Housing Strategy 2009
healthy homes, healthy lives, healthy city

Rent and Local Housing Allowance Comparison

29 April 2014

Brighton & Hove City Council

Rent and Local Housing Allowance Comparison

From 1 April 2011 rather than the local housing allowance being based on average rents (50th percentile), it is now set at the lower 30th percentile which means 3 out of 10 properties should fall within the limit. From 2013 further changes mean that the rates are now reviewed annually each April and if rents have increased, the allowance will be raised by a maximum of the Consumer Price Index inflation measure.

Average rents are worked out across a Broad Rental Market Area (BRMA) which for Brighton & Hove 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 Local Housing Allowance rate.

As we know that rents in Brighton & Hove are more expensive than in neighbouring areas we have analysed the properties available to rent in the different areas using Rightmove.co.uk and looked at how many fall within local housing allowance levels.

On the whole, the analysis identified that whilst a greater proportion of properties were affordable to those on the local housing allowance outside the city, there were fewer of these properties available for rent.

Of these properties available it is likely that some landlords may not accept house sharers and some may not accept tenants on benefits. It is also important to note that Rightmove does not list all properties available for rent, however, it is useful for obtaining a snapshot of the market.

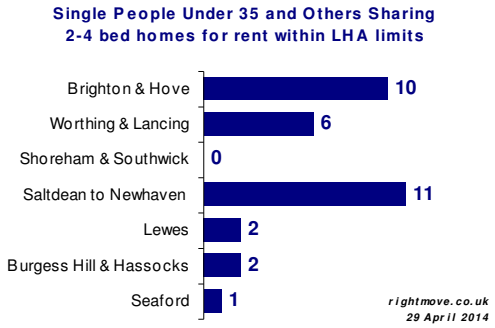
For those on full housing benefit wanting to live in **Brighton & Hove**:

- **Single People under 35 and other sharers** – would find 10 (1% of 798) affordable homes. 0 of the 355x 2-bed homes, 2 of the 139x 3-bed homes and 8 of the 304x 4-bed homes were affordable
- **Single People over 34** – will find more opportunity renting a studio than 1-bed home with 73 (79% of 92) studios within the LHA limit compared to 6 (3% of 200) 1-bed homes
- **Couples without children** - would find 6 (3% of 200) 1-bed homes affordable but would have greater choice if they considered renting a studio
- **Families with children** – would find 24 (3% of 798) family homes (2-4 bed) falling within the LHA rate (5x 2-bed, 1x 3-bed and 18x 4-bed homes)

With a shortage of affordable properties in the city, people may need to consider moving along the coast where homes are more affordable as very little was available further inland.

Single People Under 35 and Others Sharing

2-4 bed Homes for Rent	Total	Homes in LHA limit	
		Number	Percent
Brighton & Hove	798	10	1%
Worthing & Lancing	60	6	10%
Shoreham & Southwick	11	0	0%
Saltdean to Newhaven	45	11	24%
Lewes	30	2	7%
Burgess Hill & Hassocks	23	2	9%
Seaford	21	1	5%
Total	**988**	**32**	**3%**



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.

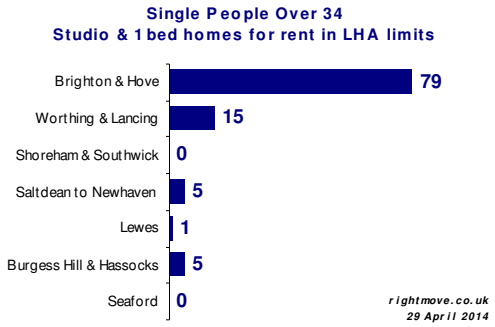
Single People under 35 and other sharers on full Housing Benefit wanting to live in **Brighton & Hove** would find 10 (1% of 798) affordable homes. 0 of the 355x 2-bed homes, 2 of the 139x 3-bed homes and 8 of the 304x 4-bed homes were affordable

Overall, of the 988 larger 2-4 bed homes available to rent, 32 (3%) were within LHA limits.

