

A large, dark teal diagonal graphic that starts from the top-left corner and extends towards the bottom-right corner, covering approximately the left half of the page.

Brighton & Hove
**Housing Statistical
Bulletin**

2021/22 Annual Review

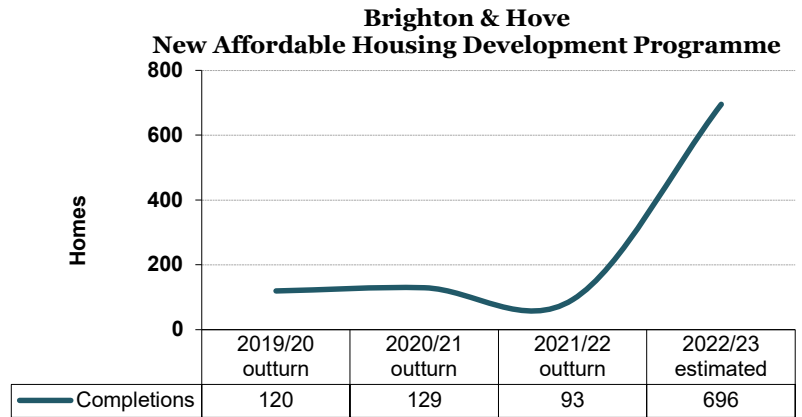
1 April 2021 to 31 March 2022

Affordable housing development: Improving housing supply

A total of 93¹ homes were completed in 2021/22 and 696 homes are expected to complete in 2022/23.

In addition to the homes expected to complete in 2022/23, a further 23 sites are projected to deliver an estimated 949 affordable homes in the following two years, with further pipeline sites projected to deliver more affordable homes in subsequent years.

The affordable housing is delivered through the Council and Registered Providers, and through affordable housing developer led schemes.



During 2021/22 there were 93 affordable homes completed: 18 through the council's housing management property and investment programme and 75 with registered provider partners.

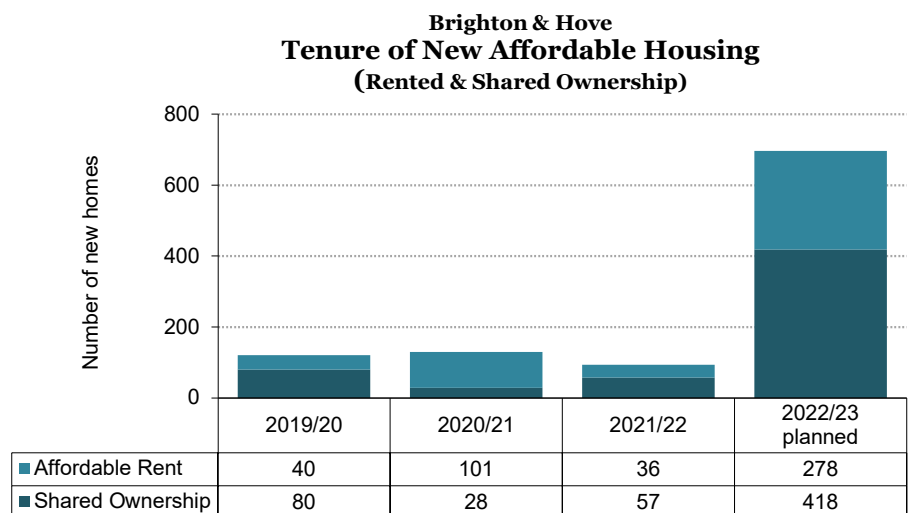
Tenure	Studio	1 bed	2 bed	3 bed	4 bed	Total
Affordable rent	2	22	12	0	0	36
Shared ownership	1	16	27	13	0	57

Oxford Street, Brighton



The chart shows the mix of tenure of new affordable housing built in the city since 2019/20, showing dwellings built for affordable rent and those built for shared ownership.

278 (40%) of the affordable housing units expected to complete in 2022/23 are for affordable rent and 418 (60%) are for shared ownership.



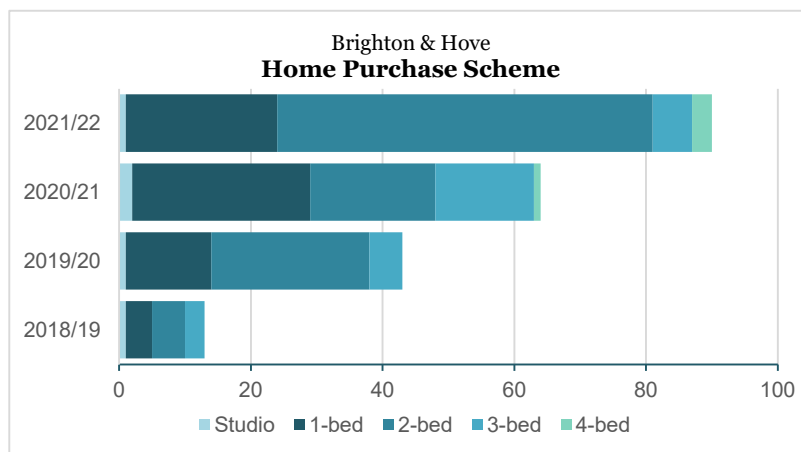
¹ The figure excludes home purchase buyback properties

Making best use of the city's housing stock

Home Purchase Policy – Buy-back scheme

The council's Home Purchase Policy gives the opportunity for owners of former council homes bought under Right to Buy to sell their home back to the council. In 2021/22 a total of 90 homes were bought through the scheme:

- 1x studio flats
- 23x 1-bed flats
- 57x 2-beds (56 flats, 1 house)
- 6x 3-beds (4 flats, 1 maisonette, 1 house)
- 3x 4-bed houses



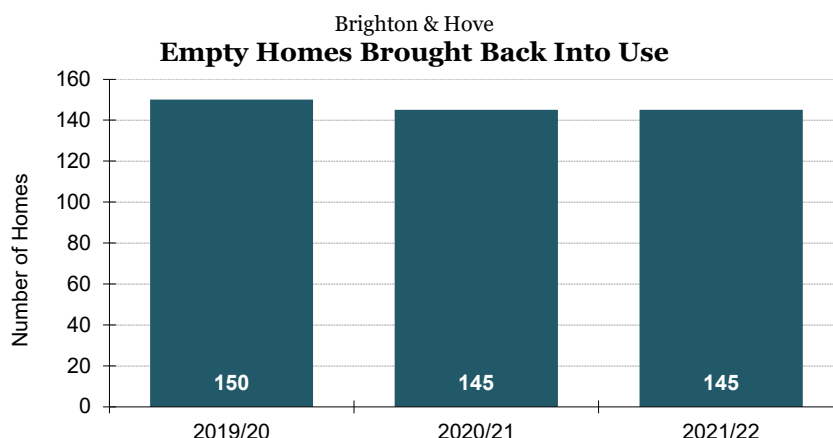
In 2021/22 the council successfully bid for Rough Sleeping Accommodation Programme (RSAP) funding to continue to purchase studio and 1-bed properties for ex-rough sleepers.

	Studio	1-bed	2-bed	3-bed	4-bed	Total
General Needs	-	-	57	5	2	64
NSAP/RSAP	1	23	-	-	-	24
TA	-	-	-	1	1	2
Total	1	23	57	6	3	90

Empty homes in the private sector

The chart shows the number of privately owned empty homes brought back into use over the last three years as a result of action taken by the council. In 2021/22 a total of 145 empty homes were brought back into use:

- 133 through advice and assistance
- 4 through Private Sector Landlord (PSL) / Management Agreement²
- 8 through enforcement action



Source: EPO Monitoring

Before



After



² These homes were brought back into use on long term leases for homeless families
Housing Statistical Bulletin: Annual Review: 1 April 2021 to 31 March 2022

Affordable housing: Low cost home ownership

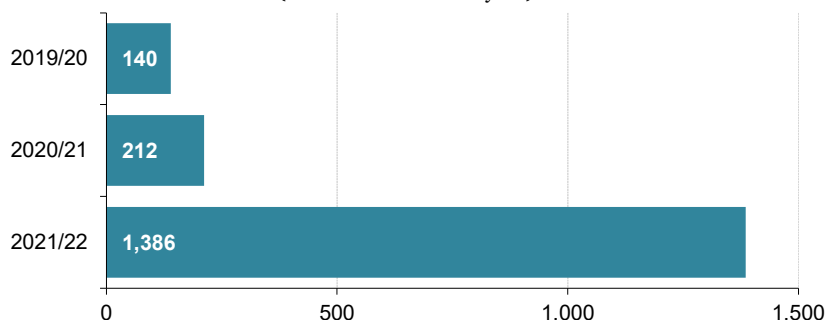
Shared Ownership: Demand

The Help to Buy database collects information on households wanting to buy a property through this government scheme.

At the end of the 2021/22 there were 1,386 households on the database wanting to buy in the city³. Of those households:

- 553 (40%) were seeking a 1-bed
- 573 (41%) were seeking a 2-bed
- 260 (19%) were seeking a 3-bed+

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Help to Buy: Demand by property size
 (as at end of financial year)

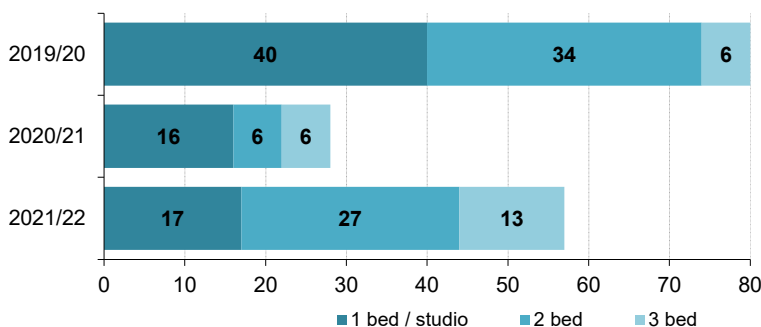


In addition to these figures, there will be additional demand in the city as not everyone seeking to buy is registered on the Help to Buy database.

