

Brighton & Hove Private Sector Rent and Local Housing Allowance Comparison

Annual Review 2018/19 Summary Report

Private sector homes advertised to rent in Brighton & Hove on rightmove.co.uk during 2018/19: average of 25 within LHA limits at any one time (out of 1,008)

	Studio	1-Bed	2-Bed	3-Bed	4-Bed
Single People under 35 and other sharers			0	1	2
Single People over 34	20	1			
Couples without children		1			
Families with children			1	1	2

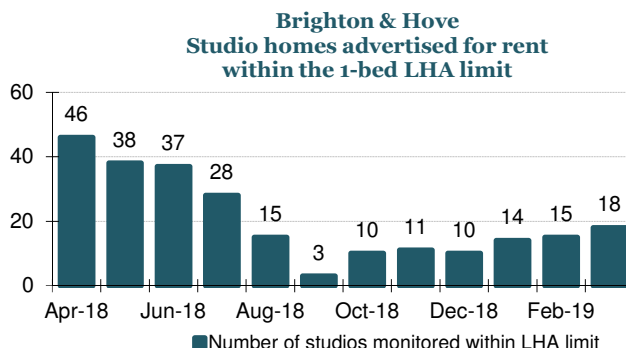
Monthly snapshot of properties advertised in the City during 2018/19

Single people over 34: Studio properties

2018/19	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£696	£728	£714	£759	£778	£739	£739	£731	£783	£773	£755	£772
Total monitored	103	119	113	123	55	24	44	44	47	78	88	122
Within LHA rate	46	38	37	28	15	3	10	11	10	14	15	18
% within LHA rate	44.7%	31.9%	32.7%	22.8%	27.3%	12.5%	22.7%	25.0%	21.3%	17.9%	17.0%	14.8%

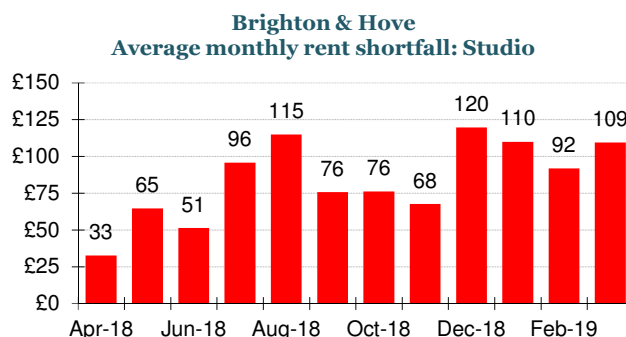
The chart shows the number of studios counted in the monthly snapshots that were within the 1-bed LHA limit during 2018/19.

In April 2018 there were 46 studios within the LHA limit. This figure subsequently decreased and since August 2018 the numbers counted in the monthly snapshots never rose above 18.



The chart shows the shortfall between the average advertised cost and the LHA limit for the studios counted in the monthly snapshots from April 2018 to March 2019.

Throughout the year the average advertised cost exceeded the 1-bed LHA limit with the shortfall ranging from £33 to £120.

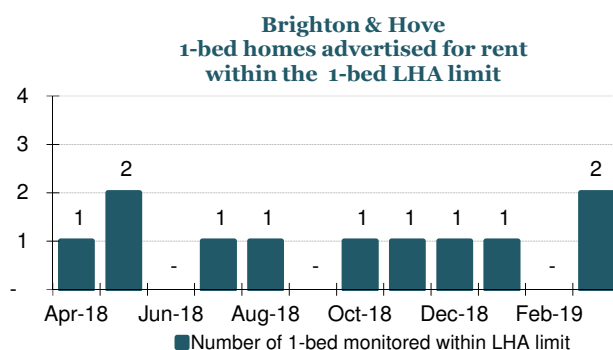


Couples without children: 1-Bed properties

2018/19	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£934	£941	£950	£981	£1,023	£1,009	£936	£941	£936	£938	£944	£944
Total monitored	268	260	237	232	162	136	168	200	237	268	295	253
Within LHA rate	1	2	-	1	1	-	1	1	1	1	-	2
% within LHA rate	0.4%	0.8%	0.0%	0.4%	0.6%	0.0%	0.6%	0.5%	0.4%	0.4%	0.0%	0.8%

