

Housing Strategy

2004-2007

Statistical Bulletin

2007/08

Q3

(Oct - Dec)



Brighton & Hove

HOUSING

“the well-being of the city”

Issue 13 – March 2008

In 2004 we produced our ‘fit for purpose’ Housing Strategy Update 2004-2007. Our housing aims underpin the city-wide priorities contained in the 2020 Community Strategy “*Creating the city of opportunities*”, set by the Local Strategic Partnership.

Brighton & Hove’s Housing Strategy aims are to:

- Ensure that local people have somewhere to live
- Raise housing quality toward a decent home for all
- Improve housing care and support
- Make homes warm, energy efficient and more affordable
- Strive for equal access to housing and services
- Make neighbourhoods safe, attractive and sustainable
- Widen housing choices for local people
- Ensure good housing contributes to city regeneration and renewal
- Promote health, well-being and learning through appropriate housing solutions

Ultimately, our housing vision is:

“To do all within our power to ensure all the people of Brighton & Hove have access to decent affordable housing that enables a good quality of life.”

To ensure that we meet the aims and priorities for the city, performance monitoring is carried out and reported on a regular basis. We use this key information to assist in developing services and providing resources to meet the needs of the people living in Brighton & Hove.

The bulletin has also been designed to provide colleagues with performance information and statistics regarding housing needs for use in service planning, reports and publications.

We hope that this information will be of use to you and also help ensure consistency in reported data. If you have any comments or suggestions regarding this bulletin, please contact us. For your convenience, a feedback form is included at the end of this document.

The information in this bulletin is collated from sources both within the council and from the DCLG. There are minor statistical anomalies between the annual, quarterly and monthly figures reported in this bulletin due to ongoing changes in the circumstances of households making homeless applications.

Housing Strategy Team, Brighton & Hove City Council
Bartholomew House, Bartholomew Square, Brighton, BN1 1JP
Tel: +44 (0)1273 293055 Fax: +44 (0)1273 293168

Homelessness Comparisons

This chart looks at the number of homeless applications per 1,000 households, and compares England, the South East and Brighton & Hove.

Our homelessness prevention work has ensured that the number of people having to make homelessness applications has remained less than 2 households per 1,000 over the past 1½ years.

The number of homeless applications in the city continues to be higher than that recorded regionally but similar to that recorded nationally.

A similar pattern has emerged for the number of homeless acceptances per 1,000 households.

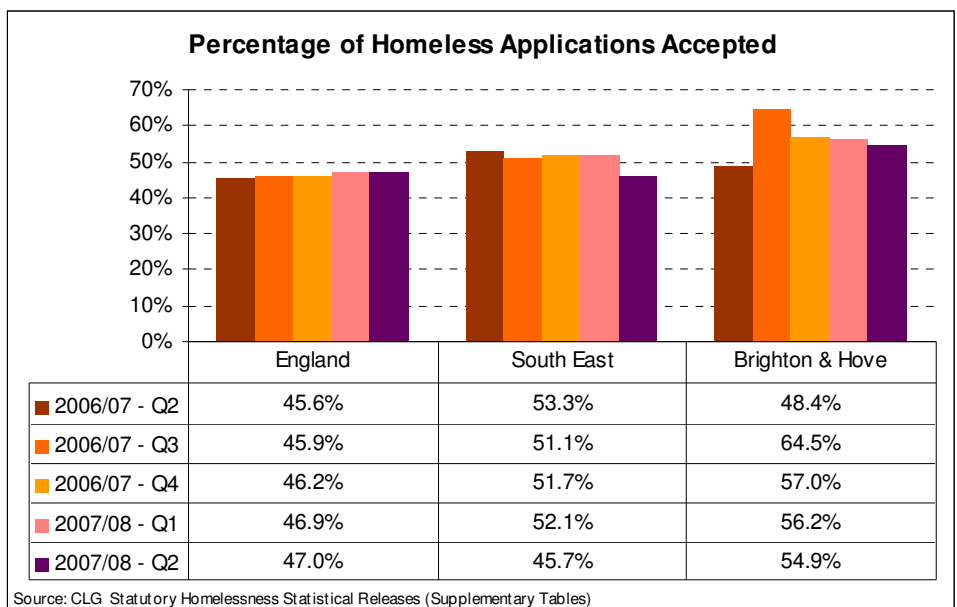
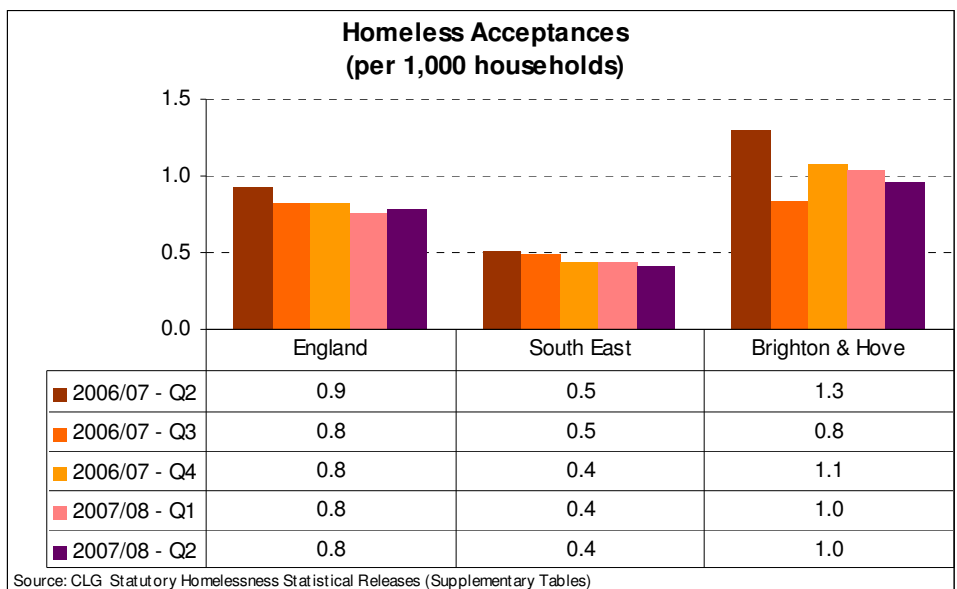
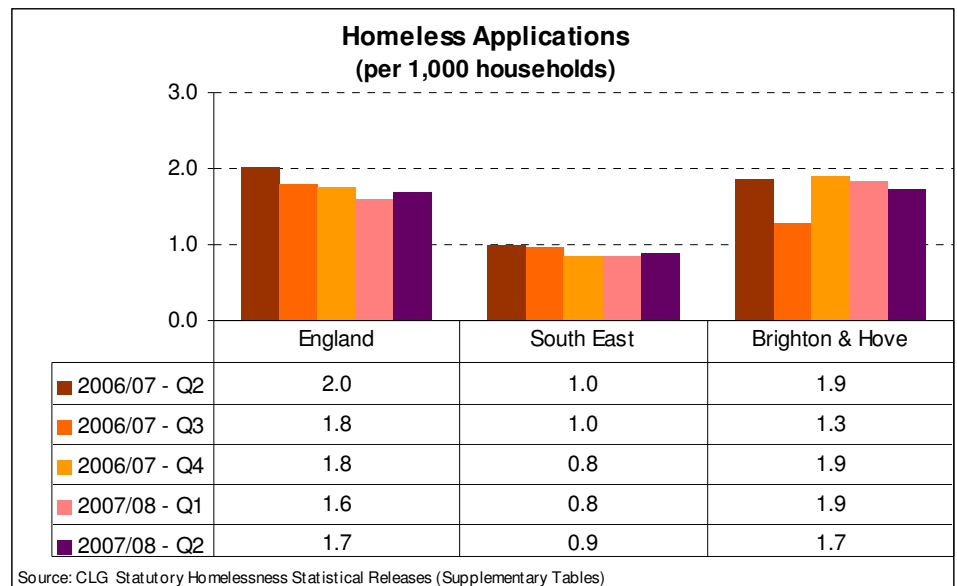
The rate of homelessness has remained higher in the city than regionally, but at a similar level to national figures.

The acceptance rate in Brighton & Hove is almost a quarter less than the same period last year.

This chart shows the pattern of homeless applications accepted over the past five quarters.

The percentage of households making homeless applications and being accepted continues to be higher than both the national and regional percentage and highlights the housing needs in the city.

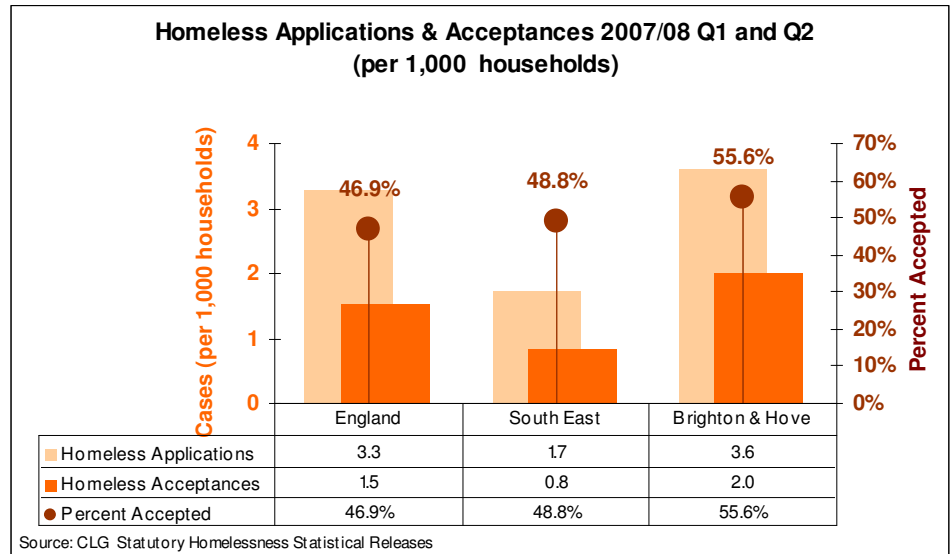
This figure should not be taken in isolation but considered against the continued reduction in homeless applications and acceptances. Our homelessness prevention service ensures that only the most severe cases result in homelessness.