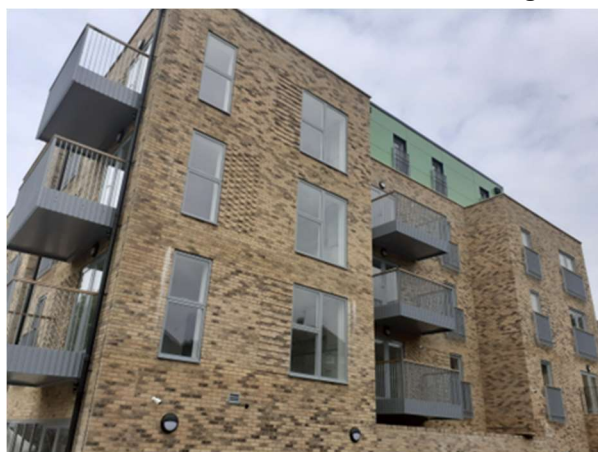
Shared Ownership: Supply

During 2021/22, 57 homes for shared ownership completed; 17 (30%) were 1-bed, 27 (47%) were 2-bed and 13 (23%) were 3-bed. It is expected that 418 homes for shared ownership will complete during the next financial year.

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New Affordable Housing: Shared Ownership
 (completions)



The Hanton, Hangleton



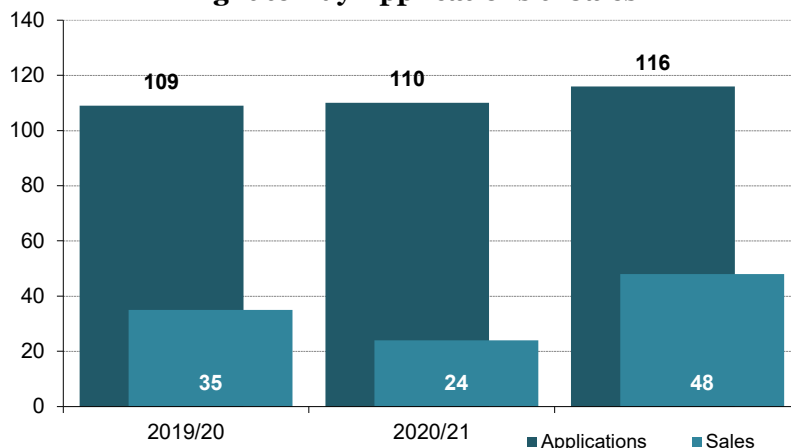
Council homes bought under the Right to Buy Scheme

During 2021/22 there were a total of 116 applications and 48 council dwellings sold under Right to Buy.

The number of homes sold accounted for around 1 in every 243 properties and represented 0.4% of council stock.

Comparing the activity with that in 2020/21, the number of applications has increased by 5% and the number of sales has doubled.

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Right to Buy Applications & Sales



³ The number of households wanting to buy in the city include those moving from other areas and those already living in the city. At the start of 2020 all applicants were required to re-apply resulting in a significant reduction in the number of households registered on the database.

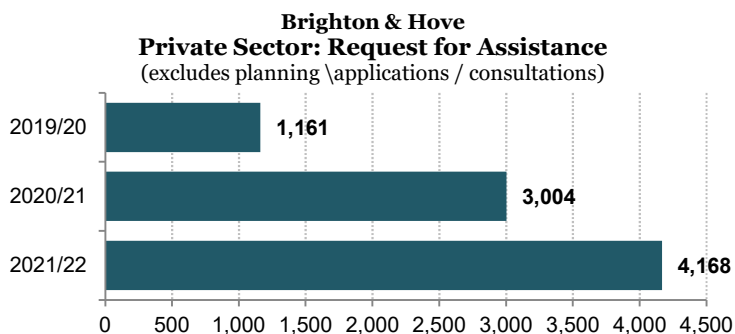
Private Sector Housing: Improving housing quality

Requests for assistance

The chart shows the number of requests for assistance (RFA) the Private Sector Housing Team received during the past three years.

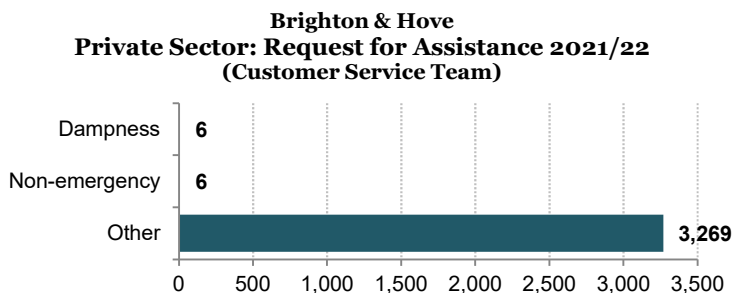
In 2021/22 there were a total of 4,168 RFAs

- 3,281 (85%) were dealt with by the Customer Service Team
- 887 (15%) were dealt with by Environmental Health Officers



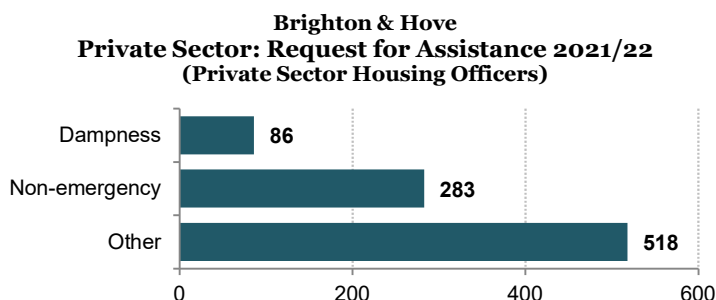
The chart shows the breakdown of the 3,281 RFAs received during 2021/22 and dealt with by the Customer Service Team who provided advice and assistance

- 6 (0.2%) related to dampness
- 6 (0.2%) non-emergency disrepair
- 2,369 (99.6%) other assistance



The chart shows the breakdown of the 887 RFAs received during 2021/22 and dealt with by officers from the Private Sector Housing team,⁴ who visited the properties

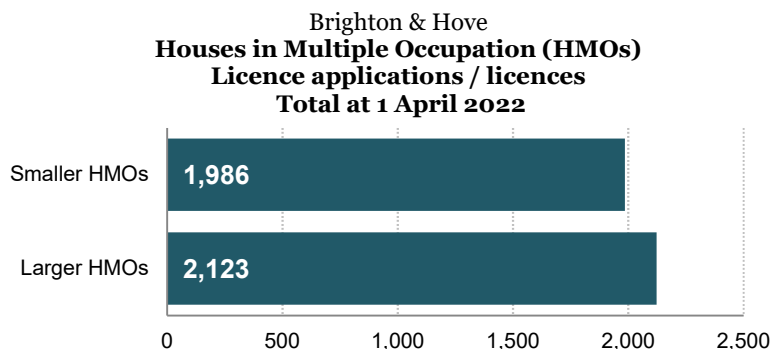
- 86 (10%) related to dampness
- 283 (32%) non-emergency disrepair
- 518 (58%) other assistance



Houses in Multiple Occupation (HMO) Licensing

In 2021/22 the private sector housing team:

- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 2,123 larger HMOs
- Had either issued mandatory licences or were in receipt of applications for mandatory licences for 1,986 smaller HMOs.



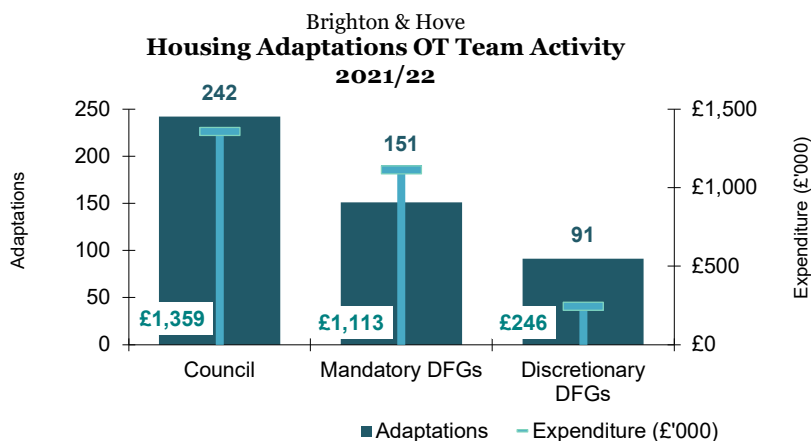
⁴ Senior Environmental Health Officers / Environmental Health Officers / Technical Officers / Private Sector Housing Officers

Adaptations: Private sector housing and council housing

The Housing Adaptations Service is responsible for the delivery of major housing adaptations (those costing in excess £1,000) in both council and private sector homes.

Housing adaptations provide essential support for people with long term and substantial disabilities, promoting independent living and wellbeing.

In 2021/22 the team delivered a total of 484 major adaptations, investing a total of over £2.72 million.



	Council	Mandatory DFGs	Discretionary DFGs
Adaptations	242	151	91
Expenditure	£1,358,716	£1,113,127	£245,589
Average expenditure	£5,614	£7,371	£2,699

Private sector housing adaptations

Disabled Facilities Grant (DFG) is available from the council for essential adaptations in private sector homes where the council is satisfied the work is 'necessary and appropriate' and 'reasonable and practicable'. The grant is means tested for adults, not for disabled children. The mandatory grant is limited to £30,000 however under the council's discretionary DFG Housing policy this can be topped up to £50,000.

Since September 2017, the council has offered a wider range of grant assistance, targeted at accident prevention, relieving fuel poverty, and reducing delayed transfers of care, hospital to home.

In 2021/22, 151 mandatory DFGs were completed, with an average grant of £7,371. In addition, 91 discretionary grants were completed with an average spend of £2,698. The total DFG investment was £1.36 million.



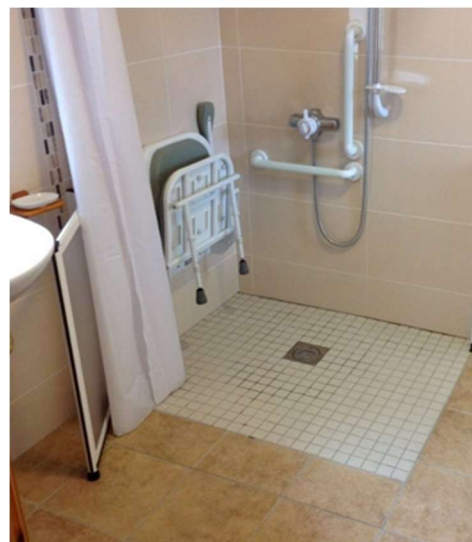
Council housing adaptations

Funding for adaptations to council homes comes from the Housing Revenue Account (HRA).

