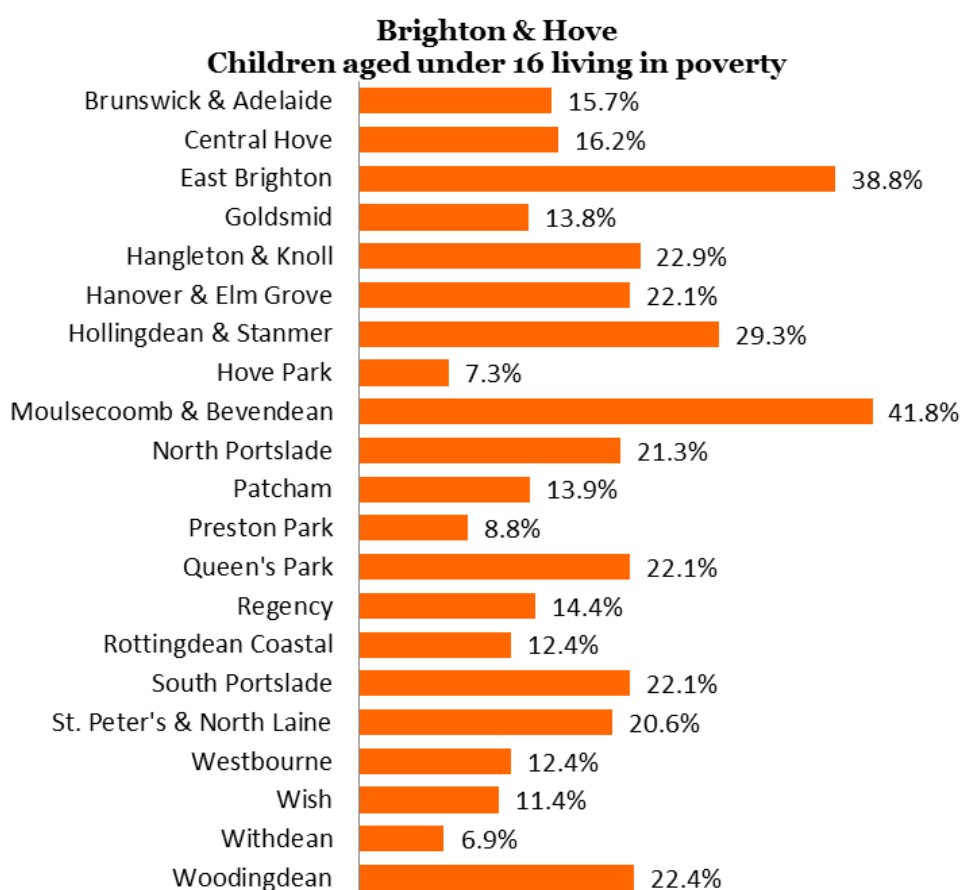
Research indicates that nationally children with parents who are not in employment, with only one parent, with 2 or more siblings, who are from some ethnic groups or have a disability, are more likely to experience poverty.

⁹ Brighton & Hove JSNA 2013

The child poverty measure¹⁰ for 2011 suggests that around one in five children aged 15 and younger live in poverty. This is similar to the national average but is higher than average for the South East which has the lowest regional average¹¹

Children in poverty	
Under 16	All Children
8,560	9,850
Brighton & Hove 19.7%	Brighton & Hove 19.6%
England 20.6%	England 20.1%
South East 15.1%	South East 14.6%

There is a wide variation between the different wards in the city, with 42% of all children living in the Moulsecoomb & Bevendean ward estimated to be living in poverty compared with 7% in Withdean.



Source: DWP

¹⁰Children living in families in receipt of out of work benefits or tax credits where their reported income is less than 60% median income

¹¹ HMRC. Child Poverty Measure Snapshot.

<http://webarchive.nationalarchives.gov.uk/http://www.hmrc.gov.uk/statistics/child-poverty-stats.htm>

Children living in lone family households are more likely to be living in poverty than children living in a household where there is a couple. This is a similar picture nationally and regionally:

All children in poverty		
	Couple	Lone parent
Brighton & Hove	27.4%	72.6%
England	31.7%	68.3%
South East	28.9%	71.1%

Nationally, the disparity between children from ethnic minorities and White British children is noticeable, with almost 1/2 of ethnic minority children living in low-income families compared to 1/4 of White British children. Within the different ethnic groups there are children more likely to be living in low-income families with 2/3 of Bangladeshi and Pakistani children and 1/2 of Black British children living in poverty.¹²

National research has identified that it costs three times more to raise a child with a disability than to raise a child with no disabilities and estimates suggest the over 1/2 of children with a disability live on or near the poverty line.¹³

Children in out of work households

In May 2013, there were 8,040 dependent children living in out-of-work households, this represents 16% of all dependent children and is less than the national average but above the regional average.

Dependent children in out-of-work families	
Aged 0-15	All children
7,140	8,040
Brighton & Hove 16.5%	Brighton & Hove 16.0%
England 18.7%	England 17.9%
South East 13.6%	South East 12.9%

Free school meals

Figures released in January 2013 identified a total of 5,158 pupils eligible for and claiming free school meals. With the exception of secondary schools the percentage of pupils was below the national average and with the exception of referral units the percentage was above the average for the South East.

¹² Brighton & Hove JSNA

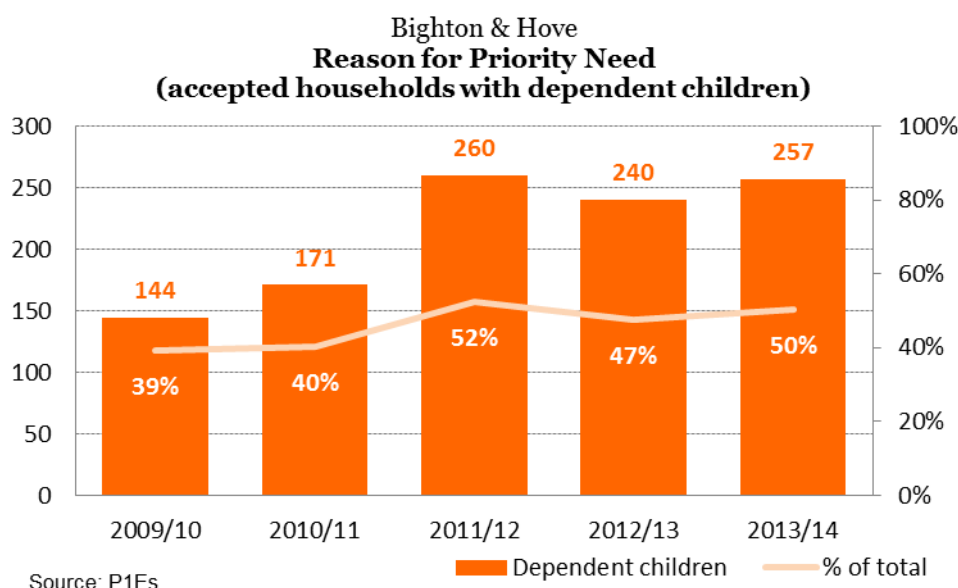
¹³ Brighton & Hove JSNA

Number of pupils eligible for and claiming free school meals				
	Brighton & Hove	Brighton & Hove	England	South East
Nursery and primary schools	3,070	16.5%	18.1%	12.8%
Secondary schools	1,901	15.9%	15.1%	10.1%
Special Schools	169	30.0%	36.7%	28.6%
Referral units	18	31.0%	39.6%	34.7%
All	5,158	16.5%	17.0%	11.9%

