



**Brighton & Hove  
City Council**

**HOUSING COMMITTEE  
BACKGROUND PAPERS**

**HOUSING STRATEGY**



# **BACKGROUND PAPERS**

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**HOUSING STRATEGY 2015 BACKGROUND PAPERS**

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# Housing Strategy 2015

## Supporting Data Analysis



## About Our Data

This document contains a detailed analysis of the issues affecting the city including demographic change, housing costs, development pressures, deprivation, and changing need to support the Housing Strategy 2015 which is available at: [www.brighton-hove.gov.uk/housingstrategy](http://www.brighton-hove.gov.uk/housingstrategy):

We also publish a number of regular reports on our website that monitor the state of the city's housing markets and its impact on residents. To be added to the mailing list, please contact [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

### ***Housing Strategy Statistical Bulletin***

This is a quarterly report with an additional annual review that provides information on a range of statistics such as homelessness, new affordable housing and our private sector work.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-statistical-bulletins>

### ***Housing Costs Update Report***

This quarterly report has been designed to provide information and statistics on the city's housing market covering the cost to buy and rent homes in the city by different property types and sizes.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

### ***Rent and Local Housing Allowance Comparison Reports***

This monthly report provides a snapshot comparison of the number of homes available to rent by size, their average rent, and the number within local housing allowance limits. The report covers the city and neighbouring areas of Worthing & Lancing, Shoreham & Southwick, Saltdean to Newhaven, Lewes, Burgess Hill & Hassocks, and Seaford. The report has separate analysis for:

- single people under 35 and others sharing
- single people over 34
- couples without children
- families with children

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

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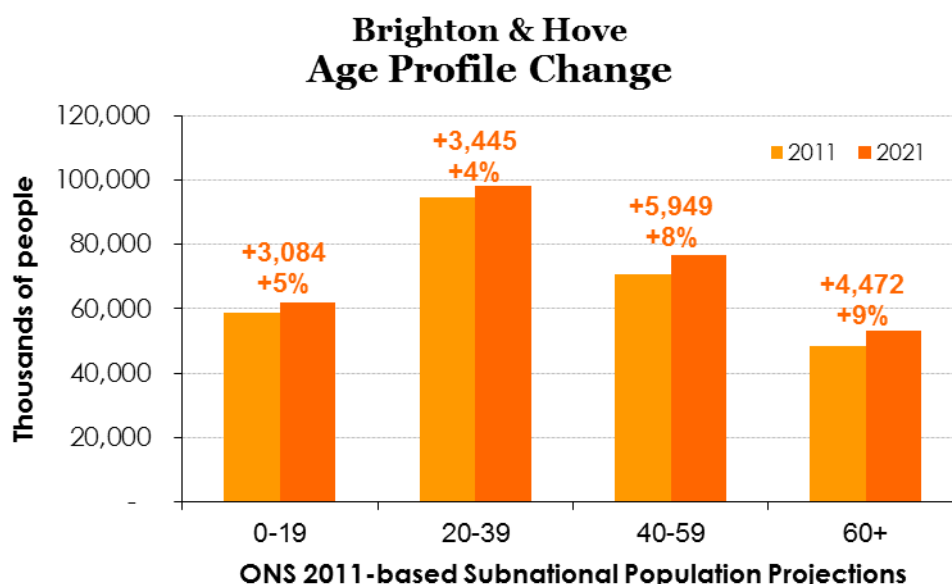
## Our City

### Local Population

Brighton & Hove has a population of 273,369 residents living in 121,540 households and is the 6<sup>th</sup> most densely populated area in the South East with pockets of overcrowding particularly within the private rented sector.

The main growth in population has focussed on those aged under 60. There are a comparatively high number of young people aged 20 to 39, representing over a third of the total population, but relatively fewer young children and older people living in the city<sup>1</sup>. Part of this growth has been the increase in student numbers with around 33,360 students living in the city and accounting for 13% of the population.<sup>2</sup> The city's population is expected to grow to nearly 290,000 by 2021, an increase of around 6% with the main growth in people aged 40 years and older.

The proportion of very elderly people aged 85 years and over, accounts for 2.2% of the city's population and is expected to rise by nearly a fifth and account for 2.5% by 2021.<sup>3</sup>

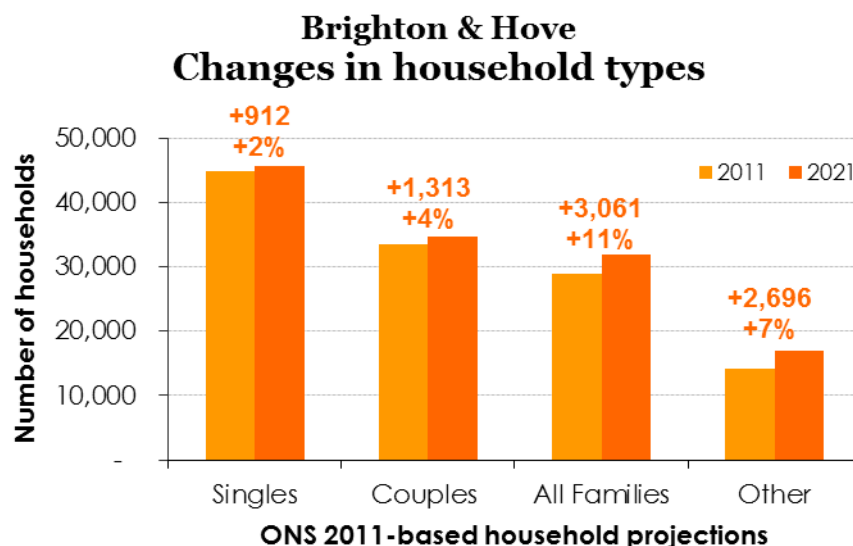


<sup>1</sup> 2011 Census Table KS102, Table KS105, Table QS102 and Table DC4104

<sup>2</sup> Brighton & Hove City Council Local Housing Investment Plan 2012-2015

<sup>3</sup> Subnational Population Projections, Interim 2011-based <http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-274527> and <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

The 2011 Census reported a total of 121,540 households in city with around 37% being single person households. The projected profile for the city’s households identify a higher number families and in other households<sup>4</sup> than single households by 2021, although single households will still account for over a third of all households in the city.



Brighton & Hove is a diverse city. In the 2011 census 19.5% of the city’s population identified as BME. The city’s largest minority group is the lesbian, gay, bisexual and transgender (LGBT) community, estimated to be about 1 in six people in the city<sup>5</sup>.

### Housing Type

The Census 2011 highlighted that Brighton & Hove now has more flats than houses. We also have the 6th highest proportion of converted dwellings or shared houses amounting to 1 in 35 of all houses in multiple occupation and bedsits in England & Wales.<sup>6</sup>

Dwelling Type	Brighton & Hove		South East	England
	Count	%	%	%
Detached house or bungalow	12,897	10.2%	28.0%	22.3%
Semi-detached house or bungalow	24,174	19.1%	27.6%	30.7%

<sup>4</sup> A multi person household that is neither a couple household nor a lone parent household; examples include lone parents with only non dependent children, brothers and sisters and unrelated (and non-cohabiting) adults sharing a house or flat. This category does not include households with dependent children.

<sup>5</sup> Count Me In Too

<sup>6</sup> 2011 Census Table KS401

Terraced house or bungalow (including end-terrace)	26,001	20.5%	22.4%	24.5%
Purpose built flats/tenements	31,739	25.0%	16.1%	16.7%
Part of converted or shared house (including bedsits)	29,466	23.2%	4.0%	4.3%
Apartment in commercial building	2,495	2.0%	1.1%	1.1%
Caravan or other mobile or temporary structure	55	0.0%	0.7%	0.4%

2011 Census Table KS401

## Housing Tenure

The city has a smaller owner occupied sector compared to the regional and England average but a much larger private rented sector.<sup>7</sup> Overall we have a smaller proportion of social housing than the England average but a larger proportion than the regional average.

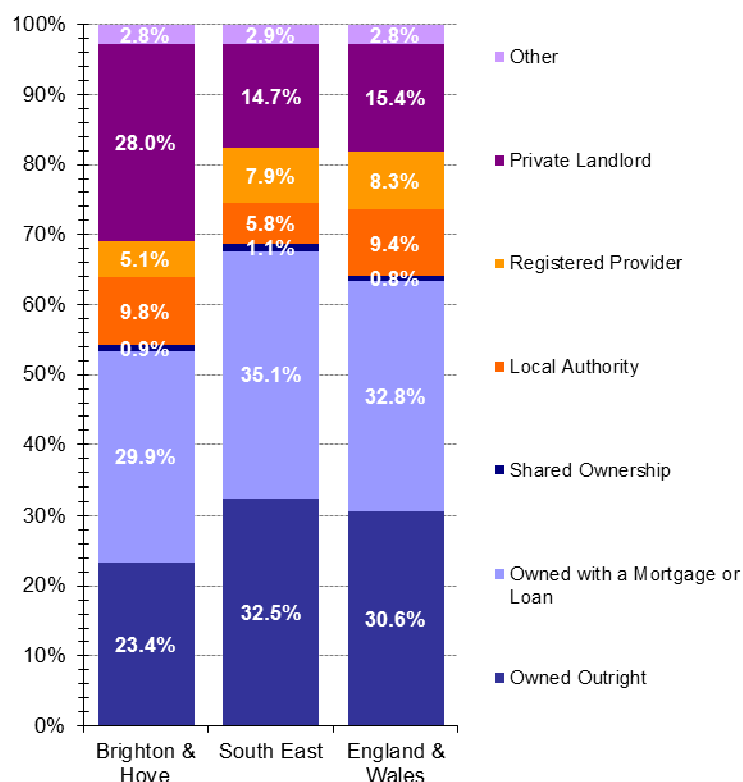
Just over half the city's households (53%) are living in homes that they either own outright or with a mortgage or loan.

1% of households are living in homes they part own / part rent (shared ownership).

28% of households are living in homes rented from a private landlord or letting agency.

15% of households are living in homes rented from the council or registered provider.

Brighton & Hove Tenure

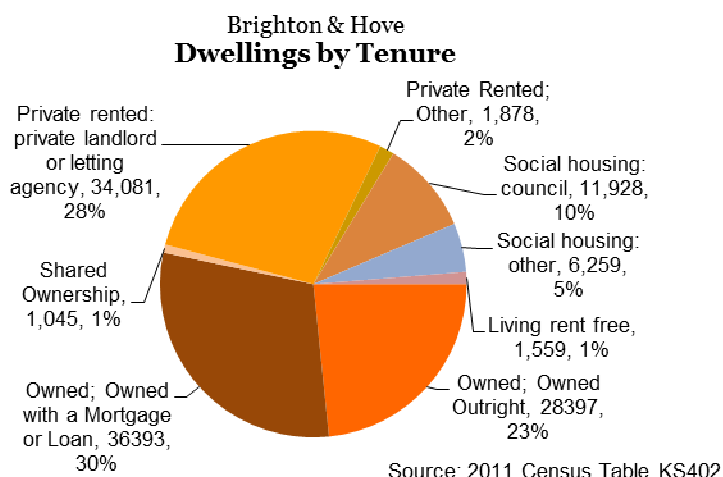


Source: 2011 Census Table KS402

3% of households are either living rent free or renting privately through another source; for example an employer of a household member, relative or friend of a household member, or other non-social rented.<sup>8</sup>

<sup>7</sup> 2011 Census Table KS402

<sup>8</sup> 2011 Census Table KS402



Although the owner occupied sector represents just over half the city’s homes it is made up of 74% of the city’s houses with private renting and social housing being predominantly flats. As a result those who rent and are in need of family sized housing can face difficulty in accessing a suitable home.<sup>9</sup>

Brighton & Hove Housing Stock			
Tenure	Homes	Houses	Flats
Owner occupied	65,835 (54%)	69%	31%
Private rented	34,081 (28%)	24%	76%
Social housing	18,187 (15%)	36%	64%
Other	3,437 (3%)	36%	64%

2011 Census Table DC4406

In terms of council tax banding, Brighton and Hove has a greater proportion of its housing stock (44%) in the lowest two tax bands (A and B) than any of the comparator areas<sup>10</sup>. This compares to the South East average of 26%.<sup>11</sup> Within the social housing sector the homes are a combination of general needs housing and homes suitable for those with a support need<sup>12</sup>

- 15,345 general needs housing
- 1,744 older peoples housing
- 994 supported housing

<sup>9</sup> 2011 Census Table DC4406

<sup>10</sup> Other Unities authorities

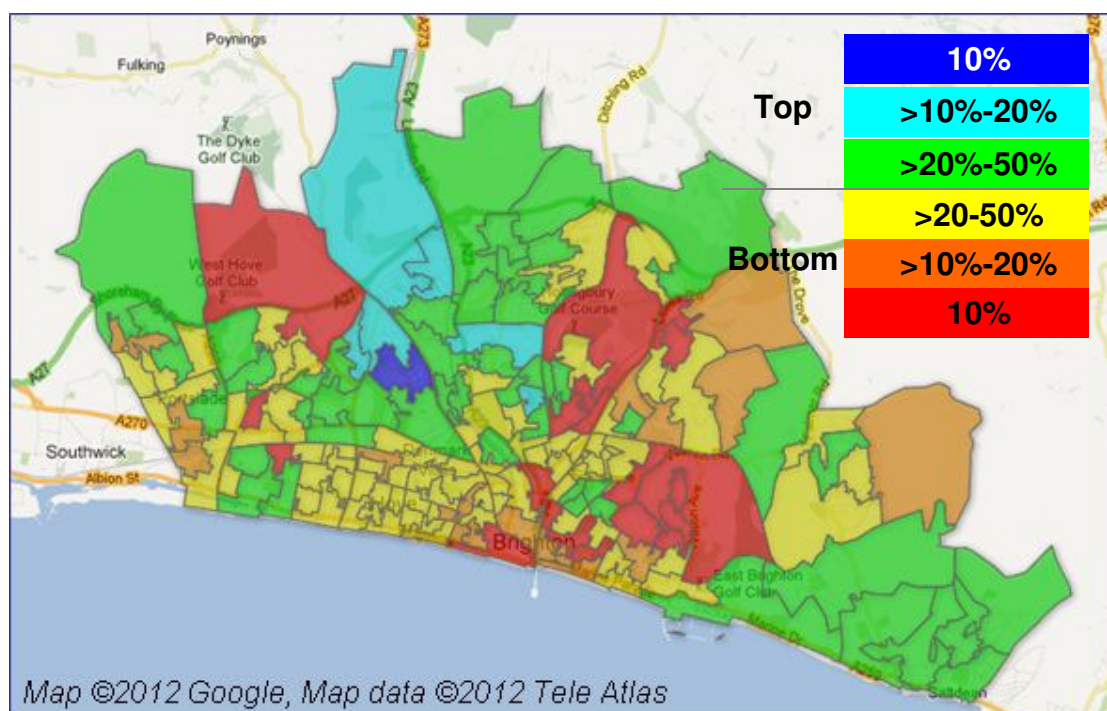
<sup>11</sup> Valuation Office Agency

<sup>12</sup> HCA Statistical Data Return (SDR) 2013 and Ohms internal monitoring

## Index of Multiple Deprivation 2010

The English Indices of Deprivation 2010 provide a measure of deprivation across England at small area level across seven<sup>13</sup> defined domains.

The Overall Index of Deprivation, which combines the weighted scores from the seven domains, shows that 68% of the city's areas are in the most deprived 50% of England with 12% falling in the bottom 10% of deprivation and only 0.6% of the city is in the top 10% of areas.<sup>14</sup>



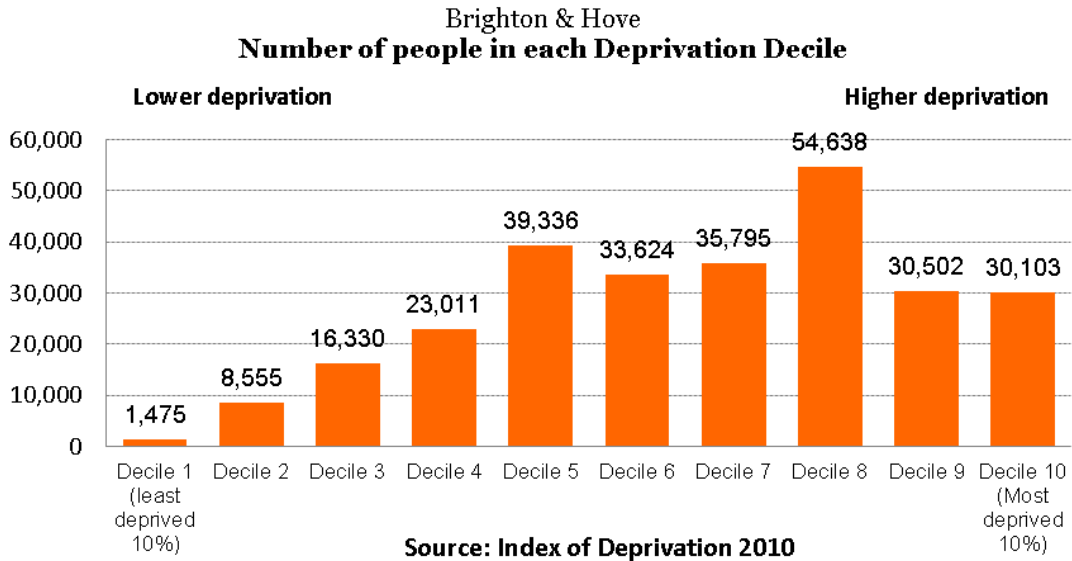
Whilst we have pockets of high deprivation in the city, inequality is more widespread and the majority of people facing inequality do not live in the most deprived 20% of areas.

Although minority ethnic groups overall are not identified as living the most deprived areas there concentrations the Bangladeshi and Black African households. In addition there is a significant group across the city with multiple needs concentrated in the most deprived areas and also in social housing. Children in low income families and with special educational needs are even more concentrated in the most deprived areas.<sup>15</sup>

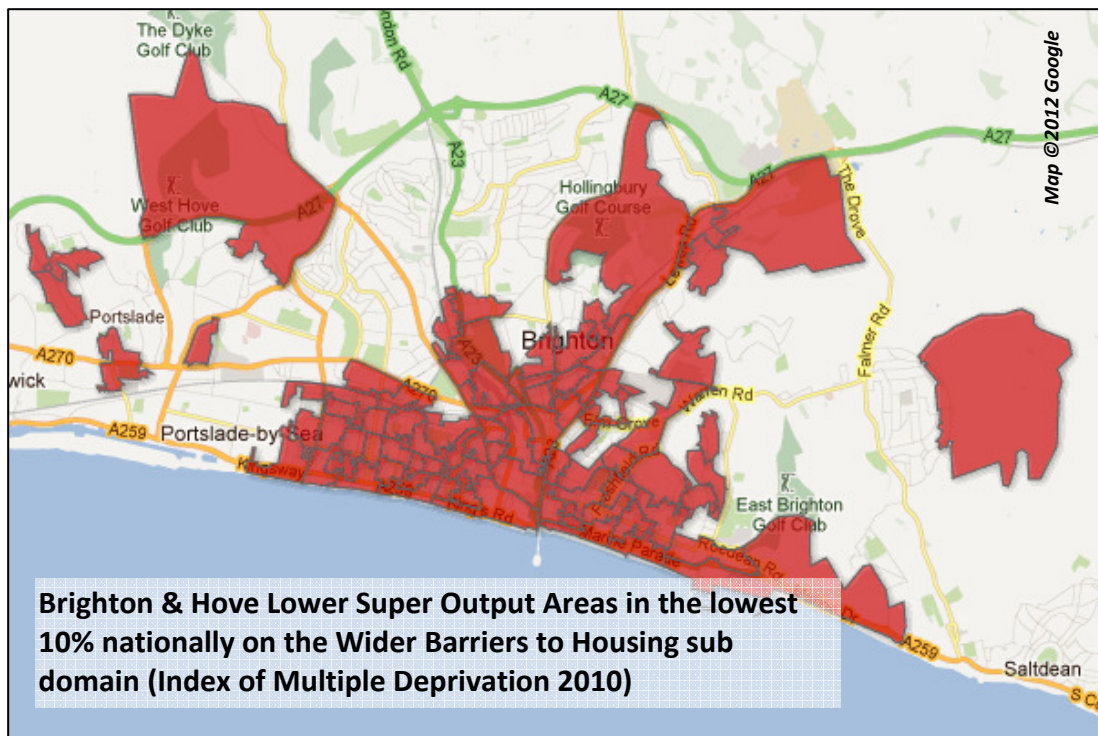
<sup>13</sup> Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation, and Crime

<sup>14</sup> <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

<sup>15</sup> Brighton & Hove City Council Local Housing Investment Plan 2012-2015



When looking at the barriers to housing and services domain, 49% of the areas in the city were in the 10% most deprived areas of England with one area in the Moulsecoomb and Bevendean ward in the 1% most deprived areas. This measure uses a range of indicators such as overcrowding, housing affordability and distances to key services such as food shops, general practitioners and primary schools.<sup>16</sup>



<sup>16</sup> <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

Mortality rates in the city are falling but it is known that they are falling at a faster rate in the wealthiest 20% of the population resulting in inequalities widening. Life expectancy between the most and least deprived people in the city is increasing with the least deprived men living on average more than 10 years longer than men in the most deprived areas, and the least deprived females living 6 years longer than the most deprived females.

There were nineteen areas in the city that were in the most deprived 10% of England, these were located across seven wards; East Brighton had the greatest number of areas falling within 10% measure.

10% most deprived areas in England	
Number of areas in each ward	
East Brighton	5
Hangleton & Knoll	2
Hanover & Elm Grove	1
Hollingdean & Stanmer	3
Moulsecoomb & Bevendean	2
Queen`s Park	3
Regency	1
St. Peter`s & North Laine	1
Wish	1

### Low Pay

Although the gross median wage for residents in the city is reported at £421.60 per week, there are wide variances between residents working in higher paid employment and those in lower paid employment.

Brighton & Hove: Annual Survey of Earnings - Resident Analysis						
Median	10 percentile	20 percentile	25 percentile	30 percentile	40 percentile	60 percentile
£421.6	£119.8	£230.0	£270.0	£297.5	£358.3	£493.2

Source: Nomis 2013

Just over 7% of people living in the city and in employment work in the caring, leisure and other service occupations which are often the occupations paid at the lower end of the scale.

Employment by occupation (Apr 2013-Mar 2014)		
Brighton & Hove	Number	%
Managers, directors and senior officials	14,500	10.6
Professional occupations	33,900	24.8
Associate professional & technical	27,800	20.3
Administrative & secretarial	15,100	11
Skilled trades occupations	8,800	6.5
Caring, leisure and other service occupations	9,800	7.2
Sales and customer service occupations	9,200	6.7

Process plant & machine operatives	5,100	3.7
Elementary occupations	12,100	8.9

Research has identified that women mainly at the top end of the labour market, and in part-time employment have benefitted most from recent wage growth but women in the lower quartile have lost the most ground, and for those with children this increases the likelihood of experiencing 'in-work' child poverty, and poverty generally.

Around a quarter of the city's workers live around or below the poverty threshold with Inflation affecting people in low paid employment the most as the prices of staple items which make up higher proportions of spending for this group, are rising fastest.

### Living Wage

In April 2013 we introduced the new UK Living Wage rate of £7.45 an hour for our lowest paid council staff and became accredited as a Living Wage employer. The living wage is a voluntary commitment that takes into account certain basics cost of living and is separate from the statutory national minimum wage. Already 128 council staff have benefitted and we looking at how more people who work on the council's behalf can also benefit through reviewing contractual arrangements. Establishing a living wage helps to tackle inequality but this needs to be balanced against promoting competitiveness that supports employment for local people



### Welfare reform

The Welfare Reform Act 2012 initiated major changes to the benefits and tax credits system over the next few years. The provisions in the Act include:

- The introduction of Universal Credit and Personal Independence Payment
- Changes to Employment and Support Allowance (ESA), including a one-year time limit on payment of contributory ESA for people in the work-related group
- Other changes to social security and tax credits, including provision for a benefit cap; the localisation of Council Tax Benefit; new rules about the recovery of overpayments and the procedures for making an appeal

The reforms aim to simplify the benefits system, with the aim of increasing the incentives to find work. Universal Credit introduces an integrated working-age credit that provides a basic allowance with additional elements for children, disability, housing and caring and will support people both in and out of work.



The changes are intended to radically simplify the systems and will mainly affect people of working age and aim to make the benefit system simpler, fairer and more affordable whilst reducing poverty, worklessness and welfare dependency.

Recent research has estimated that since the introductions of changes under the welfare reform programme welfare payments in Brighton & Hove have reduced by £102m per annum. Much of this funding would have been spent in the area and is likely to result in a knock on impact on local businesses.

Overall, the changes to welfare support have been calculated at an average loss of £528 per annum for every working age adult in Brighton & Hove against a national average £470 per annum and for some households living in the city the loss could be as much as £1,000s per annum.

<b>Impact in Brighton &amp; Hove from Welfare Reform</b>		
<b>Change</b>	<b>Households</b>	<b>Annual Loss</b>
Child Tax Credit and Working Families Tax Credit: changes (2011-12 onwards)	17,600	£14m
Housing Benefit Local Housing Allowance: 50 <sup>th</sup> to 30 <sup>th</sup> percentile, shared room rate for under 35s, 4-bed limit, removal of retained excess, switch to CPI (2011-14)	11,300	£24m
Non-dependent Deductions: Housing Benefit, Council Tax Benefit, income based allowances (2011-2014)	1,600	£2m
Housing Benefit: Under-occupation (Apr 2013)	1,800	1.4m
Disability Living Allowance: move to Personal Independence Payments (2013/14)	2,400	£7m
Incapacity Benefit: changes to Employment Support Allowances and tougher Work Capability Assessment (2012-13)	6,200	£22m
Benefit Uplift: 1% rather than inflation	All claimants	£17m
Child Benefit: rate freeze and loss for higher earners	30,200	£12m
Council Tax: discount reduction (2013/14)	18,800	£1m
Benefit Cap: £18,200 single person / £26,000 couples/family (Sept 2013)	280	£1.3m

Source: Centre for Regional Economic Social Research and Sheffield Hallam University, *Hitting the poorest places hardest, the local and regional impact of welfare reform*, April 2013

At the beginning of 2014, there were just over 27,300 households living in the city with live housing benefit claims. Nearly 12,000 of these claimants were living in the private rented sector and therefore claiming local housing allowance.

In fact the impact on some households has already taken affect with research at the beginning of 2014 identifying 171 households living in the city experiencing a reduction in their payments – 127 were lone parent households, 3 were single people and 41 were couples with children.

Although working is the best way to avoid the benefit cap, 122 (71%) of those households had children under the age of 5 years olds which when considering the out of work benefit rules means they are not obliged to be looking for work. For many of these families affording childcare may be a problem and especially for the 22 (13%) of families with very young children under one years old.

In addition to changes in housing benefit, many low income working age household now have to pay at least the first 8.5% of their liability under Council Tax Reduction and the implementation of payment reduction due to under-occupation affects families as well as single households

Projected estimates at the start of 2014 have identified a further 100 households that will be affected by the benefit cap in the future.

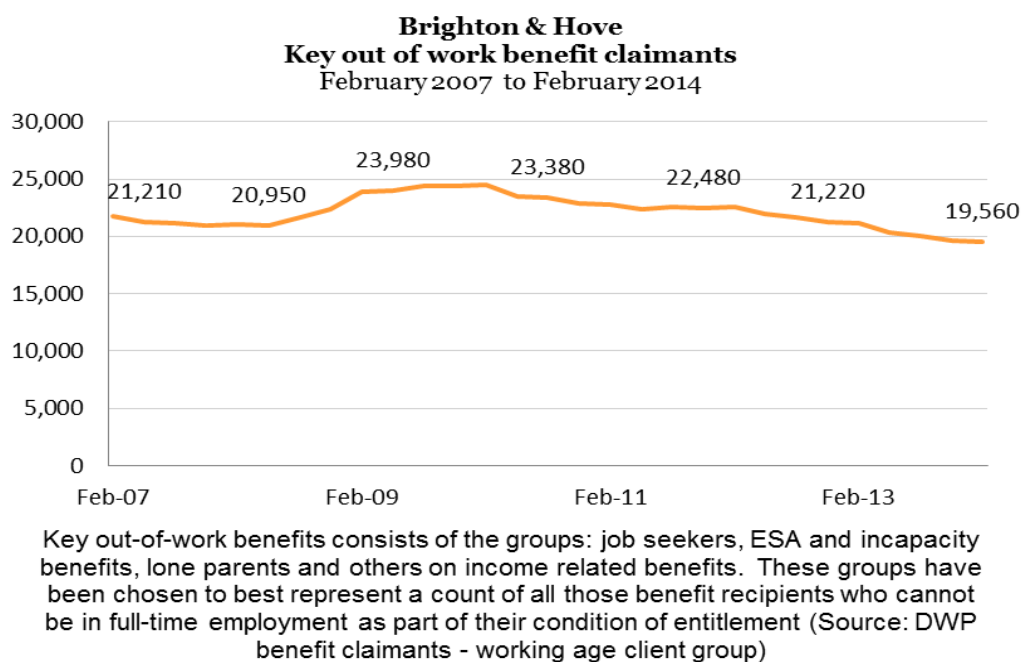
### **Tackling Worklessness**

Although there has been a reduction in the number of job seekers allowance claimants and ESA / Incapacity Benefits claimants since 2010, worklessness remains a key challenge in the city. In February 2014 there were approximately 4,660 people claiming job seekers allowance and 12,700 claimants on ESA / Incapacity Benefit in the city.

The maintenance procurement contract with Mears for our council stock includes a requirement that Mears delivers an apprenticeship scheme for young local people.

Since the scheme started in April 2010 a total of 50 apprenticeships have been successfully completed. Young people recruited from the local community have two years 'on-the-job' training with Mears alongside day release at City College where they study NVQ Level 3 qualifications in their

respective trades. The traditional range of training skills to qualify as an electrician, plumber, gas fitter, carpenter and general builder, have been expanded to include landscape gardener and administrator. The scheme is proving successful with apprentices on completing the scheme not only qualifying but also finding work in their chosen profession.



In September 2013, Mears were named one of the best apprentice employers in the area. They won the prize in the medium employer category in the regional final of the National Apprenticeship Awards 2013. The awards celebrate the achievements of the country's most outstanding apprenticeship employers and their apprentices

As part of supporting the city's most vulnerable and disadvantaged residents, we run a wide range services that support them to gain independence, skills and employment, and enable them to contribute to the city's economic success.

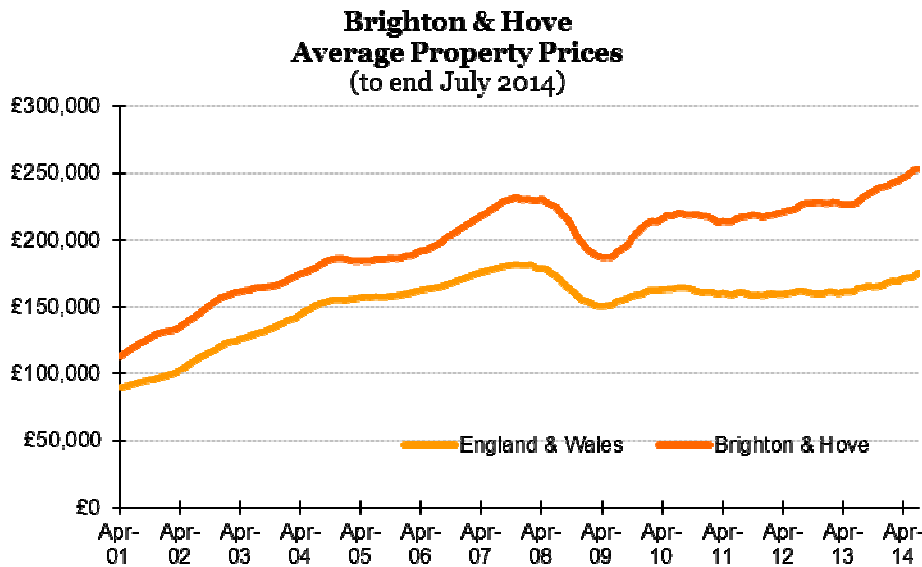
Over the past few years projects have been established and consolidated with links into education, training and employment support for homeless clients. There has been increased engagement across all client groups with the range of established and evolving activities available. Activities include life-skill courses, job support network groups, therapy sessions, courses for people with a learning disability and much more.

## Housing Costs

### Owner Occupation

Since 2001 we have seen property prices in the city more than double in value, with the average cost to buy a home now at over £250,000, above the averages reached during the housing market boom of 2007 and 2008.

London and the South East have seen the biggest increase in property values, and the gap between the average property price in Brighton & Hove and England & Wales has widened to 44%<sup>17</sup>.



Source: HM Land Registry

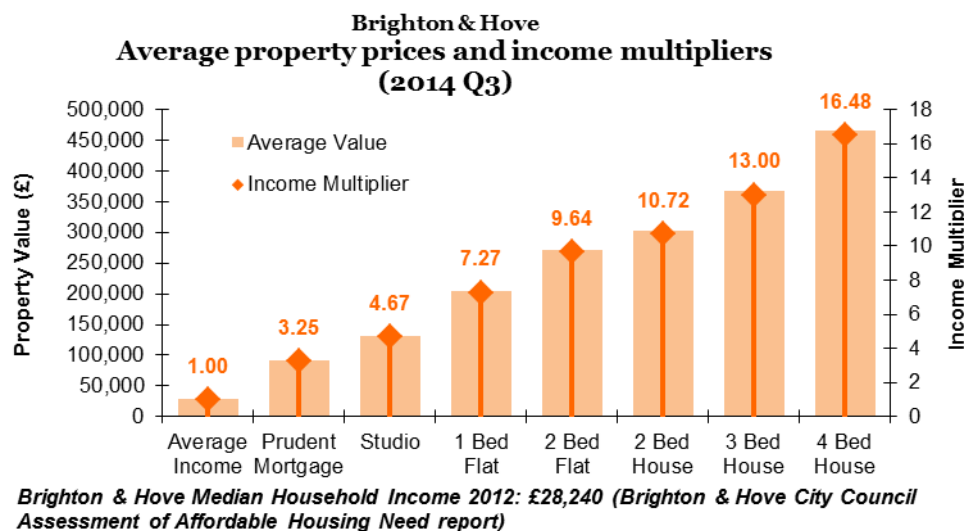
With the property market swinging from stagnation, experts are predicting that property prices in the South East will rise by 31% over the next five years<sup>18</sup>, but as prices are driven up wages remain stagnated which will lead to property affordability being stretched even further.

The average cost to buy a home in Brighton & Hove has already exceeded the means of many households wishing to live in the city. In Autumn 2014 the average 1-bed flat cost over 7 times the median household annual income and 3-bed house cost 13 times median annual income.<sup>19</sup>

<sup>17</sup> Land Registry Housing Price Index Data and Land Registry Index Report for July 2014

<sup>18</sup> Savills

<sup>19</sup> Housing Cost Bulletin 2014 (July to September)



Although interest rates are at an all-time low, most properties in the city are beyond the reach of households on average incomes unless they have either a sizeable deposit or borrow significantly in excess of prudent mortgage limits.

Monthly Cost of Mortgage Repayments (Autumn 2014)		
	1 bed flat	3 bed house
Purchase value of property	£205,166	£367,072
Deposit 25%	£51,291	£91,768
Total value of mortgage	£153,874	£275,304
<b>Income required*</b>	<b>£47,346</b>	<b>£84,709</b>
Repayment @ 4% **	£812	£1,453
Repayment @ 5% **	£900	£1,609
Repayment @ 6% **	£991	£1,774

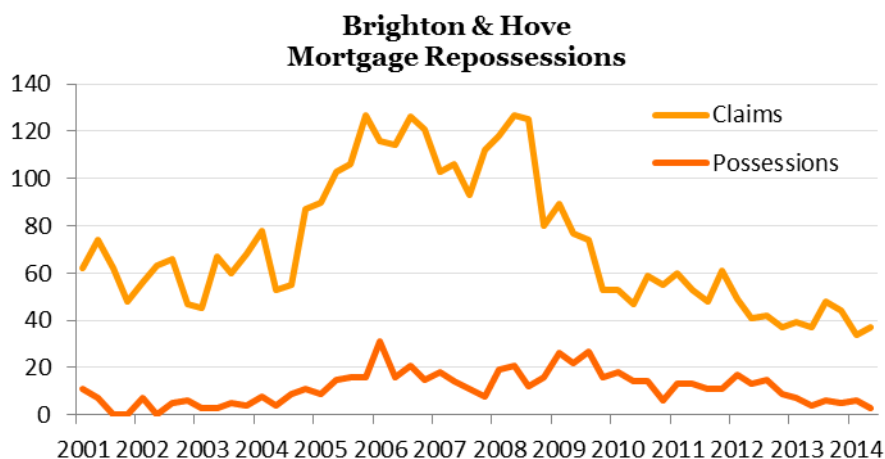
\* Based on 3.25 x salary    \*\* Based on a 75% repayment mortgage repaid over 25 years

## Mortgage Repossession

If interest rates increase, many households who have stretched their resources to buy their home could face financial difficulty, particularly if they have very little equity in the property. Both nationally and locally the numbers of mortgage repossession claims and repossession are low. During 2013 there were 168 claims and 22 repossessions reported in the city<sup>20</sup>. The Council continue to provide schemes to help households in the city who find themselves at risk of losing their home and we have helped around 40 households since the introduction of the different schemes.<sup>21</sup>

<sup>20</sup> Ministry of Justice

<sup>21</sup> PIE submissions and BHCC monitoring



Source: Ministry of Justice

### Private Renting

The number of private rented homes<sup>22</sup> has increased by 45.7% (an extra 10,693 homes) with 2 out of every 7 households in the city now renting from a private landlord.

