

Brighton & Hove Private Sector Rent and Local Housing Allowance Comparison

Annual Review 2017/18 Summary Report

Private sector homes advertised to rent in Brighton & Hove on rightmove.co.uk during 2017/18: average of 29 within LHA limits at any one time (out of 1,027)

	Studio	1-Bed	2-Bed	3-Bed	4-Bed
Single People under 35 and other sharers			0	1	3
Single People over 34	24	1			
Couples without children		1			
Families with children			0	1	3

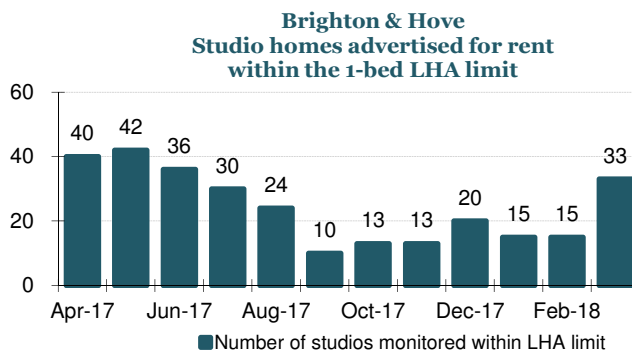
Monthly snapshot of properties advertised in the City during 2017/18

Single people over 34: Studio properties

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£707	£712	£736	£701	£723	£796	£723	£756	£796	£726	£725	£714
Total monitored	110	120	119	86	73	41	37	60	91	71	72	103
Within LHA rate	40	42	36	30	24	10	13	13	20	15	15	33
% within LHA rate	36.4%	35.0%	30.3%	34.9%	32.9%	24.4%	35.1%	21.7%	22.0%	21.1%	20.8%	32.0%

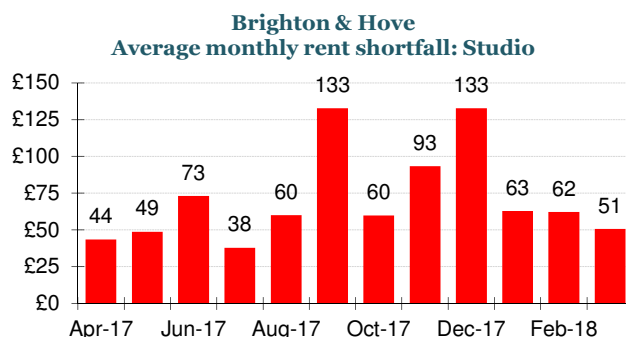
The chart shows the number of studio properties counted in the monthly snapshots that were within the 1-bed LHA limit during 2017/18.

There were a higher number of studios counted during the first quarter that were within the 1-bed LHA limit than during the rest of the year.



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 2017 to March 2018.

Throughout the year the average advertised cost was above the 1-bed LHA limit ranging from the lowest shortfall of £38 to the highest shortfall of £133.

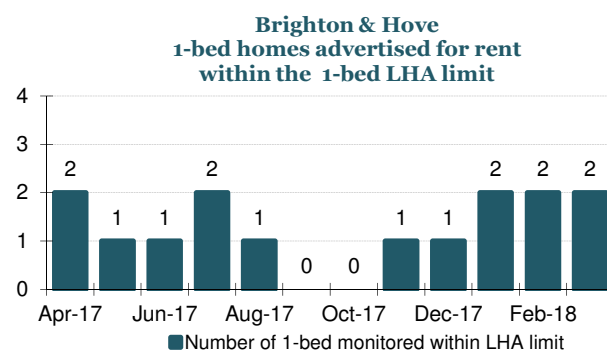


Couples without children: 1-Bed properties

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£932	£956	£943	£951	£987	£949	£936	£909	£917	£940	£910	£923
Total monitored	259	300	280	242	182	141	188	217	257	238	252	286
Within LHA rate	2	1	1	2	1	-	-	1	1	2	2	2
% within LHA rate	0.8%	0.3%	0.4%	0.8%	0.5%	0.0%	0.0%	0.5%	0.4%	0.8%	0.8%	0.7%

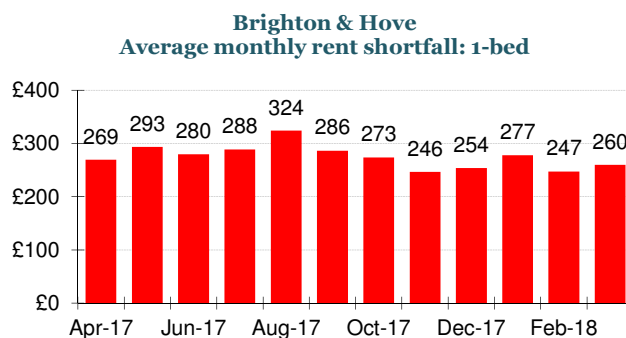
The chart shows the number of 1-bed properties counted in the monthly snapshots that were within the 1-bed LHA limit during 2017/18.

