In 2004 we produced our ‘fit for purpose’ Housing Strategy Update 2004-2007, outlining how our existing Housing Strategy 2001-2006: “Housing – the well-being of the city”, will be implemented and developed over the next 3 years.

Our housing aims underpin the city-wide priorities contained in the 2020 Community Strategy “Creating the city of opportunities”, set by the Local Strategic Partnership.

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.
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 for the last year, the number of people having to make homelessness applications has remained less than the England average.

The rate of homeless applications has decreased nationally by 26% and regionally by 33% over the past 5 quarters. In Brighton & Hove the proportion has decreased by 27% to below the national average.

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.

Although the figure has increased this quarter, as a whole our homelessness prevention work has ensured that acceptances have remained low over the last 5 quarters.

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

This quarter has seen a decrease in the percentage of homeless applications accepted, falling below the regional percentage.
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 the first six months of 2006/07 applications were 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.

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

2005/06 saw homeless acceptances at the lowest level since 1997/98 and homeless applications decreasing to a new low level; 56% less than recorded in 2004/05. This is despite the continued acute shortage of affordable housing within the city.

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

This quarter has seen 39% decreased in the number of households making homeless applications and 21% decrease in households being accepted when compared to last year, Q3 2005/06.

In addition there has been a decrease in households making homeless applications and being accepted when compared to last quarter, 30% and 35% respectively.

As expected the percentage of acceptances continues at a high level.
Homeless Applications & Acceptances Monthly Trends

The chart shows the pattern of homelessness applications in Brighton & Hove for past 4¾ years.

We have continued to maintain a low level of homeless applications over the past 2 years and the chart clearly shows the success of the Housing Options teams in reducing homelessness with the number of homeless applications continuing to remain below the figures before the introduction of our homelessness prevention work.

Also, the seasonal extremes in applications have been removed enabling a more consistent work flow.

The chart illustrates the variance of homeless acceptances in Brighton & Hove during the past 4¾ years.

We have continued to maintain a low level of homeless acceptances over the past 1¾ years as a result of our homelessness prevention work.

The pattern of homelessness acceptance rates in Q3 2006/07 continues to be high. This rate should not be looked at in isolation but considered alongside the prevention work which has, during the same period, assisted 1,044 households to either sustain or find alternative homes without having to make a homeless application.

With all but the most severe homelessness cases being prevented, the high acceptance rate is expected.
The chart shows the reason for homelessness for those households accepted in Brighton & Hove during the past 1¼ years.

Loss of private rented accommodation as a reason for being accepted homeless has increased this quarter and now equals the number of acceptances due to eviction by parents, family and friends, which for the past 4 years has been the common single cause of homelessness in the city.

This quarter has seen a decrease in the figure for Domestic Violence causing homelessness.

The chart shows the reasons for homelessness in Q3 2006/07.

Just over ⅓ of all homelessness is a result of 3 prime causes:

- 34.7% of all homelessness is due to eviction by parents, family and friends
- 34.7% of all homelessness is due to loss of private rented accommodation
- 16.3% of homelessness is due to relationship breakdown.

The table below compares our figures to those reported for England from Q2 2005/06 to Q2 2006/07. In Q2 2006/07 a decrease in the percentage of acceptance of homeless households due to loss of private rented accommodation was recorded for Brighton & Hove and it is now lower than the figure recorded nationally. Q2 2006/7 has seen a increase in the percentage of homeless households accepted due to eviction by parents/family/friends and this remains higher than the average for England. The percentage of acceptances due to domestic violence has decreased in Q2 2006/07.
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 nearly ½ of all homeless acceptances in Q3 2006/07.

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

This quarter has seen an increase in the number of people accepted homeless due to having a physical disability as a percentage of the total applications.

The chart shows a percentage breakdown of reason for priority need of households who were accepted homeless in Q3 2006/07.

Over half of those accepted as homeless were due to the households having dependent children or being pregnant, at 61%.

Over 17% of those accepted were due to physical disability.

1 in 16 of those accepted were due to them being young and vulnerable, 6%. This is a decrease of 11% from last quarter.

The table below compares our figures to those reported for England from Q2 2005/06 to Q2 2006/07. The rates of homelessness in Brighton & Hove amongst those with a mental illness remains higher than national levels as does homelessness rates amongst those with a physical disability. Young persons homelessness was also higher in Q1 and Q2, however, this has decreased in Q3, as shown above.