Homeless Applications & Acceptances

This chart compares the number of homeless applications and acceptances per 1,000 households, and the percentage of applications accepted in England, the South East and Brighton & Hove during the first six months of 2007/08.

The high percentage of acceptances can be attributed to our housing options services, preventing homelessness in all but the most severe cases.

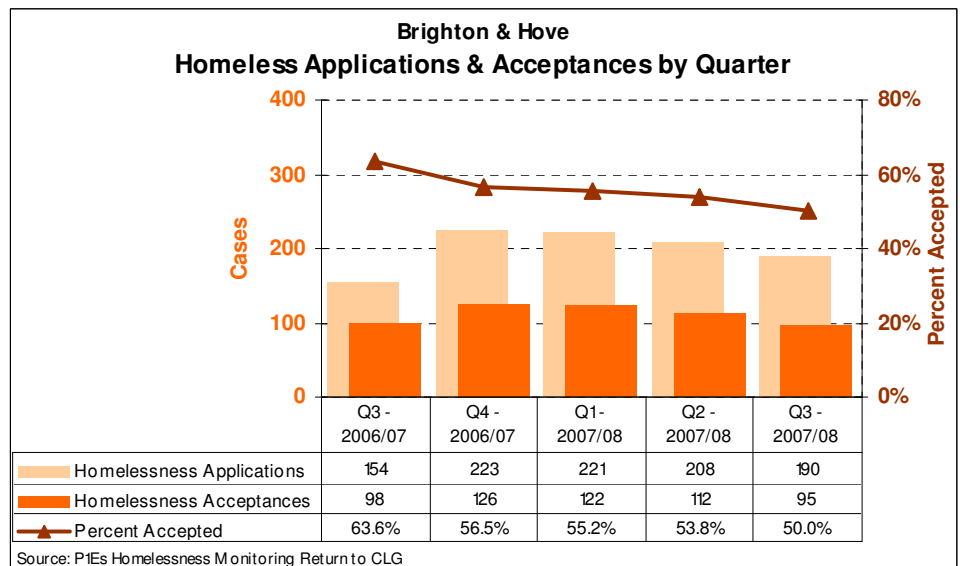


This chart shows the pattern of homeless decisions in Brighton & Hove over the past 15 months.

This quarter has seen the number of households making homeless applications at the lowest since Q3 2006/07.

The number of households being accepted is the lowest level since the first bulletin was first published (Q1 2004/05)

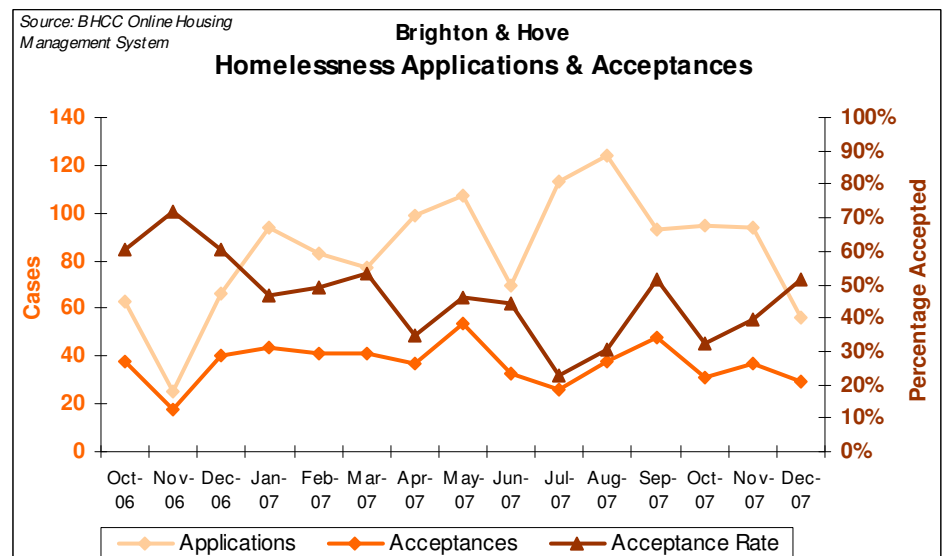
The percentage of applications accepted is at the lowest since Q3 2005/06



Since January 2005 we have continued to maintain a low level of homeless applications and acceptances as a result of our homelessness prevention work.

The chart illustrates the monthly trends over the past 15 months.

As a result of our housing options teams preventing homelessness in all but the most severe cases, a high acceptance rate amongst those ultimately needing to make homelessness applications is expected.



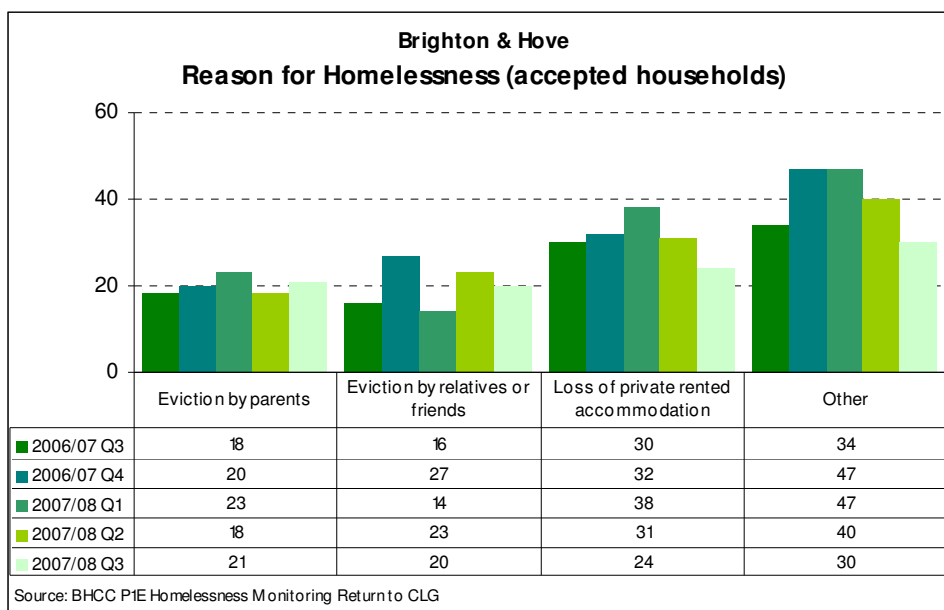
Reason for Homelessness in Brighton & Hove

The chart shows the reason for homeless for those households accepted in Brighton & Hove during the past 1 ¼ years.

The loss of private rented accommodation as a reason for being accepted homeless still is the common single cause of homelessness in the city.

2007/08 Q3 has seen eviction by by parents as the second common single common cause for being accepted homeless in the city and eviction relatives or friends the third.

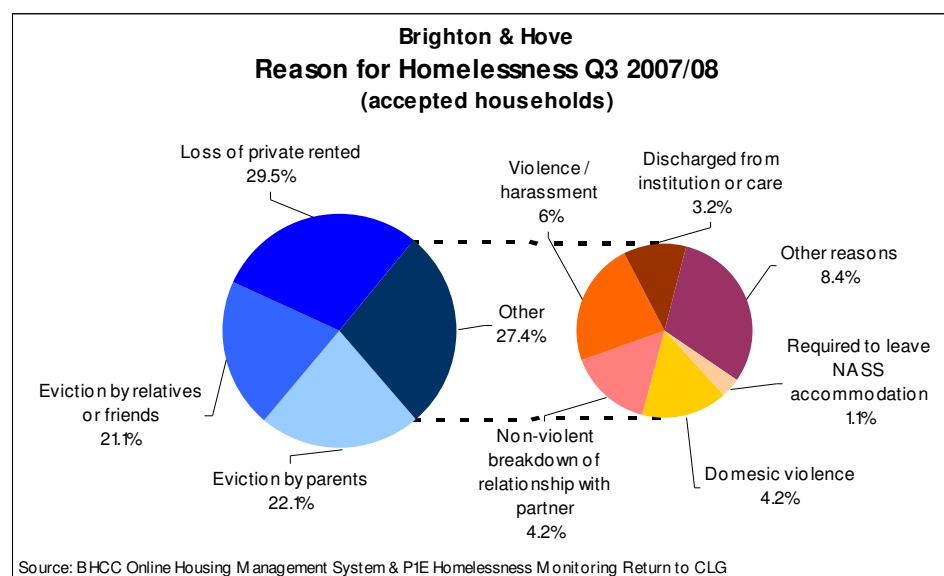
Homelessness due to Domestic Violence decreased by over ⅓ this quarter with 4 households accepted



The chart shows the reasons for homelessness in Q3 2007/08.

Nearly ¾ of all homelessness is as a result of 3 prime causes:

- 29.5% of all homelessness is due to loss of private rented accommodation
- 22.1% of all homelessness is due to eviction by parents
- 21.1% of all homelessness is due to eviction by family and friends



The table below compares our figures to those reported for England from Q2 2006/07 to Q2 2007/08. Brighton & Hove has a higher than average rate of homelessness arising from evictions by relatives or friends and also from loss of private rented accommodation. Evictions by parents and as a result of domestic violence are below the national average.

