
Brighton & Hove’s Housing Strategy aims are to:

- Ensure that local people have somewhere to live
- Raise housing quality toward a decent home for all
- Improve housing care and support
- Make homes warm, energy efficient and more affordable
- Strive for equal access to housing and services
- Make neighbourhoods safe, attractive and sustainable
- Widen housing choices for local people
- Ensure good housing contributes to city regeneration and renewal
- Promote health, well-being and learning through appropriate housing solutions

Ultimately, our housing vision is:

“To do all within our power to ensure all the people of Brighton & Hove have access to decent affordable housing that enables a good quality of life.”

To ensure that we meet the aims and priorities for the city, performance monitoring is carried out and reported on a regular basis. We use this key information to assist in developing services and providing resources to meet the needs of the people living in Brighton & Hove.

The bulletin has also been designed to provide colleagues with performance information and statistics regarding housing needs for use in service planning, reports and publications.

We hope that this information will be of use to you and also help ensure consistency in reported data. If you have any comments or suggestions regarding this bulletin, please contact us. For your convenience, a feedback form is included at the end of this document.

The information in this bulletin is collated from sources both within the council and from the DCLG. There are minor statistical anomalies between the annual, quarterly and monthly figures reported in this bulletin due to ongoing changes in the circumstances of households making homeless applications.
Homelessness Comparisons

This chart looks at the number of homeless applications per 1,000 households, and compares England, the South East and Brighton & Hove.

Our homelessness prevention work has ensured that the number of people having to make homelessness applications has remained less than 2 households per 1,000 over the past 1 ¼ years.

The number of homeless applications in the city continues to be higher than that recorded regionally but similar to that recorded nationally.

A similar pattern has emerged for the number of homeless acceptances per 1,000 households.

The rate of homelessness has remained higher in the city than regionally, but has remained at a similar level to national figures.

This chart shows the pattern of homeless applications accepted over the past five quarters.

2006/07 Q4 has seen a decrease in the percentage of homeless applications accepted and it is lower than during the same period last year.

This figure should not be taken in isolation but considered against the reduction in homeless applications and acceptances. Our homelessness prevention service ensures that only the most severe cases result in homelessness.
This chart compares the number of homeless applications and acceptances per 1,000 households, and the percentage of applications accepted in England, the South East and Brighton & Hove.

The total applications per 1,000 households for 2006/07 is below the national but above the level across the South East.

The high percentage of acceptances can be attributed to our housing options services, preventing homelessness in all but the most severe cases.

This chart shows the pattern of homeless decisions in Brighton & Hove over the past 15 months.

This quarter has seen the number of households making homeless applications and the number of households being accepted at a level similar to the previous quarter.

The percentage of acceptances has again decreased and at the lowest level for the period monitored.

Since January 2005 we have continued to maintain a low level of homeless applications and acceptances as a result of our homelessness prevention work.

As a result of our housing options teams preventing homelessness in all but the most severe cases, a high acceptance rate amongst those ultimately needing to make homelessness applications is expected.
Reason for Homelessness in Brighton & Hove

The chart shows the reason for homelessness for those households accepted in Brighton & Hove during the past 1¼ years.

The loss of private rented accommodation as a reason for being accepted homeless has again increased and is again the common single cause of homelessness in the city. Although eviction by parents as a reason for being accepted homeless has increased this quarter, households being accepted homeless due to eviction by family and friends has decreased.

This quarter has seen an increase in the figure for Domestic Violence causing homelessness, with 9 being accepted.

The chart shows the reasons for homelessness in Q1 2007/08.

Nearly 2/3 of all homelessness is as a result of 3 prime causes:

- 34.4% of all homelessness is due to loss of private rented accommodation
- 18.9% of all homelessness is due to eviction by family and friends
- 11.5% of all homelessness is due to eviction by parents

The table below compares our figures to those reported for England from Q4 2005/06 to Q4 2006/07. Although in Q4 2006/07 a decrease in the percentage of acceptance of homeless households due to loss of private rented accommodation was recorded for Brighton & Hove, it is still remains higher than the figure recorded nationally. The percentage of homeless households accepted due to eviction by parents has decreased but has increased due to eviction by family/friends. The percentage of acceptances due to domestic violence has decreased for the 3rd consecutive quarter.