Brighton & Hove Private rented sector: Private landlord or letting agency			
Wards	2001	2011	Change
Moulsecoomb & Bevendean	579	1,259	117.4%
Hangleton & Knoll	257	547	112.8%
Hollingdean & Stanmer	409	826	102.0%
North Portslade	176	345	96.0%
Patcham	281	518	84.3%
Rottingdean Coastal	706	1,270	79.9%
Woodingdean	169	300	77.5%
Wish	518	847	63.5%
St. Peter's & North Laine	2,535	3,915	54.4%
Withdean	837	1,269	51.6%
Goldsmid	2,171	3,164	45.7%
Hanover & Elm Grove	1,491	2,166	45.3%
Hove Park	389	563	44.7%
South Portslade	390	553	41.8%
Regency	2,283	3,190	39.7%
Westbourne	1,029	1,420	38.0%
Central Hove	1,951	2,681	37.4%
Queen's Park	2,045	2,735	33.7%
Brunswick & Adelaide	2,553	3,261	27.7%
Preston Park	1,576	1,987	26.1%
East Brighton	1,043	1,265	21.3%
<b>Brighton &amp; Hove</b>	<b>23,388</b>	<b>34,081</b>	<b>45.7%</b>

Source: 2011 Census Table DC4101EW and 2001 Census

<sup>22</sup> Private rented: Private landlord or letting agency

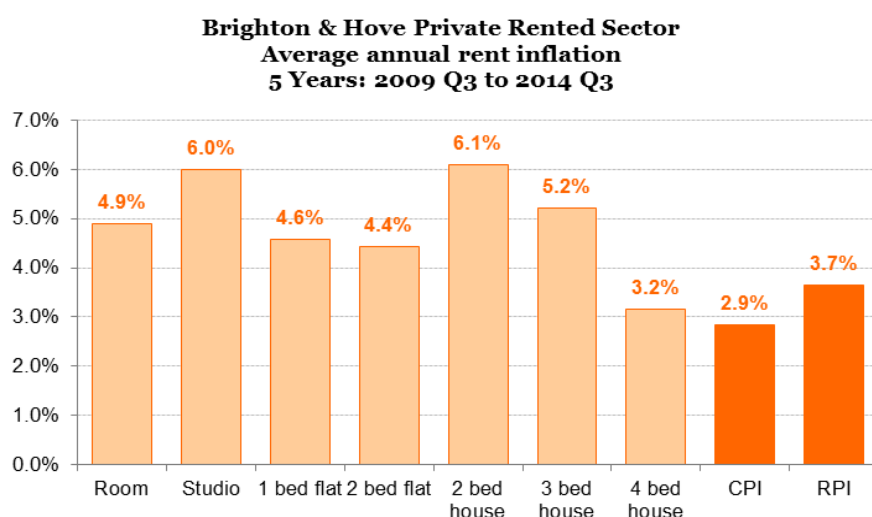
We have the 9<sup>th</sup> largest private rented sectors in England & Wales accounting for 34,081 homes, representing 28% of the total housing in the city<sup>23</sup>.

Private rented sector: Private landlord or letting agency		
Top District & Unitary Authorities	Number	% of homes
Birmingham	68,647	17%
Manchester	55,043	27%
Leeds	53,599	17%
Liverpool	44,912	22%
Bristol	40,401	22%
Westminster	39,732	38%
Wandsworth	39,171	30%
Lambeth	36,023	28%
<b>Brighton &amp; Hove</b>	<b>34,081</b>	<b>28%</b>
Cornwall	33,938	15%

Source: 2011 Census Table DC4101

Although the private rented sector provides a valuable resource for the city's growing population, households living in the private rented sector are more likely to be living in poorer than average quality housing<sup>24</sup>, overcrowded conditions than those living in social housing or owner-occupation and more likely to be unemployed than those living in owner-occupation.<sup>25</sup>

Over the last 5 years our monitoring<sup>26</sup> has shown that rents have on average risen above inflation.



<sup>23</sup> 2011 Census Table DC4101 and 2001 Census

<sup>24</sup> Brighton & Hove Private Sector House Condition Survey 2008

<sup>25</sup> 2011 Census Table DC4104 and LC4106 and Table LC4601

<sup>26</sup> <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

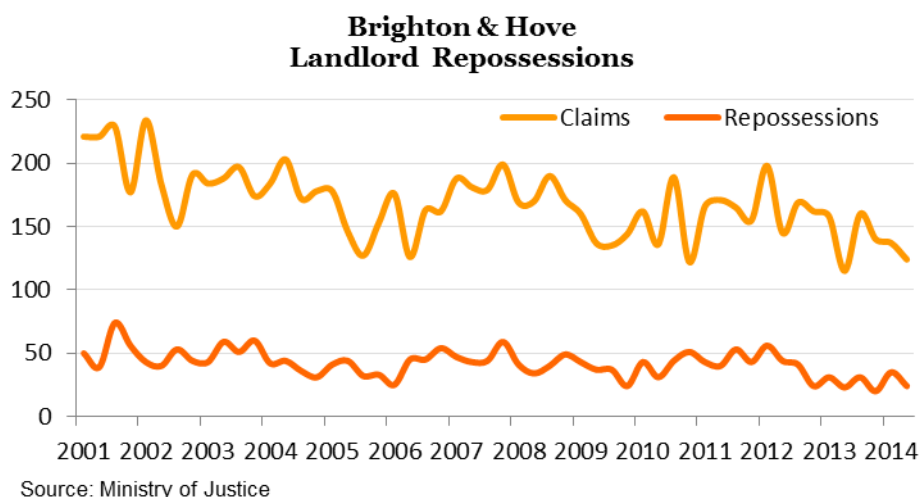
The high rental costs in the city continue to make it difficult for people to access the private sector rental market. In the autumn 2014, a household on an average income (£28,240 per annum) would use 36% of their gross income to rent 1-bed flat (which required an income of £44,350 to be affordable) and 66% of their gross income to rent 3-bed house (which requires an income of £81,600 to be affordable).

<b>Brighton &amp; Hove: Autumn 2014</b>			
<b>Property</b>	<b>Rent</b>	<b>Affordable Income*</b>	<b>Price to Average Income Ratio**</b>
Studio	£644/mth	£33,887	27% gross income
1-bed flat	£843/mth	£44,350	36% gross income
2-bed flat	£1,158/mth	£60,937	49% gross income
2-bed house	£1,204/mth	£63,375	51% gross income
3-bed house	£1,550/mth	£81,600	66% gross income
4-bed house	£1,831/mth	£96,362	78% 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 £28,240 per annum*

### **Landlord Repossession**

The number of landlord repossession claims and repossession in the city remain low with 604 claims and 119 repossessions reported during 2013/14. The Council continue to help households in the city who find themselves at risk of losing their rented home and in 2012/14 we have help around 1,436 household to sustain their accommodation.





## Affordable Rents

To help fund the development of new affordable housing using less public subsidy than previously the Government has introduced Affordable Rents where those homes developed with Government funding (and some existing homes when vacant) are let at a rent up to 80% of market rent. The extra rent enables the housing provider to borrow more money to pay for building the home in place of the higher grant.

To ensure these new Affordable Rents remain truly affordable the Registered Providers developing new affordable housing in Brighton & Hove have agreed to cap these rents at the Local Housing Allowance limit.

<b>Indicative Affordable Rent Levels: Capped by Local Housing Allowance (per week)</b>			
	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
Market Rent (2014 Sept)	£ 197.54	£ 284.54	£ 375.46
80% market rent (2014 Sept)	£ 158.03	£ 227.63	£ 300.37
LHA limit (2014-15)	£ 151.62	£ 190.62	£ 228.00
Affordable Rent charged (basis)	80% market	LHA cap	LHA cap
<b>Affordable Rent charged per week</b>	<b>£ 151.62</b>	<b>£ 190.62</b>	<b>£ 228.00</b>
Affordable Rent Percent of Market Rent	77%	67%	61%
Estimated net annual income required if not on Housing Benefit*	£ 22,526	£ 28,320	£ 33,874
<b>Estimated gross annual income required if not on Housing Benefit*</b>	<b>£ 29,689</b>	<b>£ 38,319</b>	<b>£ 47,564</b>

\* Assumptions: Including all benefits except Housing Benefit and based on housing costs at 35% of net total income to be affordable

## Social Housing

The 2011 Census reported that social housing stock represents around 15% of the city's housing, higher than the regional average but lower than the national average. Of the 18,187 homes in the social rented sector, around 2/3 are owned by the council, with the rest being owned by registered providers.<sup>27</sup>

The profile of social housing identifies that the greatest proportion of council properties were 2-bed homes and register providers<sup>28</sup> were 1-bed homes.<sup>29</sup>

<sup>27</sup> 2011 Census Table KS402 - Tenure

<sup>28</sup> Larger register providers

<sup>29</sup> LAHS 2014 submission to government and SDR 2014 submission to government

Stock in the City	Bedsit	1-bed	2-bed	3-bed	4-bed+
Council	6%	30%	39%	23%	2%
Registered Provider	9%	36%	31%	21%	3%

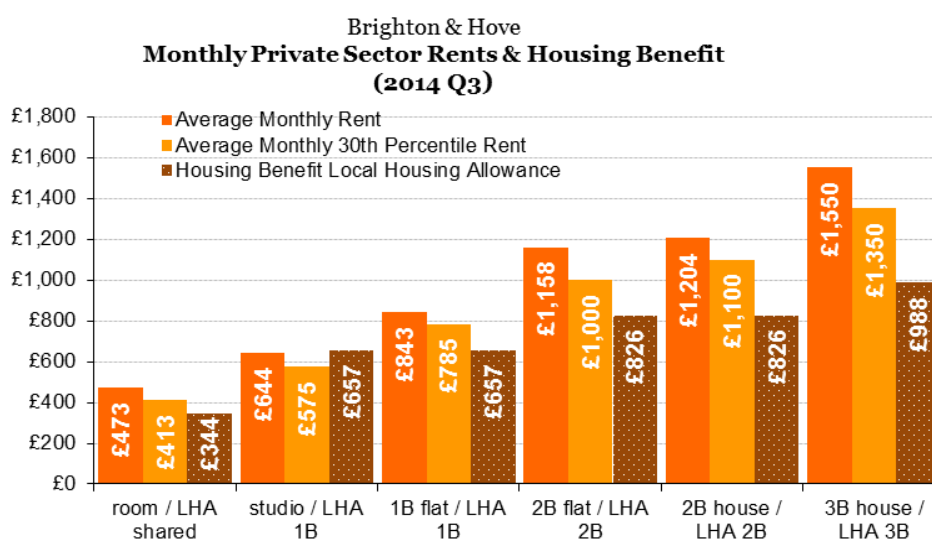
Source: LAHS 2014 and SDR 2014

Social housing remains in high demand with the Council’s Affordable Housing Needs Report 2012 identifying that the majority of residents in need can only afford social rented homes without requiring housing benefit.

Brighton & Hove : Average weekly rent			
	Council: social rented	Registered Provider: social rented	Registered Provider: affordable rented
Bedsit	£59.23	£70.05	£107.87
1-bed	£67.73	£81.68	£129.09
2-bed	£76.57	£94.75	£152.07
3-bed	£89.04	£104.96	£182.90
4-bed	£95.35	£119.59	£215.91
5-bed	£110.07	£131.31	£236.49
6-bed	£107.74	£139.87	-

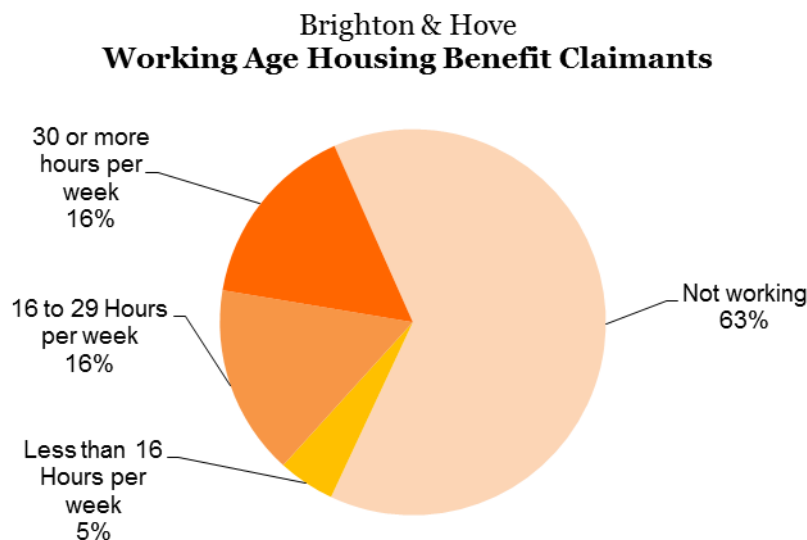
### Housing Benefit

Many households in receipt of housing benefit can find it difficult to find an affordable property to rent as the cost of renting is often more than the local housing allowance limit and some landlords are reluctant to rent to households in receipt of benefit which can reduce people’s choice still further.



Note: The housing benefit local housing allowance is calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Analysis suggests that around a third of housing benefit claimants are working more than 16 hours per week, with half of these working at least 30 hours per week, a reflection of the high rents and low wages in the city.



Source: BHCC Summer 2014

Our monthly snapshot report<sup>30</sup> of properties available to rent within housing benefit limits in Brighton & Hove found very limited choice:

- **Single People under 35 and other sharers** – would find 2 (1% of 391) affordable homes
- **Single People over 34** – will find more opportunity renting a studio than 1-bed home with 21 (46% of 46) studios within the LHA limit compared to 6 (4% of 135) 1-bed homes
- **Couples without children** - would find 6 (4% of 135) 1-bed homes affordable but would have greater choice if they considered renting a studio
- **Families with children** – would find 12 (3% of 391) family homes (2-4 bed) falling within the LHA rate (4x 2-bed, 0x 3-bed and 8x 4-bed homes)

<sup>30</sup> Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

## Housing Demand

A shortage of homes and an expanding population increases the demand for the existing housing stock, pushing up prices and creating challenges for those living and working in our city with wages relatively low in comparison to national and regional averages.

### Overall Housing Demand

Based on demographic factors, (reflecting scenarios of population and household growth), the city's full (unconstrained) housing requirement, for both market and affordable housing, over the plan period has been assessed at 15,800 new homes to 2030, an average of 790 new homes per annum.

The city's capacity and Plan target for 11,300 new homes to 2030 is 4,500 homes below the estimated demand of 15,800 new homes, a shortfall of 215 homes every year.

There are very significant constraints on the capacity of the city to physically accommodate this amount of development and this is particularly so in terms of environmental considerations such as the sea to the south and the South Downs National Park to the west, north and east of the city, the need to provide for a mix of homes to support the growth and maintenance of sustainable communities, the need to make provision in the city for other essential development (for employment, retail, health and education facilities, other community and leisure facilities) and the need to respect the historic, built and natural environment of the city.

The fact that the city's housing delivery target does not match the objectively assessed full housing requirement means that there is a 'duty to cooperate' with the city's neighbouring local authorities. Brighton & Hove's strategic housing market and travel to work area extends westwards incorporating Adur District and parts of Worthing District; eastwards incorporating parts of Lewes and northwards to Mid Sussex, Horsham and Crawley. Many of these areas also face similar challenges in meeting housing requirements. In accordance with government guidance, the council will continue to engage constructively, actively and on an ongoing basis with neighbouring authorities and public bodies with regard to strategic planning matters including the provision for housing over sub-regional areas.

## Affordable Housing Need Report 2012

The Council's Assessment of Affordable Housing Need Report 2012 identified that the minimum household income required to afford market housing is £42,000 per annum against an average (median) income of £28,240.

Almost 88,000<sup>31</sup> Brighton & Hove households (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy suggesting that social housing is the only affordable housing option in the city for the vast majority of residents.<sup>32</sup>

<b>Estimated Proportion of Households Unable to Afford Market Housing without Subsidy</b>			
	<b>Income required to access market</b>	<b>Number unable to afford</b>	<b>% of households unable to afford</b>
North Portslade, South Portslade, Hangleton & Knoll	£42,000	10,211	73% of 14,084
Hove Park, Withdean, Preston Park, Patcham	£42,960	14,114	62% of 22,728
Wish, Westbourne, Goldsmid	£45,600	11,692	70% of 16,703
Central Hove, Brunswick & Adelaide, Regency	£47,760	12,840	76% of 16,939
St Peters & North Laine, Hanover & Elm Grove, Queen's Park	£43,200	17,248	75% of 23,090
Hollingbury & Stanmer, East Brighton, Moulescoomb & Bevendean	£44,400	14,474	81% of 17,781
Woodingdean, Rottingdean Coastal	£46,800	7,366	71% of 10,331
<b>Brighton &amp; Hove</b>	-	<b>87,945</b>	<b>72% of 121,656</b>

Source: Assessment of Affordable Housing Needs Report 2012

The report also estimated the proportion of affordable housing need that should be met through provision of different housing products, intermediate, affordable rent and social rent, without the use of housing benefit, and breaks down demand for the city as:

- 8.5% Intermediate Rent
- 32.5% Affordable Rent
- 59% Social Rent

<sup>31</sup> 87,945 households

<sup>32</sup> Assessment of Affordable Housing Need Report 2012 [http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment\\_of\\_Affordable\\_Housing\\_Need.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf)

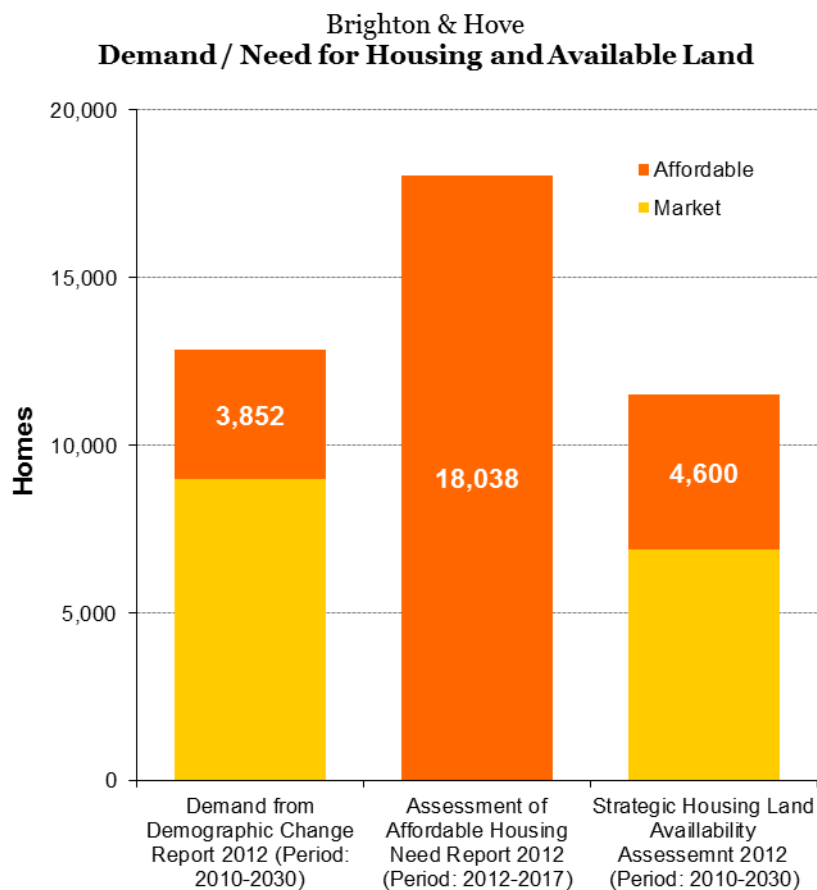
<b>Estimated level of Housing Need (2012-17) by Type of Affordable Housing (%)</b>			
	<b>Intermediate</b>	<b>Affordable rent</b>	<b>Social rent</b>
North Portslade, South Portslade, Hangleton & Knoll	8.6%	30.6%	60.8%
Hove Park, Withdean, Preston Park, Patcham	12.8%	38.2%	49.0%
Wish, Westbourne, Goldsmid	9.0%	37.4%	53.6%
Central Hove, Brunswick & Adelaide, Regency	6.8%	36.7%	56.5%
St Peters & North Laine, Hanover & Elm Grove, Queen's Park	7.7%	30.8%	61.5%
Hollingbury & Stanmer, East Brighton, Moulescoomb & Bevendean	6.7%	24.9%	68.4%
Woodingdean, Rottingdean Coastal	8.7%	38.4%	52.9%
<b>Brighton &amp; Hove</b>	<b>8.5%</b>	<b>32.5%</b>	<b>59.0%</b>

Source: Assessment of Affordable Housing Needs Report 2012

The Assessment of Affordable Housing Need Report 2012 estimates that 22,132 households will be in housing need and unable to afford to buy or rent in the residential housing market in the period 2012-17. In addition, 59% of those in need (10,642 households) are only able to afford social rented housing rather than affordable rented.

With only around 3,500 affordable homes expected to be built by 2030 it leaves an unmet housing need of more than 18,000 affordable homes by 2017. However, the city only has the space for an additional 11,798 homes between 2015 and 2030..<sup>33</sup>

<sup>33</sup>The Assessment of Affordable Need (December 2012) [http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment\\_of\\_Affordable\\_Housing\\_Need.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf)

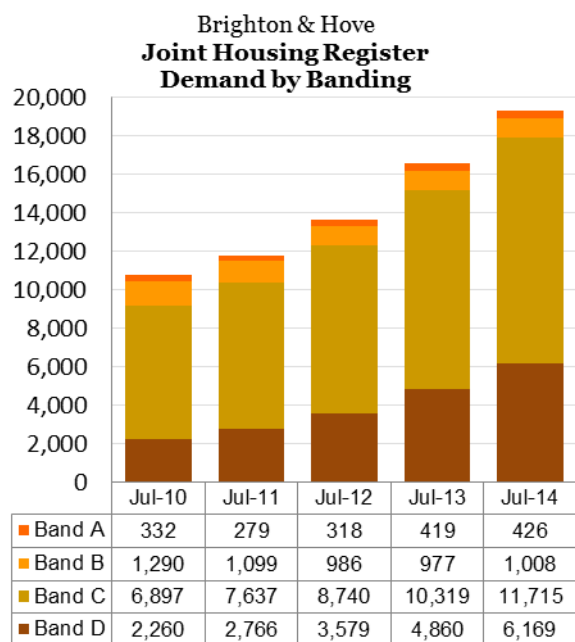


## The Housing Register

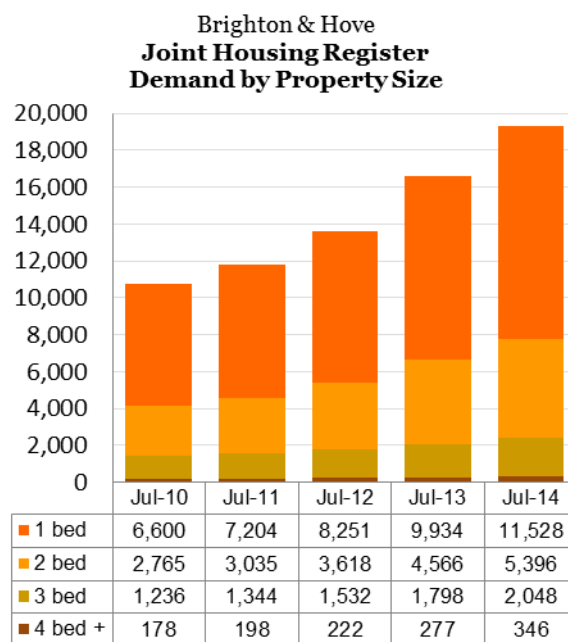
The Brighton & Hove Joint Housing Register is an open register enabling anyone over 18 years old from anywhere in the country to register, although people with a local connection to the city are given priority.

Applicants are assessed and placed in a priority banding group with Band A being for households in the most urgent housing need and Band D for those with the least level of need.

At the beginning of July 2014 there were a total of 19,318 households on the Brighton & Hove Joint Housing Register with nearly 70% of these having at least a moderate level of housing need. Over the last two years we have seen over 5,000 additional households registering, a 42% increase since July 2012. Around 30% of those on the register have a comparatively low level of need with high housing costs and insecure tenancies in the private sector being a key driver in their desire for social housing.



Source: Locata



Source: Locata

Brighton & Hove Joint Housing Register: 2 July 2014							
	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	Total
Band A	266	107	34	16	2	1	426
Band B	544	240	175	32	15	2	1,008
Band C	7,402	2,908	1,208	135	48	14	11,715
Band D	3,316	2,141	631	46	27	8	6,169
<b>Total</b>	<b>11,528</b>	<b>5,396</b>	<b>2,048</b>	<b>229</b>	<b>92</b>	<b>25</b>	<b>19,318</b>

**Those in the highest priority groups**

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 2 July 2014 there were 1,434 households on the Housing Register in these bandings (426 in Band A and 1,008 in Band B). Of those in Band A and B:

- 199 (14%) needed a sheltered home
- 624 (43%) needed 1-bed home
- 334 (23%) needed 2-bed home
- 209 (15%) needed 3-bed home
- 68 (5%) needed 4-bed+ home

Of the 277 households needing a 3-bed+ home, 162 (58%) had a family member with medical needs and 89 (32%) were living in a home too small for them.



## Homelessness

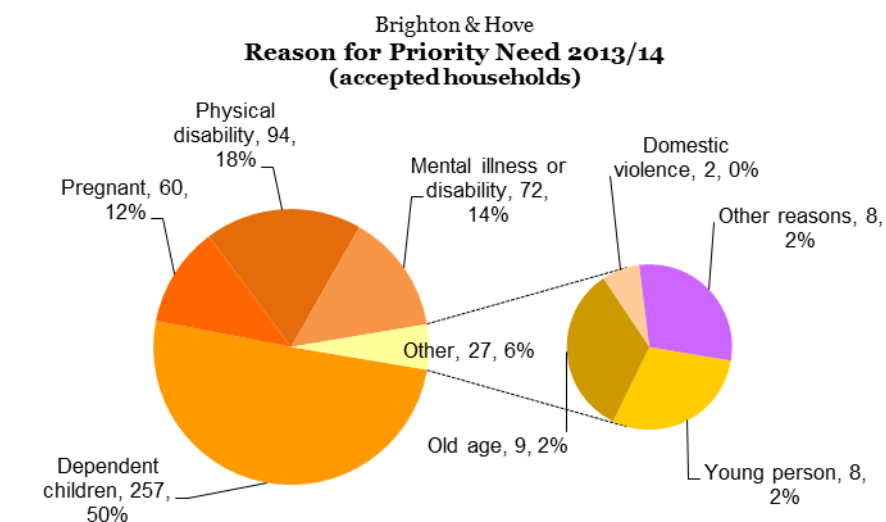
Although the council and our partnership agencies work hard to prevent households becoming homeless, each year there a number of cases where this can not be prevented. In recent years despite our vigorous prevention work we have seen homeless applications and acceptances increasing.

In 2013/14, we made a total of 1,108 homeless decisions and accepted 510 households as unintentionally homeless and in priority need.



Source: P1E

Nearly  $\frac{2}{3}$  of those accepted as homeless were households with dependent children or with a family member who was pregnant. Over 1 in 7 acceptances was due to a family member having a mental illness and over 1 in 5 was due to a family member having a physical disability.



Source: P1E

Although the most common reason for being accepted as homeless is due to having dependent children the number is below the national average. In contrast homelessness amongst those with a physical disability or mental illness is double the national average.

Reason for Priority Need	2013/14	
	England	Brighton & Hove
Mental illness	8.6%	14.1%
Pregnant	7.9%	11.8%
Dependent children	65.0%	50.4%
Young person	2.8%	1.6%
Physical disability	7.1%	18.4%
Other	8.6%	3.7%

### Temporary Accommodation

The number of households in Temporary Accommodation has increased by 300% from 316 at the end of March 2010 to 1,266 at the end of March 2014 with nearly 1,000 households where a Section 193 (homeless) duty is owed.

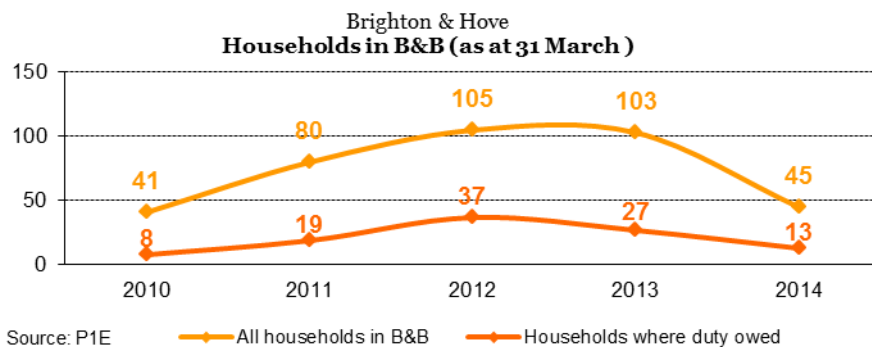
Brighton & Hove  
Households In Temporary Accommodation  
(as at 31 March)



Lone parent households make up the greatest proportion of households and represented nearly ½ of all the households in Temporary Accommodation at the end of March 2014.

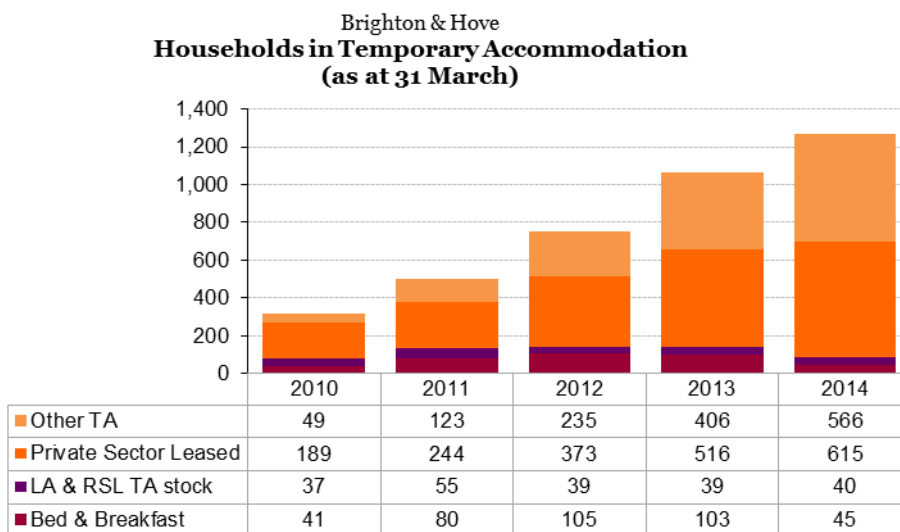
Households in Temporary Accommodation	31 March 2014	
Lone parent household	622	49%
Couples with children	275	22%
One person household	320	25%
Others	49	4%
<b>Total</b>	<b>1,266</b>	<b>100%</b>

Although there has been an increase in the number of households in Temporary Accommodation, there has been a small decrease in the use of emergency B&B accommodation, with 4% of households in this type of accommodation at the end of March 2014 compared to 13% at the end of March 2010.



The use of long leased Temporary Accommodation has not only allowed for minimal emergency B&B use but has provided better quality and more sustainable temporary accommodation.

Since March 2010 we have increased the use of Private Sector Leased Temporary Accommodation by nearly threefold, providing additional good quality self-contained temporary accommodation and reducing the dependence on emergency B&B accommodation.



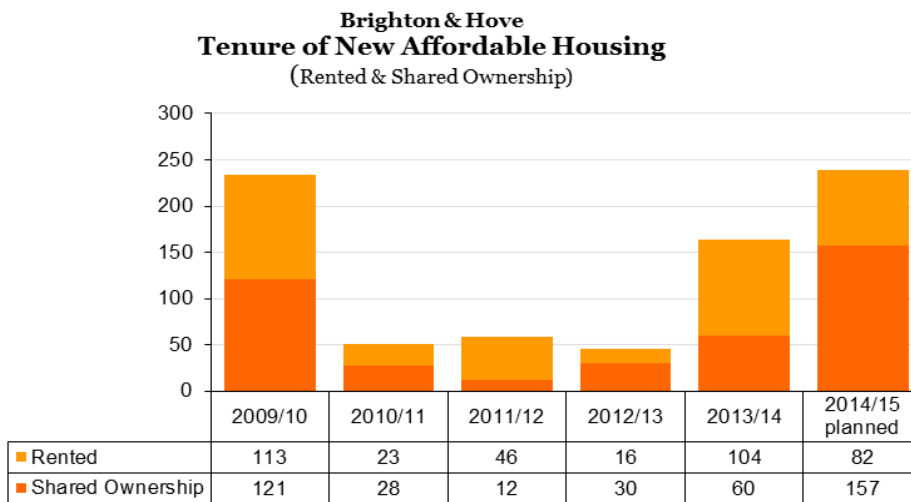
Source: P1E

## Housing Supply

### Historical Building Trend

Over the last 15 years the average rate of new housing development in the city has been around 550 dwellings per annum (all homes, private and affordable). More recently, annual rates of housing delivery have been far lower than this reflecting the ongoing impacts of global economic recession.

Since April 2002, working with our Registered Provider partners, we have delivered nearly 2,200 new homes and although the recessions has had a noticeable impact on our programme, with our current affordable housing development programme 2011-2015 will deliver over 500 affordable homes and bring in a total investment of more than £59m.



Source: HCA & Housing Development Manager

### New Housing

The new City Plan sets a local housing target to provide 11,300 new homes in the city by 2030 based on the 2012 update to the Strategic Housing Land Availability Assessment<sup>34</sup>. This is 4,500 homes short of the estimated demand of 15,800 new homes.

This suggests that the city has the capacity to develop an average of 575 new homes per annum (against a need for 790 new homes per annum, a shortfall of 215 homes every year).

<sup>34</sup> [http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/SHLAA\\_Update\\_2012.pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/SHLAA_Update_2012.pdf)

The majority of new housing proposed for the city will be concentrated in eight specific development areas. These areas have the potential capacity and opportunities to accommodate a significant amount of change and therefore offer significant capacity for new developments that will secure substantial benefits for the city and of regional importance and also, in some instances, bring regeneration to rundown areas.

The areas also already have either good sustainable public transport system or are areas where the infrastructure can be improved. This approach ensures that transport impacts will be minimised and that the city's countryside and the South Downs National Park will continue to be protected.

In addition, development on a more modest scale is planned across the rest of the city on suitable brownfield site opportunities. Such development will help to secure the growth of or maintain sustainable neighbourhoods and communities and will help to protect valuable open spaces.<sup>35</sup>

<b>Development Proposals to 2030 Draft City Plan (January 2013)</b>	<b>New Homes</b>
DA1 – Brighton Centre and Churchill Square Area	20
DA2 – Brighton Marina, Gas Works and Black Rock Area	1,940
DA3 – Lewes Road Area	810
DA4 – New England Quarter and London Road Area	1,185
DA5 – Eastern Road and Edward Street Area	470
DA6 – Hove Station Area	630
DA7 – Toad's Hole Valley	700
DA8 – Shoreham Harbour	400
Rest of the City	3,945
Small site and windfall development	1,250
<b>Total</b>	<b>11,350</b>

### **Affordable Housing Requirements**

In recognition of the city's high level of housing need, the new City Plan Part One (Submission February 2013) CP20 Affordable Housing<sup>36</sup> has lowered the threshold that requires an affordable housing contribution on developments of 5 or more dwellings:

<sup>35</sup> Draft Brighton & Hove City Plan

<sup>36</sup> [http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13\\_Submission\\_City\\_Plan\\_Part\\_One.pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Feb13_Submission_City_Plan_Part_One.pdf)

- 40% onsite affordable housing on sites of 15 or more dwellings
- 30% onsite affordable housing or equivalent financial contribution on sites between 10 and 14 dwellings
- 20% affordable housing as equivalent financial contribution on sites between 5 and 9 dwellings

On developments of 10 or more dwellings, affordable housing will normally be delivered on site. Only in exceptional circumstances will the council accept a commuted sum or free serviced land in lieu of on site provision.

Affordable housing provision should incorporate a mix of tenures. The recent Affordable Housing Need Report 2012 highlights that the majority of households in need are only able to afford social housing, breaking down affordability to 8.5% intermediate housing, 32.5% affordable rent and 59% social rent. In addition, the draft plan recognises the shortage of family sized homes and seeks an affordable housing dwelling size mix of 30% one bedroom, 45% two bedroom and 25% 3+ bedroom.

Our Affordable Housing Brief sets out guidance on the requirements for affordable housing in the city, aiming to make sure that we deliver high quality affordable housing for local people in housing need within mixed, balanced and sustainable communities

Based on the City Plan expected trajectory of 575 new homes in the city per year, if we achieved 40% affordable housing on the larger sites and 20%-30% on the smaller, this would provide up to 200 affordable homes each year.

