

# Brighton & Hove Housing Market Report

## 2019 | Q2 | Apr-Jun

At a Glance		Average Price	Annual Change	Affordable Income*	Price to Income Ratio**
<b>Actual Cost to Buy</b> (June)	<b>Brighton &amp; Hove</b> (Land Registry House Price Index)	<b>£358,983</b>	<b>-1.3%</b>	<b>£82,842</b>	<b>12.34</b>
<b>Advertised Cost To Buy</b> (Q2 average)	<b>1 bed flat</b>	£250,958	-3.4%	£57,913	8.62
	<b>3 bed house</b>	£476,632	-1.6%	£109,992	16.38
<b>Advertised Cost To Rent</b> (Q2 average)	<b>1 bed flat</b>	£995/mth	+5.7%	£52,371	41% gross income
	<b>3 bed house</b>	£ 1,646/mth	+1.4%	£86,628	68% 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 £358,983, a decrease over the last few months and lower than a year ago.

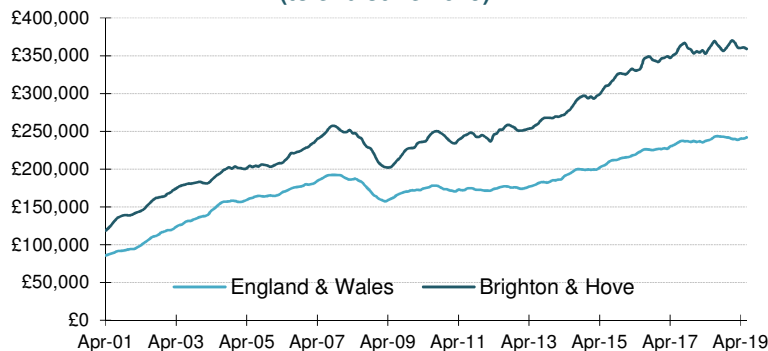
The gap between the average property price for Brighton & Hove and England & Wales has decreased with average price in the city now £116,974 (48.3%) higher.

Over the last year prices in Brighton & Hove have seen a -1.3% decrease in comparison to a 0.9% increase nationally.

Sales are still mainly at low levels with a pattern showing 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.

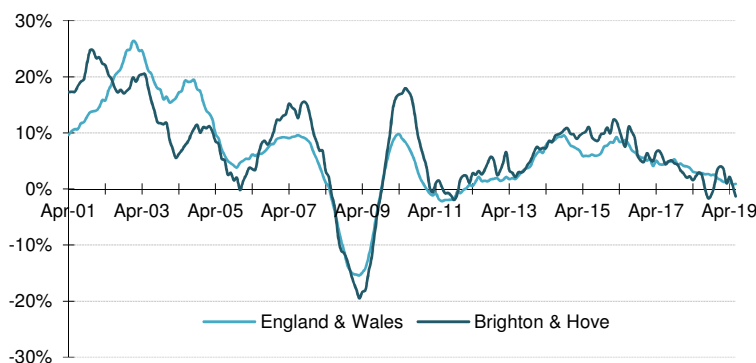
The peak in sales in March 2016 could be attributed to the stamp duty changes on second properties which came into effect on 1 April 2016.

### Brighton & Hove Average Property Prices (to end June 2019)



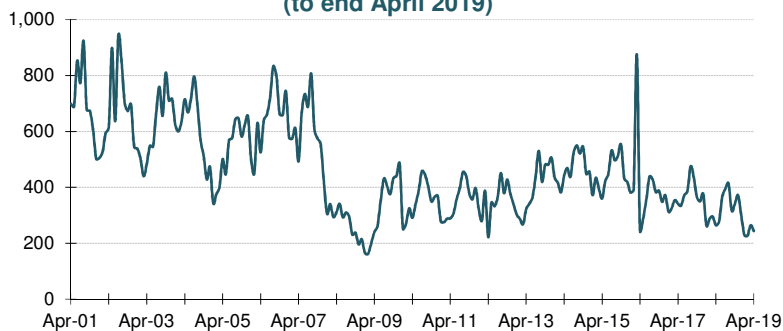
Source: HM Land Registry

### Brighton & Hove Annual Property Price Inflation (to end June 2019)



Source: HM Land Registry

### Brighton & Hove Monthly Volume of Sales (to end April 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.

# The Advertised Cost to Buy in Brighton & Hove

## Houses

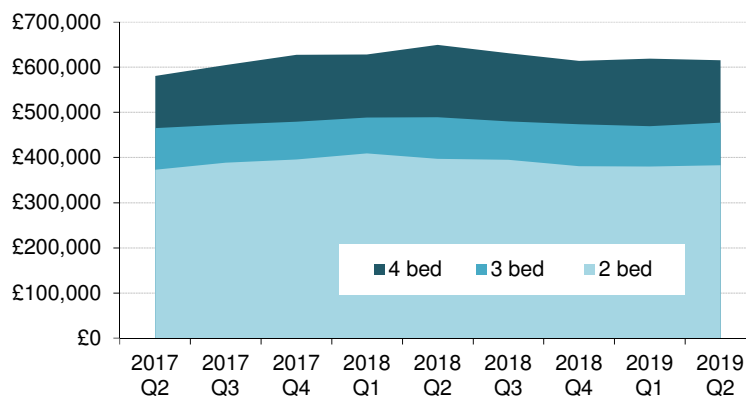
**Annual Average House Prices & Inflation**

Size	2019 Q2	2018 Q2	Increase
2 bed	£382,294	£396,822	-3.7%
3 bed	£476,632	£489,222	-2.6%
4 bed	£615,264	£649,411	-5.3%

**Quarterly Average House Prices & Inflation**

Size	2019 Q2	2019 Q1	Increase
2 bed	£382,294	£379,497	+0.7%
3 bed	£476,632	£469,324	+1.6%
4 bed	£615,264	£618,455	-0.5%

**Brighton & Hove Average Cost of a House**



The annual average advertised asking price for all houses has decreased with 4-bed houses showing the greatest decrease at -5.3%.

