

Brighton & Hove
**Housing Statistical
Bulletin**

2018/19 | Q4 | Jan-Mar



Brighton & Hove
City Council

Changes in affordable housing

At the beginning of 2018/19 it was projected that 163 new affordable homes would complete during the year but, due to contract slippage, the outturn for the year was 129.

69 homes for affordable rent completed:

- 14x 1-bed
- 39x 2-bed
- 10x 3-bed
- 6x 4-bed

60 for shared ownership completed:

- 22x 1-bed
- 31x 2-bed
- 7x 3-bed

9 (7%) of the 129 affordable homes meet the wheelchair standard

The chart shows the number of empty homes brought back into use over the last few years as a result of action taken by Brighton & Hove City Council.

So far, 31 homes have been brought back into use during Q4 2018/19. Similar to previous quarters, this figure may increase once further verification is completed.

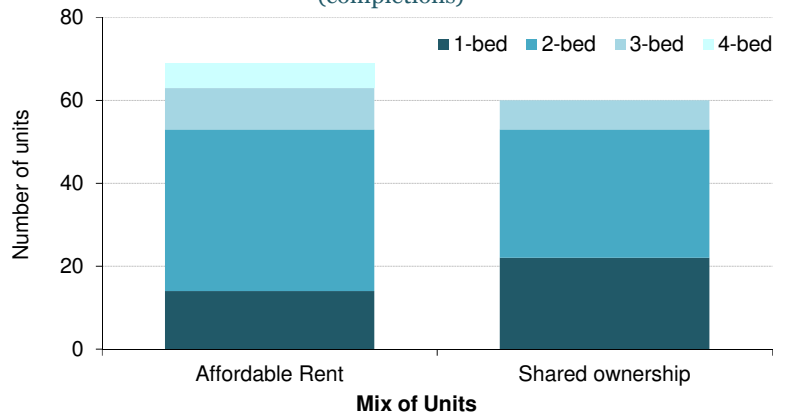
A snapshot taken at the end of this quarter identified that the Empty Property Team was in constructive dialogue with the owners of a total of 318 properties.

At present, there are 43 properties assessed as high priority for enforcement and being monitored by Empty Property Enforcement Group¹

During Q4 2018/19 there were a total of 22 applications and 14 council dwellings sold under Right to Buy.

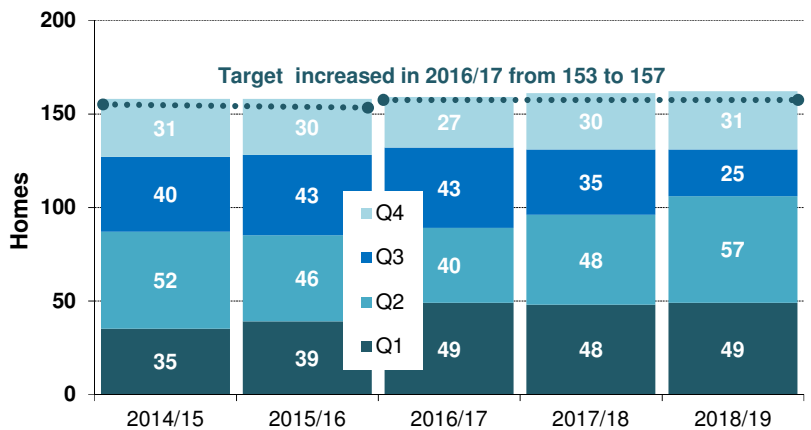
Comparing the activity with that in Q4 2017/18, the number of applications has decreased by 29% but the number of sales has increased by 27%.

Brighton & Hove
New Affordable Housing 2018/19
(completions)



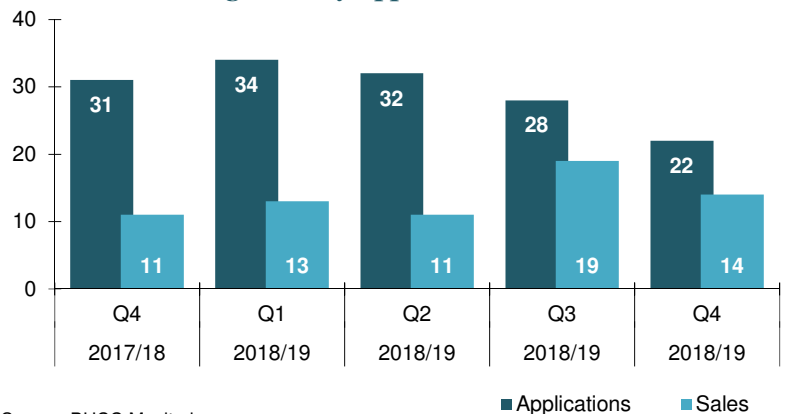
Source: BHCC Affordable housing developments monitoring

Brighton & Hove
Empty Homes Brought Back into Use



Source: BHCC Housing Strategy Team Enabling Report

Brighton & Hove
Right to Buy Applications & Sales



Source: BHCC Monitoring

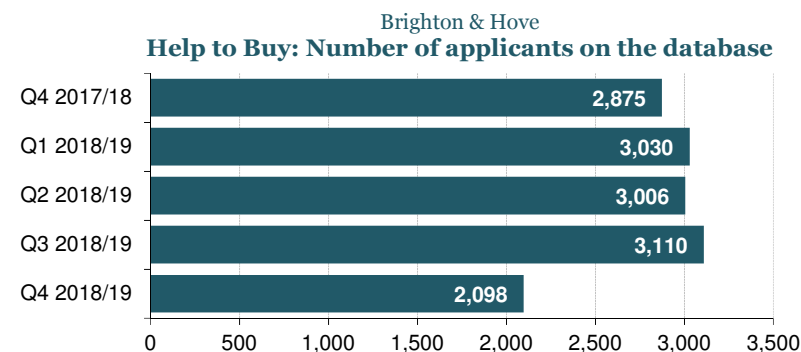
¹ Empty Property Enforcement Group members are the Empty Property Team and representatives from the Private Sector Housing Team

Help to Buy demand in Brighton & Hove

Help to Buy is a government initiative that helps people to buy their own home, helping people to get onto the housing ladder or move up it.² The charts and tables below show applicants who are wanting to buy in the city.³

The chart shows the number of applicants on the Help to Buy database over the past 5 quarters.

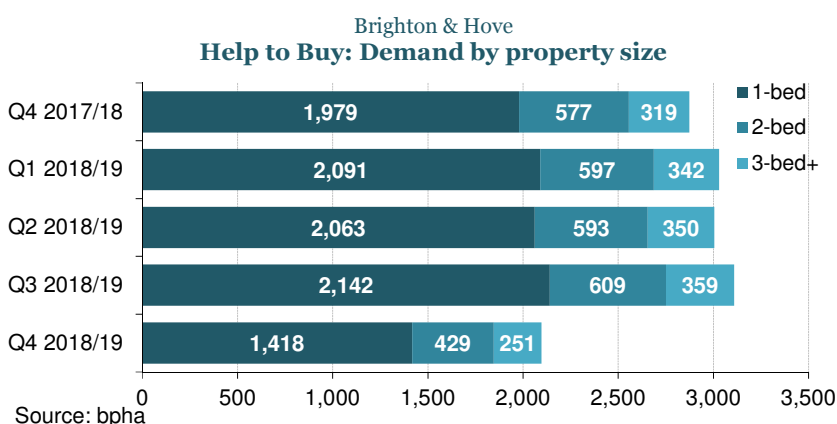
During Q4 2018/19 a total of 2,098 applicants were on the database. This was a quarterly decrease of 33% and an annual decrease of 27%.



Source: bpha

The chart shows the size of property required by applicants on the database. In Q4 2018/19

- 1,418 (68%) applicants required 1-bed home; an annual decrease of 28%
- 429 (20%) of applicants required 2-bed home; an annual decrease of 26%
- 251 (12%) of applicants required 3-bed+ home; an annual decrease of 21%

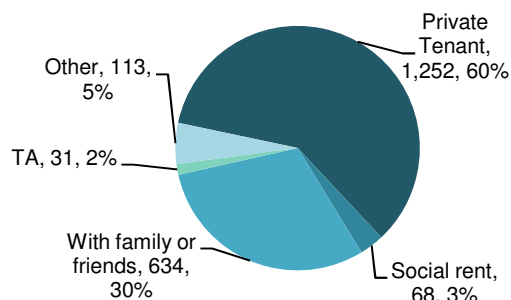


Source: bpha

The tables and chart below provide more information on the Help to Buy applicants

	Number of applicants	live in area	work in area	social tenants	with a disability	Average joint income	Average savings
Q4 2017/18	2,875	1,773	1,191	103	175	£33,143	£14,668
Q1 2018/19	3,030	1,853	1,216	111	193	£33,163	£14,944
Q2 2018/19	3,006	1,834	1,187	107	187	£33,293	£14,946
Q3 2018/19	3,110	1,897	1,211	110	195	£33,188	£15,175
Q4 2018/19	2,098	1,199	679	68	155	£33,690	£15,986

Brighton & Hove
Applicants by Current Housing Status



Source: bpha

Applicants by current housing status
Q4 2018/19

Council Tenant	22
Discounted Rent	2
Housing Association Tenant	46
Other	8
Owner Occupier	49
Private Tenant	1,252
Rent to Buy	3
Shared Owners	42
Temporary Accommodation (TA)	31
Tied Accommodation (Job)	9
With family or friends	634

² Bedfordshire Pilgrims Housing Association known as bpha is the administrator of Help to Buy

³ Includes households already living in the city and those wanting to move to the city

Homelessness Prevention and Relief

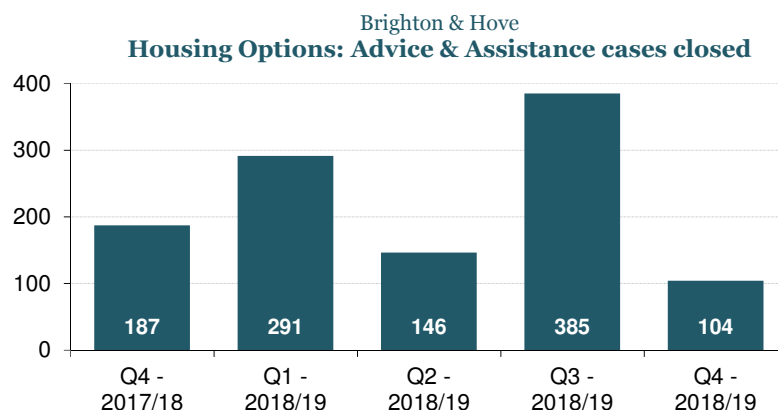
The Homeless Reduction Act 2018 requires that councils engage positively with all applicants who are ‘threatened with homelessness’ in order to plan and find mutually agreed housing outcomes that avoid homelessness. The period when an applicant is considered ‘threatened with homelessness’ has been extended from 28 to 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.