Following changes in national policy under the National Planning Policy Framework and the end of HCA capital subsidy we are now facing challenges around the viability of affordable housing on some schemes which is affecting the number of new affordable homes being built in the city.

### **Estate Regeneration Programme**

Our Estate Regeneration Programme is making the best use of council land. Working with local residents, we have identified a number of sites located on council housing land that can be used to build new homes. The sites include empty office and stores, underused garages and vacant plots of land.

The programme aims to build 500 new homes on council housing land by 2030 and will be funded through a number of funding streams including right to buy sales receipts, economy saving and low interest borrowing.

The new developments will also contribute to improving neighbourhoods for existing residents, supporting sustainable communities. Built on one plant living principles the will be built to lifetime standard, with 10% designed as wheelchair accessible. Wherever possible solar PV panel will be installed to lower fuel bills and carbon home’s footprint.

The first phase of the New Homes for Neighbourhoods estate regeneration programme will deliver homes on garage sites identified to have the greatest potential with new homes on target to be delivered in 2015 and work is continuing to develop alternative proposals for some of the other smaller garage sites. In addition detailed work is being undertaken on an initial pipeline of 40 sites which have the potential to deliver up to 150 homes. Other sites will be introduced, as subsequent phases of the programme commence, increasing the number of the homes that can be delivered.

Under the first phase of the programme £16.5 million has been invested from the Housing Revenue Account Capital investment programme 2014/17 to deliver 93 new homes and we will continue to bring forward additional pipeline developments for future years.

Scheme Summary		
<b>Design Standards Summary</b>		
London Housing Design Guide		Yes
BRE Code for Sustainable Homes		Level 4
PassivHaus		No due to wrong solar orientation
Lifetime Homes		Yes
<b>Proposed Unit Mix</b>		
3b5ph (3 bed 5 person house)		4
<b>Estimated Development Costs</b>		
Works		£ 615,600
On Costs		£ 44,752
Total Scheme Costs		£ 660,352
<b>Financial Appraisal Results</b>		
	<b>Target Rent</b>	<b>Self Financing Rent</b>
NPV	£ 68,196	£ 61,669
Payback Year	39	40
Loan Finance Required	£ 292,352	£ 272,352
Grant/subsidy Required	£ 368,000	£ 388,000
Grant per Unit	£ 92,000	£ 97,000
<b>Rents (per week)</b>		
Target Rent (2012)		£ 97.55
Target Rent at Completion		£ 102.43
Self Financing Rent		£ 93.70
Affordable Rent (estimate)		£ 180.00

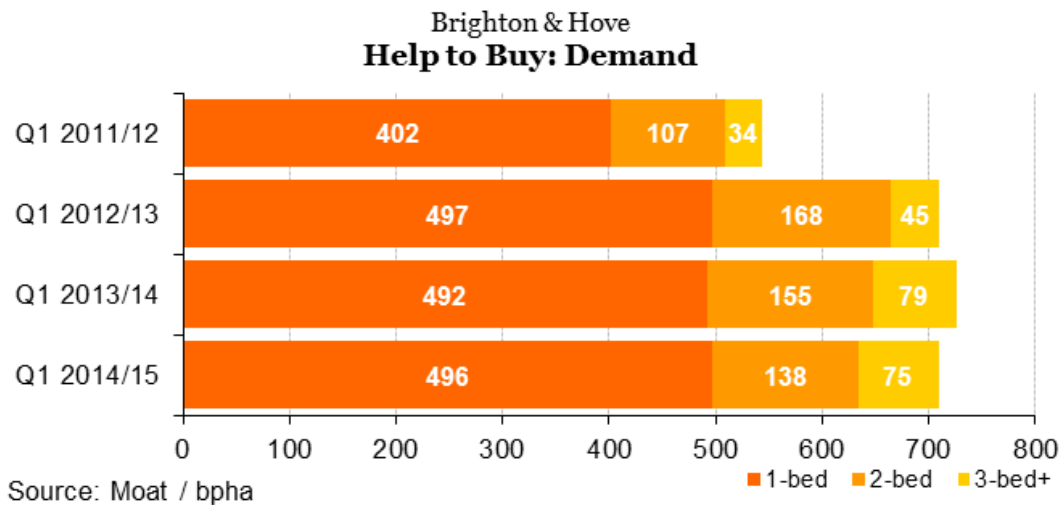
It is intended that the homes developed will provide a range of options for local people and could include Affordable Rent, low cost home ownership and social rented properties. There is a commitment to build larger family homes where economically and practically feasible and all homes will be to Lifetime Homes Standard and a proportion will be wheelchair homes.

## Help to Buy

Help to Buy is a government initiative that helps people to get onto the housing ladder or move up. The Help to Buy scheme offers a number of different options to help people into the housing market

- Equity loan
- Shared ownership
- Older people’s shared ownership
- Home ownership for people with long-term disability
- Rent to buy
- Intermediate rent
- Mortgage guarantee

Bedfordshire Pilgrims Housing Association (bpha) are the local for the East and South East. Demand to live in the city is high and in August 2014 there were 709 households wishing to buy a home in the city under this scheme. The greatest demand is for 1 bed homes with 2/3 of applicants were living in the private rented sector and over 24% were living with family or friends.



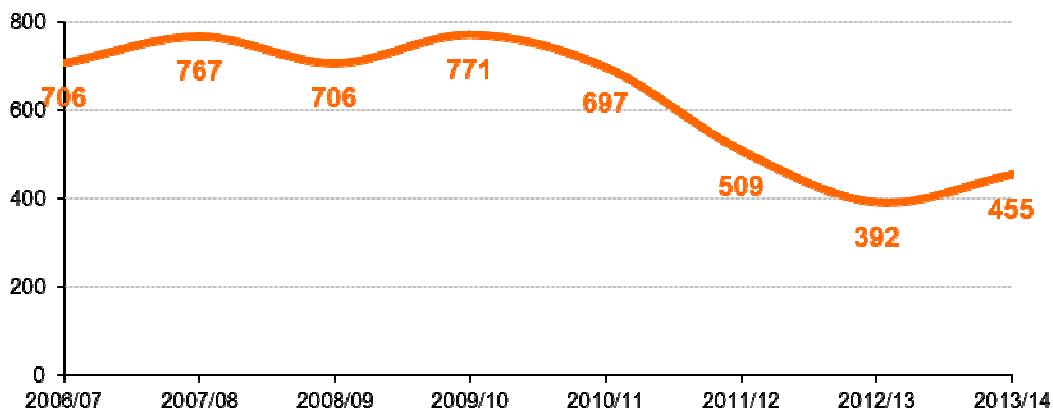
## Vacancies in the Existing Social Housing Stock

Between 2009/10 and 2012/13 there was 49% decrease in the supply of social housing available for letting to new tenants, and although in 2013/14 there was an increase, the number is still lower than historical figures. This can be attributed to high private sector housing costs deterring tenants from leaving social housing combined with a reduction of the number of new social homes developed.



Although, we may see more social housing tenants wanting to move due to the changes introduced under the welfare reform programme, it is unlikely that this will lead to more homes becoming available to new tenants but instead we are more likely to see an increase in the number of transfers, with tenants transferring to smaller properties

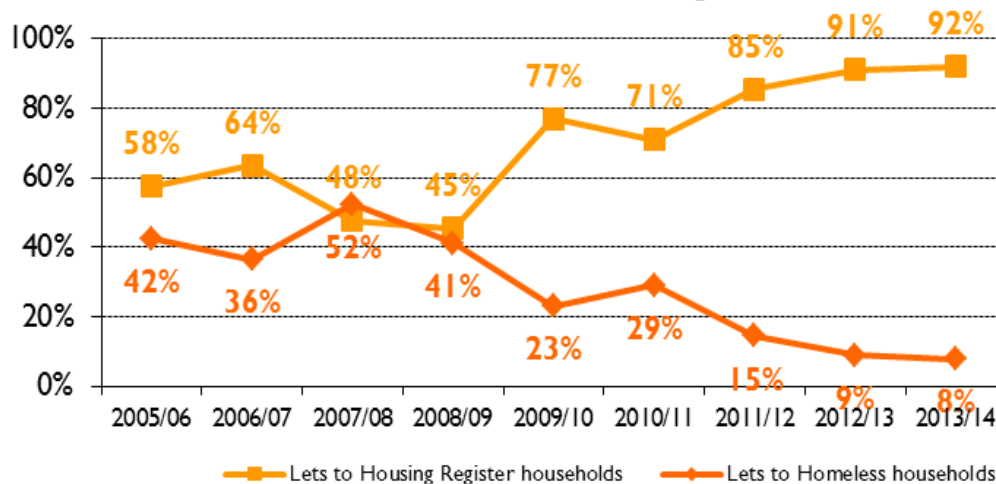
**Brighton & Hove  
Social Housing Turnover**  
(excludes transfers and mutual exchanges)



Source: Locata

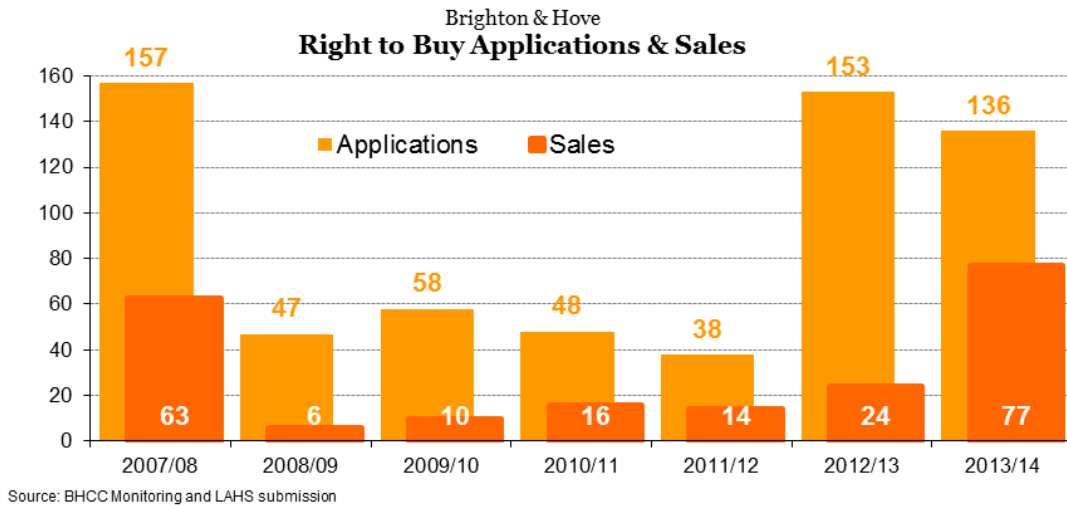
With our focus on supporting working households and those making a community contribution, only 8% of new social housing lets in 2013/14 were to homeless households.

**Brighton & Hove  
Social Housing Lets**  
(excludes transfers and mutual exchanges)



Source: Locata

In addition, due to the higher discount now offered to tenants, we have recently seen an increased interest in the Right to Buy scheme:



### Improving Choice

Through our Housing Strategy we need to make sure that we make the best use of every opportunity to increase the number of homes available for local residents, whether it is owner occupation, shared ownership, private rented, or social and affordable rented housing.

To achieve this aim, we need to develop new housing and make best use of the city’s existing housing stock. To provide a greater choice for residents looking to buy or rent, new housing needs to include homes for outright sale, homes for private sector rent, low cost home ownership, affordable rent and social rent. We also need to bring empty homes back into use and provide opportunities for those wishing to move to larger or smaller homes as the needs of their households change

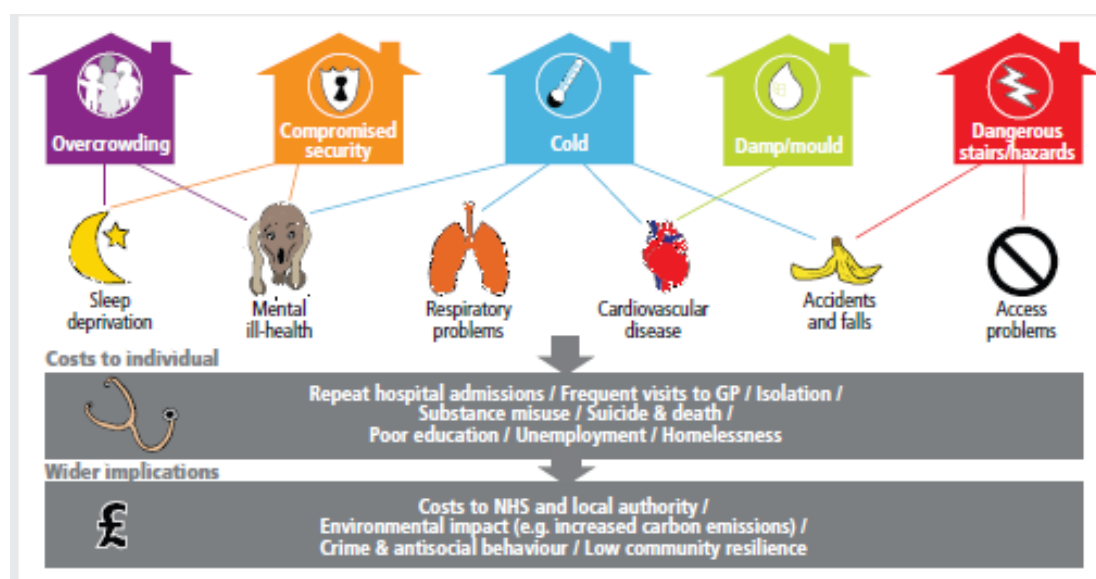
## Healthy Homes

### Health and Housing

Living in a home that is in physically poor condition – cold, damp and poorly maintained - can lead to poor health, living in insecure housing, unsuitable temporary accommodation or being overcrowded can also lead to poor health and being homeless can have a significant impact on people’s health.

It is not only the elderly or the young whose health that can be affected by poor housing but also working age adults.

In addition to the effects that poor housing can have on the residents’, there is also a ripple effect from inadequate housing that is felt throughout wider society and the environment. It is estimated that the cost to health services is at least £600 million per year.<sup>37</sup>

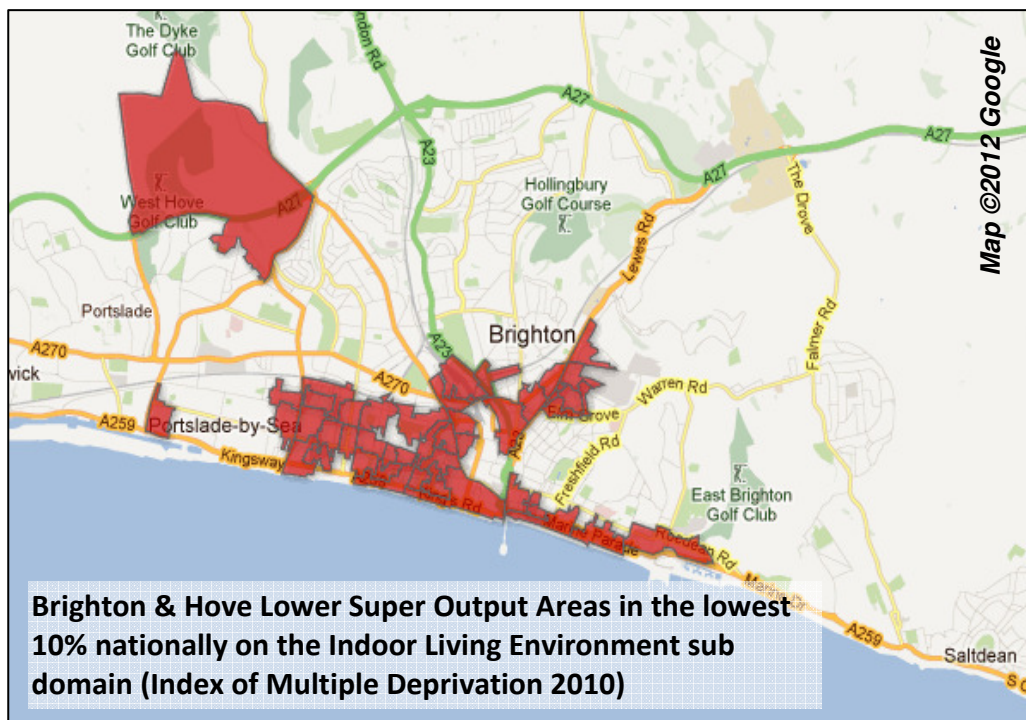


Source: Annual Report of the Director of Public Health 2011

The Index of Multiple Deprivation 2010<sup>38</sup> shows that on the indoor living environment sub domain (housing quality) almost half (48%) of the city’s Lower Super Output Areas are in the bottom 20% nationally with more than a quarter in the bottom 10%.

<sup>37</sup> Chartered Institute of Environment Health <http://www.cieh.org/policy/housing/poor-housing.html>

<sup>38</sup> Index of Multiple Deprivation 2010: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010>



## Good Housing Design

The Homes and Communities Agency (HCA) is committed to being at the forefront of good design quality and sustainability in housing. Working closely with local authority partners, the HCA's key objectives are:

- To improve the supply and quality of housing in England
- To secure the regeneration or development of land or infrastructure in England
- To support in other ways the creation, regeneration or development of communities in England or their continued well being
- To contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people living in England

A widely accepted definition of sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'. The council is committed to using the One Planet Living Framework guiding principles to move towards a more sustainable city.

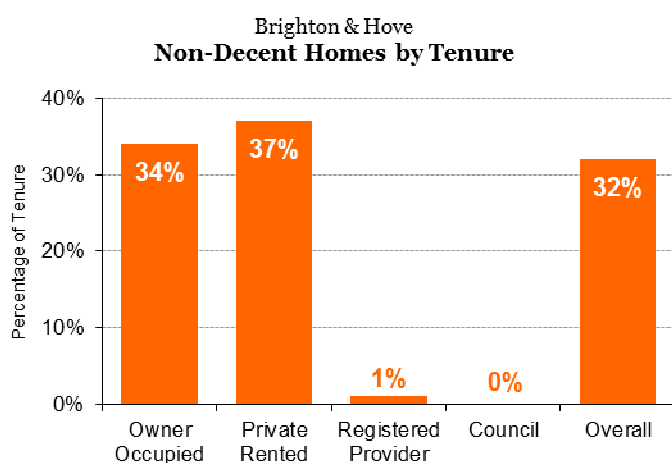
Our Affordable Housing Development Team work closely with planning to make sure that our new affordable housing meets not only our Brighton & Hove Affordable Housing Brief but also our One Planet City housing related actions set out in the Sustainability Action Plan.

## Decent Homes

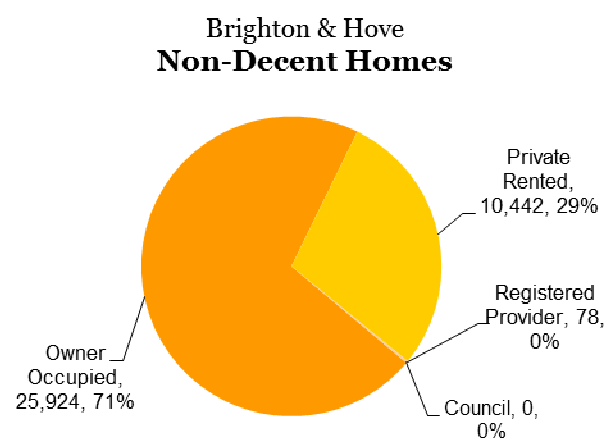
A third of homes in the city were estimated to be non-decent totalling around 37,000 homes.

The city's non-decent housing is concentrated in the private sector with the most non-decent homes being owner-occupied (71%). By tenure, the greatest non-decency rate is in the private rented sector (37%). 42.5% of all vulnerable households in the private sector are living in non-decent accommodation.

The estimated cost of removing Housing Health and Safety Rating System Category 1 hazards from the private housing sector is £123m<sup>39</sup>.



Source: House Condition Survey and Brighton & Hove City Council Monitoring



Source: House Condition Survey and Brighton & Hove City Council Monitoring

Whilst in 2009 it was considered that half of our council housing stock was non-decent an intensive programme of works has reduced this to 0% in December 2013. The work has been supported by £28.5m investment secured through Brighton & Hove Seaside Community Homes by leasing and refurbishing of 499 homes.<sup>40</sup> Although our target of 100% decent homes was achieved at the end of 2013, there is a natural progression of homes becoming non-decent over a period of time and works continue to be completed on these homes as and when needed.

Improvement in registered provider owned stock has also been reported, with 99% of their stock now meeting the decent homes standard.<sup>41</sup>

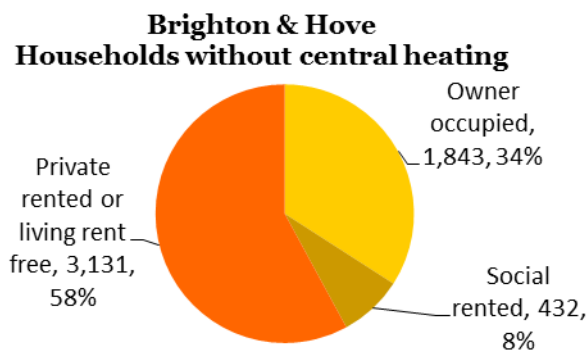
<sup>39</sup> Brighton & Hove Local Housing Investment Plan 2012-15

<sup>40</sup> Brighton & Hove Local Housing Investment Plan 2012-15 and LAHS submission to government

<sup>41</sup> Statistical Data Return 2013/14: <http://www.homesandcommunities.co.uk/ourwork/sdr-statistical-releases>

## Fuel Poverty

The Census 2011 has highlighted that the number of homes without central heating has halved since 2001, from 10.8% of the housing stock to 4.4%. However, with 5,406 households still without central heating this is still the 31<sup>st</sup> highest proportion in England & Wales and in the bottom 10% of local authority areas.



Source: 2011 Census Table DC 4402

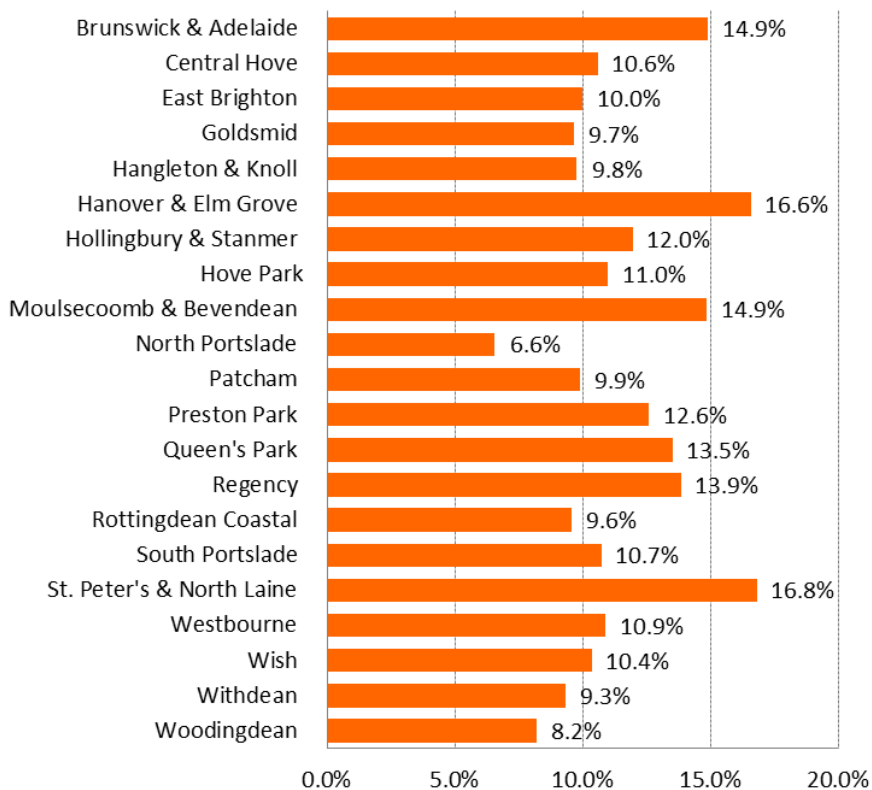
Although there have been significant improvements in home energy efficiency, domestic energy prices have almost doubled over the last few years. When combined with the city's housing being much relatively unaffordable for many, this has led to a large increase in the numbers of households in fuel poverty.

In 2011 approximately 14,500 (12.2%) households in Brighton & Hove were calculated by the Department of Energy and Climate Change<sup>42</sup> (DECC) to be in fuel poverty which is below the national figure of 14.6% but above the figure for the South East of 10.3%.

When looking at a Ward level, more than 10% of households are in fuel poverty in 2/3 of the city's Wards. The worst affected Wards have 1 in 6 households living in fuel poverty in St. Peter's & North Laine and Hanover & Elm Grove:

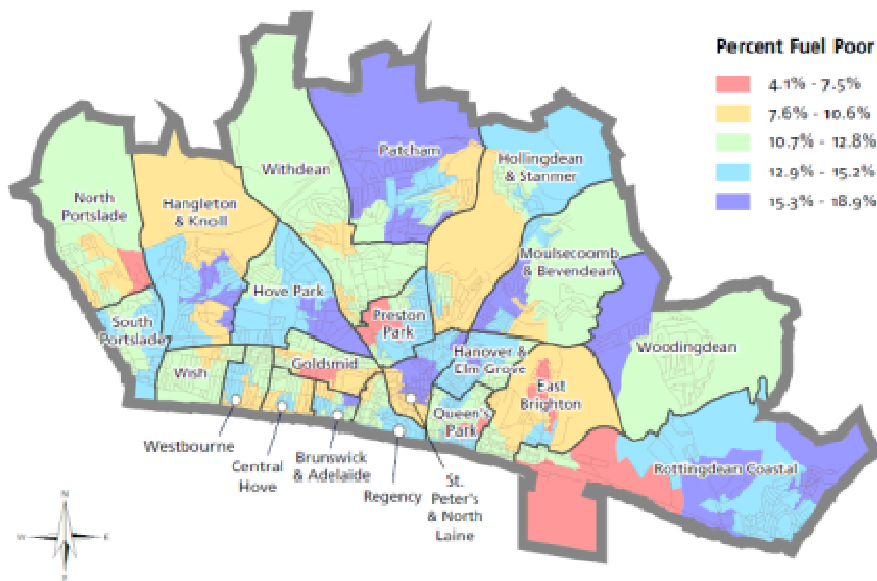
<sup>42</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/49445/5267-fuel-poverty-2010-subregional-data.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49445/5267-fuel-poverty-2010-subregional-data.xls)

### Brighton & Hove Households in Fuel Poverty



Source: DECC: Sub-regional Fuel Poverty 10% definition

Fuel poverty is experienced across the city but there are particular concentrations in parts of city. Fuel poverty ranges from 1 in 24 households in an area of North Portslade to 1 in 5 households in an area of Patcham.



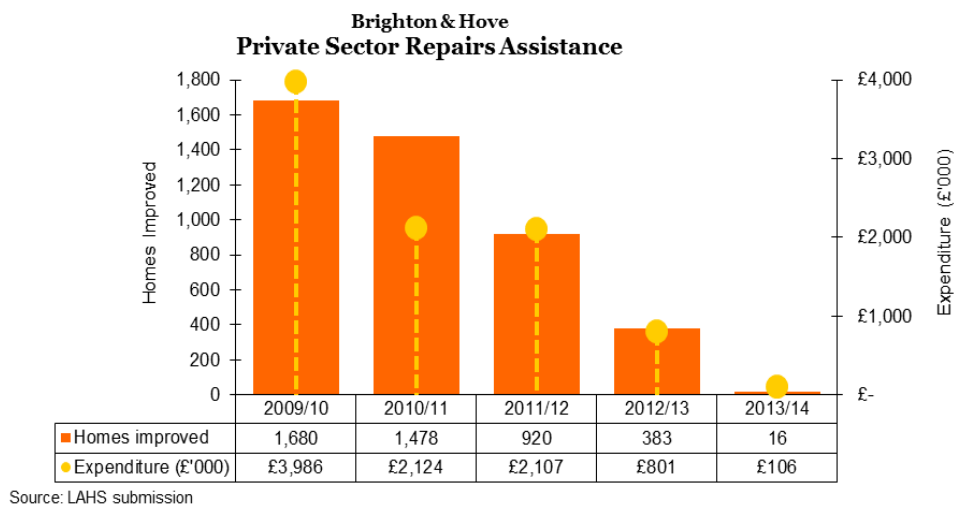
© Crown copyright and database rights 2011 Ordnance Survey 100050518

## Private Sector Renewal and Energy Efficiency Improvements

The work of the Private Sector Housing Team is to improve the quality of homes and people’s lives in the private sector through enforcement of housing standards and the provision of grants and loans to improve homes. The team deal with issues such as dampness, disrepair and drainage and complaints concerning nuisance caused by the condition of neighbouring properties.

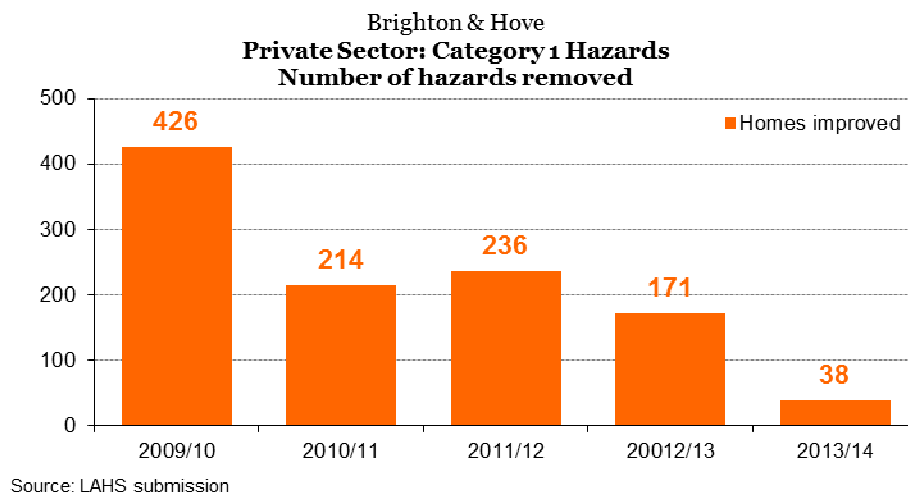
Since 2009/10 a total of £9,018,000 has been invested in the private sector enabling nearly 4,500 homes to be made decent or moved towards decency. In addition, since 2009 a total of 2,438 energy efficiency measures were installed for those in fuel poverty to reduce heating costs and 1,592 tones of CO<sub>2</sub> were saved through private sector energy efficiency grants and the Carbon Emissions Reduction Target (CERT) funded Warm Homes grant.

2011 saw the end of the government funding for private sector renewal in the city and the ending of and energy company obligations. In 2011/12 we were able to continue this work with a further allocation of £1.1m funded through prudential borrowing but as funding became fully committed most elements of renewal assistance have been gradually suspended. In 2013/14 a total of 16 homes in the private sector were made decent or moved toward decency by financial assistance.



As a result of the funding reduction, we have seen a significant reduction in work on removing any potential hazards in a property through the use of the Housing Health and Safety Rating System due to funding ceasing.





Despite the reduction in national funding for private sector renewal, the level of demand for support remains high. Between 1 April 2013 and 31 March 2014 the team were in receipt of 1,128 service requests of which 369 (33%) related to dampness and 226 (20%) to non-emergency disrepair.

This has highlighted the importance of us seeking alternative funding opportunities to maintain this programme and have seen some success:

- £122,000 was secured through Warm Homes Healthy People to support vulnerable private sector households living in fuel poverty and cold homes
- £411,000 was secured (in partnership with Eastbourne Borough Council) from the Department of Environment and Climate Change Fuel Poverty Fund to support for energy efficiency improvements for over 70 vulnerable householders in the private sector.
- We also secured a total of £221,000 from the Department of Environment and Climate Change Green Deal Pioneer Places fund to provide 100 free Green Deal assessments to city residents and 10 householders with a £10,000 retro-fit.

## HMO Licensing and Enforcement

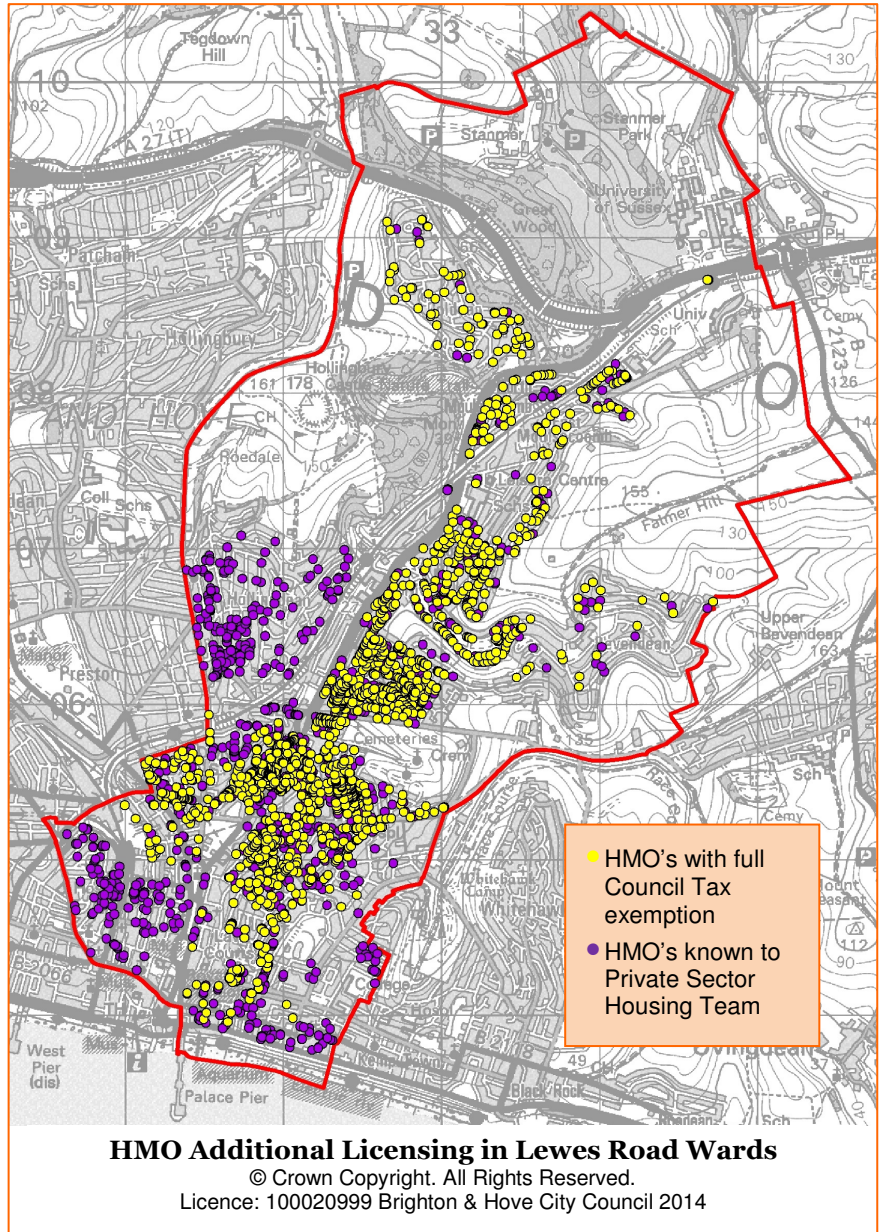
The city has over 10 times the national average number of houses in multiple occupation (HMOs) representing around 6,400 properties.

Currently HMOs of three or more storeys and with five or more occupants must be licensed under the Government's mandatory licensing scheme. The Council currently license and / or have licence applications for 1,014 larger HMOs under the national mandatory licensing scheme applied city-wide.

The city has a significant number of smaller HMOs where examples of poor conditions and management practices can be found which can create a negative impact on the residents' safety but also on the neighbourhood.

In 2012 we extended HMO licensing to include smaller HMOs in the 5 Lewes Road wards in the city where there is a concentration of these homes.

Additional licensing promotes safer, healthier living conditions for the residents of these smaller HMOs and aims to reduce the negative impact of poorly managed properties on communities.



By September 2014, 1,983 additional licence applications had been received and we are identifying additional smaller HMOs that may be subject to additional licensing.

As of 27 August 2014	No. of draft licences issued	Of which full licences issued
Hanover & Elm Grove	498	478
Hollingdean & Stanmer	198	187
Moulsecoomb & Bevendean	723	701
Queen's Park	93	82
St. Peter's & North Laine	354	331
<b>Total</b>	<b>1,866</b>	<b>1,779</b>

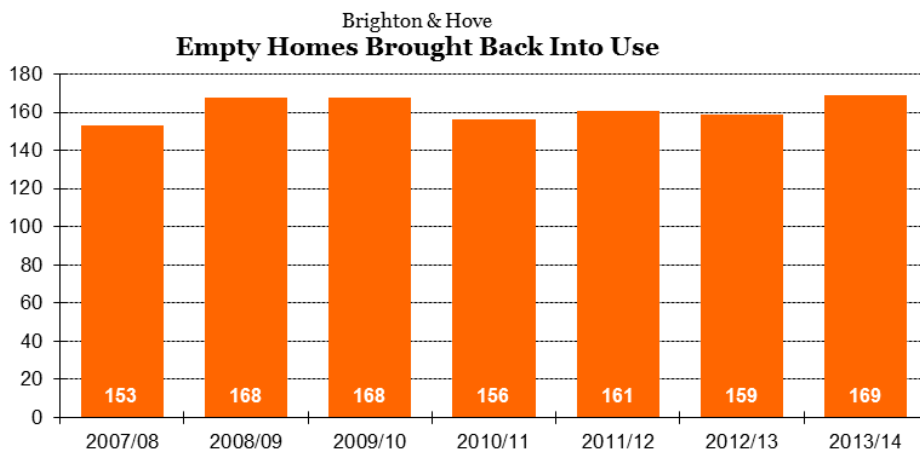
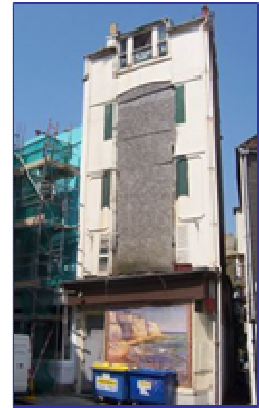
## Empty Homes

Although Brighton & Hove is a popular place to live with high demand for housing, there are a significant number of privately owned homes left empty over long periods of time. These homes are a wasted resource that often fall into major disrepair and become a magnetic for anti-social behaviour.