Homelessness

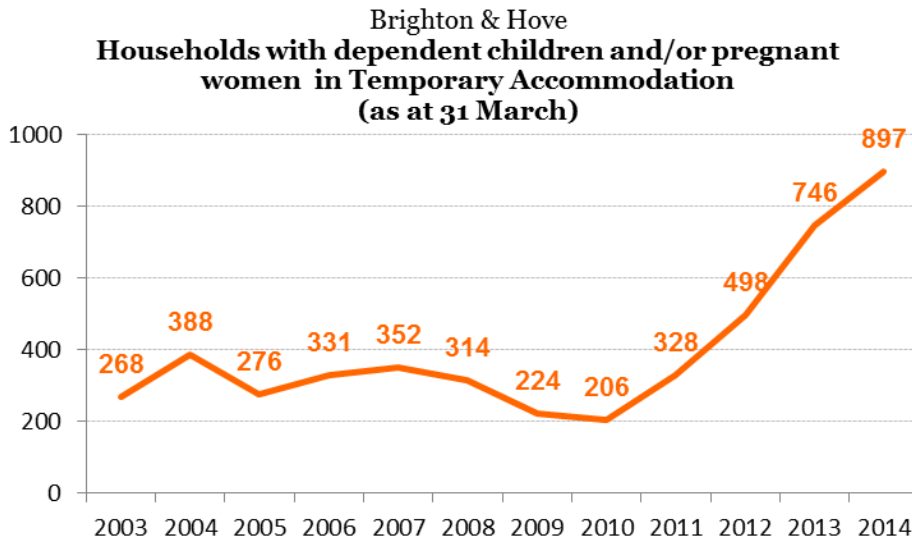
Over the past 3 years an average of 50% of all households accepted as homeless were households with dependent children and this is the most common single reason for homelessness priority need.

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



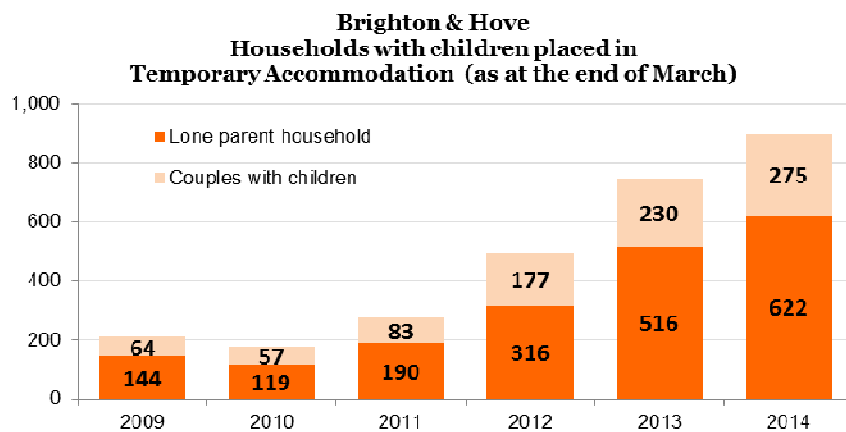
Temporary Accommodation

Over the past 4 years we have seen a significant increase in the number of households with dependent children and/or pregnant women staying in our temporary accommodation rising by 335%, from 206 at the end of March 2010 to 897 at the end of March 2014. The proportion of households with children has risen from 65% in March 2010 to 71% in March 2014.



This temporary accommodation is primarily in the form of family sized houses and flats in the private sector let on long leases to the council. A programme of acquiring long leased temporary accommodation has enabled us to provide better quality and more sustainable temporary accommodation and since March 2009 we have increased the use of private sector leased temporary accommodation by nearly threefold, providing additional good quality self-contained temporary accommodation.

At the end of March 2014 there were 622 lone parent and 275 couples with children households in temporary accommodation. At 49% of all households in temporary accommodation, lone parents are the most common type of household in this accommodation. Since 2009 there has been 258% increase in lone parent households being placed in temporary accommodation and 259% increase in couples with children.



Source: PIE

	2009		2010		2011		2012		2013		2014	
Lone parent household	144	39%	119	38%	190	38%	316	42%	516	48%	622	49%
One person household	136	37%	115	36%	198	39%	210	28%	265	25%	320	25%
Couples with children	64	18%	57	18%	83	17%	177	24%	230	22%	275	22%
Others	22	6%	25	8%	31	6%	49	7%	53	5%	49	4%

Over the years we have worked to improve the quality of the temporary accommodation provision and made sure the use of B&B accommodation is at a minimum.

Brighton & Hove Households with dependent children and/or pregnant women in Temporary Accommodation (as at 31 March)						
	2009	2010	2011	2012	2013	2014
Bed & Breakfast	1	9	10	10	8	7
LA & RSL TA stock	61	36	49	38	37	37
Private Sector Leased	115	123	173	258	380	449
Nightly paid self-contained	47	38	96	148	163	171
Directly with a private sector landlord	0	0	0	44	158	233

Housing Affordability

Despite the falls in property prices in 2008 and 2009, we have seen the cost to buy or rent a family home in the city increase to the point where a family on an average income would find it difficult to buy their own home without a sizeable deposit or rent in the private sector.

Since 2001, the average advertised asking price for a 3 bed house has increased by 61% and the average advertised rental price for a 3 bed house has increased by 39%.

To Buy

Between April to June 2014 the average advertised asking price for a 3 bed house was £348,764 which is over 12 times the median gross household income and would require an annual income of £80,484.

Cost to buy in Brighton & Hove (April - June 2014)			
	Average Price	Affordable Income*	Price to Income Ratio**
2 bed flat	£267,427	£61,714	9.47
2 bed house	£293,401	£67,708	10.39
3 bed house	£348,764	£80,484	12.35
4 bed house	£448,468	£103,493	15.88

* based on 25 year mortgage of 3.25 times income at 5% interest with a 25% deposit

** based on based on median gross household income of £28,240 per annum

Looking in more detail at the cost to buy a 3 bed house, a household would need £87,191 to provide a 25% deposit and be making mortgage payments of around £1,500 each month. Without a large deposit or sizeable income buying a home in the city is beyond many families' means.

Monthly cost of mortgage repayments				
	2 bed flat	2 bed house	3 bed house	4 bed house
Purchase value of property	£267,427	£293,401	£348,764	£448,468
Deposit 25%	£66,857	£73,350	£87,191	£112,117
Total value of mortgage	£200,570	£220,051	£261,573	£336,351
Income required*	£61,714	£67,708	£80,484	£103,493
Repayment @ 4% **	£1,059	£1,162	£1,381	£1,775
Repayment @ 5% **	£1,173	£1,286	£1,529	£1,966
Repayment @ 6% **	£1,292	£1,418	£1,685	£2,167

* 3.25 x salary ** Based on a 75% mortgage repaid over 25 years with 5% interest

To Rent

Between April to June 2014 the average advertised rental price for a 3 bed house was £1,434 which represents 61% the median gross household income. To be affordable it would require an annual income of £75,462.

