

# Brighton & Hove Housing Market Report

## 2018 | Q4 | Oct-Dec

At a Glance		Average Price	Annual Change	Affordable Income*	Price to Income Ratio**
<b>Actual Cost to Buy</b> (December)	<b>Brighton &amp; Hove</b> (Land Registry House Price Index)	£ 368,781	+4.4%	£ 85,103	12.67
<b>Advertised Cost To Buy</b> (Q4 average)	<b>1 bed flat</b>	£246,777	-4.5%	£56,948	8.48
	<b>3 bed house</b>	£473,156	-1.2%	£109,190	16.26
<b>Advertised Cost To Rent</b> (Q4 average)	<b>1 bed flat</b>	£938/mth	+2.0%	£49,367	39% gross income
	<b>3 bed house</b>	£ 1,540/mth	-0.8%	£81,079	64% 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 £368,781, an increase over the last few months and higher than a year ago.

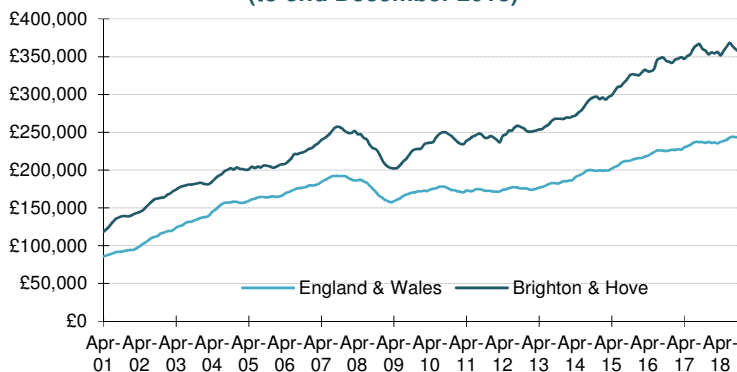
The gap between the average property price for Brighton & Hove and England & Wales has increased with average price in the city now £125,859 (51.8%) higher.

Over the last year prices in Brighton & Hove have seen a 4.4% increase in comparison to a 2.4% increase nationally.

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

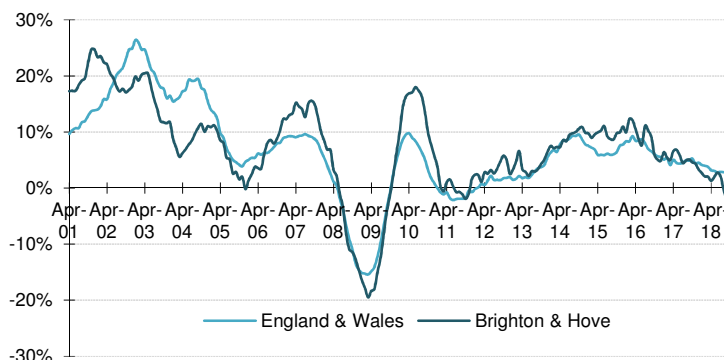
The peak in sales in March 2016 could be attributed to the stamp duty changes on second properties which came into effect on 1 April 2016.

**Brighton & Hove  
Average Property Prices  
(to end December 2018)**



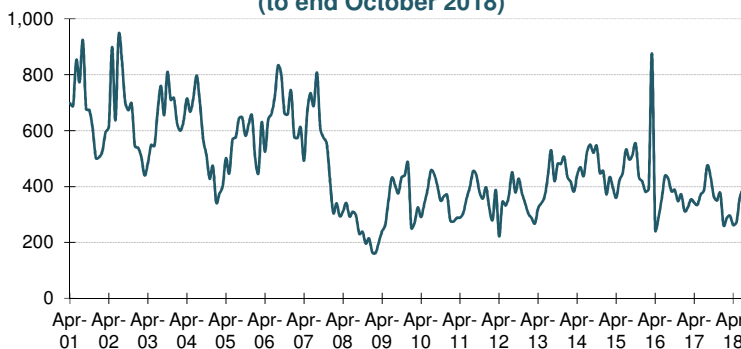
Source: HM Land Registry

**Brighton & Hove  
Annual Property Price Inflation  
(to end December 2018)**



Source: HM Land Registry

**Brighton & Hove  
Monthly Volume of Sales  
(to end October 2018)**



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. 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.

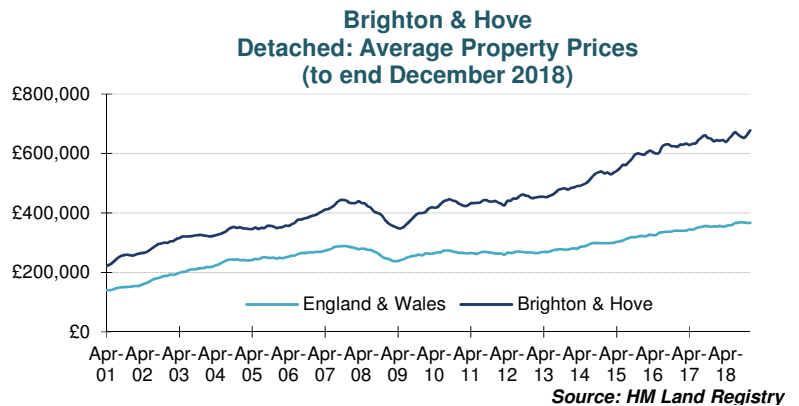
## Land Registry House Price Index

The charts below show the Land Registry House Price Index figures for the average price of properties sold in the city since April 2001 broken down by the different property types.

### Detached

Land Registry House Price Index figures show that the average price in the city for a detached property is now £677,723, an increase over the last few months and higher than a year ago.

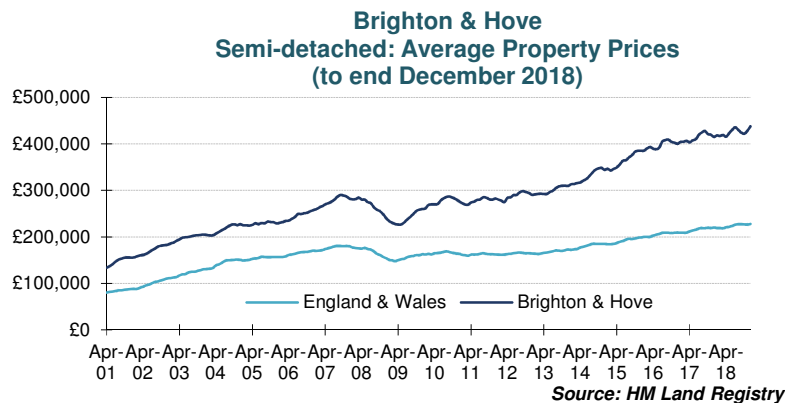
The gap between the average price for Brighton & Hove and England & Wales has increased with average price in the city now £310,968 (84.8%) higher



### Semi-detached

Land Registry House Price Index figures show that the average price in the city for a semi-detached property is now £438,092, an increase over the last few months and higher than a year ago.