The majority of empty properties in the city are privately owned, with owners living out of the area and often unaware of the negative effect their property may be having in the local community.

The council's Empty Property Team work with the owners to bring their long-term empty homes back into use, preventing the property becoming rundown or brought back from disrepair, therefore providing additional much needed housing to the city and improving the ambience of a neighbourhood.

Since 2001/02 Empty Property Team has worked with private owners to bring 1,938 long-term empty homes back into use.



Source: EPO Monitoring

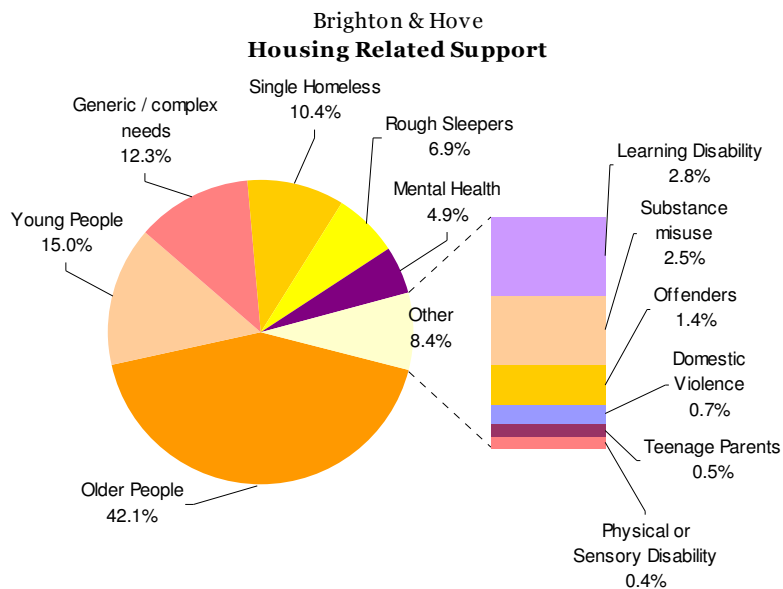
## People in Need

### Housing Related Support

There are around 5,000 people in receipt of housing-related support at any one time. This support can be either long-term or short-term support and is provided to most vulnerable people living in the city to help them sustain their accommodation and live as independently as possible.

At present around £11m is invested into these services providing support to

- Young people who are homeless or young parents
- People with mental health problems
- People with substance misuse problems
- Older people with support needs
- Women and children fleeing domestic violence
- Single homeless people
- People with learning disabilities
- Ex-offenders re-integrating into the community



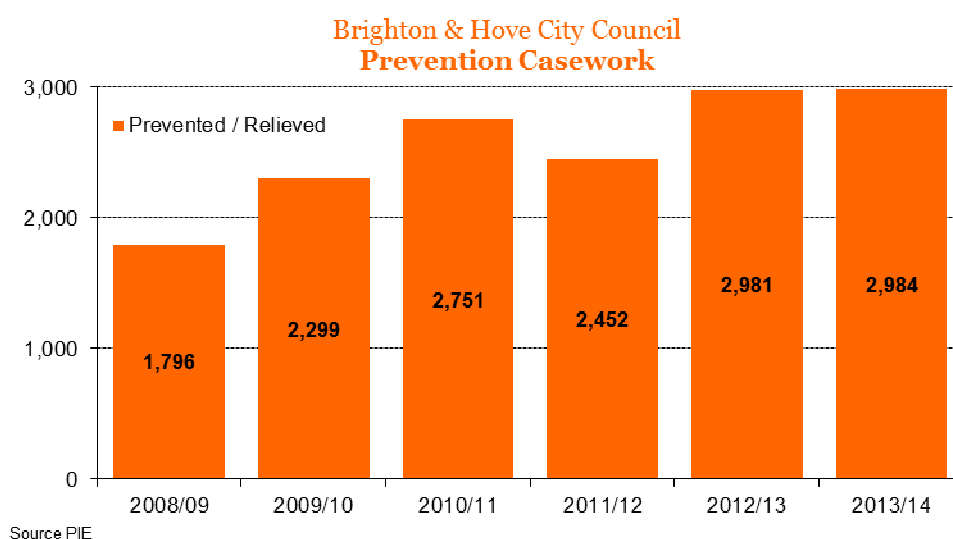
In 2013, the findings of a cost benefit analysis indicated that for every £1 spent on housing-related support the city saved £4.11. Reductions in funding have heightened the importance of commissioning services that successfully meet the needs of the most vulnerable people and prevent additional support needs and costs in social care and health budgets.

## Preventing Homelessness

Working to prevent homelessness is a fundamental part of the Council's approach in helping people facing a housing crisis.

Each month thousands of households seek advice and assistance from our Housing Options Team or agencies working in partnership with us. In most instances households can resolve their housing crisis with this support. However, each month there are many households seeking help who need more intensive intervention that requires more detailed casework.

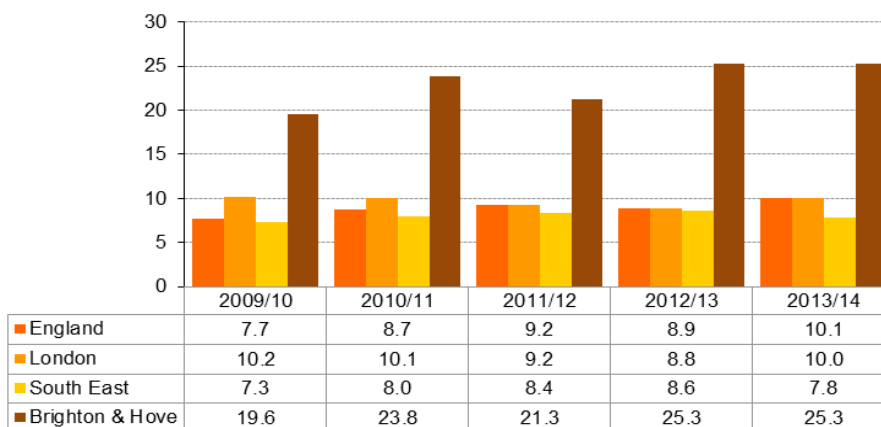
Over the last few years we completed detailed casework for over 13,500 households and have prevented homelessness in over 11,000 of those; for every one household accepted as homeless another six households had their homelessness prevented.



Although the ratio of homeless acceptances to household population continues to be above regional and national levels, we are one of the top performing local authorities in preventing homelessness

In terms of resident households, the Brighton & Hove the homeless prevention rate for 2013/14 was 25 households per 1,000 households compared to 10 per 1,000 households across England, 8 per 1,000 households in the South East and 10 per 1,000 households in London.

**Homelessness Prevented & Relieved  
(per 1,000 households)**



Source: CLG Table 792: Outcome of homelessness prevention and relief by Local Authority

During 2013/14, 1,543 households were able to remain in their existing homes due to our prevention work. Similar to England the highest percentage of successful intervention was the result of financial advice and support.

Homelessness Prevented: Sustained Accommodation	2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Family support / mediation	12%	29%	9%	7%	8%	11%
Financial advice & support	14%	1%	18%	6%	15%	7%
Negotiation / legal advocacy	47%	47%	49%	54%	56%	61%
Domestic violence	7%	1%	8%	1%	6%	0%
Mortgage arrears	7%	1%	6%	0%	4%	0%
Other	13%	21%	11%	31%	11%	21%

In addition 1,441 households had their homeless prevented due to our prevention work helping them find alternative accommodation. Nearly ½ of these households were found alternative homes in the private rented sector and just over ¼ were found alternative homes that were supported homes.

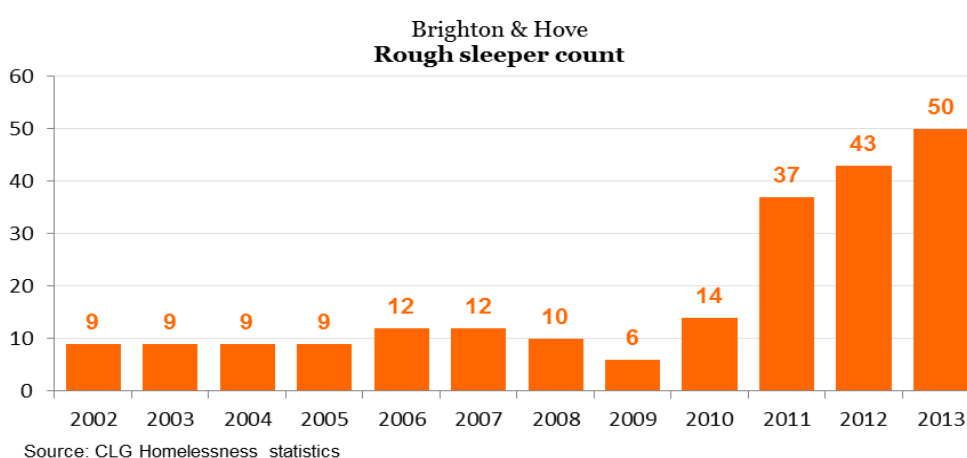
Our use of private rented sector accommodation is higher than the national proportion and our use of social housing is lower.

Homelessness Prevented: Alternative Accommodation	2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Supported accommodation	24%	43%	23%	31%	25%	27%
Private Rented Sector	37%	28%	38%	41%	36%	47%
Friends or relatives	8%	15%	7%	8%	7%	8%
Social housing	28%	10%	27%	11%	28%	11%
Other	4%	4%	5%	9%	4%	7%

## Rough Sleepers

Rough sleeping remains an issue for Brighton & Hove. Health inequalities widen and the levels of vulnerability and support needs significantly increase the longer someone is without housing. The life expectancy of a long-term rough sleeper is only 42 years, compared to 79 years for the average UK citizen.

Although there had been a dramatic decline in rough sleepers from 66 people in March 2001 to just 6 in November 2009, in recent years the numbers have again risen to 50 recorded rough sleepers in November 2013.

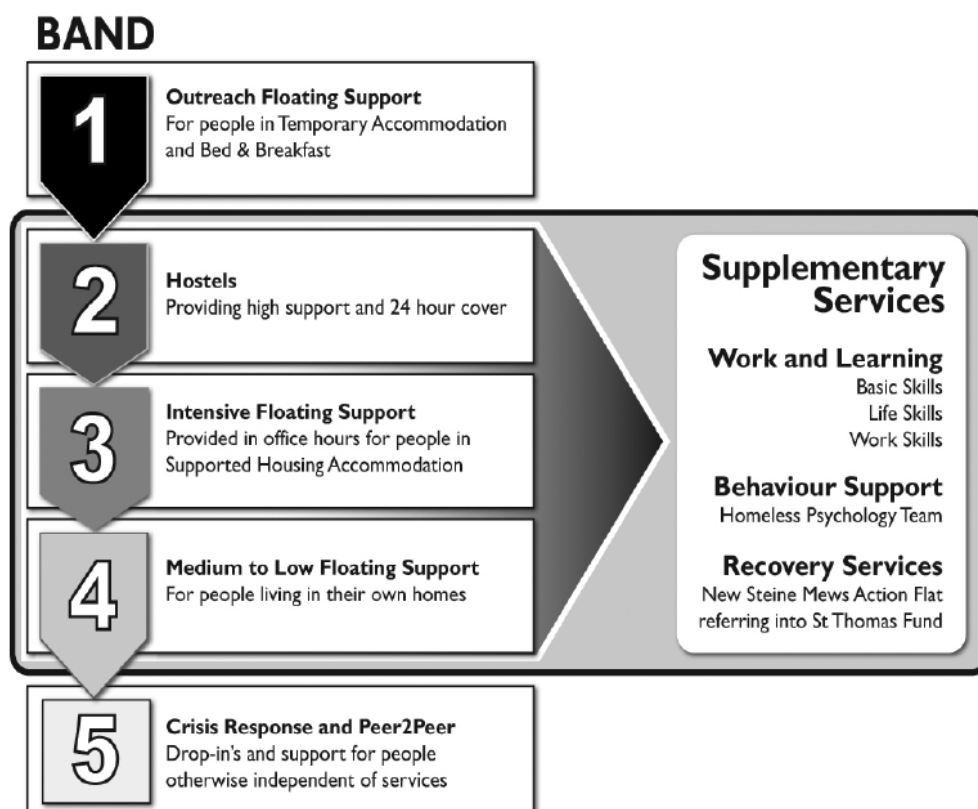


The city sees many more rough sleepers than are shown in the initial count, which takes place on a single night. Many rough sleepers are helped to reconnect back where they came from or are just passing through and the Rough Sleepers Street Services Relocation Team (RSSSRT) commissioned by Brighton & Hove City Council, worked with 1,066 rough sleepers in 2013/14, and increase of 46% from 732 in 2012/13. Around 2/3 of the rough sleepers seen do not have a local connection.

In response to this increase a number of initiatives have been put in place, this includes new multi agency working practices to target individuals into accommodation and to help them relocate, the piloting of a joint assessment centre between rough sleeping services, Sussex Police, Housing and Health Services to assess and accommodate rough sleepers, and the piloting of a Housing First model of accommodation for entrenched rough sleepers who are not managing in hostel accommodation.

## Homelessness Integrated Support Pathway

Brighton & Hove City Council commission a range of housing and support services in the city for homeless people which represent the 'Integrated Support Pathway' (ISP). The pathway is made up of a range of accommodation and support services aimed at supporting clients to move on to independence and offers tailor made support covering a range of activities such as work and learning and psychological intervention.



A Big Lottery bid has been submitted to bring in funding to further develop the city's services to improve outcomes specifically for people with multiple, complex needs and reduce intervention costs (such as accident & emergency, policy and anti-social behaviour).

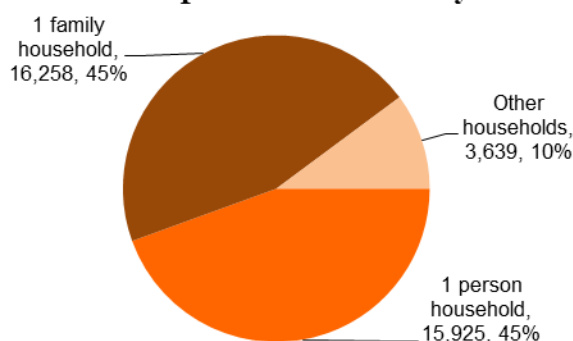
## Physically Disabled People

The Census 2011 reported that 35,822 (29%) of households in the city have one or more members with a long term health problem or disability.<sup>43</sup> A total of 29,912 (84%) households had one person with a long term health problem or disability and 5,910 (16%) had 2 or more people.

<sup>43</sup> 2011 Census Table LC1301EW



Brighton & Hove  
**Households with member(s) with a long-term health problem or disability**



Source: 2011 Census Table LC1301

The Department for Work and Pensions reported that 14,060 people were in receipt of Disability Living Allowance or Personal Independence Payments (14 February 2014), representing 5% of the city's population; the same as the national average but higher than the regional average of 4%.

People in receipt of DLA or PIP (14 February 2014)							
	Under 18	18 to 29	30 to 44	45 to 59	60 to 64	65 & over	All
Brighton & Hove	1,660	1,415	2,373	4,350	1,382	2,880	14,060
% of Brighton & Hove	3.3%	2.3%	3.6%	9.0%	10.9%	8.1%	5.1%
% of South East	3.1%	2.8%	2.8%	5.1%	6.3%	5.3%	4.0%
% of England	3.2%	2.7%	3.3%	6.8%	9.0%	8.8%	5.1%

Source: Department for Work and Pensions<sup>44</sup>

Over the last few years the proportion of homelessness acceptances that are related to a physical disability are around 3 to 4 times the national average. The nature of the city with its hilly and older pre-1919 housing that is difficult to adapt is in part to blame.

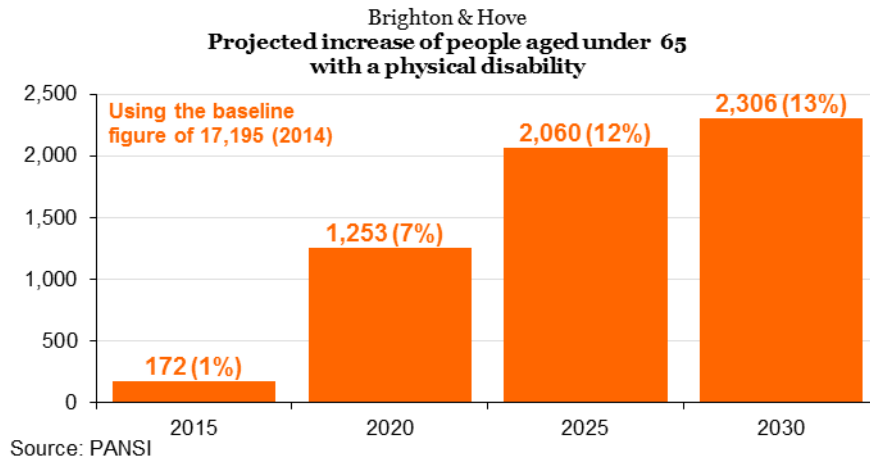
Brighton & Hove Number of households accepted as homeless due to a member having a physical disability						
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Accepted as homeless due to physical disability	48	72	64	59	88	94
% of all Brighton & Hove acceptances	12.2%	19.6%	15.0%	11.9%	17.4%	18.4%
% of all England acceptances	5.0%	6.2%	6.7%	6.6%	6.6%	7.1%

Source: P1E and CLG Table 773

<sup>44</sup> <https://www.gov.uk/government/collections/personal-independence-payment-statistics>

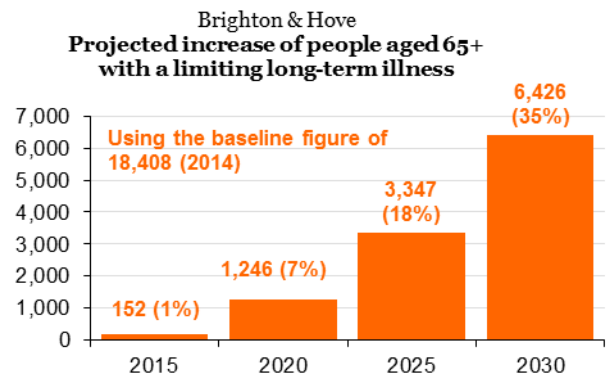
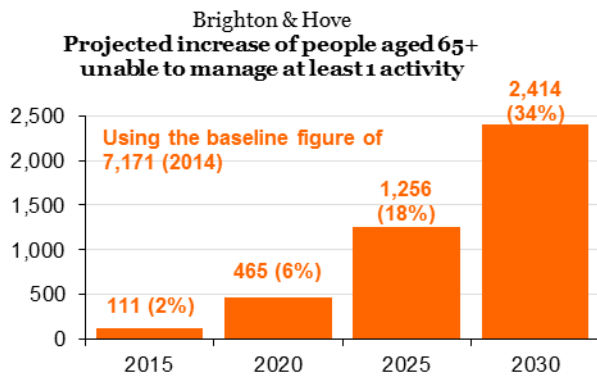
**Disabled people aged under 65**

The Projecting Adult Needs & Service Information (PANSI) estimates that in 2014 there are 17,195 people with physical disabilities aged under 65 living in the city. This is projected to increase by 13% by 2030 to just over 19,500.



**Disabled people aged 65 and over**

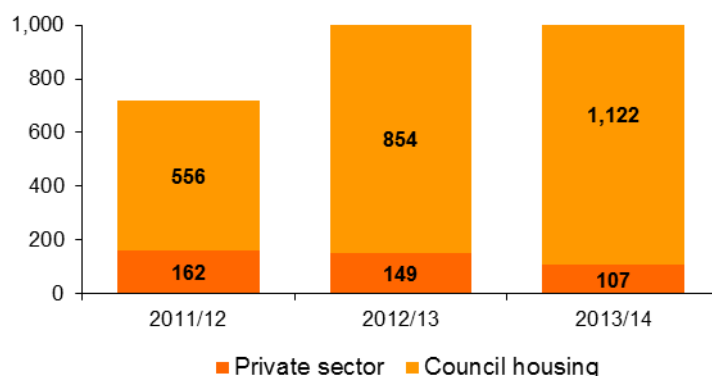
For people aged 65 and over the Projecting Older People Population Information System (POPPI) estimates that in 2014 there are 7,171 people who had mobility difficulties and unable to manage at least one activity on their own rising by 34% to 9,585 by 2030 and 18,408 people with a limiting long-term illness rising by 35% to 24,834 by 2030.



**Supporting disabled people**

The past 3 years over 2,950 housing adaptations were delivered to disabled people living in the city, with over £3.1m invested in private sector housing and just nearly £3.4m invested in our council stock funded from the Housing Revenue Account.

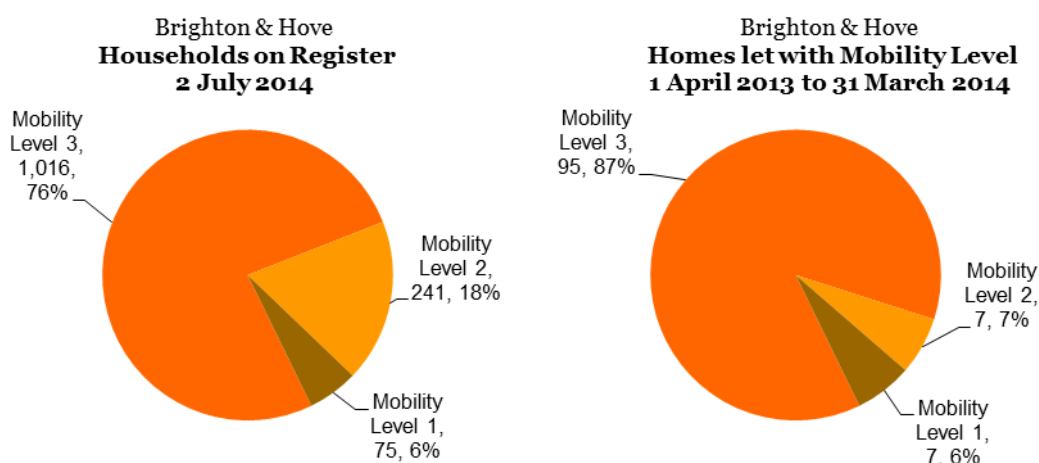
Brighton & Hove  
Housing Adaptations OT Team Activity



To make the best use of existing stock the council operates an Accessible Housing Register so those needing adaptations can be matched to social housing vacancies to meet their needs. Available adapted homes are given a mobility classification and priority is given to household with a matching need.

The 3 mobility groups are:

- Mobility Group 1: suitable for a person who uses a wheelchair full time
- Mobility Group 2: suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time.
- Mobility Group 3: suitable for a person able to manage two or three steps, but unable to manage steep gradients.



In addition, where a disabled applicant applies for accommodation which does not meet their access needs, a decision will be made as to whether it is reasonable and practicable to adapt that property.

Our planning policy requires that all new build properties across the city must be built to lifetime homes standards and 5% of all new build properties must be fully wheelchair accessible. In addition our Affordable Housing Development Programme Brief also requires that all new build homes should be built to lifetime homes standards but 10% of new build homes should be fully wheelchair accessible.

	Number of new build affordable homes	% wheelchair accessible
2008/09	231	16%
2009/10	234	42%
2010/11	51	6%
2011/12	46	28%
2012/13	39	10%
2013/14	164	10%



New Extra Care housing for disabled adults Vernon Gardens. 8x 1-bed & 2x 2-bed flats

In October 2011 we completed our first purpose-built extra care schemes for adults with a physical disability at Vernon Gardens. The scheme provided eight 1-bed flat and two 2-bed flats for social rent.

## Carers

Research has identified that the majority of care given to ill, frail or disabled people is provided by partners, other family members, friends and relatives. Nationally, almost 6 million people (1 in10) provide unpaid care,<sup>45</sup>

In addition national research has identified barriers for carers living in the social rented sector including the provision of an additional bedroom, transferring to look after a family member, right of succession. Many carers also experience overcrowding, poor house conditions and low-income. The importance of adaptations and assisted technology is also highlighted.<sup>46</sup>

Locally, the 2011 Census reported there were 23,967 carers living in the city, representing 8.8% of the population, which is less than the national proportion. This is 10.9% increase since the 2001 Census.

- 68% provide 1 to 19 hours of unpaid care a week
- 12% provide 20 to 49 hours per week
- 20% provide 50 or more hours per week

<sup>45</sup> Brighton & Hove JSNA

<sup>46</sup> Carers and Housing: Addressing their Needs

Brighton & Hove								
Age	Total number of people providing unpaid care		Provides 1 to 19 hours unpaid care a week		Provides 20 to 49 hours unpaid care a week		Provides 50+ hours unpaid care a week	
<b>All</b>	<b>23,967</b>	<b>8.8%</b>	<b>16,401</b>	<b>6.0%</b>	<b>2,850</b>	<b>1.0%</b>	<b>4,716</b>	<b>1.7%</b>
Age 0 to 15	543	1.2%	456	1.0%	53	0.1%	34	0.1%
Age 16 to 24	1,633	3.8%	1,284	2.9%	201	0.5%	148	0.3%
Age 25 to 34	2,343	5.2%	1,622	3.6%	334	0.7%	387	0.9%
Age 35 to 49	6,849	10.7%	4,660	7.3%	876	1.4%	1,313	2.0%
Age 50 to 64	8,072	19.8%	5,904	14.5%	897	2.2%	1,271	3.1%
Age 65 and over	4,527	12.7%	2,475	6.9%	489	1.4%	1,563	4.4%

POPPI estimates a 35.4% increase in the number of older unpaid carers, aged 65 and over, living in the city (from 4,988 in 2014 to 6,708 by 2030).

Although the number of younger carers in the city aged 15 and below is small, it has increased by 48% since the 2001 Census. It is believed that the reported number of young carers is the 'tip of the iceberg' with many hidden and uncounted. In addition young carers are more likely to be from Black, Asian or minority ethnic communities. It is estimated that the average annual income for families with young carers is £5,000 less than other families.<sup>47</sup>

People who identify as Gypsies and Travellers are more likely to be providing unpaid care than any other ethnic group.

### Extra Care and Sheltered Housing

There is an estimated 92 schemes providing 2,929 homes specifically for older people in the city. 10 schemes are owned by private sector organisations and 82 schemes are owned by either the local authority or registered providers.<sup>48</sup>

Schemes (Units)	Private Provider	Local Authority / Registered Provider		
	Leasehold	Leasehold	Mixed tenure	Social Rented
Retirement / sheltered	9 (515)	8 (304)	2 (78)	46 (1,457)
Extra care			2 (82)	2 (71)
Enhanced sheltered	1 (46)			1 (54)
Age exclusive housing			1 (18)	20 (304)
<b>Total</b>	<b>10 (561)</b>	<b>8 (304)</b>	<b>5 (178)</b>	<b>69 (1,886)</b>

Source: HousingCare.org

<sup>47</sup> Brighton & Hove JSNA

<sup>48</sup> Mix tenure schemes provide a mix of homes for social rent, leasehold and shared ownership

### ***Extra Care sheltered housing***

Extra care sheltered housing schemes provide an important housing option designed for people who are more frail or have limiting disabilities. They provide opportunities for people to live more independently in their own home with tailored on-site 24-hour care and support. The schemes provide facilities where residents can meet together and take part in activities and many extra care schemes open their communal facilities to local residents.

Over the past few years we have supported the development of three new extra care schemes for older people providing a total of 118 flats of mixed tenure; social rent, leasehold and shared ownership, and one extra care scheme for younger people with physical disabilities providing 10 flats for social rent

In 2013 we were awarded £2.4m government funding to build a new extra care scheme at Brookmead, a former sheltered housing scheme that had closed due to being no longer fit for purpose. The development will provide 45 affordable rented flats (44 1-bed and 1 2-bed) for older people with support care provided on site. Residents will have their own flats and can purchase tailored care packages to meet their needs. The scheme will also provide communal spaces not only for residents but also for people from the local community.

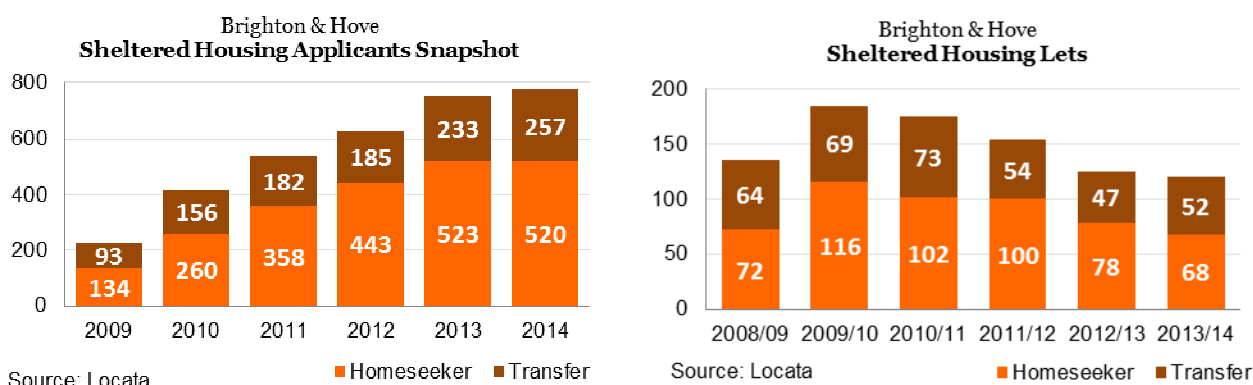
The building has been designed to meet the latest standards including those from the Homes and Communities Agency - code for sustainable homes level 4, and BREEAM level very good. Photovoltaic panels will be installed for solar source water and heating provision. Photovoltaic panels will provide solar source water and heating provision to the scheme and possibly to other parts of the Queens Park ward in the future.

### ***Sheltered housing schemes***

Sheltered housing schemes provide people with lower level support than extra care housing. There are around eighty sheltered housing schemes in the city, and the majority are either owned by council or registered providers. The schemes provide safe, independent housing for older people on a secure tenancy with varying levels of support provided.

There are a total of 23 sheltered housing schemes owned by the council providing approximately 850 homes and a further 900 low cost rental homes for older people's owned by registered providers in the city.

Demand for social rented sheltered housing has increased in line with the overall demand for social housing and represents around 5% of all demand with lets to sheltered housing representing 19% of all lets. Lets to sheltered housing have decreased over the past few years and reflects the overall decrease in available social housing.



Recent research has identified that although around 700 households on the housing register where the main applicant is aged 65 and above are assessed for sheltered housing there are a further 1,813 households falling into the same age range registered for general needs housing.

Brighton & Hove: Housing Register: September 2014			
	1-bed	2-bed	Total
All applicants 65 and over	2,471	41	2,512
<i>Of which assessed for sheltered</i>	<i>689</i>	<i>10</i>	<i>699</i>

Over the past years our sheltered housing service has continued to support residents through a range of initiatives that have brought improved facilities, support and intervention. In addition, wherever practical, the schemes open their communal areas to local people providing venues for many activities, giving information and support to older people.

In 2013 we began a review of our sheltered housing support from the Chartered Institute of Housing. A third of sheltered tenants are aged over 80 which is expected to increase. The review will ensure that services and scheme buildings are fit for purpose to meet tenants' changing needs.

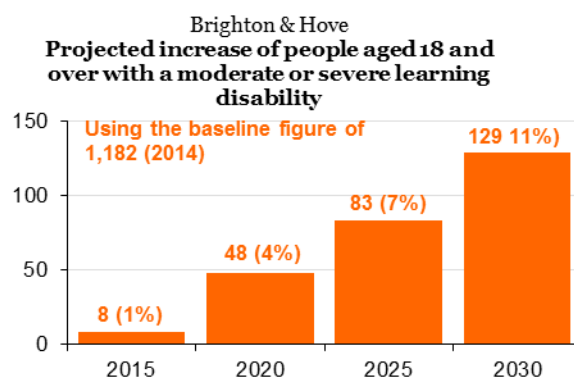
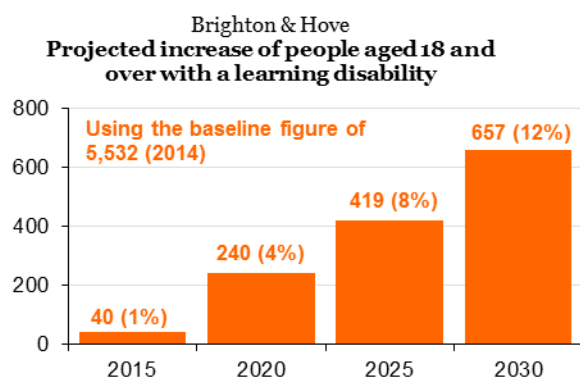
The initial recommendations from the review include looking into the option of remodelling up to 235 studios into one bedroom flats and de-commissioning schemes that cannot be made fit for purpose and re-designate them for alternative clients groups, or redevelop the sites.

## People with a Learning Disability

People with a learning disability will often have poorer health and health care and are more excluded from the workplace than other disabled people.

Applying national prevalence rates, it was estimated in 2014 that there were approximately 5,532 people aged 18 years or over with learning disabilities living in the city with around 6% with a severe learning disability.

It is estimated that there will be 12% increase in the number of adults with learning disability by 2030 increasing from a baseline figure of 5,492 to 6,149<sup>49</sup>. The greatest increase is estimated to be amongst people aged 65 and over with 36% increase and for those older people with moderate or severe learning disability and likely to be in receipt of services there is a predicted 34% increase.



In 2012/13 there were 768 people aged 18 to 64 years olds known to the council; 600 were living in settled accommodation and 168 were living in non-settled accommodation. In addition some people with a learning disability are living outside the city due to lack of specialist or supported accommodation

The number of BME people with a learning disability is not know but research indicates that there are more people with severe learning disability in the UK's south Asian community, both nationally and in the city and learning disabilities are more prevalent in the 18-34 year old age groups.<sup>50</sup>

<sup>49</sup> PANSI and POPPI

<sup>50</sup> Brighton & Hove JSNA



The council is committed to providing high quality accommodation and services to people with a learning disability and an example of this is Beach House which is part of a development built in the partnership with one of our Registered Providers, providing flats for shared ownership of local people and supported housing for people with a learning disability.

The supported housing units offer a mixture of Short Break services, flats for those with learning disabilities combined with physical disabilities and shared accommodation for 5 younger people with learning disabilities where they will develop their independent living skills and be supported to move on to other housing options when they are ready.

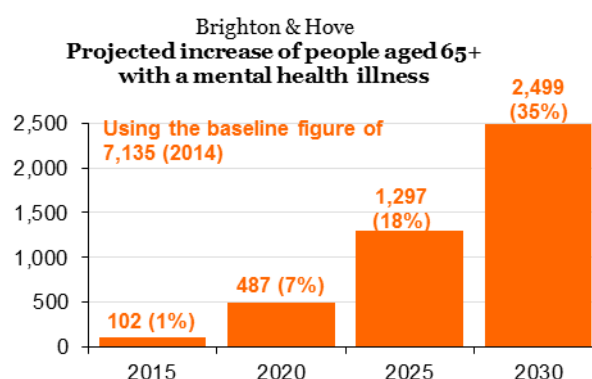
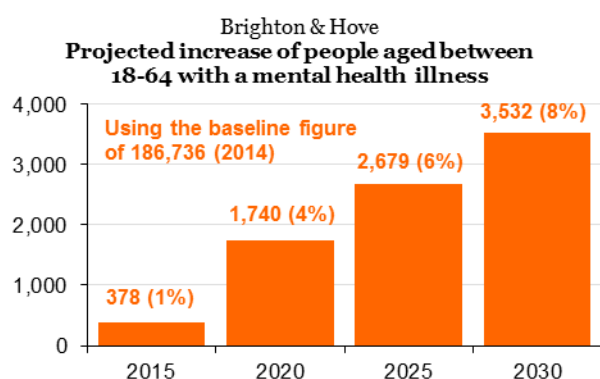


### People with a Mental Health Illness

The occurrence of mental illness, both common problems and severe mental illness, is higher in the city than nationally. In 2011/12 nearly 13% of people aged 18 and older (1 in 8) were on a GP register suffering depression.

The Brighton & Hove Commissioning Strategy for Working Age Mental Health Services estimates that there are between 37,000 and 42,500 people aged 16-65 in the city who suffer from common or severe mental health problems.