Cost to rent in Brighton & Hove (April - June 2014)			
	Average Price	Affordable Income*	Price to Income Ratio**
2 bed flat	£ 1,151/mth	£60,556	49% gross income
2 bed house	£ 1,186/mth	£62,447	50% gross income
3 bed house	£ 1,434/mth	£75,462	61% gross income
4 bed house	£ 1,703/mth	£89,655	72% gross income

* based on 25 year mortgage of 3.25 times income at 5% interest with a 25% deposit

** based on based on median gross household income of £28,240 per annum

With average incomes in the city at £28,240 per annum and the income required to rent a 2-bed flat at £60,556, private renting in the city without some form of subsidy is not affordable for the majority of households.

Housing Benefit

In February 2014 there were 27,928 households living in the city with live housing benefit claims with 13,205 (47%) of these claimants living in the private rented sector. A total of 8,015 (29%) claimants were households with dependent children.

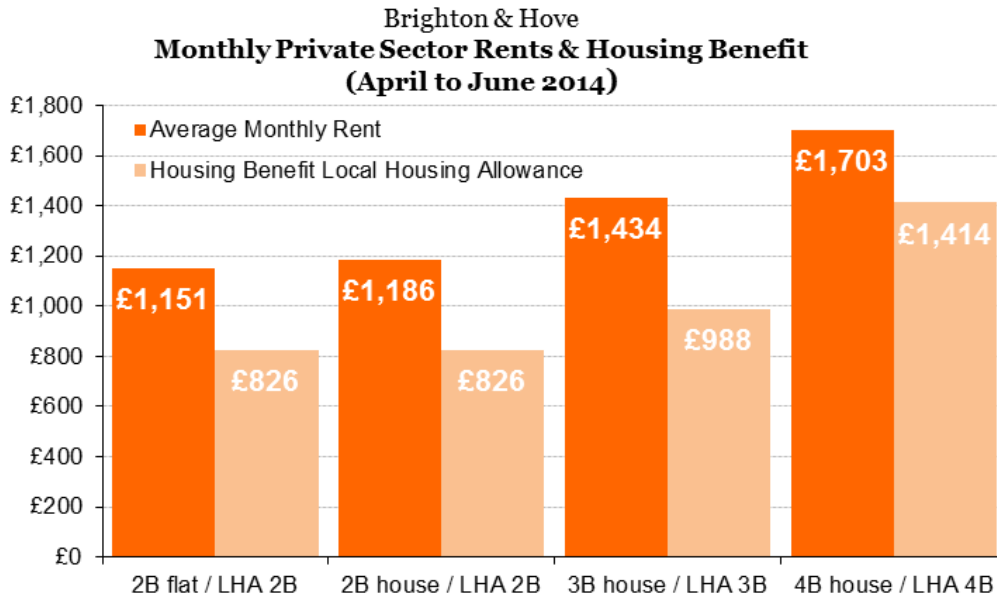
Brighton & Hove Households with dependent children in receipt of housing benefit at February 2014		
	Social Rented Sector	Private Rented Sector
Single with dependent child/ren	2,621 (49%)	2,684 (51%)
Couple with dependent child/ren	1,276 (47%)	1,434 (53%)

Source: DWP

Many family homes in the private rented sector are not affordable for households in receipt of housing benefit with maximum shortfalls ranging from nearly £170 to nearly £270 per month

- 2B flat / LHA 2B - £169.20 per month maximum shortfall
- 2B house / LHA 2B - £269.20 per month maximum shortfall
- 3B house / LHA 3B - £262.00 per month maximum shortfall
- 4B house / LHA 4B - £180.99 per month maximum shortfall

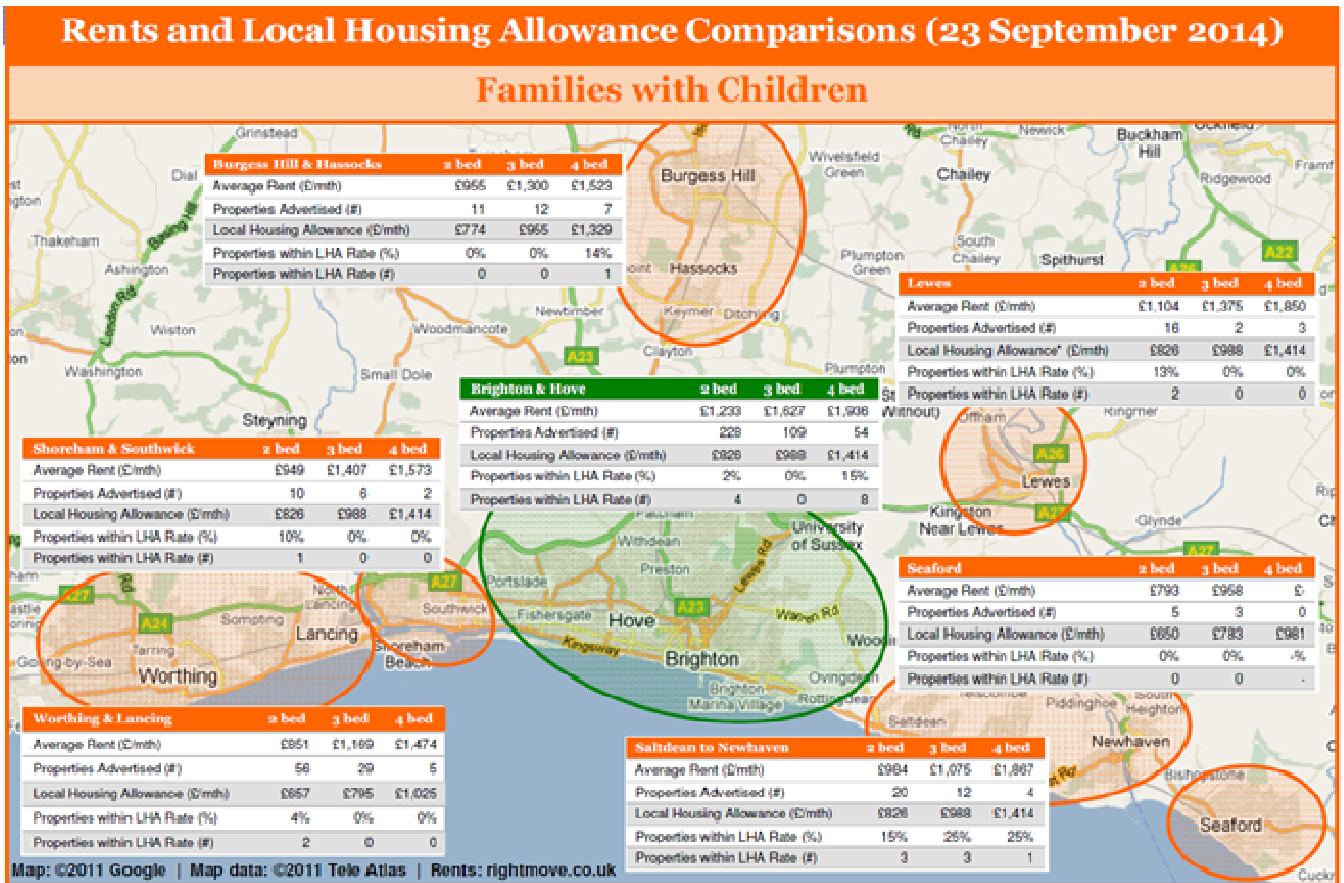
The housing benefit shortfalls mean that unemployed families find it difficult to afford to rent in the city’s private rented sector. In addition some landlords do not accept households on benefits which reduce these families’ options farther. There is also a vibrant student housing market and many of the larger 4 bedroom homes for rent are targeted at students.