<table>
<thead>
<tr>
<th>Reason for Homelessness</th>
<th>2005/06 Q4</th>
<th>2006/07 Q1</th>
<th>2006/07 Q2</th>
<th>2006/07 Q3</th>
<th>2006/07 Q4</th>
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</thead>
<tbody>
<tr>
<td>Eviction by parents</td>
<td>23.9%</td>
<td>23.8%</td>
<td>23.0%</td>
<td>23.3%</td>
<td>23.4%</td>
</tr>
<tr>
<td>Eviction by relatives or friends</td>
<td>15.0%</td>
<td>21.9%</td>
<td>14.2%</td>
<td>13.6%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Loss of private rented accommodation</td>
<td>17.8%</td>
<td>24.8%</td>
<td>19.4%</td>
<td>18.7%</td>
<td>18.1%</td>
</tr>
<tr>
<td>Domestic violence</td>
<td>13.0%</td>
<td>3.8%</td>
<td>13.5%</td>
<td>13.6%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Other</td>
<td>30.3%</td>
<td>25.7%</td>
<td>29.9%</td>
<td>30.8%</td>
<td>30.5%</td>
</tr>
</tbody>
</table>

Source: DCLG Homelessness Statistical Release Table 4 & BHCC P1E Homelessness Return to DCLG
Reason for Priority Need in Brighton & Hove

The chart shows the reasons why households were accepted as homeless and found in priority need during the last 1¼ years.

Dependent children continues to be the most common reason for homelessness acceptances accounting for 33% of all homeless acceptances in Q1 2007/08.

The number of people suffering with mental health issues becoming homeless, has decreased this quarter along with physical disability.

Homelessness amongst young people and pregnant women has increased this quarter.

The chart shows a percentage breakdown of reason for priority need of households who were accepted homeless in Q1 2007/08.

Nearly half of those accepted as homeless were due to the households having dependent children or being pregnant, at 45%.

Over 17% of those accepted were due to mental illness and nearly 16% were due to physical disability.

The table below compares our figures to those reported for England from Q4 2005/06 to Q4 2006/07. The rates of homelessness in Brighton & Hove amongst those with a mental illness increased again to be above national levels as has homelessness rates amongst those with a physical disability. Homelessness amongst those with dependent children or pregnant women has decreased and are below the national levels. The figure for homeless amongst young people is again less than 7% and is below the national levels for the second consecutive quarter.

<table>
<thead>
<tr>
<th>Reason for Priority Need</th>
<th>2005/06 Q4</th>
<th>2006/07 Q1</th>
<th>2006/07 Q2</th>
<th>2006/07 Q3</th>
<th>2006/07 Q4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mental illness</td>
<td>7.2%</td>
<td>19.0%</td>
<td>7.7%</td>
<td>15.1%</td>
<td>6.9%</td>
</tr>
<tr>
<td>Dependent children</td>
<td>54.2%</td>
<td>43.8%</td>
<td>54.9%</td>
<td>35.8%</td>
<td>54.7%</td>
</tr>
<tr>
<td>Pregnant</td>
<td>12.4%</td>
<td>16.2%</td>
<td>11.7%</td>
<td>6.6%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Physical disability</td>
<td>4.9%</td>
<td>8.6%</td>
<td>4.7%</td>
<td>9.4%</td>
<td>4.8%</td>
</tr>
<tr>
<td>Young person</td>
<td>8.7%</td>
<td>7.6%</td>
<td>8.3%</td>
<td>23.6%</td>
<td>9.3%</td>
</tr>
<tr>
<td>Other</td>
<td>12.6%</td>
<td>4.8%</td>
<td>12.7%</td>
<td>9.4%</td>
<td>12.9%</td>
</tr>
</tbody>
</table>

Source: DCLG Homelessness Statistical Release Table 5 & BHCC P1E Homelessness Return to DCLG
Homelessness Prevention, Applications and Acceptances

The Housing Options Teams provide a whole range of services from advice to households who find themselves in a housing crisis, intervening to prevent homelessness, administrating homeless applications, and undertaking assessments of any particular support needs of the household.

The charts below illustrate the impact the prevention work is having on homelessness in the city. The positive affect of prevention work can be clearly seen, with 3.5 households during Q1 of 2007/08 having their homelessness prevented to every household who needed to make a homelessness application. During 2006/07 homeless applications were running at a ¼ of their 2002 – 2005 levels.

The charts below compare the prevention work against the number of households accepted as homeless. In Q1 2007/08 the prevention activity resulted that for every household accepted as homeless another 6 households were prevented from becoming homeless and during 2006/07 as a whole for every household accepted as homeless a further 7 households were prevented from becoming homeless.
Households in Temporary Accommodation

The chart shows the number of households in Temporary Accommodation at the end of each quarter since Q1 2006/07.