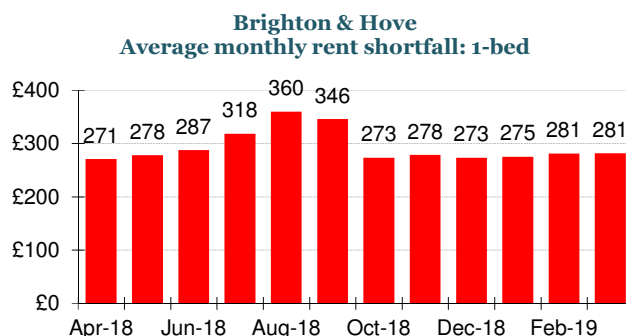
The chart shows the number of 1-beds counted in the monthly snapshots during 2018/19 that were within the 1-bed LHA limit.

During the year the number within the 1-bed LHA limit never rose above 2 and in three months - June 2018, September 2018 and February 2019 - 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-beds counted in the monthly snapshots from April 2018 to March 2019.

Throughout the year the average advertised cost was above the 1-bed LHA limit with shortfalls ranging from £271 to £360.

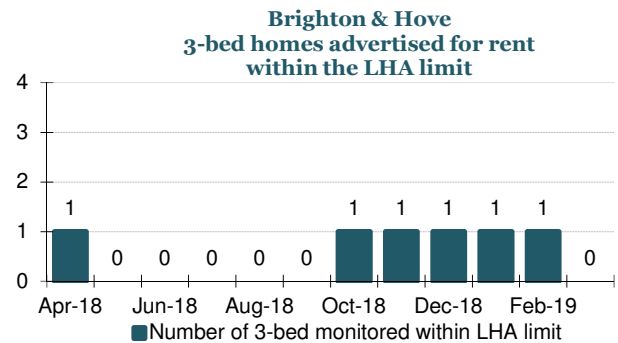


Families with Children: 3-Bed properties

2018/19	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£1,625	£1,691	£1,703	£1,737	£1,778	£1,662	£1,591	£1,529	£1,633	£1,728	£1,768	£1,764
Total advertised	169	151	140	142	152	137	148	158	174	303	215	171
Within LHA rate	1	-	-	-	-	-	1	1	1	1	1	-
% within LHA rate	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.6%	0.6%	0.3%	0.5%	0.0%

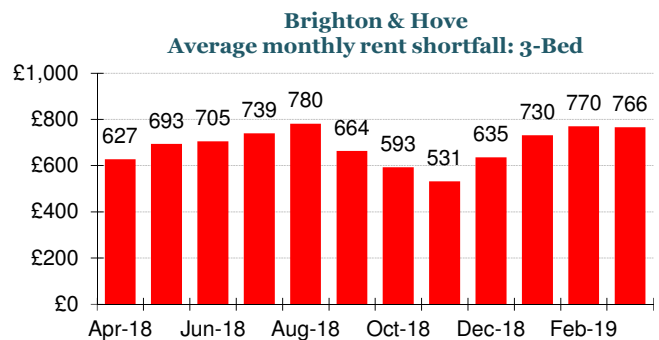
The chart shows the number of 3-beds counted in the monthly snapshots that were within the 3-bed LHA limit during 2018/19.

There were six months when one property was within the LHA limit and six when no properties were within the LHA limit.



The chart shows the shortfall between the average advertised cost and the LHA limit for the 3-beds counted in the monthly snapshots from April 2018 to March 2019.

Throughout the year the average advertised cost was above the 3-bed LHA limit with shortfalls ranging from £531 to £780.

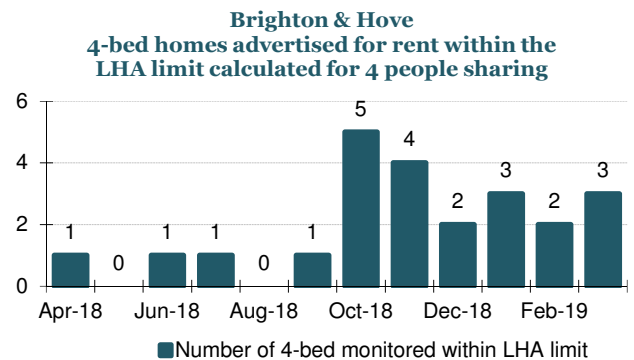


Single People under 35 and Others Sharing: 4-Bed properties

2018/19	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Average cost	£2,093	£2,173	£2,150	£2,247	£2,286	£2,334	£2,178	£2,213	£2,329	£2,295	£2,309	£2,306
Total advertised	84	64	48	65	49	36	50	51	115	369	264	198
Within LHA rate	1	-	1	1	-	1	5	4	2	3	2	3
% within LHA rate	1.2%	0.0%	2.1%	1.5%	0.0%	2.8%	10.0%	7.8%	1.7%	0.8%	0.8%	1.5%