- **2 bed homes:** Our analysis found 0 affordable 2-bed home (0% of 460 2-beds) for two people sharing
- **3 bed homes:** Our analysis found 17 affordable 3-bed homes (8% of 203x 3-beds) for three people sharing, located mainly in Saltdean to Newhaven (9)
- **4 bed homes:** Our analysis found 15 affordable 4-bed homes (5% of 325x 4-beds) for four people sharing, located mainly in Brighton & Hove (8)

Single People Over 34

Studio and 1 bed Homes for Rent	Total	Homes in LHA limit	
		Number	Percent
Brighton & Hove	292	79	27%
Worthing & Lancing	57	15	26%
Shoreham & Southwick	0	0	0%
Saltdean to Newhaven	9	5	56%
Lewes	8	1	13%
Burgess Hill & Hassocks	7	5	71%
Seaford	8	0	0%
Total	**381**	**105**	**28%**



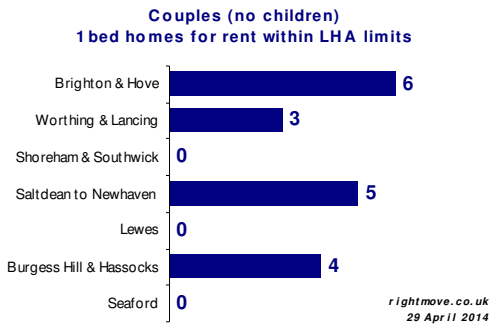
It is assumed that single people over 34 on local housing allowance would live in studio or 1-bed homes.

Single People over 34 on full Housing Benefit wanting to live in **Brighton & Hove** will find more opportunity renting a studio than 1-bed home with 73 (79% of 92) studios within the LHA limit compared to 6 (3% of 200) 1-bed homes

- **Studio Flats:** of the 111x studio flats available, 87 (78%) were within LHA limits mainly located in Brighton & Hove (73) and Worthing & Lancing (12)
- **1 bed homes:** of the 270x 1-bed homes available, 18 (7%) were within LHA limits mainly located in Brighton & Hove (6), Saltdean to Newhaven (5) and Burgess Hill & Hassocks (4)

Couples (no children)

1 bed Homes for Rent	Total	Homes in LHA limit	
		Number	Percent
Brighton & Hove	200	6	3%
Worthing & Lancing	43	3	7%
Shoreham & Southwick	0	0	0%
Saltdean to Newhaven	8	5	63%
Lewes	6	0	0%
Burgess Hill & Hassocks	6	4	67%
Seaford	7	0	0%
Total	**270**	**18**	**7%**



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

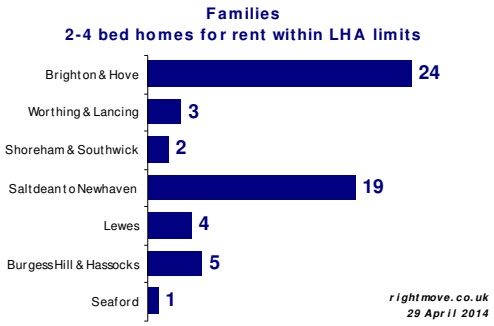
Couples without children on full Housing Benefit wanting to live in **Brighton & Hove** would find 6 (3% of 200) 1-bed homes affordable but would have greater choice if they considered renting a studio

18 (7%) of the 270x 1-bed properties advertised were within LHA limits. The greatest number available within LHA limits were found in Brighton & Hove (6), Saltdean to Newhaven (5) and Burgess Hill & Hassocks (4)

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 87 of these available within LHA limits (see Single People over 34)

Families with Children

2-4 bed Homes for Rent	Total	Homes in LHA limit	
		Number	Percent
Brighton & Hove	798	24	3%
Worthing & Lancing	60	3	5%
Shoreham & Southwick	11	2	18%
Saltdean to Newhaven	45	19	42%
Lewes	30	4	13%
Burgess Hill & Hassocks	23	5	22%
Seaford	21	1	5%
Total	**988**	**58**	**6%**



Families with children on full Housing Benefit wanting to live in **Brighton & Hove** would find 24 (3% of 798) family homes (2-4 bed) falling within the LHA rate (5x 2-bed, 1x 3-bed and 18x 4-bed homes). Over ¾ of all 4-bed homes advertised were student lets

Overall, of the 988 2-4 bed homes available to rent, 58 (6%) were within LHA limits.