Reason for Homelessness	2006/07 Q2		2006/07 Q3		2006/07 Q4		2007/08 Q1		2007/08 Q2	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Eviction by parents	23.3%	31.8%	23.0%	18.4%	23.4%	15.9%	23.4%	18.9%	23.0%	16.1%
Eviction by relatives or friends	13.6%	13.2%	13.8%	16.3%	13.8%	21.4%	12.8%	11.5%	13.1%	20.5%
Loss of private rented accommodation	18.7%	16.6%	18.1%	30.6%	19.5%	25.4%	21.2%	31.1%	20.5%	27.7%
Domestic violence	13.6%	7.9%	13.3%	7.1%	12.8%	2.4%	12.3%	7.4%	13.4%	11.6%
Other	30.8%	30.5%	31.8%	27.6%	30.5%	34.9%	30.3%	31.1%	30.0%	24.1%

Source: CLG Homelessness Statistical Release Table 4 & BHCC P1E Homelessness Return to CLG

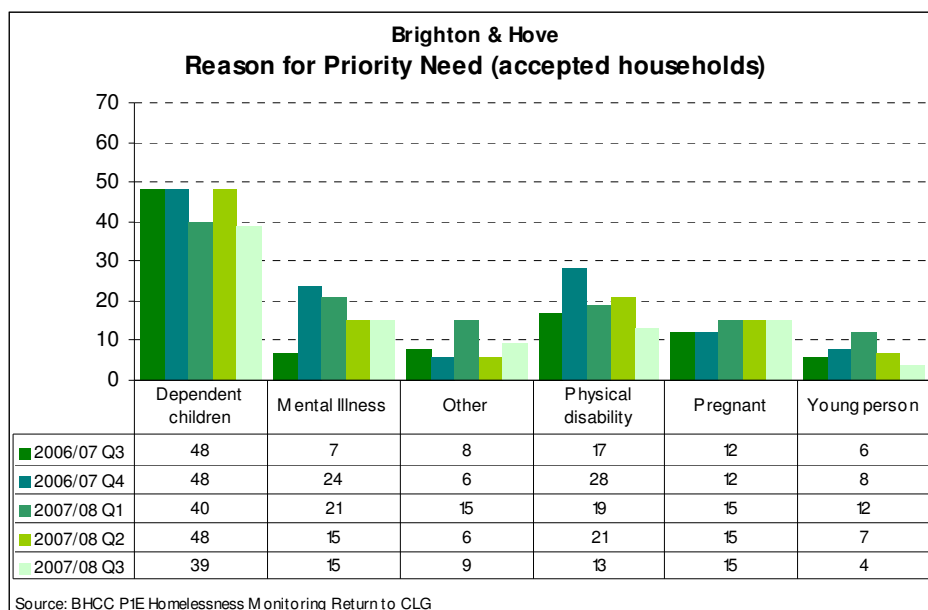
Reason for Priority Need in Brighton & Hove

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

Dependent children continues to be the most common reason for homelessness acceptances.

The number of people suffering with mental health issues becoming homeless remains at the same level as last quarter and physical disability has decreased.

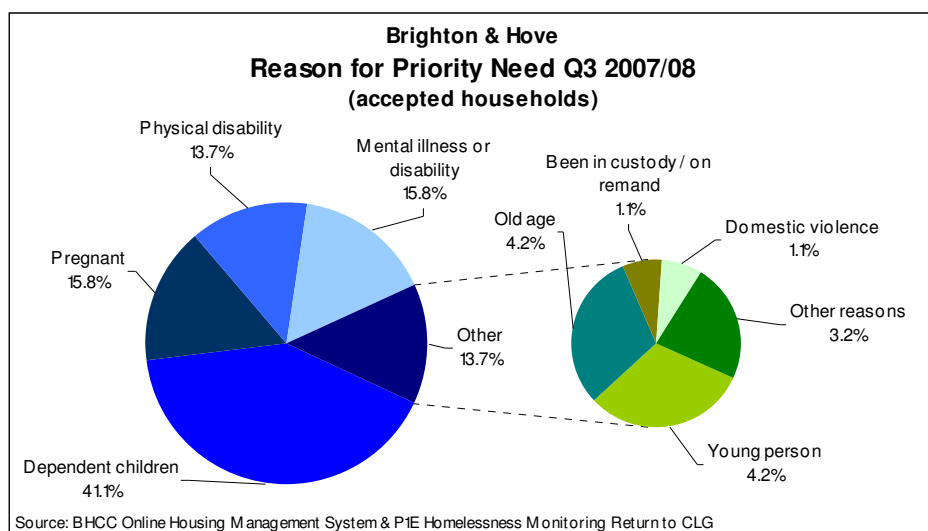
Homelessness amongst young people has decreased for the second consecutive quarter.



The chart shows a percentage breakdown of reason for priority need of households who were accepted homeless in Q3 2007/08.

Over half of those accepted as homeless were due to the households having dependent children or being pregnant.

Nearly 16% of those accepted were due to mental illness and nearly 14% were due to physical disability.



The table below compares our figures to those reported for England from Q2 2006/07 to Q2 2007/08. Brighton & Hove continues to have more than 3 times the rate of homelessness amongst people with a physical disability and double the rate of homelessness amongst those with a mental illness. Homelessness amongst young people has reduced from double the national rate to less than the national rate.

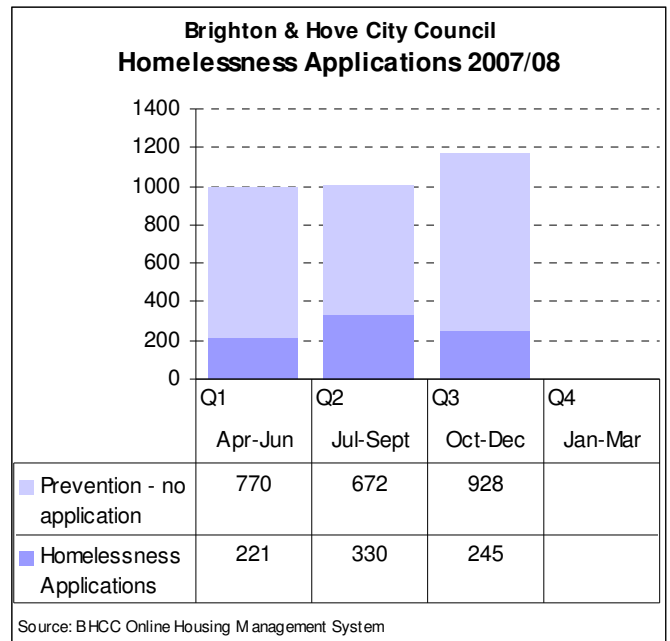
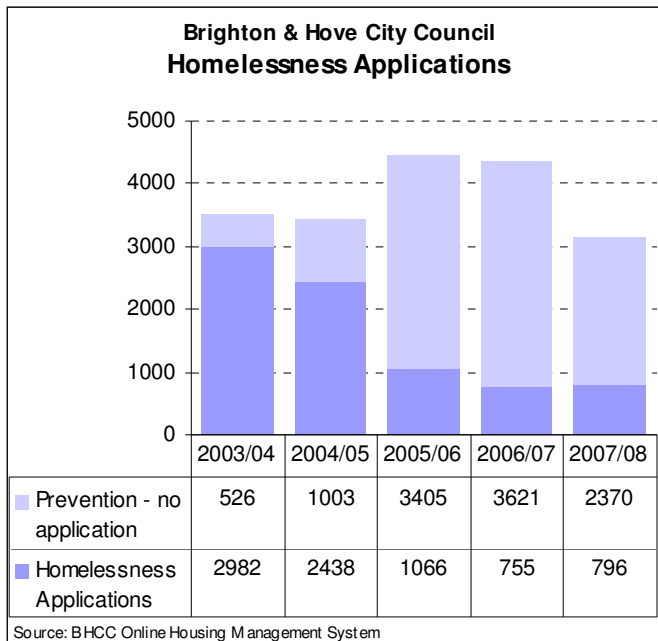
Reason for Priority Need	2006/07 Q2		2006/07 Q3		2006/07 Q4		2007/08 Q2		2007/08 Q3	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Mental illness	6.9%	13.9%	7.6%	7.1%	7.4%	19.0%	6.8%	17.2%	6.5%	13.4%
Dependent children	54.7%	41.7%	54.7%	49.0%	57.1%	38.1%	57.7%	32.8%	57.6%	42.9%
Pregnant	11.4%	7.3%	11.5%	12.2%	11.5%	9.5%	11.9%	12.3%	11.8%	13.4%
Physical disability	4.8%	11.9%	5.0%	17.3%	5.1%	22.2%	4.9%	15.6%	4.8%	18.8%
Young person	9.3%	16.6%	8.8%	6.1%	8.4%	6.3%	8.1%	9.8%	8.2%	6.3%
Other	12.9%	8.6%	12.4%	8.2%	10.6%	4.8%	10.6%	12.3%	11.2%	5.4%

Source: CLG Homelessness Statistical Release Table 5 & BHCC P1E Homelessness Return to CLG

