Changes in Affordable Housing

A total of three developments are projected to complete this financial year providing 131 homes. All the homes are for affordable rent:

- 64x 1-bed
- 46x 2-bed
- 21x 3-bed

15 (11%) of the 131 affordable homes will meet the wheelchair standard.

One of the developments is an extra care scheme providing 45 1-bed flats for people with low to moderate dementia. This development completed during the quarter.

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

So far, 27 homes have been brought back into use during Q3 2017/18. Similar to previous quarters, this figure may increase once further verification is completed.

A snapshot taken at the end of this quarter identified that the Empty Property Team was in constructive dialogue with the owners of a total of 331 properties.

At present, there are 62 properties assessed as medium or high priority for enforcement and being monitored by Empty Property Enforcement Group.

During Q3 2017/18 there were a total of 27 applications and 16 council dwellings sold under Right to Buy.

Comparing the activity with that in Q3 2016/17, the number of applications has increased by 42% but the number of sales is the same.

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1 Empty Property Enforcement Group members are the Empty Property Team and representatives from the Private Sector Housing Team.
Help to Buy demand in Brighton & Hove

Help to Buy is a government initiative that helps people to take steps to buy their own home, helping people to get onto the housing ladder or move up it. The charts and tables below show applicants who are wanting to buy in the city.

The chart shows the number of applicants on the Help to Buy database over the last 5 quarters.

During Q3 2017/18 a total of 2,749 applicants were on the database. This was a quarterly increase of 1% and an annual increase of 30%.

A data cleansing exercise was undertaken in Q1 resulting in a reduction in the number of applicants.

The chart shows the size of property required by applicants on the database. In Q3 2017/18

- 1,902 (69%) applicants required 1-bed home; an annual increase of 31%
- 541 (20%) of applicants required 2-bed home; an annual increase of 26%
- 306 (11%) of applicants required 3-bed+ home; an annual increase of 35%

The tables and chart below provide more information on the Help to Buy applicants

<table>
<thead>
<tr>
<th>Q3 2016/17</th>
<th>Q4 2016/17</th>
<th>Q1 2017/18</th>
<th>Q2 2017/18</th>
<th>Q3 2017/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of applicants</td>
<td>Number of applicants</td>
<td>Number of applicants</td>
<td>Number of applicants</td>
<td>Number of applicants</td>
</tr>
<tr>
<td>2,107</td>
<td>2,474</td>
<td>1,538</td>
<td>2,726</td>
<td>2,749</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Brighton &amp; Hove</th>
<th>Help to Buy: Number of applicants on the database</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q3 2016/17</td>
<td>2,107</td>
</tr>
<tr>
<td>Q4 2016/17</td>
<td>2,474</td>
</tr>
<tr>
<td>Q1 2017/18</td>
<td>1,538</td>
</tr>
<tr>
<td>Q2 2017/18</td>
<td>2,726</td>
</tr>
<tr>
<td>Q3 2017/18</td>
<td>2,749</td>
</tr>
</tbody>
</table>

Source: bpha

<table>
<thead>
<tr>
<th>Brighton &amp; Hove</th>
<th>Help to Buy: Demand by property size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q3 2016/17</td>
<td>1,450 430 227</td>
</tr>
<tr>
<td>Q4 2016/17</td>
<td>1,706 497 271</td>
</tr>
<tr>
<td>Q1 2017/18</td>
<td>1,022 339 177</td>
</tr>
<tr>
<td>Q2 2017/18</td>
<td>1,811 549 296</td>
</tr>
<tr>
<td>Q3 2017/18</td>
<td>1,902 541 306</td>
</tr>
</tbody>
</table>

Source: bpha

<table>
<thead>
<tr>
<th>Applicants by Current Housing Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Tenant</td>
</tr>
<tr>
<td>Discounted Rent</td>
</tr>
<tr>
<td>Housing Association Tenant</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td>Owner Occupier</td>
</tr>
<tr>
<td>Private Tenant</td>
</tr>
<tr>
<td>Rent to Buy</td>
</tr>
<tr>
<td>Shared Owners</td>
</tr>
<tr>
<td>Temporary Accommodation (TA)</td>
</tr>
<tr>
<td>Tied Accommodation (Job)</td>
</tr>
<tr>
<td>With family or friends</td>
</tr>
</tbody>
</table>

Source: bpha

2 Bedfordshire Pilgrims Housing Association known as bpha is the administrator of Help to Buy
3 Includes households already living in the city and those wanting to move to the city
Homelessness Prevention across the City

The Council’s Housing Options Team and Partnership Agencies provide a whole range of services to households who find themselves in a housing crisis. Each month hundreds of households seek advice and assistance and many households need more intensive intervention that requires more detailed casework.

