

Brighton & Hove  
**Private Sector Rent and  
Local Housing Allowance  
Comparison Report**  
15 September 2016

Private sector homes advertised to rent in Brighton & Hove  
at rightmove.co.uk on 15 September 2016 within LHA limits (out of 708 advertised)

	Studio	1-Bed	2-Bed	3-Bed	4-Bed
Single People under 35 and other sharers			0	0	4
Single People over 34	12	2			
Couples without children		2			
Families with children			0	0	4

## Rent and Local Housing Allowance Comparison

The Council's Assessment of Affordable Housing Need Report 2012<sup>1</sup> identified that almost 88,000 Brighton & Hove households (72%) can not afford market housing without spending a disproportionate level of their income on housing or some form of subsidy.

This report is a snapshot of the number of private rented homes available on the rightmove.co.uk website in Brighton & Hove and neighbouring areas to identify how many of these are affordable to those on the housing benefit Local Housing Allowance (LHA).

The LHA was originally set to reflect the average cost of renting different sized homes, the 50<sup>th</sup> percentile. In 2011 this was reduced to the 30<sup>th</sup> percentile which meant that 3 in 10 properties should fall within the LHA rate. Since 2011 the LHA rate has been increasing below the rate of inflation with rents increasing above the rate of inflation causing the gap between rents and housing benefit to widen. This is making it increasingly difficult for those on low incomes to find affordable housing within the city boundary of Brighton & Hove and they may need to consider moving along the coast where homes are more affordable.

LHA rates are fixed across Broad Rental Market Areas (BRMA). The Brighton & Hove area extends along the coast from Shoreham to Newhaven and north to Lewes. All those within this area are able to claim up to the same LHA Allowance rate.

Over the year we review around 10,000 homes to rent in the Brighton & Hove BRMA listed on rightmove.co.uk plus around 4,000 more homes in neighbouring areas. Whilst this report does not cover the whole rental market, for example, the majority of homes are already let and many properties are let quickly through agents or by word of mouth, it is a useful indicator of the market.



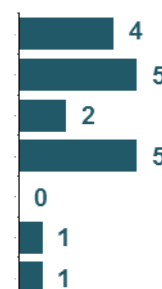
For those on full housing benefit wanting to live in **Brighton & Hove**:

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

<sup>1</sup> Assessment of Affordable Housing Need Report 2012: [www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment\\_of\\_Affordable\\_Housing\\_Need.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf)  
Rent and Local Housing Allowance Comparison

## Single People Under 35 and Others Sharing

2-4 bed Homes for Rent	Total	Homes within LHA limit			Number	Percent
		2 bed	3 bed	4 bed		
Brighton & Hove	499	0	0	4	4	1%
Worthing & Lancing	148	0	5	0	5	3%
Shoreham & Southwick	25	0	2	0	2	8%
Saltdean to Newhaven	40	0	1	4	5	13%
Lewes	31	0	0	0	0	0%
Burgess Hill & Hassocks	43	0	1	0	1	2%
Seaford	28	0	0	1	1	4%
<b>Total</b>	<b>814</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>18</b>	<b>2%</b>



Those aged under 35 or other house-sharers receive a single room allowance which is smaller than the amount given to those eligible for the 1-bed home rate. These people are expected to live in shared housing.

Overall, of the 814 larger 2-4 bed homes available to rent, 18 (2%) were within LHA limits.

- **2 bed homes:** Our analysis found 0 affordable 2-bed home for two people sharing
- **3 bed homes:** Our analysis found 9 affordable 3-bed homes for three people sharing mainly located in Worthing & Lancing
- **4 bed homes:** Our analysis found 9 affordable 4-bed homes for four people sharing, located mainly in Worthing & Lancing, Saltdean to Newhaven and Brighton & Hove

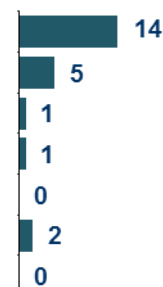
### Looking to live in Brighton & Hove?