- **2 bed homes:** 25 homes were found to be within LHA rates (5% of 460x 2-beds) and mainly located in Saltdean to Newhaven (10)
- **3 bed homes:** 8 homes were found to be within LHA rates (4% of 203 3-beds) and located mainly in Saltdean to Newhaven (6)
- **4 bed homes:** 25 homes were found to be within LHA rates (8% of 325x 4-beds) and located mainly in Brighton & Hove (18)

Rents and Local Housing Allowance Comparisons (29 April 2014)

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)	£811	£1,160	£950
Properties Advertised (#)	13	9	1
Local Housing Allowance* (£/mth)	£682	£1,023	£1,364
Properties within LHA Rate (%)	0%	11%	100%
Properties within LHA Rate (#)	0	1	1

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£952	£1,202	£1,562
Properties Advertised (#)	13	10	7
Local Housing Allowance* (£/mth)	£688	£1,032	£1,376
Properties within LHA Rate (%)	0%	10%	14%
Properties within LHA Rate (#)	0	1	1

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,176	£1,416	£1,667
Properties Advertised (#)	355	139	304
Local Housing Allowance* (£/mth)	£688	£1,032	£1,376
Properties within LHA Rate (%)	0%	1%	3%
Properties within LHA Rate (#)	0	2	8

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,006	£1,413	£1,695
Properties Advertised (#)	8	2	1
Local Housing Allowance* (£/mth)	£688	£1,032	£1,376
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£805	£958	£1,500
Properties Advertised (#)	14	6	1
Local Housing Allowance* (£/mth)	£578	£867	£1,156
Properties within LHA Rate (%)	0%	17%	0%
Properties within LHA Rate (#)	0	1	0

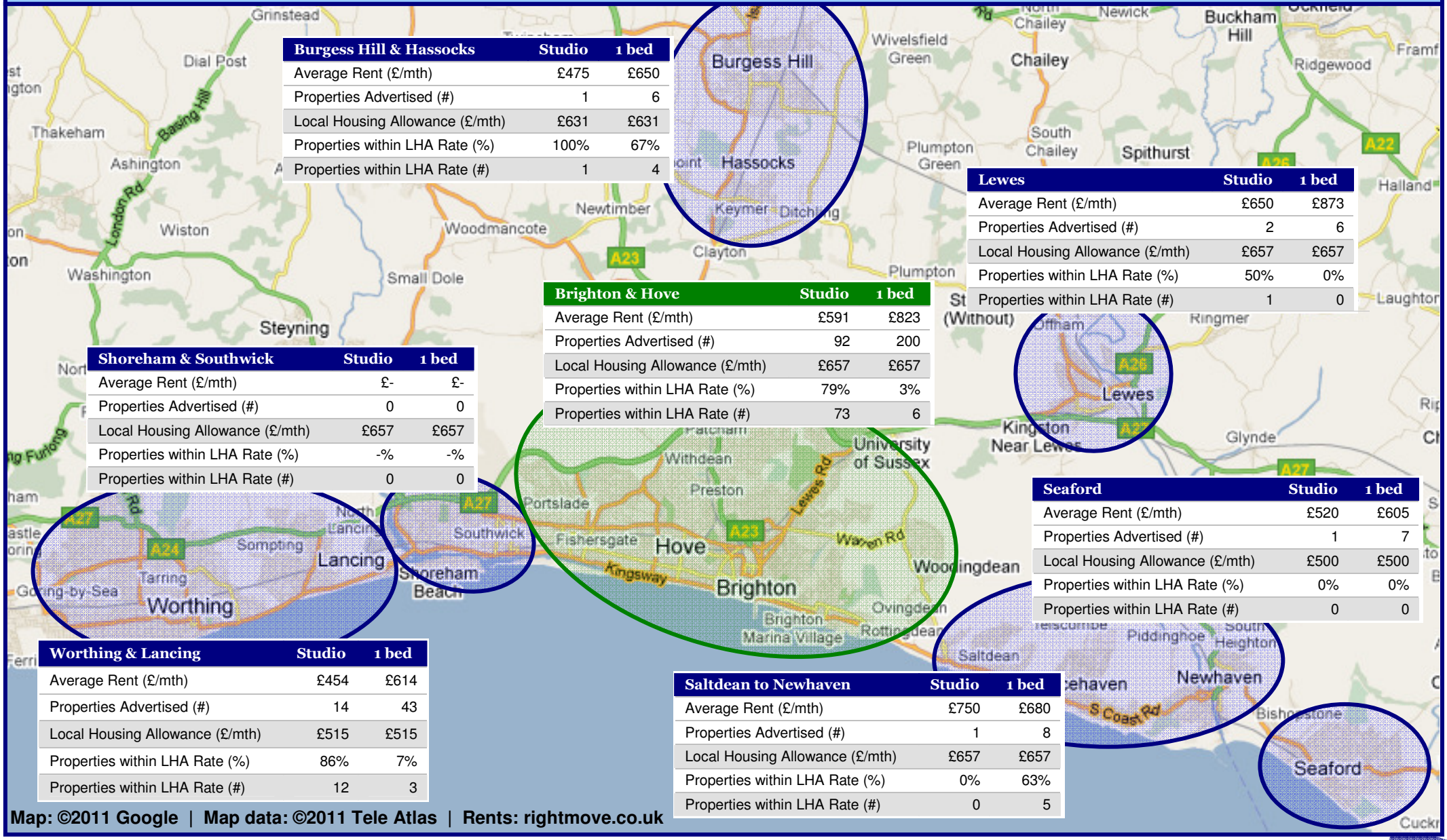
Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£802	£1,017	£1,216
Properties Advertised (#)	33	21	6
Local Housing Allowance* (£/mth)	£594	£891	£1,188
Properties within LHA Rate (%)	0%	14%	50%
Properties within LHA Rate (#)	0	3	3