During the year the number within the 1-bed LHA limit never rose above 2 and in September and October 2017 there were no 1-beds within the limit.



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 2017 to March 2018.

Throughout the year the average advertised cost was above the 1-bed LHA limit with shortfalls ranging from the lowest at £246 to the highest at £324.



Families with Children: 3-Bed properties

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,592	£1,567	£1,617	£1,674	£1,753	£1,736	£1,672	£1,672	£1,643	£1,728	£1,680	£1,668
Total advertised	158	163	141	130	154	120	122	153	201	212	199	179
Within LHA rate	-	1	1	1	-	-	-	1	-	-	1	2
% within LHA rate	0.0%	0.6%	0.7%	0.8%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.5%	1.1%

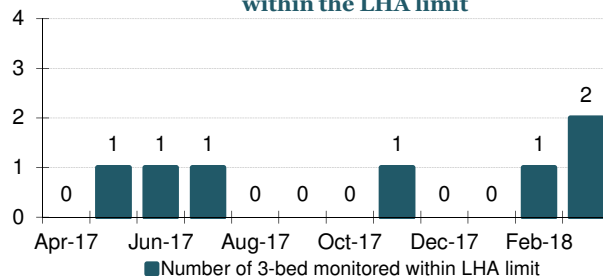
The chart shows the number of 3-beds counted in the monthly snapshots that were within the 3-bed LHA limit during 2017/18.

There were five months when one property was within the LHA limit and one month when two properties were within the LHA limit. In the other months there were no properties within the LHA limit.

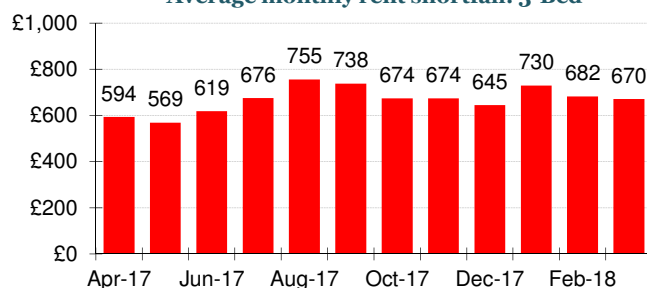
The chart shows the shortfall between the average advertised cost and the LHA limit for the 3-bed properties counted in the monthly snapshots from April 2017 to March 2018.

Throughout the year the average advertised cost was above the 3-bed LHA limit with shortfalls ranging from the lowest at £569 to the highest at £755.

Brighton & Hove
3-bed homes advertised for rent within the LHA limit



Brighton & Hove
Average monthly rent shortfall: 3-Bed



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

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,999	£2,062	£2,161	£2,157	£2,157	£2,255	£2,113	£2,032	£2,141	£2,188	£2,208	£2,159
Total advertised	95	78	64	68	56	41	47	47	276	244	181	120
Within LHA rate	4	3	1	2	3	1	4	3	5	3	3	3
% within LHA rate	4.2%	3.8%	1.6%	2.9%	5.4%	2.4%	8.5%	6.4%	1.8%	1.2%	1.7%	2.5%

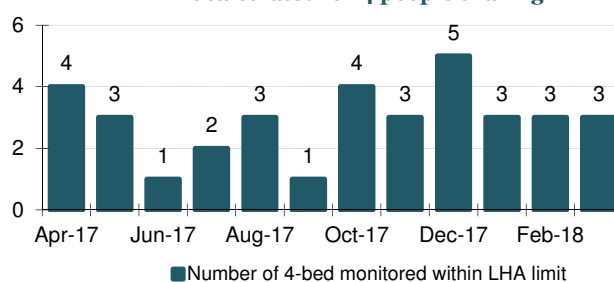
The chart shows the number of 4-beds counted in the monthly snapshots during 2017/18 that were within the LHA limit calculated for 4 people sharing.

