

Brighton & Hove Private Sector Rent and Local Housing Allowance Comparison

Annual Review 2016/17 Summary Report

Private sector homes advertised to rent in Brighton & Hove on rightmove.co.uk during 2016/17: average of 35 within LHA limits at any one time (out of 1,041)

	Studio	1-Bed	2-Bed	3-Bed	4-Bed
Single People under 35 and other sharers			0	1	3
Single People over 34	28	3			
Couples without children		3			
Families with children			0	0	4

Monthly snapshot of properties advertised in the City

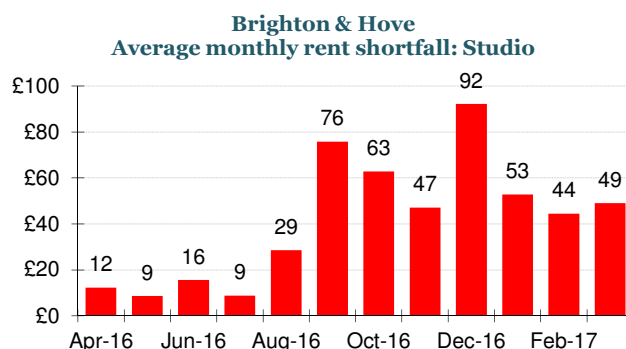
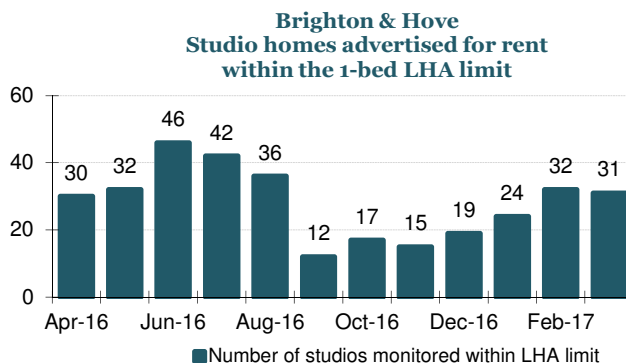
Single people over 34: Studio properties

The chart shows the number of studio properties counted in the monthly snapshots that were within the 1-bed LHA limit during 2016/17.

The snapshot in April 2016 counted 30 (50% of 60) studios within the LHA limit. Although the number was higher in the next few months, in September it dropped to 12 (30% of 40) but then increased again and in March 2017 there were 31 (33% of 95) within the 1-bed LHA limit.

The chart shows the shortfall between the average advertised cost and the LHA limit for the studio properties counted in the monthly snapshots from April 2016 to March 2017.

Throughout the year the average advertised cost was above the 1-bed LHA limit ranging from £9 shortfall in May and July to £92 shortfall in December.



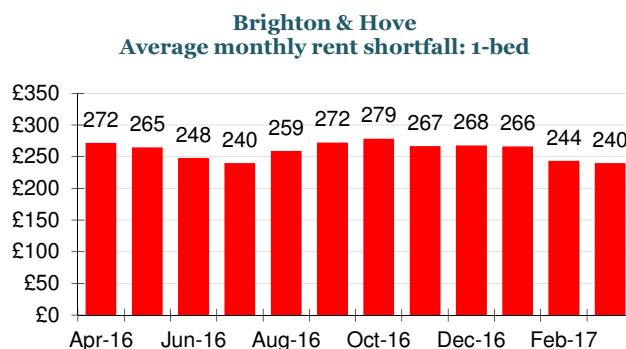
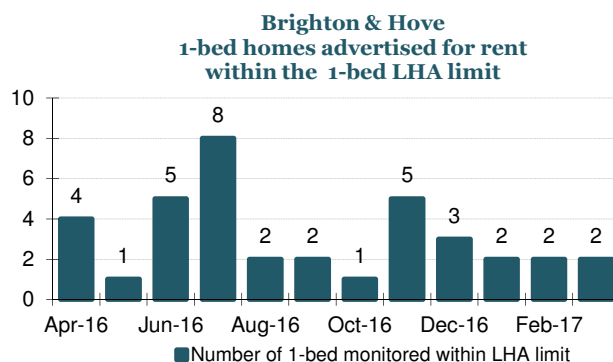
Couples without children: 1-Bed properties

The chart shows the number of 1-bed properties counted in the monthly snapshots that were within the 1-bed LHA limit during 2016/17.

At 8 (2% of 324), the snapshot in July counted the highest number of 1-beds within the LHA limit for the year but in other monthly snapshot counts the number of 1-beds within the LHA limit was never above 5.