Council’s Housing Options Team Prevention and Relief Casework

Advice & Assistance: cases closed

During Q4 2018/19 a total of 104 cases were closed by the Council’s Housing Options Team.

These cases are not included in the prevention and relief outcomes reported in the following charts and tables.

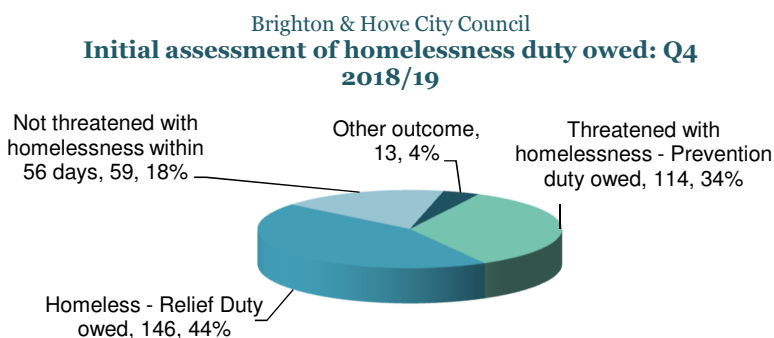


Source: BHCC Monitoring

Initial assessments in quarter

During Q4 2018/19 a total of 332 initial assessments of the homelessness duty owed to households were made.

- 114 (34%) were threaten with homelessness and a prevention duty was owed
- 146 (44%) were homeless and a relief duty was owed
- 59(18%) were not threatened with homelessness within 56 days
- 13 (4%) other outcome

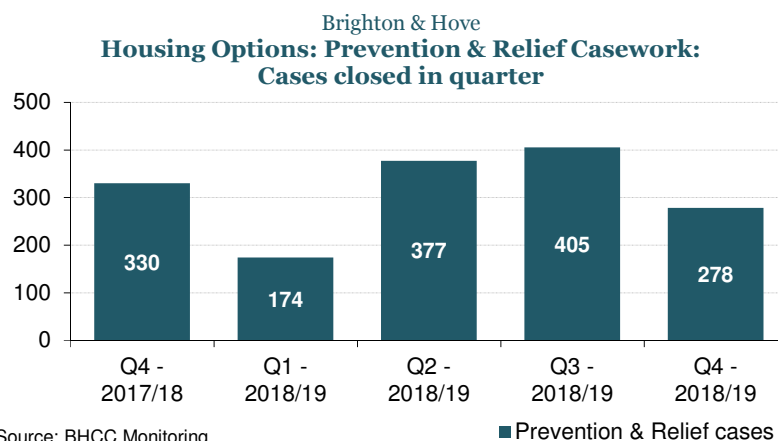


Source: BHCC monitoring

Prevention & Relief: cases closed

During Q4 2018/19 a total of 278 prevention and relief cases were closed by the Council’s Housing Options Team.

- 122 (44%) were prevention cases
- 156 (56%) were relief cases



Source: BHCC Monitoring

■ Prevention & Relief cases

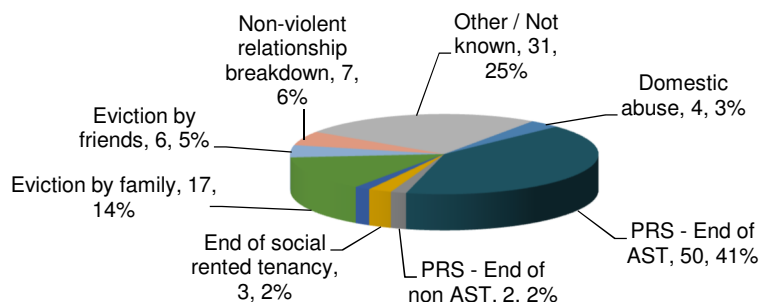
Housing Options Homelessness Prevention: Cases closed during quarter

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 122 households owed a prevention duty and the case was closed during the quarter.

- 23 (19%) evicted by family or friends
- 52 (43%) end of a private rented sector tenancy
- 4 (3%) domestic violence

Brighton & Hove City Council
Prevention: Reason for loss of last settled home (Q4 2018/19)



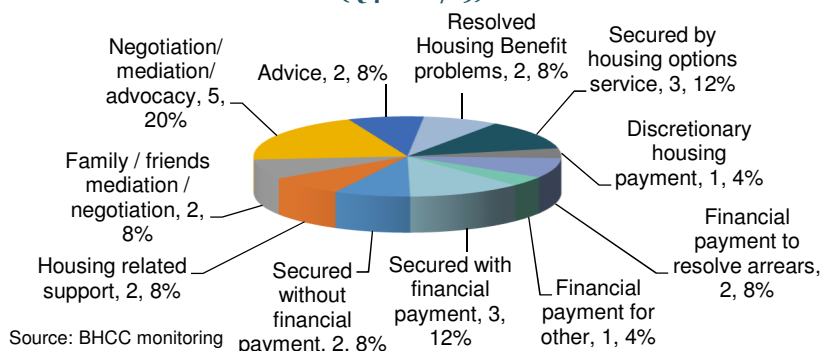
Source: BHCC monitoring

Sustained Accommodation:

The chart shows the prevention activity that helped 25 of the 122 households to sustain living in their current accommodation

72% of the households were able to continue to live in their private rented accommodation.

Brighton & Hove City Council
Prevention: Sustained Accommodation (Q4 2018/19)



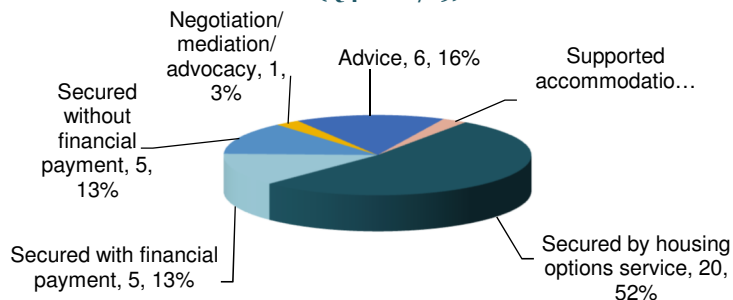
Source: BHCC monitoring

Alternative Accommodation:

The chart shows the prevention activity that helped 38 of the 122 households to find alternative accommodation for 6 months or more.

79% of the households secured alternative accommodation in the private rented sector.

Brighton & Hove City Council
Prevention: Alternative Accommodation (Q4 2018/19)



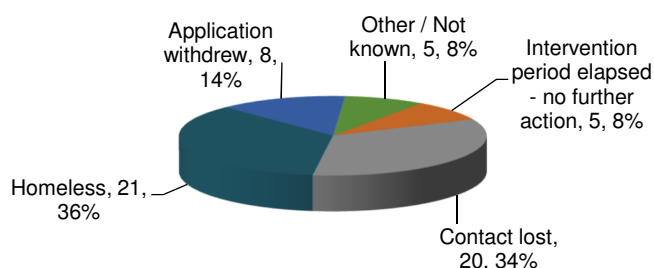
Source: BHCC monitoring

Other outcomes:

The chart shows the outcomes for the other 59 of the 122 households where their current accommodation was not sustained or they did not secure alternative accommodation.

For 36% of the 59 households a homeless outcome was unpreventable.

Brighton & Hove City Council
Prevention: Other Outcomes (Q4 2018/19)



Source: BHCC monitoring

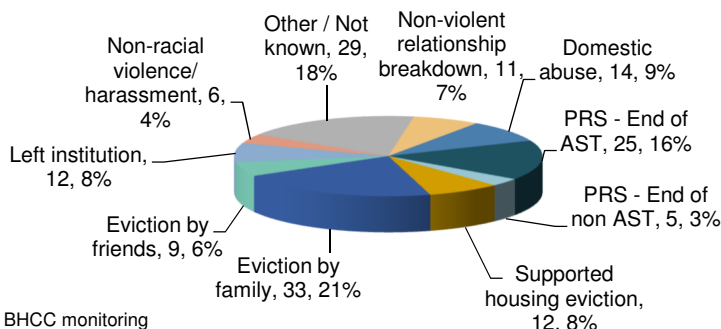
Housing Options Homelessness Relief: Cases closed during quarter

Reason for loss of accommodation:

The chart shows the reason for the loss of the last settled home of the 156 households owed a relief duty and the case was closed during the quarter.