During Q3 2017/18 there were 452 households where more detailed casework was required and homelessness was prevented or relieved.

When comparing citywide prevention casework and the council’s homelessness casework, for every household that made a homelessness application a further 2 households had their homelessness prevented and for every household that had its homelessness accepted a further 3.5 households had their homelessness prevented.

The chart shows households who were helped to sustain living in their current accommodation without the need of making a homelessness application through prevention work.

A total of 159 households successfully sustained their accommodation.

The chart shows households who were helped to find alternative accommodation through prevention work.

A total of 293 households found alternative accommodation, mainly in the private rented sector and supported accommodation.
Homelessness Prevention by the Council’s Housing Options Team

The charts below look at the work completed by Council’s Housing Options Team

Advice & Assistance: cases closed
During Q3 2017/18 a total of 202 cases were closed by the Housing Options Team where households had approached the council seeking advice and assistance due to a housing crisis.

Prevention casework: cases closed
The chart shows the number of households for whom more detailed prevention casework was completed by the Housing Options Team. During Q3 2017/18 a total of 170 cases were closed.
- 135 (79%) households had their homelessness prevented
- 35 (21%) households did not

Prevention casework outcomes: cases closed
21 households were helped to sustain living in their current accommodation without the need to make a homeless application.

114 households were helped to find alternative accommodation without having to make a homeless application mainly in the private rented sector and supported accommodation.

Brighton & Hove City Council
Prevention - Sustained Accommodation
Q3 2017/18

Brighton & Hove City Council
Prevention - Alternative Accommodation
Q3 2017/18
Homelessness Comparisons with England and the South East

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

During Q2 2017/18 (July to September) the number of households having to make a homelessness application has decreased to 1.5 households per 1,000.

The number of homeless decisions in the city continues to be higher than that recorded regionally and nationally.

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

Q2 2017/18 (July to September 2017) has seen the acceptance rate in the city remain at 0.9 households per 1,000.

This quarter numbers of homeless acceptances in the city is again higher than that recorded regionally and nationally.

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

The percentage of households making homeless applications and being accepted during Q2 2017/18 (July to September 2017) is higher than the national averages for the first time since Q1 2013/14 and higher than the regional averages for the first time since Q1 2016/17.

---

**Homeless Decisions (per 1,000 households)**

<table>
<thead>
<tr>
<th>Year</th>
<th>England</th>
<th>South East</th>
<th>Brighton &amp; Hove</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17 - Q2</td>
<td>1.3</td>
<td>1.1</td>
<td>1.7</td>
</tr>
<tr>
<td>2016/17 - Q3</td>
<td>1.2</td>
<td>1.0</td>
<td>1.7</td>
</tr>
<tr>
<td>2016/17 - Q4</td>
<td>1.2</td>
<td>1.0</td>
<td>1.6</td>
</tr>
<tr>
<td>2017/18 - Q1</td>
<td>1.2</td>
<td>1.0</td>
<td>1.8</td>
</tr>
<tr>
<td>2017/18 - Q2</td>
<td>1.3</td>
<td>1.1</td>
<td>1.5</td>
</tr>
</tbody>
</table>

**Homeless Acceptances (per 1,000 households)**

<table>
<thead>
<tr>
<th>Year</th>
<th>England</th>
<th>South East</th>
<th>Brighton &amp; Hove</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17 - Q2</td>
<td>0.6</td>
<td>0.5</td>
<td>0.7</td>
</tr>
<tr>
<td>2016/17 - Q3</td>
<td>0.6</td>
<td>0.5</td>
<td>0.7</td>
</tr>
<tr>
<td>2016/17 - Q4</td>
<td>0.6</td>
<td>0.5</td>
<td>0.8</td>
</tr>
<tr>
<td>2017/18 - Q1</td>
<td>0.6</td>
<td>0.5</td>
<td>0.9</td>
</tr>
<tr>
<td>2017/18 - Q2</td>
<td>0.7</td>
<td>0.6</td>
<td>0.9</td>
</tr>
</tbody>
</table>