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

Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014¹⁴, there were 12 family homes (2-4 bed) for rent within housing benefit limits in Brighton & Hove out of 391 advertised. Four of these were 2-beds and 8 were 4-beds. The only 3-bed homes within housing benefit limits were found between Saltdean and Newhaven and there were just 3 of these:

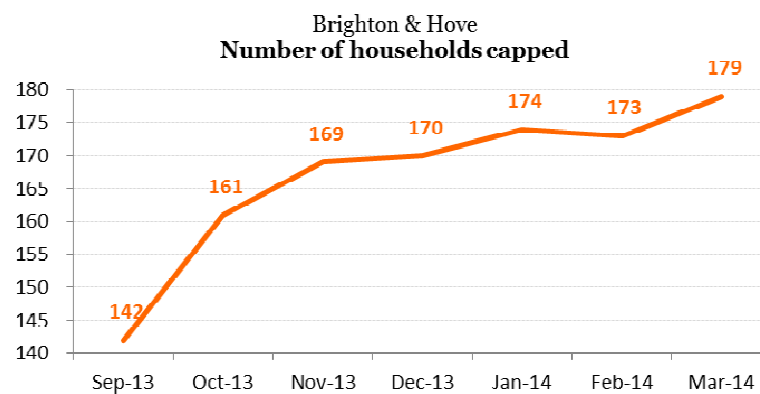
¹⁴ Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>



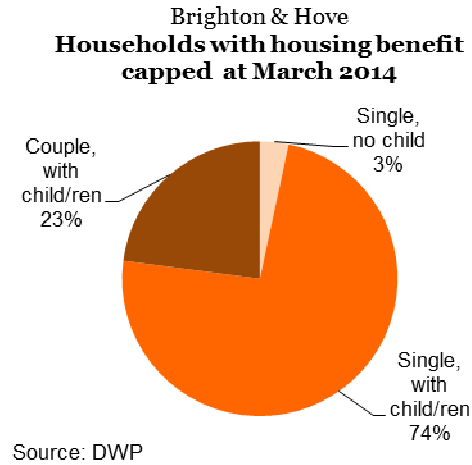
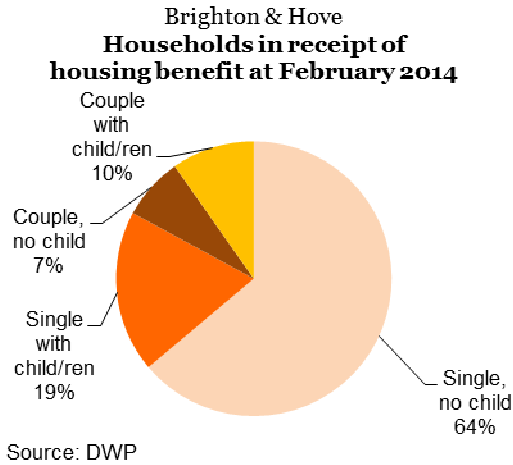
Benefit Cap

Many families on benefits are finding that their income is reducing due to the benefit cap. This means more households may find themselves living in overcrowded conditions and we may find it more difficult to rehouse families into larger suitable homes in the city.

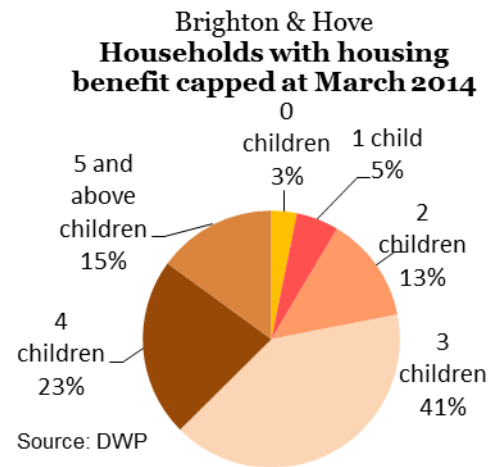
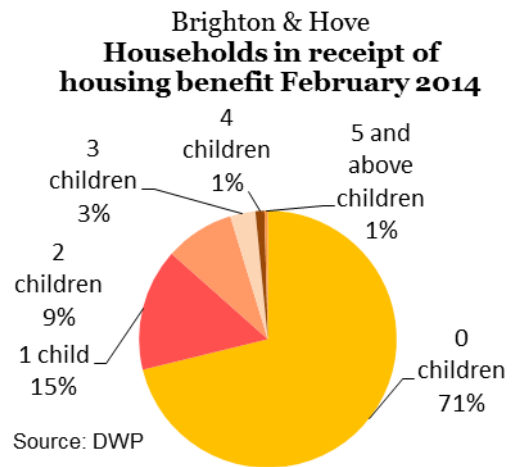
In September 2013 we began to see the affects of welfare reform on housing benefit payments with 142 households reported by the DWP as being capped. This number rose to 179 by March 2014, a 26% increase.



In context, 3/4 of households reported as having their housing benefit capped in March 2014 were lone parents with dependent children and nearly 1/4 were couples with dependent children. Only 3% were single household without children.



For households where their benefit was capped only 3% did not have any dependent children and nearly 80% had 3 or more children in their family.



Benefit Cap: Amount Capped (£ per week)							
	Total	Up to £50	£50.01 to £100	£100.01 to £150	£150.01 to £200	£200.01 to £250	£250.01 & above
Brighton & Hove	179	48.5%	25.7%	17.5%	2.9%	5.3%	-
Great Britain	27,720	52.9%	26.9%	11.7%	4.5%	2.0%	2.2%
South East	2,756	56.2%	25.5%	11.3%	4.0%	2.0%	0.9%

Housing Quality

Non-Decent Homes

The last Private Sector House Condition Survey for Brighton & Hove was completed in 2008. The Survey reported 36,400 dwellings (35%) in the private sector and 930 (15.5%) of Registered Providers dwelling were classified as non-decent.

The survey also identified that there were 22,120 vulnerable households in the city in receipt of some form of benefit; including families with children, and of these 9,400 (42.5%) were in non-decent homes.

Non decent dwellings with vulnerable households by sub-area

Area	Vulnerable households in non-decent dwellings	% vulnerable households in non-decent dwellings
Portslade & West	1,350	33.9%
Outer	4,240	38.3%
Hove	1,300	57.1%
Brighton Central	1,610	56.1%
Hollingbury & Bevendean	900	47.1%
Total	9,400	42.5%

Source: 2007 House Condition Survey

At the time of the Private Sector House Condition Survey 6,981 (57%) of council units were reported as being non-decent¹⁵. Progress has been made in improving social housing stock and none of the council stock was non-decent by the end of 2013.

The English Housing Survey Headline report 2012-13 reported nationally¹⁶ that 23.9% of lone parent and 20.5% of couples with children were living in non-decent homes. The report also reported 35% private rented homes and 22.3% of owner occupied homes were non decent.