- 42 (27%) evicted by family or friends
- 30 (19%) end of a private rented sector tenancy
- 11 (7%) non-violent relationship breakdown
- 14 (9%) domestic violence

Brighton & Hove City Council
Relief: Reason for loss of last settled home
(Q4 2018/19)



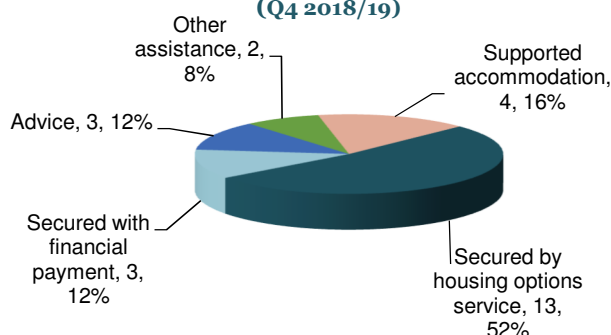
Source: BHCC monitoring

Secured Accommodation:

The chart shows the relief activity that helped of 25 of the 156 households to secure accommodation with a lease for 6 months or more.

- 56% in the private rented sector
- 36% in social housing

Brighton & Hove City Council
Relief: Secured Accommodation
(Q4 2018/19)



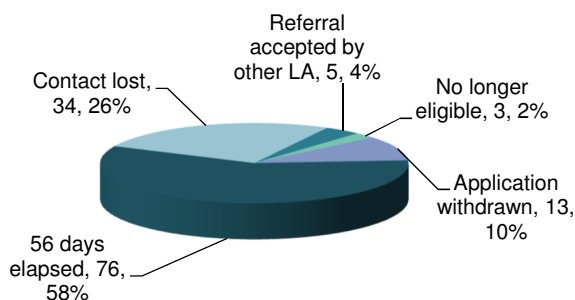
Source: BHCC monitoring

Other outcomes:

A total of 131 of the 156 households had not secured accommodation when the case was closed.

For 58% of households the period of 56 days for relief duty elapsed

Brighton & Hove City Council
Relief: Other Outcomes
(Q4 2018/19)



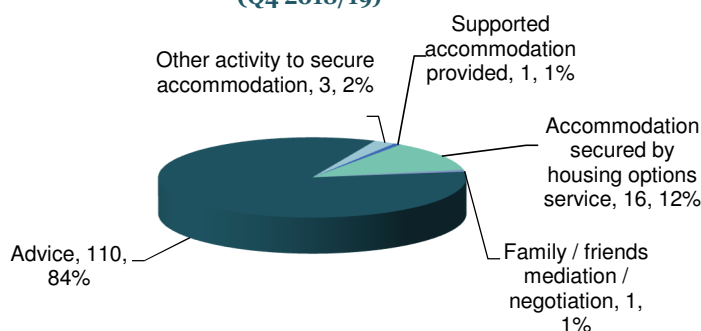
Source: BHCC monitoring

Other outcomes: Activity

The charts shows relief casework activity for the 131 households where the outcome was other than securing accommodation with a lease for 6 months or more.

- 84% of the households were given advice
- 12% were placed in accommodation secured by the local authority or a partner agency delivering housing options service

Brighton & Hove City Council
Relief: Other Outcomes Activities
(Q4 2018/19)



Source: BHCC monitoring

NB: The statistics reported in this bullet are different to the ones published by the MHCLG due to how the data is collected. Work is being undertaken to solve the differences

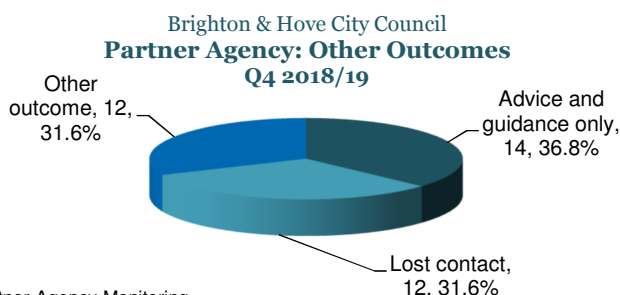
Partner Agencies Homelessness Prevention & Relief Activity

In addition to the prevention and relief casework completed by council's housing options team, the council also funds several external agencies to provide housing option services – Brighton YMCA and Brighton Housing Trust. .

Other outcomes

The charts shows the casework activity for 38 households where the outcome was other than securing current or alternative accommodation.

- 14 (36.8%) were given advice or guidance
- 12 (31.6%) households lost contact
- 12% (31.6%) other outcome

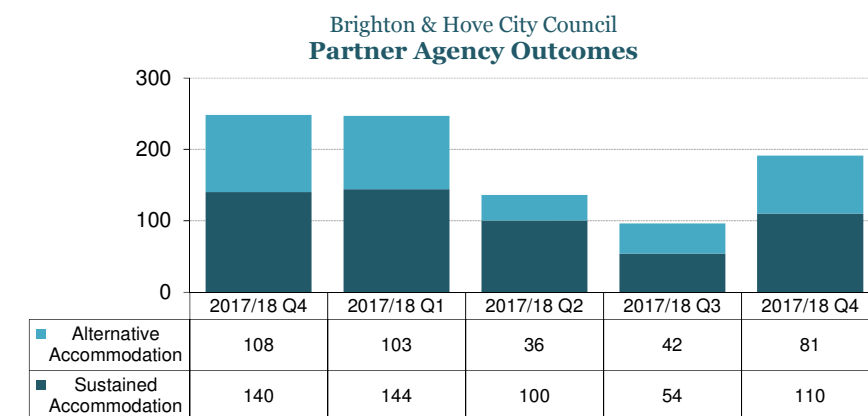


Source: Partner Agency Monitoring

Prevention and Relief

During Q4 2018/19 there were 191 households where homelessness was successfully prevented or relieved.

- 110 (58%) of households were helped to sustain their current accommodation
- 81 (42%) of households were helped to find alternative accommodation

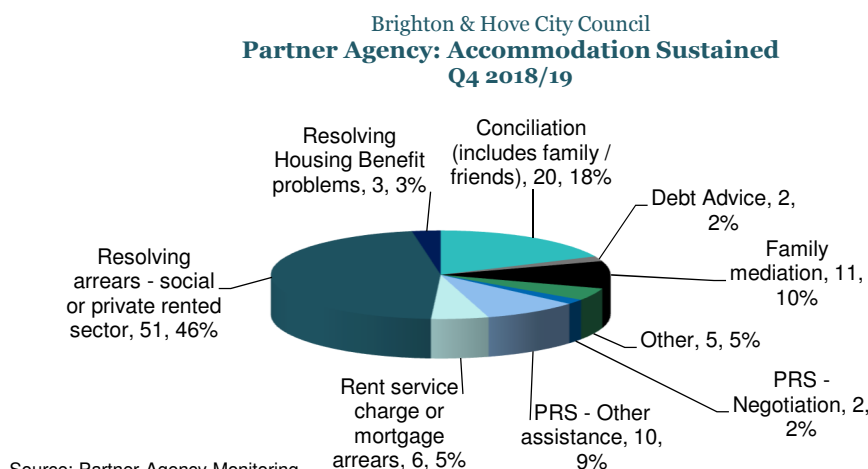


Source Partner Agency Monitoring

Sustained accommodation:

The chart shows the prevention and relief activity that helped a total 110 households to sustain living in their current accommodation.

- 46% were helped to sustain their current accommodation through resolving rent arrears
- 28% were helped to sustain their current accommodation through conciliation or family mediation

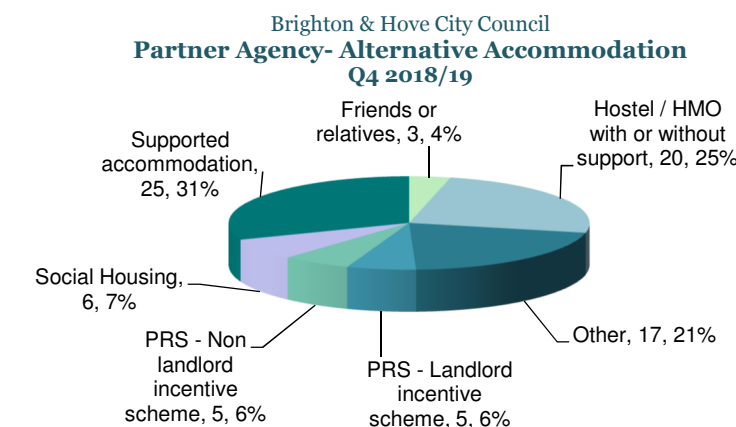


Source: Partner Agency Monitoring

Alternative accommodation:

The chart shows shows the prevention and relief activity that helped 81 households to find alternative accommodation through prevention work.

- 31% secured alternative housing in supported accommodation
- 12% secured alternative accommodation in the private rented sector



Source: Partner Agency Monitoring

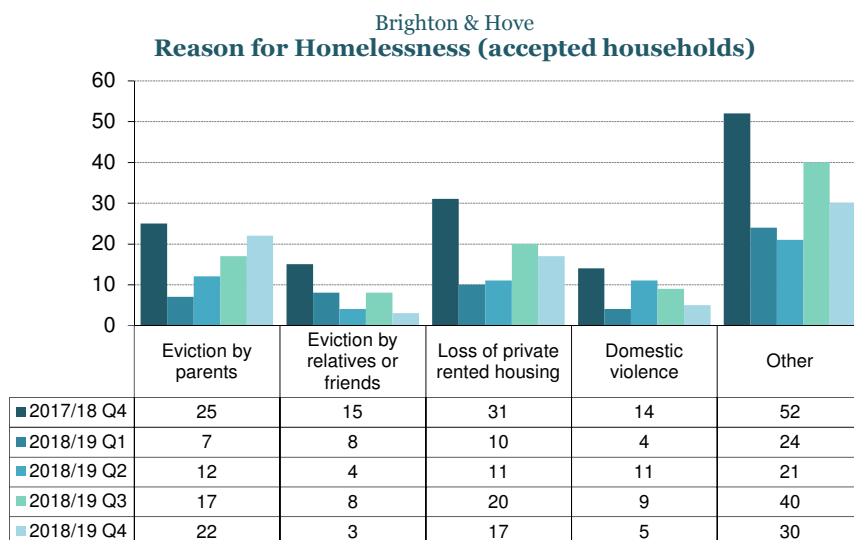
Homeless Applications and Acceptances in Brighton & Hove

	Q4 - 2017/18	Q1 - 2018/19	Q2 - 2018/19	Q3 - 2018/19	Q4 - 2018/19
Homeless decisions	216	77	74	129	93
Homeless acceptances	137	53	59	94	77
% Accepted	63.4%	68.8%	79.7%	72.9%	82.8%

Reason for Homelessness in Brighton & Hove

reason for homelessness for those households accepted in Brighton & Hove during the past 1 ¼ years.