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£930	£1,058	£1,399
Properties Advertised (#)	24	16	5
Local Housing Allowance* (£/mth)	£688	£1,032	£1,376
Properties within LHA Rate (%)	0%	56%	40%
Properties within LHA Rate (#)	0	9	2

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

Rents and Local Housing Allowance Comparisons (29 April 2014)

Couples with No Children and Single People Over 34



Burgess Hill & Hassocks	Studio	1 bed
Average Rent (£/mth)	£475	£650
Properties Advertised (#)	1	6
Local Housing Allowance (£/mth)	£631	£631
Properties within LHA Rate (%)	100%	67%
Properties within LHA Rate (#)	1	4

Lewes	Studio	1 bed
Average Rent (£/mth)	£650	£873
Properties Advertised (#)	2	6
Local Housing Allowance (£/mth)	£657	£657
Properties within LHA Rate (%)	50%	0%
Properties within LHA Rate (#)	1	0

Brighton & Hove	Studio	1 bed
Average Rent (£/mth)	£591	£823
Properties Advertised (#)	92	200
Local Housing Allowance (£/mth)	£657	£657
Properties within LHA Rate (%)	79%	3%
Properties within LHA Rate (#)	73	6

Shoreham & Southwick	Studio	1 bed
Average Rent (£/mth)	£-	£-
Properties Advertised (#)	0	0
Local Housing Allowance (£/mth)	£657	£657
Properties within LHA Rate (%)	-%	-%
Properties within LHA Rate (#)	0	0

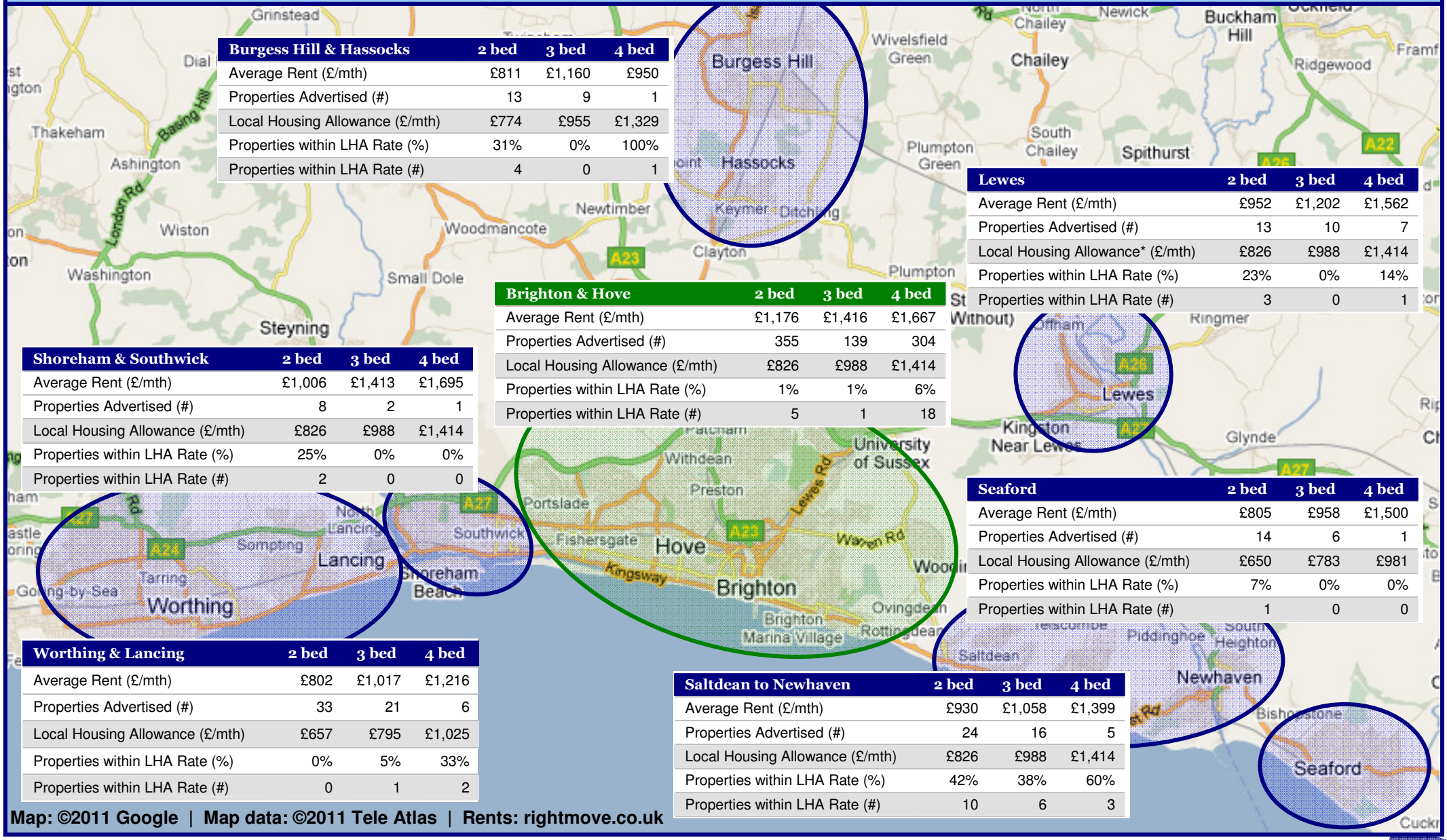
Seaford	Studio	1 bed
Average Rent (£/mth)	£520	£605
Properties Advertised (#)	1	7
Local Housing Allowance (£/mth)	£500	£500
Properties within LHA Rate (%)	0%	0%
Properties within LHA Rate (#)	0	0

