

# Brighton & Hove Housing Market Report

## 2019 | Q1 | Jan - Mar

At a Glance		Average Price	Annual Change	Affordable Income*	Price to Income Ratio**
<b>Actual Cost to Buy</b> (March)	<b>Brighton &amp; Hove</b> (Land Registry House Price Index)	£ 358,772	+0.5%	£ 82,794	12.33
<b>Advertised Cost To Buy</b> (Q1 average)	<b>1 bed flat</b>	£247,174	-3.4%	£57,040	8.49
	<b>3 bed house</b>	£469,324	-3.8%	£108,306	16.13
<b>Advertised Cost To Rent</b> (Q1 average)	<b>1 bed flat</b>	£942/mth	+2.0%	£49,592	39% gross income
	<b>3 bed house</b>	£ 1,662/mth	+2.7%%	£87,493	69% gross income

\* based on 25 year mortgage of 3.25 times income at 5% interest with a 25% deposit  
 \*\* based on based on median gross household income of £29,100 per annum (2015)

## Land Registry House Price Index

Land Registry House Price Index figures show that the average house price in the city is now £358,772, a decrease over the last few months but higher than a year ago.

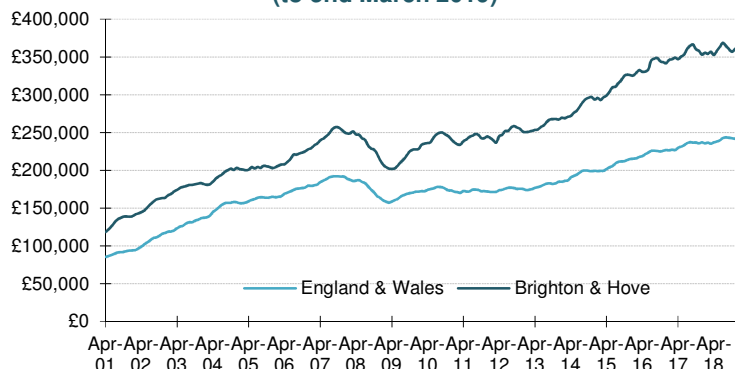
The gap between the average property price for Brighton & Hove and England & Wales has decreased with average price in the city now £120,055 (50.3%) higher.

Over the last year prices in Brighton & Hove have seen a 0.5% increase in comparison to a 1.4% increase nationally.

Sales are still mainly at low levels with a pattern showing clear seasonal peaks and troughs. The overall trend until March 2016 was a gradual increase. Although in subsequent months there has been a drop in the levels of sales they still remain above that at the beginning of 2009.

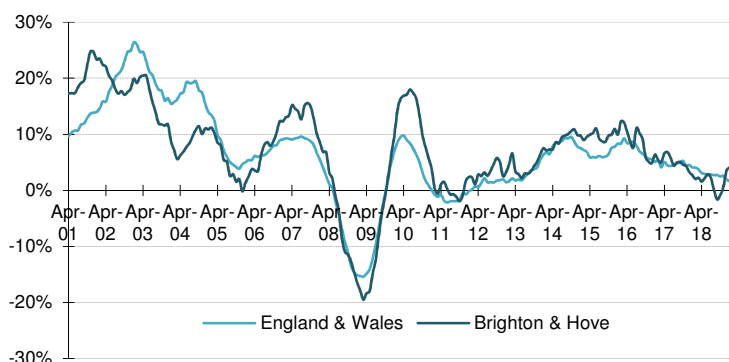
The peak in sales in March 2016 could be attributed to the stamp duty changes on second properties which came into effect on 1 April 2016.

**Brighton & Hove  
Average Property Prices  
(to end March 2019)**



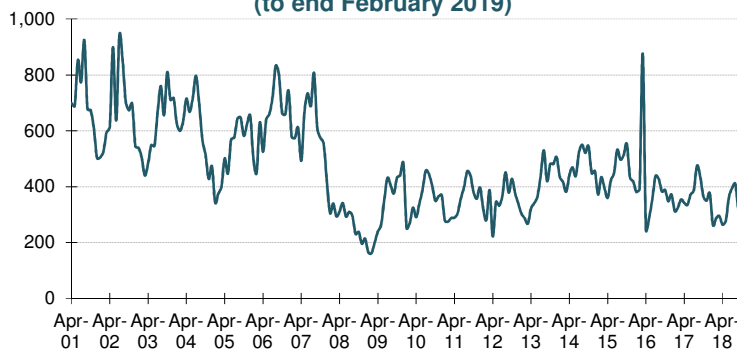
Source: HM Land Registry

**Brighton & Hove  
Annual Property Price Inflation  
(to end March 2019)**



Source: HM Land Registry

**Brighton & Hove  
Monthly Volume of Sales  
(to end February 2019)**



Source: HM Land Registry

## About the data used for this report

The Land Registry House Price Index is a mathematical model that works out the average value of a home in the city based on the sale price of those homes sold more than once since 1995.

Our monitoring is a representative sample of properties that have been advertised in the city during the quarter on the Rightmove website. Whilst this report does not cover the whole rental market, for example, many properties are let quickly through agents or by word of mouth, it is a useful indicator of the market and as it is based on advertised prices it can give an indication of the future trends in prices.

In order to make a comparison of rental costs the report also includes the average advertised rental prices taken from Gumtree and also the rental values based on the data published by Valuation Office Agency.