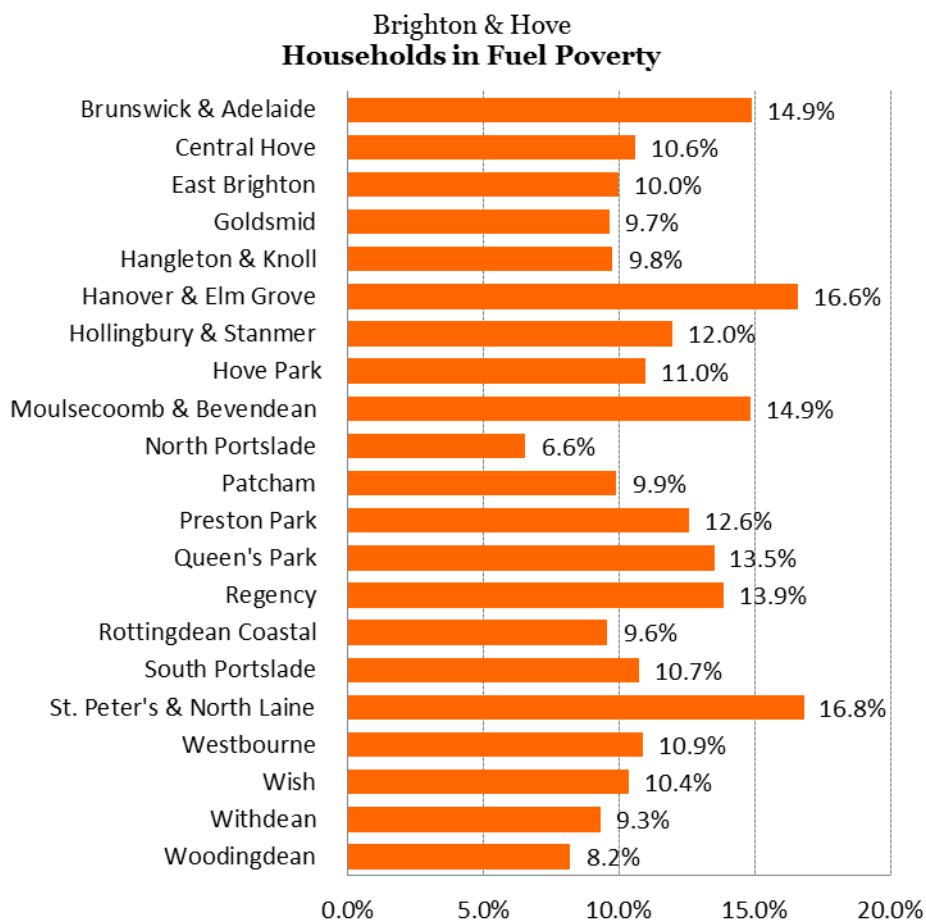
¹⁵ 2008 Business Plan Statistical Appendix

¹⁶ England

Fuel Poverty

In 2012 it was estimated that 14,337 (11.8%) households living in the city were fuel poor¹⁷. At 23.3% the lower layer super output area with the highest percentage of households in fuel poverty was found in the St. Peter’s & North Laine ward and the lower layer super output area with the 2nd highest was found Moulsecoomb & Bevendean ward with 21%, a ward with a high percentage of families with dependent children.

Older people, very young children and people with medical conditions who are living in fuel poverty are at greater risk of ill health and even death than other households. Living in cold homes and fuel poverty can also have a negative affect on children’s educational attainments, emotional health and resilience.¹⁸



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

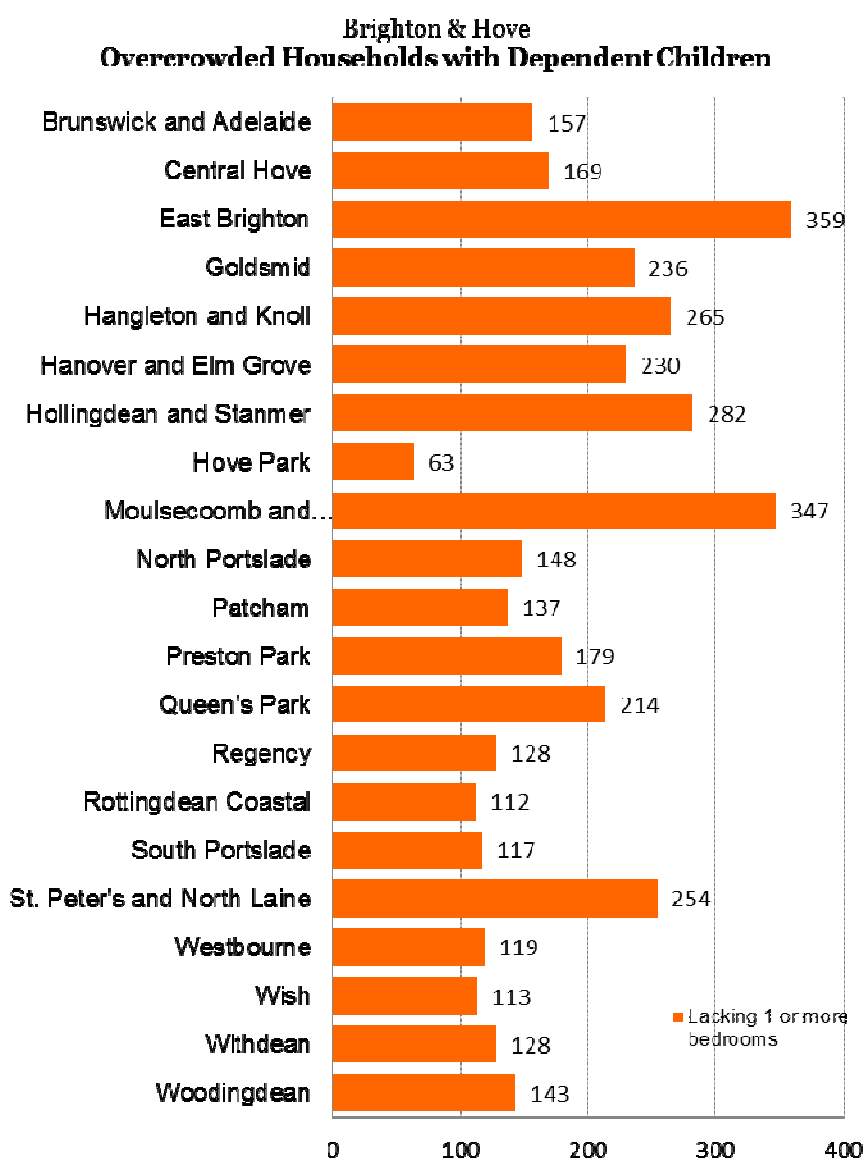
¹⁷ Department of Energy & Climate Change - sub-regional Fuel Poverty 10% definition - defined as a household needing to spend more than 10% of its income to maintain an adequate level of warmth

¹⁸ Brighton & Hove JSNA

Overcrowding

The 2011 Census reported a total of 7,561 (6%) households were living in overcrowded homes lacking one or more bedrooms¹⁹, of which 3,900 (52%) were household with dependent children; accounting for 3% of all households living in the city.

The greatest number of overcrowded households with dependent children was found in the East Brighton and Moulsecoomb & Bevendean wards²⁰, and smallest number was in the Hove Park ward.



