

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.

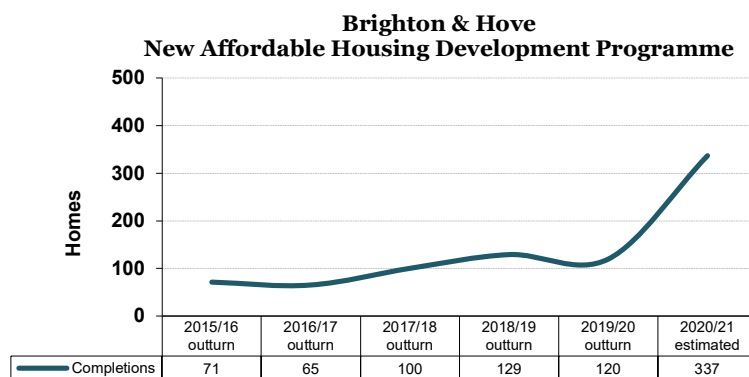
Brighton & Hove
**Housing Statistical
Bulletin**

2019/20 Annual Review
1 April 2019 to 31 March 2020

Affordable housing development: Improving housing supply

A total of 120 homes were completed in 2019/20 and 337 homes are expected to complete in 2020/21.

In addition to the homes expected to complete in 2020/21, a further 20 sites are projected to deliver an estimated 851 affordable homes in the following two years, with a further 11 pipeline sites projected to deliver 170 more affordable homes in subsequent years.



Source: BHCC monitoring

During 2019/20 there were 120 affordable homes completed; 12 through the council's New Homes for Neighbourhoods programme, 21 through the council's housing management property and investment programme and 87 with registered provider partners.

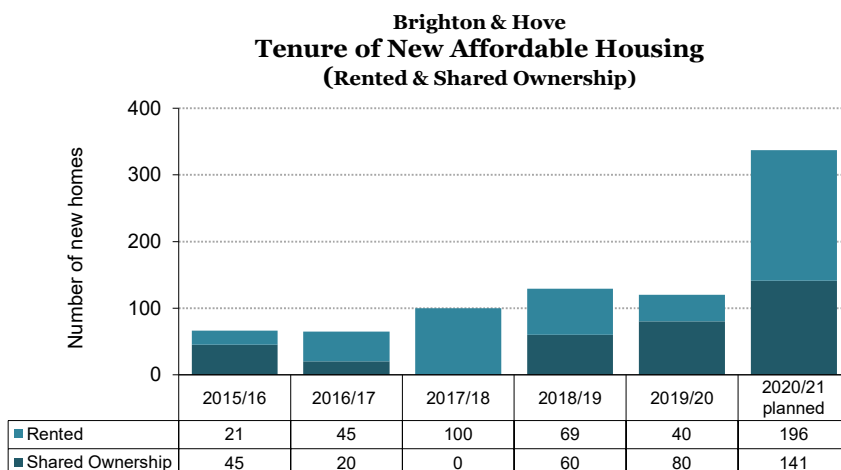
All the new build homes were built to lifetime homes standard and 4 (3%) were fully adapted wheelchair accessible.

Tenure	Studio	1 bed	2 bed	3 bed	Total
Social rented	5	23	4	2	34
Affordable rented	-	5	1	-	6
Shared ownership	-	40	34	6	80



The chart shows the mix of tenure of new affordable housing built in the city since 2015/16, showing dwellings built for social/affordable rent and those built for shared ownership.

196 (58%) of the affordable housing units expected to complete in 2021/22 are for social/affordable rent and 141 (42%) are for shared ownership.



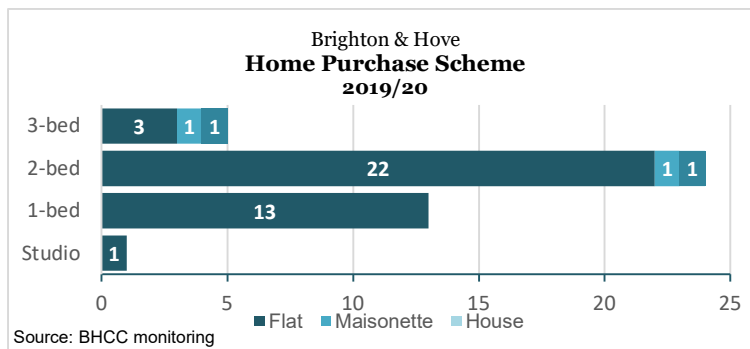
Source: Submissions to HCA & BHCC monitoring

Making best use of the city's housing stock

Home Purchase Policy – Buy-back scheme

The council's Home Purchase Policy gives the opportunity for owners of former council homes bought under Right to Buy to sell their home back to the council. In 2019/20 a total of 43 homes were bought through the scheme:

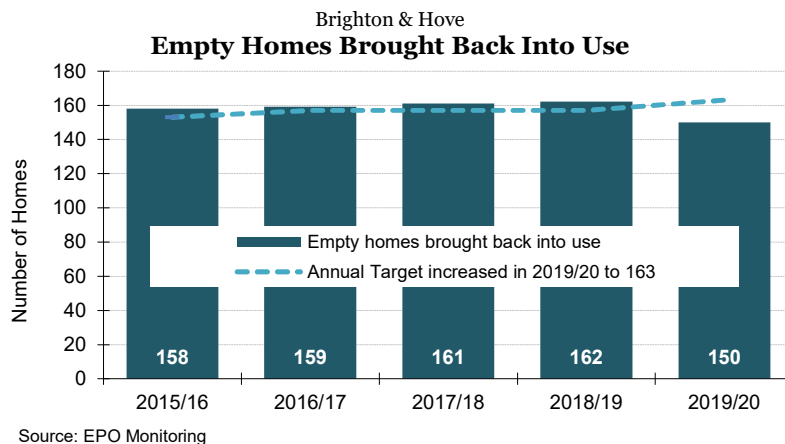
- 1x studio flat
- 13x 1-bed flats
- 24x 2-beds (22 flats, 1 maisonette, 1 house)
- 5x 3-beds (4 flats, 1 maisonette, 1 house)



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 the council. In 2019/20 a total of 150¹ empty homes were brought back into use:

- 111 through advice and assistance
- 22 through Private Sector Landlord (PSL) / Management Agreement²
- 2 through RSL funding
- 15 through enforcement action



Before



After

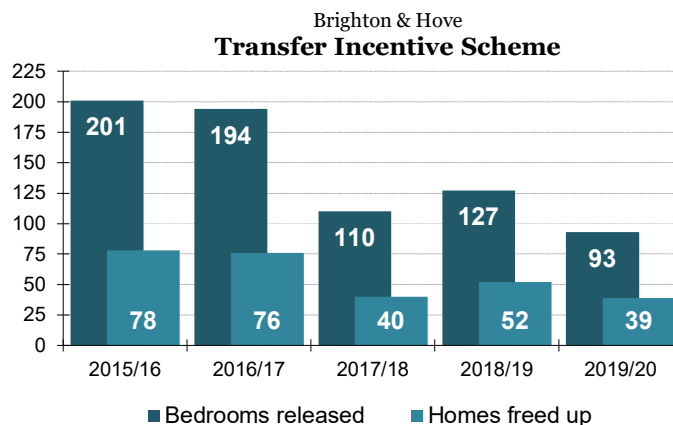


Transfer Incentive & Support Scheme (TIS)

TIS gives the opportunity for council tenants to downsize or move from an adapted home which they no longer need and receive an incentive payment to assist them to settle into their new home. The scheme also offers our partner Registered Provider landlord tenants in similar homes the highest priority band to transfer but without the incentive payment.

39 tenants took up this scheme in 2019/20 releasing:

- 25x 2-bed homes
- 13x 3-bed homes
- 1x 4-bed homes



¹ The target of 157 was not achieved due to fewer properties coming back into use in Q4 2019/20 when measures to combat Covid-19 were put in place

² These homes were brought back into use on long term leases for homeless families

Affordable housing: Low cost home ownership

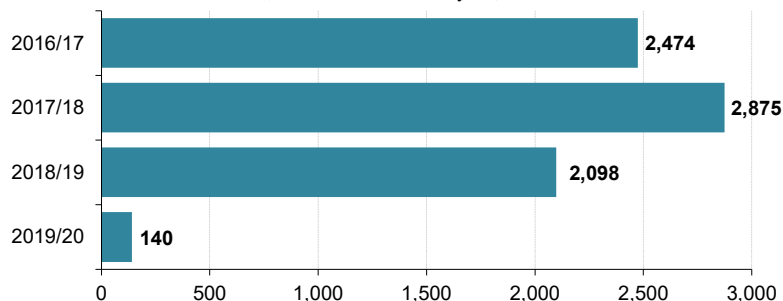
Shared Ownership: Demand

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

At the end of the 2019/20 there were 140 households on the database wanting to buy in the city³. Of those households:

- 67 (48%) were seeking a 1-bed home
- 61 (44%) were seeking a 2-bed home
- 12 (8%) were seeking a 3-bed+ home

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

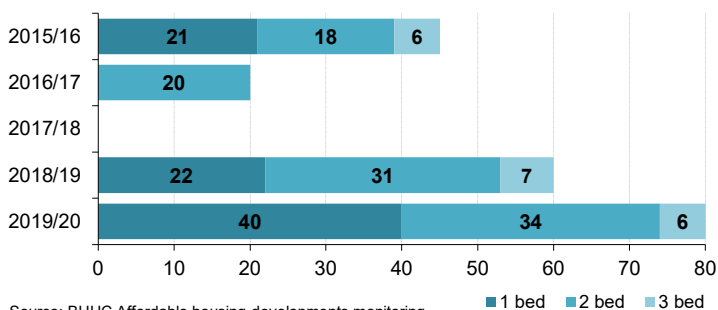


Source: Radian Group, Help to Buy South

Shared Ownership: Supply

During 2019/20, 80 homes for shared ownership completed; 40 (50%) were 1-bed, 34 (42.5%) were 2-bed and 6 (7.5%) were 3-bed. It is expected that 141 homes for shared ownership will complete during the next financial year.

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New Affordable Housing: Shared Ownership
 (completions)



Source: BHHC Affordable housing developments monitoring



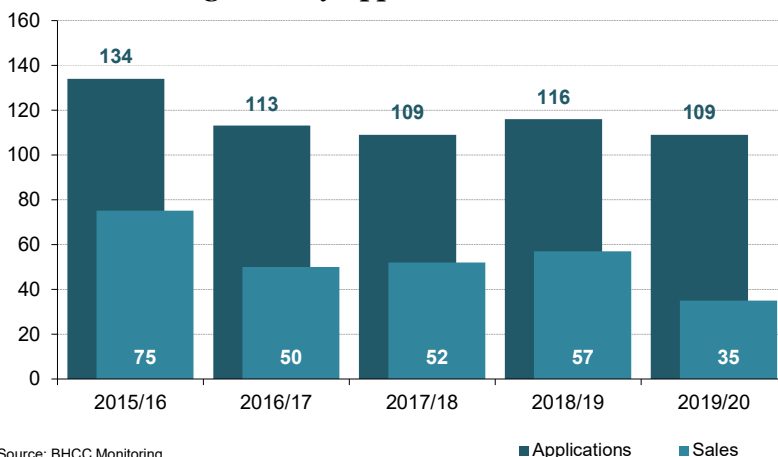
Council homes bought under the Right to Buy Scheme

During 2019/20 there were a total of 109 applications and 35 council dwellings sold under Right to Buy.

The number of homes sold accounted for around 1 in every 330 properties and represented 0.3% of council stock.

Comparing the activity with that in 2018/19, the number of applications has decreased by -6% and the number of sales has decreased by -39%.

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Right to Buy Applications & Sales



Source: BHCC Monitoring

³ The number of households wanting to buy in the city include those moving from other areas and those already living in the city. Radian Group Help to Buy South took over the administration of scheme at the start of 2020 and all applicants were required to re-apply resulting in a significant reduction in the number of households registered on the database.