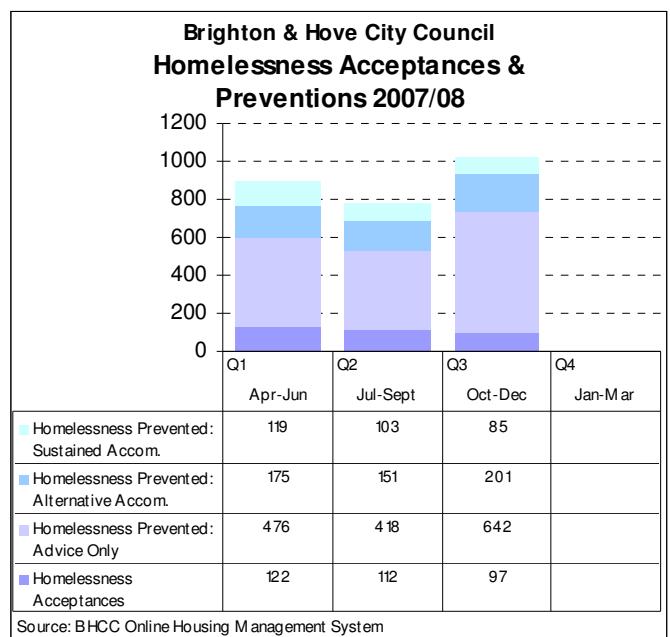
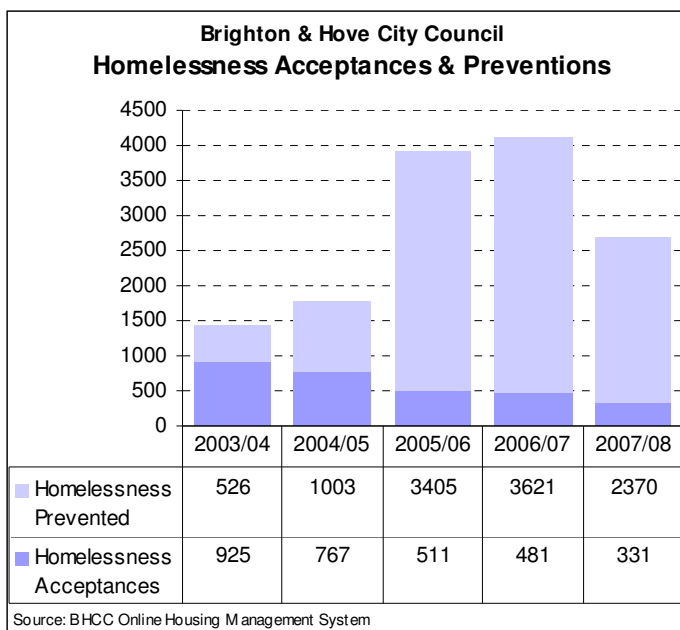
Homelessness Prevention, Applications and Acceptances

The Housing Options Teams provide a whole range of services from advice to households who find themselves in a housing crisis, intervening to prevent homelessness, administering homeless applications, and undertaking assessments of any particular support needs of the household.

The charts below illustrate the impact the prevention work is having on homelessness in the city. The positive affect of prevention work can be clearly seen, with 4 households during Q3 of 2007/08 having their homelessness prevented to every household who needed to make a homelessness application.



The charts below compare the prevention work against the number of households accepted as homeless. In Q3 2007/08 the prevention activity resulted that for every household accepted as homeless another 10 households were prevented from becoming homeless and during 2007/08 as a whole for every household accepted as homeless a further 7 households were prevented from becoming homeless.



Households in Temporary Accommodation

The chart shows the number of households in Temporary Accommodation at the end of each quarter since Q3 2006/07.

On 31 December 2007 there were 487 households in Temporary Accommodation.

- 50% were in Private Sector Leased accommodation
- 18% were in B&B accommodation

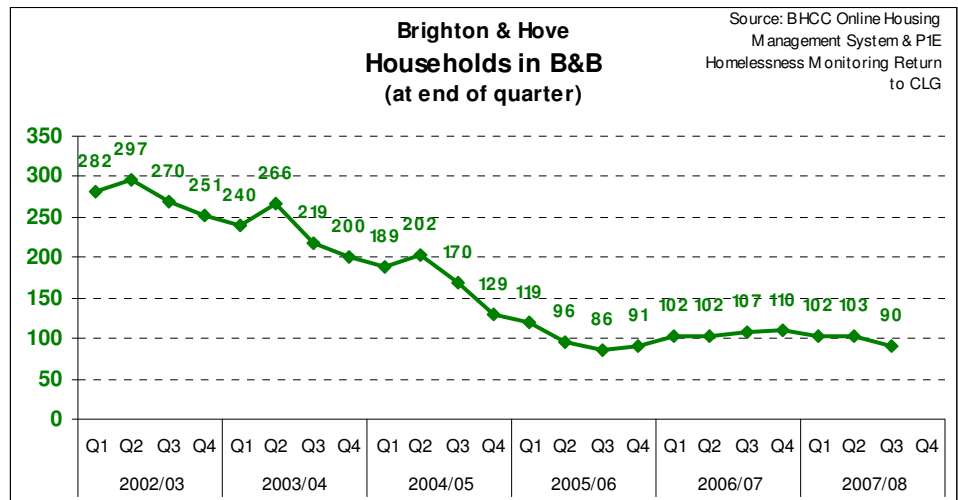
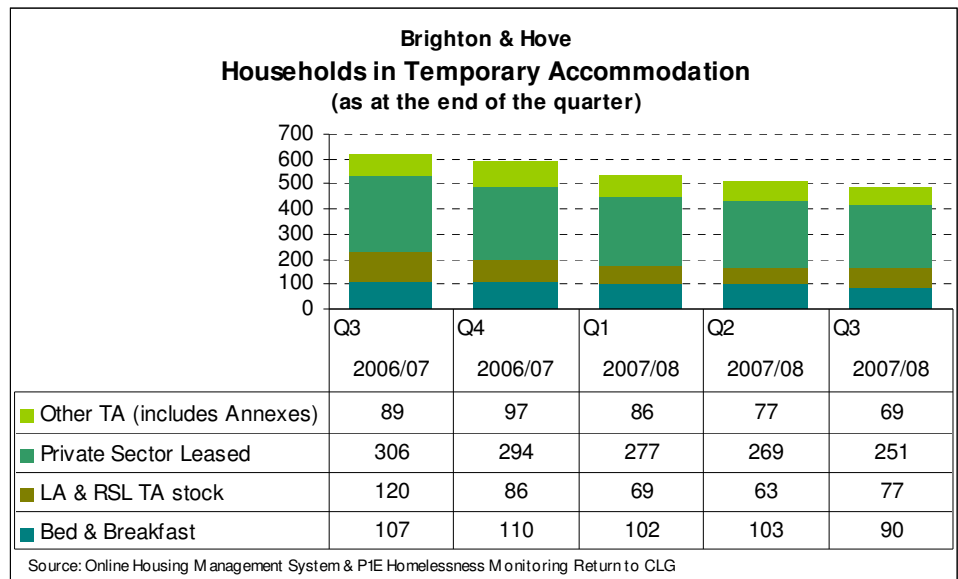
In addition to households in temporary accommodation 19 households were identified as homeless at home

The chart illustrates the number of households in B&B accommodation on the last day of each quarter over the past 5¾ years.

It is encouraging that we have seen a decrease in the number of households in B&B.

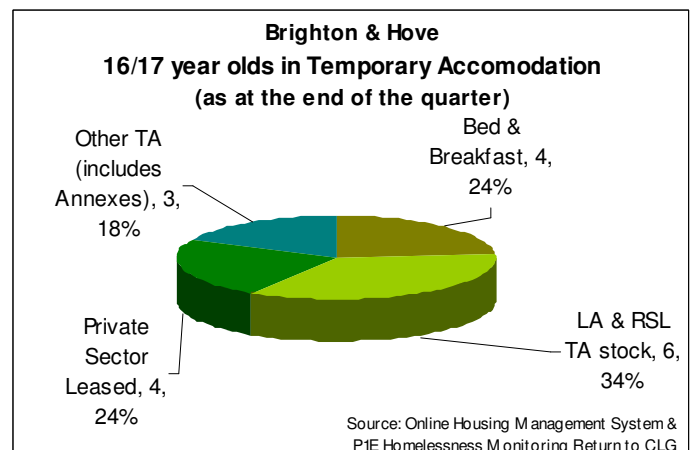
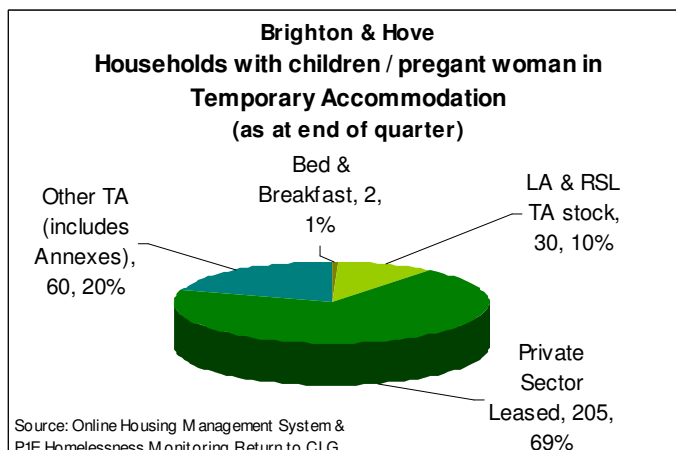
The number of households in B&B decreased by 68% between Q1 2002/03 and Q3 2007/08.

This quarter has seen the number of households in B&B decrease to 90.



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 297 families with children and/or pregnant women in temporary accommodation, 1% (2 households) were in B&B accommodation on 31 December 2007.

On 31 December 2007 there were a total of 17 young people aged 17/18 years old in Temporary Accommodation. Of the total households in B&B (90 households), 4% (4) were 16/17 year olds.