Over the quarter there has been an increase in the average advertised asking price for 2-bed and 3-bed houses with 3-bed houses showing the greatest increase at +1.6%. The average advertised asking price for a 4-bed house has decreased by -0.5%.

## Flats

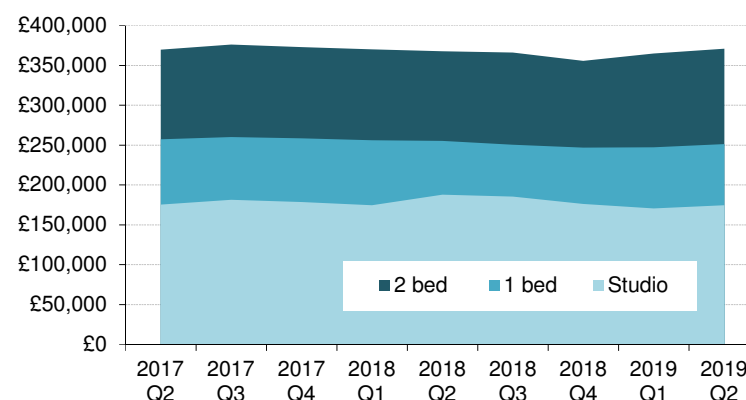
**Annual Average Flat Prices & Inflation**

Size	2019 Q2	2018 Q2	Increase
Studio	£174,433	£187,832	-7.1%
1 bed	£250,958	£254,938	-1.6%
2 bed	£370,833	£367,496	+0.9%

**Quarterly Average Flat Prices & Inflation**

Size	2019 Q2	2019 Q1	Increase
Studio	£174,433	£170,543	+2.3%
1 bed	£250,958	£247,174	+1.5%
2 bed	£370,833	£364,629	+1.7%

**Brighton & Hove Average Cost of a Flat**



The annual average advertised asking price for 2-bed flats has increased by 0.9%. The annual average advertised asking price for studio and 1-bed flats has decreased with studio flats showing the greatest decrease at -7.1%.

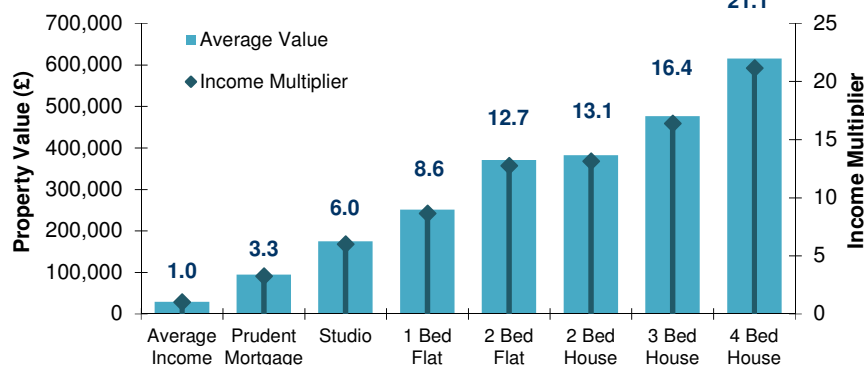
Over the quarter the average advertised asking price for all flats has shown an increase, with studio flats showing the greatest increase at +2.3%.

## 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 Q2)



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 over 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	£250,958	£476,632
<b>Deposit 25%</b>	£62,739	£119,158
Total value of mortgage	£188,218	£357,474
<b>Income required*</b>	£57,913	£109,992
Repayment @ 4% **	£993	£1,887
Repayment @ 5% **	£1,100	£2,090
Repayment @ 6% **	£1,213	£2,303

\* 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 nearly £58,000 per annum with a £63,000 deposit and a 3-bed home requires an income of nearly £110,000 with a £119,000 deposit.

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

HOUSES	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£382,294</b>	<b>£476,632</b>	<b>£615,264</b>
Last Quarter (2019 Q1 Jan-Mar)	£379,497	£469,324	£618,455
<i>% Change from last quarter</i>	<i>+0.7%</i>	<i>+1.6%</i>	<i>-0.5%</i>
Last Year (2018 Q2 Apr-Jun)	£396,822	£489,222	£649,411
<i>% Change from last year</i>	<i>-3.7%</i>	<i>-2.6%</i>	<i>-5.3%</i>
Highest	£650,000	£850,000	£980,000
Lowest	£126,100	£190,000	£319,950
Half the prices were higher than	£375,000	£465,000	£600,000
Most frequent price	£375,000	£500,000	£650,000
<b>Average of lowest quartile</b>	<b>£325,000</b>	<b>£375,000</b>	<b>£500,000</b>
Last Quarter (2019 Q1 Jan-Mar)	£325,000	£375,000	£500,000
<i>% Change from last quarter</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>
Last Year (2018 Q2 Apr-Jun)	£325,000	£400,000	£499,950
<i>% Change from last year</i>	<i>0.0%</i>	<i>-6.3%</i>	<i>0.0%</i>

FLATS	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£174,433</b>	<b>£250,958</b>	<b>£370,833</b>
Last Quarter (2019 Q1 Jan-Mar)	£170,543	£247,174	£364,629
<i>% Change from last quarter</i>	<i>+2.3%</i>	<i>+1.5%</i>	<i>+1.7%</i>
Last Year (2018 Q2 Apr-Jun)	£187,832	£254,938	£367,496
<i>% Change from last year</i>	<i>-7.1%</i>	<i>-1.6%</i>	<i>+0.9%</i>
Highest	£285,000	£500,000	£850,000
Lowest	£90,000	£160,000	£125,000
Half the prices were higher than	£170,000	£240,000	£340,000
Most frequent price	£200,000	£250,000	£300,000
<b>Average of lowest quartile</b>	<b>£150,000</b>	<b>£220,000</b>	<b>£295,000</b>
Last Quarter (2019 Q1 Jan-Mar)	£150,000	£220,000	£290,000
<i>% Change from last quarter</i>	<i>0.0%</i>	<i>0.0%</i>	<i>+1.7%</i>
Last Year (2018 Q2 Apr-Jun)	£165,000	£225,000	£299,995
<i>% Change from last year</i>	<i>-9.1%</i>	<i>-2.2%</i>	<i>-1.7%</i>