During the year the number of 4-beds counted in the monthly snapshot that fell within the LHA limit calculated for 4 people sharing never exceeded 5.

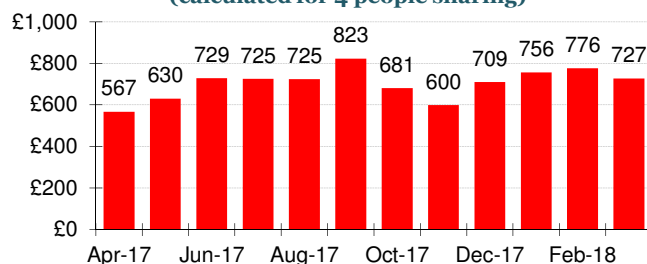
The chart shows the shortfall between the average advertised cost to rent the 4-beds counted in the monthly snapshots from April 2017 to March 2018 and the LHA limit calculated for 4 people sharing.

Throughout the year the average advertised cost was above the LHA limit calculated for 4 people sharing with shortfalls ranging from the lowest at £567 to the highest at £823.

Brighton & Hove
4-bed homes advertised for rent within the LHA limit calculated for 4 people sharing



Brighton & Hove
Average monthly rent shortfall: 4-Bed (calculated for 4 people sharing)

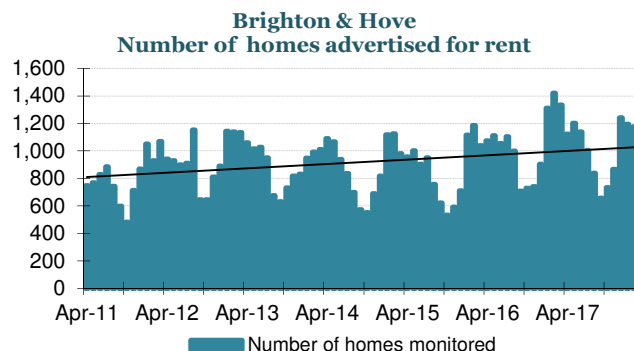


Trends in the private rented sector property market

Number of homes advertised for rent from April 2011 to March 2018

The chart shows the number of properties counted in the monthly snapshots from April 2011 to March 2018.

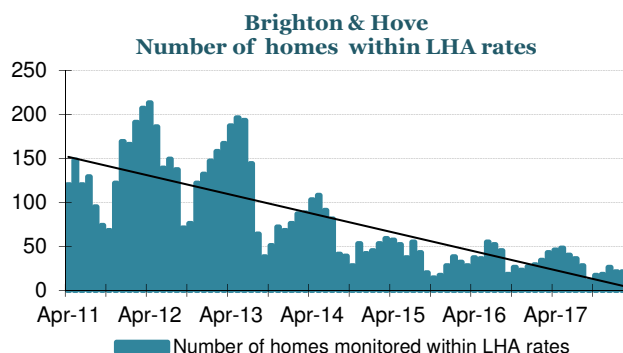
Although over the seven years there were fluctuations in the number of properties advertised for rent the overall trend has been upward.



Number of homes advertised for rent within LHA limits from April 2011 to March 2018

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 2018.

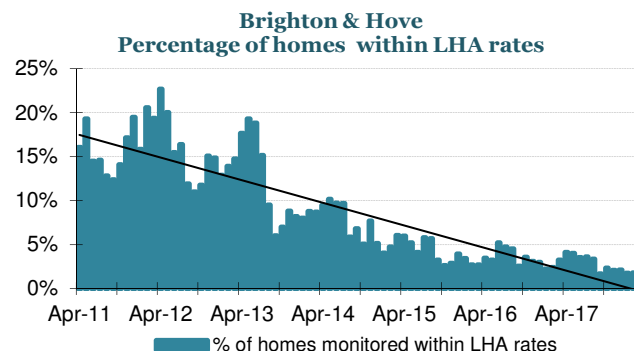
Over the seven years there has been a noticeable fall in the number of properties that are affordable to households in receipt of housing benefit



Percentage of homes advertised for rent within LHA limits from April 2011 to March 2018

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 2018.