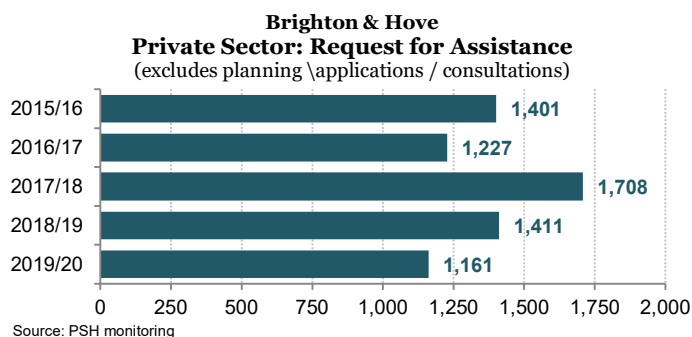
Private Sector Housing: Improving housing quality

Requests for assistance

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

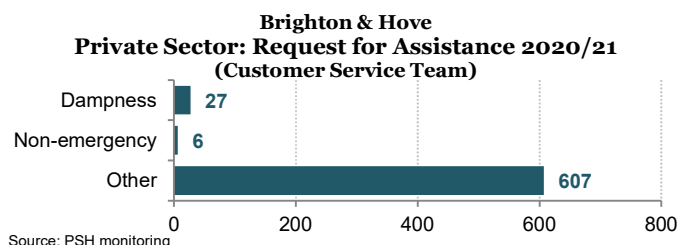
In 2019/20 there were a total of 1,161 RFAs

- 640 (55%) were dealt with by the Customer Service Team
- 521 (45%) were dealt with by Environmental Health Officers



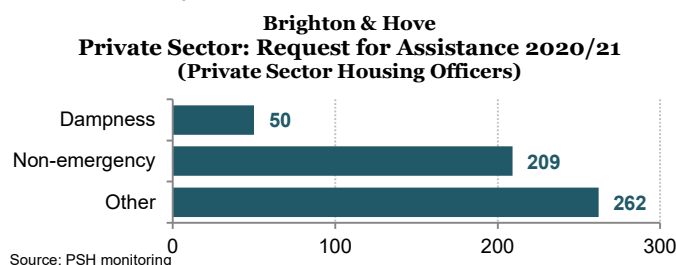
The chart shows the breakdown of RFA received during 2019/20 and dealt with by the Customer Service Team who provided advice and assistance

- 27 (4%) related to dampness
- 6 (1%) to non-emergency disrepair
- 607 (95%) to other assistance



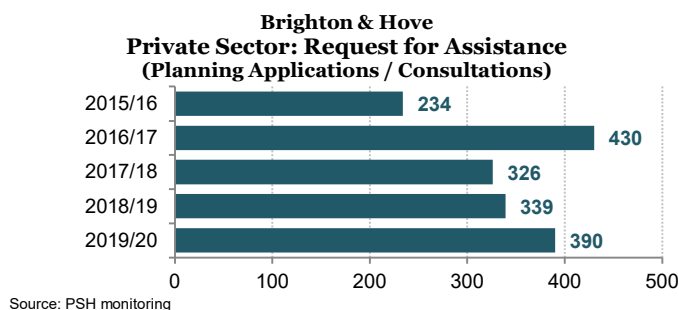
The chart shows the breakdown of RFA received during 2018/19 and dealt with by officers from the private sector housing team,⁴ who visited the properties

- 50 (10%) related to dampness
- 209 (40%) to non-emergency disrepair
- 262 (50%) to other assistance



The chart shows the number of Planning Applications / Consultations⁵ received by the Private Sector Team during the last 5 years.

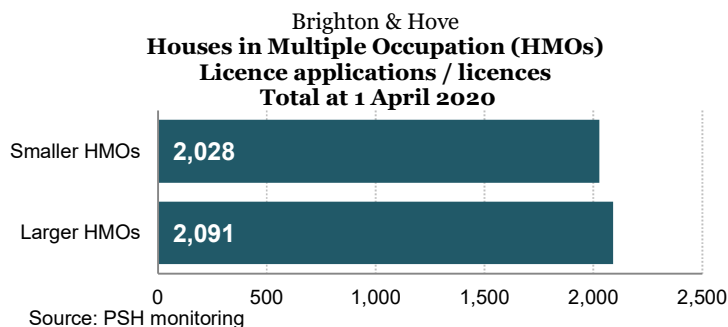
In 2019/20 there were a total of 390 RFAs dealt with by Environmental Health Officers; this is 15% annual increase and 67% higher than the number in 2015/16



Houses in Multiple Occupation (HMO) Licensing

In 2019/20 the private sector housing team:

- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 2,091 larger HMOs
- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 2,028 smaller HMOs.



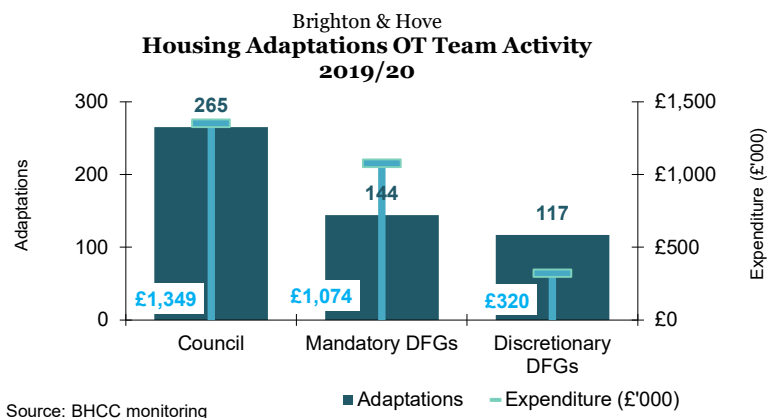
⁴ Senior Environmental Health Officers / Environmental Health Officers / Technical Officers / Private Sector Housing Officers

⁵ 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 major housing adaptations (those costing in excess £1,000) in both council and private sector homes. Housing adaptations provide essential support for people with long term and substantial disabilities, promoting independent living and wellbeing.

In 2019/20 the team delivered a total of 526 major adaptations, investing a total of over £2.7 million.



	Council	Mandatory DFGs	Discretionary DFGs
Adaptations	265	144	117
Expenditure	£1,349,233	£1,073,730.43	£319,884.54
Average expenditure	£5,091	£7,456	£2,735

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 grant is means tested for adults, not for disabled children. The mandatory grant is limited to £30,000 however under the council's discretionary DFG Housing policy this can be topped up to £50,000.

Since September 2017 the council has offered a wider range of grant assistance, targeted at accident prevention, relieving fuel poverty and reducing delayed transfers of care, hospital to home.

In 2019/20, 144 mandatory DFGs were completed, with an average grant of £7,456. In addition, 117 discretionary grants were completed with an average spend of £2,735. The total DFG investment was £1.4 million.



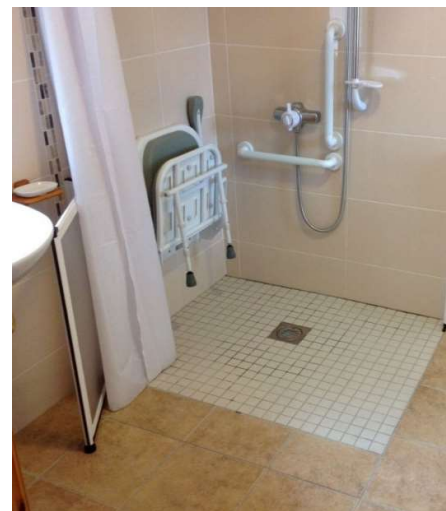
Council housing adaptations

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

In 2019/20 the team delivered 265 major housing adaptations, with an average cost of £5,091 and funded minor adaptations and equipment provided by Adult Social Care teams, bringing the total investment in adapting tenants' homes to £1.3 million.

In addition, the team worked with other Housing teams to make the best use of resources and with the City Regeneration team and New Homes for Neighbourhoods on the design and delivery of new accessible and adapted council homes

Occupation Therapists (OT) also dedicated time to accompanied viewings of accessible and adapted council homes to make sure that all new and existing accessible and adapted homes are let to those with a matching need.

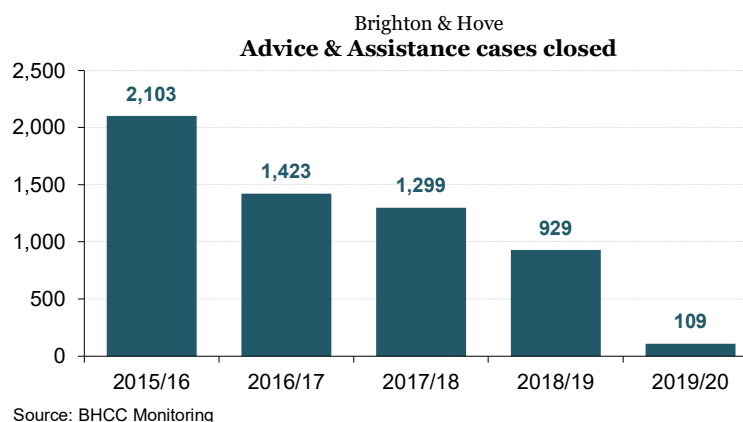


Council's Housing Options Team Prevention and Relief casework

Advice & Assistance: cases closed

During 2019/20 a total of 109 cases were closed by the council's Housing Options Team.

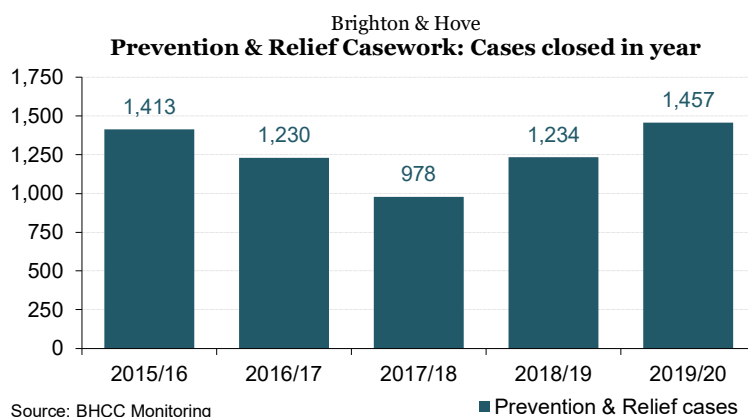
These cases are not included in the prevention and relief outcomes reported in the following charts.



Prevention & Relief: cases closed

During 2019/20 a total of 1,457 prevention and relief cases were closed by the council's Housing Options Team.

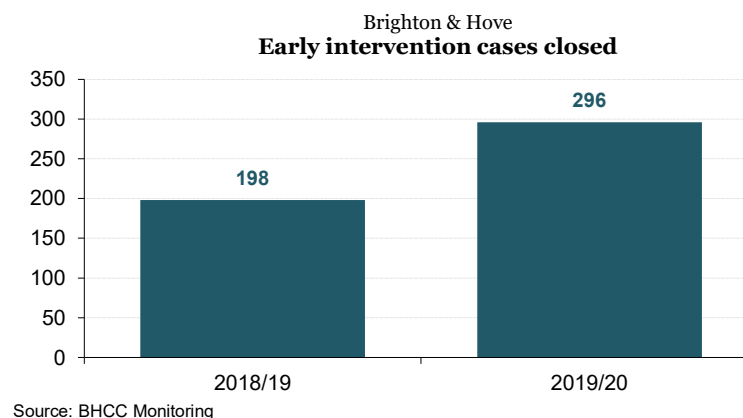
- 492 (34%) were prevention cases
- 965 (66%) were relief cases



Early intervention

During 2019/20, 296 cases were closed. The main three outcomes were:

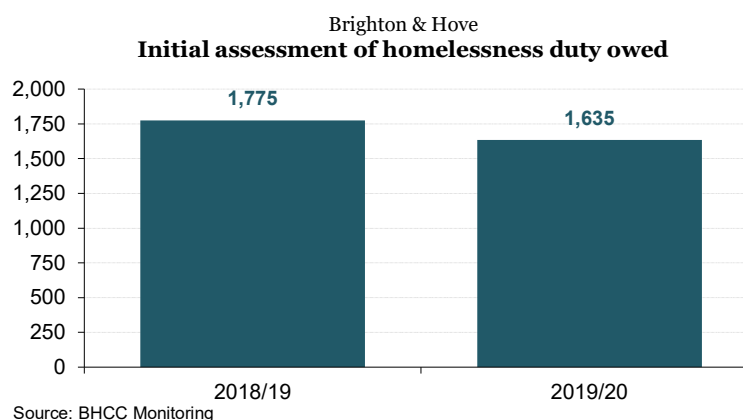
- 64 (22%) negotiation / mediation / advocacy work to prevent evictions
- 59 (20%) resolved benefit problems
- 58 (20%) advice / assistance



Initial assessments

During 2019/20 a total of 1,635 initial assessments of the homelessness duty owed to households were made.