<table>
<thead>
<tr>
<th>Reason for Priority Need</th>
<th>2005/06 Q2</th>
<th>2005/06 Q3</th>
<th>2005/06 Q4</th>
<th>2006/07 Q1</th>
<th>2006/07 Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>England</td>
<td>7.9%</td>
<td>7.9%</td>
<td>7.2%</td>
<td>7.7%</td>
<td>6.9%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>20.5%</td>
<td>14.5%</td>
<td>19.0%</td>
<td>15.1%</td>
<td>13.9%</td>
</tr>
<tr>
<td>England</td>
<td>53.1%</td>
<td>53.2%</td>
<td>54.2%</td>
<td>54.9%</td>
<td>54.7%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>28.8%</td>
<td>41.9%</td>
<td>43.8%</td>
<td>35.8%</td>
<td>41.7%</td>
</tr>
<tr>
<td>Pregnant</td>
<td>12.0%</td>
<td>11.8%</td>
<td>12.4%</td>
<td>11.7%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>13.0%</td>
<td>8.9%</td>
<td>16.2%</td>
<td>6.6%</td>
<td>7.3%</td>
</tr>
<tr>
<td>Physical disability</td>
<td>5.0%</td>
<td>5.0%</td>
<td>4.9%</td>
<td>4.7%</td>
<td>4.8%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>8.2%</td>
<td>13.7%</td>
<td>8.6%</td>
<td>9.4%</td>
<td>11.9%</td>
</tr>
<tr>
<td>Young person</td>
<td>5.0%</td>
<td>9.1%</td>
<td>8.7%</td>
<td>8.3%</td>
<td>9.3%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>17.8%</td>
<td>16.1%</td>
<td>7.6%</td>
<td>23.6%</td>
<td>16.6%</td>
</tr>
<tr>
<td>Other</td>
<td>12.8%</td>
<td>13.0%</td>
<td>12.6%</td>
<td>12.7%</td>
<td>12.9%</td>
</tr>
<tr>
<td>Brighton &amp; Hove</td>
<td>11.7%</td>
<td>4.9%</td>
<td>4.8%</td>
<td>9.4%</td>
<td>8.6%</td>
</tr>
</tbody>
</table>

Source: DCLG Homelessness Statistical Release Table 5 & BHCC P1E Homelessness Return to DCLG
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 5 households during the first three quarters of 2006/07 having their homelessness prevented to every household whose homelessness could not be prevented.

The charts below compare the prevention work against the number of households accepted as homeless. In Q3 2006/07 the prevention activity resulted that for every household accepted as homeless another 4 households were able to either sustain their accommodation or find alternative accommodation through intervention from the Housing Options Team. In addition for every household accepted as homeless a further 7 households were able to resolve their housing crisis with advice from the Housing Options Team.
Households in Temporary Accommodation

The chart shows the number of households in Temporary Accommodation at the end of each quarter since Q3 2005/06.

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

Of the total number of families with children and/or pregnant women in temporary accommodation, 1.6% were in B&B on 31 December 2006.

The chart illustrates the number of households in B&B accommodation on the last day of each quarter over the past 4½ 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 62% between Q1 2002/03 and Q3 2006/07.

However, this quarter has seen an increase in the number of households in B&B when compared to the same period in 2005/06.

The chart shows the average length of stay for families with children or pregnant woman in B&B accommodation.

From April 2004, the Office of the Deputy Prime Minister has set a national Best Value Performance Indicator target (BVPI 183a) that no homeless family with children, or pregnant woman, will be placed in emergency B&B accommodation for more than 6 weeks.

During Q3 2006/07 we have continued to keep within the BVPI target with an average length of stay of 1.3 weeks over the period.
The chart compares the number of general stock properties and also sheltered stock by

- number advertised
- number accepted\(^1\)
- percentage accepted\(^1\)
- average number of bids per property

The rate of acceptances this quarter has increased for studio and sheltered homes but decreased for other accommodation.

The rate of acceptances for 4+ bed decreased significantly due to just two properties being available and only one being let.

The charts show the pattern of moves between 1 October to 31 December 2006 and the number of households on the Joint Housing Register (JHR) at 31 December 2006 by property size.

At 31 December there were 10,284 households on the Joint Housing Register. In the 3 months between 1 October and 31 December, there were 179 lettings – one home for every 57 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 31 December 2006 by banding.

Over \(\frac{3}{4}\) of all lets were to households in Band A; households identified as being in greatest need.

59% of households on the JHR are in Band C. 4% of lets were to this banding.

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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 the properties that were advertised between 1 October 2006 and 31 December 2006 and let.