**Percentage of Homeless Applications Accepted**

<table>
<thead>
<tr>
<th>Year</th>
<th>England</th>
<th>South East</th>
<th>Brighton &amp; Hove</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17 - Q2</td>
<td>50.8%</td>
<td>47.9%</td>
<td>41.6%</td>
</tr>
<tr>
<td>2016/17 - Q3</td>
<td>51.6%</td>
<td>49.5%</td>
<td>42.1%</td>
</tr>
<tr>
<td>2016/17 - Q4</td>
<td>51.4%</td>
<td>50.3%</td>
<td>49.5%</td>
</tr>
<tr>
<td>2017/18 - Q1</td>
<td>52.4%</td>
<td>50.9%</td>
<td>49.8%</td>
</tr>
<tr>
<td>2017/18 - Q2</td>
<td>52.1%</td>
<td>51.9%</td>
<td>56.7%</td>
</tr>
</tbody>
</table>

Source: CLG Table 784a
Homeless Applications and 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 from 1 April 2017 to 30 September 2017.

Homeless Applications and Acceptances in Brighton & Hove

The chart shows the monthly trends over the past 1¼ years:

- The trend in homelessness applications shows a decrease. This can be attributed to significant drop in the number of applications during December
- The trend in homelessness acceptances shows an increase
- The trend in the acceptance rate shows an increase

This chart shows the pattern of homeless decisions in Brighton & Hove over the past 5 quarters

Q3 2017/18 has seen the number of households making a homeless application increase by 10%.  

The number of households being accepted as unintentionally homeless and in priority need has increased this quarter by 19%

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4 Applicant households for which decisions were taken during the quarter

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Housing Statistical Bulletin: 2017/18 Quarter 3: 1 October to 31 December 2017
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.

This quarter has seen an increase in three of the main reasons for being accepted homeless; eviction by parents increasing by 29%, domestic violence by 60% and eviction by relatives or friends doubling.

This quarter has seen the loss of private rented housing no longer being the most common single cause for being accepted homeless in the city. Instead it has become eviction by relatives or friends.

The chart shows the reasons for homelessness in Q3 2017/18:

- 20.6% due to loss of private rented accommodation
- 16.8% due to eviction by parents
- 17.6% due to eviction by family and friends
- 12.2% due to fleeing domestic violence

The table below compares our figures to those reported for England from Q2 2016/17 to Q2 2017/18. The average rate of homelessness due to eviction by parents, other loss of rented accommodation and non-violent breakdown with partner is above the national average but termination of assured shorthold tenancy, eviction by relatives or friends and domestic violence is below the national average.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eviction by parents</td>
<td>14.5%</td>
<td>14.3%</td>
<td>14.1%</td>
<td>14.3%</td>
<td>14.9%</td>
</tr>
<tr>
<td>Eviction by relatives or friends</td>
<td>11.8%</td>
<td>12.4%</td>
<td>12.0%</td>
<td>11.7%</td>
<td>12.1%</td>
</tr>
<tr>
<td>Termination of assured shorthold tenancy</td>
<td>32.1%</td>
<td>25.8%</td>
<td>30.8%</td>
<td>28.6%</td>
<td>29.6%</td>
</tr>
<tr>
<td>Other loss of rented accommodation</td>
<td>6.2%</td>
<td>3.4%</td>
<td>6.7%</td>
<td>6.6%</td>
<td>5.9%</td>
</tr>
<tr>
<td>Domestic Violence</td>
<td>11.6%</td>
<td>9.0%</td>
<td>11.2%</td>
<td>11.6%</td>
<td>11.5%</td>
</tr>
<tr>
<td>Non-violent breakdown with partner</td>
<td>4.8%</td>
<td>3.4%</td>
<td>5.3%</td>
<td>5.4%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Other</td>
<td>18.9%</td>
<td>19.6%</td>
<td>34.1%</td>
<td>21.5%</td>
<td>21.2%</td>
</tr>
</tbody>
</table>

Source: CLG Homelessness Statistical Release Table 774 & BHCC P1E Homelessness Return to CLG
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.