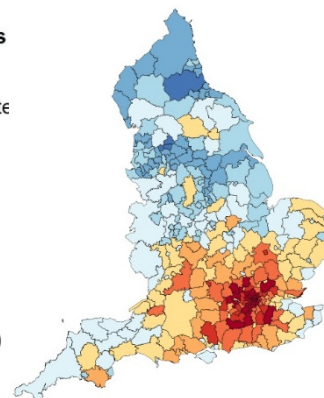
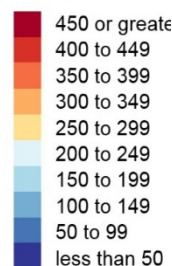
## Land Registry: House Price Index: March 2019

**England and the Regions:** The table and map show the annual changes in property prices in March 2019 for England and the Regions. Although there was 1.1% overall annual increase across England, the annual changes in the average property price varied across the Regions with an increase in five of the regions, a decrease in three of the regions and no change in one region. The greatest increase at 3.6% was in the Yorkshire and the Humber region and the greatest decrease at -1.9% was in the London region. In the South East there was -0.4% decrease in the average property price.

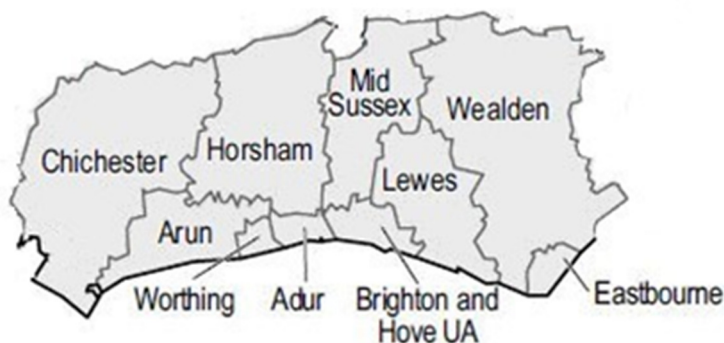
England and the Regions	Average Price	Annual Change
England	£243,128	1.1%
East Midlands	£190,171	2.9%
East of England	£286,611	0.0%
London	£463,283	-1.9%
North East	£123,046	-0.8%
North West	£159,471	2.5%
South East	£318,491	-0.4%
South West	£253,752	1.3%
West Midlands	£196,571	3.4%
Yorkshire & the Humber	£162,129	3.6%

### Annual price change by County

Average prices  
£,000



**Comparison with neighbouring local authorities:** The table compares the annual changes in average property prices in Brighton & Hove and nine other local authorities.



Local Authority	Average Price	Annual Change
Adur	£305,281	-3.3%
Arun	£280,661	0.0%
Brighton and Hove	£348,955	-2.3%
Chichester	£367,322	-4.1%
Eastbourne	£240,625	2.5%
Horsham	£381,161	1.6%
Lewes	£326,496	2.9%
Mid Sussex	£378,728	3.1%
Wealden	£343,559	4.9%
Worthing	£285,757	4.1%

The table below compares average property prices for the different property types. Although the overall average property price in the City was below Chichester, Horsham and Mid Sussex, when comparing the individual property types Brighton & Hove recorded the highest averages.

The overall averages were affected by the proportion of different types of properties sold in the local authority areas, e.g. flats / maisonettes represented 46% of all properties sold in Brighton & Hove compared to 9% in Chichester, 26% in Horsham and 17% in Mid Sussex.

	Overall	Detached	Semi	Terraced	Flat	% of Sales
Adur	£346,042	£522,417	£352,640	£313,726	£230,143	
Arun	£292,364	£459,616	£291,802	£252,179	£157,930	
Brighton & Hove	£407,457	£570,963	£454,289	£509,763	£294,622	
Chichester	£404,425	£588,929	£323,275	£318,599	£247,586	
Eastbourne	£266,803	£423,577	£306,828	£237,909	£192,332	
Horsham	£394,165	£590,565	£376,226	£328,774	£238,039	
Lewes	£348,991	£456,359	£329,179	£317,842	£233,016	
Mid Sussex	£404,948	£567,944	£374,342	£339,328	£216,233	
Wealden	£358,866	£487,118	£311,959	£286,035	£161,197	
Worthing	£306,217	£433,239	£359,700	£295,558	£191,591	

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■ Det ■ Semi ■ Ter ■ Flat



# The Advertised Cost to Buy in Brighton & Hove

## Houses

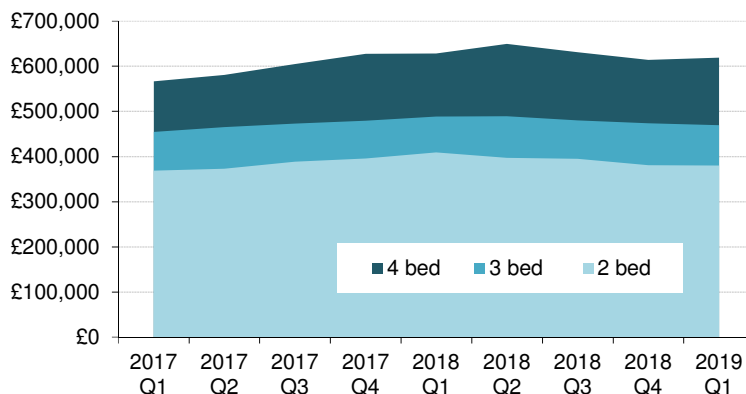
### Annual Average House Prices & Inflation

Size	2019 Q1	2018 Q1	Increase
2 bed	£379,497	£409,497	-7.3%
3 bed	£469,324	£488,029	-3.8%
4 bed	£618,455	£627,887	-1.5%

### Quarterly Average House Prices & Inflation

Size	2019 Q1	2018 Q4	Increase
2 bed	£379,497	£380,530	-0.3%
3 bed	£469,324	£473,156	-0.8%
4 bed	£618,455	£613,856	+0.7%

Brighton & Hove Average Cost of a House



The annual average advertised asking price for all houses has decreased with 2-bed houses showing the greatest decrease at -7.3%.