Our priority is to ensure families with children and/or pregnant women are not placed in B&B accommodation unless it is an emergency.

Of the total number of families with children and/or pregnant women in temporary accommodation, 1.5% were in B&B on 30 June 2007.

In addition to households in temporary accommodation 13 households were identified as homeless at home.

The chart illustrates the number of households in B&B accommodation on the last day of each quarter over the past 5¼ years.

It is encouraging that we have seen a decrease in the number of households in B&B.

The number of households in B&B decreased by 64% between Q1 2002/03 and Q1 2007/08.

This quarter has seen a decrease in the number of households in B&B and it is now at the same level as the first 2 quarters of 2006/07.

The chart shows the households in temporary accommodation on 30 June 2007. Of the 534 households in temporary accommodation:

- 20% were couples with dependent children
- 42% were lone parents and of these 88% were female single parents
- 34% were one person households and of these 63% were single men.
- 17% of households were BME
- 8% of households were 16/17 year olds
The chart compares the number of general stock properties and also sheltered stock by:

- number advertised
- number accepted
- percentage accepted
- average number of bids per property

Average bids per property ranged from 100 -180 for studios to 3-beds, an indication of the scale of demand.

The rate of acceptances for 4+ bed decreased with two of the four available properties being let despite the average number of bids per property doubling.

The charts show the pattern of moves between 1 April to 30 June 2007 and the number of households on the Joint Housing Register (JHR) at 3 June 2007 by property size.

At 30 June there were 11,149 households on the Joint Housing Register. In the 3 months between 1 April and 30 June, there were 173 lettings – one home for every 64 households on the register.

The charts show the percentage of households who have moved during the period monitored and the percentage of households on the JHR at 30 June 2007 by banding.

83% of all lets were to households in Band A; households identified as being in greatest need.

60% of households on the JHR are in Band C. 4% of lets were to this banding.

There were no lets to households in Band D.

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1 Note: Accepted includes lets, offers, nominations and acceptances
Households registered on the JHR are banded according to priority need with Band A being the highest and Band D the lowest.

The table shows, by banding, how households on the JHR bid for all properties that were advertised between 1 April 2007 and 30 June 2007.

The chart shows percentage of properties advertised and let to the households in the different Bands over the period monitored.

As expected, at 83% of homes let was to households in Band A, followed by households in Band B, at 13%.

Looking at a breakdown of lets:
- 6 of the 7 studios let were let to households in Band A.
- 15 of the 16 3-beds let were to households in Band A
- There were 7 lets to households in Band C and of these 1 was to the only 4+bed property let and 6 were sheltered
- There were no lets to Band D.

The chart shows a break down of lettings by the Housing List membership classification

80% of lets were to homeseekers and 20% to transfers
- 83% of households housed from Band A were homeseekers
- 77% of households housed from Band B were homeseekers
- 86% of households housed from Band C were homeseekers
- The only 4-bed+ available was let to household in Band C transferring
- 83% of transfers were homes let to households in Band A
Sheltered Housing
In total 33 sheltered homes were let during the period monitored; 13 studio, 13 1-bed and 1 2-bed with a total of 1,289 bids, averaging 45 bids per home.
- The property with the most bids was a 1-bed in Area Ten (128 bids)
- The property with the least bids was a Studio in Area Four (8 bids)
- The only 2-bed was in Area Ten and received 22 bids

Studio Flats
In total 7 studio flats were let and a total of 700 bids were made giving an average of 100 bids per available studio flat.
- Area Two had the highest ratio of bids per studio with 126 bids for the only available studio.
- Area One had the lowest ratio of bids per studio with 65 bids for the one studio available

1 Bed Homes
In total 10,120 bids were made for a total of 68 1-bed homes let giving an average of 149 bids per property.
- Area Five had the highest ratio of bids per property
- Area Four had the lowest ratio of bids per property
- The property receiving the highest number of bids was in Area Five (371 bids)
- The property receiving the lowest was in Area One (43 Bids)

City Areas
- Area One - East Brighton
- Area Two - Queen's Park
- Area Three - Moulscoomb & Bevendean
- Area Four - Hollingbury & Stannary
- 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 Portsadale
- Area Ten - Burnswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish
2 Bed Homes
A total of 48 2-bed homes were let during the period monitored with a total of 5,787 bids made.
- The highest number of 2-bed homes let were in Area Ten and a total of 990 bids were made.
- The property receiving the highest number of bids was in Area Nine (356 bids).
- The property receiving the least number of bids was in Area Two (32).