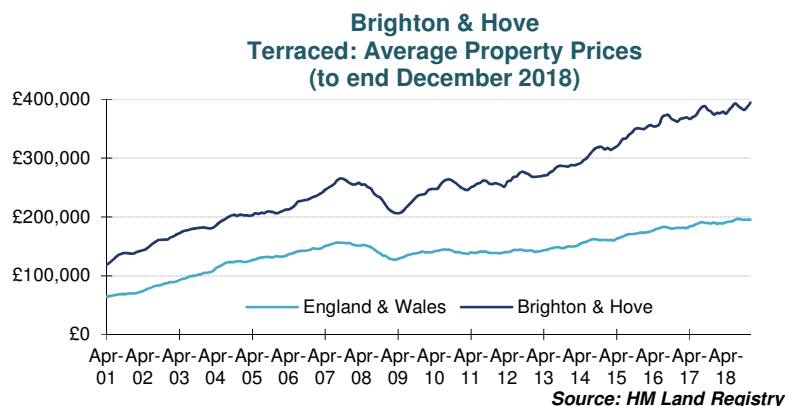
The gap between the average price for Brighton & Hove and England & Wales has increased with average price in the city now £210,199 (92.2%) higher



### Terraced

Land Registry House Price Index figures show that the average price in the city for a terraced property is now £394,609, an increase over the last few months and higher than a year ago.

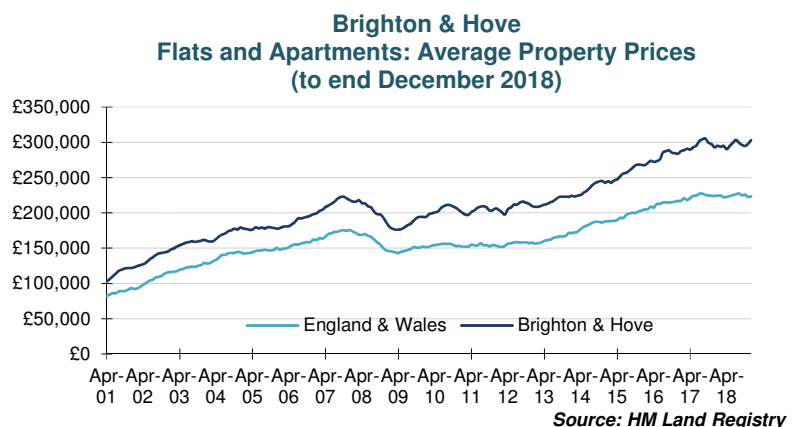
The gap between the average price for Brighton & Hove and England & Wales has increased with average price in the city now £198,980 (101.7%) higher



### Flat and apartment

Land Registry House Price Index figures show that the average price in the city for a flat or apartment is now £302,869, an increase over the last few months and higher than a year ago.

The gap between the average price for Brighton & Hove and England & Wales has increased with average price in the city now £79,545 (35.6%) higher



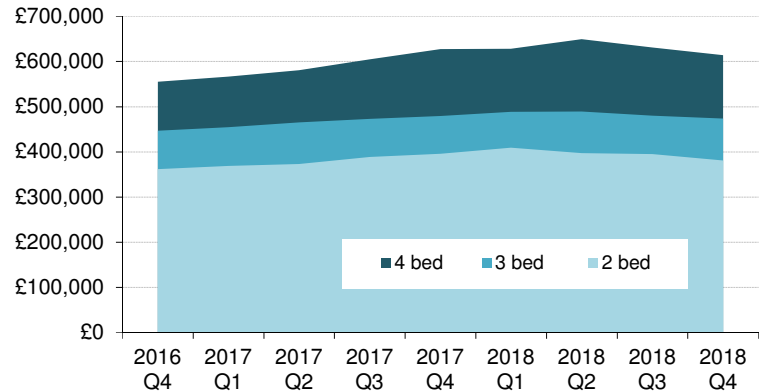
# The Advertised Cost to Buy in Brighton & Hove

## Houses

Annual Average House Prices & Inflation			
Size	2018 Q4	2017 Q4	Increase
2 bed	£380,530	£395,302	-3.7%
3 bed	£473,156	£478,901	-1.2%
4 bed	£613,856	£627,349	-2.2%

Quarterly Average House Prices & Inflation			
Size	2018 Q4	2018 Q3	Increase
2 bed	£380,530	£394,685	-3.6%
3 bed	£473,156	£479,793	-1.4%
4 bed	£613,856	£630,918	-2.7%

Brighton & Hove Average Cost of a House



The annual average advertised asking price for all houses has decreased with 2-bed houses showing the greatest decrease at -3.7%.

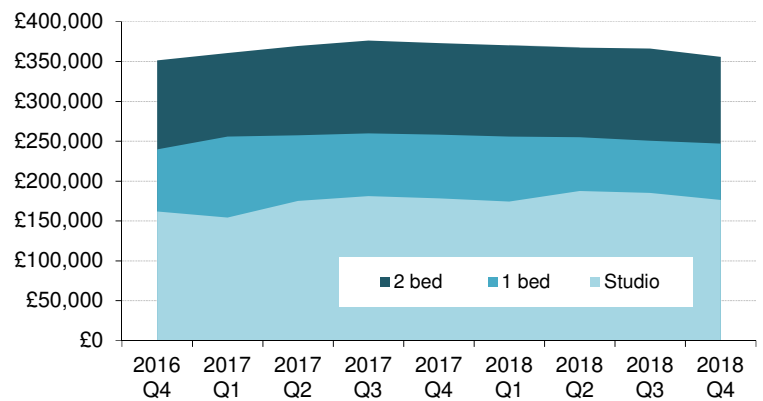
Over the quarter there has been a decrease in the average advertised asking price for all houses with 2-bed houses showing the greatest decrease at -3.6%.

## Flats

Annual Average Flat Prices & Inflation			
Size	2018 Q4	2017 Q4	Increase
Studio	£176,162	£178,290	-1.2%
1 bed	£246,777	£258,278	-4.5%
2 bed	£355,507	£372,803	-4.6%

Quarterly Average Flat Prices & Inflation			
Size	2018 Q4	2018 Q3	Increase
Studio	£176,162	£185,136	-4.8%
1 bed	£246,777	£250,383	-1.4%
2 bed	£355,507	£365,932	-2.8%

Brighton & Hove Average Cost of a Flat



The annual average advertised asking price for all flats has decreased with 2-bed flats showing the greatest decrease at -4.6%.

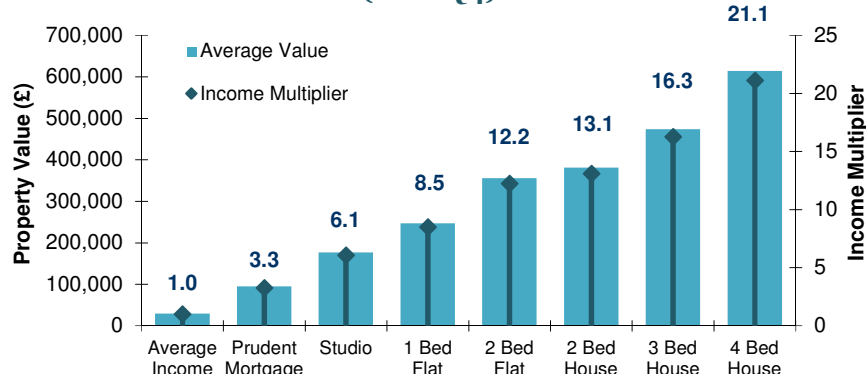
Over the quarter the average advertised asking price for all flats has shown a decrease with studio flats showing the greatest decrease at -4.8%.