**Single People under 35 and other sharers** on full Housing Benefit would find 4 affordable homes:

- 0 of the 2-bed homes
- 0 of the 3-bed homes
- 4 of the 4-bed homes

## Single People Over 34

Studio & 1 bed homes for Rent	Total	Homes in LHA limit			Number	Percent
		Studio	1 bed			
Brighton & Hove	209	12	2	14	7%	
Worthing & Lancing	53	2	3	5	9%	
Shoreham & Southwick	4	1	0	1	25%	
Saltdean to Newhaven	10	0	1	1	10%	
Lewes	5	0	0	0	0%	
Burgess Hill & Hassocks	9	1	1	2	22%	
Seaford	9	0	0	0	0%	
<b>Total</b>	<b>299</b>	<b>16</b>	<b>7</b>	<b>23</b>	<b>8%</b>	



It is assumed that single people over 34 on local housing allowance would live in studio or 1-bed homes.

Overall, of the 299 studio and 1 bed homes available to rent, 23 (8%) were within LHA limits.

- **Studio Flats:** 16 were within LHA limits, mainly located in Brighton & Hove
- **1 bed homes:** 7 were within LHA limits mainly located in Worthing & Lancing and Brighton & Hove

### Looking to live in Brighton & Hove?

**Single People over 34** on full Housing Benefit would find 14 affordable homes:

- 12 of the studio homes
- 2 of the 1-bed homes

## Couples (no children)

1 bed Homes for Rent	Total	Homes within LHA limit	
		Number	Percent
Brighton & Hove	169	2	1%
Worthing & Lancing	37	3	8%
Shoreham & Southwick	2	0	0%
Saltdean to Newhaven	9	1	11%
Lewes	5	0	0%
Burgess Hill & Hassocks	8	1	13%
Seaford	9	0	0%
<b>Total</b>	<b>239</b>	<b>7</b>	<b>3%</b>

It is assumed that couples with no children on local housing allowance would live in 1-bed homes.

Overall, of the 239 1 bed homes available to rent, 7 (3%) were within LHA limits.

- **1 bed homes:** 7 of the 1-bed properties advertised were within LHA limits. They were located mainly in Worthing & Lancing
- **Studio Flats:** If a couple on LHA wish to expand their choice and cannot access work they may have to consider studio flats as there were an extra 16 of these available within LHA limits, 12 within Brighton & Hove (see Single People over 34)

### Looking to live in Brighton & Hove?

**Couples without children** on full Housing Benefit would find 2 affordable homes (but would have greater choice if they considered renting a studio)

## Families with Children

2-4 bed Homes for Rent	Total	Homes in LHA limit				
		2 bed	3 bed	4 bed	Number	Percent
Brighton & Hove	499	0	0	4	4	1%
Worthing & Lancing	148	0	0	0	0	0%
Shoreham & Southwick	25	0	0	0	0	0%
Saltdean to Newhaven	40	3	0	4	7	18%
Lewes	31	1	0	0	1	3%
Burgess Hill & Hassocks	43	1	1	0	2	5%
Seaford	28	0	0	1	1	4%
<b>Total</b>	<b>814</b>	<b>5</b>	<b>1</b>	<b>9</b>	<b>15</b>	<b>2%</b>

Overall, of the 814 larger 2-4 bed homes available to rent, 15 (2%) were within LHA limits.

- **2 bed homes:** 5 homes were found to be within LHA rates located mainly in Saltdean to Newhaven
- **3 bed homes:** 1 home was found to be within LHA rates located in Burgess Hill & Hassocks
- **4 bed homes:** 9 homes were found to be within LHA rates located mainly in Brighton & Hove and Saltdean to Newhaven