Worthing & Lancing	Studio	1 bed
Average Rent (£/mth)	£454	£614
Properties Advertised (#)	14	43
Local Housing Allowance (£/mth)	£515	£515
Properties within LHA Rate (%)	86%	7%
Properties within LHA Rate (#)	12	3

Saltdean to Newhaven	Studio	1 bed
Average Rent (£/mth)	£750	£680
Properties Advertised (#)	1	8
Local Housing Allowance (£/mth)	£657	£657
Properties within LHA Rate (%)	0%	63%
Properties within LHA Rate (#)	0	5

Rents and Local Housing Allowance Comparisons (29 April 2014)

Families with Children



Burgess Hill & Hassocks	2 bed	3 bed	4 bed
Average Rent (£/mth)	£811	£1,160	£950
Properties Advertised (#)	13	9	1
Local Housing Allowance (£/mth)	£774	£955	£1,329
Properties within LHA Rate (%)	31%	0%	100%
Properties within LHA Rate (#)	4	0	1

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£952	£1,202	£1,562
Properties Advertised (#)	13	10	7
Local Housing Allowance* (£/mth)	£826	£988	£1,414
Properties within LHA Rate (%)	23%	0%	14%
Properties within LHA Rate (#)	3	0	1

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,176	£1,416	£1,667
Properties Advertised (#)	355	139	304
Local Housing Allowance (£/mth)	£826	£988	£1,414
Properties within LHA Rate (%)	1%	1%	6%
Properties within LHA Rate (#)	5	1	18

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,006	£1,413	£1,695
Properties Advertised (#)	8	2	1
Local Housing Allowance (£/mth)	£826	£988	£1,414
Properties within LHA Rate (%)	25%	0%	0%
Properties within LHA Rate (#)	2	0	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£805	£958	£1,500
Properties Advertised (#)	14	6	1
Local Housing Allowance (£/mth)	£650	£783	£981
Properties within LHA Rate (%)	7%	0%	0%
Properties within LHA Rate (#)	1	0	0

Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£802	£1,017	£1,216
Properties Advertised (#)	33	21	6
Local Housing Allowance (£/mth)	£657	£795	£1,025
Properties within LHA Rate (%)	0%	5%	33%
Properties within LHA Rate (#)	0	1	2

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£930	£1,058	£1,399
Properties Advertised (#)	24	16	5
Local Housing Allowance (£/mth)	£826	£988	£1,414
Properties within LHA Rate (%)	42%	38%	60%
Properties within LHA Rate (#)	10	6	3