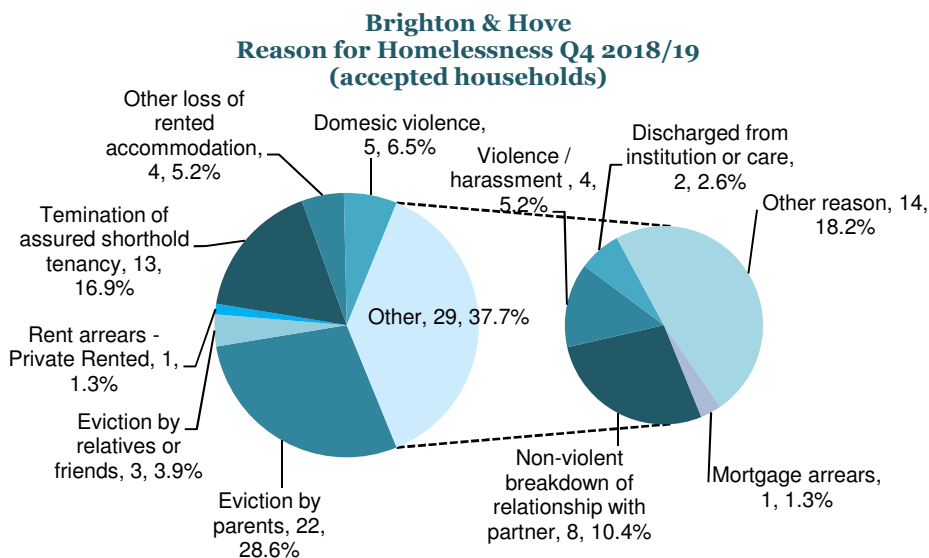
This quarter has seen a decrease in three of the main reasons for being accepted homeless.



Source: BHCC monitoring

The chart shows the reasons for homelessness in Q4 2018/17:

- 23.4% due to loss of private rented accommodation
- 28.6% due to eviction by parents
- 3.9% due to eviction by family and friends
- 6.5% due to fleeing domestic violence



Source: BHCC monitoring

Reason for Homelessness	Brighton & Hove									
	2017/18 Q4		2018/19 Q1		2018/19 Q2		2018/19 Q3		2018/19 Q4	
Eviction by parents	25	18%	7	13%	12	20%	17	18%	22	29%
Eviction by relatives or friends	15	11%	8	15%	4	7%	8	9%	3	4%
Termination of assured short-hold tenancy	21	15%	7	13%	10	17%	19	20%	13	17%
Other loss of rented accommodation	10	7%	3	6%	1	2%	1	1%	4	5%
Domestic Violence	14	10%	4	8%	11	19%	9	10%	5	6%
Other	52	38%	24	45%	21	36%	40	43%	30	39%
Total	137	100%	53	100%	59	100%	94	100%	77	100%

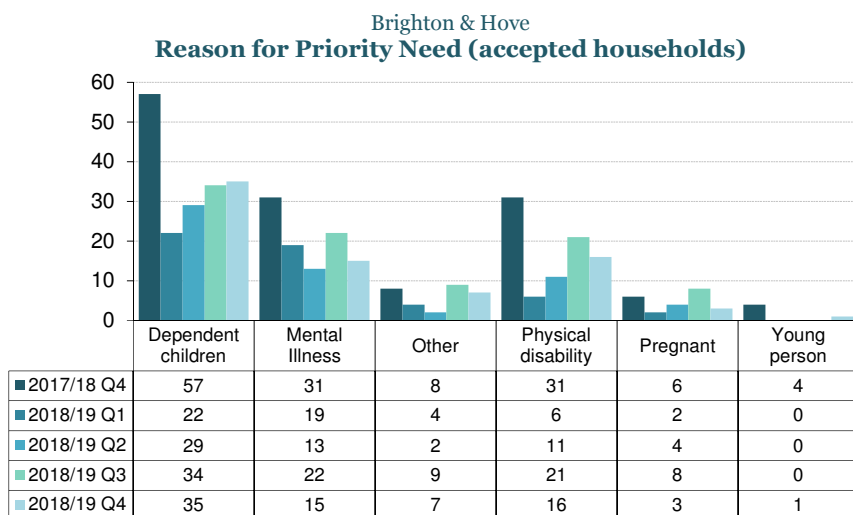
Homeless Applications and Acceptances in Brighton & Hove

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Homeless decisions	216	77	74	129	93
Homeless acceptances	137	53	59	94	77
% Accepted	63.4%	68.8%	79.7%	72.9%	82.8%

Reason for Priority Need in Brighton & Hove

The chart shows the reasons why households were accepted as homeless and found in priority need during the last 1¼ years.

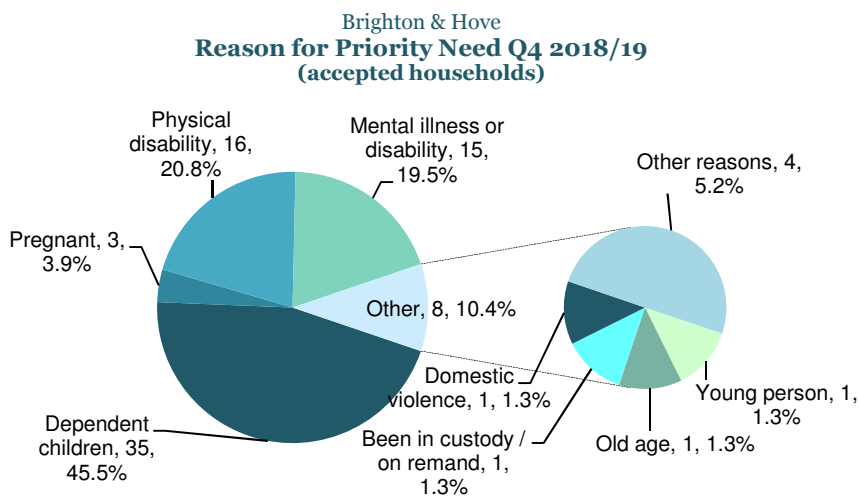
This quarter has seen a decrease in three of the main reasons for being in priority need.



Source: BHCC monitoring

The chart shows a percentage breakdown of the reasons for priority need of households who were accepted homeless in Q4 2018/19.

- 45.5% of those accepted as homeless were due to the households having dependent children
- 19.5% of those accepted were due to mental illness
- 20.8% of those accepted were due to physical disability
- 3.9% of those accepted were due to pregnancy



Source: BHCC monitoring

Reason for Priority Need	Brighton & Hove									
	2017/18 Q4		2018/19 Q1		2018/19 Q2		2018/19 Q3		2018/19 Q4	
Dependent children	57	42%	22	42%	29	49%	34	36%	35	45%
Pregnant	6	4%	2	4%	4	7%	8	9%	3	4%
Physical disability	31	23%	6	11%	11	19%	21	22%	16	21%
Mental illness or disability	31	23%	19	36%	13	22%	22	23%	15	19%
Old person	6	4%	1	2%	1	2%	3	3%	1	1%
Young person	1	1%	0	0%	0	0%	0	0%	1	1%
Other	5	4%	3	6%	1	2%	6	6%	6	8%
Total	137	100%	53	100%	59	100%	94	100%	77	100%

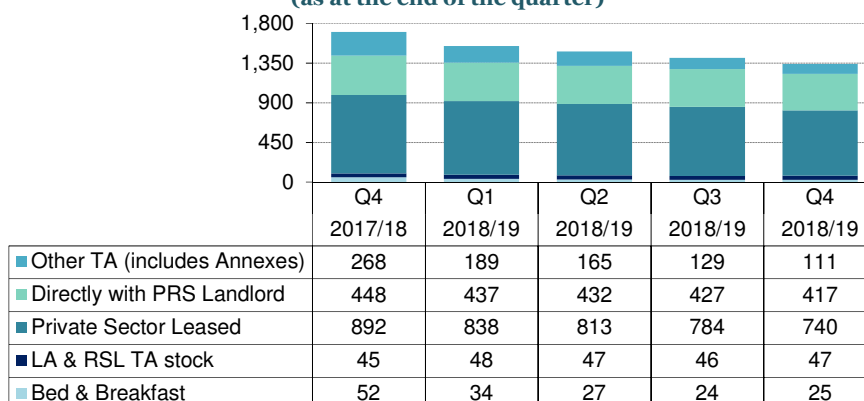
Households in Temporary Accommodation

The chart shows the number of households in Temporary Accommodation at the end of each quarter since Q4 2017/18.

