
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 1½ 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 at a similar level to national figures.

The number of homeless acceptances has remained less than 2 households per 1,000 over the past 3 years.

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

2007/08 Q1 has seen a decrease in the percentage of homeless applications accepted and it is lower than the previous quarter and 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.
Homeless Applications & Acceptances

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 during Q1 2007/08.

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

<table>
<thead>
<tr>
<th></th>
<th>England</th>
<th>South East</th>
<th>Brighton &amp; Hove</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless Apps</td>
<td>16</td>
<td>0.8</td>
<td>19</td>
</tr>
<tr>
<td>Homeless Accepts</td>
<td>0.8</td>
<td>0.4</td>
<td>1.0</td>
</tr>
<tr>
<td>Percent Accepted</td>
<td>46.9%</td>
<td>52.1%</td>
<td>56.2%</td>
</tr>
</tbody>
</table>

Source: DCLG Statutory Homelessness Statistical Releases

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 lower figure than the previous two quarters.

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

Brighton & Hove Homeless Applications & Acceptances by Quarter

<table>
<thead>
<tr>
<th></th>
<th>Q2 - 2006/07</th>
<th>Q3 - 2006/07</th>
<th>Q4 - 2006/07</th>
<th>Q1 - 2007/08</th>
<th>Q2 - 2007/08</th>
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</thead>
<tbody>
<tr>
<td>Homelessness Apps</td>
<td>221</td>
<td>154</td>
<td>223</td>
<td>221</td>
<td>208</td>
</tr>
<tr>
<td>Homelessness Accepts</td>
<td>151</td>
<td>98</td>
<td>126</td>
<td>122</td>
<td>112</td>
</tr>
<tr>
<td>Percent Accepted</td>
<td>68.3%</td>
<td>63.6%</td>
<td>56.5%</td>
<td>55.2%</td>
<td>53.8%</td>
</tr>
</tbody>
</table>

Source: P1Es Homelessness Monitoring Returns DCLG

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

The chart illustrates the monthly trends over the past 15 months.

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.

Brighton & Hove Homelessness Applications & Acceptances

Source: BHCC Online Housing Management System
Reason for Homelessness in Brighton & Hove

The chart shows the reason for homeless 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 still is the common single cause of homelessness in the city.

2007/08 Q2 has seen eviction by relatives or friends as the second common single common cause for being accepted homeless in the city and eviction by parents the third.

Homelessness due to Domestic Violence increased again this quarter with 13 households accepted

The chart shows the reasons for homelessness in Q2 2007/08.

Nearly ⅔ of all homelessness is as a result of 3 prime causes:

- 30.4% of all homelessness is due to loss of private rented accommodation
- 20.5% of all homelessness is due to eviction by family and friends
- 16.1% of all homelessness is due to eviction by parents

The table below compares our figures to those reported for England from Q1 2006/07 to Q1 2007/08. In Q1 there was an increase in the percentage of acceptance of homeless households due to loss of private rented accommodation recorded for Brighton & Hove and it is still remains higher than the figure recorded nationally. The percentage of homeless households accepted due to eviction by parents has increased but has decreased due to eviction by family/friends. The percentage of acceptances due to domestic violence has increased but remains below the figure recorded nationally.

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<table>
<thead>
<tr>
<th>Reason for Homelessness</th>
<th>2006/07 Q1</th>
<th>2006/07 Q2</th>
<th>2006/07 Q3</th>
<th>2006/07 Q4</th>
<th>2007/08 Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eviction by parents</td>
<td>23.0%</td>
<td>23.6%</td>
<td>23.3%</td>
<td>31.8%</td>
<td>23.0%</td>
</tr>
<tr>
<td>Eviction by relatives or friends</td>
<td>14.2%</td>
<td>15.1%</td>
<td>13.6%</td>
<td>13.2%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Loss of private rented accommodation</td>
<td>19.4%</td>
<td>23.6%</td>
<td>18.7%</td>
<td>16.8%</td>
<td>18.1%</td>
</tr>
<tr>
<td>Domestic violence</td>
<td>13.5%</td>
<td>9.4%</td>
<td>13.6%</td>
<td>7.9%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Other</td>
<td>29.9%</td>
<td>28.3%</td>
<td>30.8%</td>
<td>30.5%</td>
<td>31.8%</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 1 1/4 years.