## 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  
(2018 Q4)



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 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 months. 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	£246,777	£473,156
<b>Deposit 25%</b>	£61,694	£118,289
Total value of mortgage	£185,083	£354,867
<b>Income required*</b>	£56,948	£109,190
Repayment @ 4% **	£977	£1,873
Repayment @ 5% **	£1,082	£2,075
Repayment @ 6% **	£1,192	£2,286

\* 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 £57,000 per annum with a £62,000 deposit and a 3-bed home requires an income of nearly £110,000 with a £118,000 deposit.

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

HOUSES	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£380,530</b>	<b>£473,156</b>	<b>£613,856</b>
Last Quarter (2018 Q3 Jul-Sep)	£394,685	£479,793	£630,918
<i>% Change from last quarter</i>	-3.6%	-1.4%	-2.7%
Last Year (2017 Q4 Oct-Dec)	£395,302	£478,901	£627,349
<i>% Change from last year</i>	-3.7%	-1.2%	-2.2%
Highest	£675,000	£850,000	£980,000
Lowest	£126,100	£250,000	£300,000
Half the prices were higher than	£375,000	£450,000	£600,000
Most frequent price	£300,000	£425,000	£500,000
<b>Average of lowest quartile</b>	<b>£320,000</b>	<b>£380,000</b>	<b>£500,000</b>
Last Quarter (2018 Q3 Jul-Sep)	£325,000	£390,000	£500,000
<i>% Change from last quarter</i>	-1.5%	-2.6%	0.0%
Last Year (2017 Q4 Oct-Dec)	£325,000	£375,000	£500,000
<i>% Change from last year</i>	-1.5%	+1.3%	0.0%

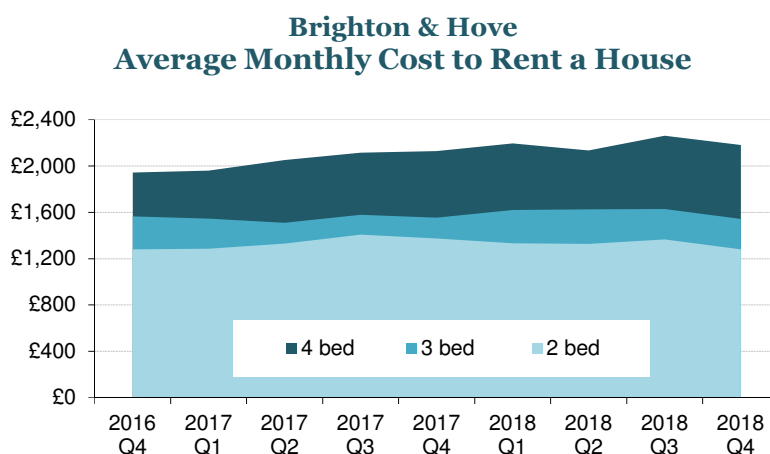
FLATS	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£176,162</b>	<b>£246,777</b>	<b>£355,507</b>
Last Quarter (2018 Q3 Jul-Sep)	£185,136	£250,383	£365,932
<i>% Change from last quarter</i>	-4.8%	-1.4%	-2.8%
Last Year (2017 Q4 Oct-Dec)	£178,290	£258,278	£372,803
<i>% Change from last year</i>	-1.2%	-4.5%	-4.6%
Highest	£280,000	£475,000	£850,000
Lowest	£110,000	£120,000	£152,500
Half the prices were higher than	£170,000	£245,000	£325,000
Most frequent price	£170,000	£250,000	£325,000
<b>Average of lowest quartile</b>	<b>£159,975</b>	<b>£220,000</b>	<b>£280,000</b>
Last Quarter (2018 Q3 Jul-Sep)	£170,000	£220,000	£290,000
<i>% Change from last quarter</i>	-5.9%	0.0%	-3.4%
Last Year (2017 Q4 Oct-Dec)	£150,000	£225,000	£300,000
<i>% Change from last year</i>	+6.7%	-2.2%	-6.7%

# The Advertised Cost to Rent in Brighton & Hove

## Houses

Annual Average Monthly House Rent & Inflation			
Size	2018 Q4	2017 Q4	Increase
2 bed	£1,278	£1,374	-7.0%
3 bed	£1,540	£1,552	-0.8%
4 bed	£2,180	£2,126	+2.6%

Quarterly Average Monthly House Rent & Inflation			
Size	2018 Q4	2018 Q3	Increase
2 bed	£1,278	£1,363	-6.3%
3 bed	£1,540	£1,628	-5.4%
4 bed	£2,180	£2,261	-3.6%



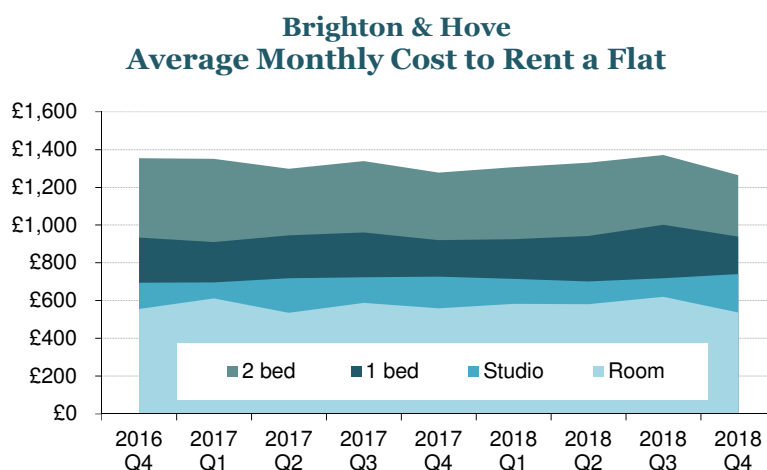
The annual average advertised cost of renting 2-bed and 3-bed houses has decreased with 2-bed houses showing the greatest decrease at -7.0%. The annual average advertised cost of renting 4-bed house has increased by +2.6%

The quarterly average advertised cost of renting all houses has decreased with 2-bed houses showing the greatest decrease at -6.3%.

## Flats

Annual Average Monthly Flat Rent & Inflation			
Size	2018 Q4	2017 Q4	Increase
Room	£537	£558	-3.7%
Studio	£740	£726	+2.0%
1 bed	£938	£920	+2.0%
2 bed	£1,264	£1,277	-1.0%

Quarterly Average Monthly Flat Rent & Inflation			
Size	2018 Q4	2018 Q3	Increase
Room	£537	£620	-13.4%
Studio	£740	£718	+3.1%
1 bed	£938	£1,001	-6.3%
2 bed	£1,264	£1,371	-7.8%



The annual average advertised cost of renting a studio and 1-bed have both increased by +2.0%. The annual average advertised cost of renting a room and 2-bed flat has decreased with room showing the greatest decrease at -3.7%

With the exception of studios, the quarterly average advertised cost of renting a room and a flat has decreased with rooms showing the greatest decrease at -13.4%. In contrast the quarterly average advertised cost of renting a studio flat has increased by +3.1%

# The Affordability of Renting in Brighton & Hove

## Rent & Mortgage Comparison

Private Sector Rent Levels and Mortgage Comparison				
Property	2018 Q4		Rent Compared to Mortgage *	
	Average Rent per Month	Equivalent Mortgage	Annual Income Required	Rent as a % of Purchase Cost
Room	£ 537	£91,845	£28,260	not applicable
Studio	£ 740	£126,632	£38,964	71.9%
1 Bed Flat	£ 938	£160,444	£49,367	65.0%
2 Bed Flat	£ 1,264	£216,157	£66,510	60.8%
2 Bed House	£ 1,278	£218,617	£67,267	57.5%
3 Bed House	£ 1,540	£263,507	£81,079	55.7%

\* 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 £938 per month in rent, which is equivalent to the monthly repayment cost of a £160,444 mortgage. Traditionally, a mortgage of this amount would require an income of £49,367 to finance, 70% 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 62% 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.