In 2021/22 the team delivered 242 major housing adaptations, with an average cost of £5,614 and funded minor adaptations and equipment provided by Adult Social Care teams, bringing the total investment in adapting tenants' homes to £1.36 million.

In addition, the team worked with other Housing teams to make the best use of resources and with the City Regeneration Team who deliver the New Homes for Neighbourhood programmes on the design and delivery of new accessible and adapted council homes.

Occupational Therapists (OT) also dedicated time to accompany viewings of accessible and adapted council homes to make sure that all new and existing accessible and adapted homes are let to those with a matching need.



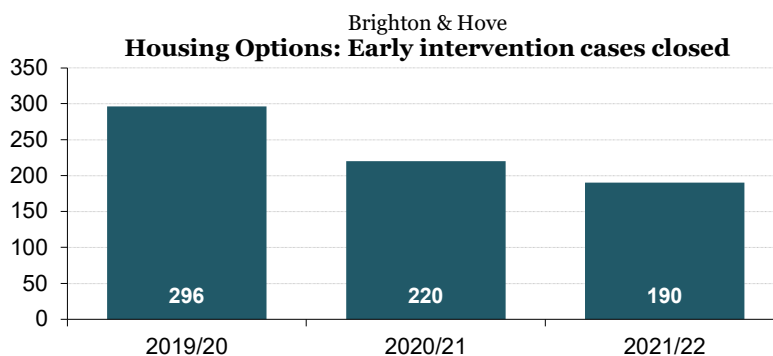
Council's Housing Options Team assessments and casework⁵

The Homeless Reduction Act 2018 requires that councils engage positively with all applicants who are 'threatened with homelessness' in order to plan and find mutually agreed housing outcomes that avoid homelessness. The period when an applicant is considered 'threatened with homelessness' is 56 days. An initial assessment is made to agree a "personalised housing plan" with the applicant which details the steps they and the local authority should take in order to prevent homelessness. There are three stages to the new application, and these are reflected in the nature of the duty owed. A prevention duty is owed for the 56 days prior to homelessness (the duty to prevent homelessness); a relief duty is owed for 56 days when someone becomes homeless (the duty to help find alternative accommodation); then the decision on what housing duty is owed for cases where homelessness is not prevented or relieved.

Early intervention

During 2021/22, a total of 190 early intervention cases were closed by the council's Housing Options Team.

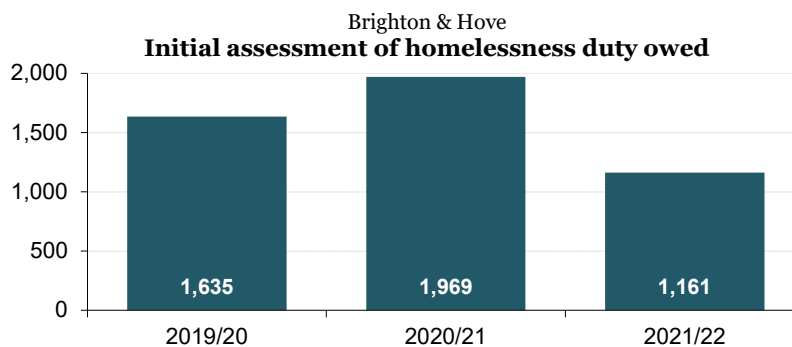
The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.



Initial assessments

During 2021/22 a total of 1,161 initial assessments of the homelessness duty owed to households were made by the council's Housing Options Team.

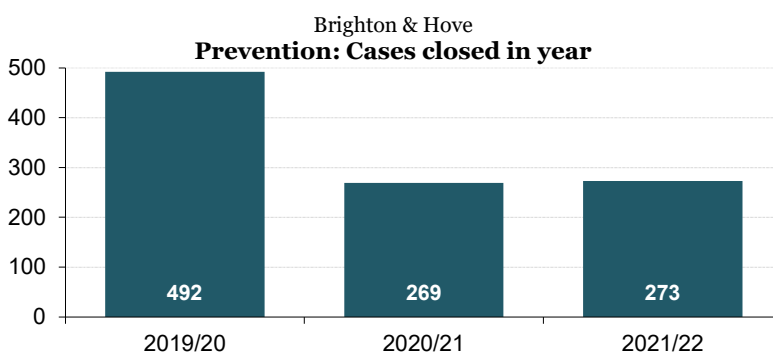
The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.



Prevention cases closed

During 2021/22 a total of 273 prevention cases were closed by the council's Housing Options Team.

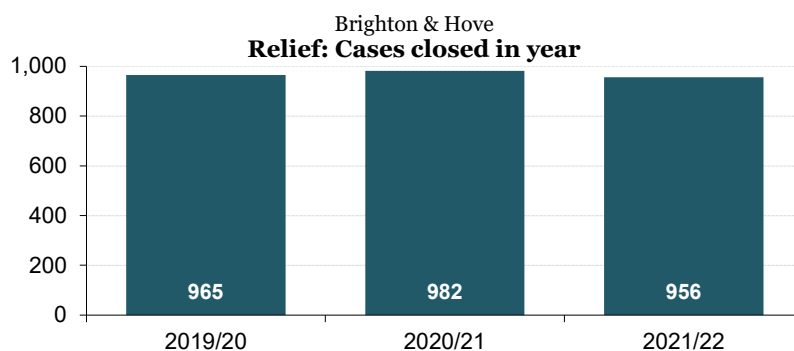
The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.



Relief cases closed

During 2021/22 a total of 956 relief cases were closed by the council's Housing Options Team.

The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.

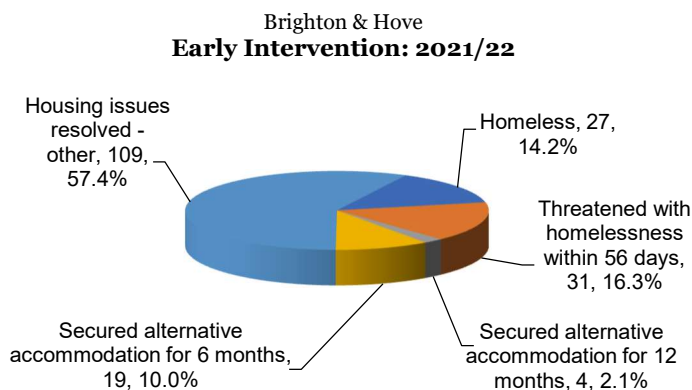


⁵ Data taken from Home Connections database.

Early intervention during 2021/22

During 2021/22, 190 early intervention cases were closed. Of those:

- 109 (57%) households had their housing issue resolved
- 23 (12%) secured alternative accommodation
- 31 (16%) households were threatened with homelessness within 56 days
- 27 (14%) households were homeless

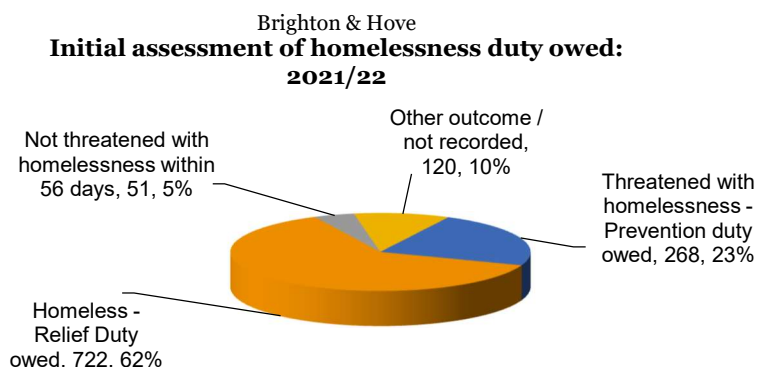


Initial assessments during 2021/22

Initial assessments: homeless duty owed

During the year, 1,161 initial assessments of homelessness duty owed were undertaken. Of those

- 268 (23%) households were threatened with homelessness and a prevention duty owed
- 722 (62%) households were homeless with a relief duty owed
- 51 (5%) household were not threatened with homelessness within 56 days and no duty owed



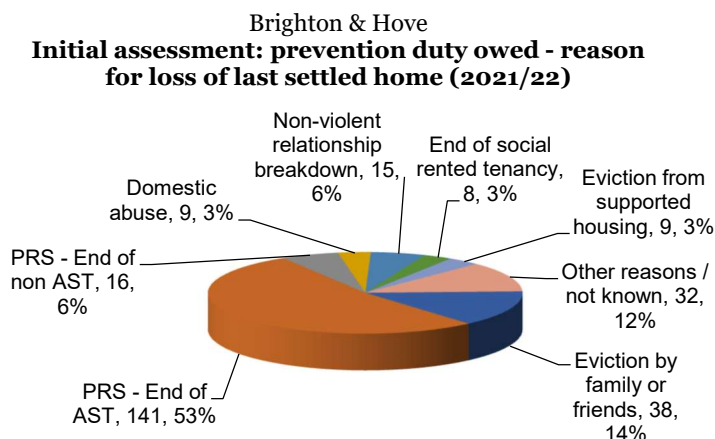
Initial assessments: Prevention duty owed

Households assessed and duty owed:		
Threatened with homelessness - Prevention duty owed	268	23.1% of initial assessments
Of which: due to service of valid Section 21 Notice	80	6.9% of initial assessments

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 268 households assessed as owed a prevention duty. Of those:

- 38 (14%) evicted by family or friends
- 157 (59%) end of a private rented sector tenancy
- 9 (3%) domestic violence

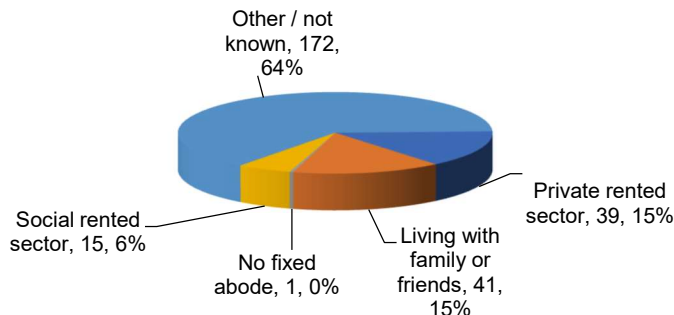


Accommodation at time of application:

The chart shows the accommodation the 268 households were living in at the time of their application. Of those:

- 41 (15%) were living with family or friends
- 39 (15%) were living in the private rented sector
- 15 (6%) were living in the social rented sector
- 1 (0.4%) had no fixed abode

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Initial assessment: prevention duty owed - accommodation at time of application (2021/22)



Initial assessments: Relief duty owed

Households assessed and duty owed:

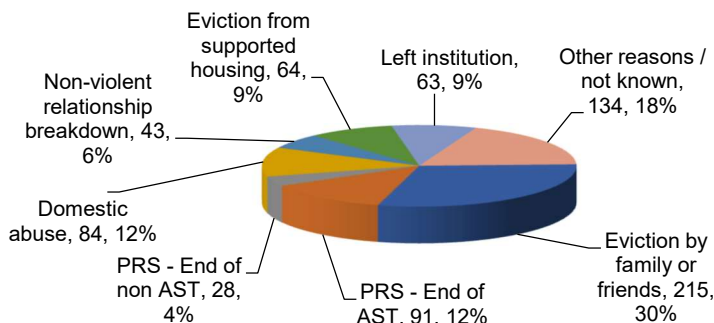
Homeless - Relief duty owed 722 62.2% of initial assessments

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 722 households assessed as owed a relief duty. Of those:

- 215 (30%) evicted by family or friends
- 119 (16%) end of a private rented sector tenancy
- 84 (12%) domestic violence
- 43 (6%) non-violent relationship breakdown
- 64 (9%) evicted from supported housing
- 63 (9%) left an institution

Brighton & Hove
Initial assessment: relief duty owed - reason for loss of last settled home (2021/22)

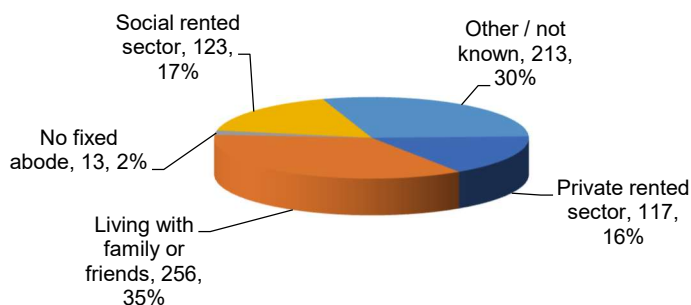


Accommodation at time of application:

The chart shows the accommodation the 722 households were living in at the time of their application. Of those:

- 256 (35%) were living with family or friends
- 117 (16%) were living in the private rented sector
- 123 (17%) were living in the social rented sector
- 13 (2%) had no fixed abode

Brighton & Hove
Initial assessment: relief duty owed - accommodation at time of application (2021/22)



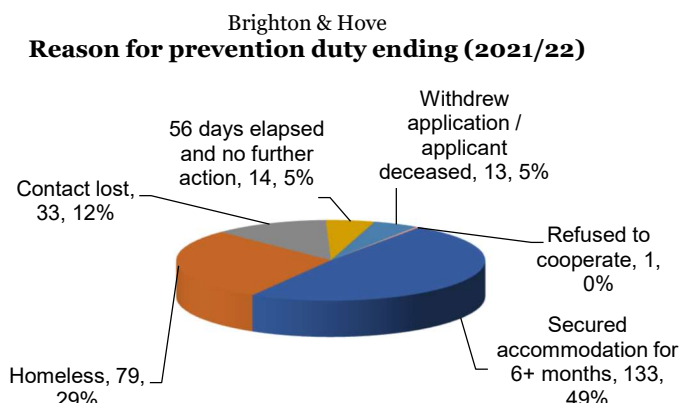
Homelessness Prevention: Cases closed during 2021/22

During 2021/22 a total of 273 prevention duties ended and the cases were closed

Reason for prevention duty ending

The chart shows the reason for the prevention duty ending and the case closing during the year. Of those:

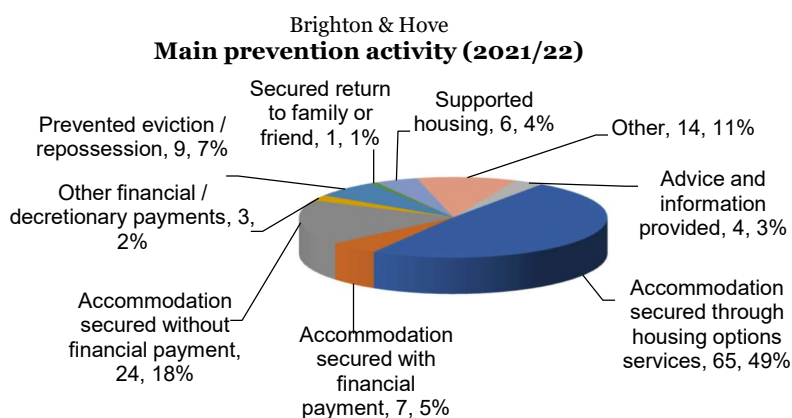
- 133 (49%) of households secured accommodation
- 14 (5%) of households 56 days elapsed and no further action taken
- 79 (29%) of households were homeless



Main activity that resulted in accommodation secured for households

The chart shows the main prevention activity for the 133 households where accommodation was secured. Of those:

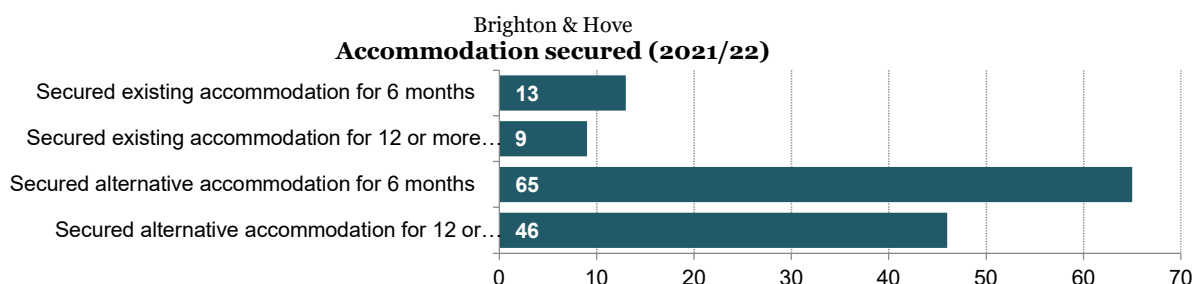
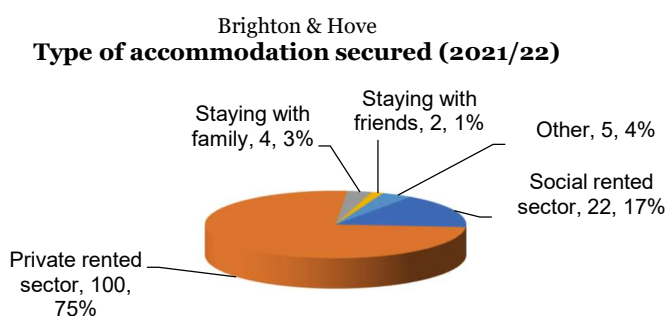
- 65 (49%) of accommodation secured was through housing options services
- 24 (18%) of accommodation secured was without financial payment



Type of accommodation secured for household

The chart shows the type of accommodation secured.

- 100 (75%) of accommodation was secured in the private rented sector
- 22 (17%) of accommodation was secured in the social rented sector
- 6 (4%) of accommodation was secured by households staying with family or friends
- 5 (4%) other



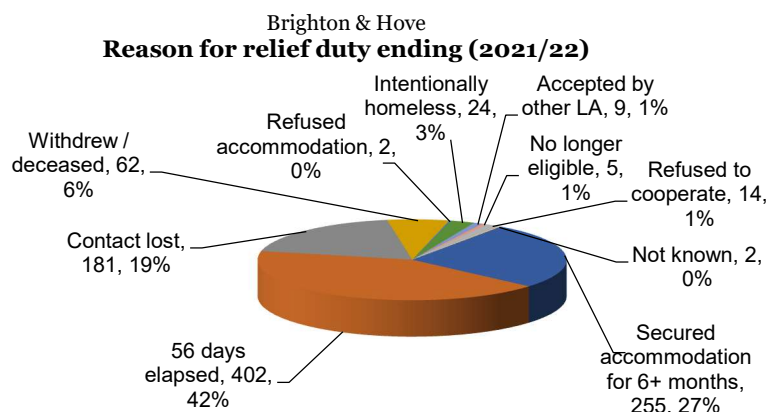
Homelessness Relief: Cases closed during 2021/22

During 2021/22 a total of 956 relief duties ended and the cases were closed

Reason for relief duty ending

The chart shows the reason for the relief duty ending and the case closing during the year. Of those:

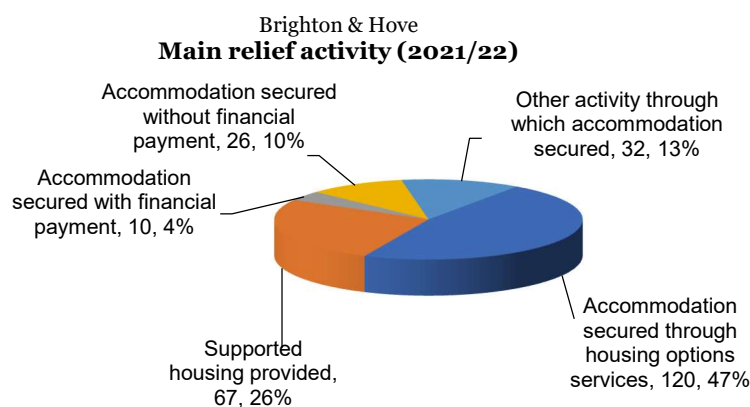
- 255 (27%) of households secured accommodation
- 402 (42%) of households 56 days elapsed



Main activity that resulted in accommodation secured for households

The chart shows the main relief activity for the 255 households where accommodation was secured. Of those:

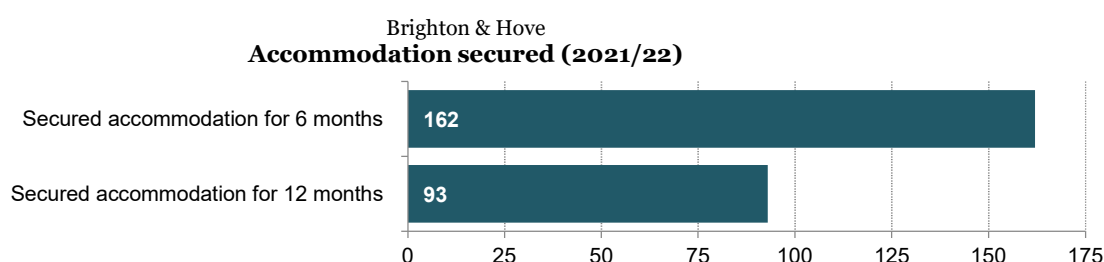
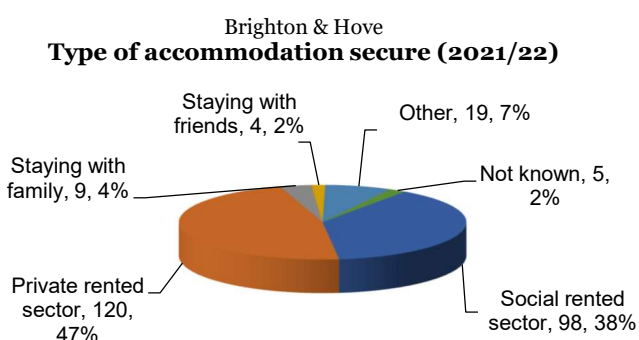
- 120 (47%) of accommodation secured was through housing options services
- 67 (26%) of accommodation secured was supported housing



Type of accommodation secured for household

The chart shows the type of accommodation secured for the 255 households. Of those:

- 120 (47%) of accommodation was secured in the private rented sector
- 98 (38%) of accommodation was secured in the social rented sector
- 13 (6%) of accommodation was secured by households staying with family or friends



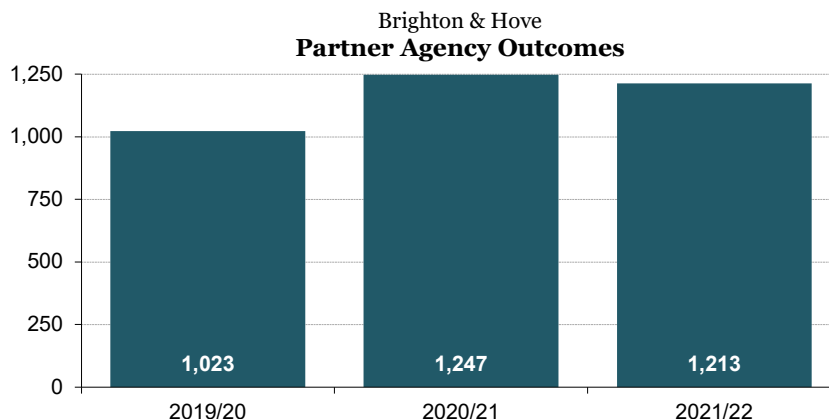
Partner Agencies Homelessness Activity

The council also funds several external agencies to provide housing option services. The information below provides statistics on the number of households assisted by these agencies.

Outcomes

During 2021/22 a total of 1,213 households were assisted with their housing crisis by the council's partner agencies.⁶

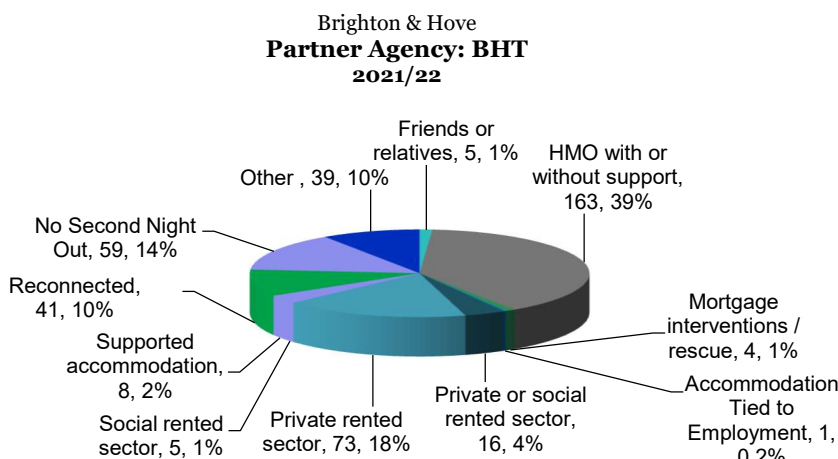
The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.



The charts below show examples of the outcomes reported by two of the council's partner agencies

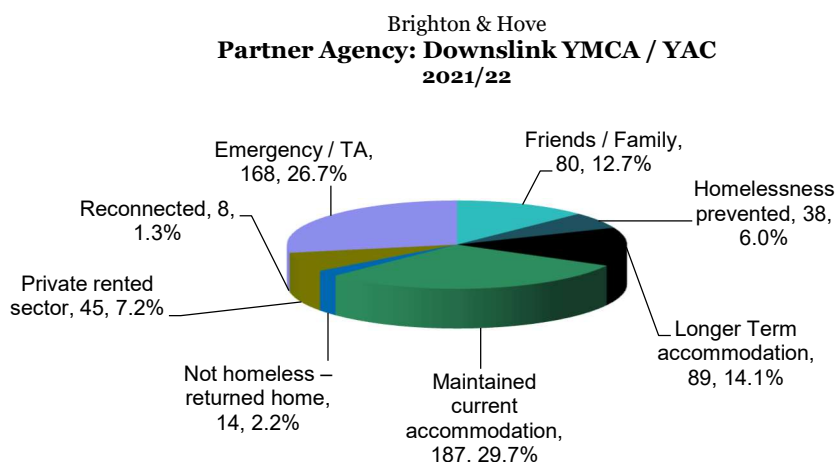
The chart shows the prevention outcomes reported by Brighton Housing Trust (BHT) during 2021/22. Of those

- 94 (23%) sustained or secured accommodation in the private or social housing sector
- 163 (39%) sustained or secured accommodation in an HMO⁷



The chart shows the prevention outcomes reported by Downslink YMCA / YAC during 2021/22. Of those:

- 80 (13%) reunited or housed with family and friends
- 187 (30%) maintained current accommodation
- 89 (14%) secured longer term accommodation



⁶ The figure for 2020/21 includes households placed in emergency/temporary accommodation and Covid 19 Accommodation

⁷ This figure may include some Covid 19 placements

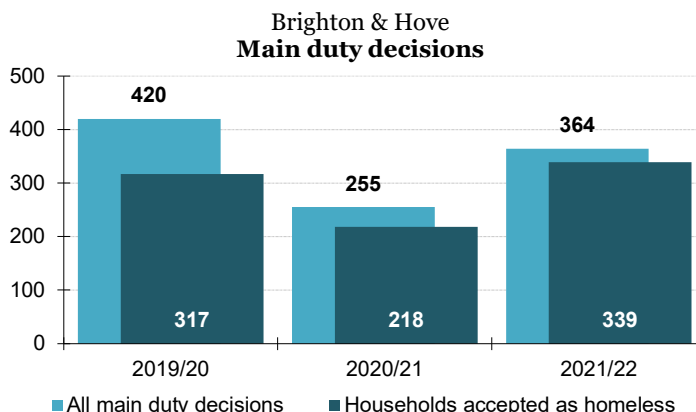
Homelessness in Brighton & Hove

Decision on main duty owed at end of relief duty

The chart shows the pattern of decisions on main duty owed at the end of relief duty over the past three years.

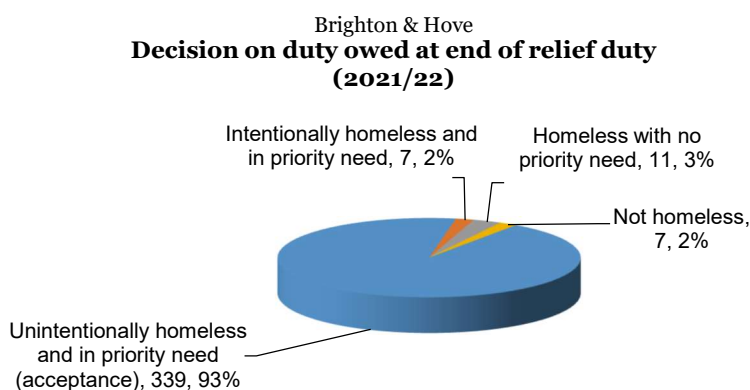
During 2021/22, 364 main duty decisions were made and of those 339 households were accepted as unintentionally homeless and in priority need.

The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.



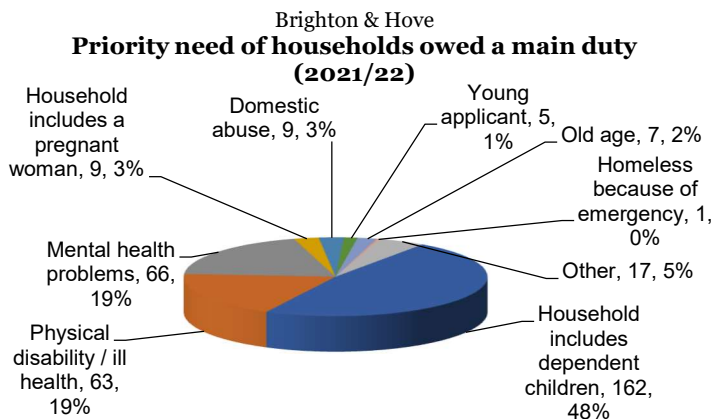
The chart shows the decision on duty owed for cases closed during the year.