Dependent children continues to be the most common reason for homelessness acceptances.

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

Homelessness amongst young people has decreased this quarter.

The chart shows a percentage breakdown of reason for priority need of households who were accepted homeless in Q2 2007/08.

Nearly half of those accepted as homeless were due to the households having dependent children or being pregnant, at 43%. Over 13% of those accepted were pregnant women.

Over 13% of those accepted were due to mental illness and nearly 19% were due to physical disability.

The table below compares our figures to those reported for England from Q1 2006/07 to Q1 2007/08. The rates of homelessness in Brighton & Hove amongst those with a mental illness has decreased but are still above national levels as has homelessness rates amongst those with a physical disability. Homelessness amongst those with dependent children has decreased and remain below the national levels. The figures for homeless amongst young people and pregnant woman have increased and are now above the national levels.

<table>
<thead>
<tr>
<th>Reason for Priority Need</th>
<th>2006/07 Q1</th>
<th>2006/07 Q2</th>
<th>2006/07 Q3</th>
<th>2006/07 Q4</th>
<th>2007/08 Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mental illness</td>
<td>7.7%</td>
<td>15.1%</td>
<td>6.9%</td>
<td>13.9%</td>
<td>7.6%</td>
</tr>
<tr>
<td>Dependent children</td>
<td>54.9%</td>
<td>35.8%</td>
<td>54.7%</td>
<td>41.7%</td>
<td>54.7%</td>
</tr>
<tr>
<td>Pregnant</td>
<td>11.7%</td>
<td>6.6%</td>
<td>11.4%</td>
<td>7.3%</td>
<td>11.5%</td>
</tr>
<tr>
<td>Physical disability</td>
<td>4.7%</td>
<td>9.4%</td>
<td>4.8%</td>
<td>11.9%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Young person</td>
<td>8.3%</td>
<td>23.6%</td>
<td>9.3%</td>
<td>16.8%</td>
<td>8.8%</td>
</tr>
<tr>
<td>Other</td>
<td>12.7%</td>
<td>9.4%</td>
<td>12.9%</td>
<td>8.6%</td>
<td>12.4%</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 households during Q2 of 2007/08 having their homelessness prevented to every household who needed to make a homelessness application.

The charts below compare the prevention work against the number of households accepted as homeless. In Q2 2007/08 the prevention activity resulted that for every household accepted as homeless another 6 households were prevented from becoming homeless and during 2007/08 as a whole for every household accepted as homeless a further 6 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 Q2 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, 1.7% were in B&B on 31 September 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 5½ 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 63% between Q1 2002/03 and Q2 2007/08.

This quarter has seen the number of households in B&B remain at a similar level to the previous quarter.

The chart shows the households in temporary accommodation on 31 September 2007. Of the 512 households in temporary accommodation:

- 17% were couples with dependent children
- 40% were lone parents and of these 86% were female single parents
- 37% were one person households and of these 63% were single women.
- 14% of households were BME
- 5% of households were 16/17 year olds
Homemove – Current Demand and Supply for Social Housing

The chart compares the number of general stock properties and also sheltered stock advertised in Homemove publication issues 55 – 61 by

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

There were a total of 222 properties advertised in the publications monitored and, by the mid October, 184 had been accepted, 13 re-advertised, 2 were ready to offer and 23 withdrawn.

Average bid per property advertised ranged from 112 -182 for studios to 3-beds.

The charts show the pattern of moves between 1 July to 31 September 2007 and the number of households on the Joint Housing Register (JHR) at 1 October 2007 by property size.

At 1 October there were 11,269 households on the Joint Housing Register.

In the 3 months between 1 July and 31 September, there were 186 lettings – one home for every 61 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 1 October 2007 by banding.

73% 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.

1 Note: Accepted includes lets, offers, nominations and acceptances
2 Homemove Issues 55 – 61 (publish between 6 July to 28 September 2007)
Homemove - Current Demand and Supply for Social Housing

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 the all properties that were let between 1 July 2007 and 31 September 2007.