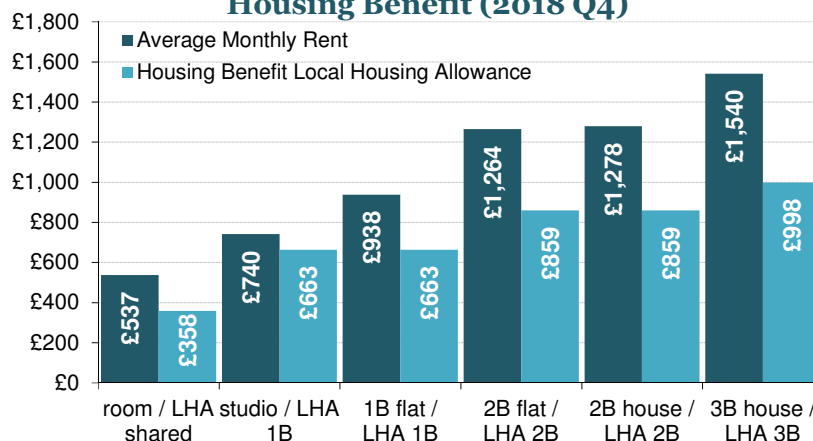
## Rent & Housing Benefit Comparison

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.

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  
Monthly Average Private Sector Rents &  
Housing Benefit (2018 Q4)**



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

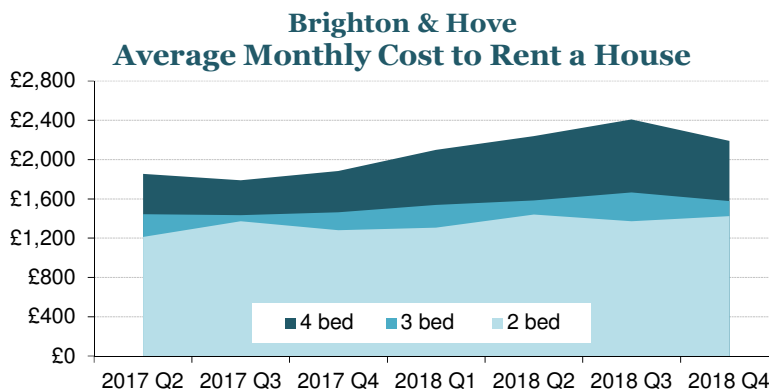
HOUSES	2 Bed House	3 Bed House	4 Bed House
<b>Average</b>	<b>£1,278</b>	<b>£1,540</b>	<b>£2,180</b>
Last Quarter (2018 Q3 Jul-Sep)	£1,363	£1,628	£2,261
<i>% Change from last quarter</i>	-6.3%	-5.4%	-3.6%
Last Year (2017 Q4 Oct-Dec)	£1,374	£1,552	£2,126
<i>% Change from last year</i>	-7.0%	-0.8%	+2.6%
Highest	£1,950	£2,950	£3,800
Lowest	£895	£1,000	£1,295
Half the prices were higher than	£1,255	£1,500	£2,200
Most frequent price	£1,300	£1,350	£1,700
<b>Average of lowest quartile</b>	<b>£1,150</b>	<b>£1,350</b>	<b>£1,750</b>
Last Quarter (2018 Q3 Jul-Sep)	£1,250	£1,400	£1,908
<i>% Change from last quarter</i>	-8.0%	-3.6%	-8.3%
Last Year (2017 Q4 Oct-Dec)	£1,195	£1,300	£1,906
<i>% Change from last year</i>	-3.8%	+3.8%	-8.2%

FLATS	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£537</b>	<b>£740</b>	<b>£938</b>	<b>£1,264</b>
Last Quarter (2018 Q3 Jul-Sep)	£620	£718	£1,001	£1,371
<i>% Change from last quarter</i>	-13.4%	+3.1%	-6.3%	-7.8%
Last Year (2017 Q4 Oct-Dec)	£558	£726	£920	£1,277
<i>% Change from last year</i>	-3.7%	+2.0%	+2.0%	-1.0%
Highest	£725	£1,100	£1,700	£2,650
Lowest	£300	£475	£433	£850
Half the prices were higher than	£550	£725	£900	£1,250
Most frequent price	£550	£725	£850	£1,250
<b>Average of lowest quartile</b>	<b>£499</b>	<b>£675</b>	<b>£850</b>	<b>£1,100</b>
Last Quarter (2018 Q3 Jul-Sep)	£564	£664	£825	£1,195
<i>% Change from last quarter</i>	-11.5%	+1.7%	+3.0%	-7.9%
Last Year (2017 Q4 Oct-Dec)	£498	£658	£850	£1,100
<i>% Change from last year</i>	+0.2%	+2.6%	0.0%	0.0%

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

### Houses

Annual Average Monthly House Rent & Inflation			
Size	2018 Q4	2017 Q4	Increase
2 bed	£1,422	£1,280	+11.1%
3 bed	£1,577	£1,462	+7.8%
4 bed	£2,189	£1,884	+16.2%
Quarterly Average Monthly House Rent & Inflation			
Size	2018 Q4	2018 Q3	Increase
2 bed	£1,422	£1,370	+3.8%
3 bed	£1,577	£1,666	-5.4%
4 bed	£2,189	£2,409	-9.1%



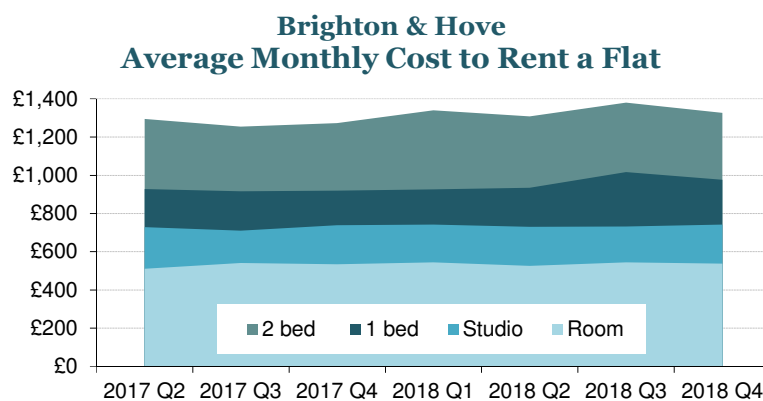
Source: Gumtree

The annual average advertised cost of renting all houses has increased with 4-bed houses showing the greatest increase at +16.2%.