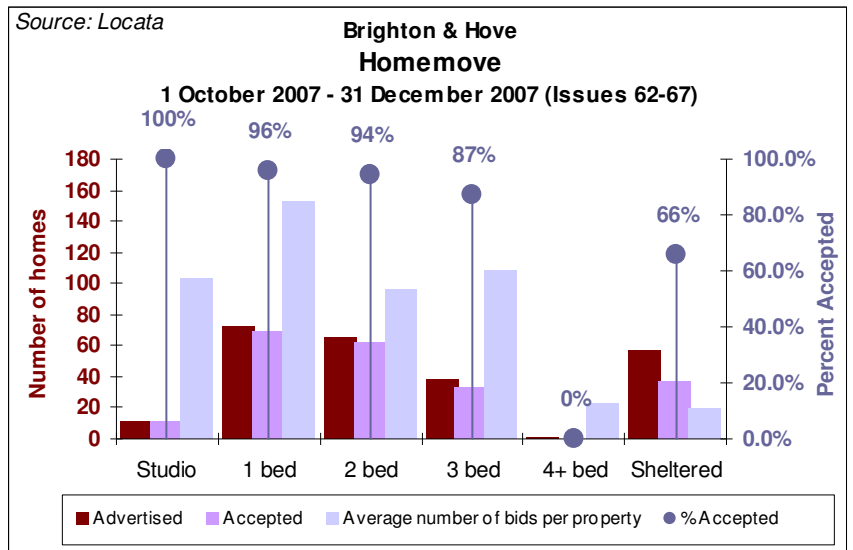


Homemove – Current Demand and Supply for Social Housing

The chart compares the number of general stock properties and also sheltered stock advertised in Homemove publication issues 62 – 67 by

- number advertised
- number accepted¹
- percentage accepted¹
- average number of bids per property

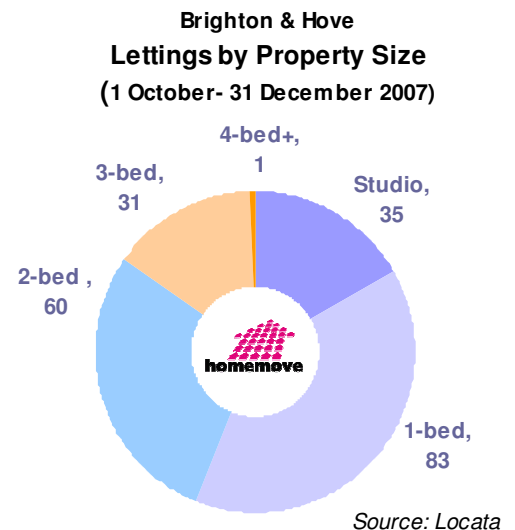
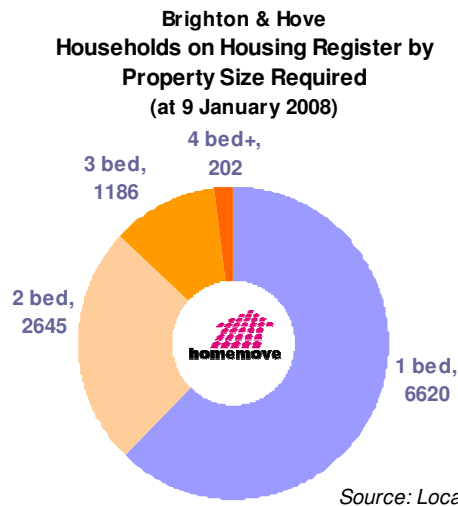
There were a total of 245 properties advertised in the publications monitored² and, by the end of January 2008, 211 had been accepted, 18 re-advertised, 1 was ready to offer and 15 withdrawn.



The charts show the pattern of moves between 1 October to 31 December 2007 and the number of households on the Joint Housing Register (JHR) at 9 January 2008 by property size.

At 9 January 2008 there were 10,653 households on the Joint Housing Register.

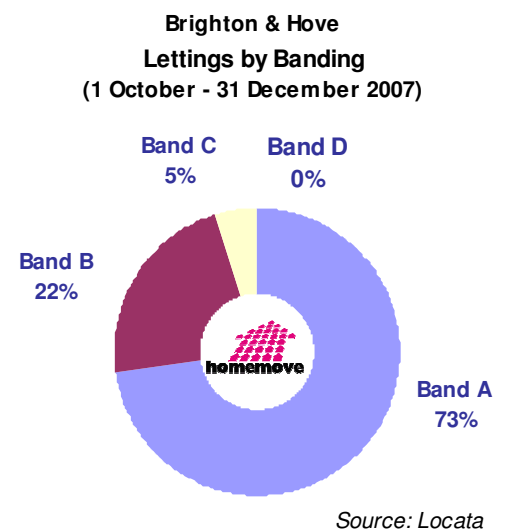
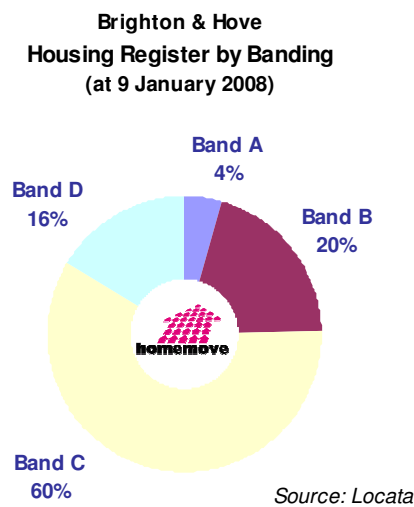
In the 3 months between 1 October and 31 December, there were 210 lettings – one home for every 51 households on the register.



The charts show the percentage of households who have moved during the period monitored and the percentage of households on the JHR at 9 January 2008 by banding.

73% of all lets were to households in Band A; households identified as being in greatest need.

60% of households on the JHR are in Band C. 5% of lets were to this banding.



¹ Note: Accepted includes lets, offers, nominations and acceptances

² Homemove Issues 62 –67 published between 12 October to 21 December 2007)

Homemove - Current Demand and Supply for Social Housing

Households registered on the JHR are banded according to priority need with Band A being the highest and Band D the lowest.

The table shows, by banding, how households on the JHR bid for the all properties that were let between 1 October 2007 and 31 December 2007.

Households on Register (includes all live applications as at 9 January 2008)	Properties let between 1 October 2007 – 31 December 2007			
	No. of properties let to Band	No. of bids	Average no. bids on all properties advertised	Average no. bids from households on JHR
Band A	473	473	153	20615
Band B	2163	2163	47	2402
Band C	6278	6278	10	70
Band D	1739	1739	0	0

Source: Locata

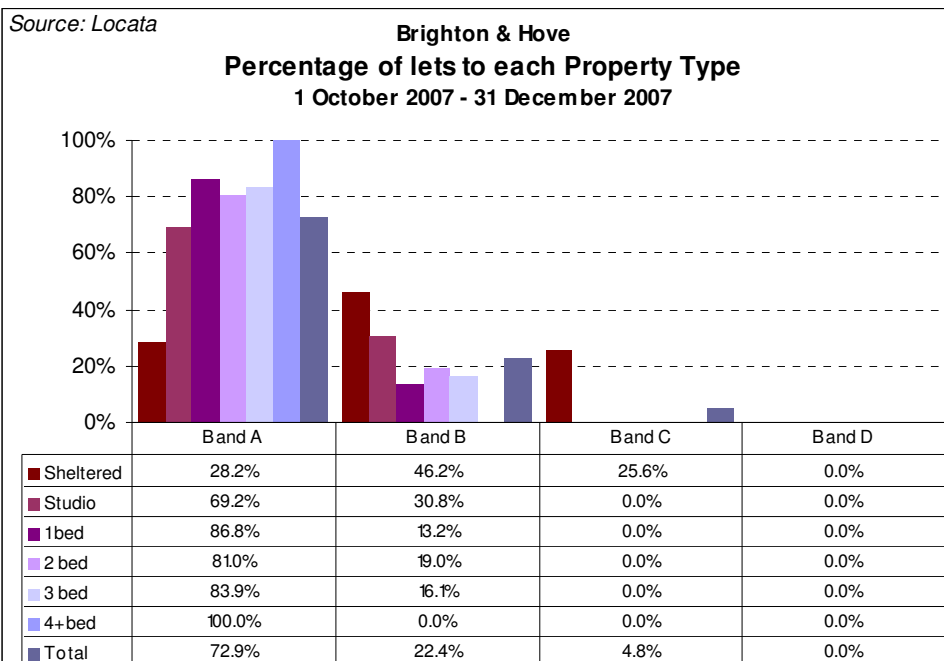
The chart shows percentage of properties let to the households in the different Bands during Q3 2007/08.

As expected, at 73% of homes let were to households in Band A. 22% were to households in Band B and 5% to households in Band C (all to sheltered housing). No homes lets to households in Band D.

Looking at a breakdown of lets:

- 26 of the 31 3-beds let were to households in Band A
- Of the 39 sheltered homes let, 11 were to households in Band A, 18 to Band B and 10 to Band C
- The only 4-bed let was to a household in Band A.