# The Advertised Cost to Rent in Brighton & Hove

## Houses

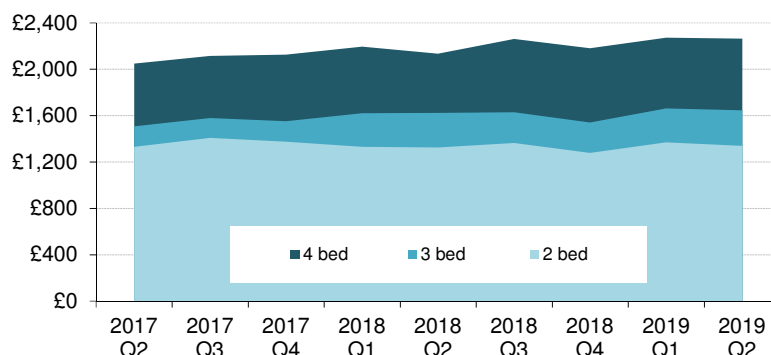
**Annual Average Monthly House Rent & Inflation**

Size	2019 Q2	2018 Q2	Increase
2 bed	£1,340	£1,326	+1.1%
3 bed	£1,646	£1,623	+1.4%
4 bed	£2,264	£2,133	+6.1%

**Quarterly Average Monthly House Rent & Inflation**

Size	2019 Q2	2019 Q1	Increase
2 bed	£1,340	£1,369	-2.1%
3 bed	£1,646	£1,662	-1.0%
4 bed	£2,264	£2,274	-0.4%

**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 +6.1%.

The quarterly average advertised cost of renting all houses has decreased with 2-bed houses showing the greatest decrease at -2.1%.

## Flats

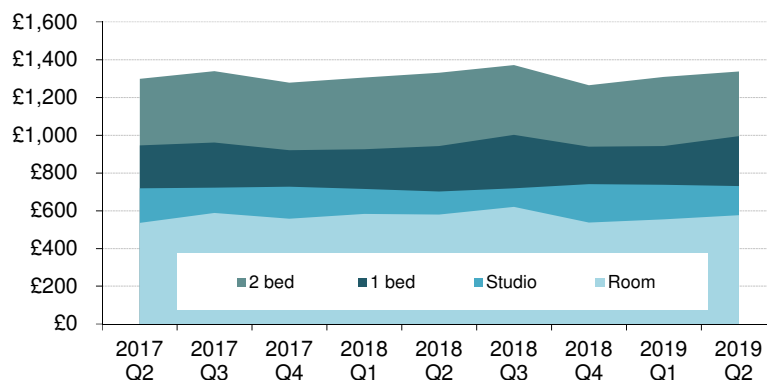
**Annual Average Monthly Flat Rent & Inflation**

Size	2019 Q2	2018 Q2	Increase
Room	£576	£580	-0.6%
Studio	£730	£701	+4.2%
1 bed	£995	£941	+5.7%
2 bed	£1,336	£1,329	+0.5%

**Quarterly Average Monthly Flat Rent & Inflation**

Size	2019 Q2	2019 Q1	Increase
Room	£576	£553	+4.2%
Studio	£730	£737	-1.0%
1 bed	£995	£942	+5.6%
2 bed	£1,336	£1,308	+2.2%

**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 1-bed flats showing the greatest increase at +5.7%. The annual average advertised cost of renting a room has decreased by -0.6%

With the exception of studios, the quarterly average advertised cost of renting a room and a flat has increased with 1-bed flats showing the greatest increase at +5.6%. The quarterly average advertised cost of renting a studio has decreased by -1.0%

# The Affordability of Renting in Brighton & Hove

## Rent & Mortgage Comparison

Private Sector Rent Levels and Mortgage Comparison					
Property	2019 Q2		Rent Compared to Mortgage *		
	Average Rent per Month	Equivalent Mortgage	Annual Income Required	Rent as a % of Purchase Cost	
Room	£ 576	£98,561	£30,326		not applicable
Studio	£ 730	£124,881	£38,425		71.6%
1 Bed Flat	£ 995	£170,207	£52,371		67.8%
2 Bed Flat	£ 1,336	£228,618	£70,344		61.6%
2 Bed House	£ 1,340	£229,157	£70,510		59.9%
3 Bed House	£ 1,646	£281,541	£86,628		59.1%

\* 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 £995 per month in rent, which is equivalent to the monthly repayment cost of a £170,207 mortgage. Traditionally, a mortgage of this amount would require an income of £52,371 to finance, 80% 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 64% 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.

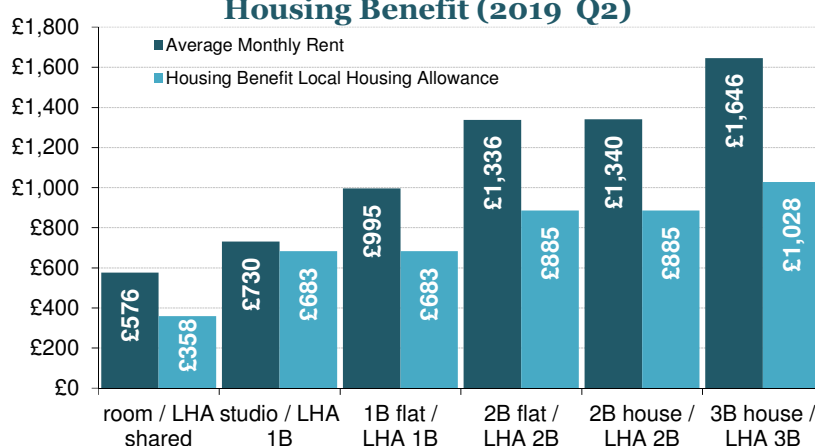
## Rent & Housing Benefit Comparison

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.

Despite increases in LHA rates for all but non-shared accommodation in April 2019, the local housing allowance is still less than all average rents which could reduce the chances of those on benefits finding an affordable home.