With the exception of 2-bed houses, the quarterly average advertised cost of renting a house has decreased with 4-bed houses showing the greatest decrease at -9.1%.

### Flats

Annual Average Flat Prices & Inflation			
Size	2018 Q4	2017 Q4	Increase
Room	£537	£534	+0.5%
Studio	£741	£737	+0.5%
1 bed	£976	£920	+6.1%
2 bed	£1,325	£1,273	+4.1%
Quarterly Average Flat Prices & Inflation			
Size	2018 Q4	2018 Q3	Increase
Room	£537	£544	-1.3%
Studio	£741	£732	+1.3%
1 bed	£976	£1,017	-4.1%
2 bed	£1,325	£1,381	-4.0%



Source: Gumtree

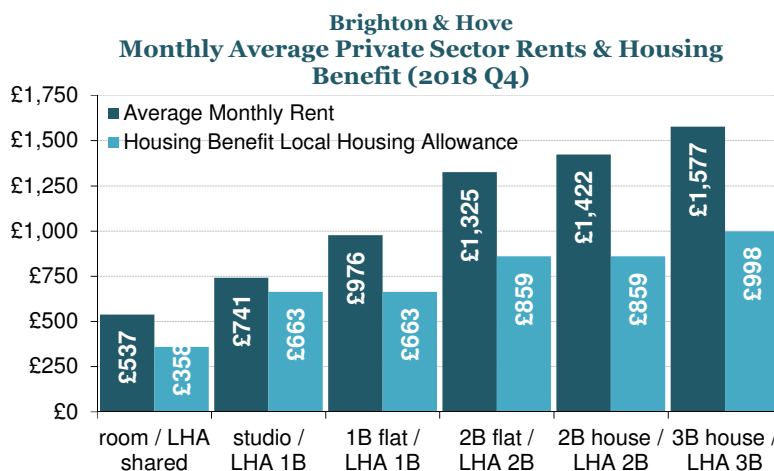
The annual average advertised cost of renting a room and all flats has increased with 1-bed flats showing the greatest increase at +6.1%.

With the exception of studios, the quarterly average advertised cost of renting a room and a flat has decreased with 1-bed flats showing the greatest decrease at -4.1%.

### 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.

The local housing allowance is less than all average rents which could reduce the chances of those on benefits finding an affordable home.



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>£1,422</b>	<b>£1,577</b>	<b>£2,189</b>	<b>£1,278</b>	<b>£1,540</b>	<b>£2,180</b>
Last Quarter (2018 Q3 Jul-Sep)	£1,370	£1,666	£2,409	£1,363	£1,628	£2,261
% Change from last quarter	+3.8%	-5.4%	-9.1%	-6.3%	-5.4%	-3.6%
Last Year (2017 Q4 Oct-Dec)	£1,280	£1,462	£1,884	£1,374	£1,552	£2,126
% Change from last year	+11.1%	+7.8%	+16.2%	-7.0%	-0.8%	+2.6%
Highest	£2,600	£2,300	£3,495	£1,950	£2,950	£3,800
Lowest	£700	£1,250	£1,295	£895	£1,000	£1,295
Half the prices were higher than	£1,350	£1,500	£2,200	£1,255	£1,500	£2,200
Most frequent price	£1,600	£1,450	£2,250	£1,300	£1,350	£1,700
<b>Average of lowest quartile</b>	<b>£1,125</b>	<b>£1,450</b>	<b>£1,870</b>	<b>£1,150</b>	<b>£1,350</b>	<b>£1,750</b>
Last Quarter (2018 Q3 Jul-Sep)	£1,260	£1,415	£2,166	£1,250	£1,400	£1,908
% Change from last quarter	-10.7%	+2.5%	-13.7%	-8.0%	-3.6%	-8.3%
Last Year (2017 Q4 Oct-Dec)	£1,200	£1,230	£1,749	£1,195	£1,300	£1,906
% Change from last year	-6.3%	+17.9%	+6.9%	-3.8%	+3.8%	-8.2%

### Flats

FLATS	Gumtree				Rightmove			
	Room	Studio	1 Bed Flat	2 Bed Flat	Room	Studio	1 Bed Flat	2 Bed Flat
<b>Average</b>	<b>£537</b>	<b>£741</b>	<b>£976</b>	<b>£1,325</b>	<b>£537</b>	<b>£740</b>	<b>£938</b>	<b>£1,264</b>
Last Quarter (2018 Q3 Jul-Sep)	£544	£732	£1,017	£1,381	£620	£718	£1,001	£1,371
% Change from last quarter	-1.3%	+1.3%	-4.1%	-4.0%	-13.4%	+3.1%	-6.3%	-7.8%
Last Year (2017 Q4 Oct-Dec)	£534	£737	£920	£1,273	£558	£726	£920	£1,277
% Change from last year	+0.5%	+0.5%	+6.1%	+4.1%	-3.7%	+2.0%	+2.0%	-1.0%
Highest	£750	£1,180	£1,995	£2,995	£725	£1,100	£1,700	£2,650
Lowest	£345	£575	£625	£800	£300	£475	£433	£850
Half the prices were higher than	£550	£740	£945	£1,275	£550	£725	£900	£1,250
Most frequent price	£600	£750	£950	£1,200	£550	£725	£850	£1,250
<b>Average of lowest quartile</b>	<b>£480</b>	<b>£680</b>	<b>£850</b>	<b>£1,150</b>	<b>£499</b>	<b>£675</b>	<b>£850</b>	<b>£1,100</b>
Last Quarter (2018 Q3 Jul-Sep)	£480	£665	£875	£1,200	£564	£664	£825	£1,195
% Change from last quarter	0.0%	+2.3%	-2.9%	-4.2%	-11.5%	+1.7%	+3.0%	-7.9%
Last Year (2017 Q4 Oct-Dec)	£492	£675	£826	£1,100	£498	£658	£850	£1,100
% Change from last year	-2.3%	+0.7%	+2.9%	+4.5%	+0.2%	+2.6%	0.0%	0.0%

# 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 trends in the rental market.

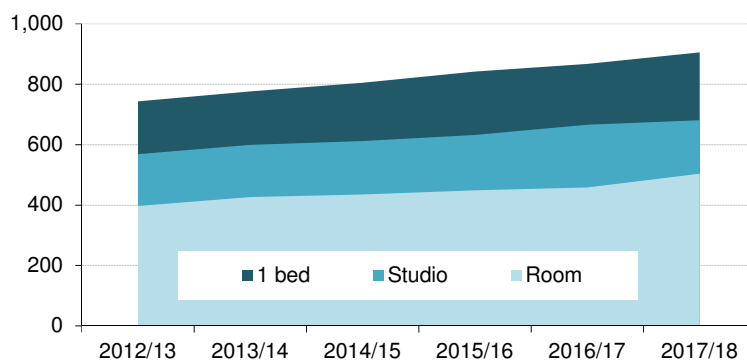
The charts and tables compare the 12 month period from 1 October 2017 to 30 September 2018 to the previous 12 month period from 1 October 2016 to 30 September 2017.