Source: 2011 Census Table LC4104 and Table LC4105

¹⁹ Based on a standard formula that a household with 1 less bedroom than needed is overcrowded

²⁰ Based on both occupancy rating formulas (rooms and bedrooms)

Of the households with dependent children living in overcrowded homes due to lacking one or more bedrooms - 25% (991) were owner occupiers or shared ownership households, 37% (1,443) were living in social rented homes and 38% (1,466) were living in the private rented sector. We have a higher percentage of overcrowding in our private rented sector than regionally and nationally.

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

Source: 2011 Census Table DC4105 and LC4104

13% of the total households with dependent children in the city were living in overcrowded housing, lacking one or more bedrooms, compared to 11% nationally and 8% regionally.

With the exception of owner-occupier, across the different tenure types the percentage of families with dependent children living in overcrowded homes was higher in the city than nationally and regionally with again the private rented sector showing the greatest disparity.

Overcrowded households with dependent children as % of all households with dependent children living in the tenure type			
Lacking 1 or more bedrooms	Brighton & Hove	South East	England

All Tenure	13%	8%	11%
Owner occupier	6%	4%	6%
Social rented	26%	19%	21%
Private rented	21%	14%	16%

Source: 2011 Census Table DC 4105 and LC4104

Social Housing Demand & Supply

Housing Register

On the 1 July 2014 there were 7,332 households with dependent children on the housing register representing 38% of all households. Over half of these families were in Band C and 2% were in Band A:

Brighton & Hove Housing Register on 1 July 2014				
	Band A	Band B	Band C	Band D
All household	426	1,008	11,715	6,169
Family households	130	407	4,095	2,700
% of households who were families	31%	40%	35%	44%
% of family households	2%	6%	56%	37%

Source: Locata

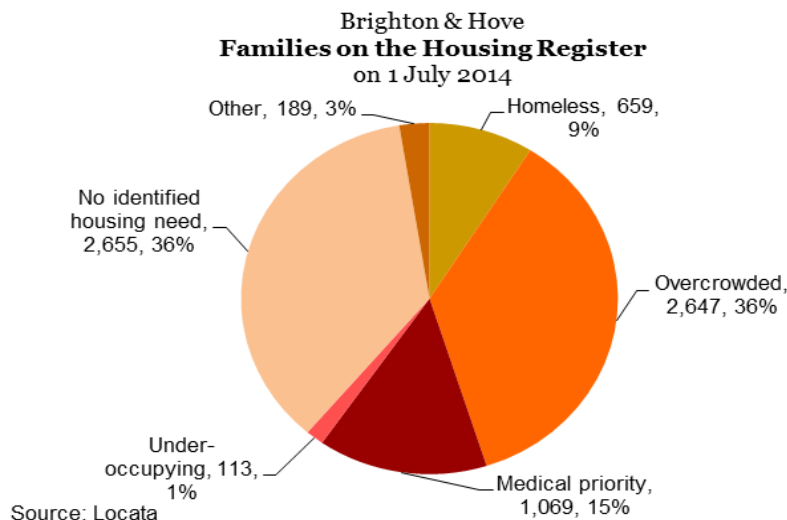
At 4,932, the greatest demand from households with dependent children was for 2-bed homes and represents 91% of total demand for 2-bed homes. 344 households required 4, 5 or 6 bedroom homes:

Brighton & Hove Housing Register on 1 July 2014						
	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed
All household	11,528	5,396	2,048	229	92	25
Family households	46	4,932	2,010	227	92	25
% of households who were families	0.4%	91.4%	98.1%	99.1%	100.0%	100.0%
% of family households	0.6%	67.3%	27.4%	3.1%	1.3%	0.3%

Source: Locata

Over $\frac{2}{3}$ of households with dependent children were assessed as needing 2-bed homes with 46 assessed for 1-bed home as their child is a baby.

Over $\frac{1}{3}$ of households with dependent children were assessed as having no identified housing need and the same proportion were assessed as being overcrowded:



	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	Total
Homeless	8	489	141	19	2	0	659
No identified housing need	13	1,955	609	43	27	8	2,655
Overcrowded	23	1,625	826	111	46	16	2,647
Medical priority	2	652	368	41	6	0	1,069
Under-occupying	0	92	17	3	1	0	113
Other	0	119	49	10	10	1	189
	46	4,932	2,010	227	92	25	7,332

Of the 2,647 households with dependent children assessed as being overcrowded:

- 649 were living in unsatisfactory housing due to overcrowding or lacking or sharing facilities
- 154 were lacking two or more separate bedrooms
- 1,842 were lacking one separate bedroom
- 2 were statutorily overcrowded

Lets to Social Housing

A total of 317 homes were lets from 1 April 2013 to 31 March 2014 to household with dependent children representing 44% of all homes let. The lets were distributed fairly evenly between Bands A, B and C. There was just 1 let to Band D:

- To Band A - 105 (33.1%)
- To Band B - 107 (33.8%)
- To Band C - 104 (32.8%)
- To Band D - 1 (0.3%)

Brighton & Hove Homes let: 1 April 2013 - 31 March 2014				
	Band A	Band B	Band C	Band D
All household	320	164	229	5
Family households	105	107	104	1
% of households who were families	32.8%	65.2%	45.4%	20.0%

Source: Locata

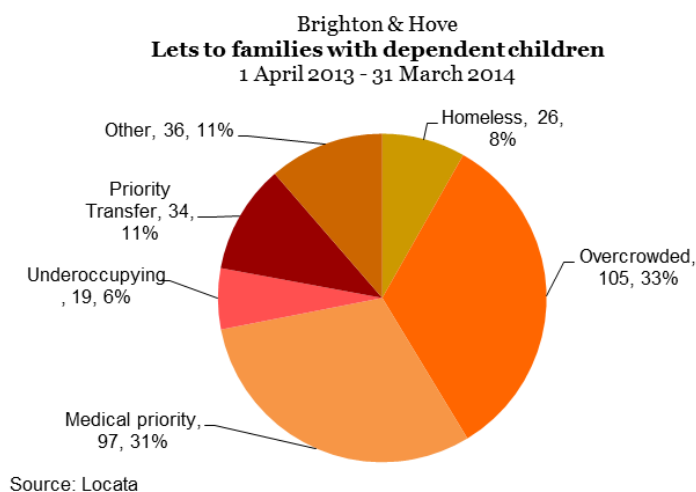
The greatest number of lets to households with dependent children was 2-bed homes, 88% of total 2-bed homes let. All but one of the larger (3-bed, 4-bed and 5-bed) homes let was to households with dependent children.

Brighton & Hove Homes let: 1 April 2013 - 31 March 2014						
	Studio	1-bed	2-bed	3-bed	4-bed	5-bed
All household	71	302	242	87	13	3
Family households	0	1	214	86	13	3
% of households who are families	0.0%	0.3%	88.4%	98.9%	100.0%	100.0%

Over 2/3 of homes let to households with dependent children were 2-bed:

- 1-bed – 1 (0.3%)
- 2-bed – 214 (67.5%)
- 3-bed – 86 (27.1%)
- 4-bed – 13 (4.1%)
- 5-bed – 3 (0.9%)

Nearly 2/3 of homes let to households with dependent children were to households either assessed as being overcrowded (33%) or having a medical priority (31%).