By 2030 the number of people suffering from mental health problems is estimated to have increased by 6,031; with the number of working aged people, aged 18 to 65, increasing by 8% to around 52,268 people and the number of older people, aged 65 and over, increasing 35% to around 9,634.<sup>51</sup>



Although the number of people with dementia is a small percentage of the city’s population, the illness brings significant life-changes, not only for the person with the illness but also for their family. Most people with dementia are in the older age group, but it is estimated that around 2% will be younger than 65 years old. Research has predicted 36% increase in the number of people over the next 16 years, from 2,910 in 2014 to 3,967 in 2030; 37% increase in people aged 65 and over and 23% in people aged between 30-64 years old.

Research has identified that where are some people more at risk of suffering mental illness than others - BME people, LGBT people, care leavers, rough sleepers, offenders are among those at greater risk.

People living in areas that are most socially and economically deprived are at greater risk of depression as are people living in rented accommodation, people who are single, divorced or separated or are out of work.<sup>52</sup>

Homelessness and mental health problems are closely linked, during 2013/14, 14% of people who were accepted as homeless by the Council had a mental health problem, nearly twice the figure for the national average<sup>53</sup>.

<b>Households accepted Homeless and in Priority Need</b>				
	2010/11	2011/12	2012/13	2013/14
Brighton & Hove Accepted due to mental illness	71	62	76	72
Brighton & Hove: % of total acceptances	17%	13%	15%	14%
England: % of total acceptances	8%	8%	8%	9%

In partnership with the Clinical Commissioners Group we have re-modelled the mental health pathway for accommodation with support to procure:

- 20 units of high support accommodation with support
- 30 units of medium support accommodation with support
- 30 units for floating support
- 40 units of tenancy support for accessing the private rented sector

The accommodation is funded through the NHS, and the floating & tenancy support by the local authority and commenced in September 2013. Outcomes are monitored with a focus on reducing admissions, reducing homelessness and improving well being.

<sup>52</sup> Brighton & Hove JSNA  
<sup>53</sup> P1E and CLG Table 773

New Mental Health Accommodation & Support Pathway in partnership with the Clinical Commissioners Group aims to meet the gaps in provision identified through the Joint Strategic Needs Assessment:

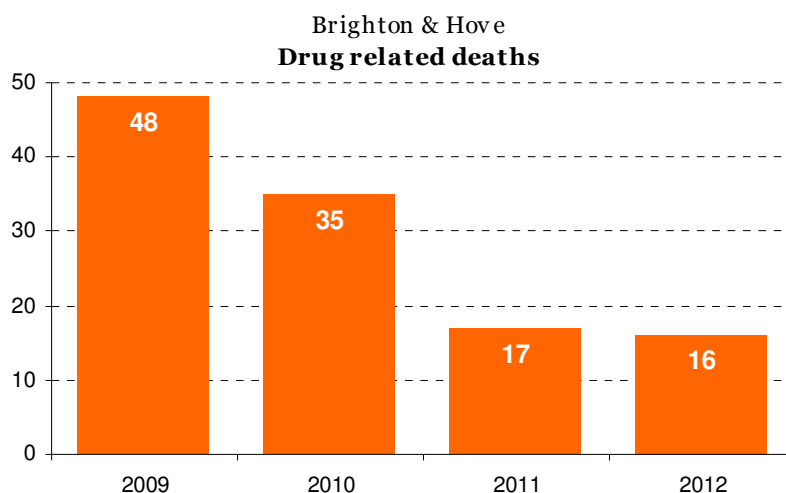
- Step down from acute and residential care
- Accommodation for people with complex needs including dual diagnosis
- Long term crisis management in the community
- Improved access into the private rented sector for people with mental health needs

### People with Drug and Alcohol problems

Brighton and Hove local authority had the highest rate of drug related deaths per 100,000 population aged 16 and over in 2008 (14.8 deaths per 100,000). Brighton and Hove has the highest rate of problem drug users (opiates and/or the use of crack cocaine) in the South East.

It is estimated that 2% of the local working age population are injecting drug users. The Brighton & Hove Drug Treatment Needs Assessment 2013-14 reported that during 2012 a total of clients were in substance misuse treatment programmes. There are around a further 1,000 people with severe alcohol problems who need support to keep their homes, and many of them also have mental health problems.

Housing instability can have a profound effect on successful treatment outcomes. The needs assessment has reported an increase in the percentage of clients in treatment who are vulnerably housed accounting for 16% of clients during 2012 and it is reported that 481 people, or around 20% of the people with substance misuse problems, are living in supported housing.

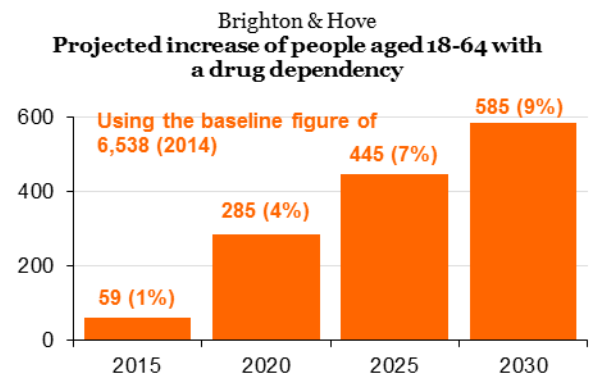
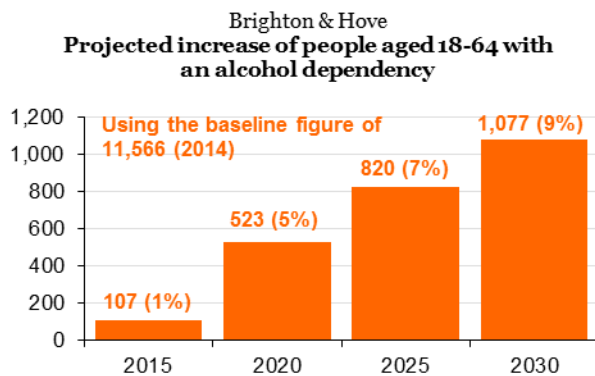


Services were revamped in 2011 to improve recognition and treatment of dual diagnosis cases where clients have substance misuse and mental health needs and ensuring users are assigned a key worker at the beginning of treatment. This has seen a 17% growth in the numbers of people leaving treatment successfully compared to the national average rise of 7%.<sup>54</sup>

Research has predicted 9% increase in the number of people aged 18-64 in in the city who have an alcohol dependency with the estimated number of people rising from 11,566 in 2014 to 12,643 in 2030. The research highlights a disparity between men and women with nearly 3 times more men than women with an alcohol dependency.

At 9%, the increase in the number of people aged 18-64 predicted to be dependent on drugs is the same as for alcohol dependency, with the estimated number of people rising from 6,538 in 2014 to 7,123 in 2030. The disparity between men and women is not so evident with around 2 times more men than women with a drug dependency.

Nationally the research highlighted that drug dependency varied with ethnicity and income. In men, black men were most likely and South Asian men least likely to report some form of drug dependency with the same pattern for women. Drug dependence prevalence was greater in men and women from lower income groups with no significant differences between regions.<sup>55</sup>



<sup>54</sup> Brighton & Hove LIP and Brighton & Hove JSNA and Substance Misuse (Drugs) Needs Assessment 2013-14  
<sup>55</sup> PANSI

## Our Communities

### Young People

The Census 2011 reported there are 47,100 young people in Brighton and Hove aged between 16 and 24, representing 16% of the city's population against an England average of 12%. Population projections estimate that by 2021 there will be around 42,615 young people in Brighton and Hove, representing 15% of the city's population against an England average of 10%.

In 2013/14 a total of 141 young people aged between 16 to 24 years of age were accepted as homeless and in priority need, which represents 28% of the total acceptances

	2009/10	2010/11	2011/12	2012/13	2013/14
Total homeless acceptances	362	423	494	505	510
Young people aged 16-24	119	160	212	168	141
Young people as % of total	33%	38%	43%	33%	28%

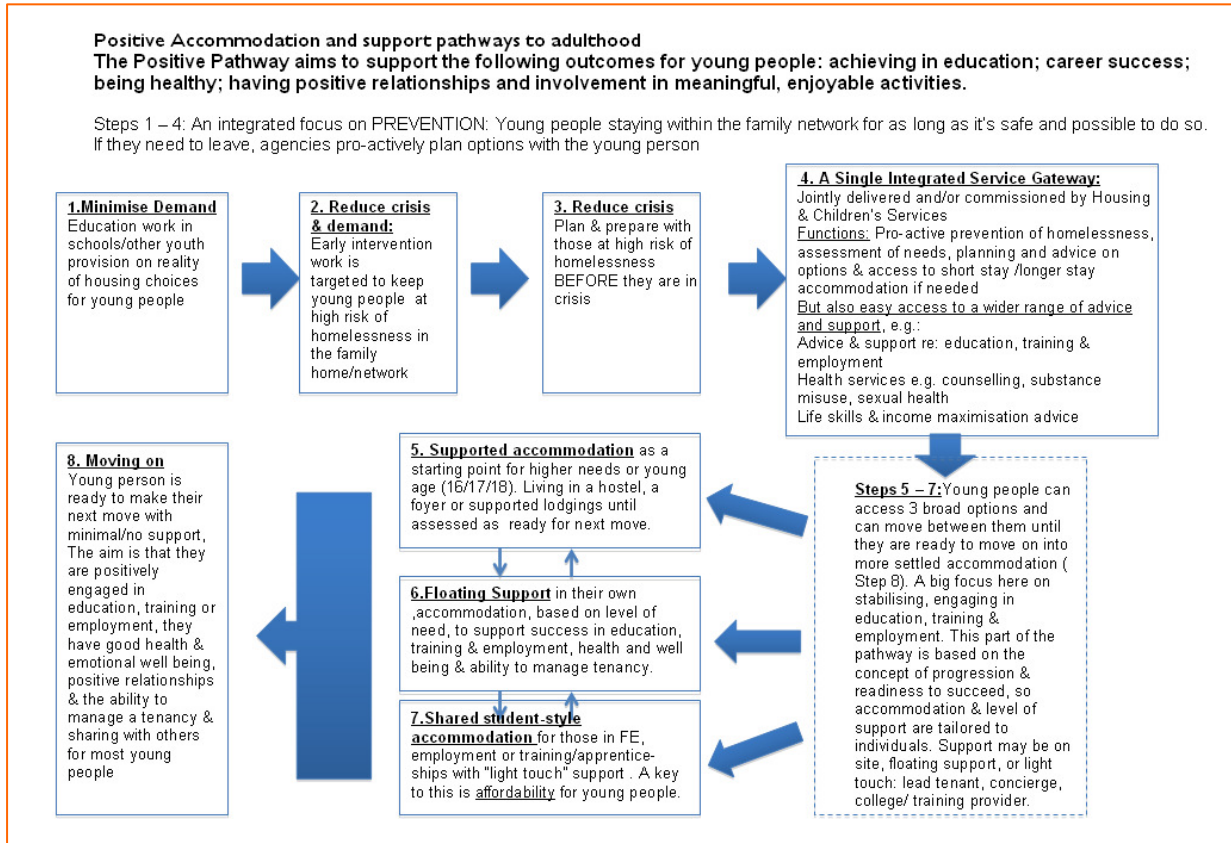
Although we are unable to look at the reason for the homelessness of the people in 2013/14 we know that in 2012/13 of the 168 young accepted as homeless, 40% were evicted by their parents. We also know that  $\frac{3}{4}$  of those households were in priority need due to having dependent children (48%) or having someone who was pregnant (27%).

The council's commissioning team completed a young persons housing and support needs assessment in 2012 and identified that:

- Rough sleeping for under 25's is increasing
- Brighton and Hove is ranked highly for Children in Need
- Numbers of looked after children have increased by 4%, compared to 2% nationally
- Over half of offenders aged 18-25 who were given an assessment had a housing need leading to increased risks of reoffending

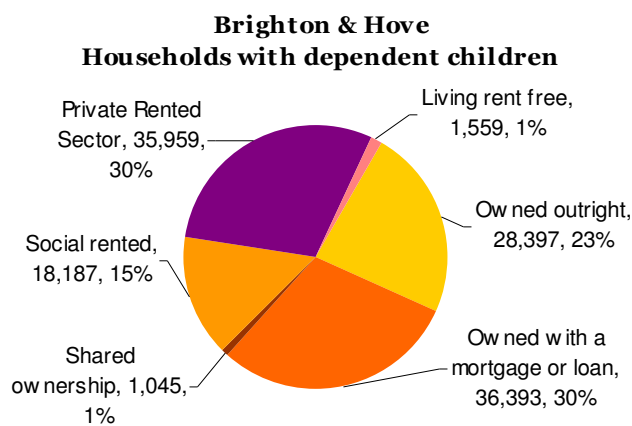
The council has adopted a joint commissioning strategy for Children's Services and Housing<sup>56</sup> based on the needs assessment which will improve coordination across services and providers, improve the prevention approach and create a housing pathway for young people.

<sup>56</sup> (Draft) Joint Commissioning Strategy: Children's Services and Housing - Housing and support for young people aged 16-25



## Families

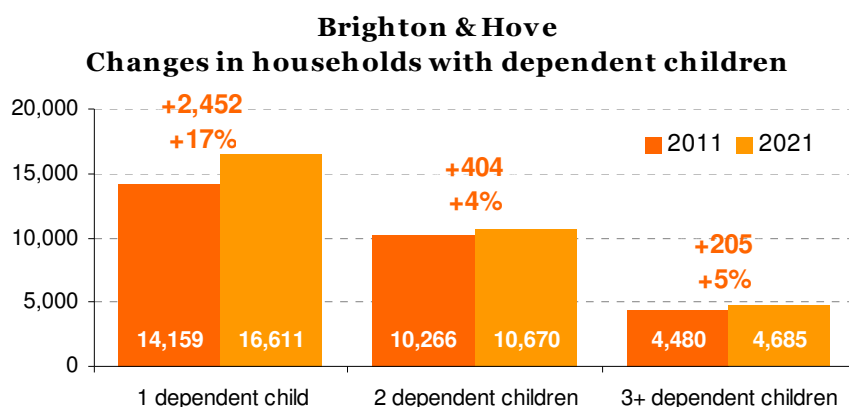
2011 Census reported 29,809 households with dependent children living in the city – 25% of all households. Over half of households with dependent children were owner-occupiers with 30% living in the private rented sector.



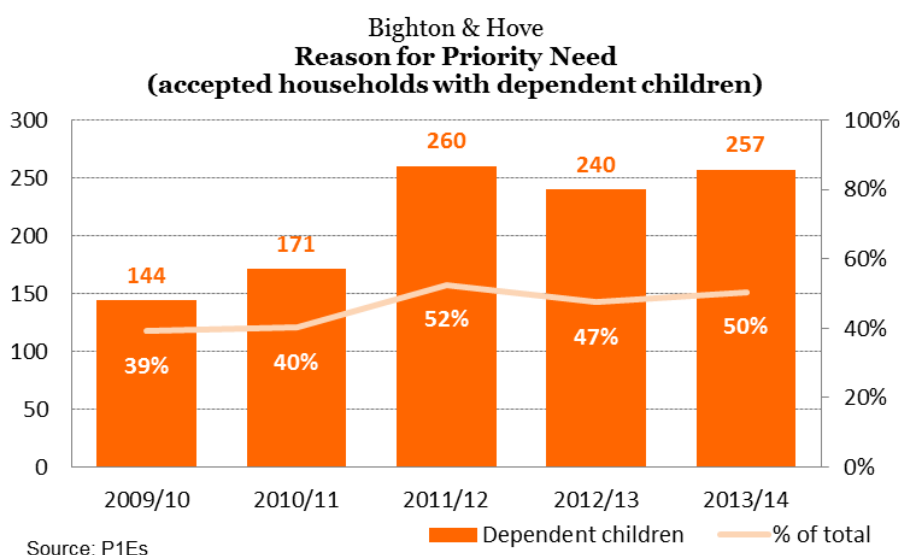
The 2011 Census identified that 29% of households with dependent children were lone parent households, this is higher than the national figure of 24%.

Looking at where lone parent households live, the greatest numbers were found in Moulsecomb & Bevendean (8.3%) and East Brighton (8.0%). The smallest numbers were in Regency (2.2%), Central Hove (2.6%) and Hove Park (2.9%)

Household projections estimate that by 2021 there will be 97,419 families with dependent children living in the city, an increase of 7,982 (5%) households. The greatest increase is expected in smaller families, 17% (16,611 households).



In 2013/14 a total of 257 households were accepted homeless and in priority need due to having dependent children. This is 78% increase since 2009/10. Although the percentage is high, over the past 3 years, it has continued to be below the national average of 64%.



Over the past 4 years we have seen a significant increase in the number of households with dependent children and/or pregnant women staying in our temporary accommodation rising by 335%, from 206 at the end of March 2010 to 897 at the end of March 2014. This increase is line with the rise in the number of other household placed in temporary accommodation.

On 31 March 2014, these households with dependent children and/or pregnant women represented 71% of all the households in temporary accommodation and on 31 March 2010 they had represented 65%

On the 2 July 2014 there were 7,332 households with dependent children on the housing register representing 38% of all households:

- Band A in 130 (31% of Band A)
- Band B in 407 (40% of Band B)
- Band C in 4,095 (35% of Band C)
- Band D in 2,700 (44% of Band D)

<b>Brighton &amp; Hove Housing Register on 1 July 2014</b>						
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5-bed</b>	<b>6-bed</b>
All household	11,528	5,396	2,048	229	92	25
Family households	46	4,932	2,010	227	92	25
% who were families	0.4%	91.4%	98.1%	99.1%	100.0%	100.0%

Source: Locata

The 2011 Census reported a total of 7,561 (6.2%) households were living in overcrowded homes<sup>57</sup>, of which 3,900 (51.6%) were households with dependent children; accounting for 3.2% of all households living in the city.

Of the households with dependent children living in overcrowded homes, 25% (991) were owner occupiers or shared ownership households, 37% (1,443) were living in social rented homes and 38% (1,466) were living in the private rented sector.

We have a higher percentage of overcrowding in our private rented sector than regionally and nationally.

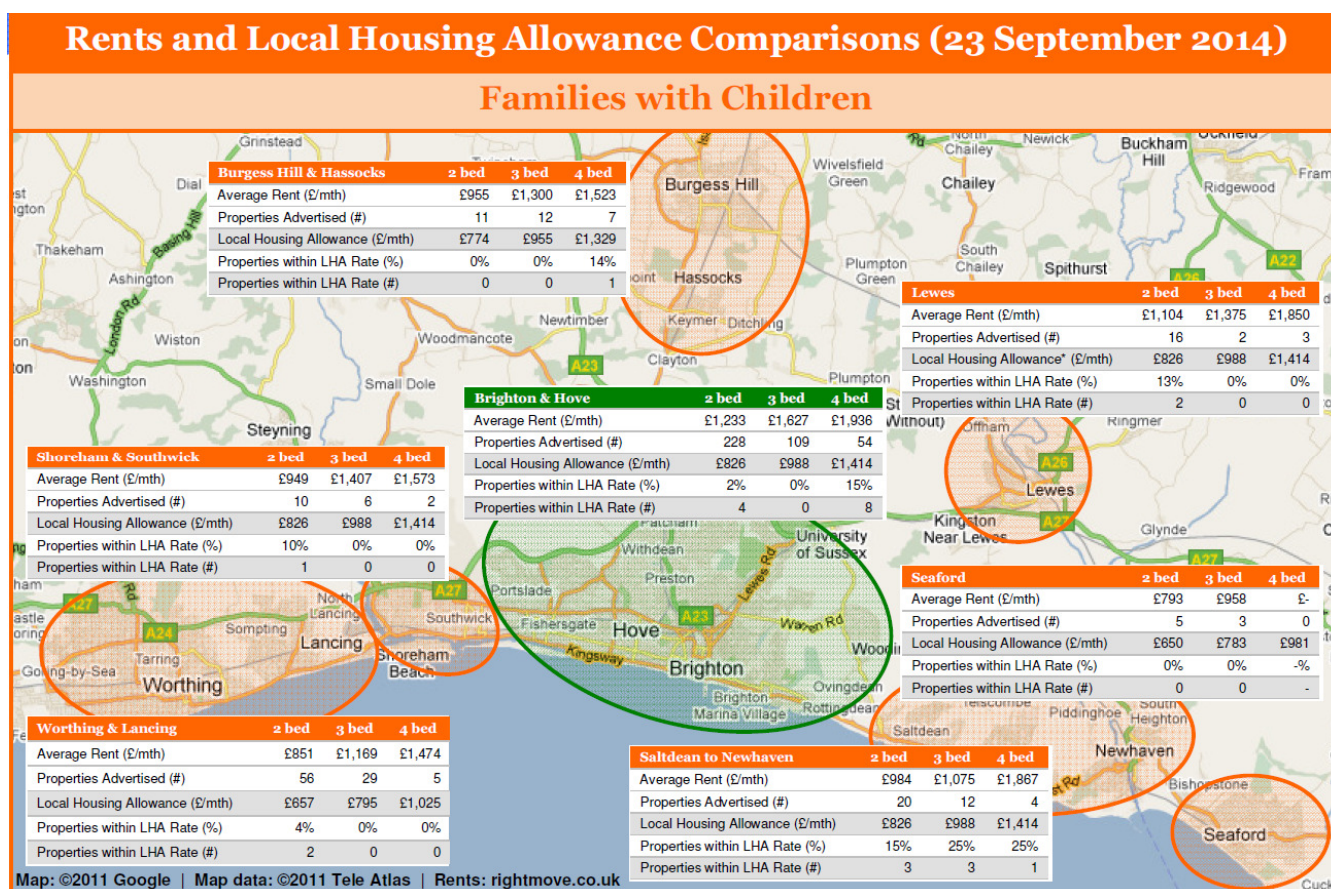
<sup>57</sup> Based on a standard formula that a household with 1 less room than needed is overcrowded



Overcrowded Households with Dependent Children				
	Brighton & Hove		South East	England
	No.	%	%	%
Owned or shared ownership	991	25%	32%	33%
Social rented	1,443	37%	36%	39%
Private rented or living rent free	1,466	38%	32%	28%
	<b>3,900</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

At the beginning of 2014 a total of 171 households were affected by the benefit cap with only 3 being single person households and the other 168 being households with dependent children.

Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014<sup>58</sup>, there were 12 family homes (2-4 bed) for rent within housing benefit limits in Brighton & Hove out of 391 advertised. Four of these were 2-beds and 8 were 4-beds. The only 3-bed homes within housing benefit limits were found between Saltdean and Newhaven and there were just 3 of these:



<sup>58</sup> Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

The Child Wellbeing Index measures the levels of children’s wellbeing across seven different domains that have the greatest impact on their lives.<sup>59</sup> The overall child wellbeing score 2009 identified a total of 9,582 of the city’s children aged under 16 years old were living in the 20% most deprived neighbourhoods in England.

Brighton & Hove			
Child Wellbeing Index	Child in Need domain	Material Wellbeing domain	Education domain
<b>Children aged under 16 living in the most deprived 20% of areas</b>			
9,582 (21.6%)	10,398 (23.4%)	9,970 (22.5%)	9,868 (22.3%)

Environment domain	Health domain	Housing domain	Crime domain
<b>Children aged under 16 living in the most deprived 20% of areas</b>			
9,373 (21.1%)	11,597 (26.2%)	7,795 (17.6%)	5,929 (13.4%)

Source: CLG – Child Wellbeing Index 2009

The 2011 Census reported there were 6,047 family households were one or more member had a long-term health problem or disability. This represents (20%) of all family households living in the city which is 1% less than the national<sup>60</sup> average.

### Single Adults

2011 Census reported that there were 44,818 single person households living in the city representing 37% of the total population (compared to 29% in the South East and 30% nationally)<sup>61</sup>. Although the population projection estimates there will be just a 2% increase in single person households by 2021 they will still account for over a third of all households in the city.

Single person households have a much older profile than the city’s population as a whole. Over half are aged 50 years old or over. Although this figure is high, it is less than the regional figure at 69% and national figure at 65%.

<sup>59</sup> Material wellbeing - children experiencing income deprivation; Health and disability – children experiencing illness, accidents and disability; Education - education outcomes including attainment, school attendance and destinations at age 16; Crime - personal or material victimisation of children; Housing - access to housing and quality of housing for children; Environment - aspects of the environment that affect children’s physical well-being; Children in need – vulnerable children receiving LA services.

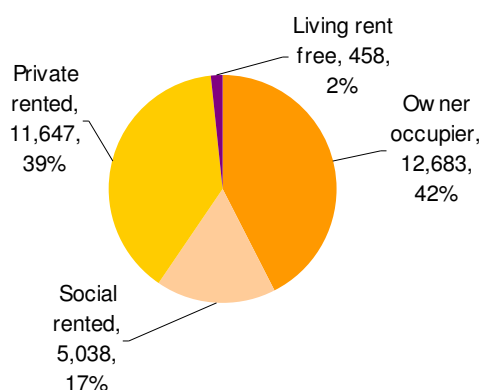
<sup>60</sup> England

<sup>61</sup> England

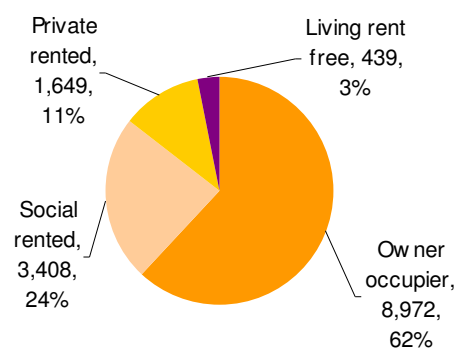
The percentage of single person White British and Other White Group households compares with city’s overall percentage but for other minority ethnic groups it is less. Minority ethnic single person households have a younger profile than White British.<sup>62</sup>

Nearly half of one person households are owner occupiers and 30% live in private rented accommodation and 19% live in social rented accommodation. Looking in more detail, there is a significant difference between where younger single person households live (aged 64 and under) compared to older single person households (aged 65 and over)<sup>63</sup>

Brighton & Hove  
**Tenure of One Person Households Aged 64 and under**



Brighton & Hove  
**Tenure of One Person Households Aged 65 and over**



2011 Census reported that over half (51%) of single person households were under-occupying their home, compared to 53% of all households living in the city, with 32% having one additional bedroom and 19% having two or more additional bedrooms. Although older single person households are under-occupying by 64% compared to 44% of younger single person households the number of actual homes being under-occupied by older people is less.

Brighton & Hove Occupancy Rating	Single Person Households		
	Aged 65+	Other	Total
One additional bedroom	36% (5,237)	29% (8,766)	32% (14,003)
Two or more additional bedrooms	28% (4,100)	15% (4,481)	19% (8,581)
Total: additional bedrooms	64% (9,337)	44% (13,247)	51% (22,584)

2021 Census: Table LC4105

<sup>62</sup> 2011 Census

<sup>63</sup> 2011 Census Table DC4101

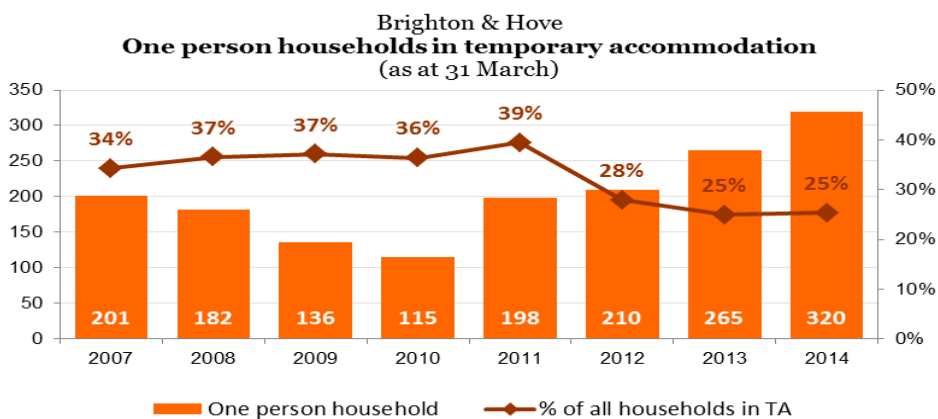
Single people under 35 without a recognised vulnerability are only able to claim a housing benefit rate for a room in a shared house and those 35 and older receive a 1-bedroom rate. Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014<sup>64</sup>:

- **Single People under 35 and other sharers** – would find 2 (of 391) affordable homes in Brighton & Hove, both 4-beds.
- **Single People over 34** – will find more opportunity renting a studio than 1-bed home with 21 (of 46) studios within the LHA limit compared to 6 (of 135) 1-bed homes

Research has identified that single people are less likely to experience wellbeing, are more likely to smoke and to have tried drugs. There is also a significantly higher risk of depression in single people.

Although there is no local information about hidden homeless - people living in squats, staying or sleeping on sofas with friends or family - a national study reported that out of 437 single homeless people 62% were identified as hidden homeless.<sup>65</sup>

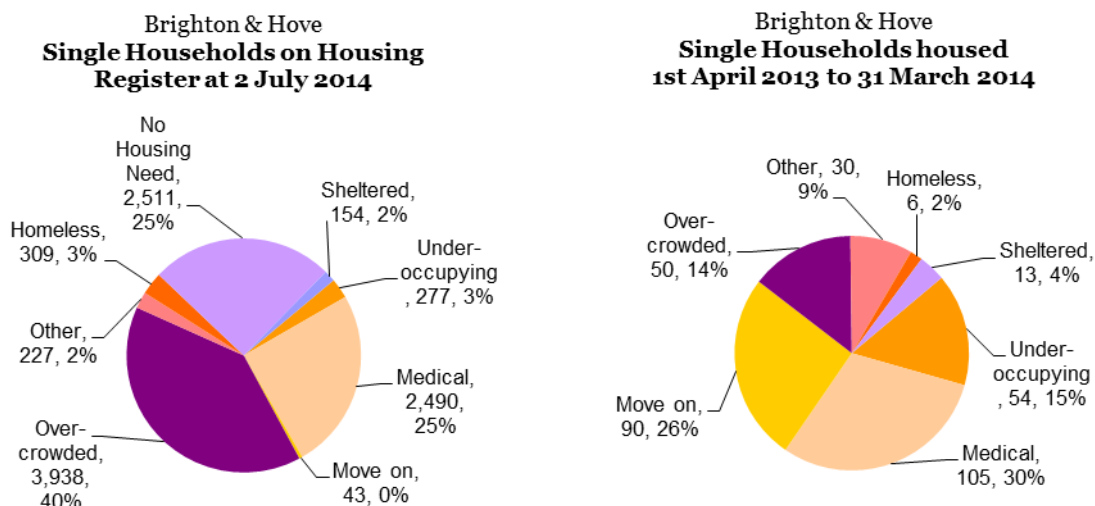
On 31 March 2014 there were 320 single people in temporary accommodation which represented an annual increase of 21%. Although over the past three years there has been a steady increase in the number of single people, the figure has been less than for other households and therefore represents a smaller percentage of the total households in temporary accommodation



<sup>64</sup> Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

<sup>65</sup> Brighton & Hove JSNA

On 2 July 2014, there were a total of 19,318 households on the joint housing register. Of those just over half were single people totalling 9,949 households. During 2013/14 a total of 348 single people were housed representing 48% of all households re-housed.



Welfare reform changes have seen the introduction of single room rent which means that single people under 35 years of age will receive housing benefit that will cover the cost of shared accommodation and not self-contained accommodation.

Also the introduction of the welfare benefit cap means that a maximum weekly benefit payment has been set at no more than £350 per week for single people.

The council funds long-term or short-term housing-related support services to support the most vulnerable people living in the city. The services provide help to single homeless people when moving into accommodation to sustain that accommodation, and learn life-skills that will enable them to live as independently as possible. Around 10% of the total funding of £11m goes to the support the most vulnerable single people.

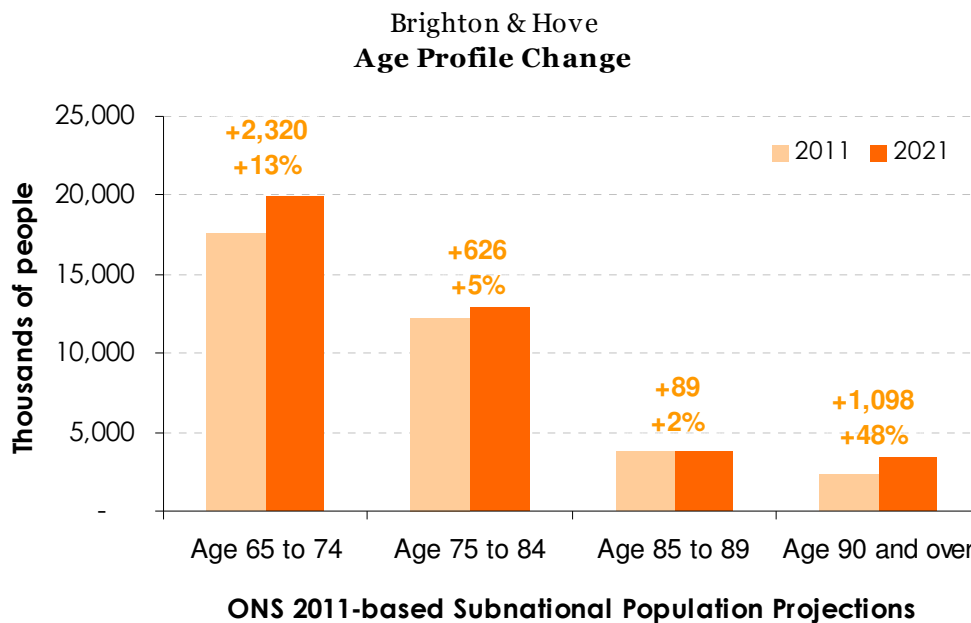
## Older People

At the time of the 2011 Census there were 35,692 people aged 65 and over living in the city representing 13% of the total population.

The BME population of the city has a relatively younger age profile, 2,909 of people aged 65 and over were BME elders, 8% of the older population compared to the city’s overall BME population of 19.5%.<sup>66</sup>

There is very little information regarding older lesbian, gay, bisexual and trans (LGBT) people but it is estimated that around 15% of the city’s total population are LGBT people.

The Office of National Statistics projects that there will be a 12% increase in the number of people aged 65 or above between 2011 and 2021. Within this, there is a projected 48% increase of people aged 90 and above, with an additional 1,098 people taking the number to 3,382.



The 2011 Census reported 25,041 households where the head of the household was aged 65 and over living in the city; 70% owner occupiers, 19% social housing tenants and 11% renting in the private rented sector or living rent free.

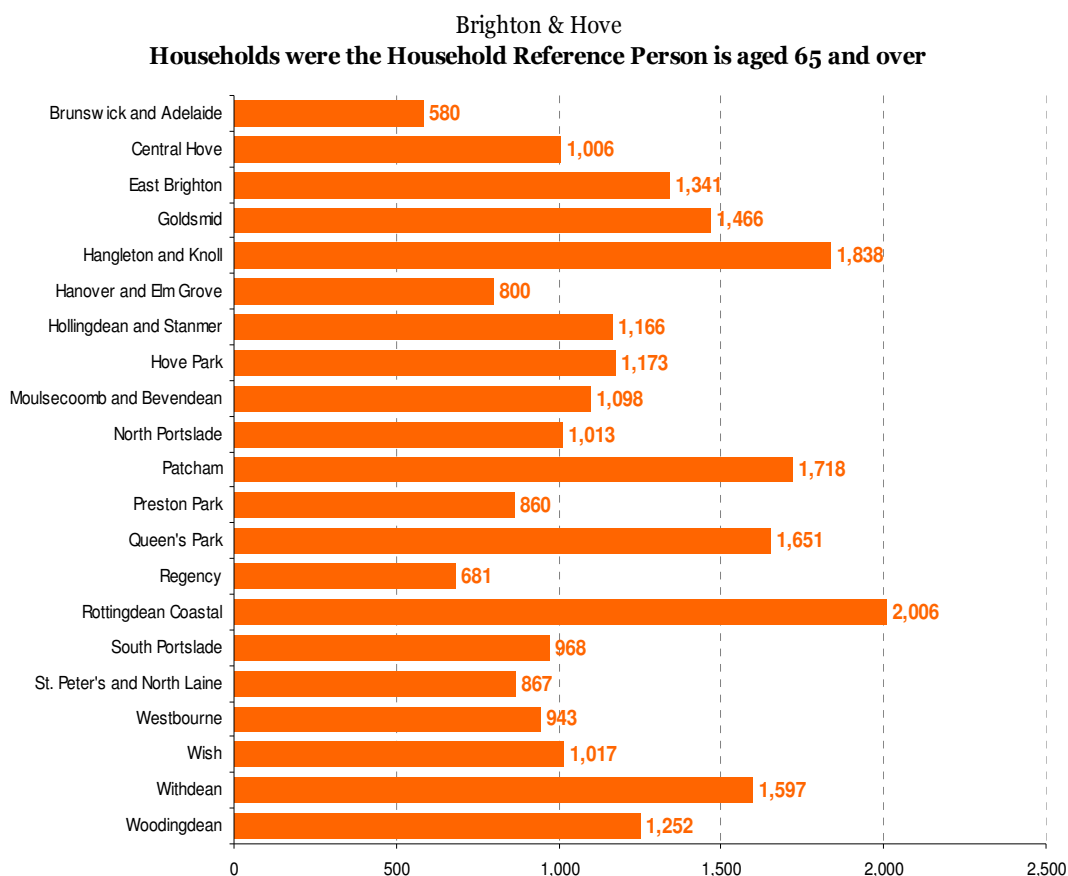
<sup>66</sup> 2011 Census

As people age there is very little change in the type of tenure they are living in with 2% decrease for people living in social rented and private rented homes and 2% increase in people living in the owner occupier and other private rented or living free tenure.