- 555 (34%) were threatened with homelessness and a prevention duty was owed
- 930 (57%) were homeless and a relief duty was owed
- 129 (8%) were not threatened with homelessness within 56 days
- 21 ((1%) were not recorded / other outcomes



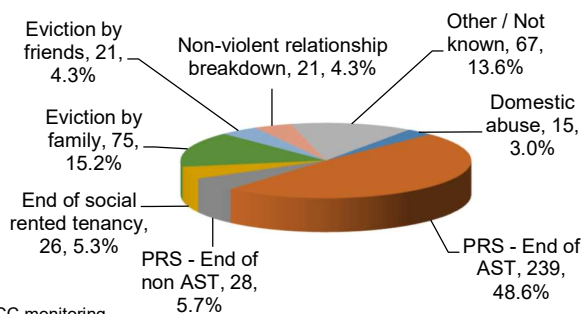
Housing Options Homelessness Prevention: Cases closed during 2019/20

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 492 households owed a prevention duty and the case was closed during 2019/20.

- 96 (20%) evicted by family or friends
- 267 (54%) end of a private rented sector tenancy
- 15 (3%) domestic violence

Brighton & Hove
Prevention: Reason for loss of last settled home (2019/20)



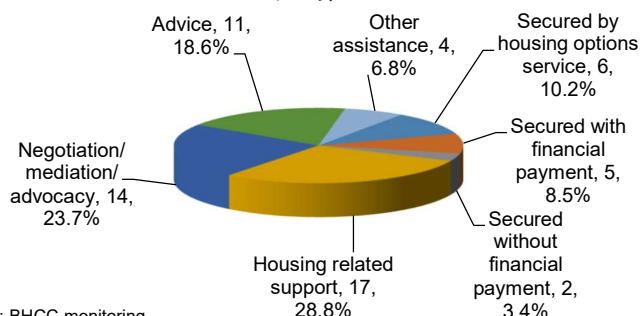
Source: BHCC monitoring

Sustained accommodation:

The chart shows the prevention activity that helped 59 of the 492 households to sustain living in their current accommodation

63% of the households were able to continue to live in their private rented accommodation.

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Prevention: Sustained Accommodation (2019/20)



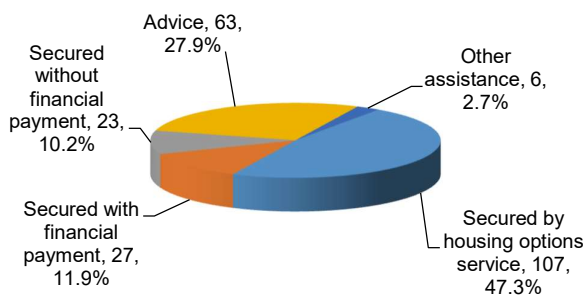
Source: BHCC monitoring

Alternative accommodation:

The chart shows the prevention activity that helped 226 of the 492 households to find alternative accommodation for 6 months or more.

86% of the households secured alternative accommodation in the private rented sector.

Brighton & Hove
Prevention: Alternative Accommodation (2019/20)



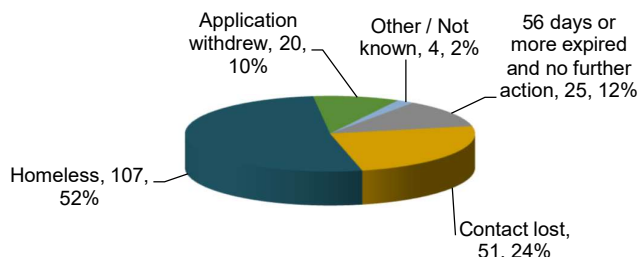
Source: BHCC monitoring

Other outcomes:

The chart shows the outcomes for the other 207 of the 492 households where their current accommodation was not sustained, or they did not secure alternative accommodation.

For 107 (52%) of the 207 households a homeless outcome was unpreventable and represents 22% of all the 492 households where prevention case was closed during the quarter

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Prevention: Other Outcomes (2019/20)



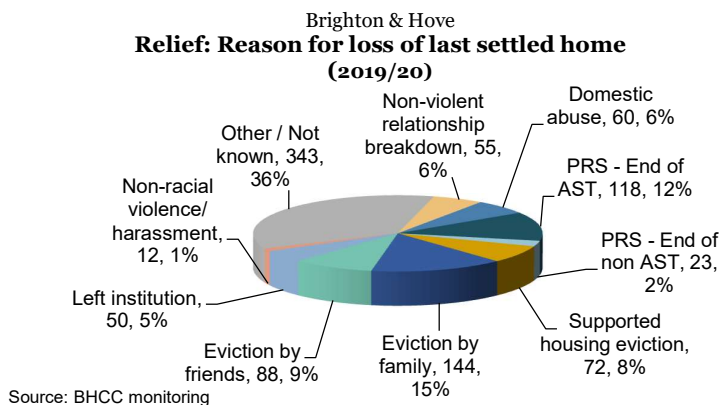
Source: BHCC monitoring

Housing Options Homelessness Relief: Cases closed during 2019/20

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 965 households owed a relief duty and the case was closed during the quarter.

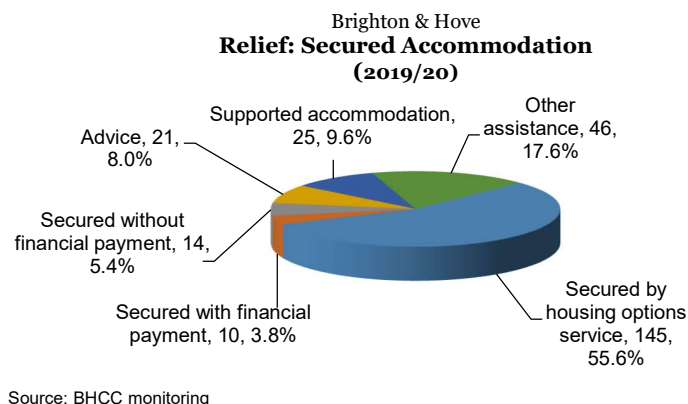
- 232 (24%) evicted by family or friends
- 125 (15%) end of a private rented sector tenancy
- 55 (6%) non-violent relationship breakdown
- 60 (6%) domestic violence



Secured Accommodation:

The chart shows the relief activity that helped 261 of the 965 households to secure accommodation with a lease for 6 months or more, of which:

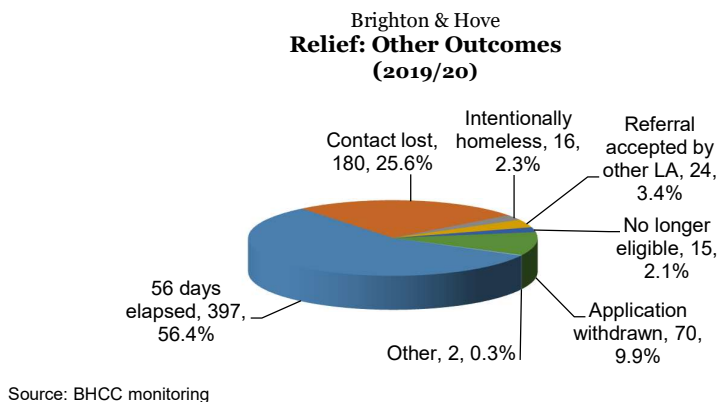
- 55% in the private rented sector
- 34% in social housing



Other outcomes:

A total of 704 of the 965 households had not secured accommodation when the case was closed.

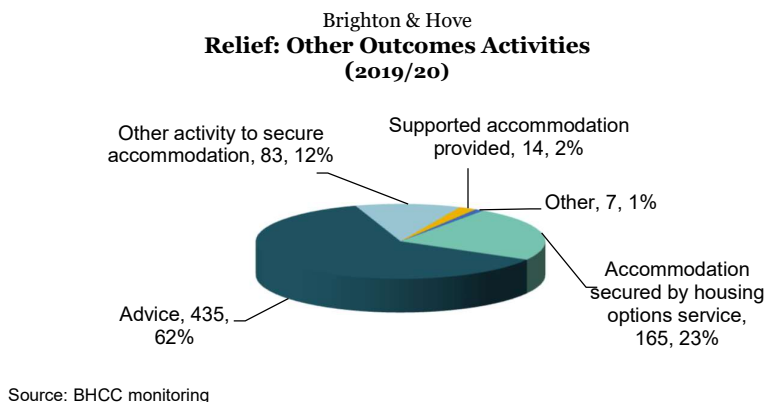
For 56% of households the period of 56 days for relief duty elapsed



Other outcomes: Activity

The chart shows relief casework activity for the 704 households where the outcome was other than securing accommodation with a lease for 6 months or more.

- 62% of the households were given advice
- 23% were placed in accommodation secured by the council's housing options service



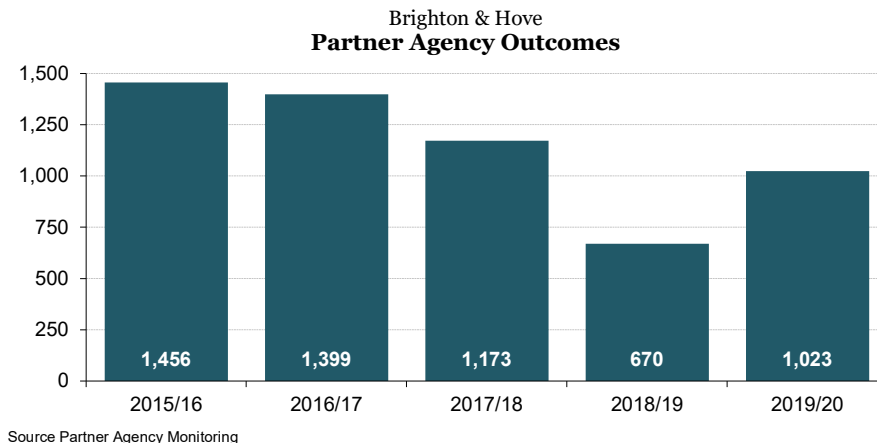
Partner Agencies Homelessness Prevention & Relief Activity

The council also funds several external agencies to provide housing option services. The information below provides statistics on the number of households assisted by the Youth Advice Centre and Brighton Housing Trust.

Prevention and Relief

During 2019/20 around 1,023 households were assisted with their housing crisis.

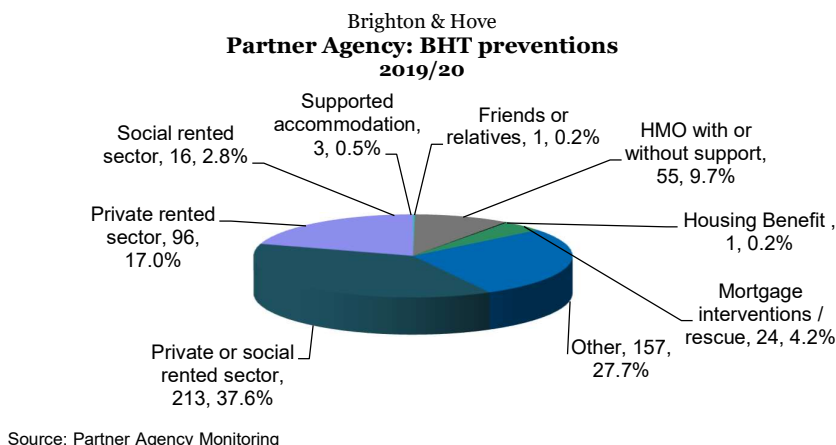
- Brighton Housing Trust provided advice and assistance to 566 households
- Youth Advice Centre provided support and advice to 457 young people aged 16-25



Brighton Housing Trust:

The chart shows the prevention and relief outcomes for the 566 households during 2019/20.

