

Brighton & Hove
**Private Sector Rent and
Local Housing Allowance
Comparison Report**
27 June 2019

Private sector homes advertised to rent in Brighton & Hove
at rightmove.co.uk on 27 June 2019 within LHA limits (out of 946 advertised)

	Studio	1-Bed	2-Bed	3-Bed	4-Bed
Single People under 35 and other sharers			0	1	0
Single People over 34	22	1			
Couples without children		1			
Families with children			0	0	1

Rent and Local Housing Allowance Comparison

The Council's Assessment of Affordable Housing Need Report 2012¹ identified that almost 88,000 Brighton & Hove households (72%) cannot afford market housing without spending a disproportionate level of their income on housing or some form of subsidy.

This report is a snapshot of the number of private rented homes available on the rightmove.co.uk website in Brighton & Hove and neighbouring areas to identify how many of these are affordable to those on the housing benefit Local Housing Allowance (LHA).

The LHA was originally set to reflect the average cost of renting different sized homes, the 50th percentile. In 2011 this was reduced to the 30th percentile which meant that 3 in 10 properties should fall within the LHA rate. Since 2011 the LHA rate has been increasing below the rate of inflation with rents increasing above the rate of inflation causing the gap between rents and housing benefit to widen. This is making it increasingly difficult for those on low incomes to find affordable housing within the city boundary of Brighton & Hove and they may need to consider moving along the coast where homes are more affordable.

LHA rates are fixed across Broad Rental Market Areas (BRMA). The Brighton & Hove area 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 LHA Allowance rate.

In April 2019 we saw an increase in most of the LHA rates. All the rates for this report are listed on the back page.

Over the year we review around 12,000 homes to rent in Brighton & Hove listed on rightmove.co.uk plus around 5,000 more homes in neighbouring areas. Whilst this report does not cover the whole rental market, for example, the majority of homes are already let and many properties are let quickly through agents or by word of mouth, it is a useful indicator of the market.



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

- **Single People under 35 and other sharers** – would find 1 affordable home, with 0 of the 2-bed homes, 1 of the 3-bed homes and 0 of the 4-bed homes, within the LHA limit
- **Single People over 34** – would have more opportunity renting a studio than 1-bed home with 22 studios within the LHA limit compared to 1 of the 1-bed homes
- **Couples without children** - would find 1 of the 1-bed homes affordable but would have greater choice if they considered renting a studio
- **Families with children** – would find 1 family home falling within the LHA rate; 0 of the 2-bed homes, 0 of the 3-bed homes and 1 of the 4-bed homes

¹ Assessment of Affordable Housing Need Report 2012: www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf
Rent and Local Housing Allowance Comparison

Single People Under 35 and Others Sharing

2-4 bed Homes for Rent	Total	Homes within LHA limit			Number	Percent	
		2 bed	3 bed	4 bed			
Brighton & Hove	605	0	1	0	1	0%	1
Worthing & Lancing	113	0	2	1	3	3%	3
Shoreham & Southwick	17	0	1	0	1	6%	1
Saltdean to Newhaven	33	0	4	1	5	15%	5
Lewes	25	0	2	0	2	8%	2
Burgess Hill & Hassocks	27	0	1	1	2	7%	2
Seaford	22	0	0	0	0	0%	0
Total	842	0	11	3	14	2%	

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.

Overall, of the 842 larger 2-4 bed homes available to rent, 14 (2%) were within LHA limits.

- **2 bed homes:** Our analysis found 0 affordable 2-bed homes for two people sharing
- **3 bed homes:** Our analysis found 11 affordable 3-bed homes for three people sharing located mainly in Saltdean to Newhaven
- **4 bed homes:** Our analysis found 3 affordable 4-bed homes for four people sharing located in Worthing & Lancing, Saltdean to Newhaven and Burgess Hill & Hassocks

Looking to live in Brighton & Hove?