<table>
<thead>
<tr>
<th>Band</th>
<th>No. of properties let to Band</th>
<th>No. of bids</th>
<th>Average no. bids on all properties advertised</th>
<th>Average no. bids from households on JHR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Band A</td>
<td>525</td>
<td>138</td>
<td>21,497</td>
<td>115.6</td>
</tr>
<tr>
<td>Band B</td>
<td>2,205</td>
<td>40</td>
<td>2,382</td>
<td>12.8</td>
</tr>
<tr>
<td>Band C</td>
<td>6,711</td>
<td>7</td>
<td>100</td>
<td>0.5</td>
</tr>
<tr>
<td>Band D</td>
<td>1,828</td>
<td>1</td>
<td>22</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Households registered on the JHR are banded according to priority need with Band A being the highest and Band D the lowest.

The chart shows percentage of properties let to the households in the different Bands during Q2 2007/08.

As expected, at 74% of homes let was to households in Band A, followed by households in Band B, at 21%.

Looking at a breakdown of lets:
- 10 studios were let, and split equally between households in Band A and Band B.
- 13 of the 14 3-beds let were to households in Band A.
- There were 7 lets to households in Band C; 6 were to sheltered.
- Of the 52 2-beds let, 1 was to a household in Band C and 1 to a household in Band D.

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

74% of lets were to homeseekers and 26% to transfers
- 71% of households housed from Band A were homeseekers.
- 77% of households housed from Band B were homeseekers.
- All households housed from Bands C and D were homeseekers.
- The 2 4-beds were let to household in Band A transferring.
- 82% of transfers were to Band A households.

The table shows the number of years households have been waiting to be rehoused and were rehoused during the period monitored.

<table>
<thead>
<tr>
<th>Waiting</th>
<th>Number of years waiting to be rehoused</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shortest</td>
<td>Sheltered 0.1 Studio 0.2 1-bed 0.2 2-bed 0.1 3-bed 0.1 4-bed+ 0.3</td>
</tr>
<tr>
<td>Longest</td>
<td>Sheltered 6.4 Studio 1.4 1-bed 1.4 2-bed 0.9 3-bed 6.0 4-bed+ 1.0</td>
</tr>
<tr>
<td>Average</td>
<td>Sheltered 1.0 Studio 0.6 1-bed 0.5 2-bed 0.5 3-bed 1.6 4-bed+ 0.6</td>
</tr>
<tr>
<td>Median</td>
<td>Sheltered 0.4 Studio 0.4 1-bed 0.3 2-bed 0.4 3-bed 0.8 4-bed+ 0.6</td>
</tr>
</tbody>
</table>
Sheltered Housing
In total 30 sheltered homes were let during the period monitored; 17 studio and 13 1-bed with a total of 1,349 bids, averaging 45 bids per home.

- The property with the most bids was a 1-bed in Area Ten (127 bids)
- The properties with the least bids were two Studios in Area Seven (7 bids each)

1 Bed Homes
In total 13,374 bids were made for a total of 78 1-bed homes let giving an average of 171 bids per property.

- Area Two had the highest ratio of bids per property
- Area Three had the lowest ratio of bids per property
- The property receiving the highest number of bids was in Area One (574 bids)
- The property receiving the lowest was in Area Three (37 Bids)

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 Portsdown
- Area Ten: Burnswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish
**Homemove – Lettings to Social Housing (2)**

**2 Bed Homes**
A total of 52 2-bed homes were let during the period monitored with a total of 5,250 bids made.
- The highest number of 2-bed homes let were in Area One and a total of 621 bids were made
- The property receiving the highest number of bids was in Area Six (349 bids)
- The property receiving the least number of bids was in Area Two (17)

**3 Bed Homes**
In total 14 3-bed homes were let during the period monitored with a total of 1,835 bids made.
- There were a total of 687 bids for the 3 3-bed homes let in Area Nine.
- The property receiving the highest number of bids was in Area Five (275 bids)
- The property with the least number of bids was in Area Two (28 bids)

**4+ Bed Homes**
Two properties were let during the period monitored. Both these properties were in Area Two.
67 bids were made for these properties; 38 for one and 29 for the other

**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
Hollingbury & Stannery
Hangleton & Knoll
Hanover & Elm Grove / St. Peter's & North Laine
Patcham / Preston Park / Stanford / Withdean
Rottingdean Coastal / Woodingdean
South & North Portsmouth
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 4½ 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 Q2 2007/08 a total of 44 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 an increase in the number of sales of council dwellings under Right to Buy. Of those 17 dwellings sold 12 were flats.