- 339 (93%) of households were unintentionally homeless and in priority need
- 7 (2%) of households were intentionally homeless and in priority need
- 11 (3%) of households were homeless but with no priority need
- 7 (2%) of households were not homeless



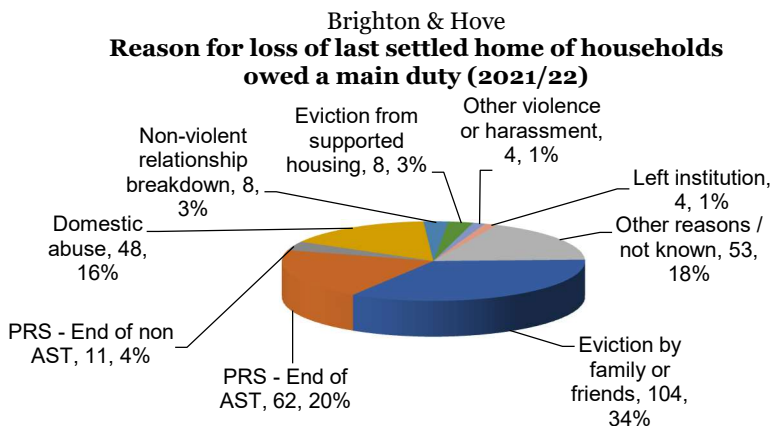
The chart shows the priority need of households accepted as homeless. Of those:

- 162 (48%) of households included dependent children
- 63 (19%) of households included a member with a physical disability or ill health
- 66 (19%) of households included a member with mental health problems



The chart shows the reason for loss of last settled homes of households accepted as homeless. Of those:

- 104 (34%) evicted by family or friends
- 73 (24%) end of private rented sector accommodation
- 48 (16%) domestic abuse



Households in Temporary Accommodation⁸

On 31 March 2022, there was 1,890 households in Temporary Accommodation (TA).

The number includes households placed in TA by the council's Housing Options Team and also households placed in TA through service level agreements with other council departments

The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.

Brighton & Hove
Households in Temporary Accommodation
(as at 31 March)

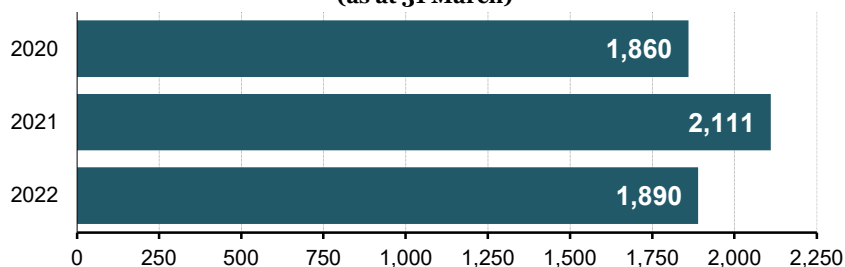
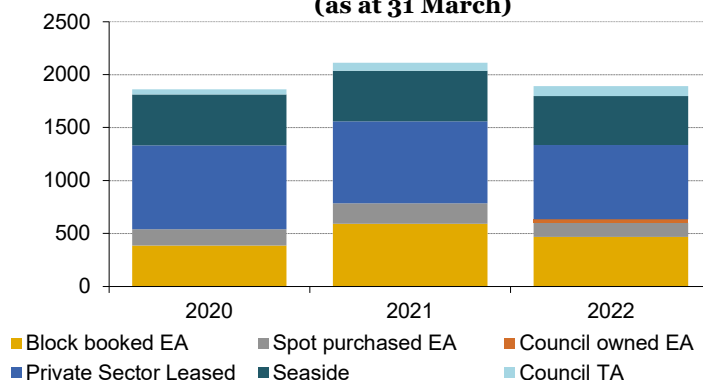


Table and chart show the breakdown of the type of temporary accommodation households were placed in. On 31 March 2022, 34% of all households were placed in emergency accommodation. 7% of all households were placed in spot purchased emergency accommodation this is a smaller percent than reported in 2020 and 2021.

	2020	2021	2022
Block booked EA	386	591	465
Spot purchased EA	154	194	135
Council owned EA	-	-	34
Private Sector Leased	792	774	700
Seaside	481	478	465
Council TA	47	74	91
Total	1,860	2,111	1,890

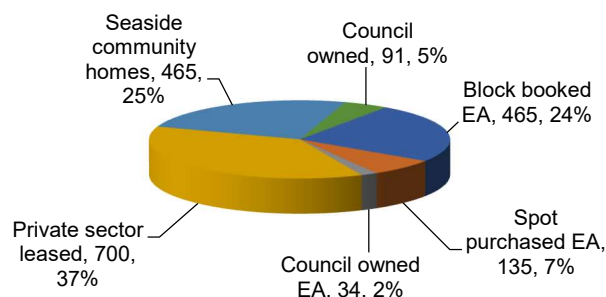
Brighton & Hove
Households in Temporary Accommodation
(as at 31 March)



The chart shows the type of accommodation the 1,890 households were in:

- 700 (37%) in private sector leased accommodation
- 91 (5%) in council owned accommodation
- 465 (25%) were in seaside community homes accommodation
- 465 (24%) in block booked emergency accommodation
- 135 (7%) in spot purchased emergency placements
- 34 (2%) in council owned emergency accommodation

Brighton & Hove
Households in Temporary Accommodation
(as at 31 March 2022)



⁸ Data taken from NEC database

Demand for social housing⁹

The chart shows the number of households on the council's housing register over the last three years¹⁰.

When comparing this year to the previous year, the number of households on the housing register has decreased by 34%.

Since introducing an updated Housing Allocation Policy in December 2016, the number of households on the Council's Housing Register has decreased over the years. By restricting the register to those in most need and those who we have a statutory duty to house, helps to ensure that those households in greatest need are housed.

The chart and table compare the number of households on the housing register over the last three years in each of the priority bands.

	March 20		March 21		March 22	
Band A	446	4.9%	446	4.9%	420	8.8%
Band B	604	6.7%	604	6.7%	543	11.4%
Band C	5,662	62.8%	5,662	62.8%	3,652	76.5%
Band D	2,310	25.6%	2,310	25.6%	156	9.7%

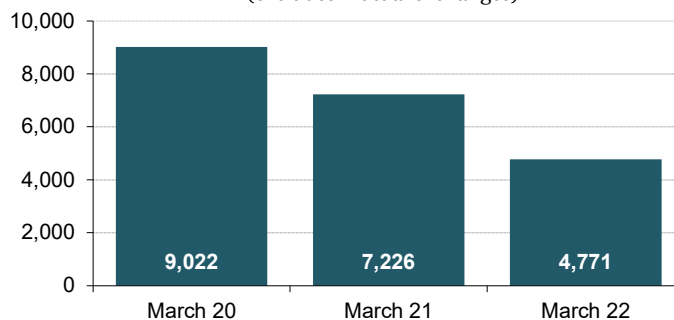
The chart and table compare the number of households on the council's housing register over the last three years by bedrooms required.

	March 19		March 20		March 22	
1-bed	4,667	51.7%	3,755	52.0%	2,033	42.6%
2-bed	2,834	31.4%	2,160	29.9%	1,603	33.6%
3-bed	1,235	13.7%	1,068	14.8%	943	19.8%
4-bed+	286	3.2%	243	3.4%	192	4.0%

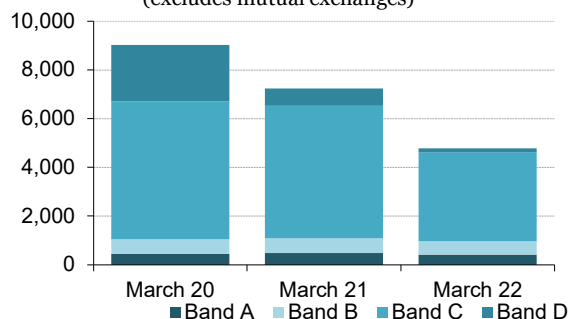
The chart and table compare the number and percent of households in the council's housing register by the different housing list categories over the last three years.

	March 19		March 20		March 21	
Homeseeker ¹¹	7,458	83%	5,905	82%	3,645	76.4%
Transfer	1,564	17%	1,321	18%	1,126	23.6%

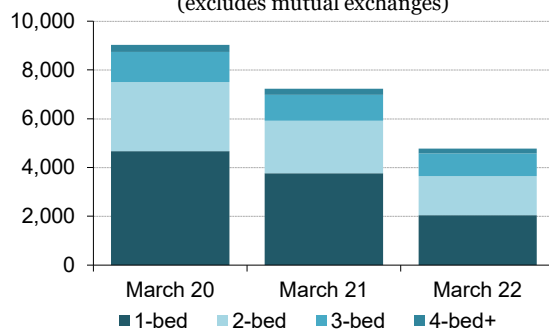
Brighton & Hove
Households on the Council's Housing Register
(excludes mutual exchanges)



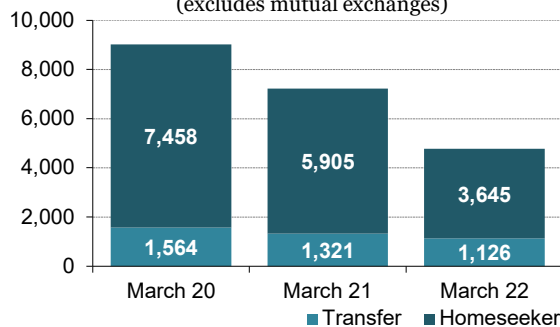
Brighton & Hove
Households on the Council's Housing Register
(excludes mutual exchanges)



Brighton & Hove
Households on the Council's Housing Register
(excludes mutual exchanges)



Brighton & Hove
Households on the Council's Housing Register
(excludes mutual exchanges)



⁹ Data taken from Home Connections data reports

¹⁰ Excludes households where the applications have been suspended

¹¹ Households on the council interest list and households accepted homeless are included in Homeseeker

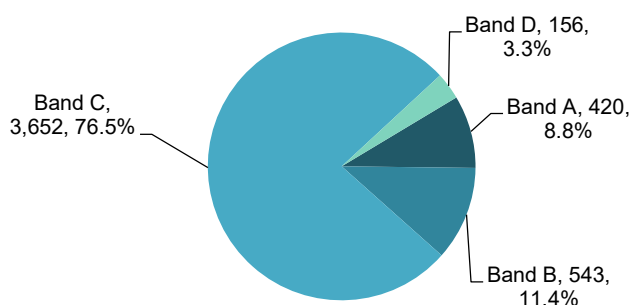
Demand for social housing (continued)