On 31 Marh 2019 there were 1,340 households in Temporary Accommodation, 21% decrease over the year and 5% decrease over the quarter:

- 55% were in Private Sector Leased accommodation
- 31% were in accommodation directly acquired with PRS landlords
- 2% were in B&B accommodation

Brighton & Hove
Households in Temporary Accommodation
(as at the end of the quarter)



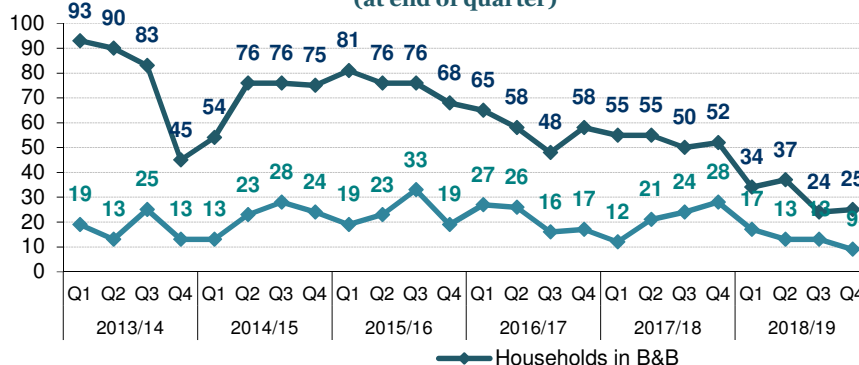
Source: BHCC monitoring

The chart shows the number of households in B&B accommodation on the last day of each quarter over the past few years.

The number of households placed in B&B this quarter was above the previous quarter.

Of the 25 households in B&B, for 9 (36%) there was a 'duty owed'.

Brighton & Hove
Households in B&B
(at end of quarter)



Source: PIE

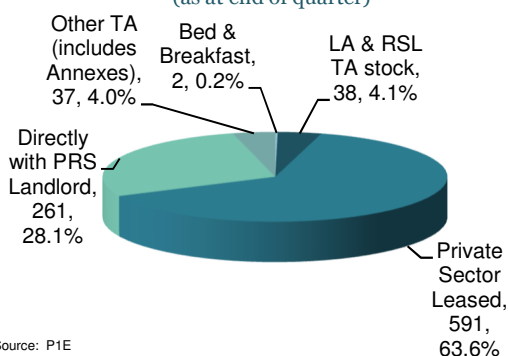
Our priority is to ensure families with children and/or pregnant women are not placed in B&B accommodation unless it is an emergency.

Of the 929 families with children and/or pregnant women in temporary accommodation, 2 (0.2%) were in B&B accommodation on 31 March 2019.

Of the 1,340 households in temporary accommodation, 47.2% were lone parents (44.1% female and 3.1% male) and 25.8% were one person households (17.1% males and 8.7% females).

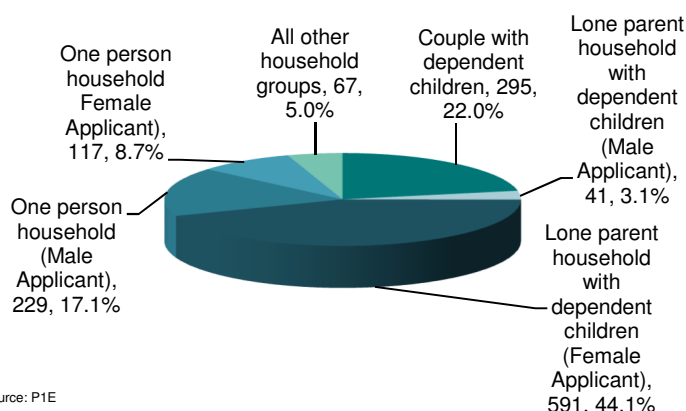
There were no young people aged 16/17 years old in Temporary Accommodation.

Brighton & Hove
Households with children / pregnant woman in Temporary Accommodation
(as at end of quarter)



Source: PIE

Brighton & Hove
Households in Temporary Accommodation
(as at end of quarter)



Source: PIE

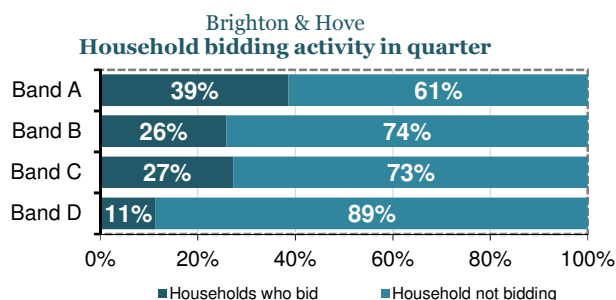
Homemove: Current Demand and Supply for Social Housing

On 1 April 2019, 9,872⁴ households were on the Housing Register and 171 homes were let during Q4 2018/19

10,570 households were eligible to bid for properties, either for the whole or part of the period between 1 January and 31 March 2019.

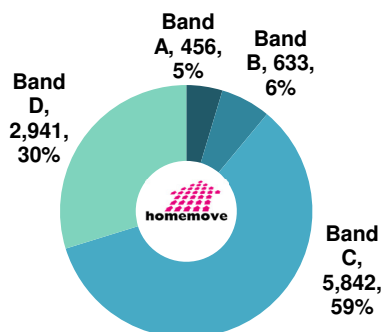
The chart shows the bidding activity of households in each band during Q4 2018/19; 39% in Band A, 26% in Band B, 27% in Band C and 11% in Band D bid.

During Q4 2018/19, a total of 18,632 bids were made on 308 properties advertised and 202 properties were let.⁵



By Banding

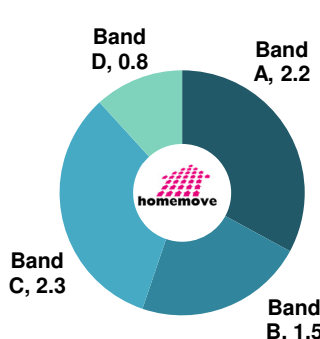
Brighton & Hove Housing Register by Banding (at 1 April 2019)



Source: Locata

The majority of households on the Housing Register are in Band C. Band A makes up 5% of the register

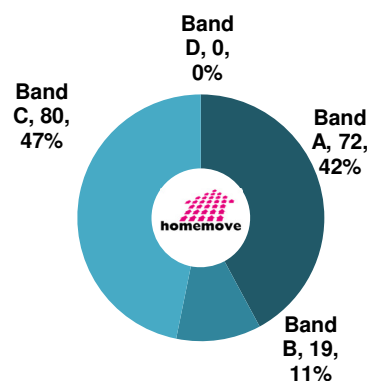
Brighton & Hove Bids per Household by Banding (January - March 2019)



Source: Locata

Households in Band C made the most bids, an average of 2.3 each. Band D made the fewest bids.

Brighton & Hove Lettings by Banding (January - March 2019)

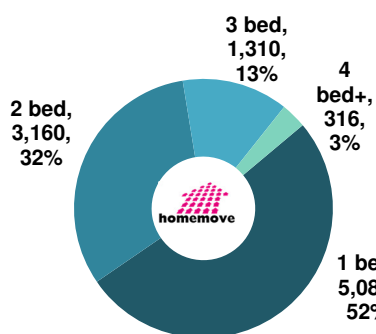


Source: Locata

80 (47%) of lets went to those in Band C; with 44 of those 80 lets to households accepted as homeless

By Property Size

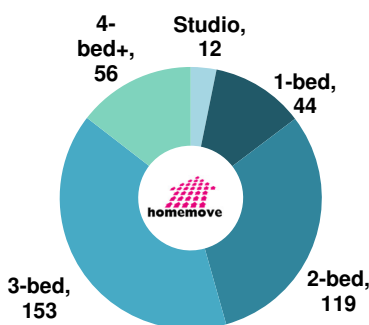
Brighton & Hove Households on Housing Register by Property Size Required (at 1 April 2019)



Source: Locata

52% of the Housing Register is comprised of households looking for 1-bed homes.

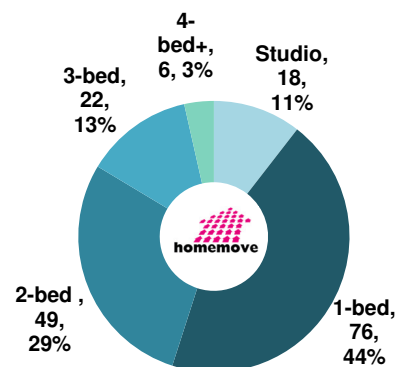
Brighton & Hove Average number of Bids by Property Size (January - March 2019)



Source: Locata

3-bed properties had the highest average of bids per home available with an average of 153 bids

Brighton & Hove Lettings by Property Size (January - March 2019)



Source: Locata

76 (44%) of available homes let during the period were 1-beds

⁴ Excludes suspended and pending households, and those offered or nominated a property

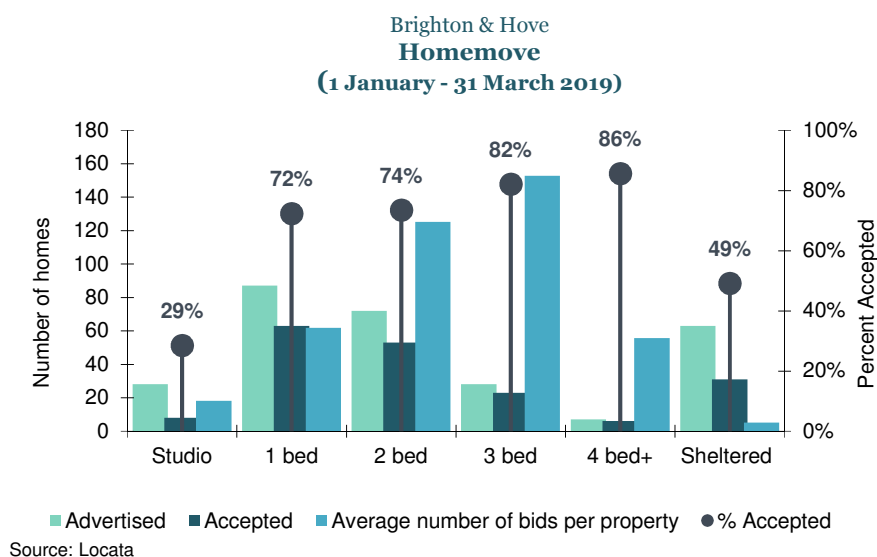
⁵ Some properties were advertised more than once