**Brighton & Hove**  
**Monthly Average Private Sector Rents & Housing Benefit (2019 Q2)**



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>£1,340</b>	<b>£1,646</b>	<b>£2,264</b>
Last Quarter (2019 Q1 Jan-Mar)	£1,369	£1,662	£2,274
<i>% Change from last quarter</i>	-2.1%	-1.0%	-0.4%
Last Year (2018 Q2 Apr-Jun)	£1,326	£1,623	£2,133
<i>% Change from last year</i>	+1.1%	+1.4%	+6.1%
Highest	£1,850	£2,850	£3,995
Lowest	£995	£1,100	£1,350
Half the prices were higher than	£1,300	£1,600	£2,288
Most frequent price	£1,300	£1,500	£2,340
<b>Average of lowest quartile</b>	<b>£1,200</b>	<b>£1,400</b>	<b>£2,080</b>
Last Quarter (2019 Q1 Jan-Mar)	£1,200	£1,450	£2,132
<i>% Change from last quarter</i>	0.0%	-3.4%	-2.4%
Last Year (2018 Q2 Apr-Jun)	£1,195	£1,449	£1,750
<i>% Change from last year</i>	+0.4%	-3.4%	+18.9%

FLATS	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£576</b>	<b>£730</b>	<b>£995</b>	<b>£1,336</b>
Last Quarter (2019 Q1 Jan-Mar)	£553	£737	£942	£1,308
<i>% Change from last quarter</i>	+4.2%	-1.0%	+5.6%	+2.2%
Last Year (2018 Q2 Apr-Jun)	£580	£701	£941	£1,329
<i>% Change from last year</i>	-0.6%	+4.2%	+5.7%	+0.5%
Highest	£750	£975	£1,850	£2,800
Lowest	£360	£525	£650	£750
Half the prices were higher than	£584	£750	£925	£1,295
Most frequent price	£650	£800	£850	£1,250
<b>Average of lowest quartile</b>	<b>£542</b>	<b>£650</b>	<b>£850</b>	<b>£1,150</b>
Last Quarter (2019 Q1 Jan-Mar)	£520	£675	£825	£1,150
<i>% Change from last quarter</i>	+4.2%	-3.7%	+3.0%	0.0%
Last Year (2018 Q2 Apr-Jun)	£539	£625	£825	£1,100
<i>% Change from last year</i>	+0.4%	+4.0%	+3.0%	+4.5%



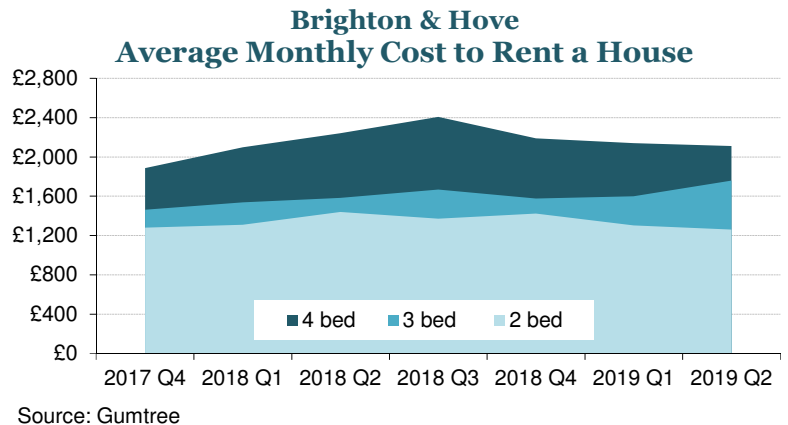
## Gumtree: Advertised cost to rent in Brighton & Hove

### Houses

Annual Average Monthly House Rent & Inflation			
Size	2019 Q2	2018 Q2	Increase
2 bed	£1,260	£1,441	-12.6%
3 bed	£1,758	£1,582	+11.2%
4 bed	£2,109	£2,238	-5.8%

Quarterly Average Monthly House Rent & Inflation			
Size	2019 Q2	2019 Q1	Increase
2 bed	£1,260	£1,303	-3.3%
3 bed	£1,758	£1,599	+10.0%
4 bed	£2,109	£2,138	-1.4%



With the exception of 3-bed houses, the annual average advertised cost of renting a 2-bed and 4-bed house has decreased with 2-bed houses showing the greatest decrease at -12.6%.

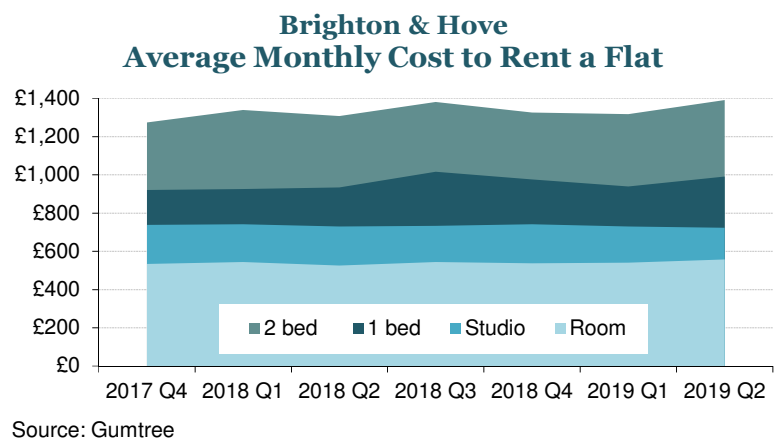
With the exception of 3-bed houses, the quarterly average advertised cost of renting a house has decreased with 2-bed houses showing the greatest decrease at -3.3%.

### Flats

Annual Average Flat Prices & Inflation			
Size	2019 Q2	2018 Q2	Increase
Room	£557	£525	+6.1%
Studio	£722	£729	-0.9%
1 bed	£990	£934	+6.0%
2 bed	£1,391	£1,307	+6.4%

Quarterly Average Flat Prices & Inflation			
Size	2019 Q2	2019 Q1	Increase
Room	£557	£539	+3.3%
Studio	£722	£730	-1.1%
1 bed	£990	£938	+5.5%
2 bed	£1,391	£1,318	+5.6%



With exception of studio flats, the annual average advertised cost of renting a room and a flat has increased with 2-bed flats showing the greatest increase at +6.4%.