Comparing the activity with that in Q2 2006/07, there is 33% increase in the number of applications for Right to Buy and 13% increase in sales of council stock.

Comparing the activity with that in Q1 2004/05, there is 19% decrease in the number of applications for Right to Buy and 45% decrease in sales of council stock.

From 1 April to 30 September 2007/08, a total of 110 homes were built through the Affordable Development Programme for rent and part buy/part rent and 8 homes were bought by households on the housing register through the Open Market HomeBuy; all acquired on part buy/part rent basis.

Of the 110 new homes built:
- 83% of all new homes built were for Affordable Rent
- 17% were for HomeBuy

Of the 8 homes bought on the open market:
- 50% were 1-beds
- 37.5 were 2-beds
- 12.5% were 3-beds

Source: BHCC Affordable housing developments monitoring & Moat
Affordable Home Ownership

From 1 April to 30 September 2007/08, 43 households bought properties through the HomeBuy schemes.

Homes bought through the New Build HomeBuy scheme:
- 4, 1-bed flats
- 28, 2-bed flats
- 3, 3-bed flats

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

New Build HomeBuy scheme assists households to buy newly built homes on a part buy/part rent basis. In addition the First Time Buyers Initiative assists households to buy with government financial assistance.

From 1 April to 30 September 2007/08 a total of 35 new build homes were purchased.
- Highest share of a property purchased was 77% at a cost of £166,820
- Lowest shared of a property purchased was 30% at a cost of £59,500
- Average share purchased was 50% and average paid was £124,493

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 from 1 April to 30 September 2007/08.

- 4 keyworkers and 4 non-keyworkers have purchased properties
- 2 keyworkers and 2 non-keyworkers have found properties
- 9 keyworkers and 48 non-keyworkers are actively looking
  - 55% of all applicants are Regional Housing Board priorities
  - 10% are NHS staff
  - 9% are working in education
  - 20% are on the Housing Register

Source: Moat
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.

### Feedback Form

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

<table>
<thead>
<tr>
<th>Page</th>
<th>Subject</th>
<th>Usefulness (0-5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Homeless Comparisons</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Homelessness Applications &amp; Acceptances</td>
<td></td>
</tr>
<tr>
<td>4-5</td>
<td>Reasons for Homelessness &amp; Priority Need</td>
<td></td>
</tr>
<tr>
<td>6-7</td>
<td>Homelessness Prevention, Applications and Acceptances</td>
<td></td>
</tr>
<tr>
<td>8-9</td>
<td>Households in Temporary Accommodation</td>
<td></td>
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<tr>
<td>8-9</td>
<td>Homemove – Current Demand and Supply for Social Housing</td>
<td></td>
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<tr>
<td>10-11</td>
<td>Homemove – Lettings to Social Housing</td>
<td></td>
</tr>
<tr>
<td>12-13</td>
<td>Changes in Affordable Housing</td>
<td></td>
</tr>
</tbody>
</table>

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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**Housing Strategy Team**

Martin Reid  
*Head of Strategy & Development*  
t: +44 (0)1273 293321

Andy Staniford  
*Housing Strategy Manager*  
t: +44 (0)1273 293159

Petra Davis  
*Housing Policy Officer*  
t: +44 (0)1273 293288

Sue Garner-Ford  
*Strategy & Performance Officer*  
t: +44 (0)1273 293055

Sarah Potter  
*Housing Development Manager*  
t: +44 (0)1273 292386

Rosie Brewster  
*Housing Development Officer*  
t: +44 (0)1273 293158

Emma Kumar / Patrick Gordon / Sue Nelson  
*Empty Property Officer*  
t: +44 (0)1273 293297

**Housing Strategy Team**  
Brighton & Hove City Council  
Bartholomew House  
Bartholomew Square  
Brighton, BN1 1JP  
t: +44 (0)1273 293189  
f: +44 (0)1273 293168

e: housing.strategy  
@brighton-hove.gov.uk
w: www.brighton-hove.gov.uk