Over the quarter there has been a decrease in the average advertised asking price for 2-bed and 3-bed houses with 2 bed houses showing the greatest decrease at -0.8%. The average advertised asking price for a 4-bed house has increased by +0.7%.

## Flats

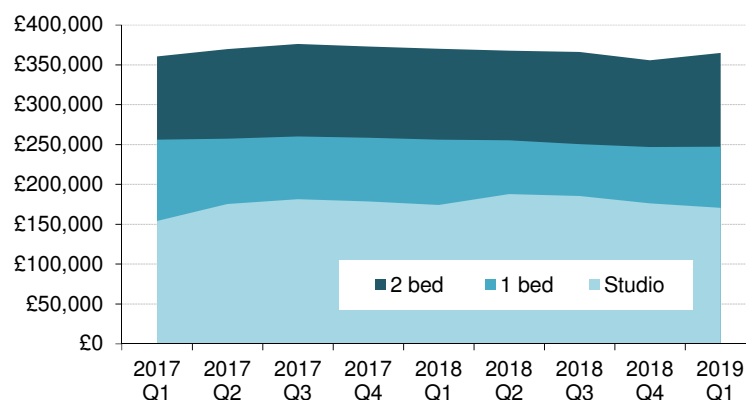
### Annual Average Flat Prices & Inflation

Size	2019 Q1	2018 Q1	Increase
Studio	£170,543	£174,211	-2.1%
1 bed	£247,174	£255,778	-3.4%
2 bed	£364,629	£370,077	-1.5%

### Quarterly Average Flat Prices & Inflation

Size	2019 Q1	2018 Q4	Increase
Studio	£170,543	£176,162	-3.2%
1 bed	£247,174	£246,777	+0.2%
2 bed	£364,629	£355,507	+2.6%

Brighton & Hove Average Cost of a Flat



The annual average advertised asking price for all flats has decreased with 1-bed flats showing the greatest decrease at -3.4%.

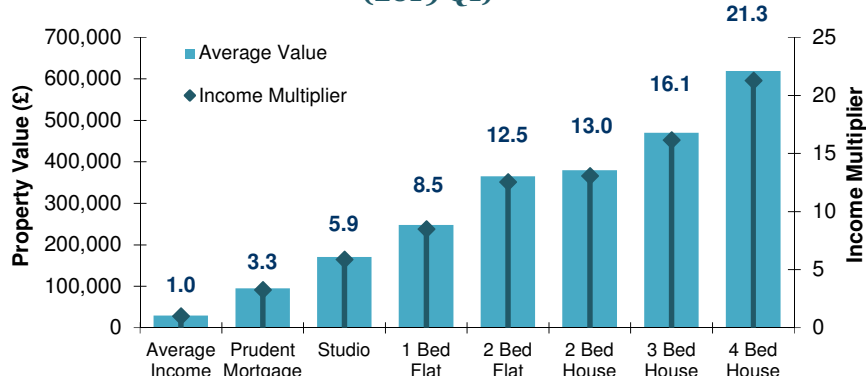
Over the quarter the average advertised asking price for a 1-bed and 2-bed flat has shown an increase with 2-bed flats showing the greatest increase at +2.6%. The advertised asking price for a studio has decreased by -3.2%

## The Affordability of Buying in Brighton & Hove

Historically, mortgage lending has usually been limited to around 3.25 times annual income.

The 2015 Brighton & Hove City Council Objectively Assessed Need for Housing report showed that the average household income in Brighton & Hove was £38,300. However, 33% of households earn below £20,000. The average is affected by the number of very high earners in the city.

Brighton & Hove  
Average property prices and income multipliers  
(2019 Q1)



Brighton & Hove Median Household Income 2015: £29,100 (Brighton & Hove City Council Objectively Assessed Need for Housing report)

The Median household income (where 50% of households earn less and 50% of households earn more) in the city is £29,100. We have used this median figure to more accurately reflect the pressures on local residents.

In Brighton & Hove the average 1-bed flat costs 8½ times the median household annual income and 3-bed house costs over 16 times the median household annual income.

Households on average incomes must have either a sizeable deposit or borrow significantly in excess of prudent mortgage limits in order to buy. If interest rates rise, it could place a serious financial strain on households who have had to borrow large sums in excess of 3.25 times their income, with every 1% increase in interest rates adding around £90 per month to a £150,000 mortgage.

Mortgage interest rates and availability have been improving in recent years. However, deposits of 25% are now the norm rather than 5% required in previous years. As a result, the income required to finance a home has reduced but the deposit requirement has increased significantly.

Monthly Cost of Mortgage Repayments		
	1 bed flat	3 bed house
Purchase value of property	£247,174	£469,324
<b>Deposit 25%</b>	£61,793	£117,331
Total value of mortgage	£185,380	£351,993
<b>Income required*</b>	£57,040	£108,306
Repayment @ 4% **	£979	£1,858
Repayment @ 5% **	£1,084	£2,058
Repayment @ 6% **	£1,194	£2,268

\* Based on 3.25 x salary \*\* Based on a 75% repayment mortgage repaid over 25 years

A sufficient mortgage for the average 1-bedroom flat would require an income of £57,000 per annum with a £62,000 deposit and a 3-bed home requires an income of nearly £110,000 with a £117,000 deposit.