The chart shows the shortfall between the average advertised cost and the LHA limit for the 1-bed properties counted in the monthly snapshots from April 2016 to March 2017.

Throughout the year the average advertised cost was above the 1-bed LHA limit with shortfalls never less than £240.



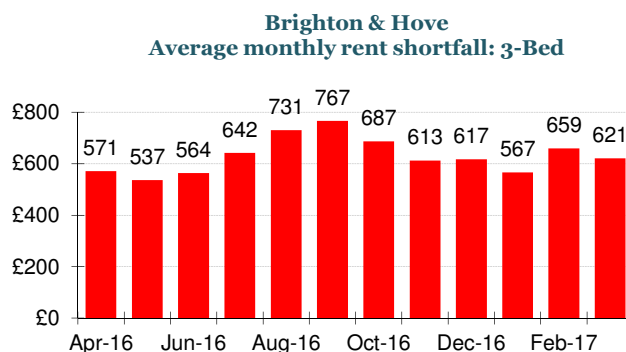
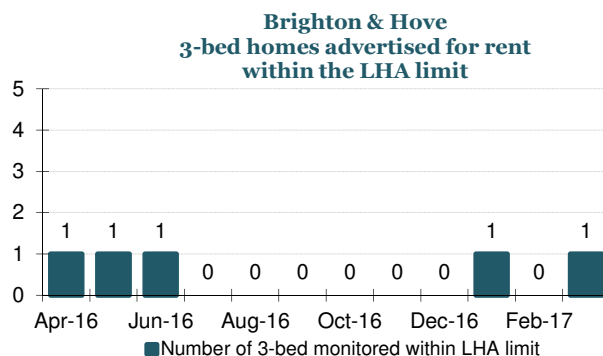
Families with Children: 3-Bed properties

The chart shows the number of 3-bed properties counted in the monthly snapshots that were within the 3-bed LHA limit during 2016/17.

There were just five months during the year when there was a property counted in the snapshot that was within the LHA limit.

The chart shows the shortfall between the average advertised cost and the LHA limit for the 3-bed properties counted in the monthly snapshots from April 2016 to March 2017.

Throughout the year the average advertised cost was above the 3-bed LHA limit with shortfalls ranging from £537 in May to £767 in September.



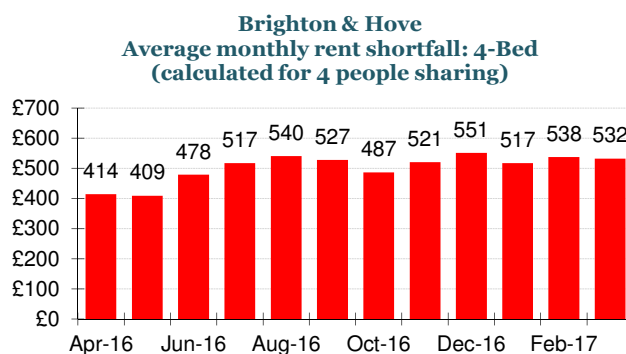
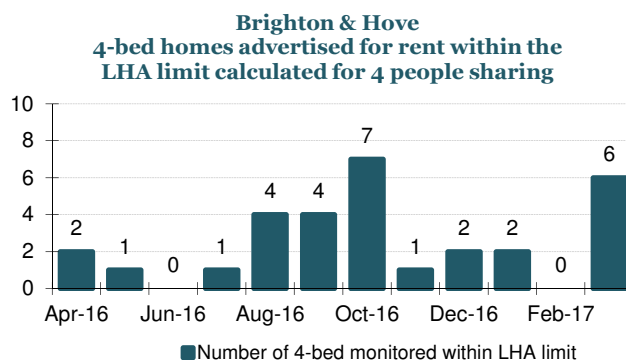
Single People under 35 and Others Sharing: 4-Bed properties

The chart shows the number of 4-bed properties counted in the monthly snapshots during 2016/17 that were within the LHA limit calculated for 4 people sharing

The number of 4-beds counted in the monthly snapshots that were within the LHA limit calculated for 4 people sharing ranged from a high of 7 (11% of 63) in October to none in the months of June 2016 and February 2017

The chart shows the shortfall between the average advertised cost to rent the 4-beds counted in the monthly snapshots from April 2016 to March 2017 and the LHA limit calculated for 4 people sharing.

Throughout the year the average advertised cost was above the LHA limit calculated for 4 people sharing with shortfalls ranging from £409 in May to £551 in December.