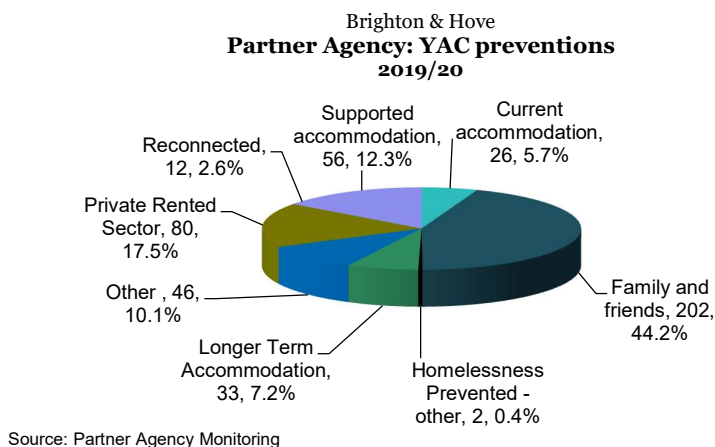
- 57% sustained or secured accommodation in the private or social housing sector
- 10% sustained or secured accommodation in an HMO
- 4% received help with their mortgage



Youth Advice Centre:

The chart shows the prevention and relief outcomes for 457 young adults during 2019/20.

- 44% reunited or housed with family and friends
- 18% sustained or secured private rented sector accommodation
- 12% sustained or referred to supported accommodation



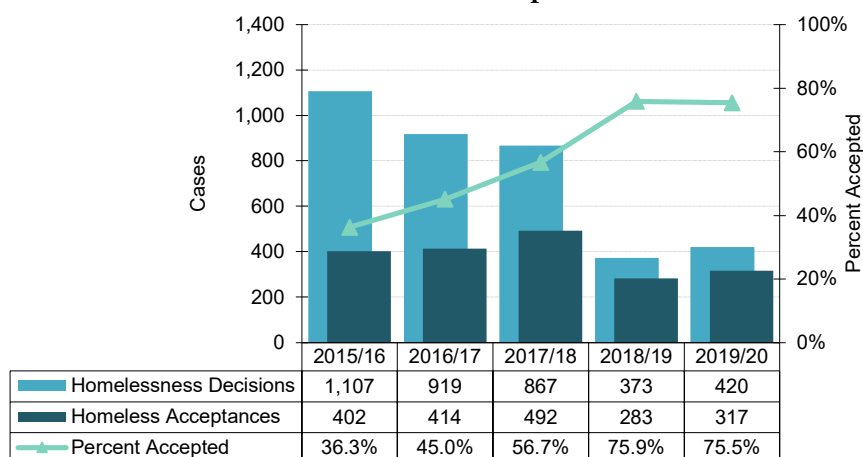
Homelessness in Brighton & Hove

Homeless Decisions & Acceptances

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

Since the Homeless Reduction Act came into force in April 2018, there continues to be a reduction in the number of homelessness decisions and acceptances.

Brighton & Hove
Homeless Decisions & Acceptances



Source: P1E & BHCC monitoring

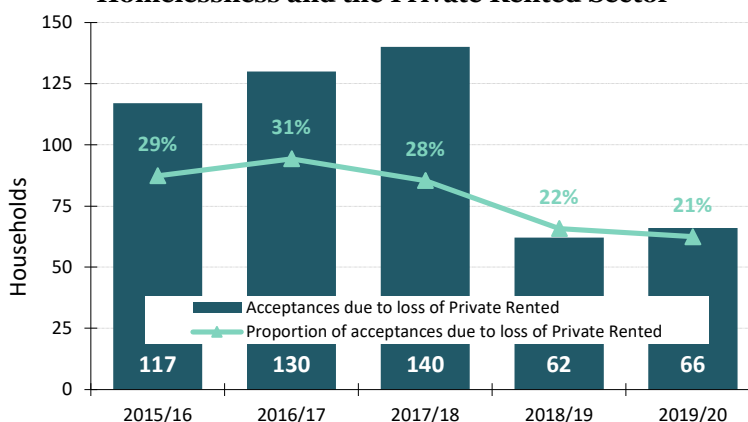
Homelessness and the Private Rented Sector

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 loss of private rented accommodation decrease from 22% to 21%.

Brighton & Hove
Homelessness and the Private Rented Sector



Source: P1E & BHCC monitoring

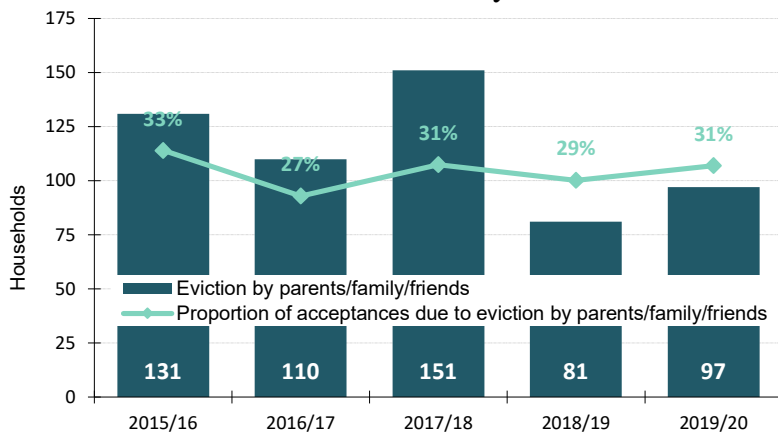
Homelessness due to Family & Friends Evictions

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

Apart from in 2016/17, 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 29% to 31%.

Brighton & Hove
Homelessness due to Family & Friends Eviction



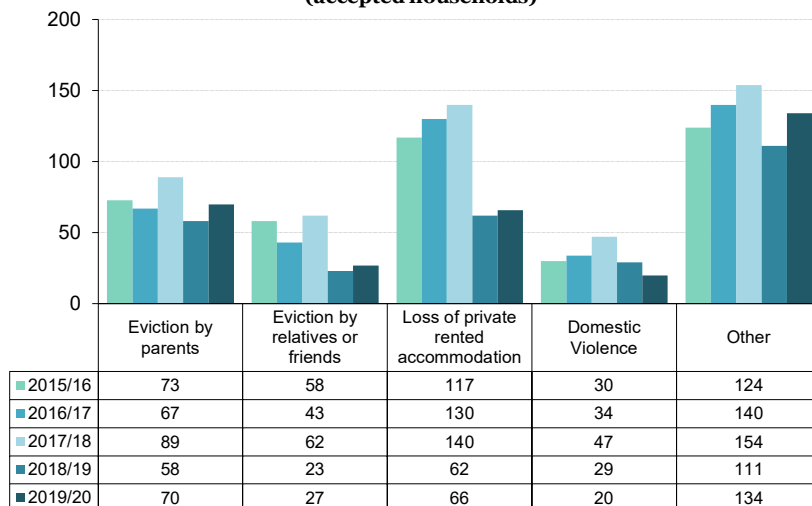
Source: P1E & BHCC monitoring

Reason for homelessness in Brighton & Hove

The chart shows the reason for homelessness for those households accepted by Brighton & Hove City Council over the past five years. Comparing the 2019/20⁶ figures with those in 2015/16 there was:

- 4% decrease in eviction by parents
- 53% decrease in eviction by relatives or friends
- 33% decrease in domestic violence
- 44% decrease in loss of private rented accommodation
 - 36% decrease due to termination of assured shorthold tenancy
 - 39% increase due to other reasons for loss of rented accommodation
 - 100% decrease due to rent arrears

Brighton & Hove
Reason for Homelessness
(accepted households)



Source: P1E & BHCC monitoring

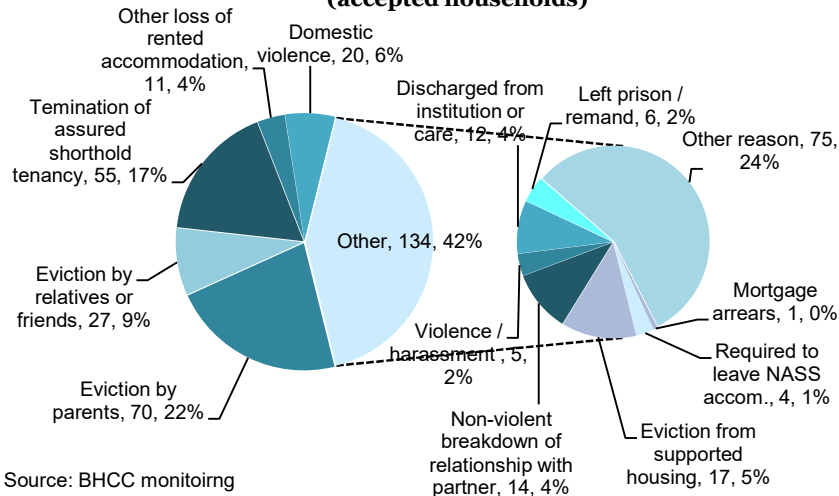
The chart shows the percentage breakdown of reasons for homelessness of households who were accepted homeless in 2019/20.

Over half of all homelessness was as a result of two prime causes:

Eviction by parents, relatives or friends accounts for 30.6% of all homelessness (22.1% parents and 8.5% relatives or friends)

Loss of private rented accommodation accounts for 20.9% of all homelessness (17.4% termination of assured shorthold tenancy and 3.5% other loss of rented)

Brighton & Hove
Reason for Homelessness 2019/20
(accepted households)



Source: BHCC monitoring

Reason for Homelessness	2015/16	2016/17	2017/18	2018/19	2019/20
Eviction by parents	73	67	89	58	70
Eviction by relatives or friends	58	43	62	23	27
Termination of AST ⁷	86	102	86	49	55
Other loss of rented accommodation	18	20	31	9	11
Domestic Violence	30	34	47	29	20
Non-violent breakdown with partner	22	21	28	24	14
Other	115	127	149	91	120
	402	414	492	283	317

Source: P1E & BHCC monitoring

⁶ The new duties on councils introduced in the Homeless Reduction Act 2018 have continued to impact the number of homeless decisions and acceptances

⁷ AST = assured short-hold tenancy

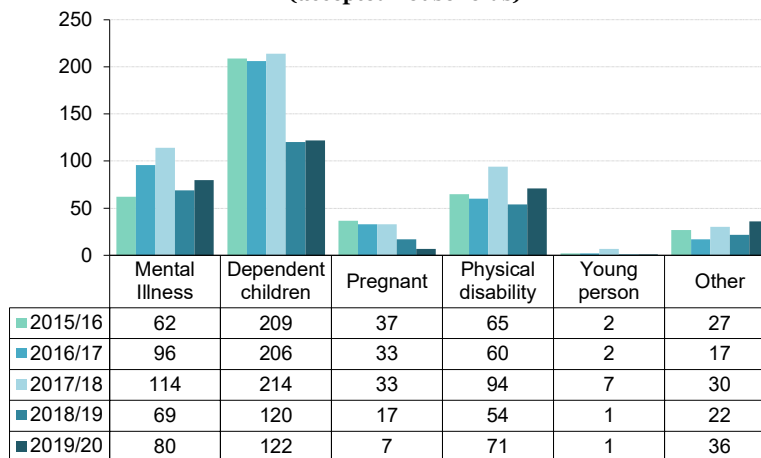
Reason for priority need in Brighton & Hove

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

Comparing the 2019/20⁸ figures with those in 2015/16 there was:

- 42% decrease amongst families with dependent children
- 19% increase amongst people suffering with mental health issues
- 81% decrease in the number of pregnant women
- 9% increase in the number of people with physical disability
- 50% difference in the number of young people accepted homeless

Brighton & Hove
Reason for Priority Need
(accepted households)



Source: BHCC monitoring

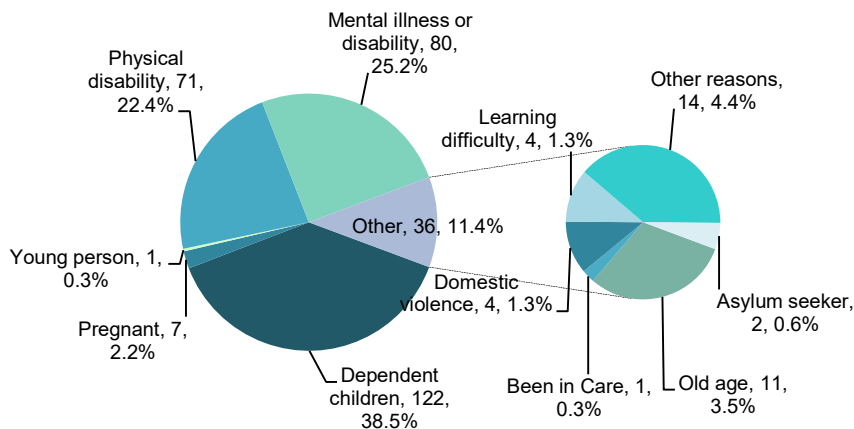
The chart shows the percentage breakdown of reason for priority need of households who were accepted homeless in 2019/20.