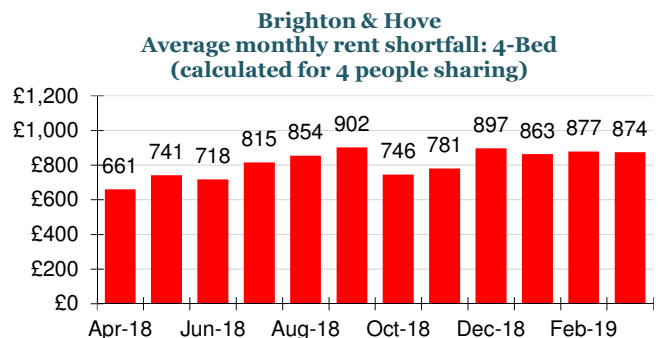
The chart shows the number of 4-beds counted in the monthly snapshots during 2018/19 that were within the LHA limit calculated for 4 people sharing.

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 2018 to March 2019 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 £661 to £902.

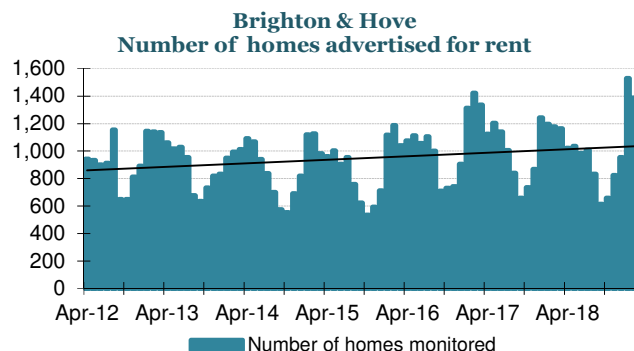


Trends in the private rented sector property market

Number of homes advertised for rent from April 2012 to March 2019

The chart shows the number of properties counted in the monthly snapshots from April 2012 to March 2019.

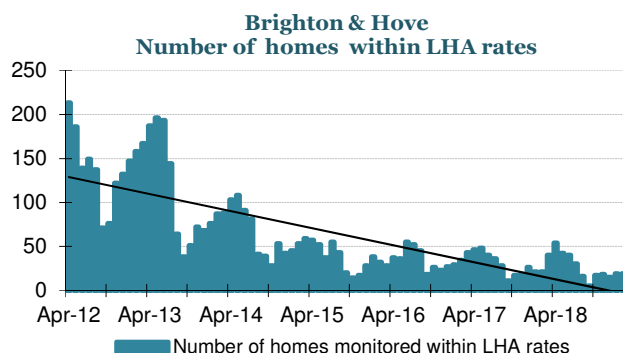
Although over the seven years there were seasonal fluctuations in the number of properties advertised for rent the overall trend has been upward.



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 2012 to March 2019.

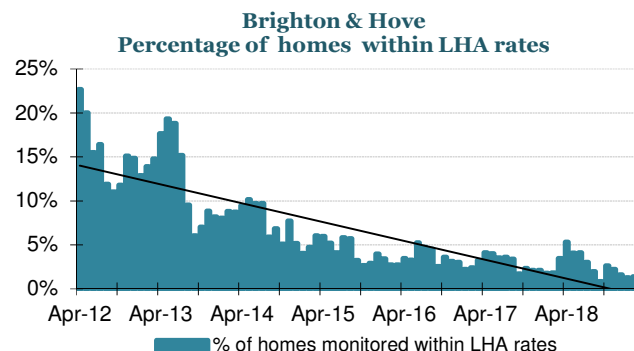
Over the seven years there has been a noticeable fall in the number of properties that were affordable to households in receipt of housing benefit.



Percentage of homes advertised for rent within LHA limits from April 2012 to March 2019

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 2012 to March 2019.