With the exception studio flats, the quarterly average advertised cost of renting a room and a flat has increased with 2-bed flats showing the greatest increase at +5.6%.

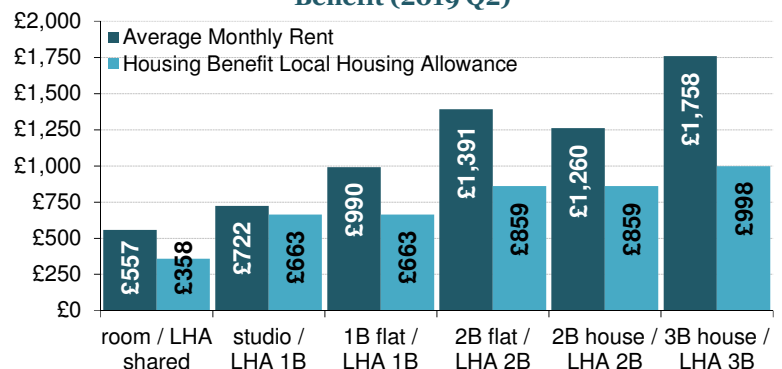
### Rent & Housing Benefit Comparison

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.

Despite increases in LHA rates for all but non-shared accommodation in April 2019, it is still less than all average rents.

### Brighton & Hove

Monthly Average Private Sector Rents & Housing Benefit (2019 Q2)



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>£1,260</b>	<b>£1,758</b>	<b>£2,109</b>	<b>£1,340</b>	<b>£1,646</b>	<b>£2,264</b>
Last Quarter (2019 Q1 Jan-Mar)	£1,303	£1,599	£2,138	£1,369	£1,662	£2,274
% Change from last quarter	-3.3%	+10.0%	-1.4%	-2.1%	-1.0%	-0.4%
Last Year (2018 Q2 Apr-Jun)	£1,441	£1,582	£2,238	£1,326	£1,623	£2,133
% Change from last year	-12.6%	+11.2%	-5.8%	+1.1%	+1.4%	+6.1%
Highest	£1,750	£2,950	£2,995	£1,850	£2,850	£3,995
Lowest	£750	£1,150	£1,550	£995	£1,100	£1,350
Half the prices were higher than	£1,275	£1,600	£2,100	£1,300	£1,600	£2,288
Most frequent price	£1,400	£1,400	£1,900	£1,300	£1,500	£2,340
<b>Average of lowest quartile</b>	<b>£1,125</b>	<b>£1,400</b>	<b>£1,900</b>	<b>£1,200</b>	<b>£1,400</b>	<b>£2,080</b>
Last Quarter (2019 Q1 Jan-Mar)	£1,075	£1,350	£1,950	£1,200	£1,450	£2,132
% Change from last quarter	+4.7%	+3.7%	-2.6%	0.0%	-3.4%	-2.4%
Last Year (2018 Q2 Apr-Jun)	£1,195	£1,325	£1,825	£1,195	£1,449	£1,750
% Change from last year	-5.9%	+5.7%	+4.1%	+0.4%	-3.4%	+18.9%

### Flats

FLATS	Gumtree				Rightmove			
	Room	Studio	1 Bed Flat	2 Bed Flat	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£557</b>	<b>£722</b>	<b>£990</b>	<b>£1,391</b>	<b>£576</b>	<b>£730</b>	<b>£995</b>	<b>£1,336</b>
Last Quarter (2019 Q1 Jan-Mar)	£539	£730	£938	£1,318	£553	£737	£942	£1,308
% Change from last quarter	+3.3%	-1.1%	+5.5%	+5.6%	+4.2%	-1.0%	+5.6%	+2.2%
Last Year (2018 Q2 Apr-Jun)	£525	£729	£934	£1,307	£580	£701	£941	£1,329
% Change from last year	+6.1%	-0.9%	+6.0%	+6.4%	-0.6%	+4.2%	+5.7%	+0.5%
Highest	£750	£925	£1,995	£2,400	£750	£975	£1,850	£2,800
Lowest	£350	£525	£600	£750	£360	£525	£650	£750
Half the prices were higher than	£550	£750	£925	£1,300	£584	£750	£925	£1,295
Most frequent price	£650	£800	£925	£1,200	£650	£800	£850	£1,250
<b>Average of lowest quartile</b>	<b>£498</b>	<b>£650</b>	<b>£850</b>	<b>£1,196</b>	<b>£542</b>	<b>£650</b>	<b>£850</b>	<b>£1,150</b>
Last Quarter (2019 Q1 Jan-Mar)	£477	£675	£825	£1,150	£520	£675	£825	£1,150
% Change from last quarter	+4.5%	-3.7%	+3.1%	+4.0%	+4.2%	-3.7%	+3.0%	0.0%
Last Year (2018 Q2 Apr-Jun)	£450	£650	£805	£1,150	£539	£625	£825	£1,100
% Change from last year	+10.7%	0.0%	+5.6%	+4.0%	+0.4%	+4.0%	+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 changes in the rental market.

The charts and tables compare the 12 month period from 1 April 2018 to 31 March 2019 to the previous 12 month period from 1 April 2017 to 31 March 2018.

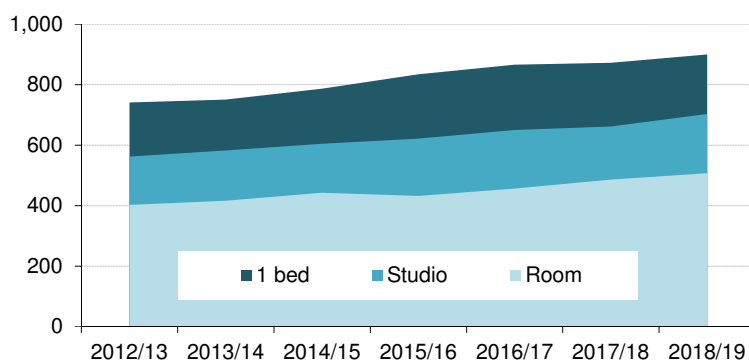
Period	Sample Size						Total
	Rooms	Studios	1 beds	2 beds	3 beds	4+ beds	
1 Apr 18 - 31 Mar 19	90	270	920	1,110	460	510	3,360
1 Apr 17 - 31 Mar 18	200	260	1,100	1,280	490	720	4,050