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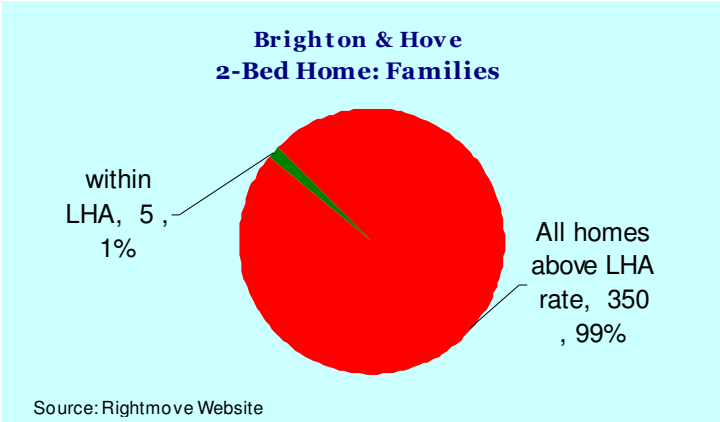
Affordability of Rental Properties for Households on Housing Benefit

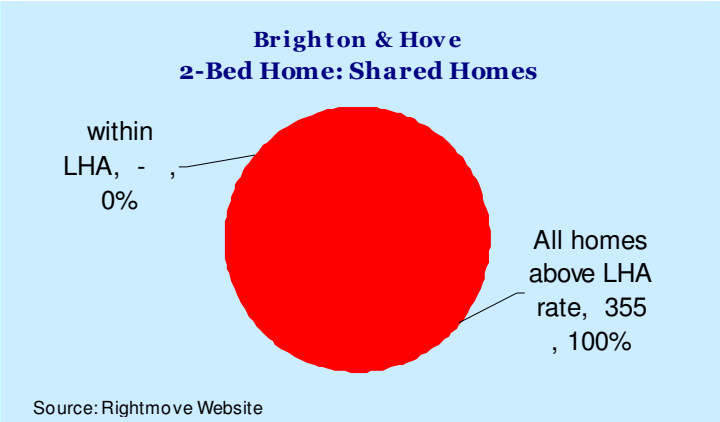
The table below shows the number of properties for rent that fall within the LHA rates and the number that are above the LHA rates by incremental increases.