At the end of March 2022 there were 4,771 households on the council's housing register¹²

The chart and table show the priority banding that a household was in at the end of March 2022

Households by priority band		
Band A	420	8.8%
Band B	543	11.4%
Band C	3,652	76.5%
Band D	156	3.3%

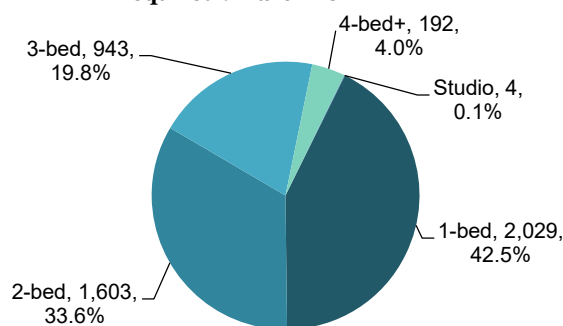
Brighton & Hove
Households on housing register by priority banding :
March 2022



The chart and table show the number of bedrooms that a household required at the end of March 2022

Households by bedrooms required		
Studio	4	0.1%
1-bed	2,029	42.5%
2-bed	1,603	33.6%
3-bed	943	19.8%
4-bed	136	2.9%
5-bed	54	1.1%
6-bed	2	0.0%

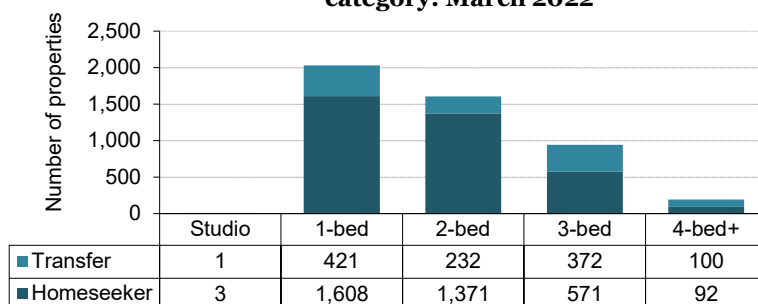
Brighton & Hove
Households on housing register by property size
required : March 2022



The chart and table show the applicant category¹³ that a household was in at the end of March 2022

	Homeseeker		Transfer	
Studio	3	75%	1	25%
1-bed	1,608	79%	421	21%
2-bed	1,371	86%	232	14%
3-bed	571	61%	372	39%
4-bed	69	51%	67	49%
5-bed	23	43%	31	57%
6-bed	-	-%	2	100%
Total	3,645	76%	1,126	24%

Brighton & Hove
Households on housing register by applicant
category: March 2022



The table shows a more detailed breakdown of the categories that households on the housing register were in.

Homeseeker		Council interest		Homeless		Transfer	
2,257	47%	44	1%	1,344	28%	1,126	24%

¹² Data taken from Home Connections data reports and excludes household applications that were suspended

¹³ Households on the council interest list (e.g., applicants from the council's children's services or adult social care services or other approved partner support agencies), and households accepted homeless are included in Homeseeker

Supply of social housing: Council lets

Lets to council housing stock

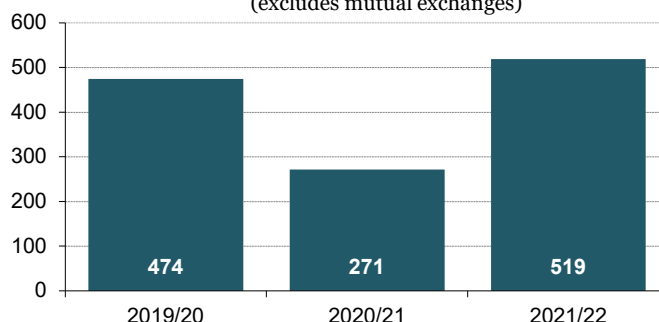
Lets to council stock¹⁴

The chart shows the number of lets to council homes over the last three years.

When comparing this year to the previous year, the number of lets has increased by 92%.

The restrictions put in place during 2020/21 due to the pandemic were lifted during 2021/22.

Brighton & Hove
Council Social Housing Lets
(excludes mutual exchanges)

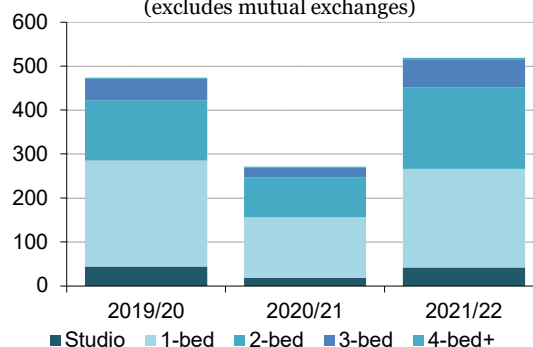


Lets to council housing stock by property size

The chart and table compare the number of council homes let by bedrooms over the last three years.

	2019/20		2020/21		2021/22	
Studio	44	9.3%	18	6.6%	42	8.1%
1-bed	241	50.8%	138	50.9%	224	43.2%
2-bed	137	28.9%	91	33.6%	186	35.8%
3-bed	49	10.3%	23	8.5%	62	11.9%
4-bed+	3	0.6%	1	0.4%	5	1.0%

Brighton & Hove
Council social housing lets
(excludes mutual exchanges)

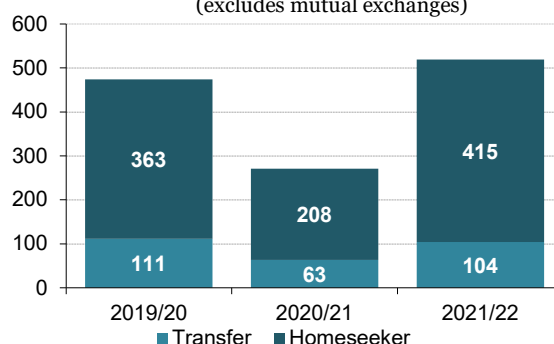


Lets to council housing stock by categories

The chart and table compare the number of council homes let to households in the different housing list categories over the last three years.

	2019/20		2020/21		2021/22	
Homeseeker ¹⁵	363	77%	208	77%	415	80%
Transfer	111	23%	63	23%	104	20%

Brighton & Hove
Council social housing lets
(excludes mutual exchanges)



¹⁴ Data taken from the NEC reports

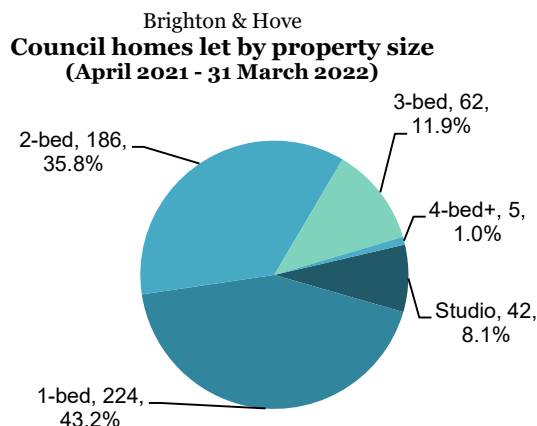
¹⁵ Households on the council interest list (e.g., applicants from the council's children's services or adult social care services or other approved partner support agencies), and households accepted homeless are included in Homeseeker

Lets to council housing from 1 April 2021 to 31 March 2022

During 2021/22 a total of 519 council properties were let.

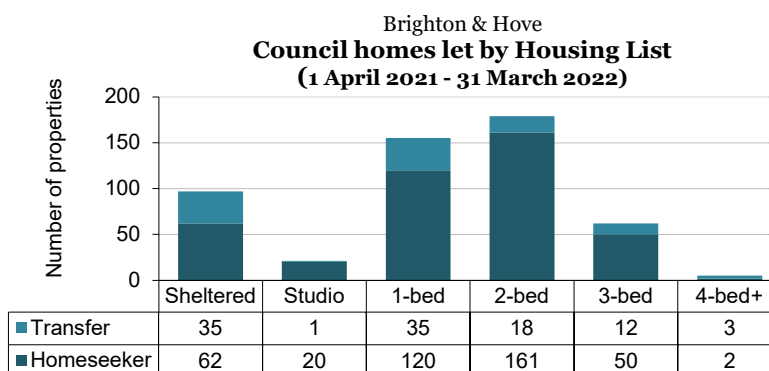
All properties let: The chart and table show the properties let during the year by number of bedrooms

Council properties let		
Studio	42	8.1%
1-bed	224	43.2%
2-bed	186	35.8%
3-bed	62	11.9%
4-bed	3	0.6%
5-bed	1	0.2%
6-bed	1	0.2%



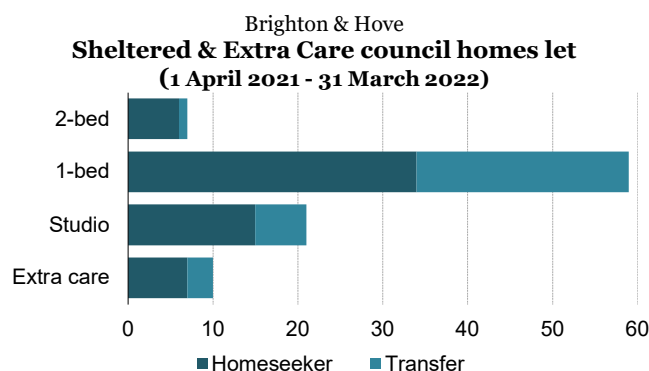
All properties let: The chart and table show the properties let during the year by the category¹⁶ a household was in.

	Homeseeker		Transfer	
Studio	35	83%	7	17%
1-bed	161	72%	63	28%
2-bed	167	90%	19	10%
3-bed	50	81%	12	19%
4-bed	2	67%	1	33%
5-bed	-	-%	1	100%
6-bed	-	-%	1	100%
Total	415	80%	104	20%



Sheltered and Extra Care properties let: 97 (18.7%) of all council properties let were to sheltered or extra care housing. Of the 97 lets, 87 were to sheltered housing and 10 were to extra care one-bed flats.

