

Tenure

	All households	Percentage of households owner occupied:			Percentage of households rented from:			
		Owned outright	Owned with mortgage or loan	Shared ¹ ownership	Local authority	Housing ² association	Private landlord	Other ³
Brighton & Hove	114,479	26.0	35.1	0.6	10.3	4.4	20.4	3.2
South East	3,287,489	31.3	41.9	0.8	7.4	6.6	8.8	3.3
England & Wales	21,660,475	29.5	38.8	0.6	13.2	5.9	8.7	3.2

In 1991 65% of households in Brighton & Hove were owner occupiers, today this figure is slightly lower at 62%. The city has a notably smaller proportion of owner occupied households than the South East (74%) and England & Wales average (68.9%). It also has a significantly higher percentage of residents renting (38.2%) compared with the South East (26.1%) and England & Wales (31%).

One in ten households in the city live in accommodation that is rented from the local authority. This is higher than the South East average of 7.4% but lower than the England & Wales average of 13.2%. In addition a smaller percentage of households (4.4%) rent their housing from a housing association compared with both the regional average of 6.6% and that of England & Wales (5.9%).

A fifth of households in the city rent from a private landlord. This is more than double the South East and England & Wales average. The percentage of households in the Brighton & Hove private rented sector is the 6th highest in England & Wales, and the highest outside London.

- 1: Pays part rent and part mortgage
- 2: Includes Housing Co-operative and Charitable Trust.
- 3: Includes employer of a household member and relative or friend of a household member and living rent free.

Census 2001, Table KS28 Tenure

Rooms, amenities, central heating and lowest floor level

	All households	Average household size	Average number of rooms per household	Percentage of households:				
				with an occupancy rating of -1 or less ¹	with central heating and sole use of bath/shower and toilet	lowest floor level:		
						basement or semi-basement	ground floor (street level)	1st or above
Brighton & Hove	114,479	2.09	4.66	12.7	88.6	11.8	62.0	26.2
South East	3,287,489	2.38	5.57	5.9	93.6	2.3	87.2	10.5
England & Wales	21,660,475	2.36	5.34	7.0	91.2	2.7	85.8	11.5

According to the results from the 2001 census Brighton & Hove has the highest percentage of overcrowded households outside London. Nearly thirteen percent of households (a total of 14,517, just over one in eight households) are overcrowded according to the Office for National Statistics definition. The average number of rooms per household (4.66) is also lower in the city than the South East average (5.57) and England & Wales average (5.34).

Brighton & Hove has a comparatively lower percentage of households with central heating and sole use of bath/shower and toilet. It has the fifth highest percentage of households in England & Wales without central heating or sole use of bath/shower and toilet.

The results from the 2001 census also show that proportionately, households in Brighton & Hove are significantly more likely to be living in basements or properties above the ground floor than the South East and England & Wales average.

Note: 1 The occupancy rating provides a measure of under-occupancy and overcrowding. For example, a value of -1 implies there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household, including one person households, requires a minimum of two common rooms (excluding bathrooms).

Census 2001, Table KS19 Rooms, amenities, central heating and lowest floor level

Household spaces

	All household spaces with residents	All household spaces with no residents - vacant (%)	All household spaces with no residents - second/holiday home (%)	Total household spaces
Brighton & Hove	114,479	3,571 (3.0%)	903 (0.8%)	118,953
South East	3,287,489	91,301 (2.7%)	23,030 (0.7%)	3,401,820
England & Wales	21,660,475	727,448 (3.2%)	150,718 (0.7%)	22,538,641

In total there are 118,953 household spaces in Brighton & Hove, 114,479 have residents living in them, the remaining are either vacant (3,571 household spaces or 3.0% of all household spaces) or are second or holiday homes (903 household spaces or 0.8% of all household spaces). This is broadly similar proportionately to the South East and England & Wales average. In 1991 a higher percentage of household spaces were vacant in Brighton & Hove (7%) and 2% were not primary residences.

Census 2001, Table KS16 Household spaces and accommodation type

Accommodation type

	Percentage of household spaces which are of accommodation type:						
	Whole house or bungalow			Flat, maisonette, apartment			Caravan or other mobile or temporary structure
	Detached	Semi detached	Terraced	Purpose built block of flats ¹	Part of converted or shared house ²	In commercial building	
Brighton & Hove	10.9	20.1	21.5	21.9	23.5	1.9	0.1
South East	29.3	28.5	23.1	13.0	4.3	1.2	0.7
England & Wales	22.8	31.6	26.0	13.6	4.4	1.1	0.4

The 2001 Census demonstrates that Brighton & Hove has a significantly lower proportion of detached homes (10.9%) compared with the South East average (29.3%), and that of England and Wales (22.8%). It also has two thirds the proportion of semi-detached homes in comparison to the South East and England & Wales.

In contrast the percentage of household spaces that are made up of purpose built flats is over one and a half times the average in the South East and England & Wales. The city also has more than 5 times the percentage of converted or shared accommodation than the South East and England & Wales average. It ranks eighth highest in England & Wales and the highest outside of London. According to figures from the 2001 census one out of every 35 converted or shared dwellings in England & Wales is in Brighton & Hove.

1: Includes Tenements, 2 Includes bed-sits
Census 2001, Table KS16 Household spaces and accommodation type