## Data Tables: Advertised Cost to Buy in Brighton & Hove

HOUSES	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£379,497</b>	<b>£469,324</b>	<b>£618,455</b>
Last Quarter (2018 Q4 Oct-Dec)	£380,530	£473,156	£613,856
<i>% Change from last quarter</i>	-0.3%	-0.8%	+0.7%
Last Year (2018 Q1 Jan-Mar)	£409,497	£488,029	£627,887
<i>% Change from last year</i>	-7.3%	-3.8%	-1.5%
Highest	£675,000	£850,000	£980,000
Lowest	£200,000	£230,000	£265,000
Half the prices were higher than	£370,000	£450,000	£600,000
Most frequent price	£325,000	£425,000	£650,000
<b>Average of lowest quartile</b>	<b>£325,000</b>	<b>£375,000</b>	<b>£500,000</b>
Last Quarter (2018 Q4 Oct-Dec)	£320,000	£380,000	£500,000
<i>% Change from last quarter</i>	+1.6%	-1.3%	0.0%
Last Year (2018 Q1 Jan-Mar)	£325,000	£399,950	£499,988
<i>% Change from last year</i>	0.0%	-6.2%	0.0%

FLATS	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£170,543</b>	<b>£247,174</b>	<b>£364,629</b>
Last Quarter (2018 Q4 Oct-Dec)	£176,162	£246,777	£355,507
<i>% Change from last quarter</i>	-3.2%	+0.2%	+2.6%
Last Year (2018 Q1 Jan-Mar)	£174,211	£255,778	£370,077
<i>% Change from last year</i>	-2.1%	-3.4%	-1.5%
Highest	£280,000	£450,000	£850,000
Lowest	£110,000	£155,000	£160,000
Half the prices were higher than	£165,000	£240,000	£335,000
Most frequent price	£165,000	£250,000	£325,000
<b>Average of lowest quartile</b>	<b>£150,000</b>	<b>£220,000</b>	<b>£290,000</b>
Last Quarter (2018 Q4 Oct-Dec)	£159,975	£220,000	£280,000
<i>% Change from last quarter</i>	-6.2%	0.0%	+3.6%
Last Year (2018 Q1 Jan-Mar)	£150,000	£225,000	£299,950
<i>% Change from last year</i>	0.0%	-2.2%	-3.3%



# The Advertised Cost to Rent in Brighton & Hove

## Houses

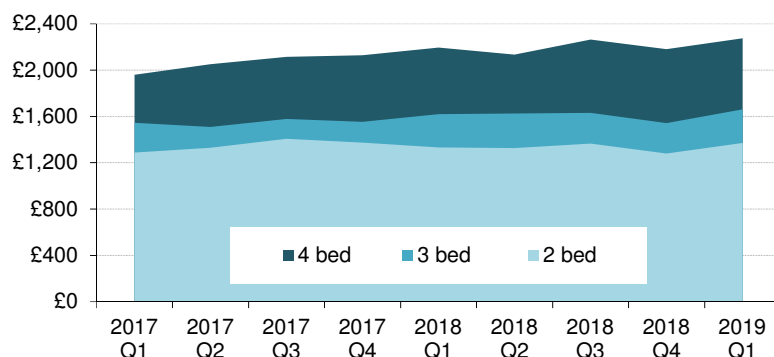
### Annual Average Monthly House Rent & Inflation

Size	2019 Q1	2018 Q1	Increase
2 bed	£1,369	£1,331	+2.8%
3 bed	£1,662	£1,619	+2.7%
4 bed	£2,274	£2,194	+3.6%

### Quarterly Average Monthly House Rent & Inflation

Size	2019 Q1	2018 Q4	Increase
2 bed	£1,369	£1,278	+7.1%
3 bed	£1,662	£1,540	+7.9%
4 bed	£2,274	£2,180	+4.3%

Brighton & Hove  
Average Monthly Cost to Rent a House



The annual average advertised cost of renting all houses has increased with 4-bed houses showing the greatest increase at +3.6%.

The quarterly average advertised cost of renting all houses has increased with 3-bed houses showing the greatest increase at +7.9%.

## Flats

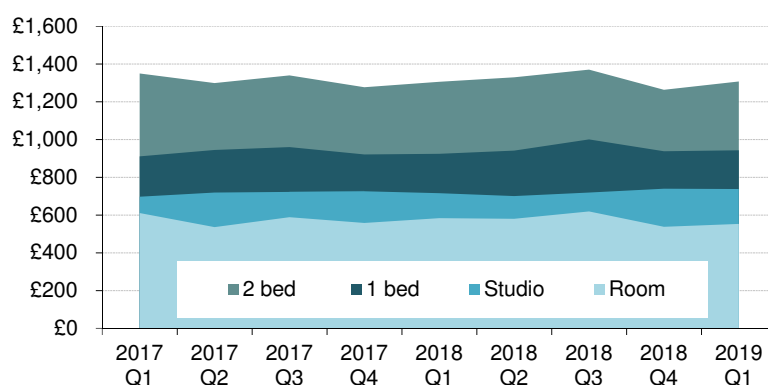
### Annual Average Monthly Flat Rent & Inflation