	Homeseeker		Transfer	
Extra care	7	70.0%	3	30.0%
Studio	15	71.4%	6	28.6%
1-bed	34	57.6%	25	42.4%
2-bed	6	85.7%	1	14.3%
Total	62	63.9%	35	36.1%



The table shows a more detailed breakdown of the categories that households housed during the year were in.

Homeseeker		Council interest		Homeless		Transfer	
180	35%	21	4%	214	41%	104	20%

¹⁶ Households on the council interest list (e.g., applicants from the council's children's services or adult social care services or other approved partner support agencies), and households accepted homeless are included in Homeseeker

Council housing lets average rents

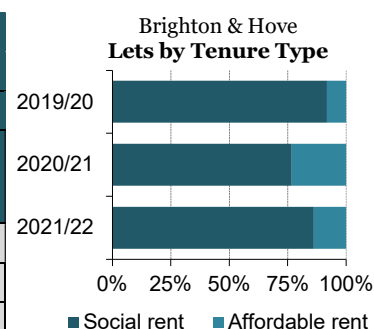
Average rents of council homes let

The table shows the average rents for council homes let during 2021/22 broken down by property size and tenure type. 86% (447) of the homes let were for social rent and 14% (72) were for affordable rent. The overall average rent for homes let for social rent was £85.81 per week and for affordable rent was £165.74 per week.

Brighton & Hove Average weekly rent: 2021/22						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent
Extra care	10	£138.04	-	£-	10	£138.04
Sheltered	87	£77.54	87	£77.54	-	£-
Studio	21	£69.92	21	£69.92	-	£-
1-bed	155	£79.64	154	£79.45	1	£108.46
2-bed	179	£111.33	131	£91.26	48	£166.09
3-bed	62	£123.28	50	£108.29	12	£185.73
4-bed+	5	£156.35	4	£134.56	1	£243.48
All	519	£96.90	447	£85.81	72	£165.74

The table shows the number of homes let over the last three years and the average weekly rents.

Brighton & Hove Average weekly rent						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent	Number of homes let	Average weekly rent
2019/20	474	£85.95	435	£80.19	39	£150.13
2020/21	271	£106.99	208	£84.20	63	£182.22
2021/22	519	£96.90	447	£85.81	72	£165.74



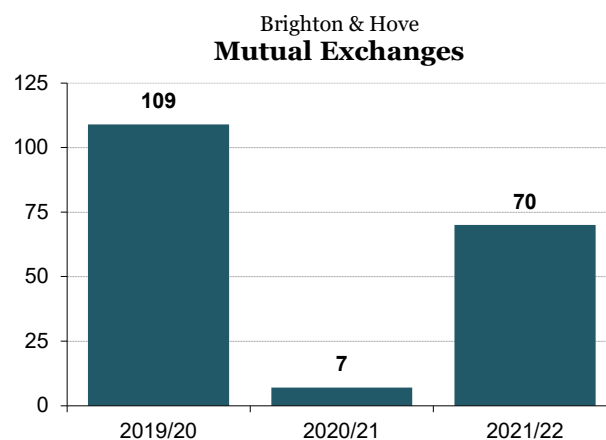
Mutual exchanges

The chart shows the number of social housing tenants that have moved over the last 3 years by swapping their home through a mutual exchange.

In 2021/22 a total of 70 tenants moved by mutual exchange; 65 (71%) were tenants moving within the area and 5 (29%) were tenants moving from another area into the city.

The measures put in place due to the pandemic were lifted during 2021/22.

	2019/20	2020/21	2021/22
Within area	85	5	65
Into area	24	2	5
Total	109	7	70



Supply of social housing: Nominations to Registered Providers

Nominations to Registered Provider housing stock¹⁷

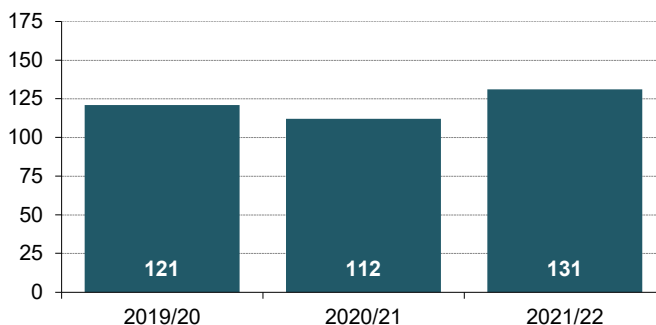
Nominations to Registered Providers

The chart shows the number of nominations to registered provider (housing association) stock over the last three years.

When comparing this year to the previous year, the number of nominations has increased by 17%.

The restrictions put in place due to the pandemic during 2020/21 were lifted during 2021/22.

Brighton & Hove
Nominations to Partner Registered Providers



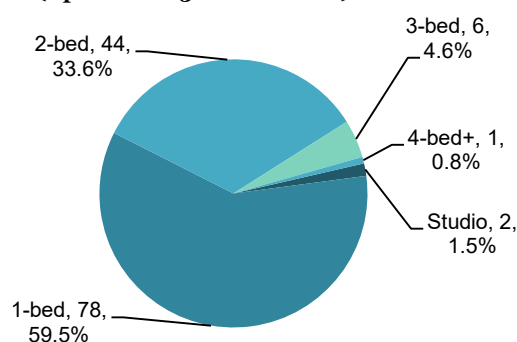
Nominations to Registered Provider housing from 1 April 2021 to 31 March 2022

During 2021/22 a total of 131 nominations were made and households housed.

All nominations: The chart and table show the properties let during the year by number of bedrooms

Registered Provider lets		
Studio	2	1.5%
1-bed	78	59.5%
2-bed	44	33.6%
3-bed	6	4.6%
4-bed	1	0.8%
5-bed	-	-%
6-bed	-	-%

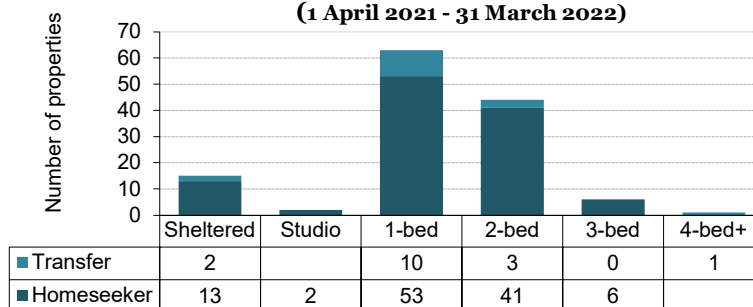
Brighton & Hove
Nominations to Partner Registered Providers
(April 2021 - 31 March 2022)



All nominations: The chart and table show the properties let during the year by the category¹⁸ a household was in.

	Homeseeker		Transfer	
Studio	2	100.0%	-	-%
1-bed	66	84.6%	12	15.4%
2-bed	41	93.2%	3	6.8%
3-bed	6	100.0%	-	-%
4-bed	-	-%	1	100.0%
5-bed	-	-%	-	-%
6-bed	-	-%	-	-%
Total	115	87.8%	16	12.2%

Brighton & Hove
Nominations to Partner Registered Providers
(1 April 2021 - 31 March 2022)



15 of the nominations were to sheltered housing one-bed flats. 13 households were homeseekers and 2 transfers.

The table shows a more detailed breakdown of the categories that households housed during the year were in.

Homeseeker		Council interest		Homeless		Transfer	
37	28%	17	13%	61	47%	16	12%

¹⁷ Data taken from the Home Connection reports

¹⁸ Households on the council interest list (e.g., applicants from the council's children's services or adult social care services or other approved partner support agencies), and households accepted homeless are included in Homeseeker

Registered Provider housing nominations average rents

Average rents of registered provider homes let

The table shows the average rents for registered providers homes let during 2021/22 broken down by property size and tenure type. 68% (89) of the homes let were for social rent and 32% (42) were for affordable rent. The overall average rent for homes let for social rent was £100.61 per week and for affordable rent was £188.43 per week.

Brighton & Hove Average weekly rent: 2021/22						
	All Tenure Types		Social Rent		Affordable Rent	
	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent	Number of homes lets	Average weekly rent
Sheltered	15	£106.48	15	£106.48	-	£-
Studio	2	£131.73	1	£98.22	1	£165.23
1-bed	63	£111.56	46	£92.70	17	£162.59
2-bed	44	£160.02	22	£110.47	22	£209.57
3-bed	6	£135.61	4	£109.86	2	£187.12
4-bed+	1	£124.54	1	£124.54	-	£-
All	131	£128.76	89	£100.61	42	£188.43

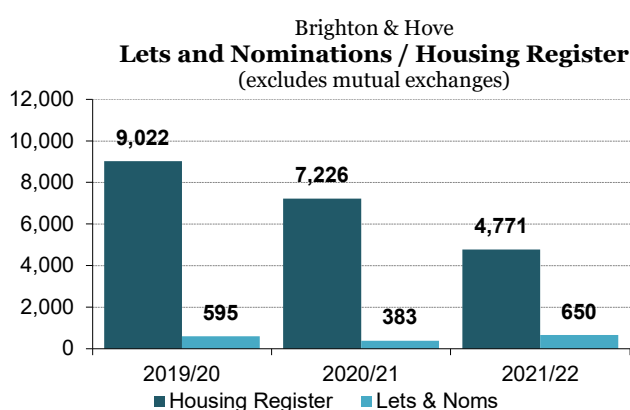
Council housing lets and Registered provider nominations

Comparison between the number of households on the housing register and households housed

The chart shows the number of households on the housing register and the number of properties let or nominated to over the last three years.

For every one household housed in 2021/22 there were seven households on the housing register.

	2019/20	2020/21	2021/22
Housing Register	9,022	7,226	4,771
Council	474	271	519
Registered Provider	121	112	131
Total	595	383	650
Ratio:	15	19	7



The table shows the number of households on the housing register and the number of properties let or nominated to by property size and shows ratio between the number of households on the housing register for every household that was housed.

For example, for one household housed in 3-bed property there were 14 on the housing register

2021/22	Housing Register	Total lets / nominations	Ratio
Studio/1-bed	2,033	346	6
2-bed	1,603	230	7
3-bed	943	68	14
4-bed	136	4	34
5-bed	54	1	54
6-bed	2	1	2
Total	4,771	650	7

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