Single People under 35 and other sharers on full Housing Benefit would find 1 affordable home:

- 0 of the 2-bed homes
- 1 of the 3-bed homes
- 0 of the 4-bed homes

Single People Over 34

Studio & 1 bed homes for Rent	Total	Homes in LHA limit		Number	Percent	
		Studio	1 bed			
Brighton & Hove	341	22	1	23	7%	23
Worthing & Lancing	89	5	1	6	7%	6
Shoreham & Southwick	3	0	0	0	0%	0
Saltdean to Newhaven	7	3	0	3	43%	3
Lewes	4	0	0	0	0%	0
Burgess Hill & Hassocks	11	1	0	1	9%	1
Seaford	7	0	0	0	0%	0
Total	462	31	2	33	7%	

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

Overall, of the 462 studio and 1 bed homes available to rent, 33 (7%) were within LHA limits.

- **Studio Flats:** 31 were within LHA limits, mainly located in Brighton & Hove
- **1 bed homes:** 2 were within LHA limits located in Brighton & Hove and Worthing & Lancing

Looking to live in Brighton & Hove?

Single People over 34 on full Housing Benefit would find 23 affordable homes:

- 22 of the studio homes
- 1 of the 1-bed homes

Couples (no children)

1 bed Homes for Rent	Total	Homes within LHA limit		
		Number	Percent	
Brighton & Hove	232	1	0%	1
Worthing & Lancing	70	1	1%	1
Shoreham & Southwick	2	0	0%	0
Saltdean to Newhaven	4	0	0%	0
Lewes	4	0	0%	0
Burgess Hill & Hassocks	10	0	0%	0
Seaford	6	0	0%	0
Total	328	2	1%	

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

Overall, of the 328 1 bed homes available to rent, 2 (1%) were within LHA limits.

- **1 bed homes:** 2 homes were found to be within LHA limits located in Brighton & Hove and Worthing & Lancing
- **Studio Flats:** 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 31 of these available within LHA limits, 22 within Brighton & Hove (see Single People over 34)

Looking to live in Brighton & Hove?

Couples without children on full Housing Benefit would find 1 affordable homes (but would have greater choice if they considered renting a studio)

Families with Children

2-4 bed Homes for Rent	Total	Homes within LHA limit					
		2 bed	3 bed	4 bed	Number	Percent	
Brighton & Hove	605	0	0	1	1	0%	1
Worthing & Lancing	113	0	1	0	1	1%	1
Shoreham & Southwick	17	0	0	0	0	0%	0
Saltdean to Newhaven	33	5	4	1	10	30%	10
Lewes	25	0	0	0	0	0%	0
Burgess Hill & Hassocks	27	0	0	0	0	0%	0
Seaford	22	0	0	0	0	0%	0
Total	842	5	5	2	12	1%	

Overall, of the 842 larger 2-4 bed homes available to rent, 12 (1%) were within LHA limits.

- **2 bed homes:** 5 homes were found to be within LHA rates located Saltdean to Newhaven
- **3 bed homes:** 5 homes were found to be within LHA rates located mainly in Saltdean to Newhaven
- **4 bed homes:** 2 homes were found to be within LHA rates located in Saltdean to Newhaven and Brighton & Hove

Looking to live in Brighton & Hove?

Families with children on full Housing Benefit would find 1 family home falling within the LHA rate:

- 0 of the 2-bed homes
- 0 of the 3-bed homes
- 1 of the 4-bed homes

42% of all 4-bed homes advertised were student lets

Rents and Local Housing Allowance Comparisons

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)	£1,009	£1,318	£1,475
Properties Advertised (#)	15	10	2
Local Housing Allowance* (£/mth)	£731	£1,097	£1,463
Properties within LHA Rate (%)	0%	10%	50%
Properties within LHA Rate (#)	0	1	1

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,214	£1,323	£4,333
Properties Advertised (#)	14	10	1
Local Housing Allowance* (£/mth)	£716	£1,075	£1,433
Properties within LHA Rate (%)	0%	20%	0%
Properties within LHA Rate (#)	0	2	0

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,385	£1,806	£2,324
Properties Advertised (#)	378	128	99
Local Housing Allowance* (£/mth)	£716	£1,075	£1,433
Properties within LHA Rate (%)	0%	1%	0%
Properties within LHA Rate (#)	0	1	0