Period	Sample Size						Total
	Rooms	Studios	1 beds	2 beds	3 beds	4+ beds	
1 Oct 17 - 30 Sep 18	150	260	990	1,120	480	800	3,800
1 Oct 16 - 30 Sep 17	230	250	1,060	1,210	490	540	3,780

### Single People and Couples

Annual Average Monthly Rent & Inflation			
Size	2017/18	2016/17	Increase
Room	£504	£458	+10.0%
Studio	£681	£665	+2.4%
1 bed	£905	£867	+4.4%

Brighton & Hove  
Average Monthly Cost



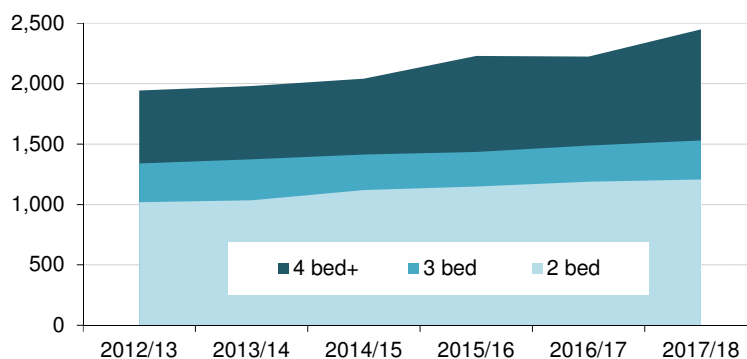
Source: VOA

When comparing the sample data for rooms, studios and 1-bed accommodation there has been an annual increase in the rent paid for all, with rooms showing the greatest increase at +10.0%

### Families and larger households

Annual Average Monthly Rent & Inflation			
Size	2017/18	2016/17	Increase
2 bed	£1,207	£1,186	+1.8%
3 bed	£1,529	£1,485	+3.0%
4 bed+	£2,448	£2,223	+10.1%

Brighton & Hove  
Average Monthly Cost



Source: VOA

When comparing the sample data for 2-bed, 3-bed and 4-bed+ accommodation there has been an annual increase in the rent paid for all, with 4-bed+ accommodation showing the greatest increase at +10.1%.

## Valuation Office Agency (continued)

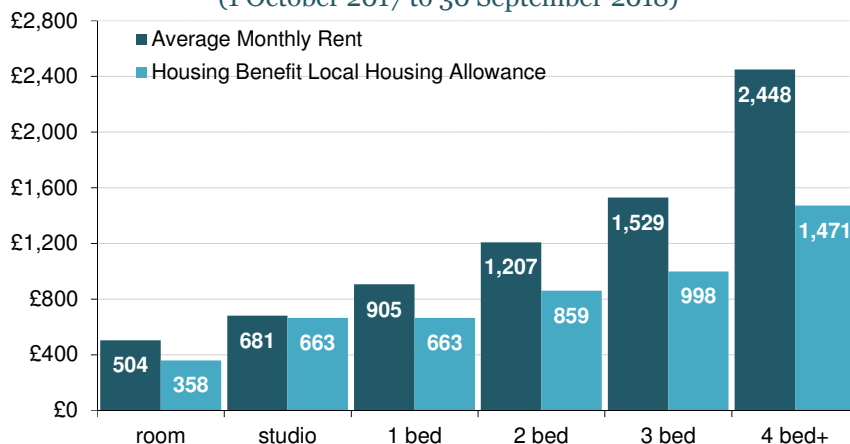
### Rent & Housing Benefit Comparison

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 October 2017 to 30 September 2018)



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 accommodation 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>£504</b>	<b>£681</b>	<b>£905</b>	<b>£1,207</b>	<b>£1,529</b>	<b>£2,448</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£458	£665	£867	£1,186	£1,485	£2,223
% Change from last year	+10.0%	+2.4%	+4.4%	+1.8%	+3.0%	+10.1%
<b>Half the prices were higher than (median)</b>	<b>£507</b>	<b>£670</b>	<b>£875</b>	<b>£1,175</b>	<b>£1,500</b>	<b>£2,329</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£455	£650	£850	£1,150	£1,450	£2,080
% Change from last year	+11.4%	+3.1%	+2.9%	+2.2%	+3.4%	+12.0%
<b>Upper quartile</b>	<b>£575</b>	<b>£725</b>	<b>£950</b>	<b>£1,300</b>	<b>£1,650</b>	<b>£2,817</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£500	£725	£925	£1,295	£1,600	£2,500
% Change from last year	+15.0%	0.0%	+2.7%	+0.4%	+3.1%	+12.7%
<b>Lower quartile</b>	<b>£425</b>	<b>£620</b>	<b>£800</b>	<b>£1,045</b>	<b>£1,350</b>	<b>£1,993</b>
Last Year (1 Oct 2016 – 30 Sep 2017)	£402	£615	£790	£1,025	£1,300	£1,800
% Change from last year	+5.7%	+0.8%	+1.3%	+2.0%	+3.8%	+10.7%

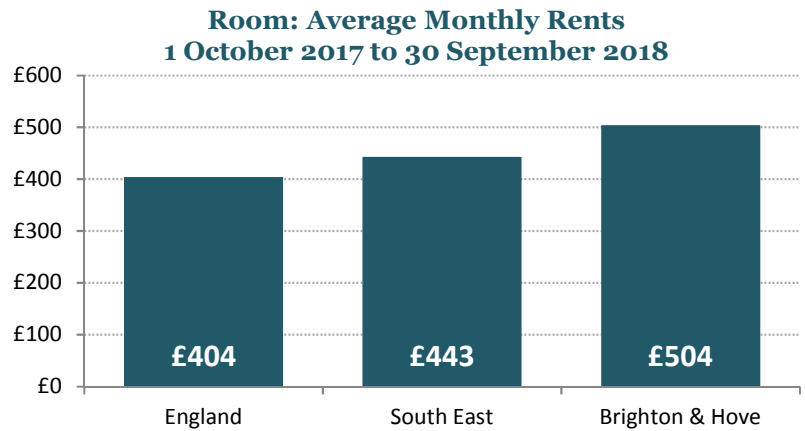
<sup>1</sup> The upper quartile has the top 25% of rents above it and the lower quartiles has the bottom 25% of rents below it

## Valuation Office Agency (continued)

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

### Room

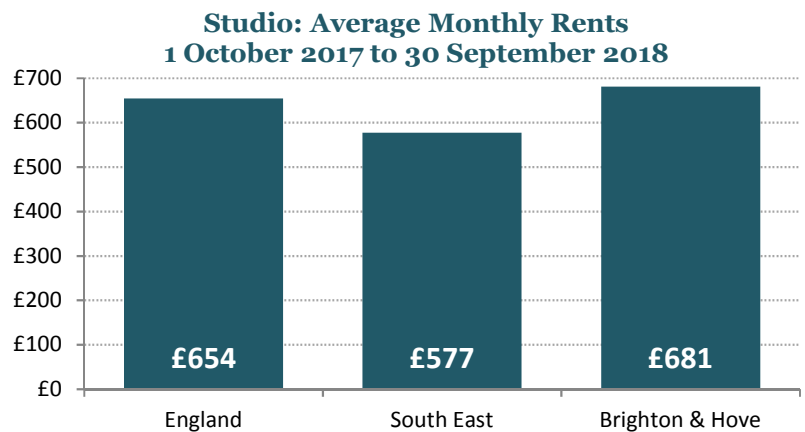
The average monthly cost to rent a room in Brighton & Hove was 25% higher than England and 14% higher than South East