Size	2019 Q1	2018 Q1	Increase
Room	£553	£583	-5.1%
Studio	£737	£715	+3.2%
1 bed	£942	£924	+2.0%
2 bed	£1,308	£1,305	+0.2%

### Quarterly Average Monthly Flat Rent & Inflation

Size	2019 Q1	2018 Q4	Increase
Room	£553	£537	+3.0%
Studio	£737	£740	-0.4%
1 bed	£942	£938	+0.5%
2 bed	£1,308	£1,264	+3.5%

Brighton & Hove  
Average Monthly Cost to Rent a Flat



With the exception of rooms, the annual average advertised cost of renting a flat has increased with studios showing the greatest increase at +3.2%. The annual average advertised cost of renting a room has decreased by -5.1%

With the exception of studios, the quarterly average advertised cost of renting a room and a flat has increased with 2-bed flats showing the greatest increase at +3.5%. The quarterly average advertised cost of renting a studio has decreased by -0.4%

# The Affordability of Renting in Brighton & Hove

## Rent & Mortgage Comparison

Private Sector Rent Levels and Mortgage Comparison				
Property	2019 Q1		Rent Compared to Mortgage *	
	Average Rent per Month	Equivalent Mortgage	Annual Income Required	Rent as a % of Purchase Cost
Room	£ 553	£94,594	£29,106	not applicable
Studio	£ 737	£126,116	£38,805	73.9%
1 Bed Flat	£ 942	£161,173	£49,592	65.2%
2 Bed Flat	£ 1,308	£223,716	£68,836	61.4%
2 Bed House	£ 1,369	£234,103	£72,032	61.7%
3 Bed House	£ 1,662	£284,351	£87,493	60.6%

\* Assuming a mortgage at 3.25 times income over 25 years with 5% interest

A household renting an average 1-bed flat would be paying £942 per month in rent, which is equivalent to the monthly repayment cost of a £161,173 mortgage. Traditionally, a mortgage of this amount would require an income of £49,592 to finance, 70% above the city average.

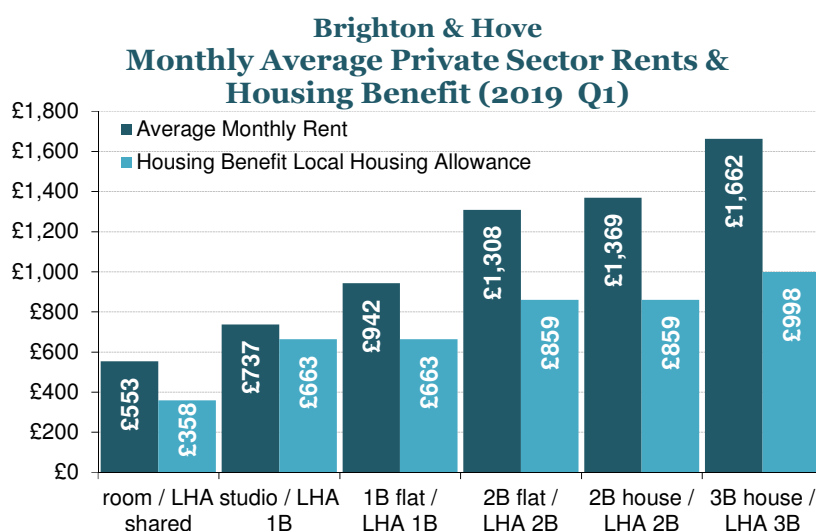
During 2003 rents averaged at around 80% of what a mortgage would be on that home. However, prices have risen quicker than rents resulting in rents now covering around 65% of purchase value, and this is before factoring in managing agent fees, maintenance, and other costs. Buy to Let investors should undertake careful financial appraisals to ensure they will receive sufficient returns.

## Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs.

The LHA is a maximum amount payable, which may be reduced due to income and savings.

The local housing allowance is less than all average rents which could reduce the chances of those on benefits finding an affordable home.



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.



## Data Tables: Advertised Cost of Renting in Brighton & Hove

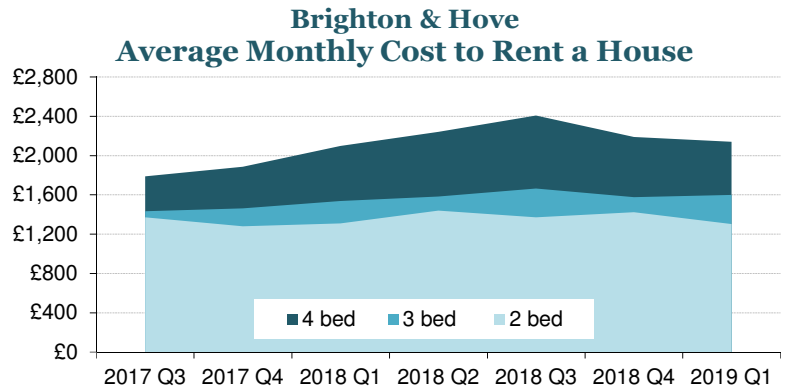
HOUSES	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£1,369</b>	<b>£1,662</b>	<b>£2,274</b>
Last Quarter (2018 Q4 Oct-Dec)	£1,278	£1,540	£2,180
<i>% Change from last quarter</i>	+7.1%	+7.9%	+4.3%
Last Year (2018 Q1 Jan-Mar)	£1,331	£1,619	£2,194
<i>% Change from last year</i>	+2.8%	+2.7%	+3.6%
Highest	£2,250	£2,983	£4,500
Lowest	£995	£1,025	£1,195
Half the prices were higher than	£1,300	£1,620	£2,320
Most frequent price	£1,300	£1,500	£2,340
<b>Average of lowest quartile</b>	<b>£1,200</b>	<b>£1,450</b>	<b>£2,132</b>
Last Quarter (2018 Q4 Oct-Dec)	£1,150	£1,350	£1,750
<i>% Change from last quarter</i>	+4.3%	+7.4%	+21.8%
Last Year (2018 Q1 Jan-Mar)	£1,200	£1,369	£1,976
<i>% Change from last year</i>	0.0%	+5.9%	+7.9%