This quarter has seen an increase in four of the main reasons for being in priority need. Having dependent children has increased by 16%, having a mental illness by 26%, having a physical disability by 21% and being pregnant by 14%.

Having dependent children still continues to be the single most common reason for homelessness priority need.

The chart shows a percentage breakdown of the reasons for priority need of households who were accepted homeless in Q3 2017/18.

- 44.3% of those accepted as homeless were due to the households having dependent children.
- 26.0% of those accepted were due to mental illness
- 17.6% of those accepted were due to physical disability
- 6.1% of those accepted were due to pregnancy

The table below compares our figures to those reported for England from Q2 2016/17 to Q2 2017/18. The average rate in the city for priority need due to having a physical disability, a mental illness and being a young person is higher than the national average. The average rate for being in priority need due to having dependent children and being pregnant is below the national average.

<table>
<thead>
<tr>
<th>Reason for Priority Need</th>
<th>2016/17 Q2</th>
<th>2016/17 Q3</th>
<th>2016/17 Q4</th>
<th>2017/18 Q1</th>
<th>2017/18 Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mental illness</td>
<td>9.4%</td>
<td>27.0%</td>
<td>9.6%</td>
<td>26.4%</td>
<td>9.7%</td>
</tr>
<tr>
<td>Dependent children</td>
<td>68.6%</td>
<td>51.7%</td>
<td>67.6%</td>
<td>48.4%</td>
<td>66.6%</td>
</tr>
<tr>
<td>Pregnant</td>
<td>5.9%</td>
<td>6.7%</td>
<td>6.4%</td>
<td>8.8%</td>
<td>6.6%</td>
</tr>
<tr>
<td>Physical disability</td>
<td>7.2%</td>
<td>13.5%</td>
<td>7.6%</td>
<td>13.2%</td>
<td>7.8%</td>
</tr>
<tr>
<td>Young person</td>
<td>1.6%</td>
<td>0.0%</td>
<td>1.7%</td>
<td>0.0%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Other</td>
<td>7.3%</td>
<td>11.1%</td>
<td>7.0%</td>
<td>3.3%</td>
<td>7.5%</td>
</tr>
</tbody>
</table>

Source: CLG Homelessness Statistical Release Table 773 & BHCC P1E Homelessness Return to CLG
Households in Temporary Accommodation

The chart shows the number of households in Temporary Accommodation at the end of each quarter since Q3 2016/17.

On 31 December 2017 there were 1,666 households in Temporary Accommodation, 1% increase over the year but 2% decrease over the quarter:

- 52% were in Private Sector Leased accommodation
- 26% were in accommodation directly acquired with PRS landlords
- 3% were in B&B accommodation

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

The number of households placed in B&B this quarter was below the previous quarter.

Of the 50 households in B&B, for 24 (48%) there was a ‘duty owed’.

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 1,094 families with children and/or pregnant women in temporary accommodation, 0 (0%) were in B&B accommodation on 31 December 2017.

Of the 1,666 households in temporary accommodation, 45.7% were lone parents (42.6% female and 3.1% male) and 29% were one person households (19.6% males and 9.4% females).

There was 1 young person aged 16/17 years old in Temporary Accommodation. They were in self-contained nightly paid privately managed accommodation.

Brighton & Hove
Households in Temporary Accommodation (as at the end of quarter)

Source: P1E

Brighton & Hove
Households in B&B (at end of quarter)

Source: P1E

Brighton & Hove
Households with children / pregnant woman in Temporary Accommodation (as at end of quarter)

Source: P1E

Brighton & Hove
Households in Temporary Accommodation (as at end of quarter)

Source: P1E
Homemove: Current Demand and Supply for Social Housing

On 3 January 2018, 17,439 households were on the Housing Register and 161 homes were let during Q3 2017/18. 20,472 households were eligible to bid for properties, either for the whole or part of the period between 1 October and 31 December 2017.