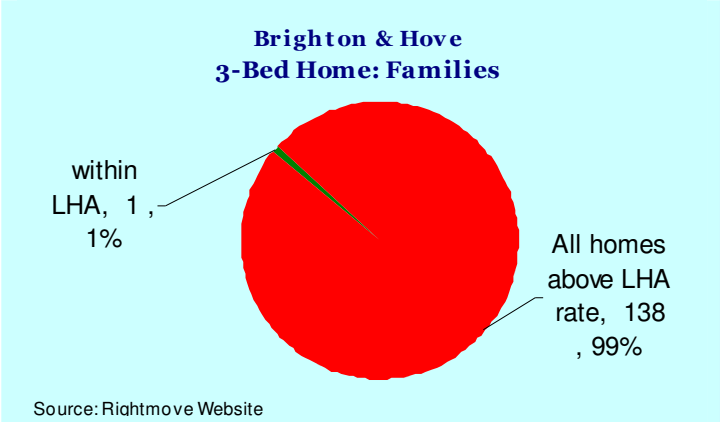
	Single People over 34, Couples, Families					Shared Homes		
	Studio	1 bed	2 bed	3 bed	4 bed	2 bed	3 bed	4 bed
Brighton & Hove (Brighton & Hove LHA rate)	**£657**	**£657**	**£826**	**£988**	**£1,414**	**£688**	**£1,032**	**£1,376**
Homes within LHA	73	6	5	1	18	-	2	8
Homes up to £25 above	5	7	11	1	1	-	-	9
Homes £25 to £50 above	7	18	5	-	5	-	1	2
Homes £50 to £100 above	4	41	34	1	13	1	4	5
Homes £100 and above	3	128	300	136	267	354	132	280
All homes above LHA rate	19	194	350	138	286	355	137	296
Total Homes	92	200	355	139	304	355	139	304
Shoreham & Southwick (Brighton & Hove LHA rate)	**£657**	**£657**	**£826**	**£988**	**£1,414**	**£688**	**£1,032**	**£1,376**
Homes within LHA	-	-	2	-	-	-	-	-
Homes up to £25 above	-	-	2	-	-	-	-	-
Homes £25 to £50 above	-	-	-	-	-	-	-	-
Homes £50 to £100 above	-	-	1	-	-	1	-	-
Homes £100 and above	-	-	3	2	1	7	2	1
All homes above LHA rate	-	-	6	2	1	8	2	1
Total Homes	-	-	8	2	1	8	2	1
Lewes (Brighton & Hove LHA rate)	**£657**	**£657**	**£826**	**£988**	**£1,414**	**£688**	**£1,032**	**£1,376**
Homes within LHA	1	-	3	-	1	-	1	1
Homes up to £25 above	-	-	1	1	-	-	-	-
Homes £25 to £50 above	-	1	1	-	-	2	-	-
Homes £50 to £100 above	1	2	2	-	2	-	2	-
Homes £100 and above	-	3	6	9	4	11	7	6
All homes above LHA rate	1	6	10	10	6	13	9	6
Total Homes	2	6	13	10	7	13	10	7
Saltdean to Newhaven (Brighton & Hove LHA rate)	**£657**	**£657**	**£826**	**£988**	**£1,414**	**£688**	**£1,032**	**£1,376**
Homes within LHA	-	5	10	6	3	-	9	2
Homes up to £25 above	-	1	3	2	-	-	-	1
Homes £25 to £50 above	-	-	-	1	1	1	-	-
Homes £50 to £100 above	1	-	2	-	-	5	3	1
Homes £100 and above	-	2	9	7	1	18	4	1
All homes above LHA rate	1	3	14	10	2	24	7	3
Total Homes	1	8	24	16	5	24	16	5
Worthing & Lancing (Worthing LHA rate)	**£515**	**£515**	**£657**	**£795**	**£1,025**	**£594**	**£891**	**£1,188**
Homes within LHA	12	3	-	1	2	-	3	3
Homes up to £25 above	1	2	2	1	-	-	2	-
Homes £25 to £50 above	-	7	-	-	-	-	3	-
Homes £50 to £100 above	1	17	10	1	1	2	2	2
Homes £100 and above	-	14	21	18	3	31	11	1
All homes above LHA rate	2	40	33	20	4	33	18	3
Total Homes	14	43	33	21	6	33	21	6
Burgess Hill Area (Crawley & Reigate LHA Rate)	**£631**	**£631**	**£774**	**£955**	**£1,329**	**£682**	**£1,023**	**£1,364**
Homes within LHA	1	4	4	-	1	-	1	1
Homes up to £25 above	-	-	3	-	-	-	-	-
Homes £25 to £50 above	-	-	-	1	-	3	-	-
Homes £50 to £100 above	-	1	3	-	-	3	3	-
Homes £100 and above	-	1	3	8	-	7	5	-
All homes above LHA rate	-	2	9	9	-	13	8	-
Total Homes	1	6	13	9	1	13	9	1
Seaford (Eastbourne LHA Rate)	**£500**	**£500**	**£650**	**£783**	**£981**	**£578**	**£867**	**£1,156**
Homes within LHA	-	-	1	-	-	-	1	-
Homes up to £25 above	1	-	-	-	-	-	2	-
Homes £25 to £50 above	-	1	1	-	-	-	-	-
Homes £50 to £100 above	-	2	2	2	-	1	-	-
Homes £100 and above	-	4	10	4	1	13	3	1
All homes above LHA rate	1	7	13	6	1	14	5	1
Total Homes	1	7	14	6	1	14	6	1
Total within LHA rates	**87**	**18**	**25**	**8**	**25**	**-**	**17**	**15**
Total above LHA rates	**24**	**252**	**435**	**195**	**300**	**460**	**186**	**310**
Total	**111**	**270**	**460**	**203**	**325**	**460**	**203**	**325**

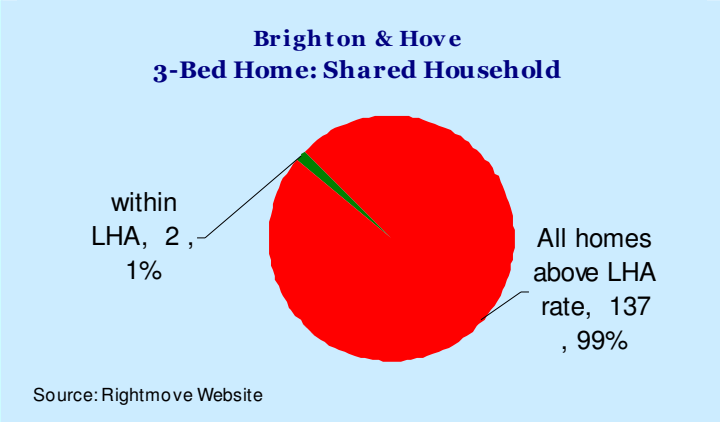
Affordability in Brighton & Hove for Households on Housing Benefit