When comparing the sample data there has been an increase in the rent paid for all the different sized properties, with studios showing the greatest increase at +6.2%

### Single People and Couples

Annual Average Monthly Rent & Inflation			
Size	2018/19	2017/18	Increase
Room	£507	£486	+4.3%
Studio	£703	£662	+6.2%
1 bed	£901	£873	+3.2%

Brighton & Hove Average Monthly Cost

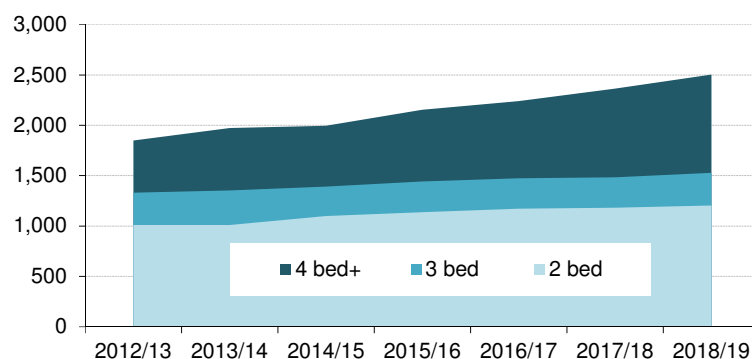


Source: VOA

### Families and larger households

Annual Average Monthly Rent & Inflation			
Size	2018/19	2017/18	Increase
2 bed	£1,205	£1,180	+2.1%
3 bed	£1,527	£1,482	+3.0%
4 bed+	£2,502	£2,361	+6.0%

Brighton & Hove Average Monthly Cost



Source: VOA

## Valuation Office Agency (continued)

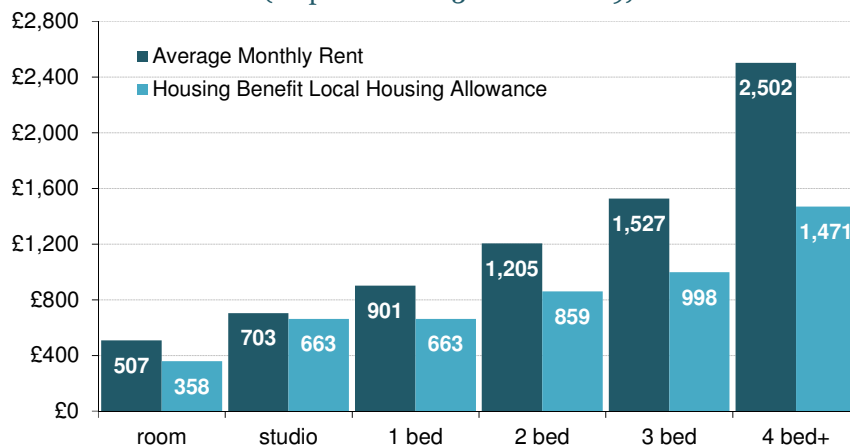
### Rent & Housing Benefit Comparison

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 April 2018 to 31 March 2019)



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 properties 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>£507</b>	<b>£703</b>	<b>£901</b>	<b>£1,205</b>	<b>£1,527</b>	<b>£2,502</b>
Last Year (1 Apr 2017 – 31 Mar 2018)	£486	£662	£873	£1,180	£1,482	£2,361
% Change from last year	+4.3%	+6.2%	+3.2%	+2.1%	+3.0%	+6.0%
<b>Half the prices were higher than (median)</b>	<b>£500</b>	<b>£700</b>	<b>£880</b>	<b>£1,181</b>	<b>£1,494</b>	<b>£2,388</b>
Last Year (1 Apr 2017 – 31 Mar 2018)	£499	£650	£850	£1,150	£1,450	£2,250
% Change from last year	+0.2%	+7.7%	+3.5%	+2.7%	+3.0%	+6.1%
<b>Upper quartile</b>	<b>£575</b>	<b>£750</b>	<b>£950</b>	<b>£1,300</b>	<b>£1,675</b>	<b>£3,033</b>
Last Year (1 Apr 2017 – 31 Mar 2018)	£546	£710	£925	£1,270	£1,600	£2,708
% Change from last year	+5.3%	+5.6%	+2.7%	+2.4%	+4.7%	+12.0%
<b>Lower quartile</b>	<b>£450</b>	<b>£650</b>	<b>£820</b>	<b>£1,050</b>	<b>£1,311</b>	<b>£1,976</b>
Last Year (1 Apr 2017 – 31 Mar 2018)	£390	£610	£795	£1,015	£1,300	£1,906
% Change from last year	+15.4%	+6.6%	+3.1%	+3.4%	+0.8%	+3.7%

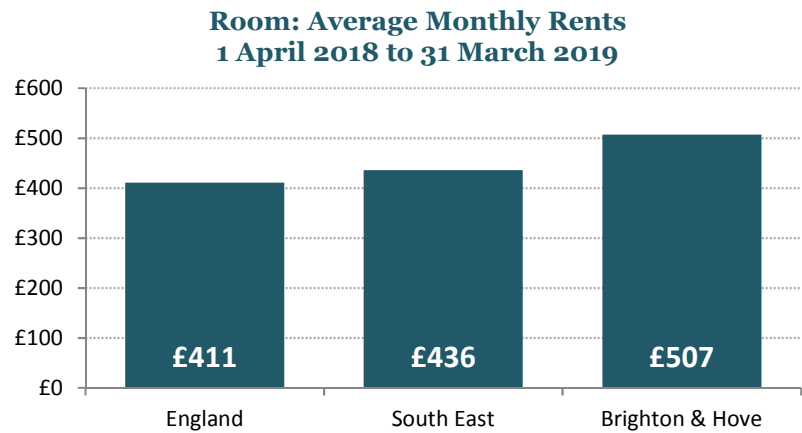
<sup>1</sup> The upper quartile has the top 25% of rents above it and the lower quartiles has the bottom 25% of rents below it