### Looking to live in Brighton & Hove?

**Families with children** on full Housing Benefit would find 4 family homes falling within the LHA rate:

- 0 of the 2-bed homes
- 0 of the 3-bed homes
- 4 of the 4-bed homes

# Rents and Local Housing Allowance Comparisons

## Single People Under 35 and Others Sharing

\* LHA total assumes each bedroom occupied by someone on Single Room Rate

Burgess Hill & Hassocks	2 bed	3 bed	4 bed
Average Rent (£/mth)	£969	£1,361	£1,732
Properties Advertised (#)	24	16	3
Local Housing Allowance* (£/mth)	£690	£1,035	£1,380
Properties within LHA Rate (%)	0%	6%	0%
Properties within LHA Rate (#)	0	1	0

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,083	£1,335	£2,330
Properties Advertised (#)	12	9	10
Local Housing Allowance* (£/mth)	£716	£1,074	£1,432
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,357	£1,765	£1,959
Properties Advertised (#)	324	113	62
Local Housing Allowance* (£/mth)	£716	£1,074	£1,432
Properties within LHA Rate (%)	0%	0%	6%
Properties within LHA Rate (#)	0	0	4

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,074	£1,205	£1,600
Properties Advertised (#)	14	10	1
Local Housing Allowance* (£/mth)	£716	£1,074	£1,432
Properties within LHA Rate (%)	0%	20%	0%
Properties within LHA Rate (#)	0	2	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£854	£1,147	£995
Properties Advertised (#)	16	11	1
Local Housing Allowance* (£/mth)	£580	£870	£1,160
Properties within LHA Rate (%)	0%	0%	100%
Properties within LHA Rate (#)	0	0	1

Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£960	£1,159	£1,780
Properties Advertised (#)	80	54	14
Local Housing Allowance* (£/mth)	£600	£900	£1,200
Properties within LHA Rate (%)	0%	9%	0%
Properties within LHA Rate (#)	0	5	0

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£960	£1,316	£1,657
Properties Advertised (#)	17	16	7
Local Housing Allowance* (£/mth)	£716	£1,074	£1,432
Properties within LHA Rate (%)	0%	6%	57%
Properties within LHA Rate (#)	0	1	4

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# Rents and Local Housing Allowance Comparisons

## Couples with No Children and Single People Over 34

Burgess Hill & Hassocks	Studio	1 bed
Average Rent (£/mth)	£650	£753
Properties Advertised (#)	1	8
Local Housing Allowance (£/mth)	£657	£657
Properties within LHA Rate (%)	100%	13%
Properties within LHA Rate (#)	1	1

Lewes	Studio	1 bed
Average Rent (£/mth)	£-	£817
Properties Advertised (#)	0	5
Local Housing Allowance (£/mth)	£663	£663
Properties within LHA Rate (%)	-%	0%
Properties within LHA Rate (#)	0	0

Brighton & Hove	Studio	1 bed
Average Rent (£/mth)	£739	£935
Properties Advertised (#)	40	169
Local Housing Allowance (£/mth)	£663	£663
Properties within LHA Rate (%)	30%	1%
Properties within LHA Rate (#)	12	2

Shoreham & Southwick	Studio	1 bed
Average Rent (£/mth)	£650	£733
Properties Advertised (#)	2	2
Local Housing Allowance (£/mth)	£663	£663
Properties within LHA Rate (%)	50%	0%
Properties within LHA Rate (#)	1	0

Seaford	Studio	1 bed
Average Rent (£/mth)	£-	£669
Properties Advertised (#)	0	9
Local Housing Allowance (£/mth)	£505	£505
Properties within LHA Rate (%)	-%	0%
Properties within LHA Rate (#)	0	0

Saltdean to Newhaven	Studio	1 bed
Average Rent (£/mth)	£670	£746
Properties Advertised (#)	1	9
Local Housing Allowance (£/mth)	£663	£663
Properties within LHA Rate (%)	0%	11%
Properties within LHA Rate (#)	0	1

Worthing & Lancing	Studio	1 bed
Average Rent (£/mth)	£550	£704
Properties Advertised (#)	16	37
Local Housing Allowance (£/mth)	£520	£520
Properties within LHA Rate (%)	13%	8%
Properties within LHA Rate (#)	2	3