Brighton & Hove				
Tenure by age of householder	60-74	75-84	85+	Total
Owner occupier <i>(includes shared ownership)</i>	68.3%	71.8%	70.2%	69.9%
Social rented <i>(sheltered and general needs housing)</i>	20.0%	18.5%	18.4%	19.2%
Private rented <i>(private landlord or letting agency)</i>	9.1%	6.6%	6.7%	7.8%
Other private rented or living rent free <i>(e.g. employer, with family or friends)</i>	2.6%	3.1%	4.8%	3.2%

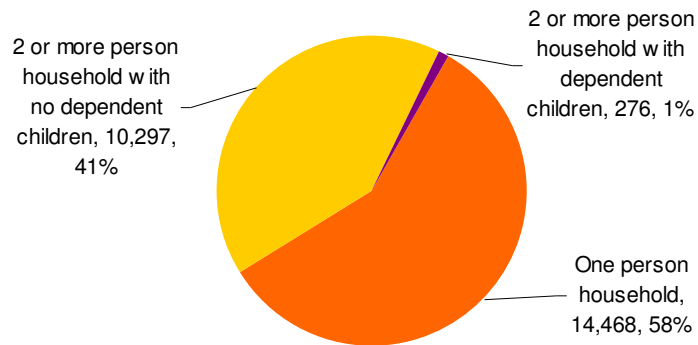
2011 Census

Households where the household reference person is aged 65 years and older are scattered over the city with the greatest number in the Rottingdean Coastal ward and the smallest number in the Brunswick and Adelaide ward.



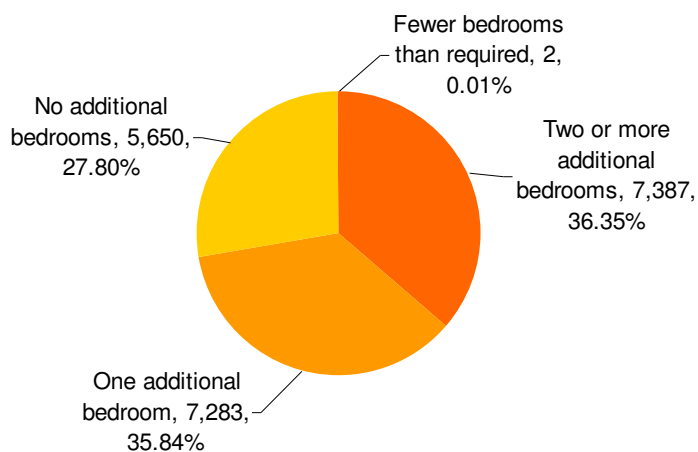
At the time of the 2011 Census, 58% of households in the city where the household reference person was aged 65 and over were one person households and 42 were households with 2 or more people; 41% with no dependent children and 1% with dependent children.

Brighton & Hove  
**Households where household reference person is aged 65 and over**



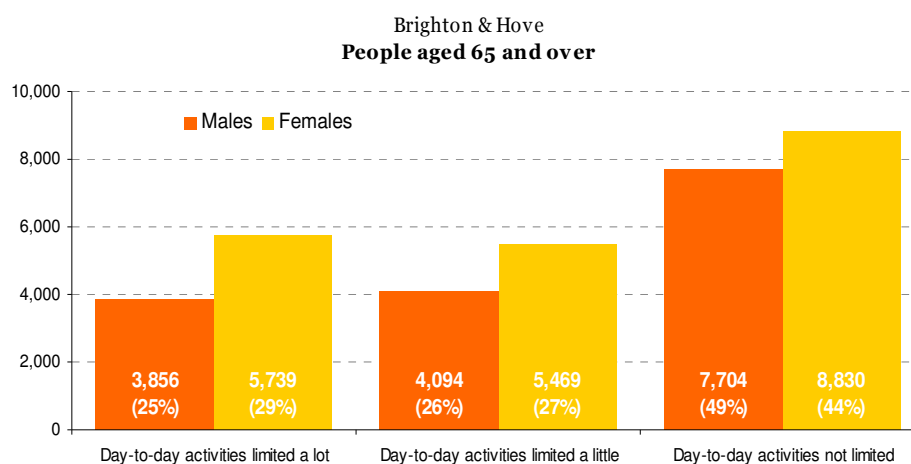
The 2011 Census reported that a total of 14,670 households where the household reference person was aged 65 and over were under-occupying their home, with 36% having one additional bedroom and 36% having two or more additional bedrooms than the occupancy rating measure calculated.

Brighton & Hove  
**Occupancy rating of households aged 65 and over**



The 2011 Census reported that 19,158 (54%) people aged 65 and over have a disability that either limited their day-to-day activities a little or a lot.





Source: 2011 Census

The Projecting Older People Population Information (POPPI) provides projected estimates at national, regional and local authority level across a range of characteristics and care needs of people aged 65 and over. The estimated increases reported by POPPI are in line with the estimated increase in the older population reported by ONS which suggests 35% increase from 2014 to 2030.

<b>Projections on increased occurrence</b>			
<b>Brighton &amp; Hove: People aged 65 and over</b>	<b>2014</b>	<b>2030</b>	<b>Change</b>
Living in a LA care home with or without nursing	1,375	1,855	+35%
Unable to manage at least one domestic task on their own*	15,643	20,999	+34%
Unable to manage at least one self-care activity on their own**	12,906	17,252	+34%
Has a limiting long-term illness	18,408	24,835	+35%
Depression	3,237	4,330	+34%
Severe depression	1,049	1,412	+35%
Dementia	2,849	3,892	+37%
Falls	10,154	13,736	+35%
Admitted to hospital as a result of falls	804	1,089	+35%
Unable to manage at least one activity on their own***	7,171	9,585	+34%
Longstanding health condition caused by bronchitis and emphysema	636	865	+36%

\* Activities include household shopping, wash and dry dishes, clean windows inside, jobs involving climbing, use a vacuum cleaner to clean floors, wash clothing by hand, open screw tops, deal with personal affairs, do practical activities

\*\* Activities include bathe, shower or wash all over, dress and undress, wash their face and hands, feed, cut their toenails, take medicines

\*\*\* Activities include going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed

There are a number of indicators that older people are likely to be in poverty, living on a low income, for example being on a pension credit or receiving housing benefit.

9,890 (20%) people aged 60 years and above living in the city were in receipt of pension credit in February 2014, and there were 7,629 (16%) people aged 60 years and above living in the city in receipt of housing benefit in May 2014. These are higher than both the South East and England averages.

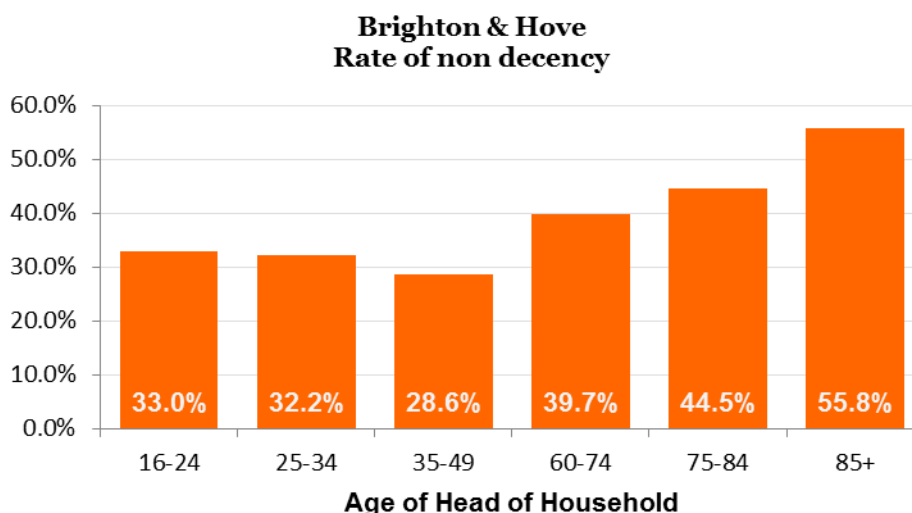
Pension Credit Caseload – Number of claimants						
Age	60 to 64	65 to 74	75 to 84	85 to 89	90+	Total
<b>Brighton &amp; Hove</b>	<b>1,070</b>	<b>3,850</b>	<b>2,940</b>	<b>1,160</b>	<b>870</b>	<b>9,890</b>
<b>Brighton &amp; Hove %</b>	<b>8%</b>	<b>22%</b>	<b>24%</b>	<b>31%</b>	<b>39%</b>	<b>20%</b>
South East %	4%	12%	15%	23%	36%	12%
England %	7%	16%	21%	31%	45%	17%

Housing Benefit – Number of claimants						
Age	60 to 64	65 to 74	75 to 84	85 to 89	90+	Total
<b>Brighton &amp; Hove</b>	<b>1,693</b>	<b>3,101</b>	<b>1,894</b>	<b>603</b>	<b>338</b>	<b>7,629</b>
<b>Brighton &amp; Hove %</b>	<b>13%</b>	<b>18%</b>	<b>15%</b>	<b>16%</b>	<b>15%</b>	<b>16%</b>
South East %	6%	9%	9%	11%	14%	9%
England %	9%	11%	12%	14%	18%	11%

Source: DWP

The Brighton & Hove Private Sector House Condition Survey 2008 reported that homes in the private sector where the head of the household is older are more likely to be non-decent than those with younger head of household.



Source: Brighton & Hove HCS 2007

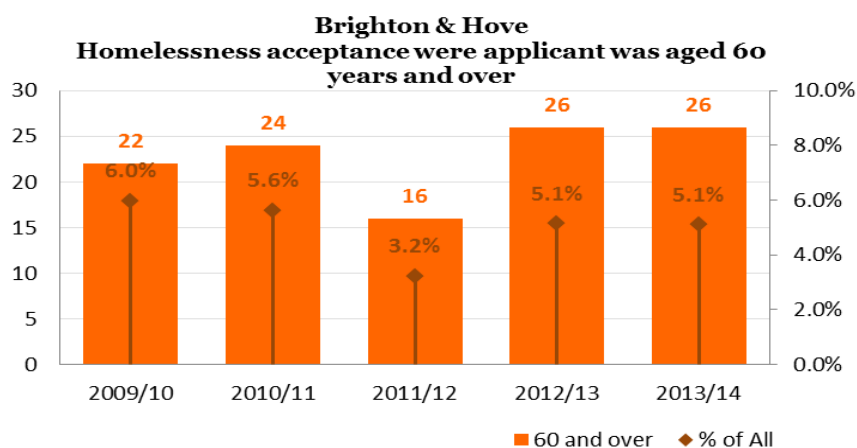
Overall, 42% of households where the age of head of household is 60 and over live in non decent properties. Where the head of household was aged between 75 to 84, the non decency rates was nearly 44.5% and this percentage increased to nearly 56% for households where the head of households was aged 85 and above.

Living in a cold home can contribute to of poor health and in the most extreme cases contribute to winter deaths. We know that 14,500 (12.2%) households in Brighton & Hove are in fuel poverty.

The Excess Winter Deaths (EWD) Index is the excess winter deaths expressed as a ratio of the expected deaths based on the non-winter deaths. Frail older people are more at risk when living in cold, damp homes than healthy active people. For 2009-2012 the EWD Index in Brighton & Hove was 15% which was equivalent to an average of 99 EWDs per year. This lower than the England and South East averages.

Period	Brighton & Hove		South East	England
	Count	Indicator value	Indicator value	Indicator value
Aug 2006 - Jul 2009	441	20.6%	17.8%	18.1%
Aug 2007 - Jul 2010	410	19.9%	19.6%	18.7%
Aug 2008 - Jul 2011	405	20.4%	20.3%	19.1%
Aug 2009 - Jul 2012	298	15.0%	17.8%	16.5%

During 2013/14, 26 households where the applicant was aged 60 years old and over were accepted as unintentionally homeless and in priority need out of a total of 510 households (5%), higher than the national average.



People aged 60 and over accepted as homeless and in priority need								
	2010/11		2011/12		2012/13		2013/14	
	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove	England	Brighton & Hove
Number accepted	1,520	24	1,640	16	1,810	26	2,060	26
% of all acceptances	3.4%	5.6%	3.3%	3.2%	3.4%	5.1%	3.9%	5.1%

On 17 August 2014, there were 19,592 households on the joint housing register and of these 2,483 were households where the main applicant was aged 60 years old or above; representing 12.7% of all households.

Over ½ of older households were in Band C, however older people were twice as likely as other younger households to be in the highest 2 priority bands, A and B. 2,187 (88%) of the 2,483 households were single person households and 247 (10%) were couples.

Household Type		
	#	%
2 single adults not sharing	43	1.7%
3 single adults not sharing	1	0.0%
Couple	247	9.9%
Couple + adult	3	0.1%
Family, 1 child	2	0.1%
Single Person	2,187	88.1%

Band Priority		
	#	% of band
Band A	122	29%
Band B	227	23%
Band C	1,337	11%
Band D	794	13%

Most applicants required a 1-bed general needs home but 691 applicants had been assessed for sheltered housing. 679 (98%) needed a 1-bed sheltered home and 12 (2%) a 2-bed sheltered home. 590 (24%) of applicants were assessed as having a restricted mobility with 27 having highest mobility needs<sup>67</sup>.

Just under ¼ of applicants were current council housing tenants needing to transfer to home that would better suit their needs. 146 applicants were looking to downsize and were eligible for the transfer incentive scheme and 937 (38%) had been assessed as having medical needs to varying severity whilst 670 (27%) applicants were identified as having no housing need.

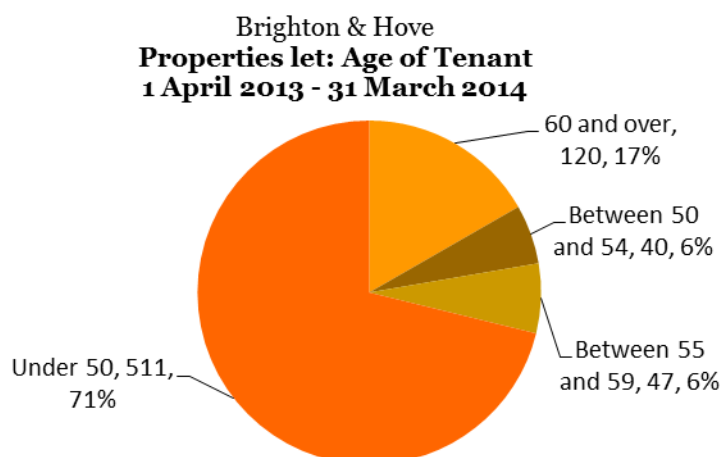
<sup>67</sup> Mobility Group 1: suitable for a person who uses a wheelchair full time, Mobility Group 2: suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time and Mobility Group 3: suitable for a person able to manage two or three steps, but unable to manage steep gradients

Size of home required		
1-bed	2,441	98.3%
2-bed	42	1.7%

Mobility Level		
Level 1	27	1.1%
Level 2	113	4.6%
Level 3	450	18.1%

Housing List		
Homeseecker	1,898	76.4%
Transfer	585	23.6%

From 1 April 2013 to 31 March 2014 a total of 120 (17%) of the 718 council and registered provider homes let were let to households where the main applicant was aged 60 years old or above.



37 (30.8%) of the homes let to households where the main applicant was aged 60 years old and above were in Band A this is a lower than the overall percentage of (44.6%). In contrast 56 (46.7%) homes were let to households with older main applicants in Band C compared to 31.9% overall. Over ½ of homes let to older people were 1-bed sheltered homes

Household banding		
Band A	37	30.8%
Band B	25	20.8%
Band C	56	46.7%
Band D	2	1.7%

Size of home let		
Studio (general needs)	2	1.7%
Studio (sheltered)	28	23.3%
1-bed (general needs)	20	16.7%
1-bed (sheltered)	63	52.5%
2-bed	7	5.8%

93.3% of homes let to older applicants were flats this compares to 77.3% flats and maisonettes let overall, just 1.7% of lets were houses compared to 18.5% overall and 5.0% of lets were bungalows compared to 2.4% overall.

Type of home let			Sheltered housing let			
Bungalow	6	5.0%				
Flat	112	93.3%				
House	2	1.7%				
			Studio	1-bed	Total	
			Bungalow	1	2	3
			Flat	27	61	88

74% of applicants housed had some level of support need and 57% had a mobility difficulty. Nearly 70% of homes let provided some support and 35% homes were classified with a mobility level.

Support Level of Applicant			Mobility Level of Applicant			Mobility Level of home		
Low	64	53.3%	Level 1	5	4.2%	Level 1	3	2.5%
Medium	15	12.5%	Level 2	18	15.0%	Level 2	2	1.7%
High	10	8.3%	Level 3	45	37.5%	Level 3	37	30.8%

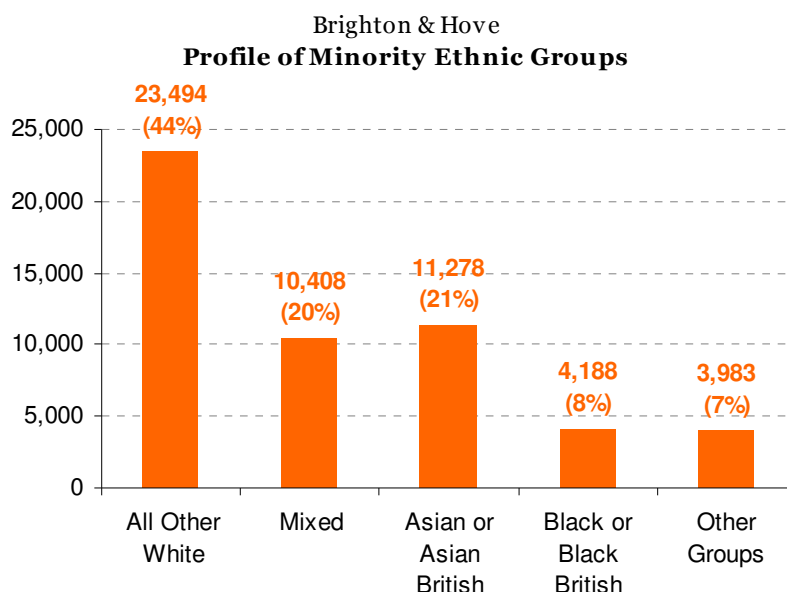
With a shortage of suitable properties in the city for those with mobility needs, more than half of older households with mobility needs selected homes that did not fully meet their needs.

- Mobility Level 1: 2 (of 5) moved to a mobility 2 or 3 home
- Mobility Level 2: 18 (of 19) moved to a level 3 or no level home
- Mobility Level 3: 24 (of 29) moved to home with no mobility rating
- In addition, 5 households without mobility needs moved to a level 3 home as no one with a need had bid on those homes.

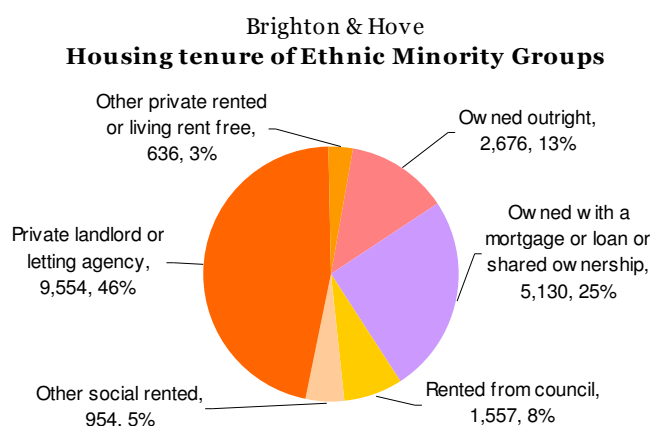
Brighton & Hove				
Lets to households where applicant is 60 and above				
1 April 2013 - 31 March 2014				
	Member Level 1	Member Level 2	Member Level 3	Member No Level
Property Level 1	3			
Property Level 2	1	1		
Property Level 3	1	10	21	5

## Black and Minority Ethnic (BME) Residents

The 2011 Census reported that there is a growing Black & Minority Ethnic (BME) population in the city. 53,351 of the population identify as being from a minority ethnic group, 19.5% of the city’s population. The largest BME group is All Other White<sup>68</sup> representing 44% of the BME population. In addition the BME population has a younger profile than British White with nearly a half of population aged between 20 to 39 years old.<sup>69</sup>



BME households are less likely to be owner occupiers and more likely to be private renting than White British households and roughly proportionate in social housing.



<sup>68</sup> Includes Irish, Gypsy or Irish Traveller and Other White  
<sup>69</sup> 2011 Census

Younger BME households are more likely to be living in the private rented sector, but although the percentage of households living in the private rented sector reduces with age, the gaps between BME and British White households widens.

Brighton & Hove: Private Rented Sector							
Age Range	24 & under	25 to 34	35 to 49	50 to 64	65 to 74	75 to 84	85 and over
BME	85%	74%	42%	22%	14%	16%	20%
British White	80%	57%	26%	13%	11%	9%	11%

English Housing Survey 2011-12 reported that nationally<sup>70</sup> BME households were more likely to live in non-decent homes with damp and disrepair issues, be overcrowded and live in an area with local environmental problems (upkeep, traffic and utilisation). The 2011 Census reported that BME households living in the city are more likely to be living in overcrowded homes than British White, with Bangladeshi households being the most overcrowded minority ethnic group with 38% of households over-occupying their home.

The Department of Energy and Climate Change Fuel Poverty Report 2011 identified that nationally<sup>71</sup> a higher percentage of BME households are in fuel poverty. The report identifies that 15.2% of BME households were in fuel poverty compared to 14.5% of White households<sup>72</sup>. The Health Counts in Brighton & Hove report supports the national findings reporting that 20% of BME people responded that there are times in the winter when they could not keep their home warm enough compared to 16% of British White. The council's private sector team works to reduce fuel poverty. A total of 409 energy efficiency measures completed in the city during 2011/12 with 13% of all measures were to BME households.

2011 Census identified that BME people are less likely to have long-term health problem than British White people. This is supported by the Health Counts in Brighton & Hove which reported that:

- 88% of BME respondents were more likely to say that they were in good or better health compared to 83% of British White respondents
- 20% of BME respondents were likely to have a limiting long-term illness compared to 28% of British White respondents

<sup>70</sup> England

<sup>71</sup> England

<sup>72</sup> Based on ethnic origin of household reference person



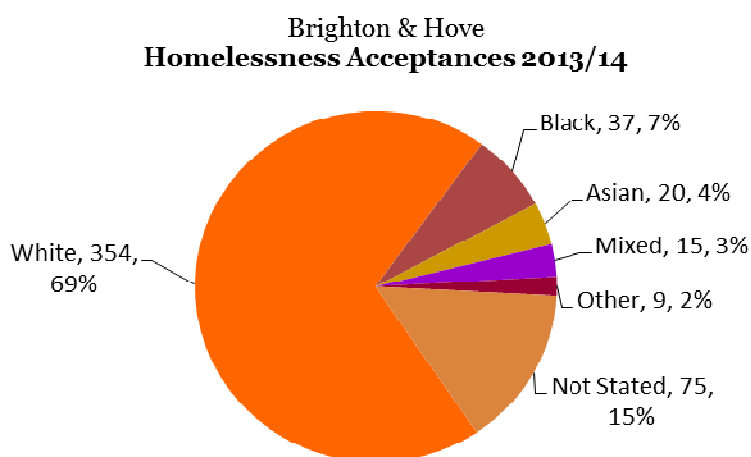
The council provides a housing adaptations service enabling adaptations to be completed in private sector homes and council owned homes. In 2010/11 88% of clients accessing the service identified as being British White, and 12% identified as being BME.

The city boasts two universities and other further education establishments along with a number of independent language schools. The 2011 Census reported that of the 32,920 full-time students aged 16 and above living in the city, 34% were BME.

Nationally around two fifths of BME people live in low-income households, although there are big variations between the different minority ethnic groups ranging from 70% of Bangladeshis to 30% of Indians and Black Caribbean's.

In addition with almost half of all children from ethnic minorities living in low-income households compared to a quarter of White British children, with 66% of Bangladeshi and Pakistani children and 50% of Black and Black British children living in poverty.<sup>73</sup>

During 2013/14 a total of 510 household were accepted as unintentionally homeless and in priority need, of these 16% were households were the main applicant was from an ethnic minority group. 15% did not state their ethnicity.

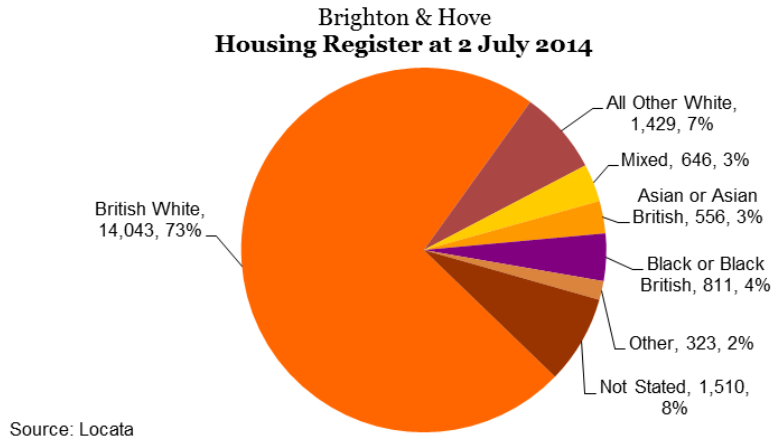


Source: P1E

On the 31 March 2014 there were 1,266 households in temporary accommodation and of these 252 (20%) were BME households.

<sup>73</sup> The poverty site and the Brighton & Hove JSNA

3,765 (19.5%) of the 19,318 households on the Joint Housing Register at 2 July 2014 identified as being black or minority ethnic. Within the different ethnic groups there an over-representation of Black or Black British groups and under-representation of Asian or Asian British groups.



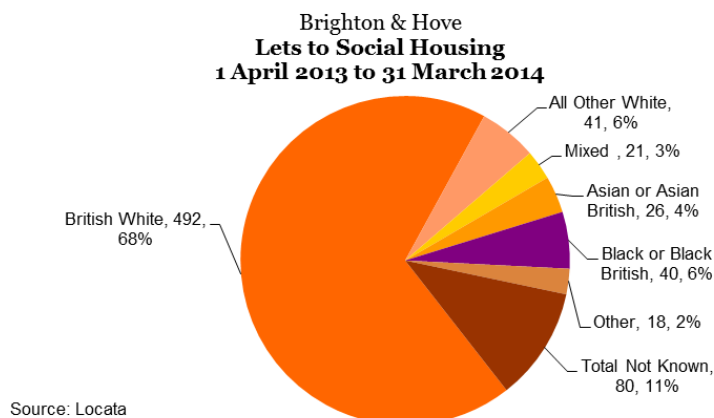
On the register, BME households were underrepresented in the highest priority bandings and more likely to be in need of family sized homes:

Housing Register on 2 July 2014	Band A	Band B	Band C	Band D
All household	426	1,008	11,715	6,169
BME households	31	151	2,411	1,172
% of households who are BME	7%	15%	21%	19%

Housing Register on 2 July 2014	1-bed	2-bed	3-bed	4-bed+
All household	11,528	5,396	2,048	346
BME households	2,001	1,230	464	70
% of households who are BME	17%	23%	23%	20%

A total of 718 Council and Registered Provider homes were let from 1 April 2013 to 31 March 2014 with 146 (20%) to BME households.



The percentage of lets to BME households was a slight over-representation of the BME population in the city with the percentage of lets to households identified as Black or Black British reporting the greatest over-representation and there was an under-representation of All Other White Groups.

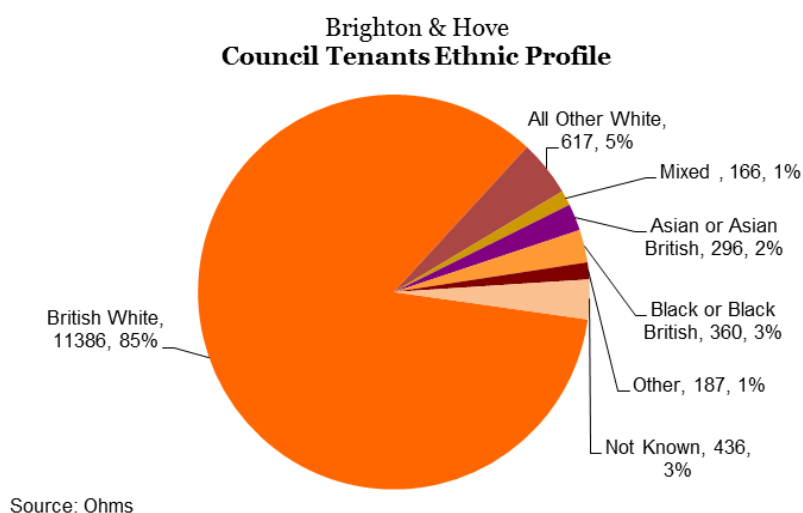
Lets 2013/14	Band A	Band B	Band C	Band D
All household	320	164	229	5
BME households	47	38	60	1
% of households who are BME	15%	23%	26%	20%

Lets 2013/14	Studio	1-bed	2-bed	3-bed	4-bed
All household	71	302	242	87	16
BME households	9	49	65	20	3
% of households who are BME	13%	16%	27%	23%	19%

Housing related support is provided to vulnerable people to help them sustain their housing accommodation, continue to remain independent or move towards more independence and therefore improve their life chances. A snapshot taken half-way through 2011/12 indicated that nearly 4,500 people were being provided support through services commissioned by the council and of these 483 (11%) were BME. Although there was an overall under-representation of BME people receiving housing-relating support there was an over-representation from people identifying as Black or Black British

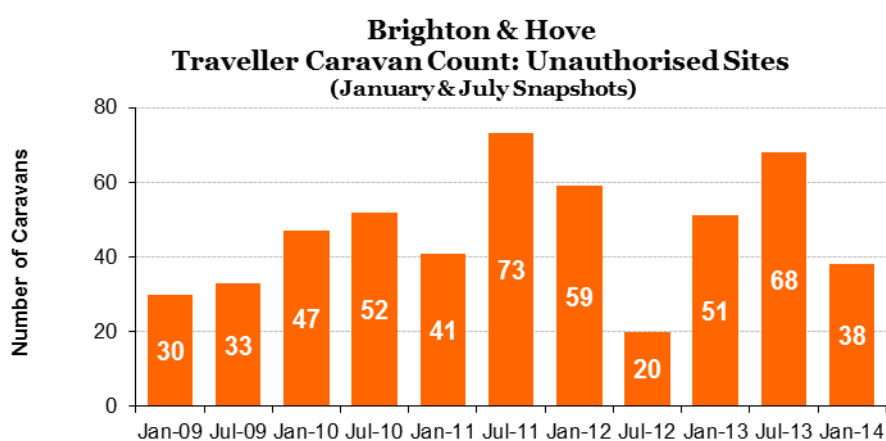
In September 2014 there were 13,448 tenants in our council homes. 1,626 (12%) identified as from an ethnic minority group. In October 2012, 75 (9%) of 856 tenants in the council’s sheltered housing identified as BME.



## Gypsies and Travellers

Travellers are identified as being the most disadvantaged ethnic group in the country, suffering a high level of inequality. Travellers die younger, experience more chronic health conditions, have a poor level of education, and regularly experience discrimination and racial hatred. Lack of suitable, secure accommodation underpins many of these inequalities as access to employment, health, education and other services is made easier when people are living in settled accommodation.

The Government's Gypsy & Traveller Caravan Count identifies that there are fewer Travellers in the city than would be expected from a population our size but a lack of suitable stopping places has resulted in Travellers being up to 4 times more likely to be on an unauthorised site in the City than both the national and regional average.



A Traveller Commissioning Strategy was adopted in 2012 which outlines four key outcomes that seek to balance the needs of traveller communities and the city's settled communities and to reduce inequality and improve community relations. The strategy is a 'live' document and continues to be reviewed at regular intervals to identify how the council and our partners are performing.

Negotiations to provide a permanent Traveller site at Horsdean adjacent to the transitional site are in progress and this is part of our future development plan.

Over the years we have continued to monitor the number of van dwellers located in the city. Our housing management team are developing a van dweller protocol that will look at how best to address this concern.

## Lesbian, Gay, Bisexual, Trans\* (LGBT) People

It is difficult to report how many LGBT people are living in the city but we believe there are more than 40,000 LGBT people living here, which is about 21% of the city's adult population. From the proliferation of LGBT businesses and community groups, from local research into the LGBT community, and from relatively new data around levels of LGBT service use, we believe that the LGBT community is one of the largest identity communities in the city.<sup>74</sup>

Published in 2008, Count Me in Too still remains one of the most comprehensive documents on the LGBT population living in the city. This was a community led research project. In addition to the main Count Me In Too report there were detailed analysis reports on:

- domestic violence and abuse,
- community safety, mental health,
- general health,
- Bi people,
- Trans people,
- drugs and alcohol
- housing

Many LGBT people are long-term residents and have been living in the city for many years. Some LGBT people have moved to the city to escape homophobia, biphobia or transphobia knowing that it is LGBT friendly place to live.<sup>75</sup>

Nearly half of LGBT residents are owner-occupiers, just under a third live in the private rented sector, around 7% live in council housing and only a very small number live in sheltered or other supported accommodation.<sup>76</sup> Like the general population profile LGBT people living in social housing are more likely to be older.

Over a quarter of LGBT people lived in areas that have been identified as areas of potential deprivation and many live alone. LGBT older people are more likely to live alone and are more likely to be without children than heterosexual older people.<sup>77</sup>

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<sup>74</sup> LGBT people's Housing Strategy

<sup>75</sup> Count Me in Too

<sup>76</sup> Count Me in Too

<sup>77</sup> Count Me in Too

Teenage LGBT people face difficulties with research suggesting that many suffer mental health difficulties and nearly half have contemplated suicide.<sup>78</sup> The findings of the Youth Chances project reported that 50% of young people taking part in the research had self-harmed and 42% had sought medical help for anxiety or depression.

Like the population as a whole, LGBT people find the city's housing market unaffordable with a lack of available or suitable housing. LGBT people with a disability or mental health difficulties and Trans people, bi and other sexualities find it more difficult to find suitable accommodation.<sup>79</sup>

Around 8% of LGBT people have specialist housing needs and over 1/3 LGBT people have a disability or long-term health problems with around 15% finding themselves homeless whilst living in the city.

Although hate crime against LGBT people is very common with many people experiencing some form of harassment, abuse and even violence in their neighbourhoods, most LGBT people do feel safe in the city with estates on the outskirts of the city being identified as being less safe places.

Research suggested that LGBT people are more likely to experience some form of domestic violence.

For LGBT people who find themselves homeless, being found ineligible for housing support is a barrier to finding suitable accommodation. Count Me in Too reported that 22% of LGBT people who took part in the research had been homeless at some point in their lives and many found themselves sleeping rough, sofa-surfing, staying with friends or living in temporary accommodation or hostels.

LGBT people who have experienced abuse, harassment or violence from family or friends are more likely to find themselves homeless.

Our homeless prevention monitoring reported nearly 900 LGBT households sought advice or assistance during 2009 to 2012 with 302 needing more detailed casework.

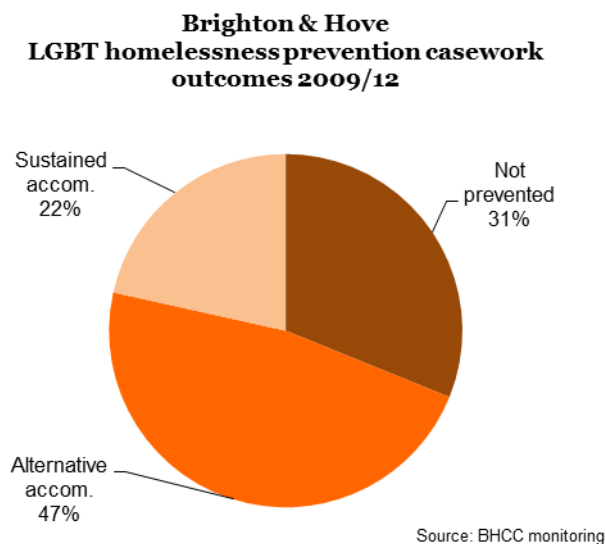
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<sup>78</sup> Stonewall

<sup>79</sup> Count Me in Too

Homeless prevention comparisons between LGBT households and heterosexual households showed:

- 22% sustained their accommodation compared to 27%
- 47% moved to alternative accommodation compared to 48%
- 31% were not prevented compared to 25%



In January 2013 the final report of Trans\* Scrutiny Panel which was formed to look at issues faced by trans people was published. The findings of the panel included issues around:

- Affordability of housing in the city
- A high percentage of trans people experiencing homeless
- A higher percentage of trans people living in social housing
- Accessing housing in the private rented sector with discrimination by some landlords cited
- Discrimination and harassment from neighbours and other people.