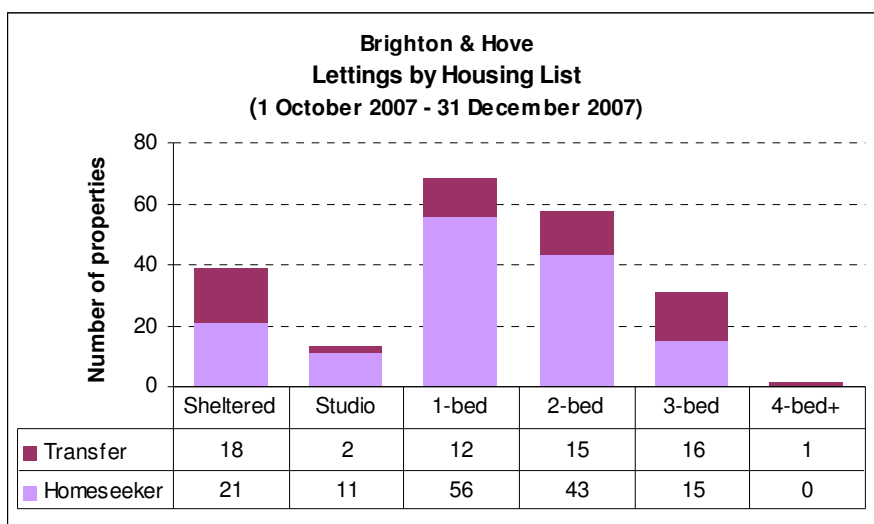
Source: Locata



The chart shows a break down of lettings by the Housing List membership classification

70% of lets were to homeseekers and 30% to transfers

- 68% of households housed from Band A were homeseekers
- 77% of households housed from Band B were homeseekers
- 60% of households housed from Bands C were homeseekers
- The only 4-bed let was to a household in Band A transferring
- 77% of transfers were to Band A households



The table shows the number of years those households that were re-housed during this quarter had been on the housing register.

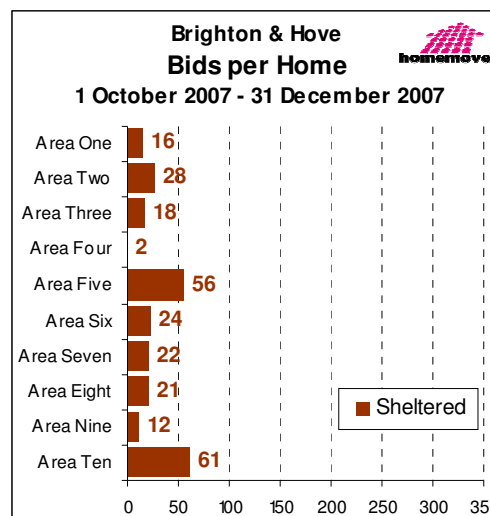
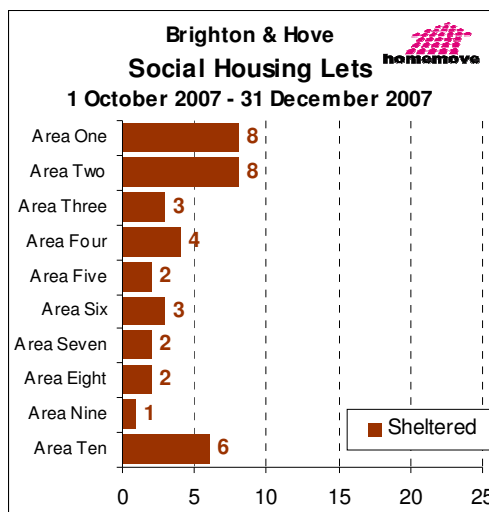
Waiting	Number of years on housing register					
	Sheltered	Studio	1-bed	2-bed	3-bed	4-bed+
Shortest	0.0	0.2	0.3	0.1	0.3	1.2
Longest	0.9	14.3	3.2	1.4	4.5	1.2
Average	0.4	2.1	0.8	0.6	1.4	1.2
Median	0.3	0.4	0.5	0.4	0.9	1.2

Homemove – Lettings to Social Housing (1)

Sheltered Housing

In total 39 sheltered homes were let during the period monitored; 22 studio and 15 1-bed and 2 2-bed with a total of 1,055 bids, averaging 27 bids per home.

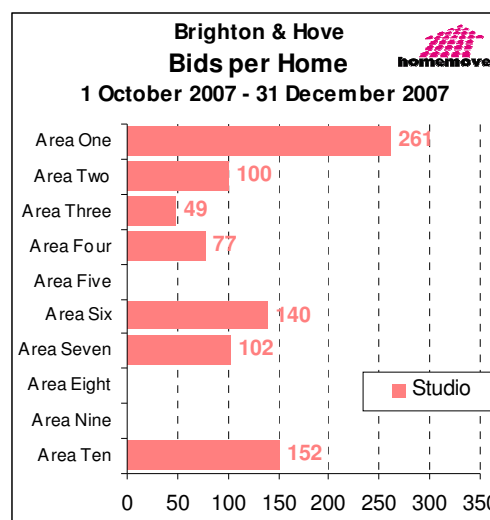
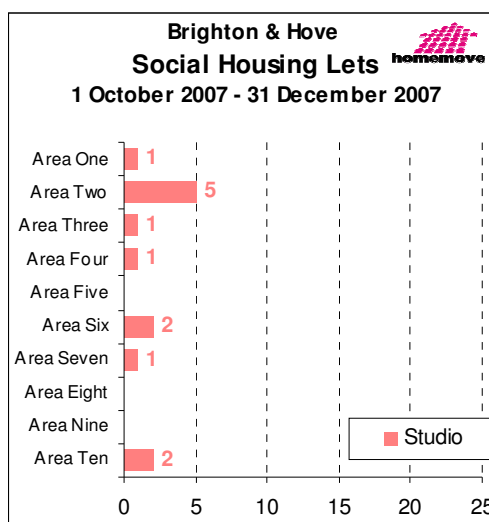
- The property with the most bids was a 1-bed in Area Ten (84 bids)
- The properties with the least bids were three Studios in Area Four (2 bids each)



Studio Flats

In total 13 studio flats were let and a total of 1,570 bids were made giving an average of 121 bids per available studio flat.

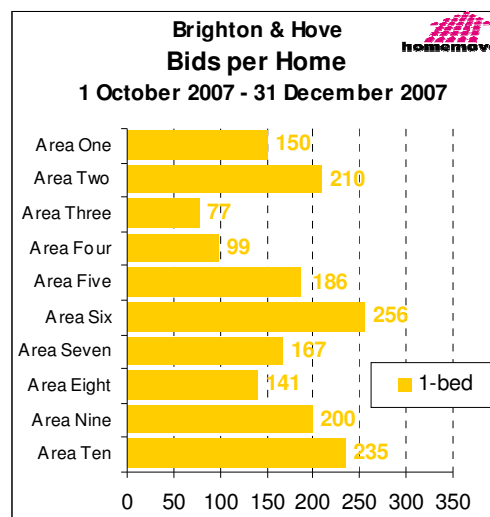
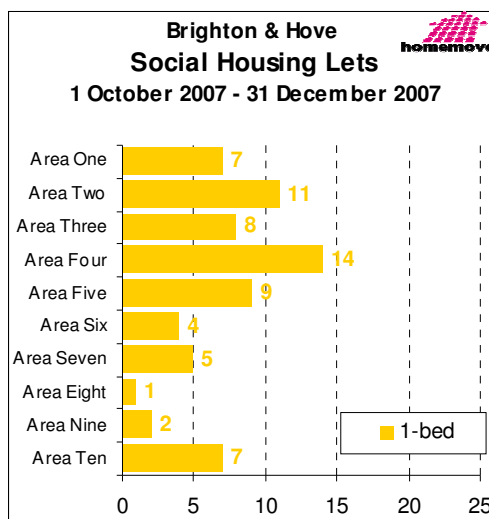
- Area One had the highest ratio of bids per studio with 261 bids for the only available studio.
- Area Three had the lowest ratio of bids per studio with 49 bids for the one studio available



1 Bed Homes

In total 11,098 bids were made for a total of 68 1-bed homes let giving an average of 163 bids per property.

- Area Six had the highest ratio of bids per property
- Area Three had the lowest ratio of bids per property
- The property receiving the highest number of bids was in Area Six (385 bids)
- The property receiving the lowest was in Area Three (44 Bids)



City Areas

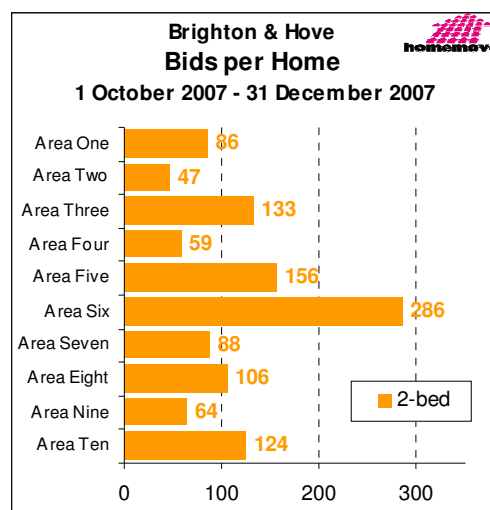
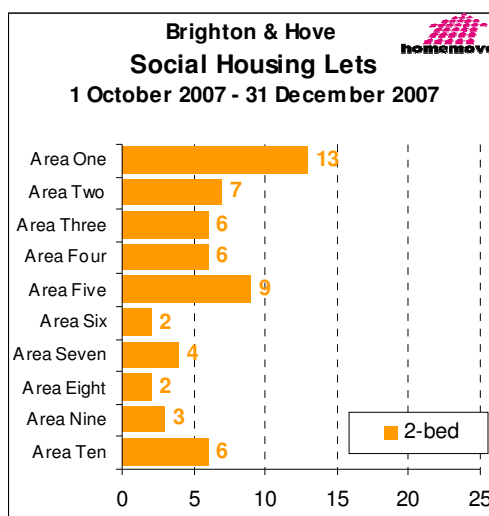
- Area One East Brighton
- Area Two Queen's Park
- Area Three Moulsecomb & Bevendean
- Area Four Hollingbury & Stanmer
- Area Five Hangleton & Knoll
- Area Six Hanover & Elm Grove / St. Peter's & North Laine
- Area Seven Patcham / Preston Park / Stanford / Withdean
- Area Eight Rottingdean Coastal /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

Homemove – Lettings to Social Housing (2)

2 Bed Homes

A total of 58 2-bed homes were let during the period monitored with a total of 6,077 bids made.