	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Homeless	0	23	2	1	0	26
Overcrowded	1	78	20	4	2	105
Medical priority	0	50	40	6	1	97
Under-occupying	0	16	2	1	0	19
Priority Transfer	0	17	16	1	0	34
Other	0	30	6	0	0	36
Total	1	214	86	13	3	317

Of the 105 households rehoused due to overcrowding:

- 9 were living in unsatisfactory housing due to overcrowding or lacking or sharing facilities
- 45 were lacking two or more separate bedrooms
- 48 were lacking one separate bedroom
- 3 were statutorily overcrowded

Households with a disabled family member

On the 1st July 2014 there were a total of 1,332 households on the housing register with a member who had a physical disability and 259 of those households also included dependent children. 15 households had been assessed as needing a home at mobility level 1, the highest mobility level ²¹.

Households on the Housing Register on 1 st July 2014 with dependent children: number of bedrooms required				
	Mobility Level 1	Mobility Level 2	Mobility Level 3	All Mobility Levels
1-bed home	0	0	1	1
2-bed home	6	27	96	129
3-bed home	8	28	74	110
4-bed home	1	2	13	16
5-bed home	0	2	1	3
Total	15	59	185	259

²¹ **Mobility Group 1:** Typically suitable for a person who uses a wheelchair full time, i.e. indoors and outdoors. The property will provide full wheelchair access throughout. **Mobility Group 2:** Typically suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time. The property will have internal and external level or ramped access, but some parts of the property may not be fully wheelchair accessible. **Mobility Group 3:** Typically suitable for a person able to manage two or three steps, but unable to manage steep gradients. The property may have adaptations to assist people with limited mobility.

The average time households with a dependent child and a member with a disability had been on the housing register before moving into social housing was 3.5 years, this compares well with the average for all households of 3.4 years. The longest time households with a dependent child and a member with a disability had been on the housing register was 16.2 year which is longer than the waiting time for all households at 9.1 years.²²

Households on the Housing Register on 1st July 2014 with dependent children				
	Mobility Level 1	Mobility Level 2	Mobility Level 3	All Mobility Levels
Average	1.6	3.1	3.8	3.5
Longest	7.4	11.0	16.2	16.2

During 2013/14 a total of 718 homes were let to households on the housing register. 180 of the 718 homes were let to households with a member who had a disability (133 to households with no dependent children and 47 to households with dependent children).

Over ½ of the 47 lets to households that had a member who had a disability and also dependent children were 2-bedroom homes:

Brighton & Hove		
Lets to households with dependent children 1 April 2013 - 31 March 2014		
2-bed home	25	53%
3-bed home	18	38%
4-bed home	4	9%
Total	47	100%

62% of the 47 homes let were to households new to social housing and 38% were to households that were already social housing tenants and needing to move to a more suitable home.

The time households were on the housing register before being rehoused compares favourably with all lets, with the shortest time around the same and average and longest less (1 year and nearly 12 years respectively):

²² 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 the demand is high)

Brighton & Hove Lets by Housing List		
1 April 2013 -31 March 2014		
Number of Households		
Transfer	18	38%
Homeseeker	29	62%
Total	47	100%

Brighton & Hove Number of years on housing register				
1 April 2013-31 March 2014				
	2-bed	3-bed	4-bed	All
Shortest	0.2	0.1	0.7	0.1
Average	1.5	2.1	0.9	1.7
Longest	5.6	7.7	1.3	7.7

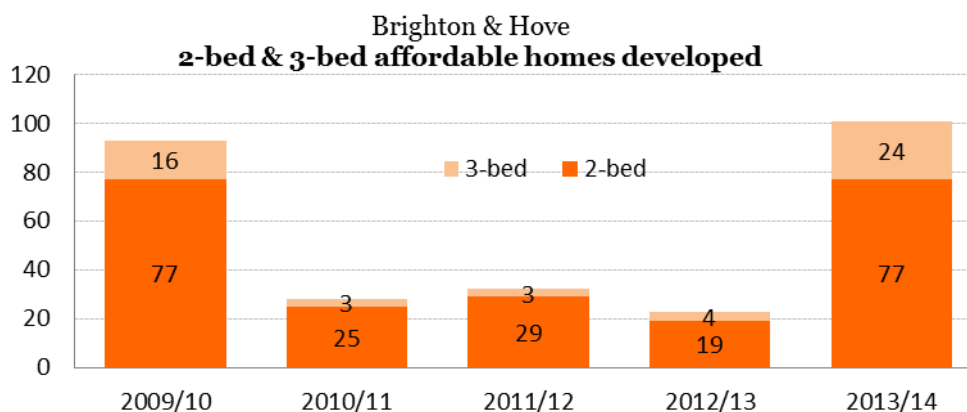
In order to be rehoused, some households are moving to homes that do not match with their mobility level. Only 1 of the 4 households with the highest mobility level moved to a property of the same level, none of the households in mobility level 2 moved to a level to 2 property and 15 of the 33 in mobility level 3 moved to a property with the same mobility level.

Brighton & Hove Mobility Lets to households with dependent children			
1 April 2013 - 31 March 2014			
	Member Level 1	Member Level 2	Member Level 3
Property Level 1	1		
Property Level 2	1	0	
Property Level 3	0	4	15
Property No Level	2	6	18

Building New Affordable Homes

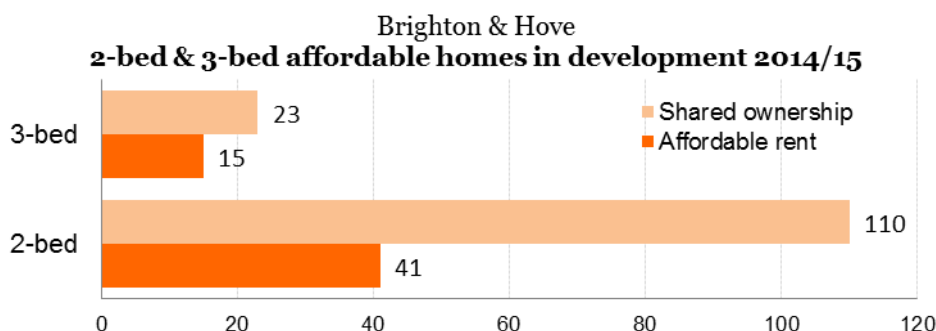
Since 2009/10 a total of 553 affordable homes have been built under the National Affordable Housing Programme and completed through joint working with our partnership organisations. 277 of the new homes built during this 5 years period were 2-bed (227) or 3-bed (50) homes; 135 were for affordable or social rent and 142 for shared ownership.

Brighton & Hove Affordable Housing Development: Family Sized Homes					
	Affordable rent		Shared Ownership		Total 2 & 3 bed homes
	2-bed	3-bed	2-bed	3-bed	
2009/10	21	4	56	12	93
2010/11	12	3	13	0	28
2011/12	21	3	8	0	32
2012/13	4	4	15	0	23
2013/14	41	22	36	2	101
Total	99	36	128	14	277



In addition, since 2010/11, 15 of the 2-bed homes and 4 of 3-bed homes built were also fully wheelchair adapted homes.

During 2014/15 a total of 359 homes are either expected to complete or be in development. Of these 151 will be 2-bed and 38 will be 3-bed homes.²³ In total 16 of the 2-bed and 3-bed new homes will be fully wheelchair adapted homes; 15x 2-bed and 1x 3-bed homes.²⁴



In addition we will be developing 12 permanent traveller pitches adjacent to the Horsdean transit site, providing settled homes for our traveller families.