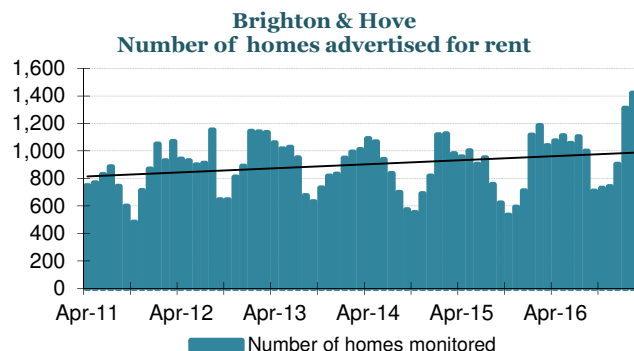


Trends in the private rented sector property market

Number of homes advertised for rent from April 2011 to March 2017

The chart shows the number of properties counted in the monthly snapshots from April 2011 to March 2017.

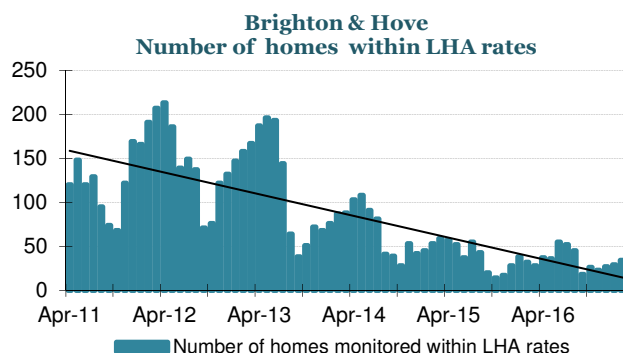
Over the years there has been a gradual increase in the number of properties advertised for rent



Number of homes advertised for rent within LHA limits from April 2011 to March 2017

The chart shows the number of properties counted in the monthly snapshots that were within the relevant LHA limit for the size of property from April 2011 to March 2017.

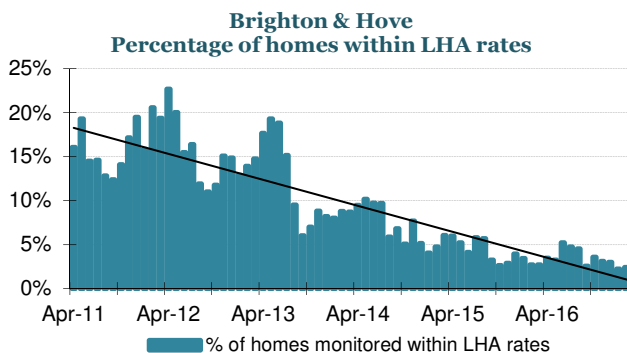
Over the six years there has been a noticeable fall in the number of properties that are affordable to households in receipt of housing benefit



Percentage of homes advertised for rent within LHA limits from April 2011 to March 2017

The chart shows the percentage of properties counted in the monthly snapshots that were within the relevant LHA limit for the size of property from April 2011 to March 2017.

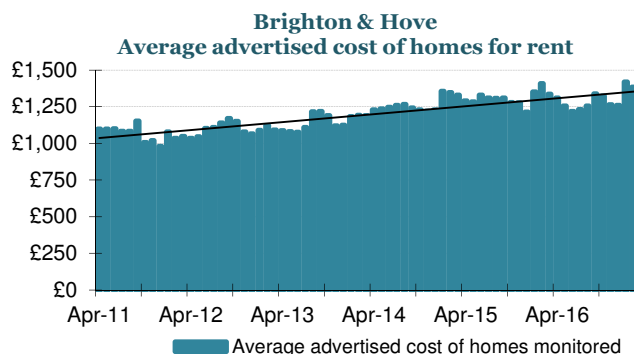
Again, it shows the noticeable fall in the number of properties that fall within the LHA rates; from 16% of properties falling within the rates in April 2011 to 3% in March 2017.



Average advertised cost of homes for rent from April 2012 to March 2017

The chart shows the average advertised cost of renting properties counted in the monthly snapshots from April 2011 to March 2017

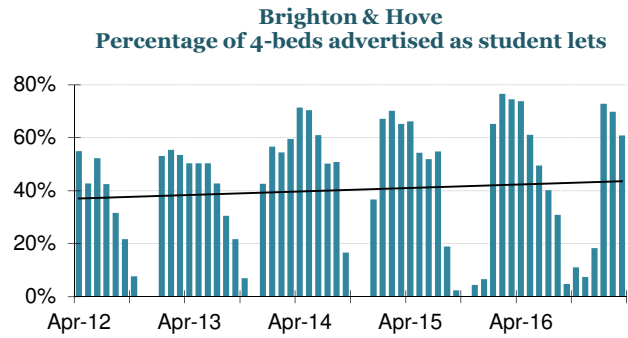
It shows an increase in the average advertised cost over the period monitored; from an average of £1,097 in April 2011 to an average of £1,312 in March 2017.