Map: ©2011 Google | Map data: ©2011 Tele Atlas | Rents: rightmove.co.uk

# Rents and Local Housing Allowance Comparisons

## Families with Children

Burgess Hill & Hassocks	2 bed	3 bed	4 bed
Average Rent (£/mth)	£969	£1,361	£1,732
Properties Advertised (#)	24	16	3
Local Housing Allowance (£/mth)	£805	£964	£1,342
Properties within LHA Rate (%)	4%	6%	0%
Properties within LHA Rate (#)	1	1	0

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,357	£1,765	£1,959
Properties Advertised (#)	324	113	62
Local Housing Allowance (£/mth)	£834	£998	£1,471
Properties within LHA Rate (%)	0%	0%	6%
Properties within LHA Rate (#)	0	0	4

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,074	£1,205	£1,600
Properties Advertised (#)	14	10	1
Local Housing Allowance (£/mth)	£834	£998	£1,471
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£960	£1,159	£1,780
Properties Advertised (#)	80	54	14
Local Housing Allowance (£/mth)	£663	£803	£1,066
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£960	£1,316	£1,657
Properties Advertised (#)	17	16	7
Local Housing Allowance (£/mth)	£834	£998	£1,471
Properties within LHA Rate (%)	18%	0%	57%
Properties within LHA Rate (#)	3	0	4

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,083	£1,335	£2,330
Properties Advertised (#)	12	9	10
Local Housing Allowance* (£/mth)	£834	£998	£1,471
Properties within LHA Rate (%)	8%	0%	0%
Properties within LHA Rate (#)	1	0	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£854	£1,147	£995
Properties Advertised (#)	16	11	1
Local Housing Allowance (£/mth)	£657	£791	£1,020
Properties within LHA Rate (%)	0%	0%	100%
Properties within LHA Rate (#)	0	0	1