Over 40% of those accepted as homeless were due to the households having **dependent children or being pregnant**; (38.5% having dependent children and 2.2% being pregnant)

1 in 4 of those accepted was due **mental illness**, 25.2%.

1 in 4 of those accepted were due to **physical disability**, 22.4%

Brighton & Hove
Reason for Priority Need 2019/20
(accepted households)



Source: BHCC monitoring

Reason for Priority Need	2015/16	2016/17	2017/18	2018/19	2019/20
Mental illness	62	96	114	69	80
Dependent children	209	206	214	120	122
Pregnant	37	33	33	17	7
Physical disability	65	60	94	54	71
Young person	2	2	7	1	1
Old Age	7	3	7	6	11
Other	20	14	12	16	25
Total	402	414	481	283	317

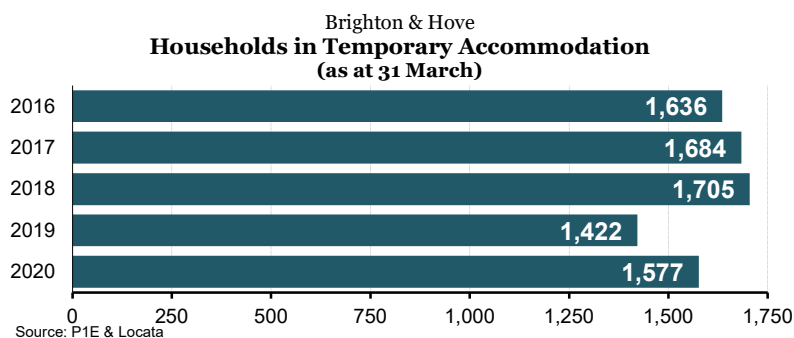
Source: P1E & BHCC monitoring

⁸ The new duties on councils introduced in the Homeless Reduction Act 2018 continue to impact the number of homeless decisions and acceptances

Households in Temporary Accommodation

On 31 March 2020, there was 1,577 households in Temporary Accommodation (TA).

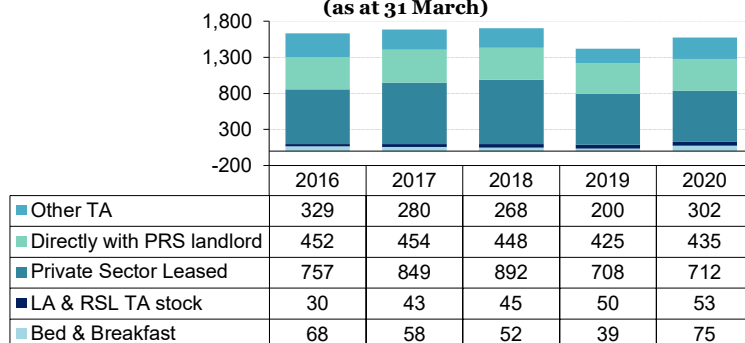
When comparing 31 March 2020 to 31 March 2016, there was 4% fewer households in TA



The chart shows the number of households by accommodation type. On 31 March 2020 households were in:

- 712 (45.1%) in private sector leased accommodation
- 435 (27.6%) in accommodation directly acquired from PRS landlord
- 53 (3.4%) in social housing TA stock
- 75 (4.8%) were in B&B
- 302 (19.2%) were in other TA broken down as:
 - 231 in self-contained Annexes
 - 71 in other accommodation

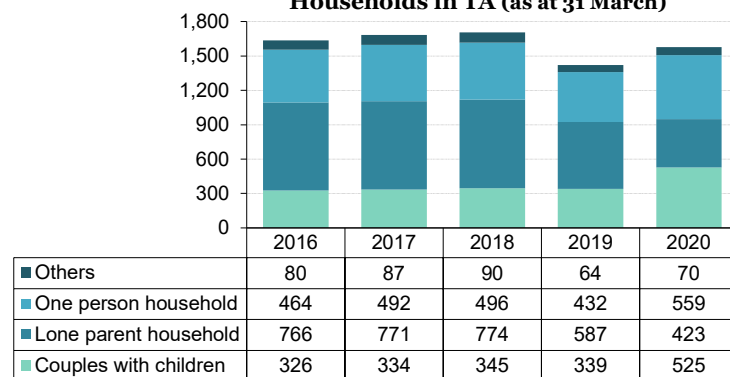
Brighton & Hove
Households in Temporary Accommodation (as at 31 March)



Of the 1,577 households in TA on 31 March 2020:

- 525 (33.3%) were couples with dependent children
- 423 (26.8%) were lone parent households
 - 388 (24.6%) female
 - 35 (2.2%) male
- 559 (35.5%) were single person households
 - 386 (24.5%) male
 - 173 (11.0%) were female

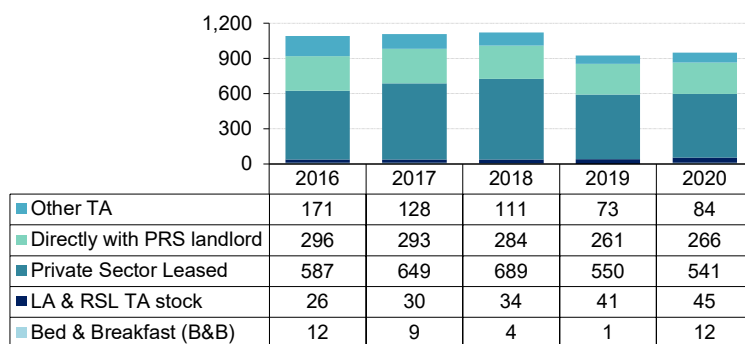
Brighton & Hove
Households in TA (as at 31 March)



On 31 March 2020, 948 families with dependent children and/or pregnant women were in TA. The council's priority is to ensure families with children and/or pregnant women are not placed in B&Bs unless it is an emergency:

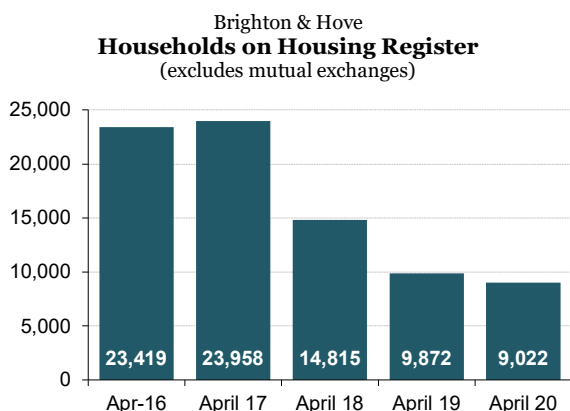
- 541 (57.1%) in private sector leased accommodation
- 266 (28.1%) in accommodation directly acquired from PRS landlord
- 45 (4.6%) in social housing TA stock
- 12 (1.3%) were in B&B
- 84 (8.9%) were in other TA, all self-contained Annexes

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

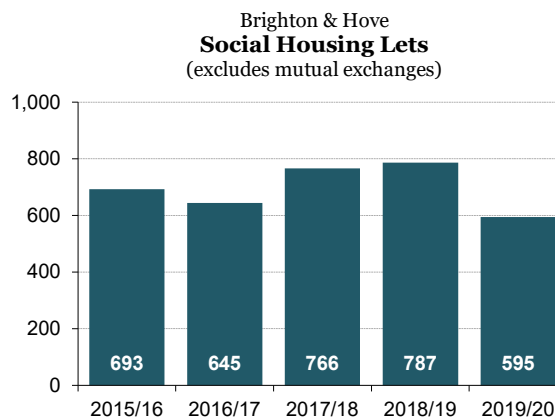


Homemove: Demand and supply for social housing

At the beginning of April 2020 there were 9,022 households on the housing register, an annual decrease of 9% and 61% less than in April 2016. In 2019/20, 595 homes were let; an annual decrease of 24% and 14% less than in 2015/16. 474 (80%) of the homes let were council homes and 121 (20%) were Registered Provider homes.⁹



Source: Locata



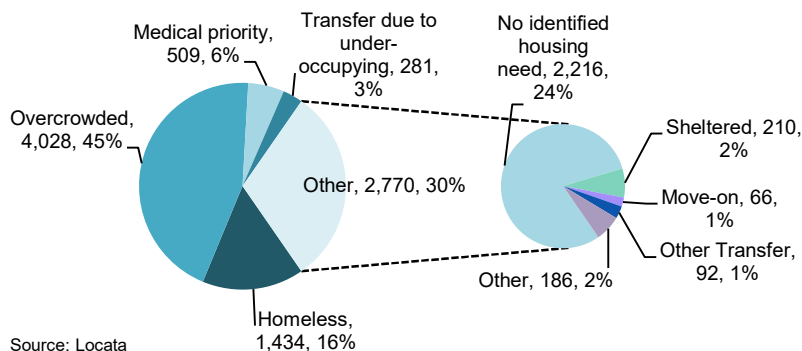
Source: Locata

Housing Register by Band Reason

The chart shows the households on the housing register on the 1 April 2020 by reason of banding.

- 6% had a medical priority
- 45% were overcrowded (1,600 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 2,224 lacking 1 bedroom, 200 lacking 2 or more bedrooms and 4 statutory overcrowded)
- 3% were under-occupying
- Homelessness households accounted for 16% of the register

Brighton & Hove Households on Housing Register by Housing Need at 1 April 2020



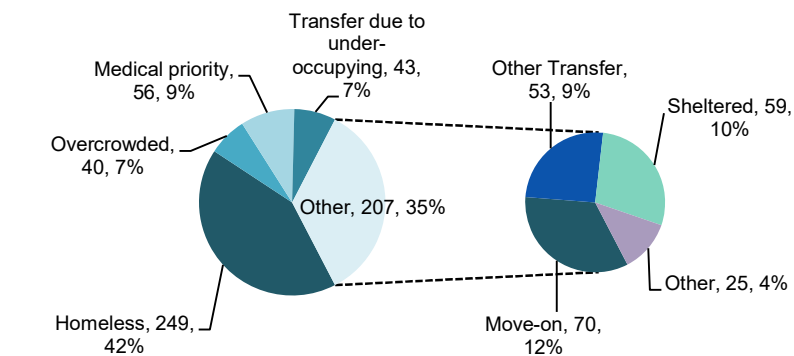
Source: Locata

Lets by Band Reason

The chart shows lets to households from 1 April 2019 to 31 March 2020 by reason of banding.

- 9% of lets were to households with a medical priority
- 7% were to overcrowded households (2 in unsatisfactory housing due to overcrowding or lacking/sharing facilities, 31 lacking 1 bedroom, 7 lacking 2 or more bedrooms and 0 statutory overcrowded)
- 7% were to households transferring to smaller homes
- 42% were to homeless households

Brighton & Hove Lets to Social Housing by Housing Need 2019/20



Source: Locata

⁹ The reduction in the number of households on the housing register is due to the updating of the council's Allocation Policy in 2017. 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.

Homemove: Demand and supply for social housing

Housing Register: The table below shows the number of households on housing register over the past 5 years broken down by existing tenants transferring (Transfer) and households new to social housing (Homeseeker)

Households on the Joint Housing Register										
	April 2016		April 2017		April 2018		April 2019		April 2020	
Homeseeker	19,953	85%	20,560	86%	11,943	81%	8,000	81%	7,458	83%
Transfer	3,466	15%	3,398	14%	2,872	19%	1,872	19%	1,564	17%
Total	23,419		23,958		14,815		9,872		9,022	

Lets: The table below shows the number of homes let over the past 5 years broken down by existing tenants transferring (Transfer) and households new to social housing (Homeseeker)¹⁰

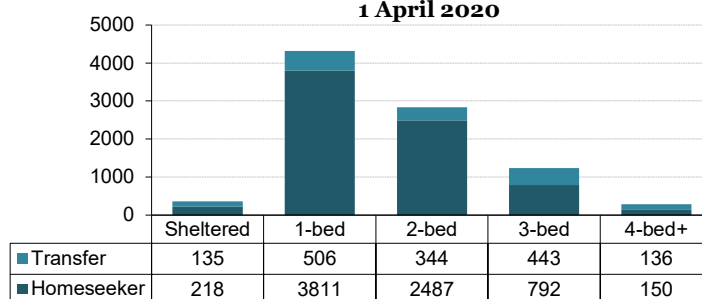
Lets by Housing List										
	2015/16		2016/17		2017/18		2018/19		2019/20	
Homeseeker	471	68%	460	71%	553	72%	582	74%	454	76%
Transfer	222	32%	185	29%	213	28%	205	26%	141	24%
Total	848		645		766		787		595	

The chart shows a breakdown of households on the housing register on 1 April 2020 by the Housing List.