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,033	£1,183	£1,625
Properties Advertised (#)	10	3	4
Local Housing Allowance* (£/mth)	£716	£1,075	£1,433
Properties within LHA Rate (%)	0%	33%	0%
Properties within LHA Rate (#)	0	1	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£836	£1,317	£1,400
Properties Advertised (#)	15	6	1
Local Housing Allowance* (£/mth)	£598	£897	£1,196
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£913	£1,215	£1,773
Properties Advertised (#)	74	31	8
Local Housing Allowance* (£/mth)	£600	£899	£1,199
Properties within LHA Rate (%)	0%	6%	13%
Properties within LHA Rate (#)	0	2	1

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£987	£1,148	£1,760
Properties Advertised (#)	18	10	5
Local Housing Allowance* (£/mth)	£716	£1,075	£1,433
Properties within LHA Rate (%)	0%	40%	20%
Properties within LHA Rate (#)	0	4	1

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Rents and Local Housing Allowance Comparisons

Couples with No Children and Single People Over 34

Burgess Hill & Hassocks	Studio	1 bed
Average Rent (£/mth)	£480	£803
Properties Advertised (#)	1	10
Local Housing Allowance (£/mth)	£697	£697
Properties within LHA Rate (%)	100%	0%
Properties within LHA Rate (#)	1	0

Lewes	Studio	1 bed
Average Rent (£/mth)	£-	£869
Properties Advertised (#)	0	4
Local Housing Allowance (£/mth)	£683	£683
Properties within LHA Rate (%)	-%	0%
Properties within LHA Rate (#)	-	0

Brighton & Hove	Studio	1 bed
Average Rent (£/mth)	£806	£1,017
Properties Advertised (#)	109	232
Local Housing Allowance (£/mth)	£683	£683
Properties within LHA Rate (%)	20%	0%
Properties within LHA Rate (#)	22	1

Shoreham & Southwick	Studio	1 bed
Average Rent (£/mth)	£775	£760
Properties Advertised (#)	1	2
Local Housing Allowance (£/mth)	£683	£683
Properties within LHA Rate (%)	0%	0%
Properties within LHA Rate (#)	0	0

Seaford	Studio	1 bed
Average Rent (£/mth)	£585	£726
Properties Advertised (#)	1	6
Local Housing Allowance (£/mth)	£536	£536
Properties within LHA Rate (%)	0%	0%
Properties within LHA Rate (#)	0	0

Worthing & Lancing	Studio	1 bed
Average Rent (£/mth)	£584	£727
Properties Advertised (#)	19	70
Local Housing Allowance (£/mth)	£536	£536
Properties within LHA Rate (%)	26%	1%
Properties within LHA Rate (#)	5	1

Saltdean to Newhaven	Studio	1 bed
Average Rent (£/mth)	£625	£794
Properties Advertised (#)	3	4
Local Housing Allowance (£/mth)	£683	£683
Properties within LHA Rate (%)	100%	0%
Properties within LHA Rate (#)	3	0

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

Rents and Local Housing Allowance Comparisons

Families with Children

Burgess Hill & Hassocks	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,009	£1,318	£1,475
Properties Advertised (#)	15	10	2
Local Housing Allowance (£/mth)	£854	£993	£1,382
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Brighton & Hove	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,385	£1,806	£2,324
Properties Advertised (#)	378	128	99
Local Housing Allowance (£/mth)	£885	£1,028	£1,515
Properties within LHA Rate (%)	0%	0%	1%
Properties within LHA Rate (#)	0	0	1

Shoreham & Southwick	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,033	£1,183	£1,625
Properties Advertised (#)	10	3	4
Local Housing Allowance (£/mth)	£885	£1,028	£1,515
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Worthing & Lancing	2 bed	3 bed	4 bed
Average Rent (£/mth)	£913	£1,215	£1,773
Properties Advertised (#)	74	31	8
Local Housing Allowance (£/mth)	£683	£827	£1,098
Properties within LHA Rate (%)	0%	3%	0%
Properties within LHA Rate (#)	0	1	0

Saltdean to Newhaven	2 bed	3 bed	4 bed
Average Rent (£/mth)	£987	£1,148	£1,760
Properties Advertised (#)	18	10	5
Local Housing Allowance (£/mth)	£885	£1,028	£1,515
Properties within LHA Rate (%)	28%	40%	20%
Properties within LHA Rate (#)	5	4	1