Our New Homes for Neighbourhood Programme is making the best use of council land with the programme aiming to build 500 new homes on council housing land by 2030. It is intended that the homes developed will provide a range of options for local people, including Affordable Rent, low cost home ownership and social rented properties. There is a commitment to build larger family homes where economically and practically feasible and all homes will be to Lifetime Homes Standard and a proportion will be wheelchair homes.

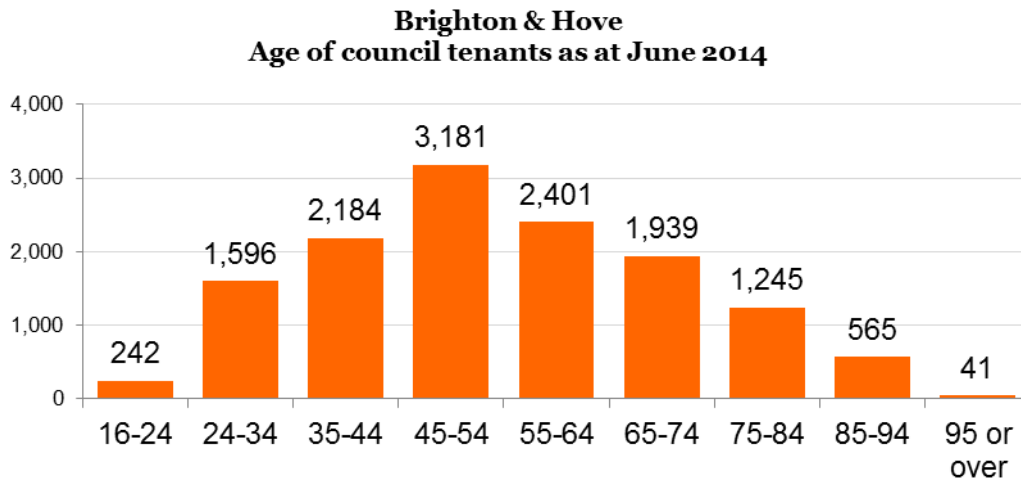
²³ 359 excludes the 45 extra care flats. Figures for 2-bed and 3-bed homes excludes the 1x 2-bed extra care flat

²⁴ Excludes extra care flat

Households Living in Council Housing

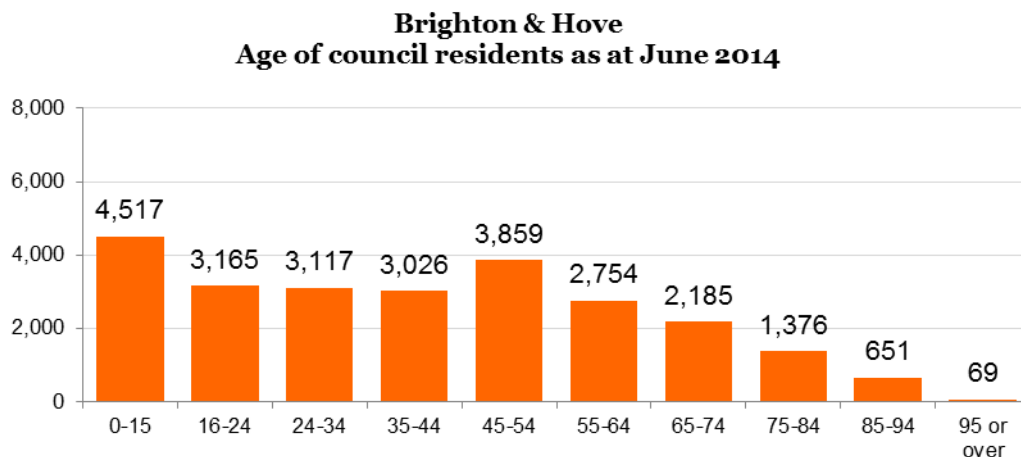
Profile of our council housing tenants and residents

The profile of tenants in our council stock identifies there are 13,394 council tenants who are either sole or joint tenants, and nearly 70% of these tenants are aged 45 years old and older.



Source: Ohms

There were a total of 24,719 council residents recorded, 4,517 (18%) of these were children aged under 16:

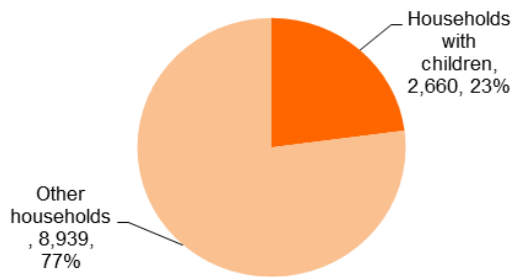


Source: Ohms

In July 2014, there was a total of 11,599 council homes let, either to sole or joint tenants with 2,660 (23%) let to households with dependent children.

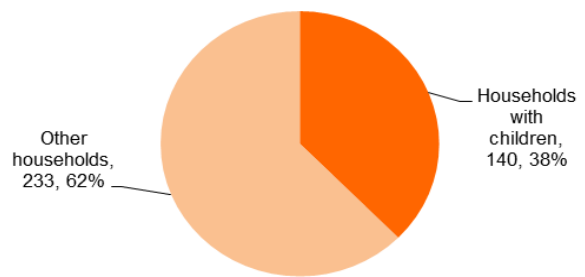
There were a number of households in our council stock experiencing overcrowding. 5.3% of all households with dependent children were overcrowded compared to 2.6% of other households.

Brighton & Hove
Profile of households in council stock



Source: Ohms

Brighton & Hove
Overcrowded households in council stock



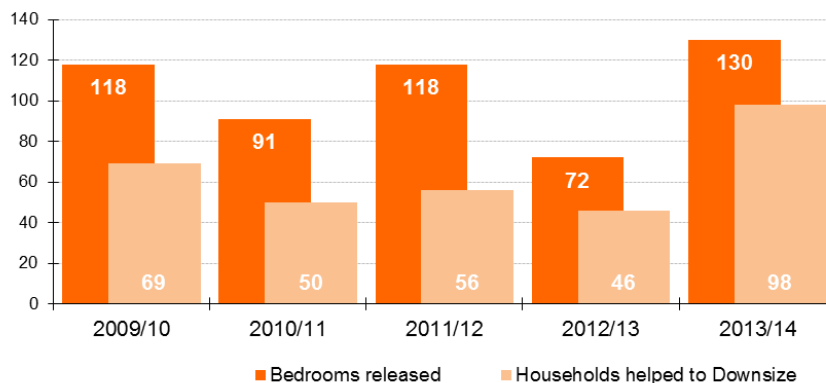
Source: Ohms

Tenants Incentive Scheme

The Transfer Incentive Scheme gives the opportunity for council tenants to downsize and receive a payment to assist them to settle into their new homes. This scheme is strategically vital, freeing up larger family homes for those families on the housing register. Over the past 5 years 319 tenants took up this scheme releasing:

- 142x 2-bed homes - 75 flats, 61 houses, 3 bungalow3 and 3 maisonettes
- 150x 3-bed homes - 121 houses, 23 flats and 6 maisonettes
- 17x 4-bed homes – all houses
- 10x 5-bed homes – all houses

Brighton & Hove
Transfer Incentive Scheme



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