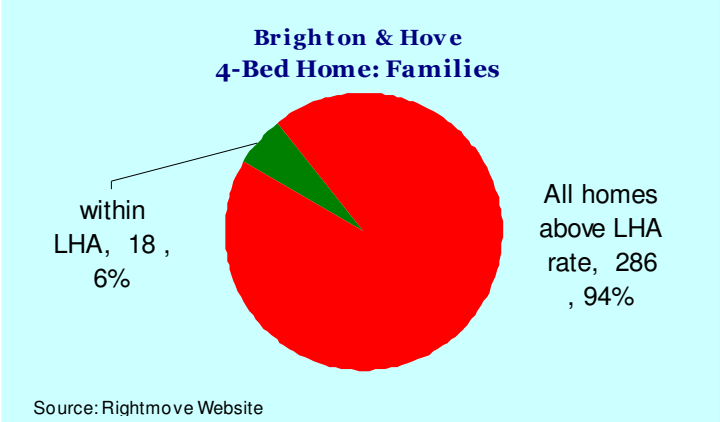
The charts below show the properties advertised for rent in the city that fall within the LHA rates and those that are above.

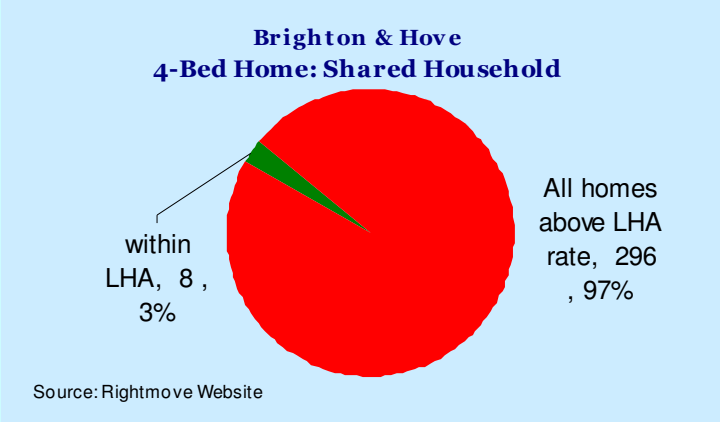


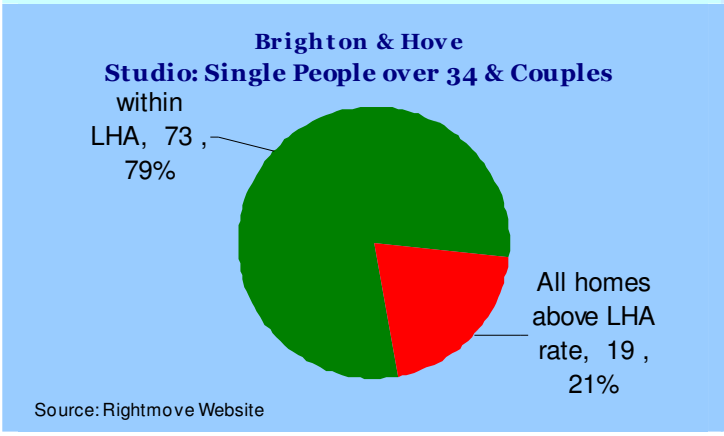


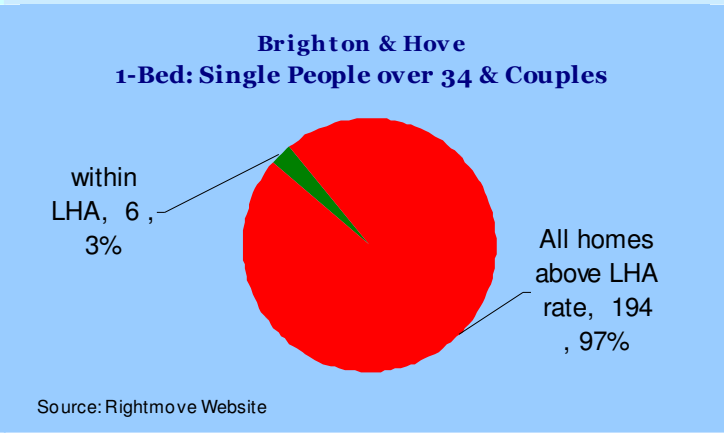












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