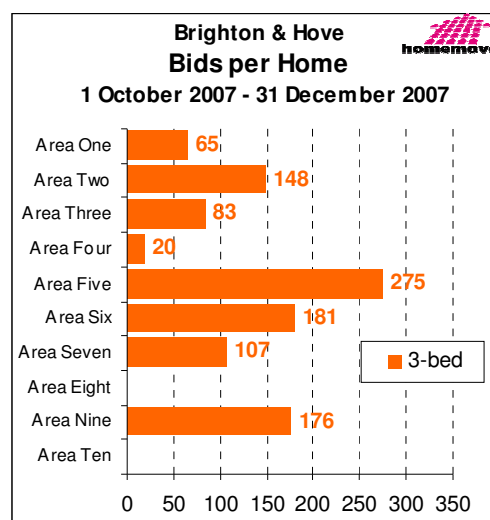
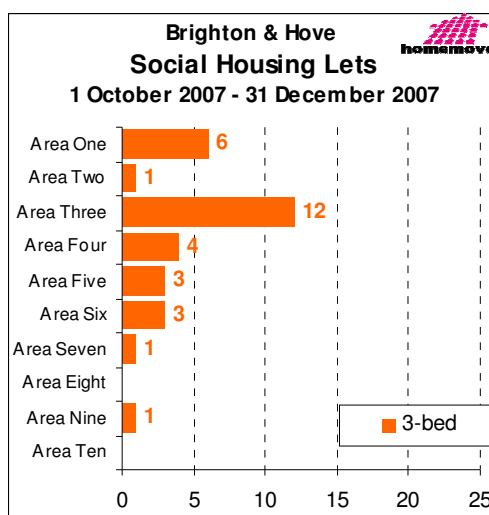
- The highest number of 2-bed homes let were in Area One and a total of 1,123 bids were made
- The property receiving the highest number of bids was in Area Five (327 bids)
- The property receiving the least number of bids was in Area Seven (25 bids)



3 Bed Homes

In total 31 3-bed homes were let during the period monitored with a total of 3,264 bids made.

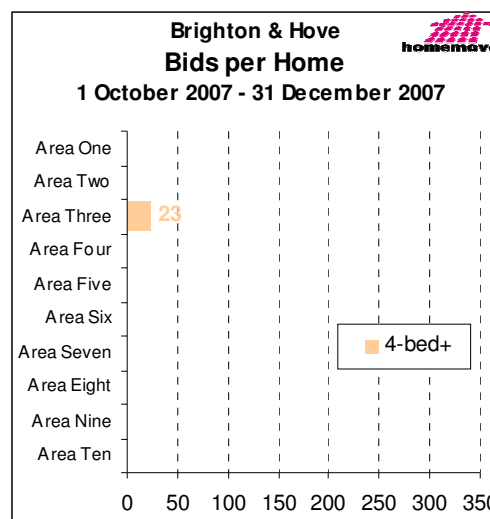
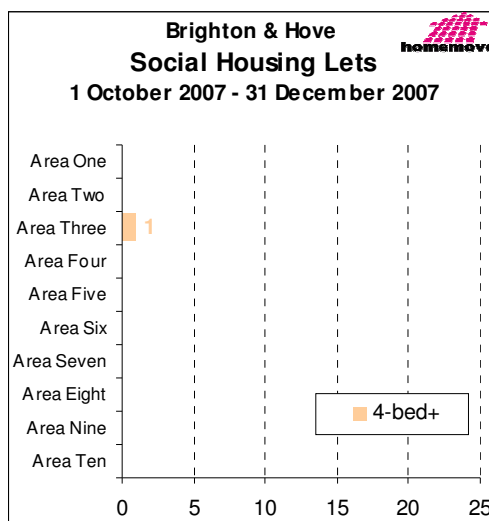
- There were a total of 826 bids for the 3 3-bed homes let in Area Five.
- The property receiving the highest number of bids was in Area Five (316 bids)
- The property with the least number of bids was in Area Four (12 bids)



4+ Bed Homes

One property was let during the period monitored.

The property was in Area Three and 23 bids were made



City Areas

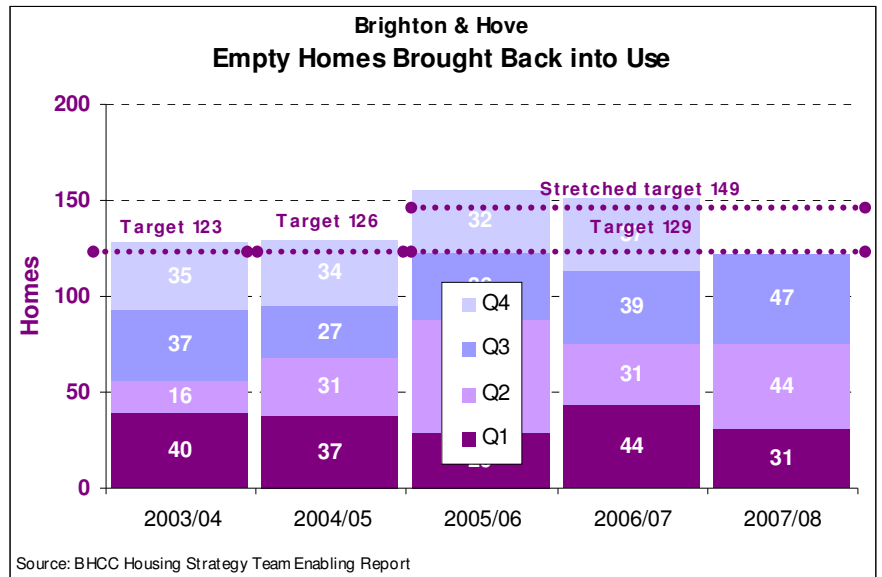
- | | | | |
|--------------|-------------------------|--------------|--|
| • Area One | East Brighton | • Area Six | Hanover & Elm Grove / St. Peter's & North Laine |
| • Area Two | Queen's Park | • Area Seven | Patcham / Preston Park / Stanford / Withdean |
| • Area Three | Moulsecoomb & Bevendean |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

Changes in Affordable Housing

The chart shows the number of empty homes brought back into use over the last 4¼ years as a result of action taken by Brighton & Hove City Council.

Since 2001 we have consistently exceeded our Best Value target. Due to the allocation of extra funding from the LPSA, a new stretched target of 149 homes was introduced. This stretched target was exceeded in 2005/06 and 2006/07. During the Q3 2007/08 a total of 47 empty properties were brought back into use.

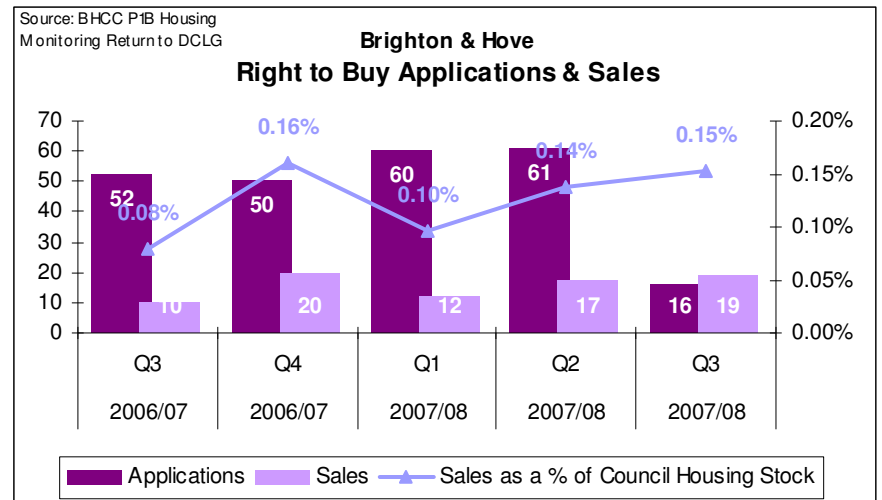
The empty property officer works alongside colleagues in development and private sector leasing to prevent properties becoming empty in addition to bringing properties back into use. Many of those brought back are used as affordable housing.



This quarter has seen an increase in the number of sales of council dwellings under Right to Buy. Of those 19 dwellings sold 14 were flats.

Comparing the activity with that in Q3 2006/07, there is 69% decrease in the number of applications for Right to Buy and 90% increase in sales of council stock.

Comparing the activity with that in Q1 2004/05, there is 79% decrease in the number of applications for Right to Buy and 39% decrease in sales of council stock.