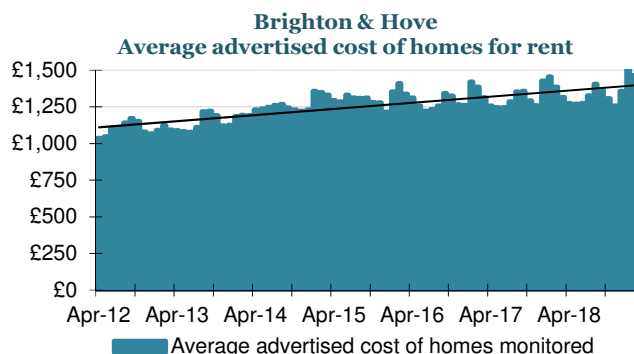
It shows the decrease in the percentage of properties that fall within the LHA rates; from 23% of properties falling within the rates in April 2012 to 2% in March 2019.



Average advertised cost of homes for rent from April 2012 to March 2019

The chart shows the average advertised cost of renting properties counted in the monthly snapshots from April 2012 to March 2019

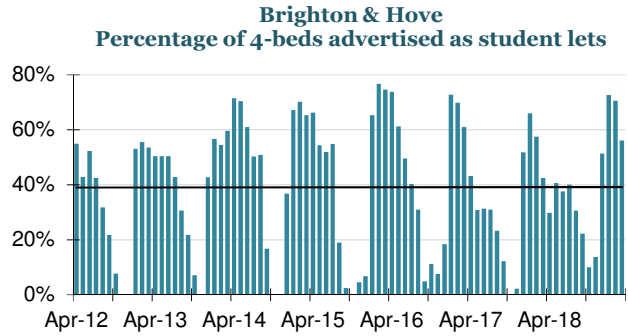
It shows an increase in the average advertised cost over the period monitored; from an average of £1,034 in April 2012 to an average of £1,406 in March 2019.



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 2019.

It shows the fluctuations in the percentage of properties advertised to let for students over the seven years monitored and the seasonal pattern in the number advertised.

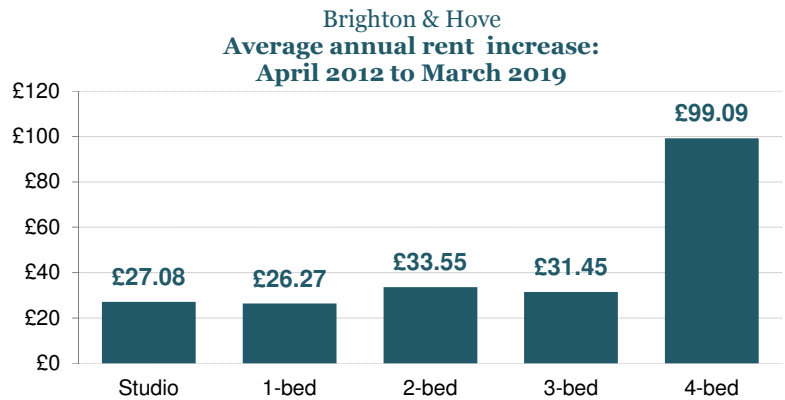


Changes per year since 2012/13

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 2012.

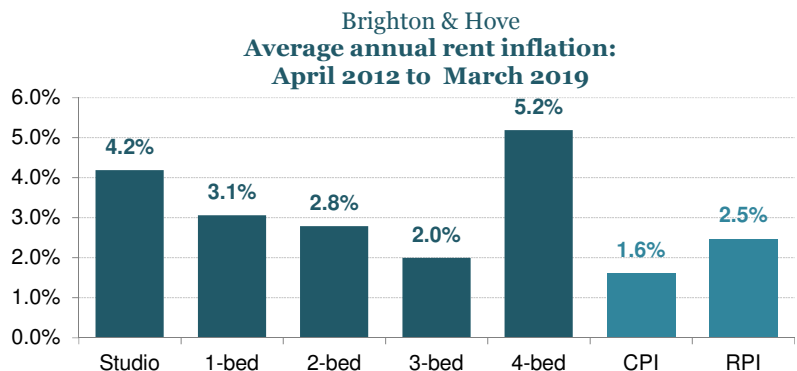
Over the seven years there has been an average annual increase across all the different sized properties with 4-bed properties showing the highest average increase with an average yearly increase of £99.09.



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.

With the exception of 3-bed properties, the average cost to rent 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 2012 to March 2019 (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
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
2018/19	£663	£859	£998	£1,471	£716	£1,074	£1,432

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

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