Map: ©2011 Google | Map data: ©2011 Tele Atlas | Rents: rightmove.co.uk

## Affordability of Rental Properties for Households on Housing Benefit

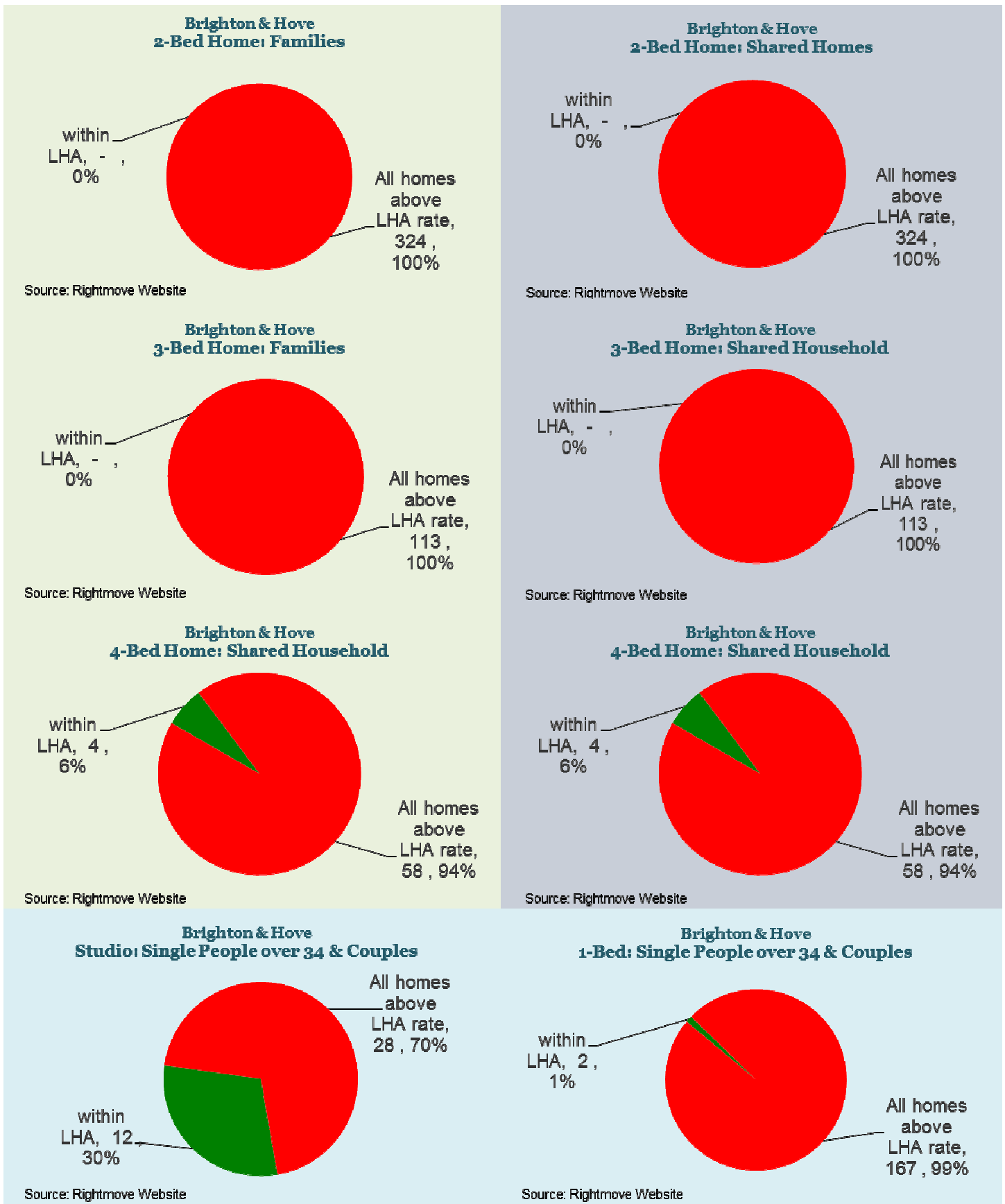
The table below shows the number of properties for rent that fall within the LHA rates and the number that are above the LHA rates by incremental increases.