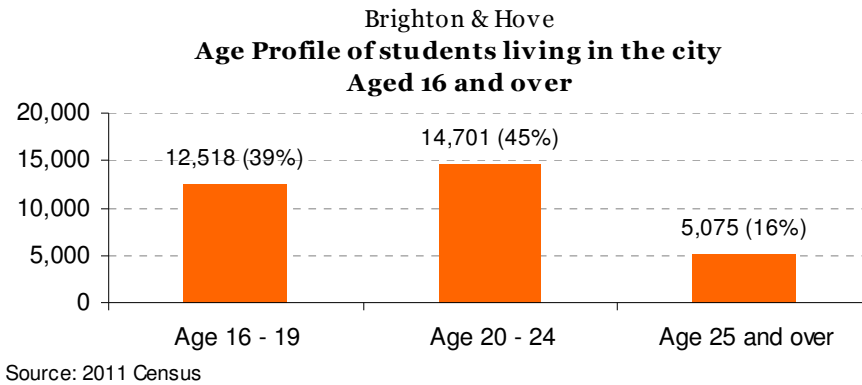
As part of the Trans\* Scrutiny Report we are working with the community with the support of the LGBT HIP<sup>80</sup> to make housing services more accessible through the provision of information specific to the Trans\* community and through delivering Trans\* Awareness training to Housing staff.

<sup>80</sup> LGBT Health and Inclusion Project (LGBT HIP) is a local project whose role is to engage with LGBT people. It is made up of a partnership of six local organisations: Brighton Bothways, Terrence Higgins Trust, Allsorts, Brighton & Hove LGBT Switchboard, MindOut and the Clare Project.

## Students

The city is home to two growing universities and other further education establishments along with a number of independent language schools.

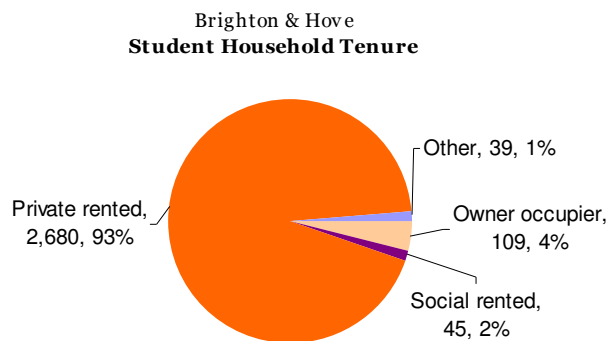
The 2011 Census reported a total of 32,294 full-time students aged 16 and above living in the city and represents 14% of the city’s population aged 16 and older with students accounting for 52% of people aged 20-24 years old.



52% of 16 to 19 year old students live with their parents, 60% of 20 to 24 year olds live in student households and 52% of students aged 25 and above live in other types of households

With parents	Communal establishment	Student households	Other households
7,573 (23%)	4,691 (15%)	12,461 (39%)	7,569 (23%)

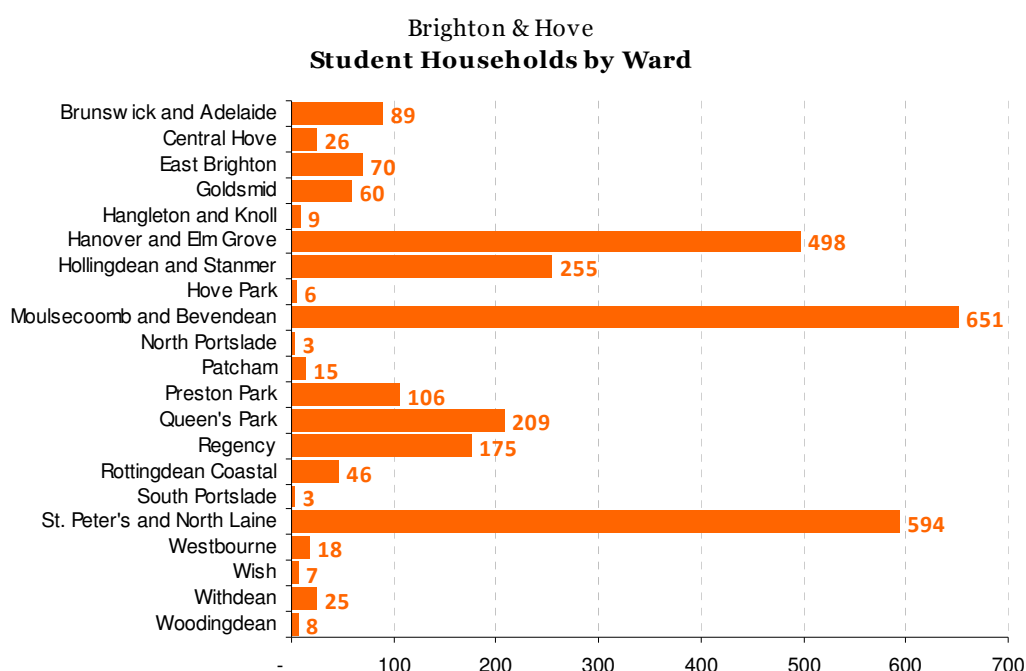
The 2011 Census reported that most student households live in the private rented sector with 2,680 student households living in this tenure, representing 93% of the total student households.





There is a significant concentration of student households in five city wards

- 23% of all student households were located in Moulsecoomb and Bevendean (11% of all the households in the ward)
- 21% all student households were located in St. Peter's & North Laine (7% of all households in the ward)
- 17% all student households were located in the Hanover & Elm Grove (8% of all households in the ward)
- 9% all student households were located in the Hollingdean & Stanmer (5% of all households in the ward)
- 7% all student households were located in the Queen's Park (accounting of 3% of all households in the ward)



The concentration of student households in these five wards is having significant impact, putting pressure on the availability of family homes and changing the wards' profiles.

Ward	Number of student households in private rented sector homes	% of all private rented sector homes to student households
All wards	2,680	7%
Hanover and Elm Grove	473	21%
Hollingdean and Stanmer	242	27%
Moulsecoomb and Bevendean	610	45%
Queen's Park	196	7%
St. Peter's and North Laine	552	13%

Since the Census in 2001, there has been significant tenure change in two of the wards with a noticeable increase in the number of homes for private rent over the 10 years – Moulsecoomb and Bevendean by 110% and Hollingdean and Stanmer by 86%.

Wards: Private Sector Rent	2001	2011	Change	% change
All wards	24,935	35,959	11,024	44%
Hanover and Elm Grove	1,622	2,284	662	41%
Hollingdean and Stanmer	477	887	410	86%
Moulsecoomb and Bevendean	643	1,349	706	110%
Queen's Park	2,158	2,871	713	33%
St. Peter's and North Laine	2,697	4,119	1,422	53%

Over the past years the student population has changed with numbers growing and more student coming from socially and culturally diverse backgrounds.<sup>81</sup>

Many students stay on in the city after they have graduated which contributes to the younger population profile of the city and possibly changes the dynamics of the local employment with local resident competing for the same job with university graduates.

### Armed Forces

Although it is difficult to identify the number military veterans both nationally and locally, from estimations it is suggested that there are around 5m military veterans living in the United Kingdom.

Applying the national estimate locally, it can be estimated that there are around 17,400 military veterans living in city. It is predicted that the number of veterans will reduce by half declining from 17,400 to 8,700 by 2027. MOD figures suggest that 43 registered veterans settled in the city during 2010/11.

Military veterans are more likely to suffer ill-health than the general population with reports that 52% of veterans self-report suffering long-term illness or disability compared to 35% of the population as a whole with younger veterans now more likely to survive more severe and complex injuries. The percentage of military veterans suffering alcohol misuse is over three times higher than the general population at 13%.

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<sup>81</sup> Brighton & Hove JSNA

Although support for veterans to resettle in the community has improved leading to a reduction in the number of veterans finding themselves homeless, some veterans are still at greater risk of being homeless and face difficulties in accessing housing. These veterans are far more likely to be originally from disadvantaged communities or young leavers who have served less than four years and/or have been compulsorily required to leave.<sup>82</sup>

The Armed Forces Covenant 2011 is a military covenant that outlines four principles for service people, their dependents and veterans, they are:

- No disadvantage
- Ability to manage their lives as effortlessly as anyone else
- Continuity of public services
- Proper return for sacrifice

### **Anti Social Behaviour and Community Cohesion**

Anti social behaviour can undermine community cohesion across the city's diverse areas, from the city centre to the leafier suburban outskirts and have a negative effect on the city's resident lives.

The Crime and Disorder Strategic Assessment 2013 reported 15,270 anti social behaviour (ASB) incidents and 4,480 anti social crimes during 2012/13 in our city. In many incidents of ASB, the victim or the perpetrator has mental health issues.

During the first 11 months of service, the anti social behaviour and hate casework team received 559 reports; 354 relating to ASB incidents and 122 to hate incidents and in 2012/12 there were 1,862 domestic noise complaints reported to the our Environmental Health Team.

The outcome of a residents' survey conducted by the police highlighted that litter or dog fouling were the most frequent issues, followed by drunk and rowdy behaviour and vandalism.

There are hotspots in the city where a higher number of disorderly behaviour incidents are more likely to occur; St. Peter's & North Laine ward, Regency ward and Queen's Park.

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<sup>82</sup> JSNA and the Homeless Strategy

Domestic noise incidents are more likely to occur in St. Peter's and North Laine, and parts of Hanover & Elm Grove, Queen's Park wards and Brunswick & Adelaide.

Funding from the Interreg programme enabled Communities and Families Tackling Addiction (CAFTA) to fund a range of initiatives aimed at improving services for communities and families affected by drug and alcohol misuse. The work, which is nearing an end, included a pilot project to tackle antisocial behaviour in 'hotspot' areas around the city

16 studies in areas affected by antisocial behaviour and work with the local communities to find solutions to the problems have been carried out. The work involved knocking on residents' doors to gather information and drawing up practical action plans to tackle the issues encountered.

The benefits of the work our empty property team do in bringing homes back into use not only helps provides more homes in the city but also decreasing the opportunities for vandalism, fly-tipping and anti-social behaviour, and support community cohesion.

Many new development of affordable housing in the city have a lettings plan in place when new tenants move in to ensure the best mix of residents and the development does not have any negative impact on the local community.

The most vulnerable families that our in temporary accommodation are provided with support and the temporary accommodation team have a dedicate officer to deal with ASB, working with both the perpetrator and the victim. In addition when we procure any properties for temporary accommodation we ensure that there will not be any negative impact for the potential tenants and also the local neighbourhood

Working partnerships are in place to manage ASB between anti social behaviour and hate casework team, the police, the council housing ASB Team and a number of registered providers

## The Strategy in Context

Our strategy can not be achieved in isolation but requires a partnership across all sectors, public and private. In addition, our housing aims and are supported by a wide range of interlinked strategies.

### The Strategic Housing Partnership

The Strategic Housing Partnership (SHP) is one of the twelve member partners of Brighton & Hove Connected (Local Strategic Partnership).



Brighton & Hove Connected which brings representatives from agencies, organisations and communities together to deliver shared vision and goals outlined in the Community Sustainability Strategy.

The goal of the SHP is to improve housing, access to housing, and support to maintain the independence of the city's vulnerable residents through five key objectives:

- Provide leadership and vision to improve housing for all within the City;
- Co-ordinate cross tenure action to improve housing conditions and housing options;
- Influence policy and decision-making which maximises housing opportunities for all within the City and develop new policies where appropriate;
- Communicate with and secure participation of local communities;
- Support action to address the housing needs of vulnerable and socially excluded groups.

### Health and Wellbeing Board

The Health & Wellbeing Board is a partnership body bringing together the city's councilors and senior council officers, GP commissioners and local people to plan for health, public health and adult and children's social care services across the city. It is responsible for advising the council, the Sussex Primary Care Trust Board and the Clinical Commissioning Group on work to improve the health and wellbeing of the population of Brighton & Hove through the development of improved and integrated health and social care services. The Board has responsibility for the Joint Health and Wellbeing Strategy and the Joint Strategic Needs Assessment.

## One Planet City

Brighton & Hove is a designated One Planet City. The One Planet approach aims to create a future where it's easy, attractive and affordable for all of us to lead happy and healthy lives, using a fair share of the earth's resources. This approach is broken down into ten sustainability principles:



1. **Zero Carbon:** Making buildings more energy efficient and delivering all energy with renewable technologies
2. **Zero Waste:** Reducing waste arisings, reusing where possible, and ultimately sending zero waste to landfill
3. **Sustainable Transport:** Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel
4. **Sustainable Materials:** Using sustainable products that have a low embodied energy
5. **Local and Sustainable Food:** Choosing low impact, local, seasonal and organic diets and reducing food waste
6. **Sustainable Water:** Using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution
7. **Land use and Wildlife:** Protecting and expanding old habitats and creating new space for wildlife
8. **Culture and Community:** Reviving local identity and wisdom; support for, and participation in, the arts
9. **Equity and Local Economy: Inclusive,** empowering workplaces with equitable pay; support for local communities and fair trade
10. **Health and Happiness:** Encouraging active, sociable, meaningful lives to promote good health and well being

The council's accredited Sustainability Action Plan outlines how we will reduce the city's ecological footprint and make the city a more resilient place with a better quality of life and fit for the future, through ingenuity, efficiency, technology, partnership working and behaviour change.



## **Community & Third Sector Development Policy 2014**

Brighton and Hove is fortunate in having a large, diverse and active third sector, developed over decades. The sectors 2,300+ organisations play a significant role locally in shaping and delivering the city's social, economic, educational, environmental, wellbeing and cultural priorities. For example, facilitating community engagement and fostering active citizenship and many organisations are involved in providing high quality public services.

As a city, we want to support our diverse communities to help them realise their potential and shift the emphasis away from requiring services. This includes building community skills and capacity to take on more responsibility to create a cultural shift from reliance on traditional support in to one where everyone does their bit as active, independent and resilient citizens.

The Council's Communities & Third Sector Policy is delivering this over 5 objectives:

- i) Sustainable and Effective Third Sector
- ii) Effective and Inclusive Community Engagement
- iii) Strong Communities
- iv) Effective partnerships
- v) Sustainable Resourcing and Support

## **Working across the Region**

The 'Duty to Cooperate' is a requirement under the 2011 Localism Act and places a legal duty on local planning authorities and other public bodies to engage constructively, actively and on an ongoing basis in the development of strategic planning policies relating to strategic cross boundary matters. The City Council has been actively involved in a number of cross boundary and joint partnership relationships which have informed the preparation of the City Plan.

## **Greater Brighton City Deal**

A Greater Brighton City Deal with government has been developed which sees the transfer of powers, funding and responsibilities to us and our partner authorities – Worthing Borough Council, Adur and Lewes District Councils and West Sussex County Council.

A new Greater Brighton Economic Board has been established, which brings public sector and business leaders together alongside University and Local Enterprise Partnership (LEP) representatives. The board will form part of the

wider LEP governance arrangements and acts as the investment decision-making body for the Greater Brighton city region, advising on how national funding streams, such as the Regional Growth Fund should be prioritised, as well as providing a vehicle for joint housing investment decisions.

The Greater Brighton Economic Board has four key priorities;

- **Creating more jobs and businesses** - through a new network of Growth Centres across the Greater Brighton City Region. Developing a city region that is attractive to businesses; and provides the amenities and infrastructure businesses need to thrive - unlocking developments to create space for businesses to grow
- **Achieve higher wages and skills**, working with our universities and colleges to creating high value jobs and to develop skills system that is accessible and meets the needs of new sectors in our changing economy
- **Create more a better housing and employment space** – unlocking housing and employment development sites through investment in flood defences and infrastructure
- **Providing a city region programme of business support**, including grants for businesses who are struggling to access finance, starting with the £1.8m programme received through City Deal

The City Council is also working closely with the ‘Gatwick Diamond’ authorities to the north (Mid Sussex, Horsham and Crawley) to address cross-boundary planning issues, including housing.

### ***Coastal West Sussex and Greater Brighton Strategic Planning Board***

Our partnership working with our neighbouring coastal local authorities through the Coastal West Sussex and Greater Brighton Strategic Planning Board, (comprising Lewes District Council, Adur District Council, Worthing Borough Council, Arun District Council, Chichester Borough Council and West Sussex County Council together with the South Downs National Park Authority) has examined housing requirements across the sub-region and considered available options for address the shortfall.

A Local Strategic Statement for Coastal West Sussex and Greater Brighton (LSS) has been produced which sets out strategic objectives and spatial priorities. Its vision is to offer a choice of housing to meet the changing needs of the population with access to a decent home for everyone. The LSS includes a strategic objective for 2013-31 of meeting housing need.



### ***Sussex Empty Homes Forum***

Brighton & Hove works with thirteen other local authorities across East and West Sussex to reduce empty properties across the region through partnership working. Although the local authorities may have different profiles the Sussex Empty Homes Forum brings together shared aims for bringing privately owned empty homes back into use whilst complementing individual council's strategies.

### ***Sussex Homemove***

Sussex Homemove is successful choice based lettings scheme for letting council and register provider homes across eleven Sussex local authorities - Adur, Arun, Brighton & Hove, Chichester, Eastbourne, Hastings, Lewes, Mid Sussex, Rother, Wealden and Worthing. The partnership provides opportunities for sharing good practice to improve customers' access to social and other housing across the region and since.

### ***Southern Home Loans Partnership***

The Southern Home Loans Partnership (SHLP) was launched in 2005 to offer low cost loans to assist homeowners finance essential works to their properties. SHLP joined together Parity Trust, a not-for-profit loans company and the local authorities of Brighton & Hove, Chichester, Eastleigh, Gosport, Portsmouth, Eastbourne, Hastings, Wealden, Lewes and Rother.

## **Linking National Policy**

### ***Localism***

The Localism Act came into force at the beginning of 2012 covering a wide range of issues related to local public services the act seeks to devolve more decision making power from central government back into the hand of individuals, communities and councils. There is a particularly focus on the general power of competence, community rights, neighbourhood planning and housing with key measures grouped under four main headings:

- new freedoms and flexibilities for local government
- new rights and powers for communities and individuals
- reform to make the planning system more democratic and more effective
- reform to ensure decisions about housing are taken locally

### ***Equality Act 2010***

The Equality Act that came into force in October 2010 provides a modern, single legal framework with clear, streamlined law that more effectively tackles disadvantage and discrimination, protecting individuals from unfair treatment and promoting a fair and more equal society.

### ***Laying the Foundations: A Housing Strategy for England***

The Government's Housing Strategy was launched in 2011. Since its launch, government has introduced supporting policies including

- increasing the number of available homes
- improving the rented housing sector
- helping people to buy a home
- providing housing support for older and vulnerable people

### ***The National Planning Policy Framework (NPPF)***

The NPPF came into force in April 2012. The policy was intended to kick start house building and stimulate the economy. Following the introduction of the NPPF, the Growth and Infrastructure Act 2013 received Royal Assent this year. This new law will enable developers to seek the renegotiation or discharge of affordable housing obligations of Section 106 agreements.

### ***Social Value Act 2012***

Social value has been defined as “the additional benefit to the community from a commissioning/procurement process over and above the direct purchasing of goods, services and outcomes”. The Public Services (Social Value) Act requires public bodies to consider how the services they commission and procure might improve the economic, social and environmental wellbeing of the area. The Act aims to give commissioners the freedom to determine what kind of additional social or environmental value would best serve the needs of the local community as well as giving providers the opportunity to innovate.

### ***The Care and Support Bill***

The Bill aims to create a single modern piece of law for adult care and support, replacing complex and outdated legislation. It will reform the law relating to care and support for adults and the law relating to support for carers, including making provision about safeguarding adults from abuse or neglect and about care standards

### ***Caring for our future: reforming care and support***

The 'Caring for our future' White Paper sets out the vision for the reformed care and support system. The paper includes the announcement of the Care and Support Specialised Housing that will support and accelerate the development of the specialised housing market to meet the needs of older people and adults with disabilities.

### ***Health and Social Care Act 2012***

Coming operational on 1 April 2013, the Health and Social Care Act 2012 introduced a number of key changes to the NHS. The changes include:

- giving groups of GP practices and other professionals – clinical commissioning groups (CCGs) – 'real' budgets to buy care on behalf of their local communities;
- shifting many of the responsibilities historically located in the Department of Health to a new, politically independent NHS Commissioning Board (this has now been renamed NHS England);
- the creation of a health specific economic regulator (Monitor) with a mandate to guard against 'anti-competitive' practices; and
- moving all NHS trusts to foundation trust status

### ***Clinical Commissioning Groups (CCGs)***

Clinical commissioning groups (CCGs) are NHS organisations set up across England by the Health and Social Care Act 2012 to organise the delivery of NHS services. Locally, the Brighton & Hove Clinical Commissioning Group is led and run by local GPs and nurses. The group is responsible for making sure that local people have proper access to healthcare services and that the healthcare budget is spent wisely and effectively through efficient commissioning of services from urgent and emergency care to most hospital services and from maternity services to care for older people.

### ***Homes & Communities Agency (HCA)***

The Homes and Communities Agency (HCA) is the national housing and regeneration agency for England. It has a capitol investment budget of around £4 billion for the period 2012/15. The role of the HCA includes providing investment for new affordable housing and improving existing social housing and for regenerating land. They are also the regulator for social housing providers, focusing on governance, financial viability and value for money.

# Housing Strategy Team

Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square, Brighton, BN1 1JE

t: 01273 293055  
e: [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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# Housing Strategy 2015

Family Housing  
Supporting Data Analysis



## About Our Data

This document contains a detailed analysis of the issues affecting families living in the city including demographics, housing costs, development pressures, deprivation, and changing need to support the Housing Strategy 2015 which is available at: [www.brighton-hove.gov.uk/housingstrategy](http://www.brighton-hove.gov.uk/housingstrategy):

We also publish a number of regular reports on our website that monitor the state of the city's housing markets and its impact on residents. To be added to the mailing list, please contact [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

### ***Housing Strategy Statistical Bulletin***

This is a quarterly report with an additional annual review that provides information on a range of statistics such as homelessness, new affordable housing and our private sector work.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-statistical-bulletins>

### ***Housing Costs Update Report***

This quarterly report has been designed to provide information and statistics on the city's housing market covering the cost to buy and rent homes in the city by different property types and sizes.

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

### ***Rent and Local Housing Allowance Comparison Reports***

This monthly report provides a snapshot comparison of the number of homes available to rent by size, their average rent, and the number within local housing allowance limits. The report covers the city and neighbouring areas of Worthing & Lancing, Shoreham & Southwick, Saltdean to Newhaven, Lewes, Burgess Hill & Hassocks, and Seaford. The report has separate analysis for:

- single people under 35 and others sharing
- single people over 34
- couples without children
- families with children

Available at: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>

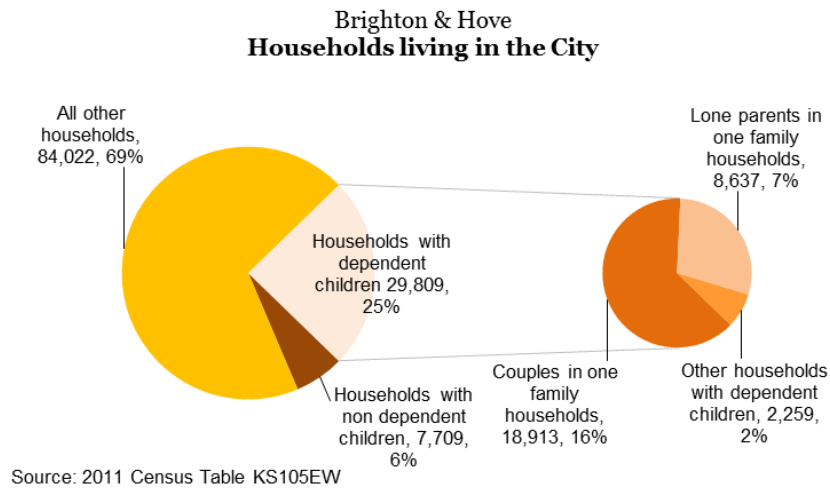
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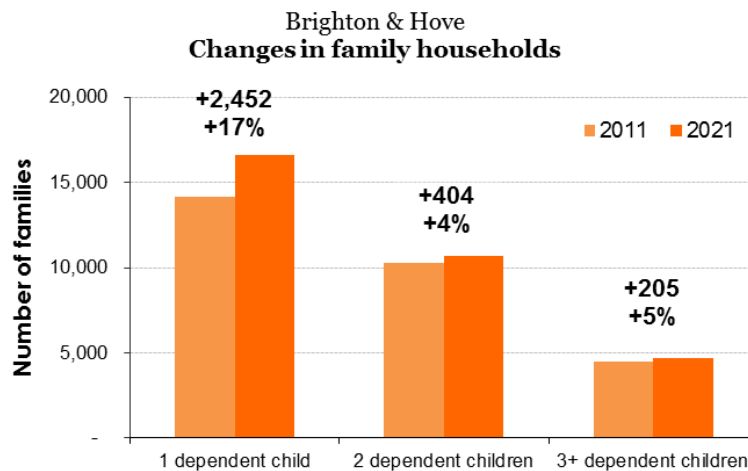
# Demographics

## Population Projections

The 2011 Census reported there were 29,809 households with dependent children living in the city, representing around 25% of the total households. This is less than the national<sup>1</sup> percentage of 29% households with dependent children. The city has a lower percentage of couple households with dependent children but the same percentage of lone parent households.



The 2011 based household projections identified an increase of 3,061 (10.6%) households with dependent children by 2021 with the greatest increase in smaller families with 1 dependent child.

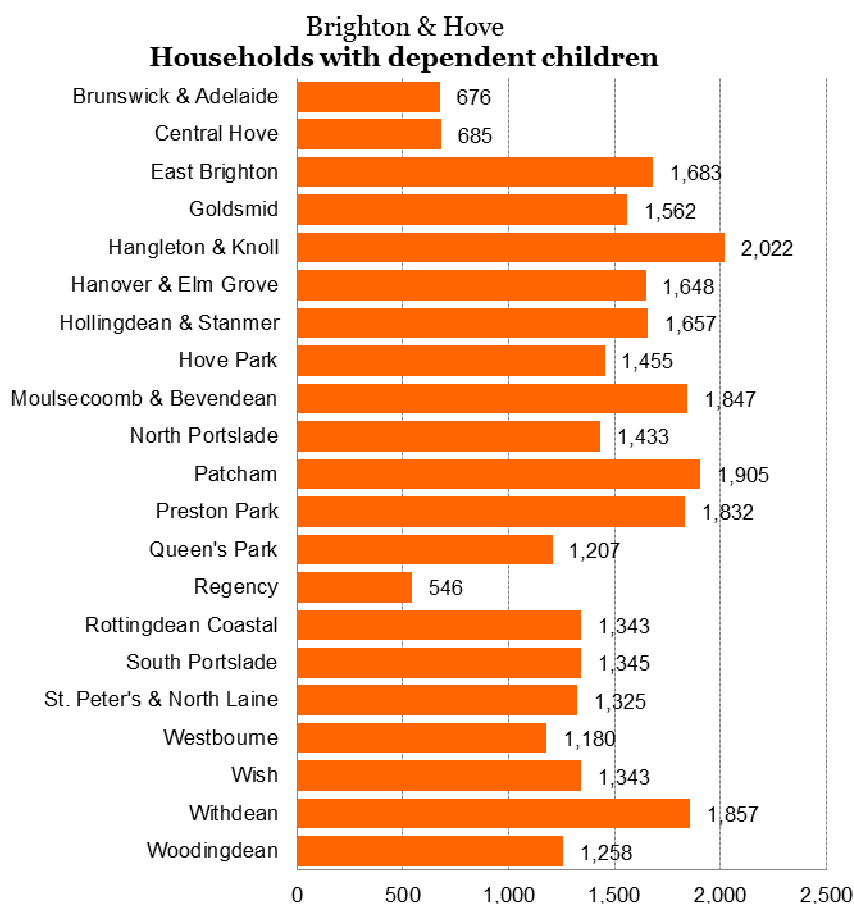


<sup>1</sup> National figure is for England



## Location

Although households with dependent children are located across the city there are higher concentrations away from the city centre where our family housing is situated - with Hangleton & Knoll, Patcham, Withdean, Moulsecoomb & Bevendean and Preston Park having the greatest numbers. The three central wards west of the Brighton Pier - Central Hove, Brunswick & Adelaide and Regency, had the lowest number.



Source: 2011 Census Table QS113EW

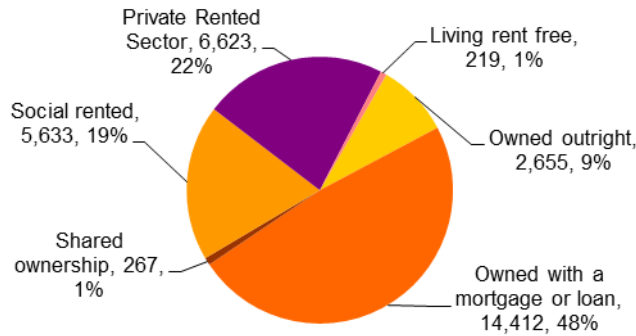
## Tenure

The 2011 Census reported that 57% of the households with dependent children were home owners with around 1 in 6 owning outright. This is just slightly less than the national figures where 59% are home owners.

19% of households with dependent children were living in social rented homes compared to 20% nationally and 22% of households with dependent children were living in homes in the private rented sector compared to 19% nationally.

At the time of the Census there were 1,045 shared ownership homes in the city and although only 1% of households with dependent children lived in shared ownership, this represented 26% of all the shared ownership homes.

Brighton & Hove  
Households with dependent children

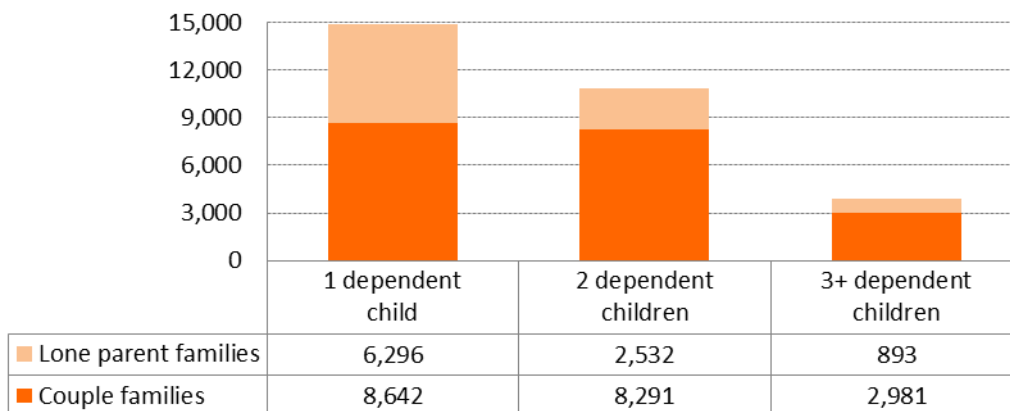


Source: 2011 Census Table DC4101EW

### Family Profiles

Looking at families living in the city, the 2011 Census reported a total of 29,635 families<sup>2</sup> with dependent children and identified that 50% of all families had 1 dependent child, 27% had 2 dependent children and 13% had 3 or more dependent children. When compared to the national profile, the city has a higher percentage of smaller families with 1 dependent child.

Brighton & Hove  
Families with dependent children



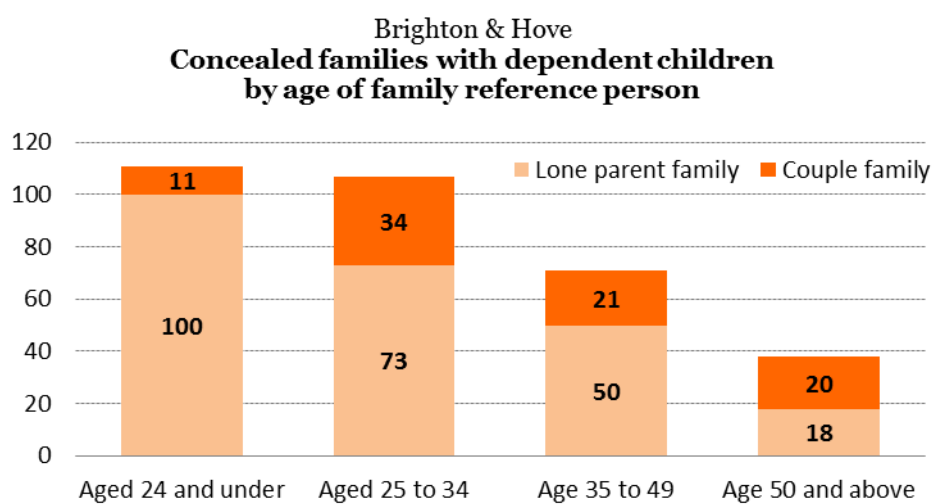
Source: 2011 Census Table LC1114EW

<sup>2</sup> The definition of families differs from the definition of households

## Concealed families

The 2011 Census reported a total of 833 concealed families living in the city. These are families living in a multi-family household in addition to the main family, such as a young couple living with parents.

Of the city's 833 concealed families, 427 (51%) did not have any children, 79 (10%) had non-dependent children and 327 (39%) had dependent children – 241 (74%) were lone parent families and 86 (26%) couples.



Moulsecoomb & Bevendean and East Brighton were the wards with the highest number of concealed families with dependent children accounting for 15% and 11% of the total respectively

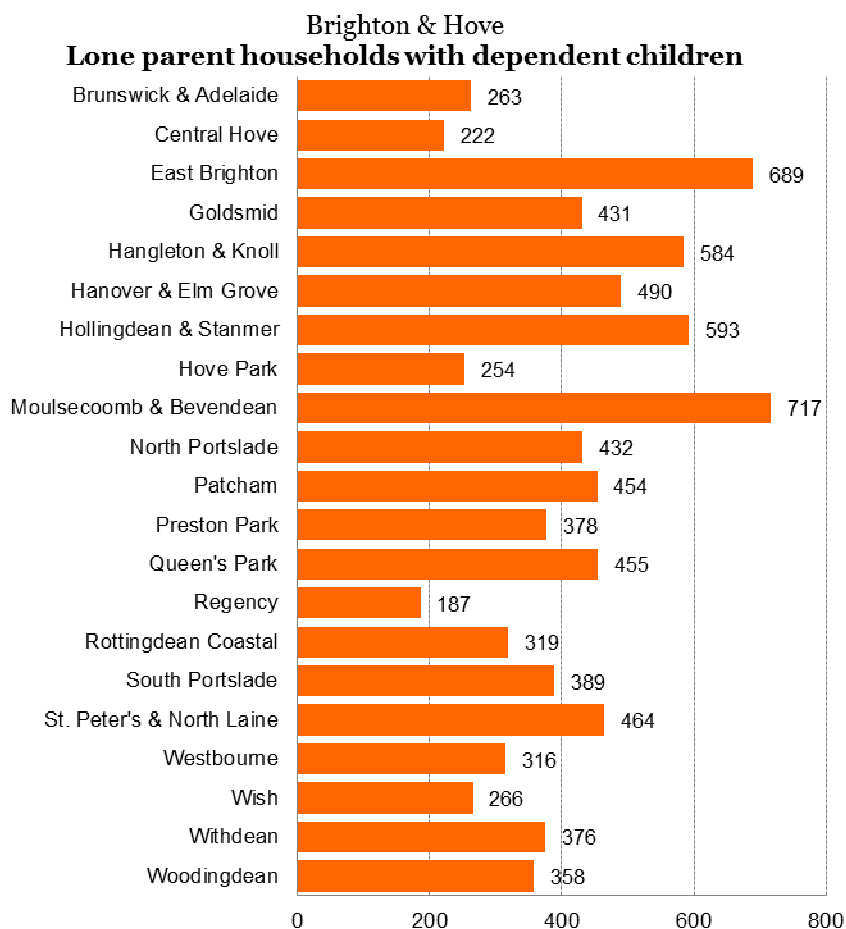
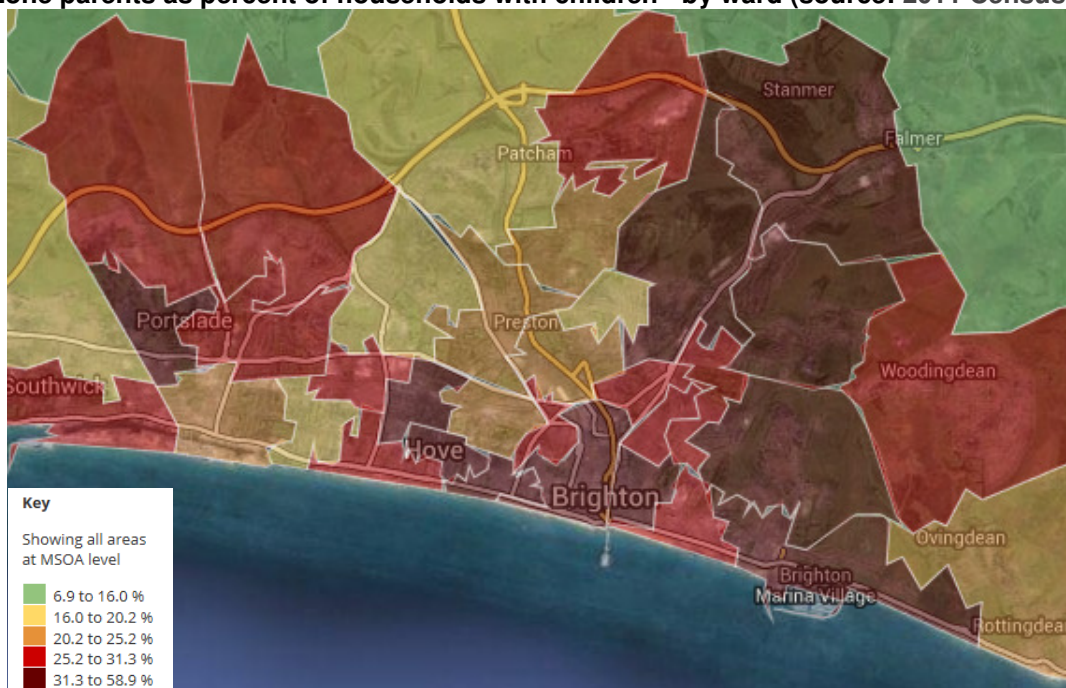
## Lone Parents

The 2011 Census identified that 29% of households with dependent children were lone parent households, this is higher than the national figure of 24%.