The chart shows the bidding activity of households in each band during Q3 2017/18; 30% in Band A, 19% in Band B, 15% in Band C and 6% in Band D bid.

During Q3 2017/18, a total of 25,298 bids were made on 299 properties advertised and 161 properties were let.

### By Banding

#### Brighton & Hove

**Housing Register by Banding**

(at 3 January 2018)

- Band C, 11,558, 66%
- Band B, 8,36, 5%
- Band A, 503, 3%
- Band D, 4,542, 26%

#### Brighton & Hove

**Bids per Household by Banding**

(October - December 2017)

- Band C, 1.1
- Band B, 0.8
- Band A, 1.2
- Band D, 0.5

#### Brighton & Hove

**Lettings by Banding**

(October - December 2017)

- Band C, 105, 65%
- Band B, 19, 12%
- Band A, 37, 23%
- Band D, 0, 0%

Source: Locata

The majority of households on the Housing Register are in Band C. Band A makes up 3% of the register. Households in Band A made the most bids, an average of 1.2 each. Band D made the fewest bids. 105 (65%) of all homes let went to those in Band C; with 58 of 105 let to households accepted as homeless.

### By Property Size

#### Brighton & Hove

**Households on Housing Register by Property Size Required**

(at 3 January 2018)

- 1 bed, 9,849, 57%
- 2 bed, 5,220, 30%
- 3 bed, 1,988, 11%
- 4 bed+, 382, 2%

Source: Locata

57% of the Housing Register is comprised of households looking for 1-bed homes.

#### Brighton & Hove

**Average number of Bids by Property Size**

(October - December 2017)

- 1 bed, 63
- 2 bed, 128
- 3-bed, 125
- Studio, 18

Source: Locata

2-bed properties had the highest average of bids per home available with an average of 128 bids.

#### Brighton & Hove

**Lettings by Property Size**

(October - December 2017)

- 1 bed, 80, 50%
- 2-bed, 45, 28%
- 3-bed, 16, 10%
- Studio, 17, 10%

Source: Locata

80 (50%) of available homes let during the period were 1-beds.

---

5 Excludes suspended and pending households, and those offered or nominated a property
6 Some properties were advertised more than once

Housing Statistical Bulletin: 2017/18 Quarter 3: 1 October to 31 December 2017
The chart compares the number of general stock properties and also sheltered stock where the status of the property changed between 1 October and 31 December 2017.

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

There were 299 properties where the status changed during the period monitored; 194 were accepted, 58 withdrawn, 27 re-advertised, 19 ready to offer and 1 ready to nominate.

The chart shows a break down of lettings by Housing List classification – whether they are a homeseeker or transfer applicant:

- 76% of lets were to homeseekers and 24% to transfers
- 51% of households housed from Band A were homeseekers
- 63% of households housed from Band B were homeseekers
- 87% of households housed from Bands C were homeseekers
- No households from Band D were housed

The table shows the number of years those households that were re-housed during Q3 2017/18 had been on the housing register by property size.

The table shows the number of years those households that were re-housed during Q3 2017/18 had been on the housing register by property size.

At 18 days, a household in Band C waited the shortest amount of time on the housing register to be re-housed – they were re-housed to 1-bed flat.

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7 The number of properties may include duplication where the same property has been advertised, withdrawn and then re-advertised
8 Accepted includes lets, offered, nominations, nomination offered and acceptances
9 Status changed = let, accepted, offered, ready to offer, re-advertised, withdrawn, nomination offered, nominated, ready to nominate
10 As households ‘bid’ for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register (e.g. if they chose to move to a popular area where very few properties become vacant and the demand is high)
Homemove: Demand and Supply for Households in Band A & B

Households in Bands A and B are households in the most need of housing/re-housing. Households in Band A are identified as being in urgent need to move and those in Band B as being high priority to move. On 3 January 2018 there were 1,339 households on the Housing Register in these bandings. During Q3 2017/18, 56 households in Bands A and B were re-housed and 1,554 were on the housing register at some point during this period.