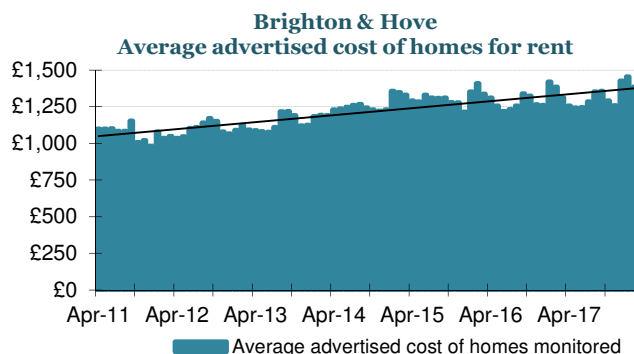
It shows the decrease in the percentage of properties that fall within the LHA rates; from 16% of properties falling within the rates in April 2011 to 3% in March 2018.



Average advertised cost of homes for rent from April 2012 to March 2018

The chart shows the average advertised cost of renting properties counted in the monthly snapshots from April 2011 to March 2018

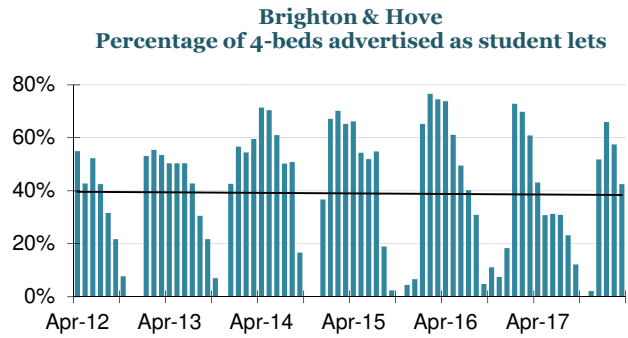
It shows an increase in the average advertised cost over the period monitored; from an average of £1,097 in April 2011 to an average of £1,314 in March 2018.



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 2018.

It shows a small decrease in the percentage of properties advertised to let for students over the six years monitored and the seasonal pattern in the number advertised.

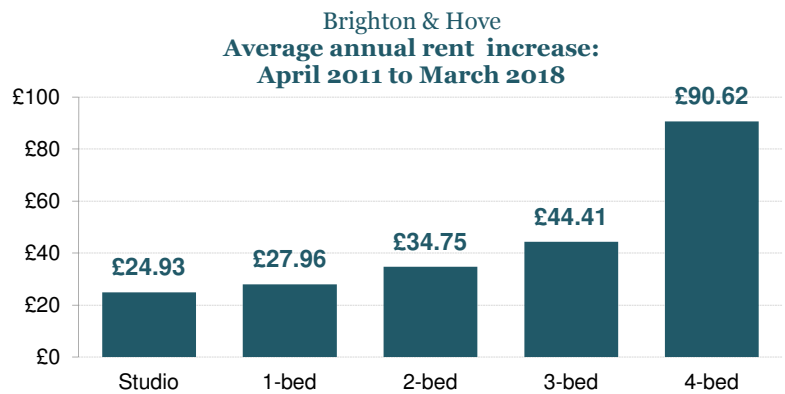


Changes per year since 2011/12

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.

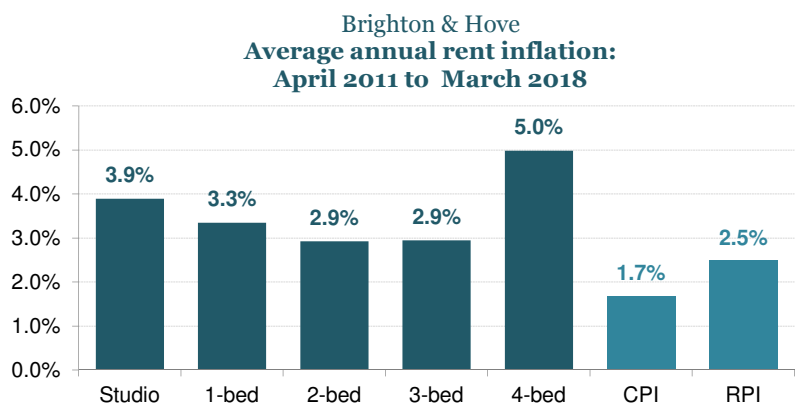
Over the years there has been an annual increase in the average advertised costs to rent across all the different sized properties with 4-bed properties showing the highest increase.



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.



Methodology

This Annual Review brings together data collected on a monthly basis from properties advertised on the Rightmove website from April 2011 to March 2018 (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.

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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
2017/18	£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

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