Lewes	2 bed	3 bed	4 bed
Average Rent (£/mth)	£1,214	£1,323	£4,333
Properties Advertised (#)	14	10	1
Local Housing Allowance* (£/mth)	£885	£1,028	£1,515
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

Seaford	2 bed	3 bed	4 bed
Average Rent (£/mth)	£836	£1,317	£1,400
Properties Advertised (#)	15	6	1
Local Housing Allowance (£/mth)	£676	£814	£1,020
Properties within LHA Rate (%)	0%	0%	0%
Properties within LHA Rate (#)	0	0	0

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

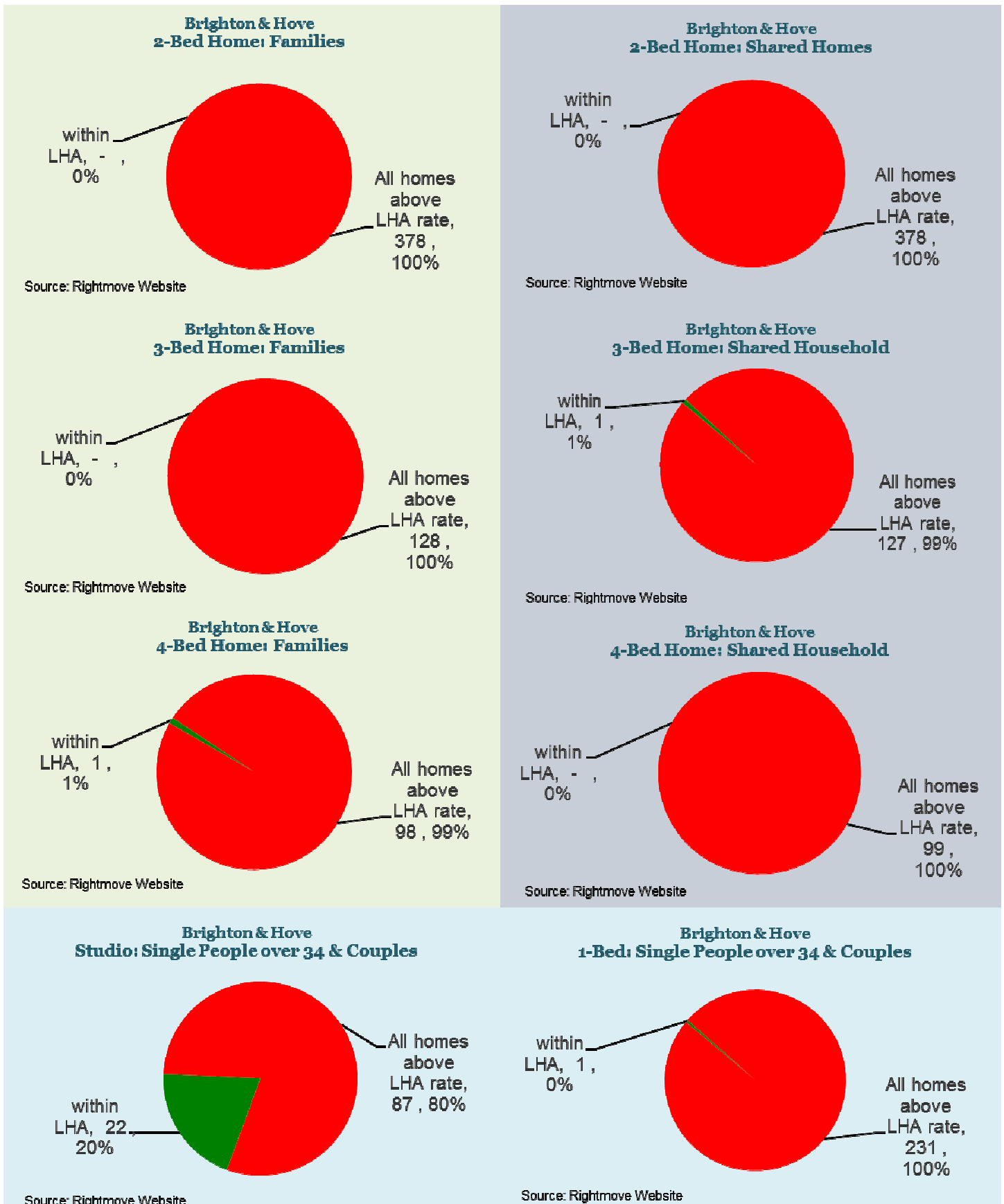
Affordability of Rental Properties for Households on Housing Benefit