On 3 January 2018 there were 1,339 households in Bands A and B on the Housing Register (503 in Band A and 836 in Band B):

- 164 (12%) needed a sheltered home
- 580 (43%) needed 1-bed home
- 346 (26%) needed 2-bed home
- 179 (14%) needed 3-bed home
- 70 (5%) needed 4-bed+ home

Of the 249 households needing a 3-bed+ home, 109 (44%) had a family member with medical needs and 103 (41%) were living in a home too small for them.

During Q3 2017/18 there were 56 homes let to households in Bands A & B (37 to Band A and 19 to Band B):

- 5 (9%) sheltered homes
- 25 (45%) studio and 1-bed homes
- 15 (27%) 2-bed homes
- 9 (16%) 3-bed homes
- 2 (4%) 4-bed+ homes

Of the 11, 3-bed+ homes let, 5 (45%) were to families with a member who had medical needs and 2 (18%) was to a family living a home too small for them.

The table shows the number of years’ those households in Bands A & B that were re-housed during Q3 2017/18 had been on the housing register.

<table>
<thead>
<tr>
<th>Year</th>
<th>Sheltered</th>
<th>Studio</th>
<th>1-bed</th>
<th>2-bed</th>
<th>3-bed</th>
<th>4-bed+</th>
<th>All</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q3</td>
<td>0.1</td>
<td>0.2</td>
<td>0.2</td>
<td>0.1</td>
<td>0.1</td>
<td>0.3</td>
<td>0.1</td>
</tr>
<tr>
<td>Q4</td>
<td>0.5</td>
<td>0.2</td>
<td>1.6</td>
<td>1.0</td>
<td>3.5</td>
<td>3.8</td>
<td>1.7</td>
</tr>
<tr>
<td>Q1</td>
<td>1.0</td>
<td>0.2</td>
<td>5.4</td>
<td>5.4</td>
<td>18.0</td>
<td>7.3</td>
<td>18.0</td>
</tr>
</tbody>
</table>

The table shows the ratio of households in Bands A & B that were housed per 100 households on the Housing Register for the same period.

In Q3 2017/18 there were 4.3 households housed in 3-bed homes from Bands A & B for every 100 households in the same bandings and on the housing register needing 3-bed home and eligible to bid during the quarter.
1,500 households on the Housing Register on 3 January 2018 had been accepted as unintentionally homeless and in priority need

- 15 (1%) sheltered homes
- 395 (27%) 1-bed homes
- 812 (54%) 2-bed homes
- 244 (16%) 3-bed homes
- 34 (2%) 4-bed+ homes

During Q3 2017/18 a total of 69 properties were let to households who had been accepted as unintentionally homeless and in priority need

- 7 (10%) sheltered homes
- 32 (46%) studio and 1-bed homes
- 28 (31%) 2-bed homes
- 7 (10%) 3-bed homes
- 2 (3%) 4-bed+ homes

The chart compares the number of social housing units available as ‘new lets’ to the number of households accepted as homeless over the past 1 ¼ years

During Q3 2017/18 a total of 131 households were accepted as unintentionally homeless and in priority need and 122 social rented properties were let to new tenants.

The number of households accepted homelessness was more than amount of social housing ‘new’ lets.

The chart shows a percentage split between ‘new’ lets to homeless households and other homeseekers (excluding transfers and mutual exchanges) on the housing register over the past 1 ¼ years

During Q3 2017/18, 57% of the new social housing lets were to households on the housing register who had been accepted as unintentionally homeless and in priority need

NB: The figures for homeless households is taken from band reason but there will be some households originally given a homeless category as their band reason but have subsequently had their band reason changed and can no longer be identified
Homemove: Lettings to Social Housing (1)

Sheltered Housing
In total 23 sheltered homes were let during the period monitored – 5x studio flats and 18x 1-bed flats. A total of 466 bids were made, averaging 19 bids per home.
- The property receiving the highest number of bids was a 1-bed flat in Area Two (53 bids)
- The property receiving the lowest number of bids was a 1-bed flat in Area Four (1 bid)

Studio Flats
In total 12 studio flats were let and a total of 361 bids were made giving an average of 30 bids per available studio flat.
- The property receiving the highest number of bids was in Area Two (65 bids)
- The property receiving the lowest number of bids was in Area Six (15 bids)