	Homeseeker	Transfer
Sheltered	62%	38%
Studio/1-bed	88%	12%
2-bed	88%	12%
3-bed	64%	36%
4-bed+	52%	48%
Overall	83%	17%

Source: Locata

Brighton & Hove
Households on Joint Housing Register
1 April 2020

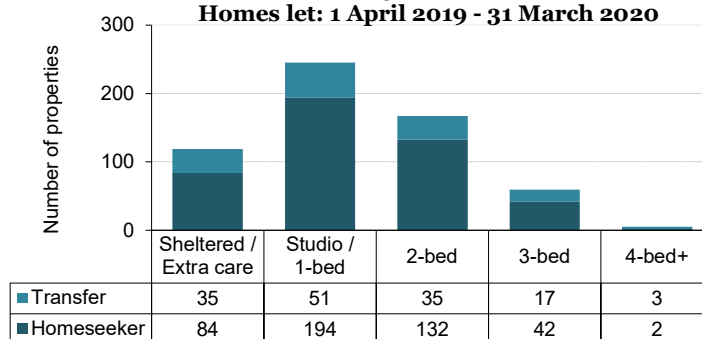


The chart shows a breakdown of homes let during 2019/20 by the Housing List.

	Homeseeker	Transfer
Sheltered ¹¹	71%	29%
Studio/1-bed	79%	21%
2-bed	79%	21%
3-bed	71%	29%
4-bed+	40%	60%
Overall	76%	24%

Source: Locata

Brighton & Hove
Homes let: 1 April 2019 - 31 March 2020



The tables show the number of years¹² households who were housed during 2019/20 had been on the housing register by property size and by banding

Waiting	Number of years on housing register					
	Sheltered ¹³	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.1	0.1	0.1	0.1	0.2	0.5
Average	1.7	2.0	2.5	3.8	5.4	2.8
Longest	15.0	9.3	12.9	15.2	14.9	5.9

At 26 days, a household in Band C waited the shortest amount of time on the housing register to be re-housed into a sheltered 1-bed flat

Waiting	Number of years on housing register			
	Band A	Band B	Band C	Band D
Shortest	0.1	0.1	0.1	-
Average	1.9	1.9	4.0	-
Longest	16.1	7.3	17.0	-

¹⁰ The figures include lets to both local authority and registered provider housing

¹¹ Includes sheltered and extra care homes (Transfer 35 sheltered. Homeseeker 77 sheltered and 7 extra care)

¹² 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.

¹³ Includes sheltered and extra care homes

Homemove: Demand and supply: Households in bands A & B

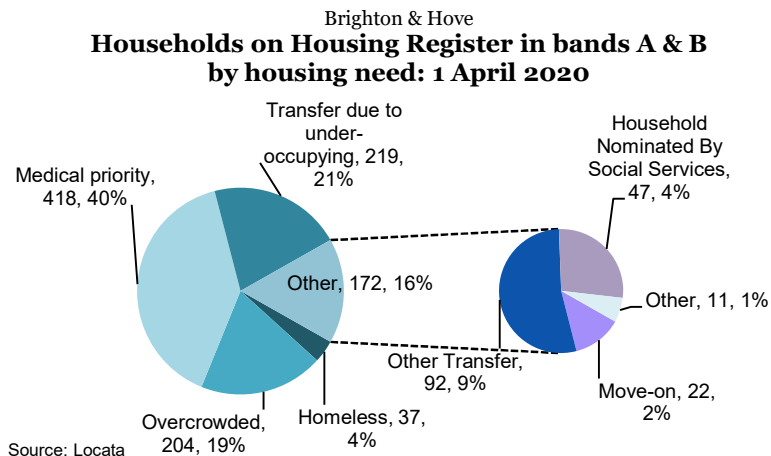
Households in bands A and B are households in the most need of housing/re-housing. Households in band A are identified as being in urgent need to move and those in band B as being high priority to move.

Housing Register by Band Reason:

The chart shows the households on the housing register in bands A and B on the 1 April 2020 by band reason.

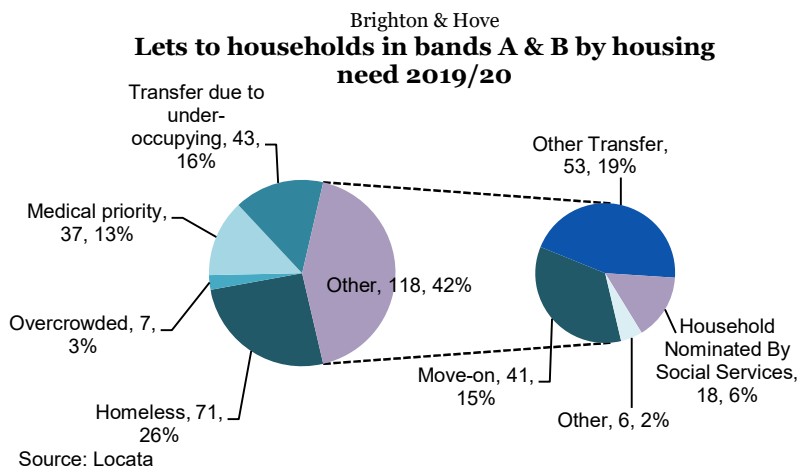
There were 1,050 households on the housing register in bands A and B:

- 40% had a medical priority
- 19% were overcrowded (200 lacking 2 or more bedrooms and 4 statutory overcrowded)
- 21% were under-occupying
- 4% were households accepted as homeless and in priority need



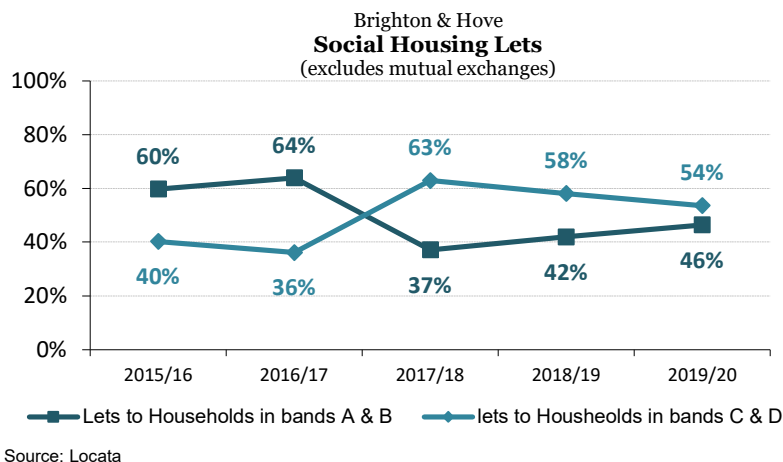
Lets by Band Reason: The chart shows the number of lets to households in bands A and B from 1 April 2019 to 31 March 2020 by band reason. During the year 276 homes were let to households from bands A and B

- 13% of the lets were to households with medical priority
- 3% were to households needing a larger home (7 lacking 2 or more bedrooms)
- 16% were to households needing a smaller home
- 26% were to households accepted as homeless and in priority need



Percentage of Lets: The chart shows a percentage split between lets¹⁴ to households in bands A and B and households in bands C and D.

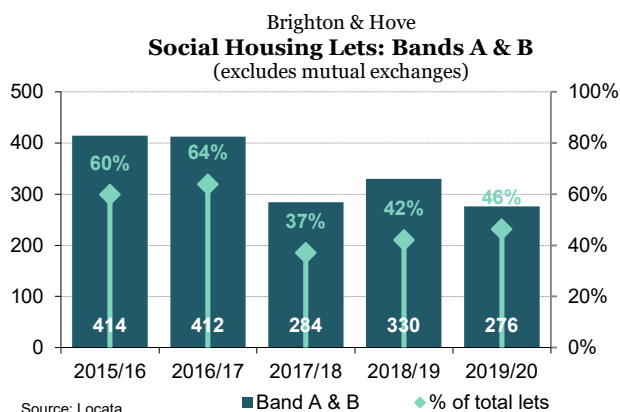
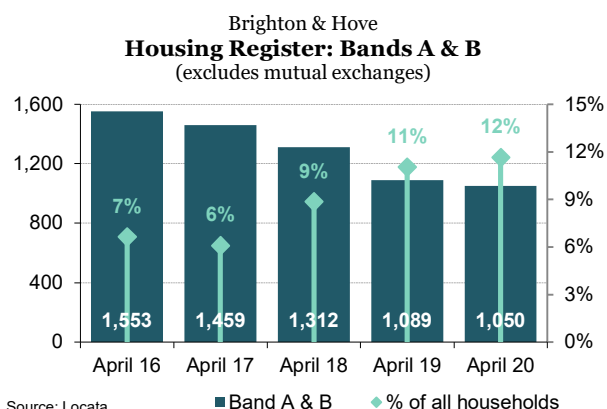
In 2019/20 a total of 276 (46%) available social homes were let to households in bands A and B compared to 319 (54%) available social homes let to households in bands C; there were no lets to band D. 178 (56%) of lets to households in band C were to homeless households.



¹⁴ The figures include lets to both local authority and registered provider housing.

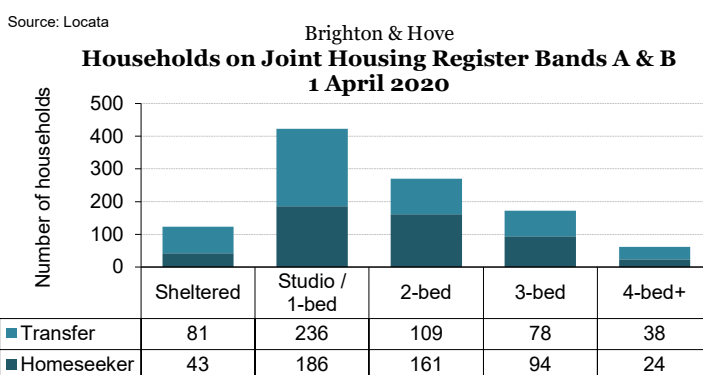
Homemove: Demand and supply: Households in bands A & B

A total of 1,050 households were on the housing register in bands A and B at 1 April 2020; an annual decrease of 4%. A total of 276 homes were let to households in bands A and B during 2019/20; an annual decrease of 16%.



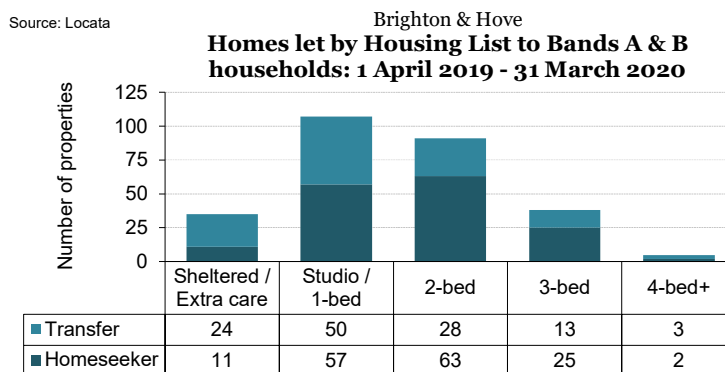
The chart shows a breakdown of households on the housing register in bands A and B on 1 April 2020 by the Housing List.

	Homeseeker	Transfer
Sheltered	35%	65%
Studio/1-bed	44%	56%
2-bed	60%	40%
3-bed	55%	45%
4-bed+	39%	61%
Overall	48%	52%



The chart shows a breakdown of lettings in 2019/20 to households in bands A and B by the Housing List.