Source: VOA

### Studio

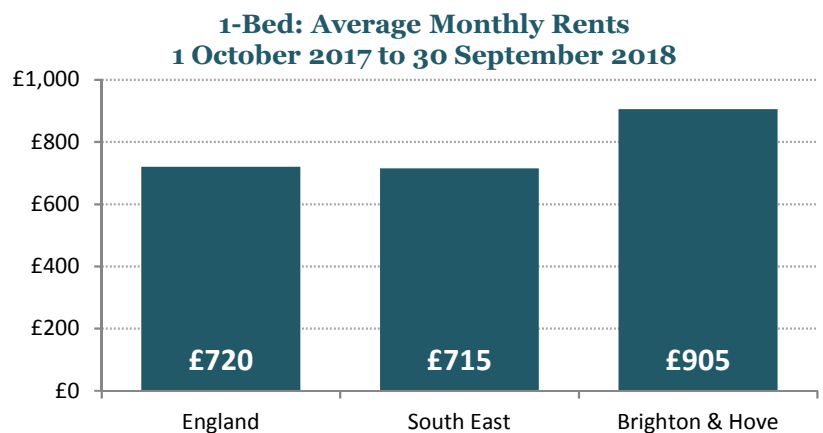
The average monthly cost to rent a studio property in Brighton & Hove was 4% higher than England and 18% higher than South East



Source: VOA

### 1-bed

The average monthly cost to rent a property with 1 bedroom in Brighton & Hove was 26% higher than England and 27% higher than South East

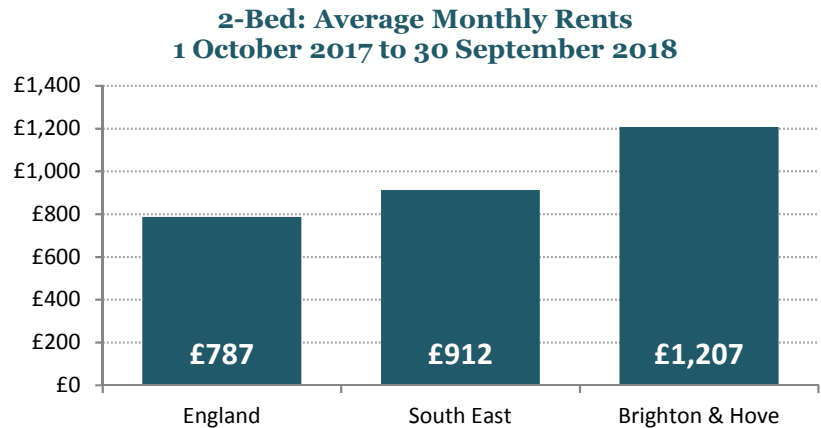


Source: VOA

## Valuation Office Agency (continued)

### 2-bed

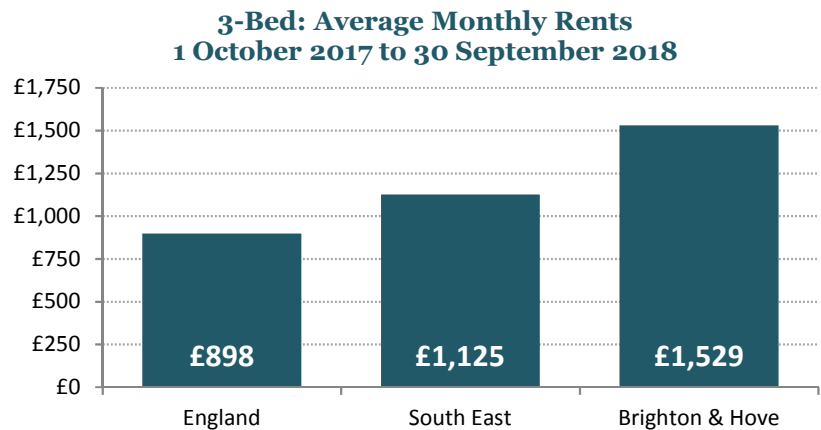
The average monthly cost to rent a property with 2 bedrooms in Brighton & Hove was 53% higher than England and 32% higher than South East



Source: VOA

### 3-bed

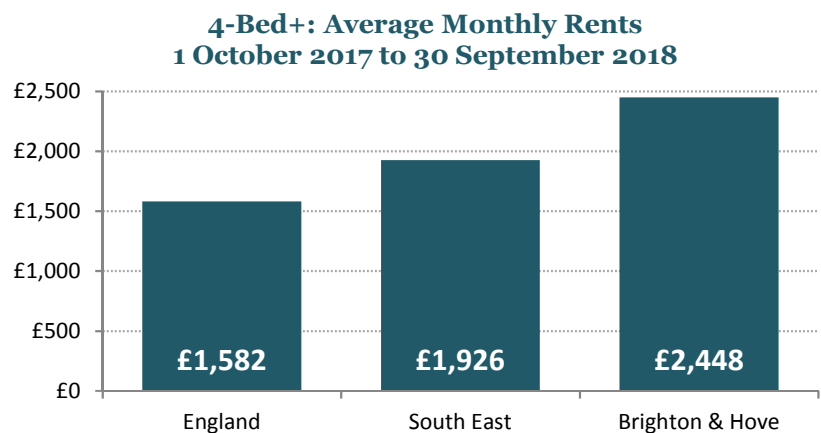
The average monthly cost to rent a property with 3 bedrooms in Brighton & Hove was 70% higher than England and 36% higher than South East



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 27% higher than South East.



Source: VOA

# Comparison with the Consumer Price Index and Retail Price Index

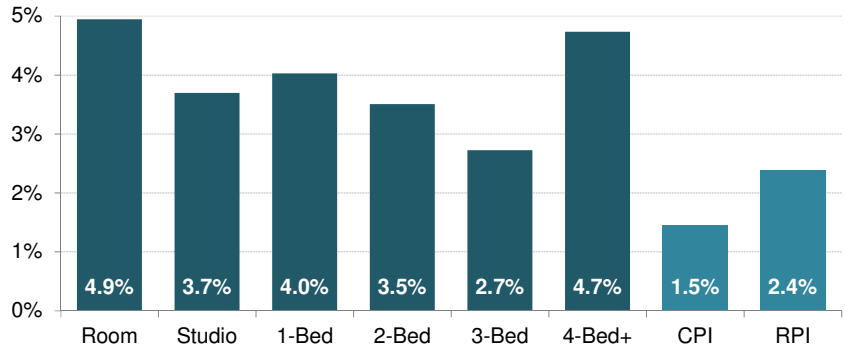
The charts compare the average annual rent inflation in Brighton & Hove, England and the South East to the Consumer Price Index (CPI) and Retail Price Index (RPI) over a five year period from 2012/13 to 2017/18.

## Brighton & Hove

The average cost to rent has increased at a greater rate than the CPI and RPI indices.

With the exception of 3-bed properties the average cost to rent in the city has increased at a greater rate than the England and the South East.