FLATS	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£553</b>	<b>£737</b>	<b>£942</b>	<b>£1,308</b>
Last Quarter (2018 Q4 Oct-Dec)	£537	£740	£938	£1,264
<i>% Change from last quarter</i>	+3.0%	-0.4%	+0.5%	+3.5%
Last Year (2018 Q1 Jan-Mar)	£583	£715	£924	£1,305
<i>% Change from last year</i>	-5.1%	+3.2%	+2.0%	+0.2%
Highest	£795	£995	£1,600	£2,500
Lowest	£332	£500	£650	£800
Half the prices were higher than	£563	£750	£900	£1,250
Most frequent price	£585	£750	£850	£1,250
<b>Average of lowest quartile</b>	<b>£520</b>	<b>£675</b>	<b>£850</b>	<b>£1,150</b>
Last Quarter (2018 Q4 Oct-Dec)	£499	£675	£825	£1,100
<i>% Change from last quarter</i>	+4.2%	0.0%	+3.0%	+4.5%
Last Year (2018 Q1 Jan-Mar)	£520	£650	£825	£1,100
<i>% Change from last year</i>	0.0%	+3.8%	+3.0%	+4.5%

## Gumtree: Advertised cost to rent in Brighton & Hove

### Houses

Annual Average Monthly House Rent & Inflation			
Size	2019 Q1	2018 Q1	Increase
2 bed	£1,303	£1,307	-0.3%
3 bed	£1,599	£1,537	+4.1%
4 bed	£2,138	£2,098	+1.9%
Quarterly Average Monthly House Rent & Inflation			
Size	2019 Q1	2018 Q4	Increase
2 bed	£1,303	£1,422	-8.4%
3 bed	£1,599	£1,577	+1.4%
4 bed	£2,138	£2,189	-2.3%



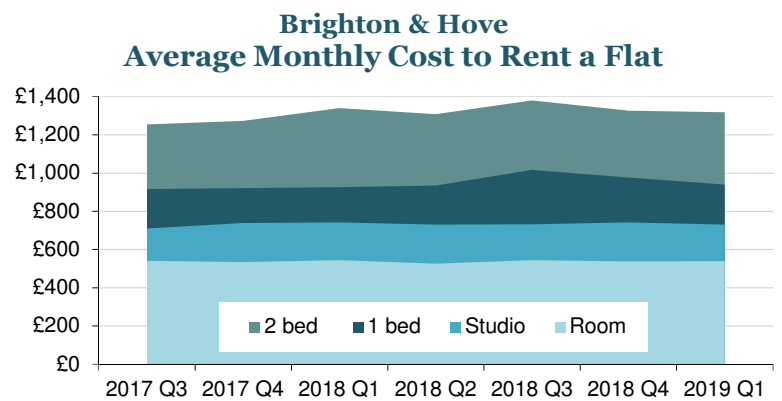
Source: Gumtree

The annual average advertised cost of renting a 3-bed and 4-bed house has increased with 3-bed houses showing the greatest increase at +4.1%.

With the exception of 3-bed houses, the quarterly average advertised cost of renting a house has decreased with 2-bed houses showing the greatest decrease at -8.4%.

### Flats

Annual Average Flat Prices & Inflation			
Size	2019 Q1	2018 Q1	Increase
Room	£539	£544	-0.9%
Studio	£730	£742	-1.7%
1 bed	£938	£926	+1.4%
2 bed	£1,318	£1,339	-1.6%
Quarterly Average Flat Prices & Inflation			
Size	2019 Q1	2018 Q4	Increase
Room	£539	£537	+0.4%
Studio	£730	£741	-1.5%
1 bed	£938	£976	-3.8%
2 bed	£1,318	£1,325	-0.6%



Source: Gumtree

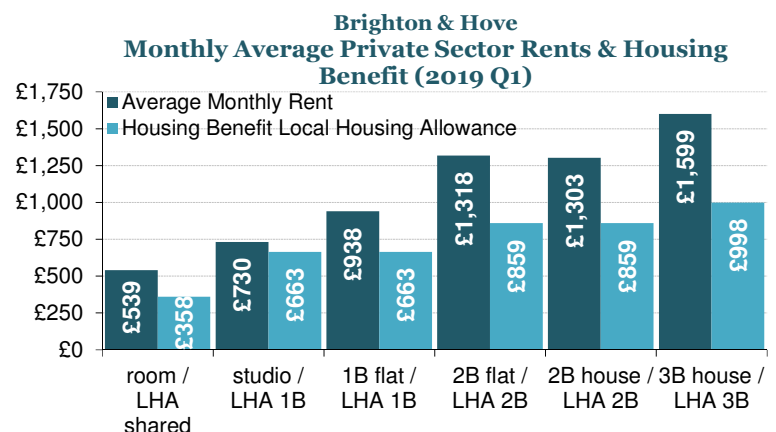
With exception of 1-bed flats, the annual average advertised cost of renting a room and a flat has decreased with studio flats showing the greatest decrease at -1.7%.