## Valuation Office Agency (continued)

The charts compare the average monthly rents in England, the South East and Brighton & Hove

### Room

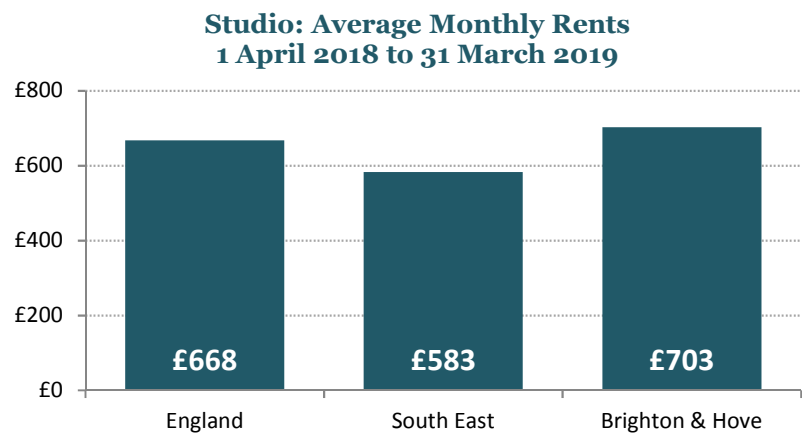
The average monthly cost to rent a room in Brighton & Hove was 23% higher than England and 16% higher than South East.



Source: VOA

### Studio

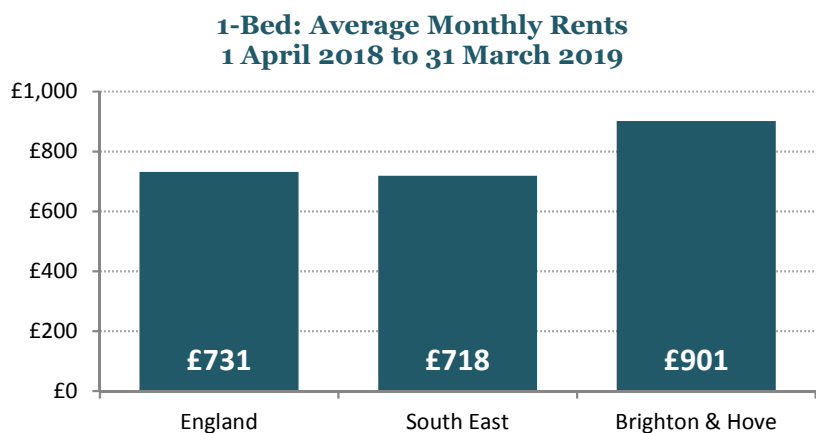
The average monthly cost to rent a studio property in Brighton & Hove was 5% higher than England and 21% higher than South East.



Source: VOA

### 1-bed

The average monthly cost to rent a property with 1 bedroom in Brighton & Hove was 23% higher than England and 25% higher than South East.

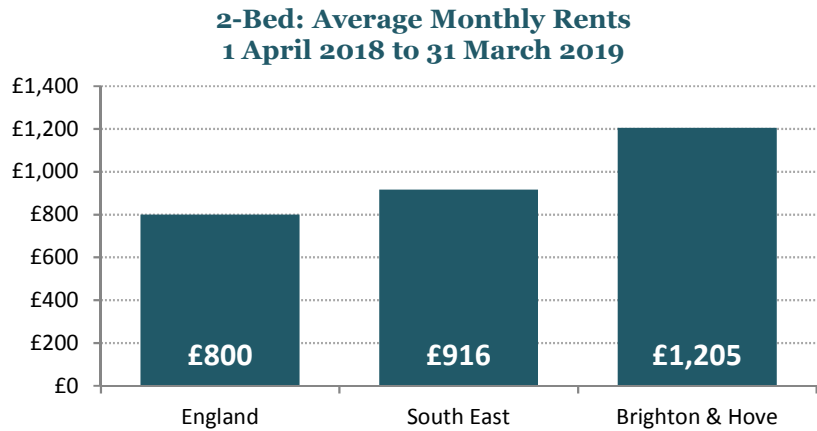


Source: VOA

## Valuation Office Agency (continued)

### 2-bed

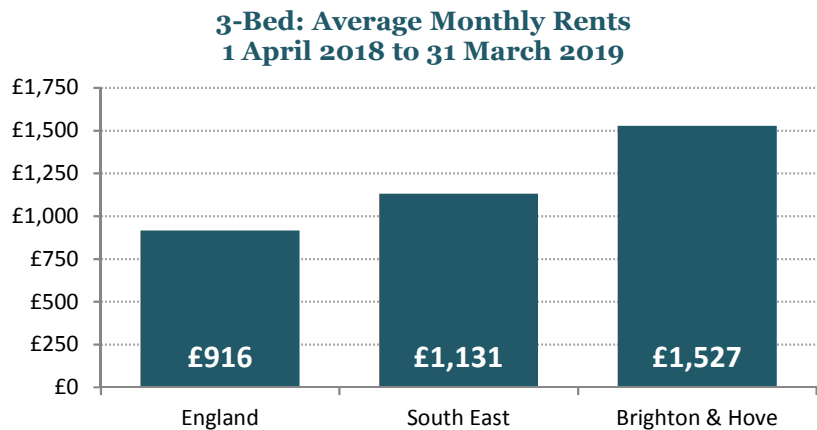
The average monthly cost to rent a property with 2 bedrooms in Brighton & Hove was 51% higher than England and 32% higher than South East



Source: VOA

### 3-bed

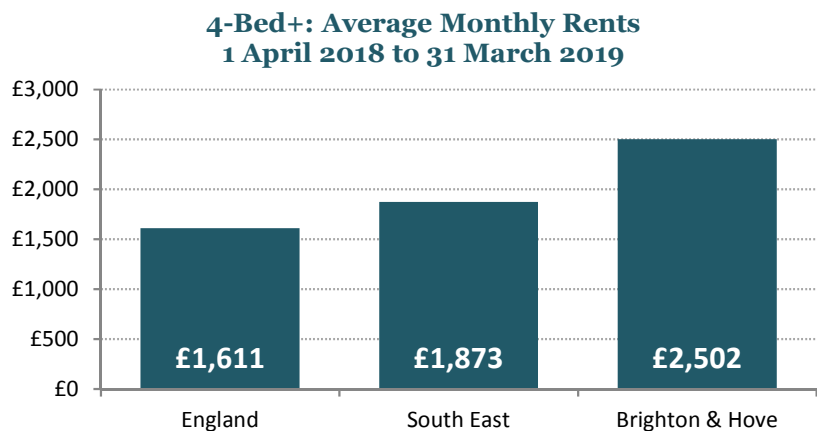
The average monthly cost to rent a property with 3 bedrooms in Brighton & Hove was 67% higher than England and 35% higher than South East



Source: VOA

### 4-bed+

The average monthly cost to rent a property with 4 or more bedrooms in Brighton & Hove was 55% higher than England and 34% higher than South East.



