Council	Agenda Item 57(d)
16 December 2010	Brighton & Hove City Council

NOTICE OF MOTION

GREEN GROUP

PRIVATE RENTED SECTOR RENTS

"This council notes many employees in the public and private sectors in Brighton and Hove are facing very low wage increases, pay freezes or, in some cases, wage cuts as an alternative to unemployment.

It also notes that, according to the council's latest *Housing Costs Update (November 2011*), private sector rents in the city for homes in the greatest demand – two-bedroom flats and houses – have risen by 22 per cent and 10.9 per cent between September 2009 and June 2010; the rents of studio flats rose by 12.4 per cent during the same period.

It also notes that, with the exception of rooms and studio flats, the local housing allowance is now less than lower quartile rents which could reduce the chances of those on benefits finding an affordable home (*Housing Costs Update, November 2011).*

It also notes that these rent rises have a widespread impact in Brighton and Hove where 22 per cent of all households live in the private rented sector (twice the national average) and where home ownership is beyond the pocket of many of those renting in the city where the average 1 bedroom flat costs more than 5½ times the median household annual income, 3-bedroom houses cost more than 10 times median annual income and deposits of 25 per cent are required (*Housing Costs Update, November 2011).*

Therefore, In circumstances where the combination of Housing Benefit cuts and rent increases could lead to increased hardship and homelessness in the city, this council calls on the Leader of the Council and the Chief Executive to write to the Chancellor of the Exchequer and the Minister for Housing, urging them to introduce a private rented sector rent freeze and reconsider their Housing Benefit proposals."

Proposed by: Cllr Bill Randall Seconded by: Cllr Rachel Fryer

Supported by: Cllrs Kennedy, Deane, Wrighton, Wakefield-Jarrett, Steedman, Duncan, Kitcat, Davey, Rufus, West and Phillips.