Brighton & Hove  
Average annual advertised rental price inflation:  
2012/13 - 2017/18



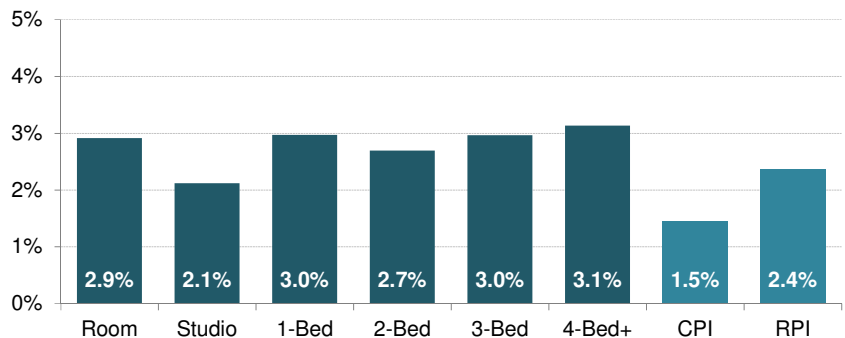
Source: VOA

## England

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

With the exception of studios, the average cost to rent has increased at a greater rate than the RPI.

England  
Average annual advertised rental price inflation:  
2012/13 - 2017/18



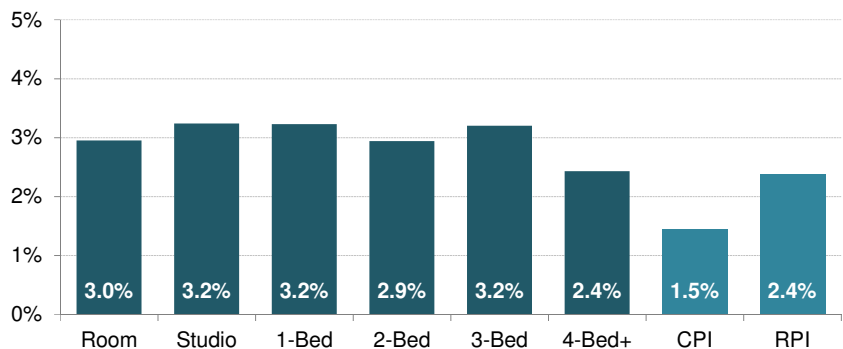
Source: VOA

## South East

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

With the exception of 4-bed+ properties the average cost to rent has increased at a greater rate than the RPI index.

South East  
Average annual advertised rental price inflation:  
2012/13 - 2017/18



Source: VOA



## Renting a Room in Brighton & Hove

The charts below show the average advertised monthly cost of renting a room in the city, either as part of a shared house or as a lodger. The data was taken from the SpareRoom website on a monthly basis and many of the rents included bills.

In 2018 the average monthly advertised rent for the city was £561 which was an annual increase of 2.1%. An average of 541 rooms were advertised each month; an annual increase of 13.1%.

The annual average monthly cost to rent a room increased in three of the city's postal districts, with the greatest increase in BN2.

In BN41 the annual average monthly cost to rent a room decreased by -0.4%

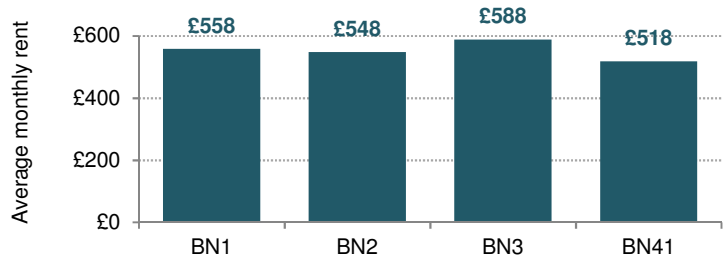
% Change from 2017			
BN1	BN2	BN3	BN41
+1.0%	+2.8%	+2.3%	-0.4%

There was an annual increase in the average number of rooms advertised in three of the city's postal districts, with the greatest increase in BN1.

In BN41 the average number of rooms advertised decreased by -5.0%

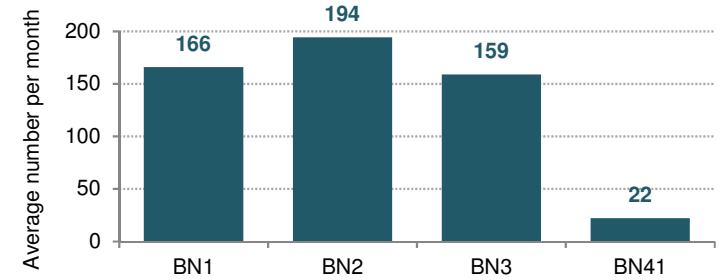
% Change from 2017			
BN1	BN2	BN3	BN41
+25.8%	+7.9%	+10.9%	-5.0%

Brighton & Hove  
Rooms: Average advertised cost in 2018



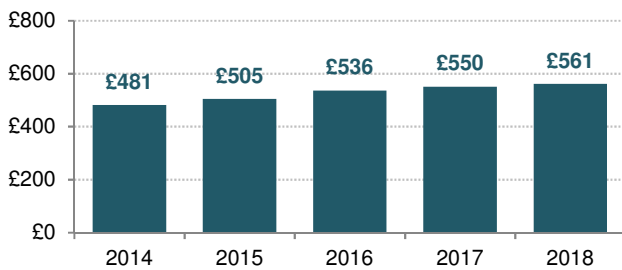
Source: SpareRoom

Brighton & Hove  
Rooms: Average number advertised 2018



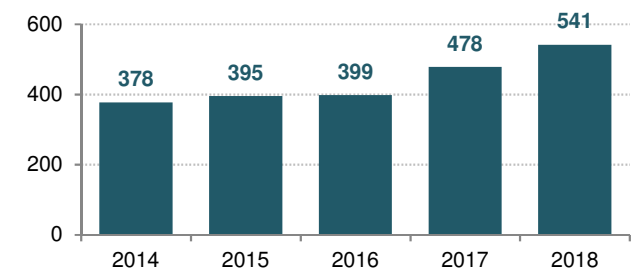
Source: SpareRoom

Brighton & Hove  
Average monthly rent: Citywide



Source: SpareRoom

Brighton & Hove  
Average number of adverts: Citywide

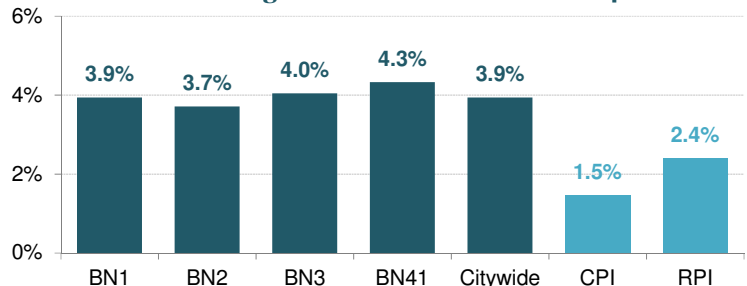


Source: SpareRoom

The chart shows the average annual inflation for the advertised price of renting a room and compares this with the CPI and RPI annual inflation.

The annual inflation across the city has increased at a greater rate than both the CPI and RPI indices.

Brighton & Hove  
Rooms: Average annual rent inflation 2014 - 2018



Source: SpareRoom and ONS Consumer Price Indices

**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)