Source: VOA

# Valuation Office Agency (continued)

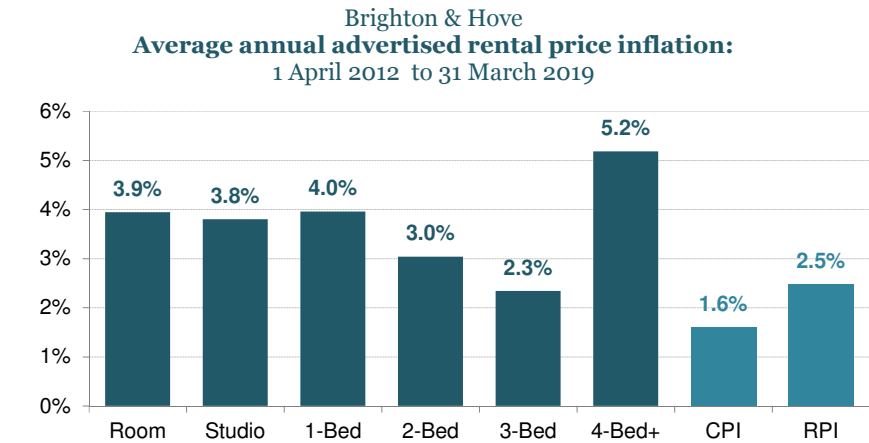
## Comparison with the Consumer Price Index and Retail Price Index

The charts compare the average annual rent inflation in Brighton & Hove, England and the South East to the Consumer Price Index (CPI) and Retail Price Index (RPI) over the 7 year period from 1 April 2012 to 31 March 2019.

### Brighton & Hove

The average cost to rent has increased at a greater rate than the CPI index.

With the exception of 3-bed properties the average cost to rent has increased at a greater rate than the RPI index.

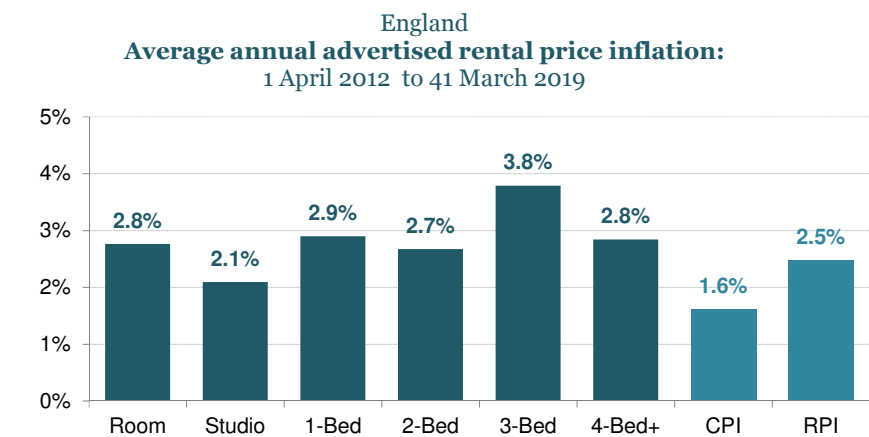


Source: VOA

### England

The average cost to rent has increased at a greater rate than the CPI index.

With the exception of studio properties the average cost to rent has increased at a greater rate than the RPI index.

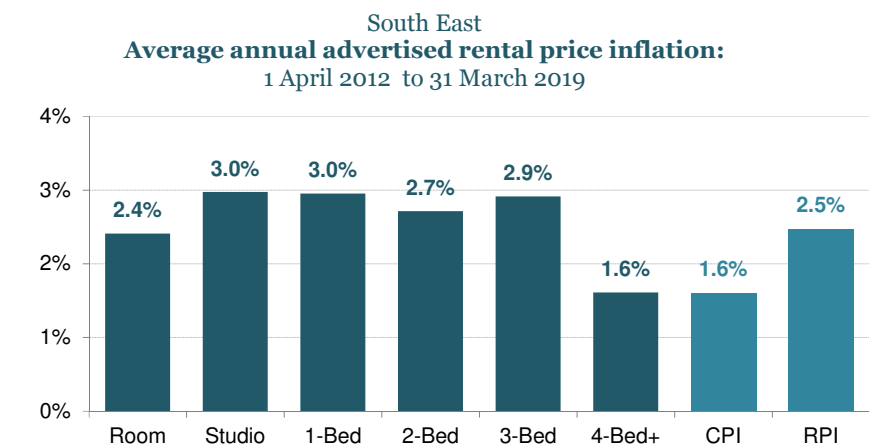


Source: VOA

### South East

With the exception of 4 or more bedrooms properties, the average cost to rent has increased at a greater rate than the CPI index.

With the exception of rooms and 4 or more bedrooms properties the average cost to rent has increased at a greater rate than the RPI index.



Source: VOA

**Di Hughes**

Housing Strategy & Enabling Manager

t: +44 (0)1273 293159

**Sue Garner-Ford**

Strategy & Performance Officer

t: +44 (0)1273 293055

# Housing Strategy Team

Brighton & Hove City Council

Housing Centre,

Unit 1 Fairway Trading Estate

Eastergate Road, Brighton, BN2 4QL

t: 01273 293055

e: [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)



Brighton & Hove  
City Council