<table>
<thead>
<tr>
<th></th>
<th>No. of properties let to Band</th>
<th>No. of bids</th>
<th>Average no. bids on total properties</th>
<th>Average no. bids from households on JHR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Band A</td>
<td>567</td>
<td>139</td>
<td>21,380</td>
<td>119.4</td>
</tr>
<tr>
<td>Band B</td>
<td>2118</td>
<td>32</td>
<td>2,146</td>
<td>12.0</td>
</tr>
<tr>
<td>Band C</td>
<td>6124</td>
<td>7</td>
<td>248</td>
<td>1.4</td>
</tr>
<tr>
<td>Band D</td>
<td>1475</td>
<td>1</td>
<td>13</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 advertised and let to the households in the different Bands over the period monitored.

As expected, at 78%, the highest total number of homes let was to households in Band A, followed by households in Band B, at 18%.

Looking at a breakdown of lets:
- 22 of the 25 available 3-beds were let to households in Band A.
- The only 4-bed property let was to a household in Band A.
- 6 of the 12 available studios were let to households in Band B.
- The only let to a household in Band D was a 2-bed property.

The chart shows the percentage of bids per let property by Bands.

Households from Band A made the highest number of bids for each property let at 90% (21,380) followed by households from Band B at 9% (2,146).

93% of bids for 2-bed and 3-bed properties came from households in Band A.

All the bids for the one 4-bed property came from households in Band A.
Sheltered Housing

In total 15 sheltered homes were let during the period monitored; 9 studio, 5 1-bed and 1 2-bed, with a total of 645 bids made.

- Area One and Area Ten had the highest number of sheltered homes available
- There were 151 bids for the only home (1-bed) available in Area Four.
- The only 2-bed available was in Area 6

Studio Flats

In total 12 studio flats were let and a total of 1,293 bids were made giving an average of 108 bids per available studio flat.

- Area Ten had the highest ratio of bids per studio with an average of 130 bids to each of the 2 available studios.
- Area Four had the lowest ratio of bids per studio with 73 bids for the one studio available

1 Bed Homes

In total 11,493 bids were made for a total of 70 available 1-bed homes giving an average of 164 bids per property.

- A total of 2,043 bids were made for the 9 available 1-bed in Area Ten
- Area One had the lowest ratio of bids per property with an average of 108 bids for each of the 13 available 1-bed homes.

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
2 Bed Homes
A total of 56 2-bed homes were available during the period monitored with a total of 6,751 bids made.

- Area One had the highest number of 2-bed properties available.
- There were 1,462 bids for 8 available 2-bed properties in Area Nine.
- At 48, Area One had the lowest ratio of bids per property and Area Eight, at 275, had the highest.

3 Bed Homes
In total 25 3-bed homes were available during the period monitored with a total of 3,358 bids made.

- There were a total of 931 bids for the 5 available 3-bed properties in Area Nine. Area One had the lowest ratio of bids per property with 150 bids for the 2 available properties.
- Area Three had the highest number of available 3-beds.

4+ Bed Homes
In the 4-bed+ category only 1 4-bed home became available during the period monitored Area One. In total 47 bids were made for this property.

City Areas
- Area One: East Brighton, Queen’s Park, Moulsecoomb & Bevendean
- Area Two: Hollingbury & Stanmer, Hangleton & Knoll
- Area Three: Hanover & Elm Grove / St. Peter’s & North Laine, Patcham / Preston Park / Stanford / Withdean, Rottingdean Coastal / Woodingdean
- Area Four: South & North Portslade
- Area Five: 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 3¾ 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. During the Q3 2006/07 a total of 39 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 again seen a decrease in the number of sales of council dwellings under Right to Buy and of those 10 dwellings sold 8 were flats.

Comparing the activity with that in Q3 2005/06, there is 37% increase in the number of applications for Right to Buy and sales of council stock is the same.

Comparing the activity with that in Q3 2004/05, there is 18% increase in the number of applications for Right to Buy and 72% decrease in sales of council stock.

An extended Open Market Homebuy Scheme was launched this year. The chart shows the activity of keyworkers seeking housing under this scheme:

- 18 keyworkers have purchased a property
- 4 have found a property
- 39 are actively looking for a property
- 44% of all applicants are NHS staff - of those 85% are nurses
- 11% are police officers
- 41% are teachers
- 2 LA social worker have applied for keyworker housing

In addition to the above, Keyworkers are able to buy or rent new build homes through the Keyworker New Build Homebuy.
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?

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