	Single People over 34, Couples, Families					Shared Homes		
	Studio	1 bed	2 bed	3 bed	4 bed	2 bed	3 bed	4 bed
<b>Brighton &amp; Hove</b> (Brighton & Hove LHA rate)	<b>£663</b>	<b>£663</b>	<b>£834</b>	<b>£998</b>	<b>£1,471</b>	<b>£716</b>	<b>£1,074</b>	<b>£1,432</b>
Homes within LHA	12	2	-	-	4	-	-	4
Homes up to £25 above	7	1	-	-	-	-	1	-
Homes £25 to £50 above	3	-	-	-	7	-	1	-
Homes £50 to £100 above	9	11	3	1	2	-	1	7
Homes £100 and above	9	155	321	112	49	324	110	51
All homes above LHA rate	28	167	324	113	58	324	113	58
Total Homes	40	169	324	113	62	324	113	62
<b>Shoreham &amp; Southwick</b> (Brighton & Hove LHA rate)	<b>£663</b>	<b>£663</b>	<b>£834</b>	<b>£998</b>	<b>£1,471</b>	<b>£716</b>	<b>£1,074</b>	<b>£1,432</b>
Homes within LHA	1	-	-	-	-	-	2	-
Homes up to £25 above	-	-	-	1	-	-	-	-
Homes £25 to £50 above	1	-	-	-	-	-	-	-
Homes £50 to £100 above	-	2	1	1	-	-	1	-
Homes £100 and above	-	-	13	8	1	14	7	1
All homes above LHA rate	1	2	14	10	1	14	8	1
Total Homes	2	2	14	10	1	14	10	1
<b>Lewes</b> (Brighton & Hove LHA rate)	<b>£663</b>	<b>£663</b>	<b>£834</b>	<b>£998</b>	<b>£1,471</b>	<b>£716</b>	<b>£1,074</b>	<b>£1,432</b>
Homes within LHA	-	-	1	-	-	-	-	-
Homes up to £25 above	-	-	-	-	-	-	-	-
Homes £25 to £50 above	-	-	-	-	2	-	1	-
Homes £50 to £100 above	-	1	1	-	-	1	1	2
Homes £100 and above	-	4	10	9	8	11	7	8
All homes above LHA rate	-	5	11	9	10	12	9	10
Total Homes	-	5	12	9	10	12	9	10
<b>Saltdan to Newhaven</b> (Brighton & Hove LHA rate)	<b>£663</b>	<b>£663</b>	<b>£834</b>	<b>£998</b>	<b>£1,471</b>	<b>£716</b>	<b>£1,074</b>	<b>£1,432</b>
Homes within LHA	-	1	3	-	4	-	1	4
Homes up to £25 above	1	-	3	1	-	-	1	-
Homes £25 to £50 above	-	1	1	-	-	1	4	-
Homes £50 to £100 above	-	4	3	1	-	2	1	-
Homes £100 and above	-	3	7	14	3	14	9	3
All homes above LHA rate	1	8	14	16	3	17	15	3
Total Homes	1	9	17	16	7	17	16	7
<b>Worthing &amp; Lancing</b> (Worthing LHA rate)	<b>£520</b>	<b>£520</b>	<b>£663</b>	<b>£803</b>	<b>£1,066</b>	<b>£600</b>	<b>£900</b>	<b>£1,200</b>
Homes within LHA	2	3	-	-	-	-	5	-
Homes up to £25 above	2	-	-	2	-	-	-	-
Homes £25 to £50 above	6	1	-	2	-	-	3	-
Homes £50 to £100 above	6	-	2	1	-	-	7	1
Homes £100 and above	-	33	78	49	14	80	39	13
All homes above LHA rate	14	34	80	54	14	80	49	14
Total Homes	16	37	80	54	14	80	54	14
<b>Burgess Hill Area</b> (Crawley & Reigate LHA rate)	<b>£657</b>	<b>£657</b>	<b>£805</b>	<b>£964</b>	<b>£1,342</b>	<b>£690</b>	<b>£1,035</b>	<b>£1,380</b>
Homes within LHA	1	1	1	1	-	-	1	-
Homes up to £25 above	-	-	2	-	-	1	-	-
Homes £25 to £50 above	-	-	2	-	-	-	-	-
Homes £50 to £100 above	-	5	3	-	-	-	1	-
Homes £100 and above	-	2	16	15	3	23	14	3
All homes above LHA rate	-	7	23	15	3	24	15	3
Total Homes	1	8	24	16	3	24	16	3
<b>Seaford</b> (Eastbourne LHA rate)	<b>£505</b>	<b>£505</b>	<b>£657</b>	<b>£791</b>	<b>£1,020</b>	<b>£580</b>	<b>£870</b>	<b>£1,160</b>
Homes within LHA	-	-	-	-	1	-	-	1
Homes up to £25 above	-	-	-	-	-	-	-	-
Homes £25 to £50 above	-	-	-	-	-	-	1	-
Homes £50 to £100 above	-	-	2	-	-	-	1	-
Homes £100 and above	-	9	14	11	-	16	9	-
All homes above LHA rate	-	9	16	11	-	16	11	-
Total Homes	-	9	16	11	1	16	11	1
<b>Total within LHA rates</b>	<b>16</b>	<b>7</b>	<b>5</b>	<b>1</b>	<b>9</b>	<b>-</b>	<b>9</b>	<b>9</b>
<b>Total above LHA rates</b>	<b>44</b>	<b>232</b>	<b>482</b>	<b>228</b>	<b>89</b>	<b>487</b>	<b>220</b>	<b>89</b>
<b>Total</b>	<b>60</b>	<b>239</b>	<b>487</b>	<b>229</b>	<b>98</b>	<b>487</b>	<b>229</b>	<b>98</b>



# Affordability in Brighton & Hove for Households on Housing Benefit

The charts below show the properties advertised for rent in the city that fall within the LHA rates and those that are above.



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