Homemove: Current Demand and Supply for Social Housing (continued)

The chart compares the number⁶ of general stock properties and also sheltered stock where the status of the property changed between 1 January and 31 March 2019.⁷

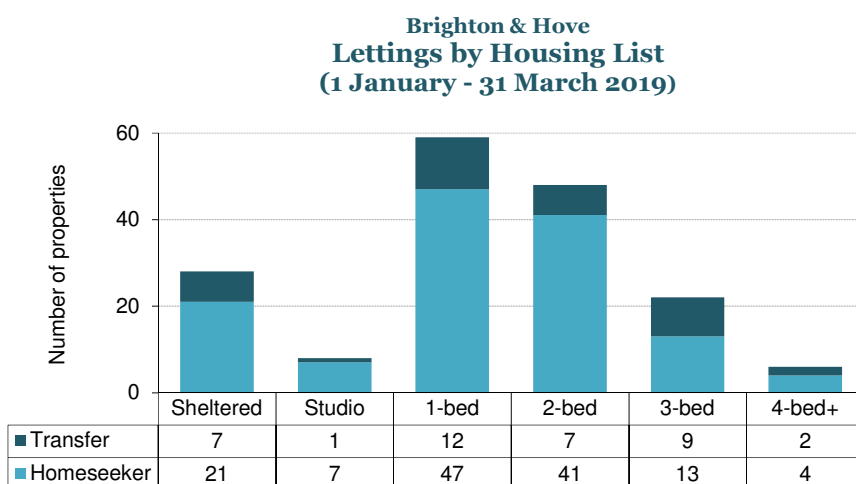
- number advertised
- number accepted⁸
- percentage accepted
- average bids per property

There were 285 properties where the status changed⁹ during the period monitored; 184 were accepted, 36 withdrawn, 48 re-advertised, 15 ready to offer and 2 ready to nominate.



The chart shows a breakdown of lettings¹⁰ by Housing List classification – whether they are a homeseeker or transfer applicant:

- 78% of lets were to homeseekers and 22% to transfers
- 71% of households housed from Band A were homeseekers
- 47% of households housed from Band B were homeseekers
- 91% of households housed from Bands C were homeseekers
- No households from Band D were housed



The table shows the number of years¹¹ those households that were re-housed during Q4 2018/19 had been on the housing register by property size.

Waiting	Number of years on housing register					
	Sheltered	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.1	0.3	0.1	0.2	0.3	0.4
Average	2.5	1.9	3.6	3.7	2.9	2.2
Longest	12.6	5.6	17.0	12.6	7.2	4.0

The table shows the number of years those households that were re-housed during Q2 2018/19 had been on the housing register by band.

Waiting	Number of years on housing register			
	Band A	Band B	Band C	Band D
Shortest	0.1	0.2	0.1	-
Average	2.6	1.8	4.1	-
Longest	11.2	4.0	17.0	-

At 20 days, a household in Band C waited the shortest amount of time on the housing register to be re-housed – they were re-housed to 2-bed sheltered flat.

⁶ The number of properties may include duplication where the same property has been advertised, withdrawn and then re-advertised

⁷ Sheltered includes both sheltered and extra care properties (8x extra care and 55 sheltered)

⁸ Accepted includes lets, offered, nominations, nomination offered and acceptances

⁹ Status changed: let, accepted, offered, ready to offer, re-advertised, withdrawn, nomination offered, nominated, ready to nominate

¹⁰ Sheltered includes households housed / rehoused to sheltered and extra care homes (3x extra care and 18x sheltered)

¹¹ As households 'bid' for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register (e.g. if they chose to move to a popular area where very few properties become vacant and the demand is high)

Homemove: Demand and Supply for Households in Band A & B

Households in Bands A and B are households in the most need of housing/re-housing. Households in Band A are identified as being in urgent need to move and those in Band B as being high priority to move. On 1 October 2018 there were 1,294 households on the Housing Register in these bandings. During Q2 2018/19, 71 households in Bands A and B were re-housed and 1,453 were on the housing register at some point during this period.

On 1 April 2019 there were 1,089 households in Bands A and B on the Housing Register (456 in Band A and 633 in Band B)

- 126 (12%) sheltered homes
- 440 (40%) 1-bed homes
- 290 (27%) 2-bed homes
- 174 (16%) 3-bed homes
- 59 (5%) 4-bed+ homes

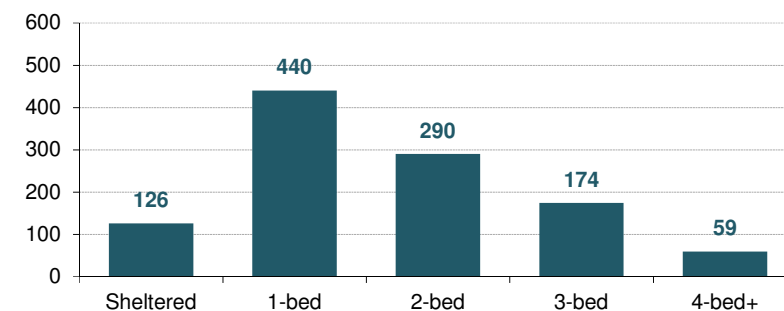
Of the 233 households needing a 3-bed+ home, 83 (36%) had a family member with medical needs and 100 (43%) were living in a home too small for them.

During Q4 2018/19 there were 91 homes let to households in Bands A & B (72 to Band A and 19 to Band B)

- 5 (5%) sheltered¹²
- 34 (37%) studio / 1-bed homes
- 28 (31%) 2-bed homes
- 18 (20%) 3-bed homes
- 6 (7%) 4-bed+ homes

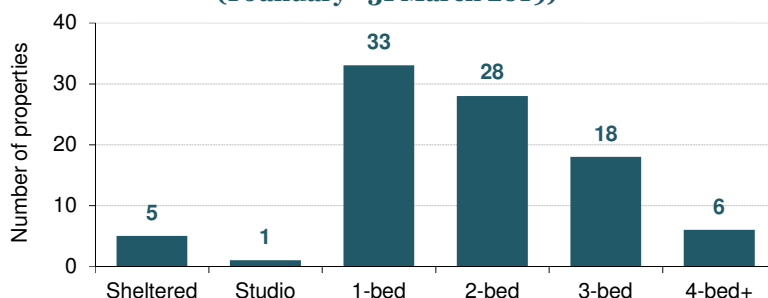
Of the 24, 3-bed+ homes let, 5 (21%) were to families with a member who had medical needs and 6 (25%) were to families living a home too small for them

Brighton & Hove
Households in Bands A & B on Joint Housing Register as at 1 April 2019



Source: Locata

Brighton & Hove
Lettings to Households in Bands A & B
(1 January - 31 March 2019)



Source: Locata

The table shows the number of years¹³ those households in Bands A & B that were re-housed during Q4 2018/19 had been on the housing register.

Waiting	Number of years on housing register: Band A & B						All
	Sheltered	Studio	1-bed	2-bed	3-bed	4-bed+	
Shortest	0.3	0.3	0.1	0.2	0.3	0.4	0.1
Average	2.1	0.3	2.5	2.6	2.3	2.2	2.4
Longest	5.2	0.3	11.2	7.2	6.6	4.0	11.2

The table shows the ratio of households in Bands A & B that were housed per 100 households on the Housing Register for the same period.

In Q4 2018/19 there were 8.8 households housed in 3-bed homes from Bands A & B for every 100 households in the same bandings and on the housing register needing 3-bed home and eligible to bid during the quarter.

	Brighton & Hove Households housed in Bands A & B (per 100 Band A & B households on Housing Register needing that size)				
	2017/18 Q4	2018/19 Q1	2018/19 Q2	2018/19 Q3	2018/19 Q4
Sheltered	8.0	4.4	3.7	3.1	3.3
Studio & 1-bed	3.6	4.2	4.5	5.3	6.8
2-bed	7.5	6.1	5.4	5.8	7.9
3-bed	6.2	6.4	6.2	5.1	8.8
4-bed +	0.0	1.3	7.9	0.0	8.8

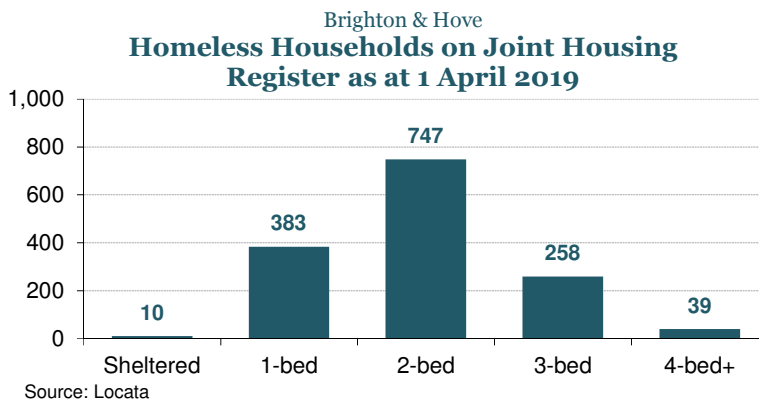
¹² Sheltered includes households re-housed to sheltered and extra care homes (1x extra care and 4x sheltered)

¹³ As households 'bid' for the property of their choice, this may, in some instances, effect the length of time they spend on the housing register (e.g. if they chose to move to a popular area where very few properties become vacant and the demand is high)