Percentage of homes advertised for rent as student lets since April 2012

The chart shows the percentage of 4-bed properties advertised as student lets counted in the monthly snapshots from April 2012 to March 2017.

It shows an increase in the percentage of properties let for students over the four years with student lets representing 55% of all 4-beds advertised in April 2012 to 61% in March 2017.

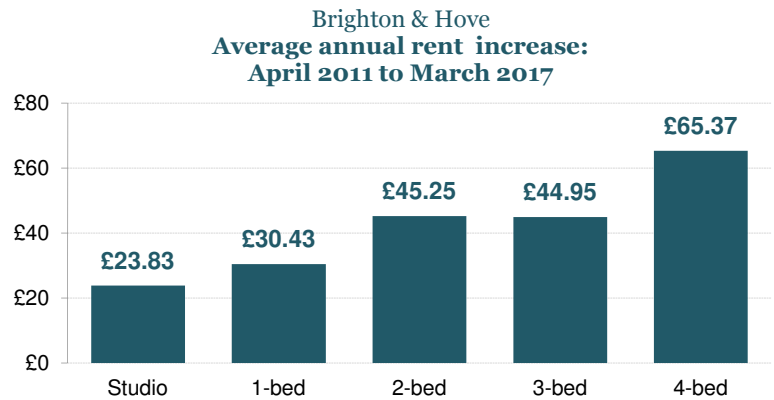


Changes per year since 2011/12

Change in average advertised asking price

The chart shows the average increase in the monthly rent each year for properties counted in our monthly snapshots since April 2011.

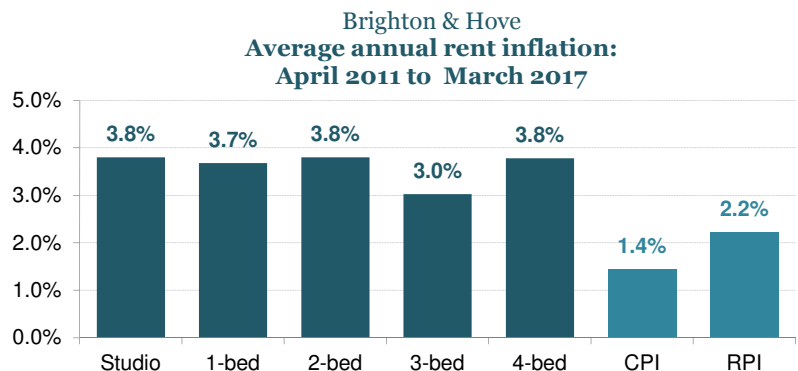
Over the years there has been an annual increase in the average advertised costs to rent across all the different sized properties with 4-bed properties showing the highest increase



Comparison with the Consumers Price Index (CPI) and Retail Price Index (RPI)

The chart compares the average annual rent inflation to the CPI and RPI indices.

The cost to rent all the different sized properties continues to increase at a greater rate than both the CPI and the RPI indices.



Source: Rightmove Website (to rent) and ONS CPI and RPI

Methodology

This Annual Review brings together data collected on a monthly basis from properties advertised on the Rightmove website from April 2011 to March 2017 (inclusive). The monitoring took the form of monthly snapshots and therefore properties may have been included more than once whilst other properties that were advertised on the weeks that data was not collected will have been missed. The figures in this Annual Review do not always add up due to rounding up or down when working out the averages.

Di Hughes
Housing Strategy & Enabling Manager
t: +44 (0)1273 293159

Sue Garner-Ford
Strategy & Performance Officer
t: +44 (0)1273 293055

Monthly Local Housing Allowance Rates (LHA) for Brighton & Hove

	Single Household Home				Shared Home*		
	1-bed	2-bed	3-bed	4-bed	2-bed	3-bed	4-bed
2011/12**	£639	£804	£980	£1,392	£681	£1,021	£1,362
2012/13	£650	£800	£950	£1,400	£667	£1,001	£1,335
2013/14	£650	£818	£950	£1,400	£682	£1,023	£1,364
2014/15	£657	£826	£988	£1,414	£688	£1,032	£1,376
2015/16	£663	£834	£998	£1,471	£716	£1,074	£1,432
2016/17	£663	£834	£998	£1,471	£716	£1,074	£1,432

* LHA total assumes each bedroom occupied by someone on single room rate

** As the LHA varied over the financial year we have taken the average

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