With the exception of rooms, the quarterly average advertised cost of renting a flat has decreased with 1-bed flats showing the greatest decrease at -3.8%.

### Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs. It is a maximum amount payable, which may be reduced due to income and savings.

The local housing allowance is less than all average rents which could reduce the chances of those on benefits finding an affordable home.



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

## Comparison between Gumtree and Rightmove: Advertised Cost of Renting in Brighton & Hove

### Houses

HOUSES	Gumtree			Rightmove		
	2 Bed House	3 Bed House	4 Bed House	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£1,303</b>	<b>£1,599</b>	<b>£2,138</b>	<b>£1,369</b>	<b>£1,662</b>	<b>£2,274</b>
Last Quarter (2018 Q4 Oct-Dec)	£1,422	£1,577	£2,189	£1,278	£1,540	£2,180
% Change from last quarter	-8.4%	+1.4%	-2.3%	+7.1%	+7.9%	+4.3%
Last Year (2018 Q1 Jan-Mar)	£1,307	£1,537	£2,098	£1,331	£1,619	£2,194
% Change from last year	-0.3%	+4.1%	+1.9%	+2.8%	+2.7%	+3.6%
Highest	£2,250	£2,400	£2,600	£2,250	£2,983	£4,500
Lowest	£750	£1,250	£1,395	£995	£1,025	£1,195
Half the prices were higher than	£1,295	£1,498	£2,200	£1,300	£1,620	£2,320
Most frequent price	£1,500	£1,350	£2,340	£1,300	£1,500	£2,340
<b>Average of lowest quartile</b>	<b>£1,075</b>	<b>£1,350</b>	<b>£1,950</b>	<b>£1,200</b>	<b>£1,450</b>	<b>£2,132</b>
Last Quarter (2018 Q4 Oct-Dec)	£1,125	£1,450	£1,870	£1,150	£1,350	£1,750
% Change from last quarter	-4.4%	-6.9%	+4.3%	+4.3%	+7.4%	+21.8%
Last Year (2018 Q1 Jan-Mar)	£1,100	£1,300	£1,838	£1,200	£1,369	£1,976
% Change from last year	-2.3%	+3.8%	+6.1%	0.0%	+5.9%	+7.9%

### Flats

FLATS	Gumtree				Rightmove			
	Room	Studio	1 Bed Flat	2 Bed Flat	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£539</b>	<b>£730</b>	<b>£938</b>	<b>£1,318</b>	<b>£553</b>	<b>£737</b>	<b>£942</b>	<b>£1,308</b>
Last Quarter (2018 Q4 Oct-Dec)	£537	£741	£976	£1,325	£537	£740	£938	£1,264
% Change from last quarter	+0.4%	-1.5%	-3.8%	-0.6%	+3.0%	-0.4%	+0.5%	+3.5%
Last Year (2018 Q1 Jan-Mar)	£544	£742	£926	£1,339	£583	£715	£924	£1,305
% Change from last year	-0.9%	-1.7%	+1.4%	-1.6%	-5.1%	+3.2%	+2.0%	+0.2%
Highest	£750	£915	£1,850	£2,500	£795	£995	£1,600	£2,500
Lowest	£345	£500	£600	£870	£332	£500	£650	£800
Half the prices were higher than	£548	£750	£900	£1,250	£563	£750	£900	£1,250
Most frequent price	£550	£795	£850	£1,250	£585	£750	£850	£1,250
<b>Average of lowest quartile</b>	<b>£477</b>	<b>£675</b>	<b>£825</b>	<b>£1,150</b>	<b>£520</b>	<b>£675</b>	<b>£850</b>	<b>£1,150</b>
Last Quarter (2018 Q4 Oct-Dec)	£480	£680	£850	£1,150	£499	£675	£825	£1,100
% Change from last quarter	-0.7%	-0.7%	-3.0%	0.0%	+4.2%	0.0%	+3.0%	+4.5%
Last Year (2018 Q1 Jan-Mar)	£480	£650	£850	£1,150	£520	£650	£825	£1,100
% Change from last year	-0.7%	+3.8%	-3.0%	0.0%	0.0%	+3.8%	+3.0%	+4.5%

## Valuation Office Agency

### Statistics on rents paid for private rented properties in the City

The following information is taken from data collected by the Valuation Office Agency on rents paid for properties in the city's private rented sector. The data is based on a sample of rental information. Although this sample changes over time, it still provides an indication of trends in the rental market.

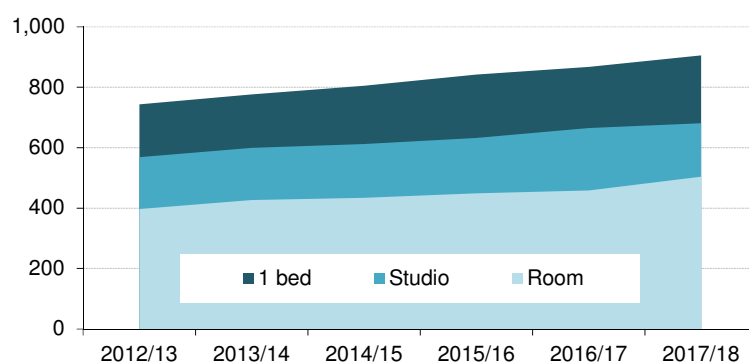
The charts and tables compare the 12 month period from 1 October 2017 to 30 September 2018 to the previous 12 month period from 1 October 2016 to 30 September 2017.