	Homeseeker	Transfer
Sheltered ¹⁵	31%	69%
Studio/1-bed	53%	47%
2-bed	69%	31%
3-bed	66%	34%
4-bed+	40%	60%
Overall	57%	43%



The table shows the number of years¹⁶ those households in bands A & B that were re-housed during 2019/20 had been on the housing register.

	Number of years on housing register: Band A & B						
Waiting	Sheltered ¹⁷	Studio	1-bed	2-bed	3-bed	4-bed+	
Shortest	0.1	0.2	0.1	0.1	0.2	0.5	
Average	1.8	0.8	1.4	2.4	4.1	2.8	
Longest	13.8	1.8	8.7	15.2	11.9	5.9	

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)				
	2015/16	2016/17	2017/18	2018/19	2019/20
Sheltered & Extra care	13.9	11.2	13.0	11.4	18.2
Studio & 1-bed	18.6	18.2	12.7	16.7	16.7
2-bed	21.8	24.3	17.0	19.4	20.1
3-bed	24.6	28.8	13.2	20.5	15.6
4-bed +	8.2	6.7	9.1	13.7	5.6

¹⁵ Includes sheltered and extra care homes (Transfer 24 sheltered. Homeseeker 9 sheltered and 2 extra care)

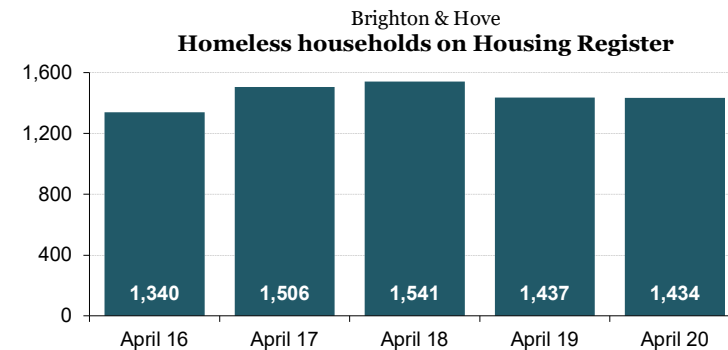
¹⁶ As households 'bid' for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register

¹⁷ 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.

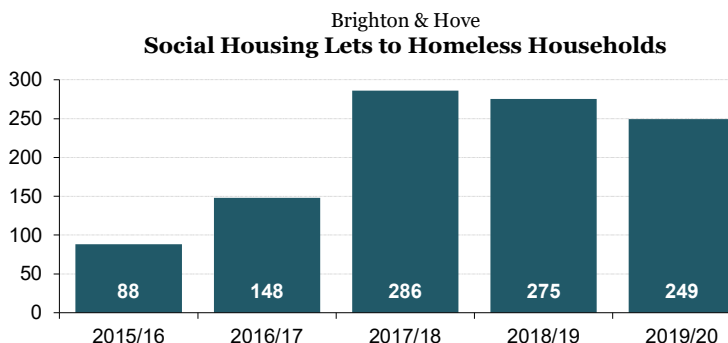
This year has seen 0.2% decrease in the number of homeless households on the housing register and they make up a small percentage of the total number of households on the housing register. In April 2020 it represented 16% of all households



Source: Locata

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

This year has seen 9% decrease in lets to homeless households when compared to 2018/19 and represents 42% of all the 595 homes let during the year.

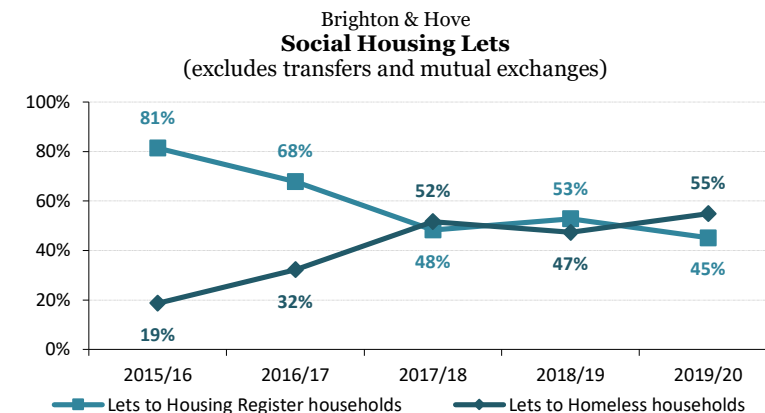


Source: Locata

Percentage of lets: The chart shows a percentage split between the 454 new lets (excludes 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.

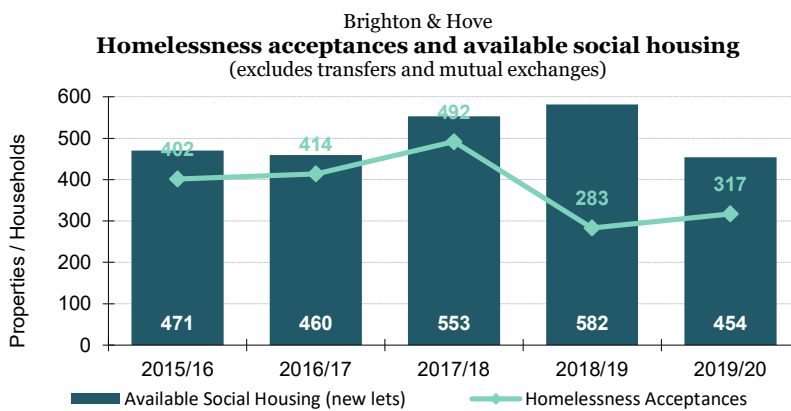
In 2019/20, 55% of the new lets were to homeless compared to 47% in the previous year.



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 five years.

In 2019/20 the number of households accepted homeless¹⁸ was lower than the number of 'new lets' available.



Source: P1E & Locata

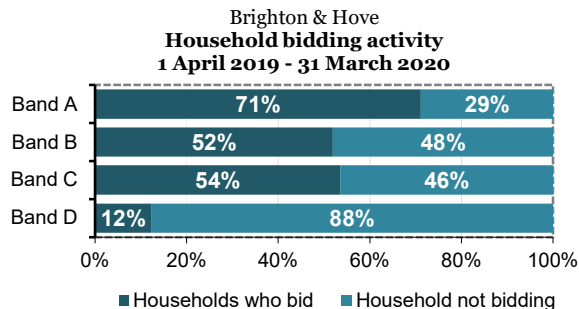
¹⁸ The new duties on councils introduced in the Homeless Reduction Act 2018 continue to impact the number of homelessness acceptances

Homemove: Current demand and supply for social housing

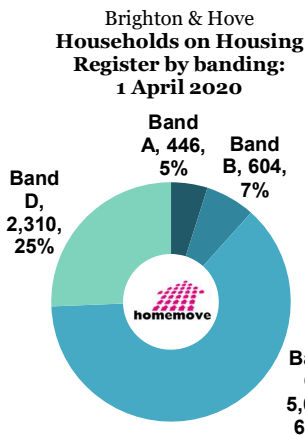
Household Bidding Activity: Between 1 April 2019 and 31 March 2020 a total of 14,036 households were on the housing register either for a period of time or for the whole duration of the year.

The chart shows the bidding activity of households in each band who bid during the year; 71% in band A bid, 52% in band B, 54% in band C and 12% in band D.

During 2019/20, a total of 57,683 bids were made on the 807 properties advertised and 595 properties were let.

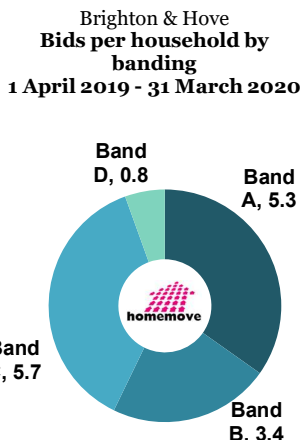


By Banding



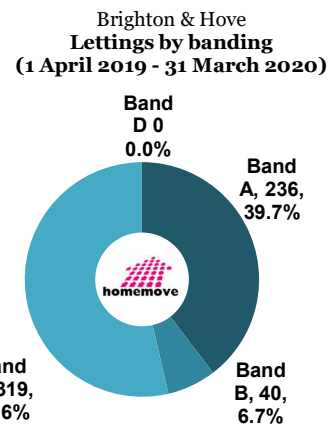
Source: Locata

The majority of households on the housing register are in band C. band A makes up 5% of the register.



Source: Locata

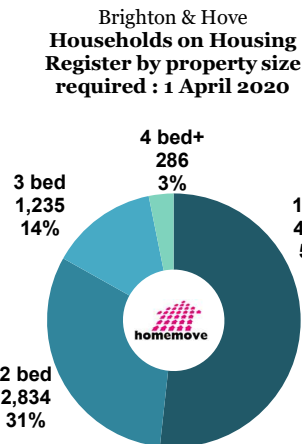
Households in band C made the most bids during 2019/20, an average of 5.7 each.



Source: Locata

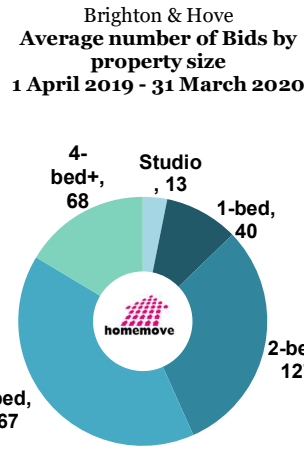
Over half of homes went to those in band C, of which 178 (56%) were homeless households.

By Property Size



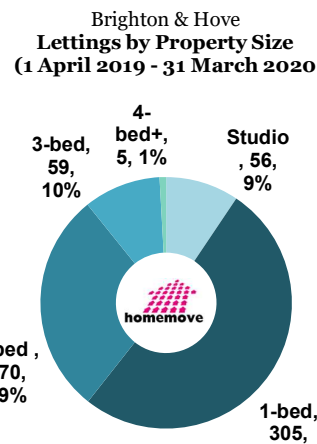
Source: Locata

83% of the housing register comprised of households looking for 1 or 2 bed homes.



Source: Locata

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



Source: Locata

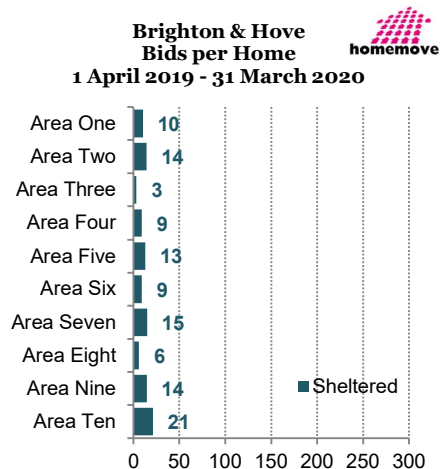
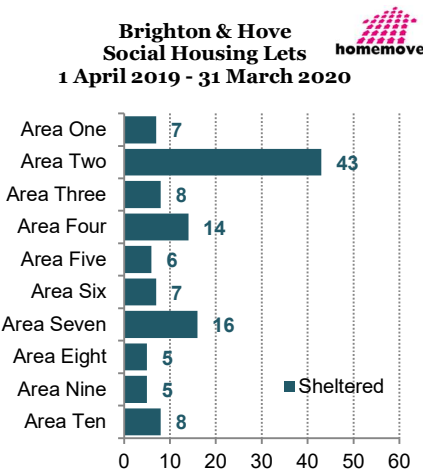
Over half of all homes let were 1-bed properties.

Homemove: Demand & supply by area & property type

Sheltered Housing

In total 119 homes were let (112x sheltered and 7x extra care). A total of 1,488 bids were made giving an average of 13 bids per home let.