Homemove: Demand and Supply: Homeless Households

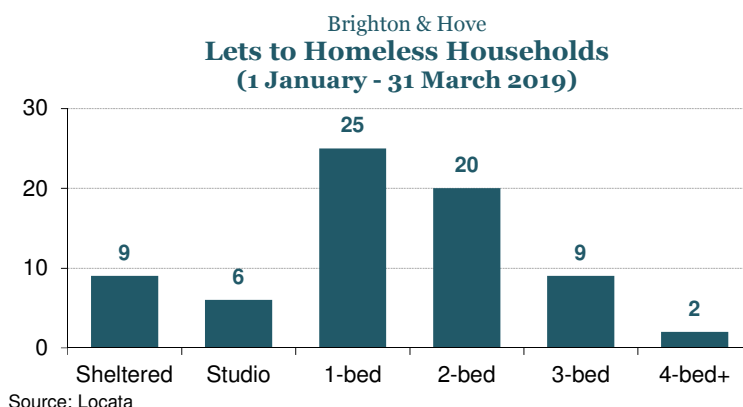
1,437 households on the Housing Register on 1 April 2019 had been accepted as unintentionally homeless and in priority need

- 10 (1%) sheltered homes
- 383 (26%) 1-bed homes
- 747 (52%) 2-bed homes
- 258 (18%) 3-bed homes
- 39 (3%) 4-bed+ homes



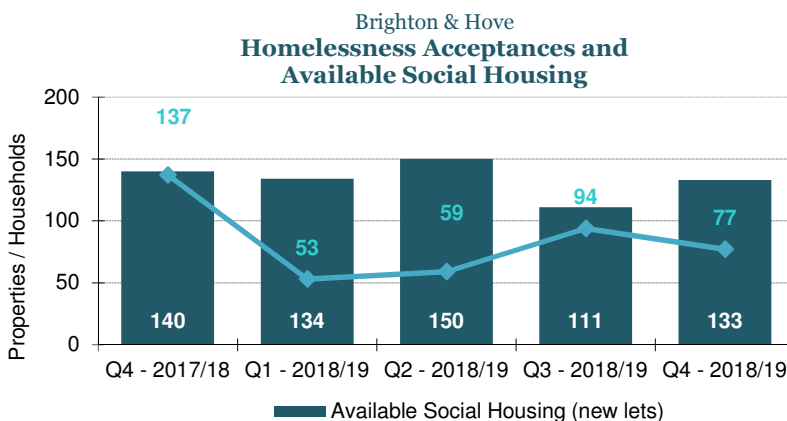
During Q4 2018/19 a total of 71 properties were let to households who had been accepted as unintentionally homeless and in priority need

- 9 (13%) sheltered homes
- 31 (43%) studio / 1-bed homes
- 20 (28%) 2-bed homes
- 9 (13%) 3-bed homes
- 2 (3%) 4-bed+ homes



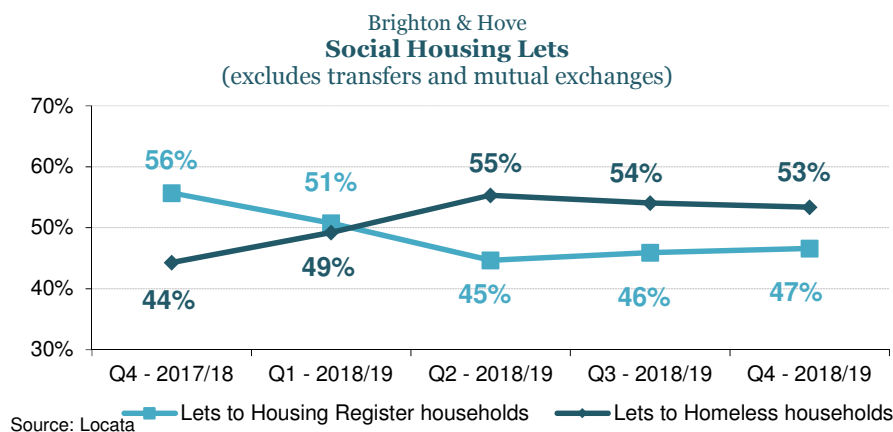
The chart compares the number of social housing units available as 'new lets' to the number of households accepted as homeless over the past 1¼ years

During Q4 2018/19 a total 77 households were accepted as unintentionally homeless and in priority need and 133 social rented properties were let to new tenants.¹⁴



The chart shows a percentage split between 'new' lets to homeless households and other homeseekers (excluding transfers and mutual exchanges) on the housing register over the past 1¼ years.

During Q4 2018/19, 53% of the 'new' social housing lets were to households on the housing register who had been accepted as unintentionally homeless and in priority need.



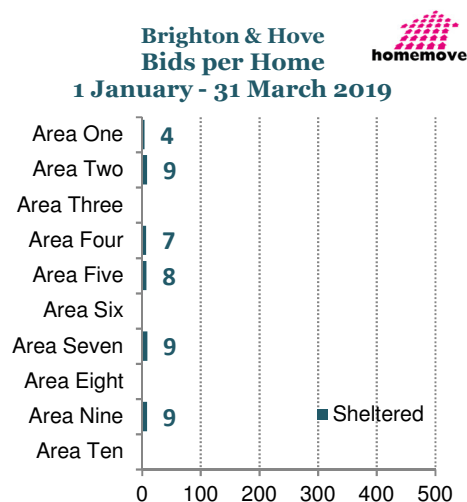
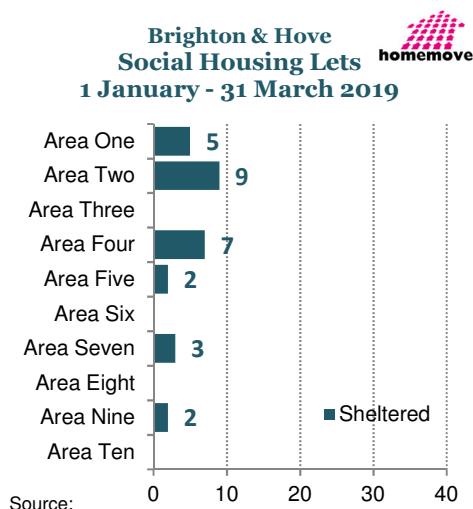
¹⁴ The number of households accepted as homeless has been impacted by the changes in homelessness casework now in place under the Homeless Reduction Act 2018

Homemove: Lettings to Social Housing (1)

Sheltered Housing

28 sheltered homes were let (1x 1-bed bungalow, 10x studio flats, 16x 1-bed flats and 1x 2-bed flat). 206 bids were made, averaging 7 bids per home.

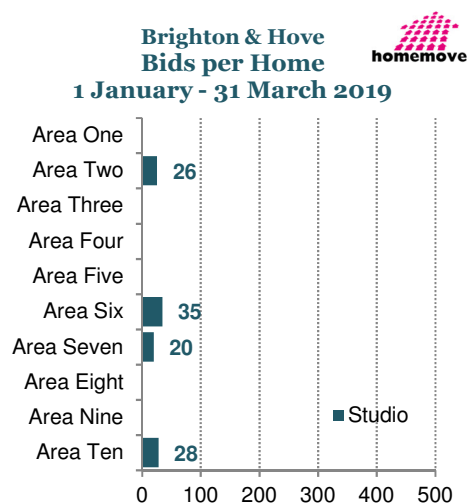
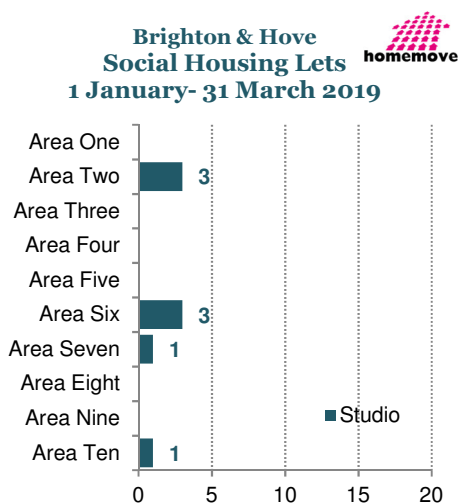
- 3x 1-bed flats let in Area Two were extra care flats
- The property receiving the highest number of bids was the 1-bed bungalow in Area Four (33 bids)
- 4 properties received 1 bid each; 2 in Area Two and 2 in Area Four.



Studio Flats

8 studio homes were let during the period monitored (8x flats). A total of 229 bids were made giving an average of 29 bids per available studio home

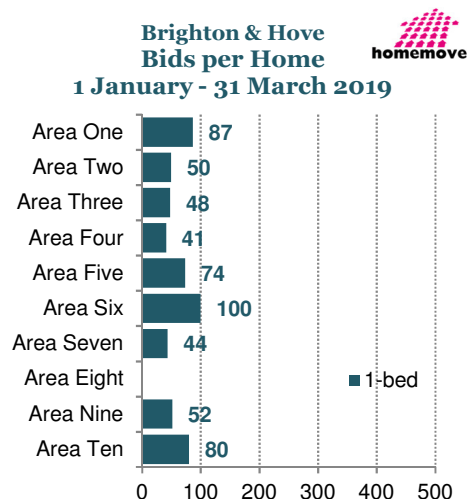
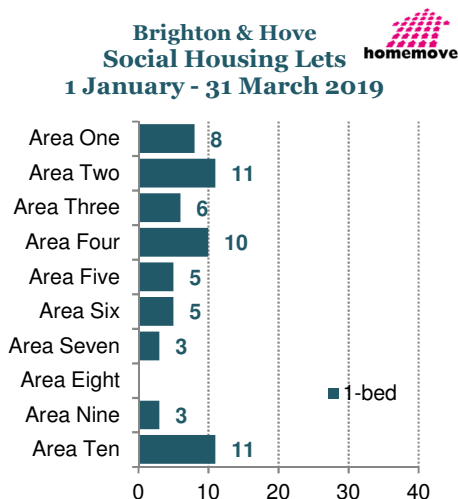
- The property receiving the highest number of bids was a studio in Area Two (47 bids)
- The property receiving the lowest number of bids was a flat in Area Two (10 bids)



1 Bed Homes

A total of 3,969 bids were made on a total of 59 1-bed homes let during the period monitored (58x flats and 1x bungalow) giving an average of 67 bids per home.