Period	Sample Size						Total
	Rooms	Studios	1 beds	2 beds	3 beds	4+ beds	
1 Oct 17 - 30 Sep 18	150	260	990	1,120	480	800	3,800
1 Oct 16 - 30 Sep 17	230	250	1,060	1,210	490	540	3,780

#### Single People and Couples

Annual Average Monthly Rent & Inflation			
Size	2017/18	2016/17	Increase
Room	£504	£458	+10.0%
Studio	£681	£665	+2.4%
1 bed	£905	£867	+4.4%

Brighton & Hove  
Average Monthly Cost



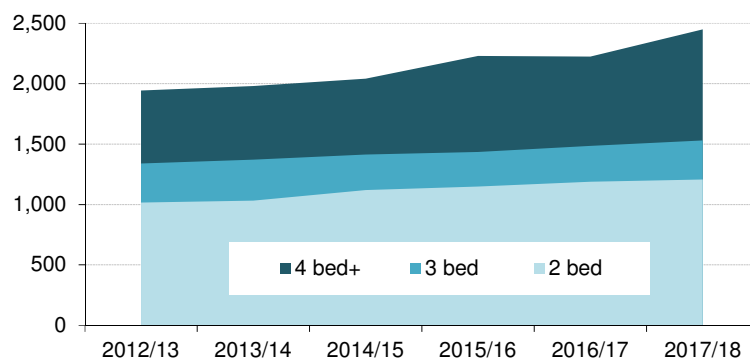
Source: VOA

When comparing the sample data for rooms, studios and 1-bed accommodation there has been an annual increase in the rent paid for all, with rooms showing the greatest increase at +10.0%

#### Families and larger households

Annual Average Monthly Rent & Inflation			
Size	2017/18	2016/17	Increase
2 bed	£1,207	£1,186	+1.8%
3 bed	£1,529	£1,485	+3.0%
4 bed+	£2,448	£2,223	+10.1%

Brighton & Hove  
Average Monthly Cost



Source: VOA

When comparing the sample data for 2-bed, 3-bed and 4-bed+ accommodation there has been an annual increase in the rent paid for all, with 4-bed+ accommodation showing the greatest increase at +10.1%.

## Valuation Office Agency (continued)

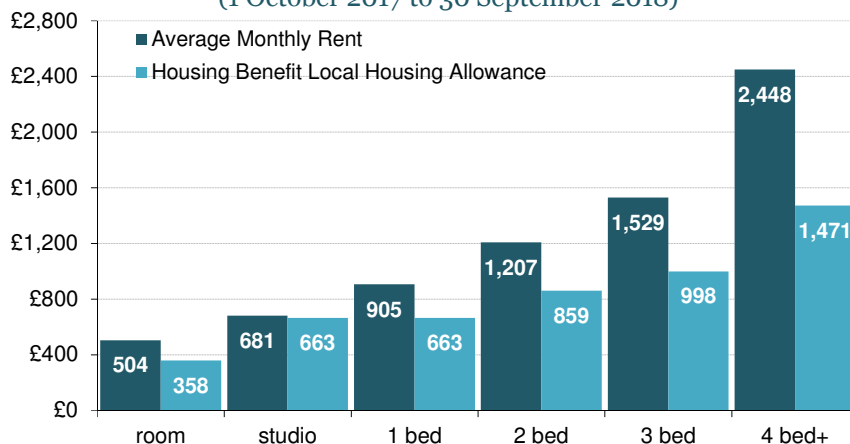
### Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs.

The LHA is a maximum amount payable, which may be reduced due to income and savings.

The local housing allowance is less than all average rents which could reduce the chances of those on benefits finding an affordable home.

**Brighton & Hove**  
Average Private Sector Rents & Housing Benefit  
(1 October 2017 to 30 September 2018)



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

### Annual Comparisons

The table shows the annual changes in the rents paid for accommodation in the city; comparing the average, median and upper and lower quartiles<sup>1</sup>

	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed+
<b>Average</b>	<b>£504</b>	<b>£681</b>	<b>£905</b>	<b>£1,207</b>	<b>£1,529</b>	<b>£2,448</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£458	£665	£867	£1,186	£1,485	£2,223
% Change from last year	+10.0%	+2.4%	+4.4%	+1.8%	+3.0%	+10.1%
<b>Half the prices were higher than (median)</b>	<b>£507</b>	<b>£670</b>	<b>£875</b>	<b>£1,175</b>	<b>£1,500</b>	<b>£2,329</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£455	£650	£850	£1,150	£1,450	£2,080
% Change from last year	+11.4%	+3.1%	+2.9%	+2.2%	+3.4%	+12.0%
<b>Upper quartile</b>	<b>£575</b>	<b>£725</b>	<b>£950</b>	<b>£1,300</b>	<b>£1,650</b>	<b>£2,817</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£500	£725	£925	£1,295	£1,600	£2,500
% Change from last year	+15.0%	0.0%	+2.7%	+0.4%	+3.1%	+12.7%
<b>Lower quartile</b>	<b>£425</b>	<b>£620</b>	<b>£800</b>	<b>£1,045</b>	<b>£1,350</b>	<b>£1,993</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£402	£615	£790	£1,025	£1,300	£1,800
% Change from last year	+5.7%	+0.8%	+1.3%	+2.0%	+3.8%	+10.7%

<sup>1</sup> The upper quartile has the top 25% of rents above it and the lower quartiles has the bottom 25% of rents below it  
Housing Market Report  
1 January to 31 March 2017



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