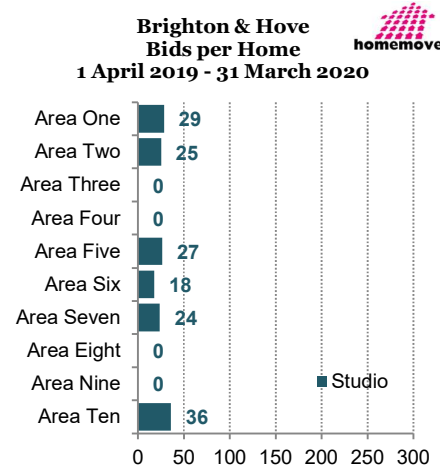
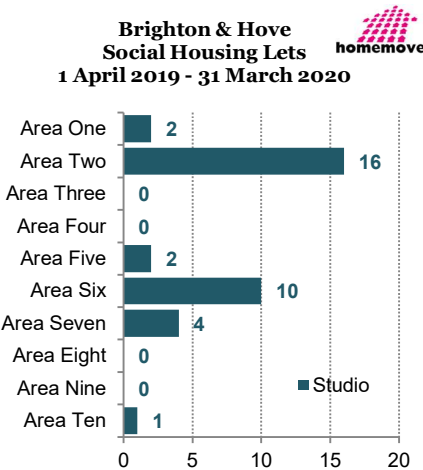
- 20x studio flats, 1x studio bungalow, 1x 1-bed bungalow, 94x 1-bed flats and 3x 2-bed flat
- 1-bed flat in Area Two received the most bids (60 bids)
- 25% of the properties available received less than 5 bids each



Studio Homes

In total 1x bungalow and 35x flats were let and a total of 824 bids were made giving an average of 24 bids per studio let.

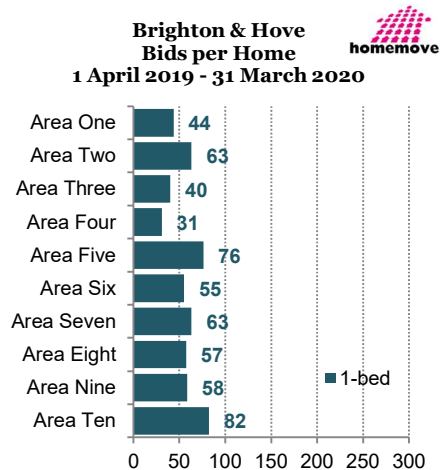
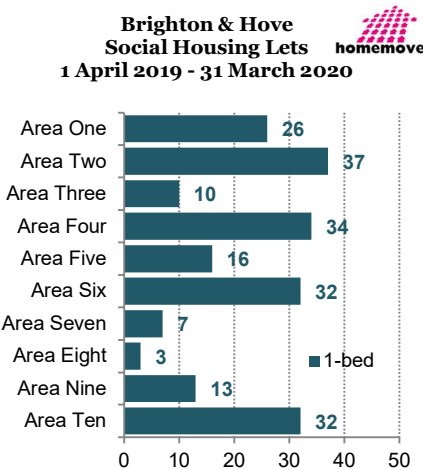
- The property receiving the highest number of bids was a flat in Area Seven (50 bids)
- The property receiving the lowest number of bids was a flat in Area Six (1 bid)



1 Bed Homes

In total 11,917 bids were made for a total of 210 1-bed homes let (2x bungalows, 4x maisonettes) and 204x flats giving an average of 57 bids per property.

- The property receiving the highest number of bids was a flat in Area Ten (168 bids)
- The properties receiving the lowest number of bids was a flat in Area Four and flat in Area 3 (1 bid)
- Average bids were: flat 56, bungalow 126 and maisonette 50.



City Areas

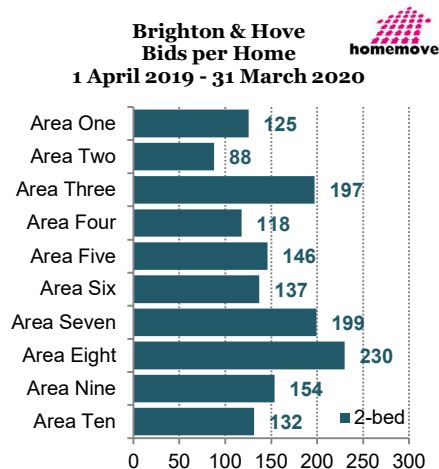
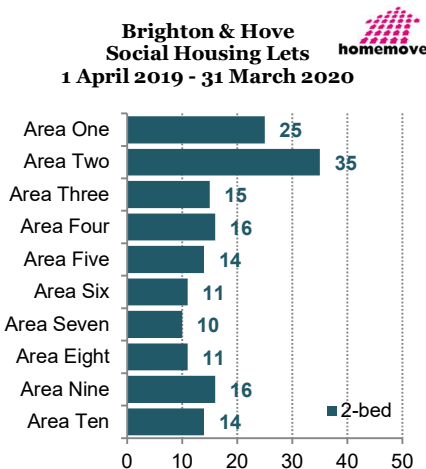
- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecoomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll
- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Stanford / Withdean
- Area Eight Rottingdean Coastal / 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 167 2-bed homes were let (122x flats, 3x maisonettes and 42x houses) with a total of 23,427 bids made giving an average of 140 bids per home

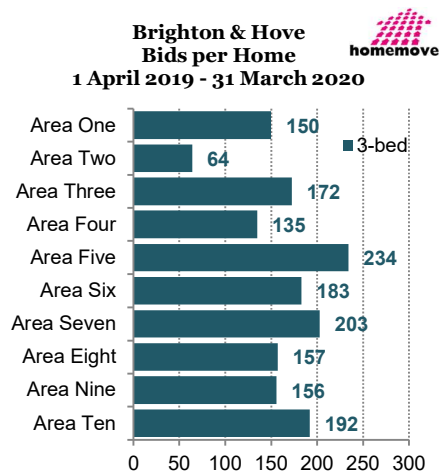
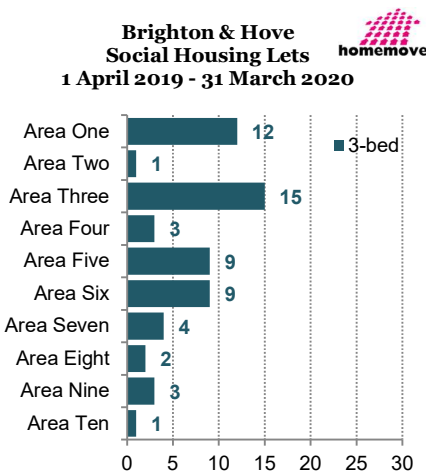
- A house in Area Three received the highest number of bids (375 bids) and a flat in Area Six and a flat in Area Two both received the least (2 bids)
- Average bids were: flat 99, maisonette 112 and house 262



3 Bed Homes

In total 59 3-bed homes were let (1x bungalow, 7x flats, 47x houses and 4x maisonettes) with a total of 10,390 bids made making an average of 176 bids per property.

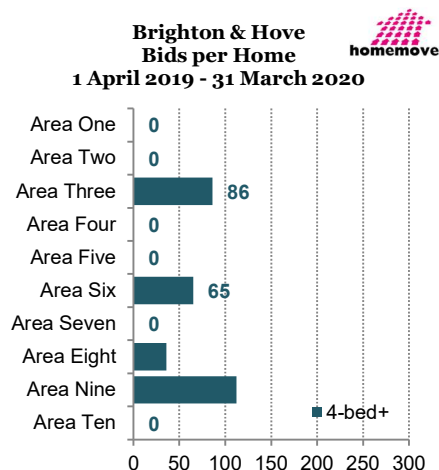
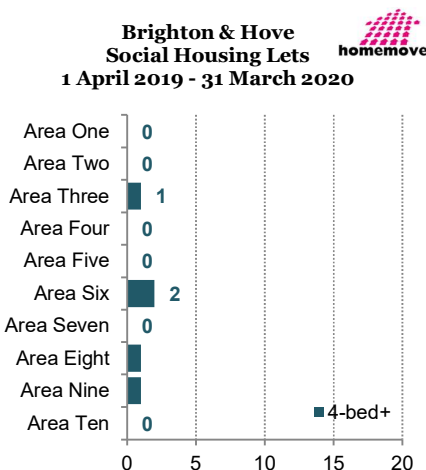
- The property receiving the highest number of bids was a house in Area Five (349 bids) and the least was a flat in Area Three (48 bids)
- Average bids were: flat 88, house 194, bungalow 187 and maisonette 120



4 Bed+ Homes

There were 5 4-bed+ homes let (4x 4-bed houses and 1x 5-bed flat) with total of 364 bids made making an average of 73 bids per property.

- The property receiving the highest number of bids was a 4-bed house in Area Nine (112 bids) and the least was a 4-bed house in Area Eight (36 bids)
- Average bids were: flat 41 and house 81



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

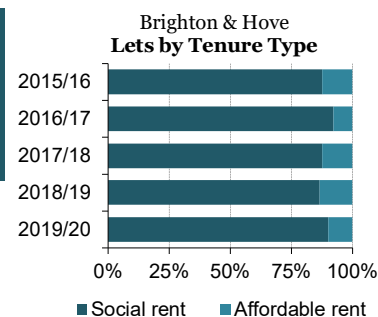
Average rents of homes let

The table shows the average rents for homes let during 2019/20 broken down by property size and tenure type. 90% (536) of the homes let were for social rent and 10% (59) were for affordable rent. The overall average rent for homes let for social rent was £81.32 per week and for affordable rent was £148.82 per week.

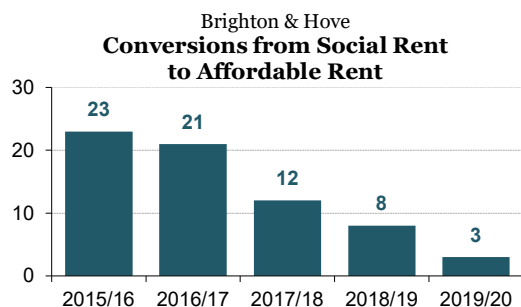
Brighton & Hove Average weekly rent: 2019/20						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent
Sheltered/Extra care	119	£81.67	112	£79.21	7	£120.89
Studio	35	£66.42	33	£65.18	2	£86.80
1-bed	210	£82.96	185	£74.44	25	£146.04
2-bed	167	£97.32	146	£87.46	21	£165.86
3-bed	59	£102.99	56	£99.31	3	£171.81
4-bed+	5	£114.37	4	£115.17	1	£111.19
All	595	£88.01	536	£81.32	59	£148.82

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

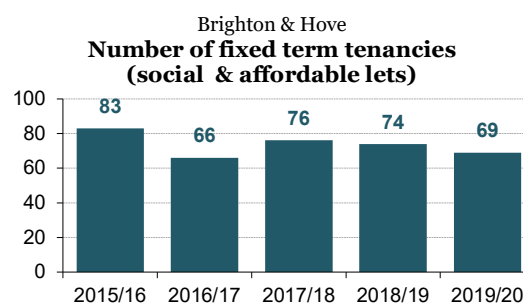
Brighton & Hove Average weekly rent						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent
2015/16	693	£94.00	607	£83.53	86	£167.87
2016/17	645	£91.01	595	£83.66	50	£178.48
2017/18	766	£95.17	671	£85.39	95	£164.28
2018/19	787	£97.72	681	£84.73	106	£181.12
2019/20	595	£88.01	536	£81.32	59	£148.82



The chart below shows the number of homes converted from social rent to affordable over the past 5 years. In 2019/20 the number of conversions represented 0.5% of the total lets.



The chart below shows the number of homes let over the past 5 years on a fixed term tenancy. In 2019/20 the number of properties let on a fixed term tenancy represented 12% of the total lets.

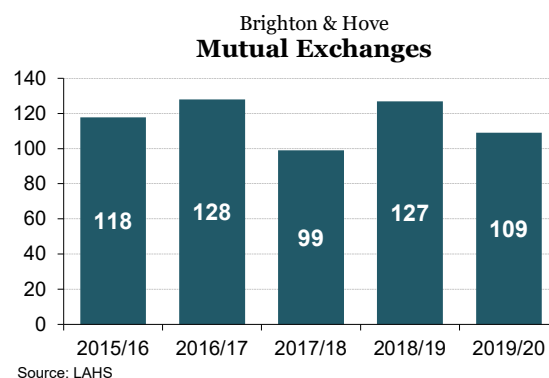


Mutual exchanges

The chart shows the number of social housing tenants that have moved over the last 5 years by swapping their home through a mutual exchange.

In 2019/20 a total of 109 tenants moved by mutual exchange; 85 (78%) were tenants moving within the area and 24 (22%) were tenants moving from another area to the city.

	2015/16	2016/17	2017/18	2018/19	2019/20
Within area	99	121	95	115	85
Into area	19	7	4	12	24
Total	118	128	99	127	109



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