- The property receiving the highest number of bids was a flat in Area One (162 bids)
- The property receiving the lowest number of bids was a flat in Area Four (7 bids)



City Areas

- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecoomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll

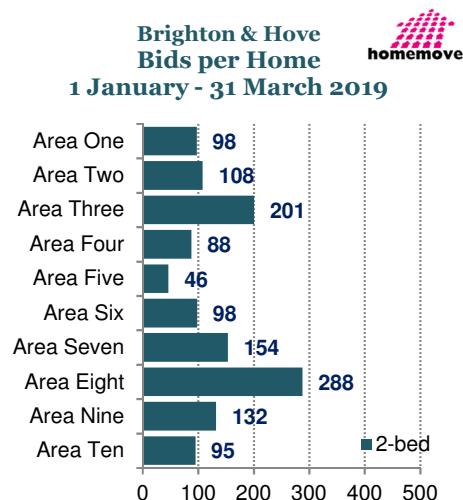
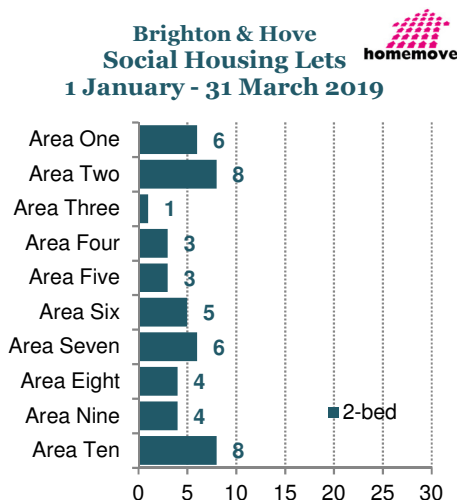
- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Hove Park / Withdean
- Area Eight Rottingdean Coastal / Woodingdean
- Area Nine South & North Portslade
- Area Ten Brunswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish

Homemove: Lettings to Social Housing (2)

2 Bed Homes

A total of 48 2-bed homes were let during the period monitored with a total of 5,908 bids averaging 123 bids.

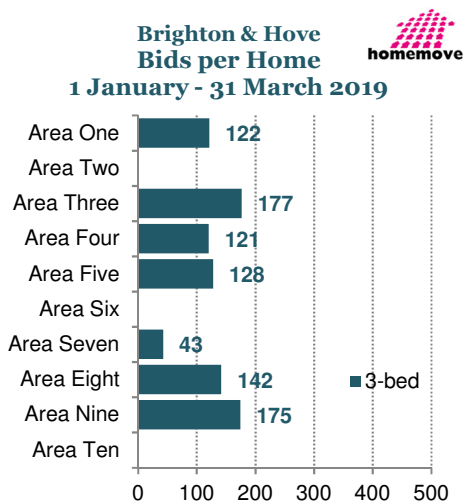
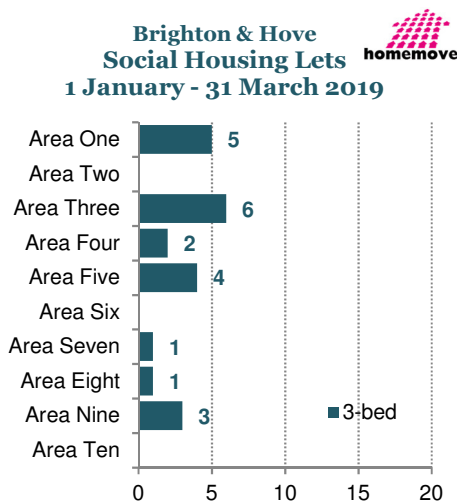
- 2x maisonette, 7x houses, and 39x flats
- A house in Area Seven received highest number of bids (366 bids)
- A flat in Area Five received the least number of bids (36 bids)



3 Bed Homes

A total of 22 3-bed homes were let during the period monitored with a total of 3,132 bids made averaging 142 bids per home.

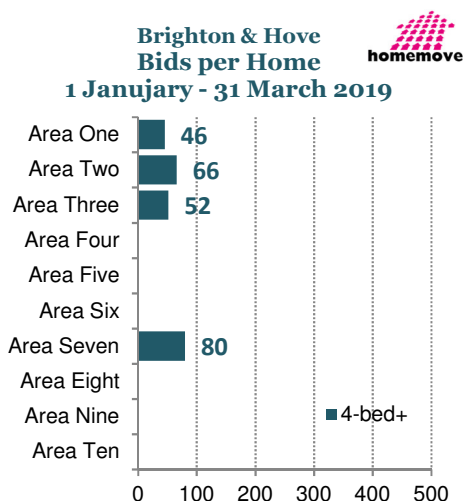
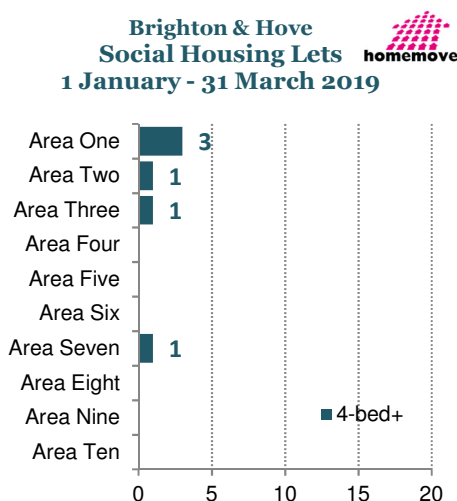
- 1x bungalow, 16x houses, 2x maisonettes and 3x flats
- A house in Area Five received the highest number of bids (262 bids)
- A flat in Area One received the least number of bids (28 bids)



4+ Bed Homes

A total of 6 4-bed+ homes were let during the period monitored with a total of 336 bids made averaging 56 bids per home.

- 4x 4-bed houses and 2x 5-bed house
- A 4-bed house in Area Seven received the highest number of bids (80 bids)
- A 4-bed house in Area One received least number of bids (33 bids)



City Areas

- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll
- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Hove Park / Withdean
- Area Eight Rottingdean Coastal / Woodingdean
- Area Nine South & North Portslade
- Area Ten Brunswick & Adelaide / Central Hove / Goldsmid / Regency / Westbourne / Wish

Homemove: Average Rents

Average rents this quarter

The table shows the average rents for homes let this quarter broken down by property size and tenure type. 93% (159) of the homes let were for social rent and 7% (12) were affordable rent. The overall average rent for homes let for social rent was £83.06 per week and for affordable rent was £181.64 per week.

Brighton & Hove						
Average weekly rent: Q4 2018/19						
	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	28	£79.27	25	£74.17	3	£121.76
Studio	8	£65.80	8	£65.80	-	£-
1-bed	59	£81.72	56	£77.90	3	£153.02
2-bed	48	£90.35	46	£85.98	2	£190.87
3-bed	22	£117.72	19	£99.97	3	£230.14
4-bed+	6	£148.61	5	£121.70	1	£283.14
All	171	£89.97	159	£83.06	12	£181.64

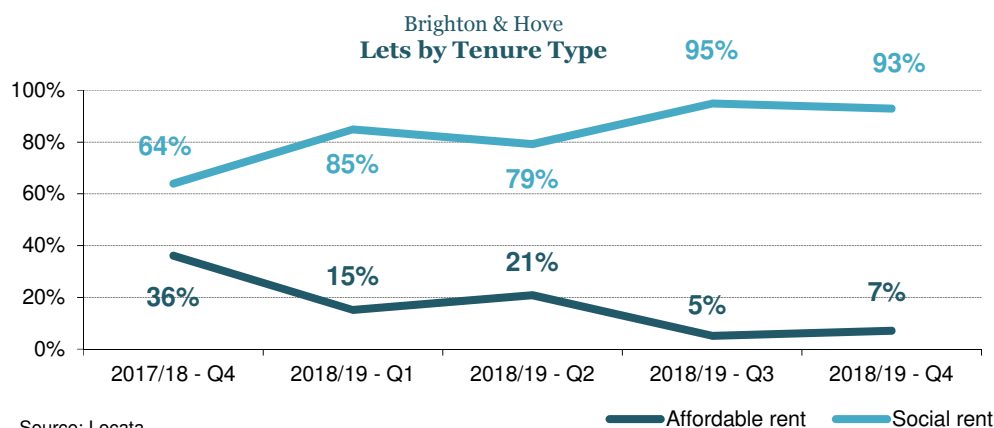
Average rents over last 5 quarters

The table shows the number of homes let over the last 5 quarters and the average weekly rents. This quarter saw a increase in the number of properties let and also a increase in the number that were for affordable rent.

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
Q4 2017/18	205	£112.06	131	£82.06	74	£165.16
Q1 2018/19	185	£98.64	157	£82.47	28	£189.29
Q2 2018/19	202	£99.35	160	£81.05	42	£169.09
Q3 2018/19	156	£86.10	148	£81.69	8	£167.65
Q4 2018/19	171	£89.97	159	£83.06	12	£181.64

Homes let by tenure type

The chart shows the breakdown of homes let by tenure type over the last 5 quarters. This quarter 12 (7%) of lets were affordable rented homes compared to 74 (36%) in Q4 2017/18.



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