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)	£683	£683	£885	£1,028	£1,515	£716	£1,075	£1,433
Homes within LHA	22	1	-	-	1	-	1	-
Homes up to £25 above	12	-	-	1	-	-	-	1
Homes £25 to £50 above	4	1	2	-	2	-	1	-
Homes £50 to £100 above	11	5	9	1	1	-	-	-
Homes £100 and above	60	225	367	126	95	378	126	98
All homes above LHA rate	87	231	378	128	98	378	127	99
Total Homes	109	232	378	128	99	378	128	99
Shoreham & Southwick (Brighton & Hove LHA rate)	£683	£683	£885	£1,028	£1,515	£716	£1,075	£1,433
Homes within LHA	-	-	-	-	-	-	1	-
Homes up to £25 above	-	1	1	1	-	-	-	-
Homes £25 to £50 above	-	-	-	-	2	-	-	-
Homes £50 to £100 above	1	-	2	-	-	-	-	-
Homes £100 and above	-	1	7	2	2	10	2	4
All homes above LHA rate	1	2	10	3	4	10	2	4
Total Homes	1	2	10	3	4	10	3	4
Lewes (Brighton & Hove LHA rate)	£683	£683	£885	£1,028	£1,515	£716	£1,075	£1,433
Homes within LHA	-	-	-	-	-	-	2	-
Homes up to £25 above	-	-	-	2	-	-	-	-
Homes £25 to £50 above	-	-	-	-	-	-	-	-
Homes £50 to £100 above	-	-	1	-	-	-	-	-
Homes £100 and above	-	4	13	8	1	14	8	1
All homes above LHA rate	-	4	14	10	1	14	8	1
Total Homes	-	4	14	10	1	14	10	1
Saltdan to Newhaven (Brighton & Hove LHA rate)	£683	£683	£885	£1,028	£1,515	£716	£1,075	£1,433
Homes within LHA	3	-	5	4	1	-	4	1
Homes up to £25 above	-	-	2	-	-	-	-	-
Homes £25 to £50 above	-	-	1	-	1	1	-	-
Homes £50 to £100 above	-	2	4	-	-	-	-	-
Homes £100 and above	-	2	6	6	3	17	6	4
All homes above LHA rate	-	4	13	6	4	18	6	4
Total Homes	3	4	18	10	5	18	10	5
Worthing & Lancing (Worthing LHA rate)	£536	£536	£683	£827	£1,098	£600	£899	£1,199
Homes within LHA	5	1	-	1	-	-	2	1
Homes up to £25 above	4	-	1	1	-	-	-	-
Homes £25 to £50 above	3	1	1	-	-	-	-	-
Homes £50 to £100 above	3	6	5	-	1	-	1	-
Homes £100 and above	4	62	67	29	7	74	28	7
All homes above LHA rate	14	69	74	30	8	74	29	7
Total Homes	19	70	74	31	8	74	31	8
Burgess Hill Area (Crawley & Reigate LHA rate)	£697	£697	£854	£993	£1,382	£731	£1,097	£1,463
Homes within LHA	1	-	-	-	-	-	1	1
Homes up to £25 above	-	-	1	1	-	-	-	-
Homes £25 to £50 above	-	-	5	-	-	-	-	1
Homes £50 to £100 above	-	4	2	-	1	-	2	-
Homes £100 and above	-	6	7	9	1	15	7	-
All homes above LHA rate	-	10	15	10	2	15	9	1
Total Homes	1	10	15	10	2	15	10	2
Seaford (Eastbourne LHA rate)	£536	£536	£676	£814	£1,020	£598	£897	£1,196
Homes within LHA	-	-	-	-	-	-	-	-
Homes up to £25 above	-	-	-	-	-	-	-	-
Homes £25 to £50 above	1	-	1	-	-	-	-	-
Homes £50 to £100 above	-	-	2	-	-	-	-	-
Homes £100 and above	-	6	12	6	1	15	6	1
All homes above LHA rate	1	6	15	6	1	15	6	1
Total Homes	1	6	15	6	1	15	6	1
Total within LHA rates	31	2	5	5	2	-	11	3
Total above LHA rates	103	326	519	193	118	524	187	117
Total	134	328	524	198	120	524	198	120

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.