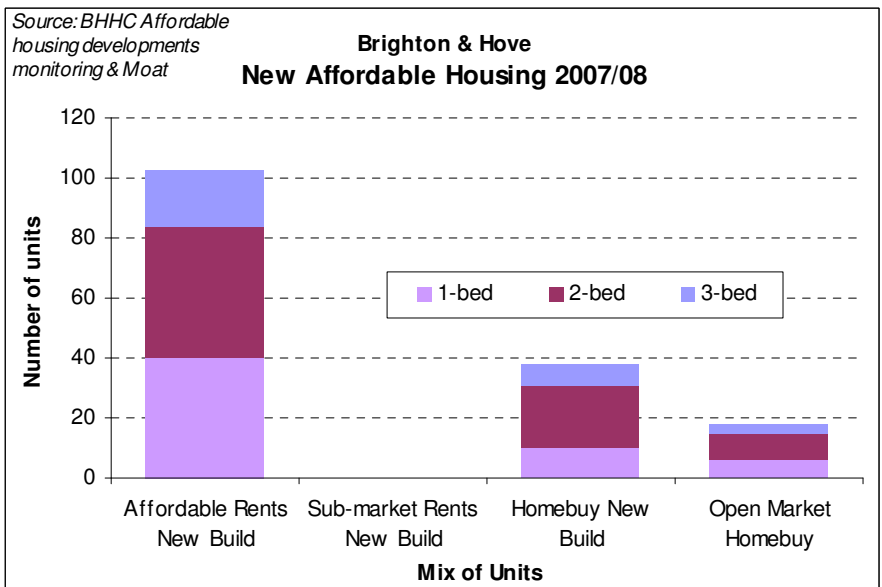
From 1 April to 31 December 2007/08, a total of 141 homes were built through the Affordable Development Programme for rent and part buy/part rent and 18 homes were bought by households on the housing register through the Open Market HomeBuy; all acquired on part buy/part rent basis.

Of the 141 new homes built:

- 73% of all new homes built were for Affordable Rent
- 27% were for HomeBuy

Of the 18 homes bought on the open market:

- 33% were 1-beds
- 50% were 2-beds
- 17% were 3-beds



Affordable Home Ownership

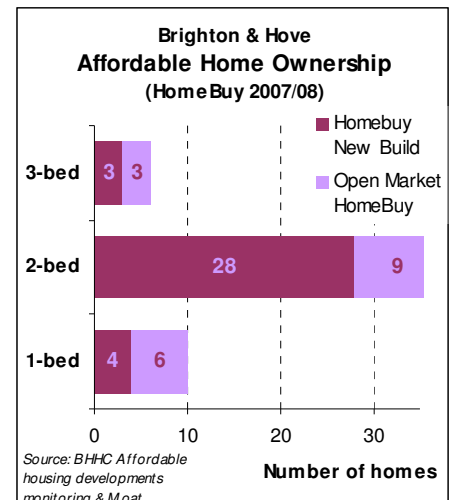
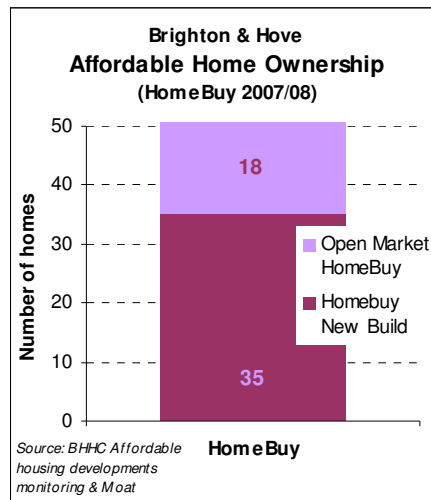
From 1 April to 31 December 2007/08, 43 households bought properties through the HomeBuy schemes.

Homes bought through the New Build HomeBuy scheme:

- 4, 1-bed flats
- 28, 2-bed flats
- 3, 3-bed flats

Homes bought through the Open Market HomeBuy scheme:

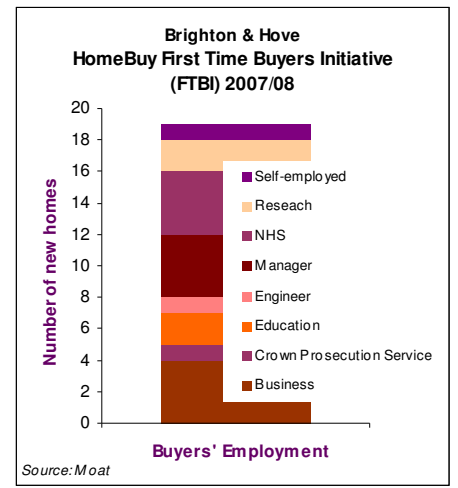
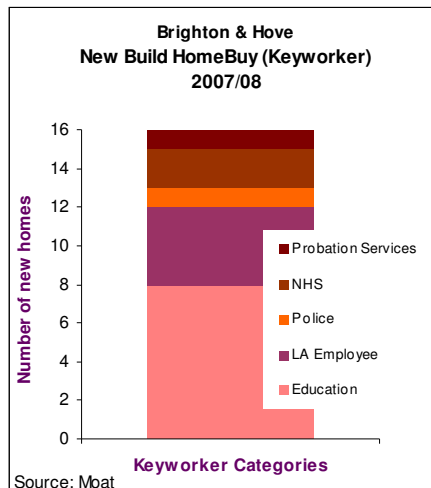
- 6, 1-bed flat
- 4, 2-bed flat
- 3, 2-bed terraced house
- 2, 2-bed semi-detached house
- 2, 3-bed semi-detached house
- 1, 3-bed terraced house



New Build HomeBuy scheme assists households to buy newly built homes on a part buy/part rent basis. In addition the First Time Buyers Initiative assists households to buy with government financial assistance

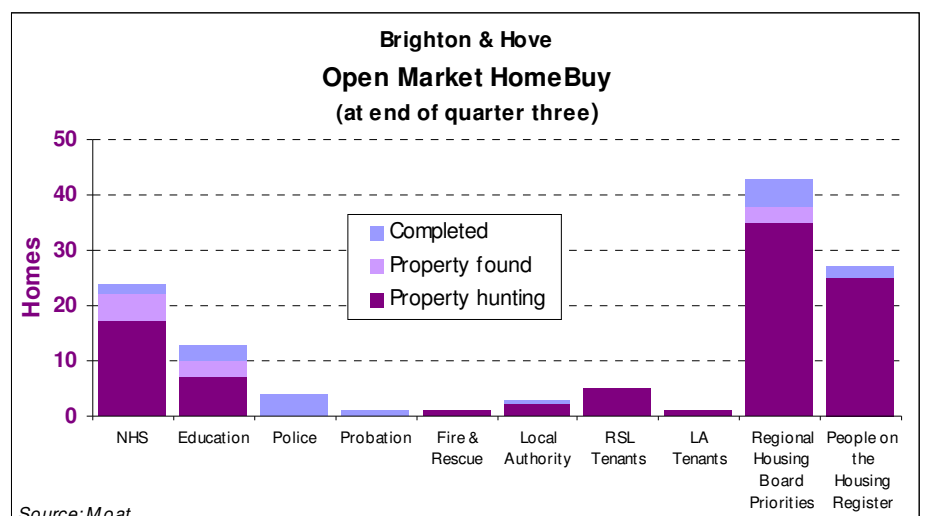
From 1 April to 30 December 2007/08 a total of 35 new build homes were purchased through these two products.

- Highest share of a property purchased was 77% at a cost of £166,820
- Lowest share of a property purchased was 30% at a cost of £59,500
- Average share purchased was 50% and average paid was £124,493



The Open Market Home Buy Scheme helps households buy their own home in the open market on a part buy/part rent basis. The chart shows the activity of both Keyworkers and Non-Keyworkers seeking housing under this scheme from 1 April to 31 December 2007/08.

- 11 keyworkers and 7 non-keyworkers have purchased properties
- 8 keyworkers and 3 non-keyworkers have found properties
- 27 keyworkers and 66 non-keyworkers are actively looking
 - 35% of all applicants are Regional Housing Board priorities
 - 20% are NHS staff
 - 11% are working in education
 - 22% are on the Housing Register



Feedback Form

This bulletin is a publication from the council's Housing Strategy Team.

We have included the key statistics that we regularly collate and those that are most often asked for by colleagues and partner organisations.

We would like to find out whether we have included the correct information to meet your needs, and would be grateful if you could complete the following survey and return it to us.

How useful will you find the information contained in this bulletin?

Page	Subject	Usefulness (0-5) 0 – not useful to 5 – very useful
2	Homeless Comparisons	
3	Homelessness Applications & Acceptances	
4-5	Reasons for Homelessness & Priority Need	
6-7	Homelessness Prevention, Applications and Acceptances	
8-9	Households in Temporary Accommodation	
8-9	Homemove – Current Demand and Supply for Social Housing	
10-11	Homemove – Lettings to Social Housing	
12-13	Changes in Affordable Housing	

Is there anything in particular you feel could be deleted to make space?

Is there anything not covered in this bulletin that you would like us to consider including in future issues?

Are there any other comments you would like to make?

Housing Strategy Team

Martin Reid

Head of Strategy & Development

t: +44 (0)1273 293321

Andy Staniford

Housing Strategy Manager

t: +44 (0)1273 293159

Petra Davis

Housing Policy Officer

t: +44 (0)1273 293288

Sue Garner-Ford

Strategy & Performance Officer

t: +44 (0)1273 293055

Sarah Potter

Housing Development Manager

t: +44 (0)1273 292386

Rosie Brewster

Housing Development Officer

t: +44 (0)1273 293158

Emma Kumar / Patrick Gordon /

Sue Nelson

Empty Property Officer

t: +44 (0)1273 293297

Housing Strategy Team
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton, BN1 1JP

t: +44 (0)1273 293189

f: +44 (0)1273 293168

e: housing.strategy@brighton-hove.gov.uk

w: www.brighton-hove.gov.uk