1 Bed Homes
In total 5,198 bids were made on the total of 62x 1-bed homes (61x flats, 1x bungalow and 1x house) let giving an average of 84 bids per property.
- The property receiving the highest number of bids was the house in Area Two (246 bids)
- The property receiving the lowest number of bids was a flat in Area One (8 bids)

City Areas
- Area One
- Area Two
- Area Three
- Area Four
- Area Five
- Area Six
- Area Seven
- Area Eight
- Area Nine
- Area Ten

Brighton & Hove Social Housing Lets
1 October - 31 December 2017

Brighton & Hove Bids per Home
1 October - 31 December 2017

Housing Statistical Bulletin: 2017/18 Quarter 3: 1 October to 31 December 2017
Homemove: Lettings to Social Housing (2)

### 2 Bed Homes

A total of 45x 2-bed homes were let during the period monitored with a total of 6,951 bids averaging 154 bids.

- 36x flats, 8x houses and 1x maisonette
- A house in Area Eight received highest number of bids (355 bids)
- A flat in Area One received the least number of bids (32 bids)

### 3 Bed Homes

In total 16x 3-bed homes were let during the period monitored with a total of 2,954 bids made averaging 185 bids per home.

- 14x houses and 2x flats
- A house in Area Four received the highest number of bids (320 bids)
- The house in Area One received the least number of bids (50 bids)

### 4+ Bed Homes

In total 3x 4-bed+ homes were let during the period monitored with a total of 286 bids made averaging 95 bids per home.

- All were 4-bed houses
- A house in Area Nine received the highest number of bids (110 bids)
- A house in Area One received the least number of bids (67 bids)

City Areas

- Area One: East Brighton
- Area Two: Queen’s Park
- Area Three: Mousehold & Beverdean
- Area Four: Hellingly & 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 Portslade
- Area Ten: Brunswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish

**Housing Statistical Bulletin: 2017/18 Quarter 3: 1 October to 31 December 2017**
Homemove: Average Rents

Average rents this quarter
The table shows the average rents for homes let this quarter broken down by property size and tenure type. 96% (154) of the homes let were for social rent and 4% (7) were affordable rent. The overall average rent for homes let for social rent was £84.10 per week and for affordable rent was £162.39 per week.

<table>
<thead>
<tr>
<th>Brighton &amp; Hove</th>
<th>Average weekly rent: Q3 2017/18</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Tenure Types</td>
</tr>
<tr>
<td></td>
<td>Number of homes lets</td>
</tr>
<tr>
<td>Sheltered</td>
<td>23</td>
</tr>
<tr>
<td>Studio</td>
<td>12</td>
</tr>
<tr>
<td>1-bed</td>
<td>62</td>
</tr>
<tr>
<td>2-bed</td>
<td>45</td>
</tr>
<tr>
<td>3-bed</td>
<td>16</td>
</tr>
<tr>
<td>4-bed+</td>
<td>3</td>
</tr>
<tr>
<td>All</td>
<td>161</td>
</tr>
</tbody>
</table>

Average rents over last 5 quarters
The table shows the number of homes let over the last 5 quarters and the average weekly rents.

<table>
<thead>
<tr>
<th>Brighton &amp; Hove</th>
<th>Average weekly rent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Tenure Types</td>
</tr>
<tr>
<td></td>
<td>Number of homes let</td>
</tr>
<tr>
<td>Q3 2016/17</td>
<td>148</td>
</tr>
<tr>
<td>Q4 2016/17</td>
<td>178</td>
</tr>
<tr>
<td>Q1 2017/18</td>
<td>195</td>
</tr>
<tr>
<td>Q2 2017/18</td>
<td>178</td>
</tr>
<tr>
<td>Q3 2017/18</td>
<td>161</td>
</tr>
</tbody>
</table>

Homes let by tenure type
The chart shows the breakdown of homes let by tenure type over the last 5 quarters. This quarter 4% of lets were affordable rented homes compared to 6% in Q3 2016/17. 3 (43%) of the 7 affordable rents were homes that had been converted from social rent.

Source: Locata