3 Bed Homes
In total 16 3-bed homes were let during the period monitored with a total of 2,409 bids made.
- There were a total of 669 bids for the 3 3-bed homes let in Area Nine.
- The property receiving the highest number of bids was in Area Six (307 bids).
- The property with the least number of bids was in Area Three (26 bids).

4+ Bed Homes
Only 1 property became available during the period monitored.
This property was 4-bed home in Area Four.
In total 15 bids were made for this property.

City Areas
- Area One
- Area Two
- Area Three
- Area Four
- Area Five
- Area Six
- Area Seven
- Area Eight
- Area Nine
- Area Ten
- East Brighton
- Queen's Park
- Moulsecoomb & Bevendean
- Hollingbury & Stanmer
- Hanover & Elm Grove / St. Peter's & North Laine
- Patcham / Preston Park / Stanford / Withdean
- Rottingdean Coastal / Woodingdean
- South & North Portslade
- Burnswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish
Changes in Affordable Housing

The chart shows the number of empty homes brought back into use over the last 4¼ years as a result of action taken by Brighton & Hove City Council.

Since 2001 we have consistently exceeded our Best Value target. Due to the allocation of extra funding from the LPSA, a new stretched target of 149 homes was introduced. This stretched target was exceeded in 2005/06 and 2006/07. During the Q1 2007/08 a total of 31 empty properties were brought back into use.

The empty property officer works alongside colleagues in development and private sector leasing to prevent properties becoming empty in addition to bringing properties back into use. Many of those brought back are used as affordable housing.

This quarter has seen a decrease in the number of sales of council dwellings under Right to Buy. Of those 12 dwellings sold 8 were flats.

Comparing the activity with that in Q1 2006/07, there is 18% increase in the number of applications for Right to Buy and 48% decrease in sales of council stock.

Comparing the activity with that in Q1 2004/05, there is 20% decrease in the number of applications for Right to Buy and 61% decrease in sales of council stock.

In 2006/07, 329 new homes were built through the Affordable Development Programme for rent and part buy/part rent and 30 homes were bought by households on the housing register through the Open Market HomeBuy; all acquired on part buy/part rent basis.

Of the 329 new homes built:
- 49% of all new homes built were for Affordable Rent (includes 2, 4-beds)
- 50% were for HomeBuy
- 1% were for Sub-market Rents

Of the 30 homes bought on the open market:
- 53% were 1-bed flats
- 17% were 2-bed houses
- 20% were 3-bed houses
Affordable Home Ownership

In 2007/08 Q1, 19 households bought properties through the HomeBuy schemes.

Homes bought through the New Build HomeBuy scheme:
- 4 were 1-bed flats
- 12 were 2-bed flats

Homes bought through the Open Market HomeBuy scheme:
- 1 was 1-bed flat
- 1 was 2-bed flat
- 1 was 3-bed semi-detached house

New Build HomeBuy scheme assists households to buy newly built homes on a part buy/part rent basis. During 2007/08 Q1 a total of 16 purchases of new build homes were completed. All the new homes bought were located at City Point

- The highest share of a property purchased was 75% at a cost of £150,000
- The lowest share of a property purchased was 30% at a cost of £59,500
- The average share of purchased was 50% at an average cost of £96,906

The Open Market Home Buy Scheme helps households buy their own home in the open market on a part buy/part rent basis. The chart shows the activity of both Keyworkers and Non-Keyworkers seeking housing under this scheme during 2007/08 Q1.

- 2 keyworkers and 1 non-keyworker have purchased properties
- 3 keyworkers and 4 non-keyworkers have found properties
- 23 keyworkers and 37 non-keyworkers are actively looking
  - 39% of all applicants are Regional Housing Board priorities
  - 23% are NHS staff
  - 21% are working in education
  - 17% are on the Housing Register
Feedback Form

This bulletin is a publication from the council's Housing Strategy Team.

We have included the key statistics that we regularly collate and those that are most often asked for by colleagues and partner organisations.

We would like to find out whether we have included the correct information to meet your needs, and would be grateful if you could complete the following survey and return it to us.

How useful will you find the information contained in this bulletin?

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<tr>
<td>12-13</td>
<td>Changes in Affordable Housing</td>
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Is there anything in particular you feel could be deleted to make space?

Is there anything not covered in this bulletin that you would like us to consider including in future issues?

Are there any other comments you would like to make?

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