Brighton & Hove 2019/20

Couples without children and single people over 34

Studio

2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£765	£743	£806									
Total monitored	117	128	109									
Within LHA rate	34	44	22									
% within LHA rate	29.1%	34.4%	20.2%									

1-bed

2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£977	£996	£1,017									
Total monitored	285	259	232									
Within LHA rate	3	2	1									
% within LHA rate	1.1%	0.8%	0.4%									

Families with Children

2-bed

2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,315	£1,323	£1,385									
Total monitored	493	453	378									
Within LHA rate	5	2	-									
% within LHA rate	1.0%	0.4%	0.0%									

3-bed

2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,738	£1,834	£1,806									
Total monitored	181	162	128									
Within LHA rate	-	-	-									
% within LHA rate	0.0%	0.0%	0.0%									

4-bed

2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£2,301	£2,236	£2,324									
Total monitored	152	105	99									
Within LHA rate	6	5	1									
% within LHA rate	3.9%	4.8%	1.0%									

Brighton & Hove 2019/20

Single People under 35 and Others Sharing

2-bed												
2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,315	£1,323	£1,385									
Total monitored	493	453	378									
Within LHA rate	-	-	-									
% within LHA rate	0.0%	0.0%	0.0%									

3-bed												
2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,738	£1,834	£1,806									
Total monitored	181	162	128									
Within LHA rate	1	-	1									
% within LHA rate	0.6%	0.0%	0.8%									

4-bed												
2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£2,301	£2,236	£2,324									
Total monitored	152	105	99									
Within LHA rate	2	3	-									
% within LHA rate	1.3%	2.9%	0.0%									

Students

4-bed properties advertised as student lets												
2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£2,376	£2,373	£2,445									
Student properties	85	47	42									
% of all 4-beds	55.9%	44.8%	42.4%									

LHA rates from 1 April 2019	Type of Accommodation	Weekly LHA	Monthly LHA	Monthly increase
Brighton & Hove*	Shared Accommodation	£82.66	£358.19	£-
Brighton & Hove*	One Bedroom Property	£157.61	£682.98	£20
Brighton & Hove*	Two Bedroom Property	£204.20	£884.87	£26
Brighton & Hove*	Three Bedroom Property	£237.19	£1,027.82	£30
Brighton & Hove*	Four Bedroom Property	£349.54	£1,514.67	£44
Worthing	Shared Accommodation	£69.19	£299.82	£-
Worthing	One Bedroom Property	£123.66	£535.86	£16
Worthing	Two Bedroom Property	£157.61	£682.98	£20
Worthing	Three Bedroom Property	£190.85	£827.02	£24
Worthing	Four Bedroom Property	£253.38	£1,097.98	£32
Burgess Hill & Hassocks	Shared Accommodation	£84.40	£365.73	£11
Burgess Hill & Hassocks	One Bedroom Property	£160.73	£696.50	£20
Burgess Hill & Hassocks	Two Bedroom Property	£197.12	£854.19	£25
Burgess Hill & Hassocks	Three Bedroom Property	£229.22	£993.29	£29
Burgess Hill & Hassocks	Four Bedroom Property	£318.96	£1,382.16	£40
Seaford	Shared Accommodation	£69.01	£299.04	£9
Seaford	One Bedroom Property	£123.63	£535.73	£16
Seaford	Two Bedroom Property	£156.05	£676.22	£20
Seaford	Three Bedroom Property	£187.92	£814.32	£24
Seaford	Four Bedroom Property	£235.34	£1,019.81	£-

*Includes Brighton & Hove, Shoreham & Southwick, Lewes and Saltdean to Newhaven areas