Looking at where lone parent households live, the greatest numbers were found in Moulsecoomb & Bevendean (8.3%) and East Brighton (8.0%). The smallest numbers were in Regency (2.2%), Central Hove (2.6%) and Hove Park (2.9%).

The map shows lone parents as a percentage of the total number of households with dependent children in each ward. This percentage varies from 41% in Moulsecoomb & Bevendean to 17% in Hove Park.

Lone parents as percent of households with children - by ward (source: 2011 Census)

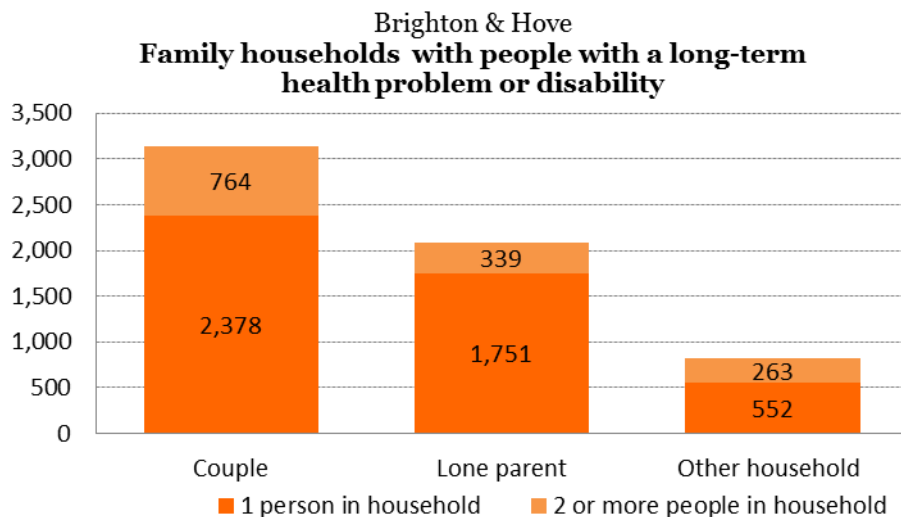


Source: 2011 Census Table QS113EW

### Families with a disabled family member and child carers

Research has identified nationally that families with disabled children are more likely to be living in a home that does not meet their needs with higher prevalence of overcrowding and non-decency. There is also evidence that they are more likely to be living in rented accommodation than families with non-disabled children.<sup>3</sup>

The 2011 Census reported there were 6,047 family households where one or more member had a long-term health problem or disability. This represents (20%) of all family households living in the city, slightly less than the national<sup>4</sup> average.



Source: 2011 Census Table DC1301EW

4,681 (77%) had one person in the household with a disability and 23% had two or more people. 16% of lone parent households had more than one person in the household with a disability

The Compass Database (Amaze) records where children with a disability are living and has identified that a large portion are living in the city's most deprived neighbourhoods, with 24% living in Moulsecoomb & Bevendean and 23% living in East Brighton. There is a correlation between disability and poverty with over half of children with a disability living in poverty.<sup>5</sup>

<sup>3</sup> Housing and disabled children – Joseph Roundtree Foundation: [www.jrf.org.uk/sites/files/jrf/2208.pdf](http://www.jrf.org.uk/sites/files/jrf/2208.pdf)

<sup>4</sup> England

<sup>5</sup> Brighton & Hove JSNA 2013

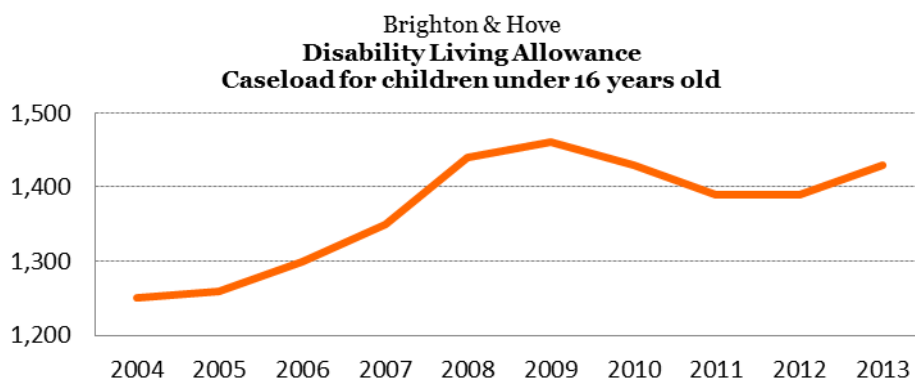
The 2011 Census reported a total of 1,723 children aged 15 and under having a long term health problem or disability representing 4% of all children of that age range living in the city.

991 (58%) of the children had very good or good health, 508 (29%) had fair health and 224 (13%) had bad or very bad health. For 36% of the children their day to day activities were limited a lot.

	Day-to-day activities limited a lot	Day-to-day activities limited a little	Total
Very good or good health	276 (28%)	715 (72%)	991
Fair health	170 (33%)	338 (67%)	508
Bad or very bad health	179 (80%)	45 (20%)	224
<b>Total</b>	<b>625 (36%)</b>	<b>1,098 (64%)</b>	<b>1,723</b>

Source: 2011 Census Table DC3302EW

Disability Living Allowance (DLA) for children may help with the extra costs of looking after a child who is under 16 years of age and has difficulties walking or needs more looking after than a child of the same age who doesn't have a disability. In November 2013 the DWP reported that there was 1,430 children aged under 16 living in the city who were entitled to DLA, a 14% increase over the past 10 years.



**Overcrowding & Disabilities**

The 2011 Census reported that 14% of all children aged 0 to 15 living in the city were living in overcrowded homes lacking one or more bedrooms. Although the number of the city's children aged 0 to 15 who have a disability is small, they are slightly more likely to be living in overcrowded homes with 15% lacking one or more bedrooms:

Children aged 0 - 15 years old				
Occupancy rating (bedroom measure)	All children		Children with a disability	
	Bedrooms		Bedrooms	
Occupancy rating of +2 or more	6,847	16%	189	11%
Occupancy rating of +1	13,218	30%	475	28%
Occupancy rating of 0	17,762	40%	793	46%
<b>Occupancy rating of -1 or less (Overcrowded)</b>	<b>6,282</b>	<b>14%</b>	<b>266</b>	<b>15%</b>
	44,109		1,723	

Source: 2011 Census Table DC3403EW and 2011 Census Table DC3404EW

### *Children providing unpaid care*

There were 543 children aged 15 years and below providing unpaid care at the time of the 2011 Census. Although, at 1.2% of all children aged 15 years and below, the number is just a small percentage, it is an increase from number reported in 2001 Census, when 0.8% were carers. At 77 the greatest number of child carers was found in Moulsecoomb & Bevendean representing over 14% of all the 543 child carers.<sup>6</sup>

Brighton & Hove Children aged 15 years old and below providing unpaid care		
1 to 19 hours per week	456	84%
20 to 49 hours per week	53	10%
50 or more hours per week	34	6%
<b>Total unpaid care provided</b>	<b>543</b>	

2011 Census Table LC3304

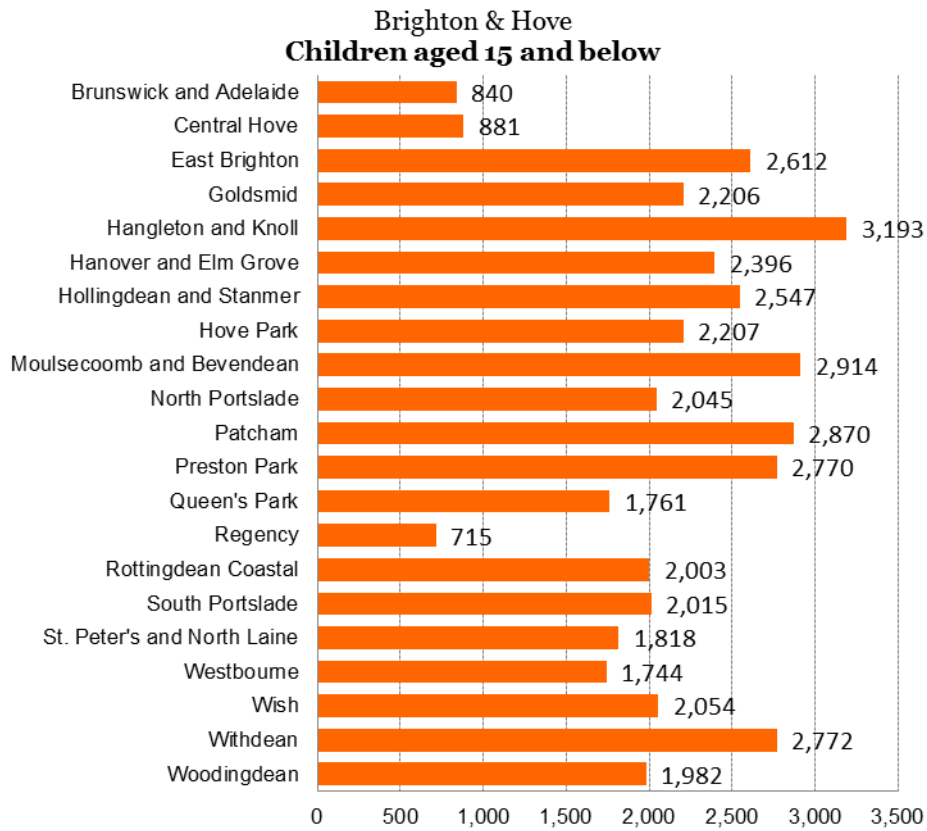
### **Children aged 15 and below**

The 2011 Census reported a total of 44,345 children aged 15 years and below living in the city, 16% of the population which is less than the national and regional averages of 19%.

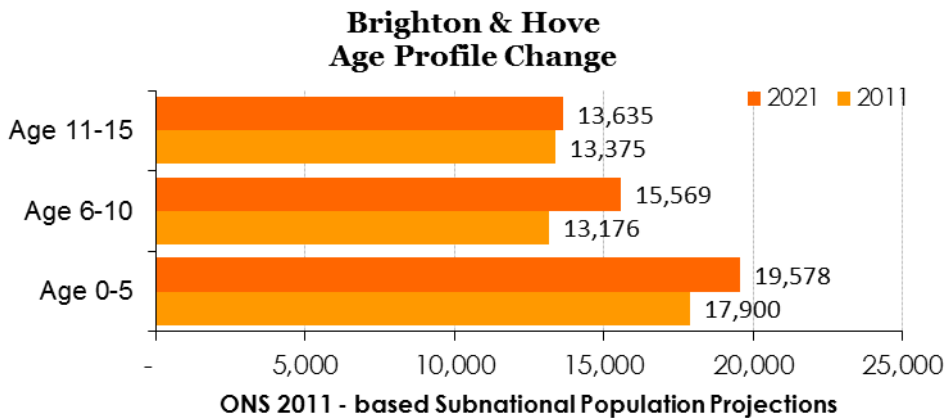
Although children are scattered across the different wards, Hangleton & Knoll had the highest number with 3,193 representing 7.2% of all children aged 15

<sup>6</sup> 2011 Census Table LC3304 and 2001 Census

years and below living in the city and Regency had the least with 715, representing 1.6% of all children aged 15 and below living in city.



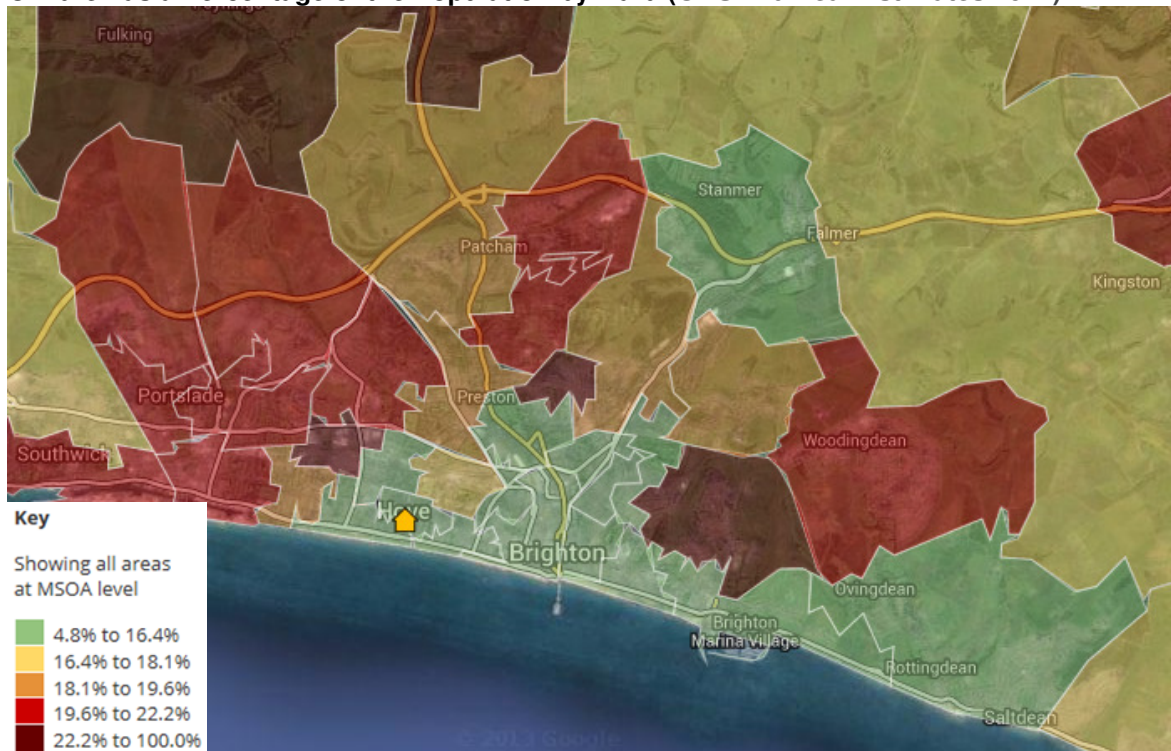
The ONS population projections estimate 10% increase in the number of children aged 15 and below living in the city by 2021, with the number increasing by 4,331 from 44,451 to 48,742. The greatest increase is in children aged 6-10 years old, increasing by 18%.





The map shows the number of children aged 15 and below as a percentage of the total population in each ward. Although some wards have a smaller number of children, they represent a greater number of the total population in that Ward, for example Wish does not have the greatest number of children but at 22% the children represent the highest percentage of the total population living in that ward.

Children as a Percentage of the Population by ward (ONS Mid Year Estimates 2012)



## Deprivation

### Child Wellbeing

The Child Wellbeing Index measures the levels of children’s wellbeing across seven different domains that have the greatest impact on their lives.<sup>7</sup>

The overall child wellbeing score 2009 identified a total of 9,582 (21.6%) of the city’s children aged under 16 years old were living in the 20% most deprived neighbourhoods in England.

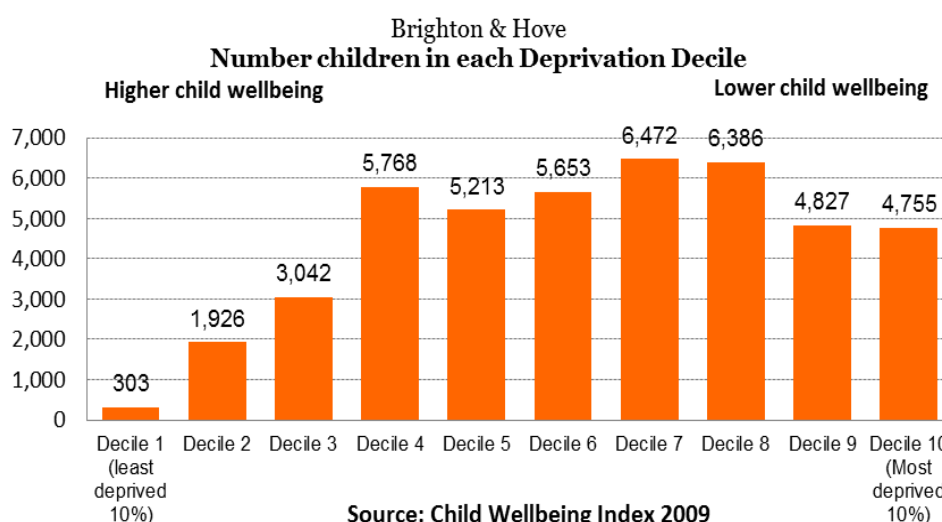
Child Wellbeing Index	Child in Need domain	Material Wellbeing domain	Education domain
<b>Number of children aged under 16 living in the most deprived 20% of areas</b>			
Brighton & Hove 9,582 (21.6%)	Brighton & Hove 10,398 (23.4%)	Brighton & Hove 9,970 (22.5%)	Brighton & Hove 9,868 (22.3%)

Environment domain	Health domain	Housing domain	Crime domain
<b>Number of children aged under 16 living in the most deprived 20% of areas</b>			
Brighton & Hove 9,373 (21.1%)	Brighton & Hove 11,597 (26.2%)	Brighton & Hove 7,795 (17.6%)	Brighton & Hove 5,929 (13.4%)

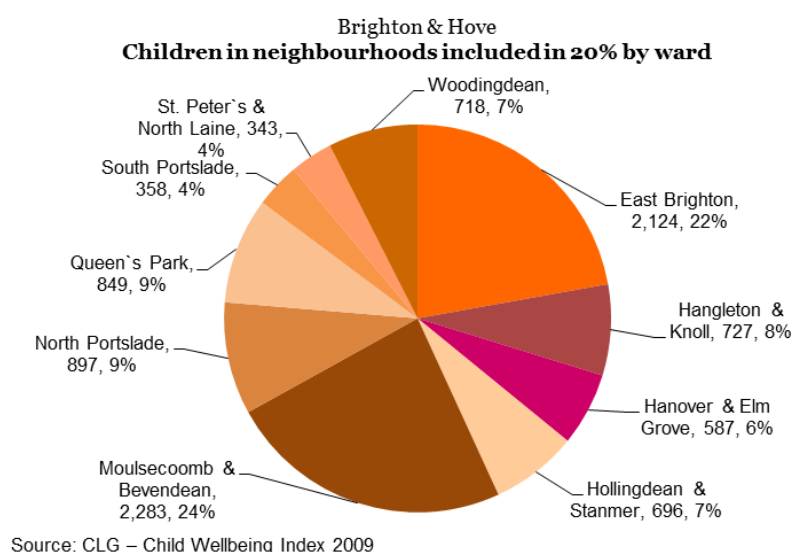
Source: CLG – Child Wellbeing Index 2009

Just 5% (2,229) of the city’s children were living in the least deprived 20% of England’s neighbourhoods, and only 1% (303) in least deprived 10%.



<sup>7</sup> Material wellbeing - children experiencing income deprivation; Health and disability – children experiencing illness, accidents and disability; Education - education outcomes including attainment, school attendance and destinations at age 16; Crime - personal or material victimisation of children; Housing - access to housing and quality of housing for children; Environment - aspects of the environment that affect children’s physical well-being; Children in need – vulnerable children receiving LA services.

46% of children living in the 20% most deprived neighbourhoods in England were found to be in the Moulsecoomb & Bevendean and East Brighton wards.



### Economic activity

The 2011 Census reported 49,504 parents with dependent children living in the city; 39,790 (80%) were couple parents and 9,714 (20%) were lone parents. When looking at households, 2/3 of parents are in couple households (19,895 households / 39,790 parents) and 1/3 (9,714) in lone parent households.

Of the 40,383 parents who were economically active, 33,687 (83%) were couple parents and 6,686 (17%) were lone parents. 1,876 of the economically active parents were unemployed<sup>8</sup>; 1,092 (58%) were couple parents and 784 (42%) were lone parents.

Of the 9,131 parents who were economically inactive, 6,103 (67%) were couple family and 3,028 (33%) were lone parents.

Brighton & Hove Parents with dependent children Economically inactive	Brighton & Hove Parents with dependent children Economically active	Brighton & Hove Parents with dependent children Full-time employees
9,131	40,373	17,617
Brighton & Hove 18%	Brighton & Hove 82%	Brighton & Hove 36%
England 19%	England 81%	England 42%
South East 16%	South East 84%	South East 44%

<sup>8</sup> Unemployed includes full-time students

Brighton & Hove Parents with dependent children Self-employed people	Brighton & Hove Parents with dependent children Part-time employees	Brighton & Hove Parents with dependent children Unemployed
9,333	11,547	1,876
Brighton & Hove 20%	Brighton & Hove 23%	Brighton & Hove 4%
England 13%	England 22%	England 5%
South East 14%	South East 22%	South East 4%

The percentage for lone parents in full-time employment was lower than for couples but the percentage for part-time lone parent employees was higher. There are a higher percentage of lone parents who are looking after home or family and are long-term sick or have a disability.

Brighton & Hove						
Parents with dependent children	All		Couples		Lone parent	
Economically active: Employee: Part-time	11,547	23%	8,749	22%	2,798	29%
Economically active: Employee: Full-time	17,617	36%	15,704	39%	1,913	20%
Economically active: Self-employed: Part-time	3,398	7%	2,703	7%	695	7%
Economically active: Self-employed: Full-time	5,935	12%	5,439	14%	496	5%
Economically active: Unemployed	1,876	4%	1,092	3%	784	8%
Economically inactive: Retired	438	1%	291	1%	147	2%
Economically inactive: Student	741	1%	419	1%	322	3%
Economically inactive: Looking after home or family	5,547	11%	3,992	10%	1,555	16%
Economically inactive: Long-term sick or disabled	1,545	3%	866	2%	679	7%
Economically inactive: Other	860	2%	535	1%	325	3%
Source: 2011 Census Table DC1601EW1a	<b>49,504</b>	<b>100%</b>	<b>39,790</b>	<b>100%</b>	<b>9,714</b>	<b>100%</b>

Research has highlighted that parents with children who have a disability find it more difficult to return to work. Many parents can not take up paid employment due to their caring responsibilities and others have to reduce their working hours. It is often not viable for parents of children with a disability to return to paid employment when other parents feel able to do.<sup>9</sup>

### Child Poverty

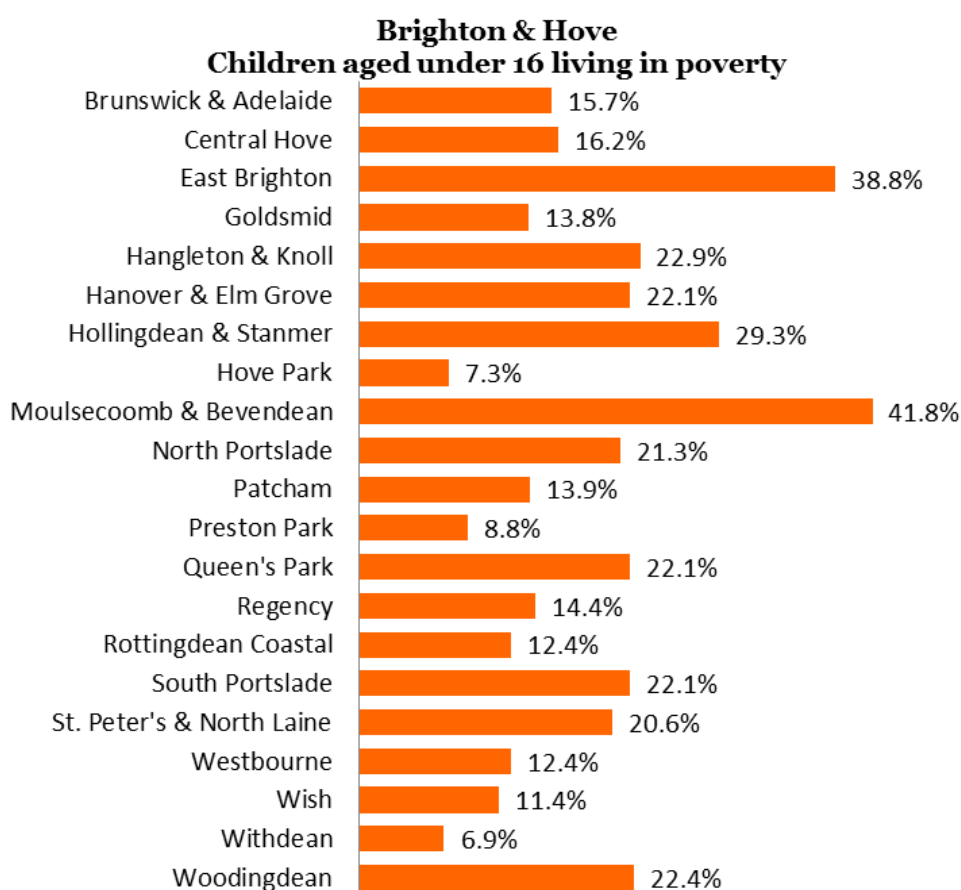
Research indicates that nationally children with parents who are not in employment, with only one parent, with 2 or more siblings, who are from some ethnic groups or have a disability, are more likely to experience poverty.

<sup>9</sup> Brighton & Hove JSNA 2013

The child poverty measure<sup>10</sup> for 2011 suggests that around one in five children aged 15 and younger live in poverty. This is similar to the national average but is higher than average for the South East which has the lowest regional average<sup>11</sup>

Children in poverty	
Under 16	All Children
8,560	9,850
Brighton & Hove 19.7%	Brighton & Hove 19.6%
England 20.6%	England 20.1%
South East 15.1%	South East 14.6%

There is a wide variation between the different wards in the city, with 42% of all children living in the Moulsecoomb & Bevendean ward estimated to be living in poverty compared with 7% in Withdean.



Source: DWP

<sup>10</sup>Children living in families in receipt of out of work benefits or tax credits where their reported income is less than 60% median income

<sup>11</sup> HMRC. Child Poverty Measure Snapshot.

<http://webarchive.nationalarchives.gov.uk/http://www.hmrc.gov.uk/statistics/child-poverty-stats.htm>

Children living in lone family households are more likely to be living in poverty than children living in a household where there is a couple. This is a similar picture nationally and regionally:

All children in poverty		
	Couple	Lone parent
Brighton & Hove	27.4%	72.6%
England	31.7%	68.3%
South East	28.9%	71.1%

Nationally, the disparity between children from ethnic minorities and White British children is noticeable, with almost 1/2 of ethnic minority children living in low-income families compared to 1/4 of White British children. Within the different ethnic groups there are children more likely to be living in low-income families with 2/3 of Bangladeshi and Pakistani children and 1/2 of Black British children living in poverty.<sup>12</sup>

National research has identified that it costs three times more to raise a child with a disability than to raise a child with no disabilities and estimates suggest the over 1/2 of children with a disability live on or near the poverty line.<sup>13</sup>

### Children in out of work households

In May 2013, there were 8,040 dependent children living in out-of-work households, this represents 16% of all dependent children and is less than the national average but above the regional average.

Dependent children in out-of-work families	
Aged 0-15	All children
7,140	8,040
Brighton & Hove 16.5%	Brighton & Hove 16.0%
England 18.7%	England 17.9%
South East 13.6%	South East 12.9%

### Free school meals

Figures released in January 2013 identified a total of 5,158 pupils eligible for and claiming free school meals. With the exception of secondary schools the percentage of pupils was below the national average and with the exception of referral units the percentage was above the average for the South East.

<sup>12</sup> Brighton & Hove JSNA

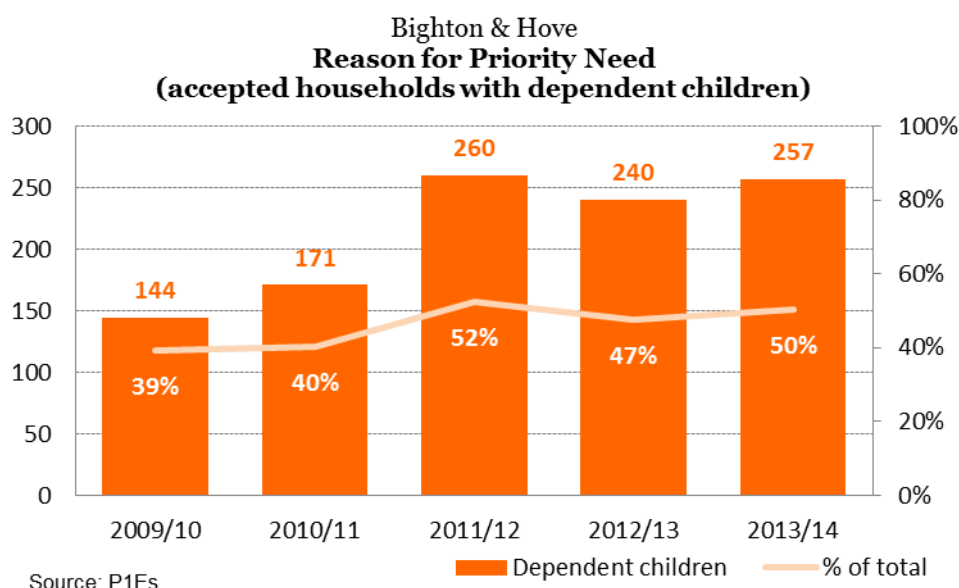
<sup>13</sup> Brighton & Hove JSNA

Number of pupils eligible for and claiming free school meals				
	Brighton & Hove	Brighton & Hove	England	South East
Nursery and primary schools	3,070	16.5%	18.1%	12.8%
Secondary schools	1,901	15.9%	15.1%	10.1%
Special Schools	169	30.0%	36.7%	28.6%
Referral units	18	31.0%	39.6%	34.7%
All	<b>5,158</b>	<b>16.5%</b>	<b>17.0%</b>	<b>11.9%</b>

## Homelessness

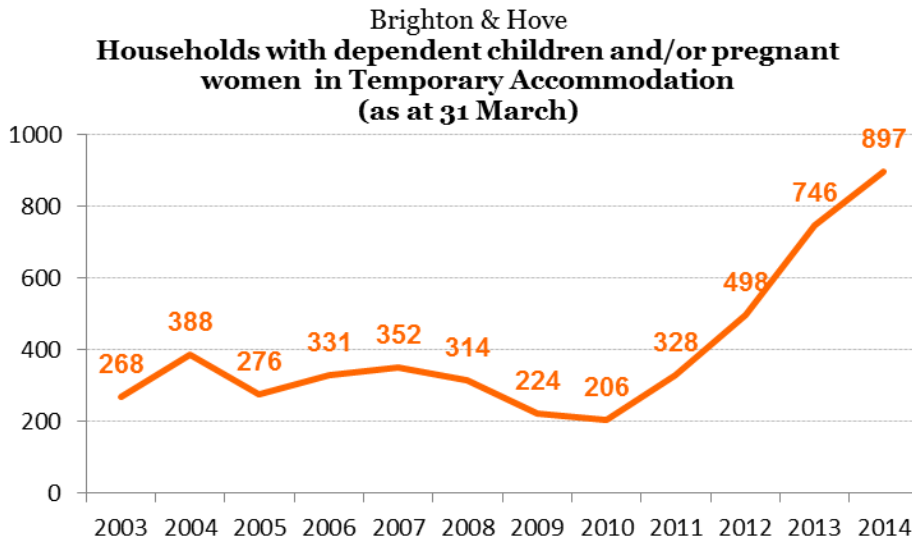
Over the past 3 years an average of 50% of all households accepted as homeless were households with dependent children and this is the most common single reason for homelessness priority need.

In 2013/14 a total of 257 households were accepted homeless and in priority need due to having dependent children. This is 78% increase since 2009/10. Although the percentage is high, over the past 3 years, it has continued to be below the national average of 64%.



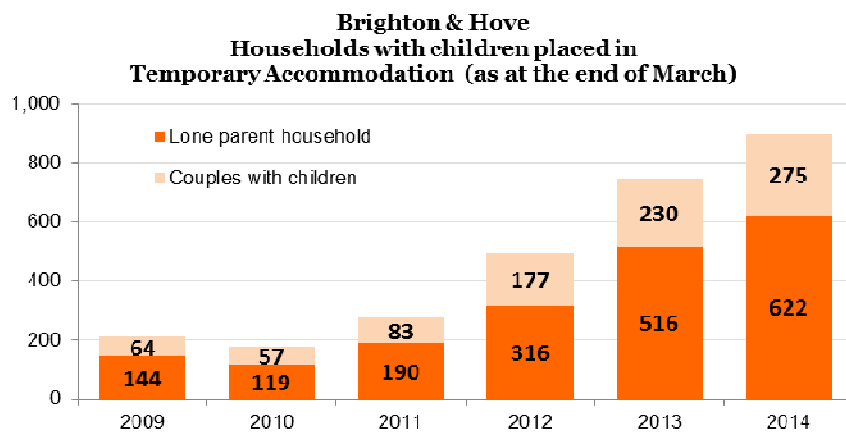
## Temporary Accommodation

Over the past 4 years we have seen a significant increase in the number of households with dependent children and/or pregnant women staying in our temporary accommodation rising by 335%, from 206 at the end of March 2010 to 897 at the end of March 2014. The proportion of households with children has risen from 65% in March 2010 to 71% in March 2014.



This temporary accommodation is primarily in the form of family sized houses and flats in the private sector let on long leases to the council. A programme of acquiring long leased temporary accommodation has enabled us to provide better quality and more sustainable temporary accommodation and since March 2009 we have increased the use of private sector leased temporary accommodation by nearly threefold, providing additional good quality self-contained temporary accommodation.

At the end of March 2014 there were 622 lone parent and 275 couples with children households in temporary accommodation. At 49% of all households in temporary accommodation, lone parents are the most common type of household in this accommodation. Since 2009 there has been 258% increase in lone parent households being placed in temporary accommodation and 259% increase in couples with children.



Source: PIE



	2009		2010		2011		2012		2013		2014	
Lone parent household	144	39%	119	38%	190	38%	316	42%	516	48%	622	49%
One person household	136	37%	115	36%	198	39%	210	28%	265	25%	320	25%
Couples with children	64	18%	57	18%	83	17%	177	24%	230	22%	275	22%
Others	22	6%	25	8%	31	6%	49	7%	53	5%	49	4%

Over the years we have worked to improve the quality of the temporary accommodation provision and made sure the use of B&B accommodation is at a minimum.

Brighton & Hove Households with dependent children and/or pregnant women in Temporary Accommodation (as at 31 March)						
	2009	2010	2011	2012	2013	2014
Bed & Breakfast	1	9	10	10	8	7
LA & RSL TA stock	61	36	49	38	37	37
Private Sector Leased	115	123	173	258	380	449
Nightly paid self-contained	47	38	96	148	163	171
Directly with a private sector landlord	0	0	0	44	158	233

## Housing Affordability

Despite the falls in property prices in 2008 and 2009, we have seen the cost to buy or rent a family home in the city increase to the point where a family on an average income would find it difficult to buy their own home without a sizeable deposit or rent in the private sector.

Since 2001, the average advertised asking price for a 3 bed house has increased by 61% and the average advertised rental price for a 3 bed house has increased by 39%.

### To Buy

Between April to June 2014 the average advertised asking price for a 3 bed house was £348,764 which is over 12 times the median gross household income and would require an annual income of £80,484.

<b>Cost to buy in Brighton &amp; Hove (April - June 2014)</b>			
	<b>Average Price</b>	<b>Affordable Income*</b>	<b>Price to Income Ratio**</b>
2 bed flat	£267,427	£61,714	9.47
2 bed house	£293,401	£67,708	10.39
3 bed house	£348,764	£80,484	12.35
4 bed house	£448,468	£103,493	15.88

\* 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 £28,240 per annum

Looking in more detail at the cost to buy a 3 bed house, a household would need £87,191 to provide a 25% deposit and be making mortgage payments of around £1,500 each month. Without a large deposit or sizeable income buying a home in the city is beyond many families' means.

<b>Monthly cost of mortgage repayments</b>				
	<b>2 bed flat</b>	<b>2 bed house</b>	<b>3 bed house</b>	<b>4 bed house</b>
Purchase value of property	£267,427	£293,401	£348,764	£448,468
Deposit 25%	£66,857	£73,350	£87,191	£112,117
Total value of mortgage	£200,570	£220,051	£261,573	£336,351
Income required*	£61,714	£67,708	£80,484	£103,493
Repayment @ 4% **	£1,059	£1,162	£1,381	£1,775
Repayment @ 5% **	£1,173	£1,286	£1,529	£1,966
Repayment @ 6% **	£1,292	£1,418	£1,685	£2,167

\* 3.25 x salary    \*\* Based on a 75% mortgage repaid over 25 years with 5% interest

## To Rent

Between April to June 2014 the average advertised rental price for a 3 bed house was £1,434 which represents 61% the median gross household income. To be affordable it would require an annual income of £75,462.

<b>Cost to rent in Brighton &amp; Hove (April - June 2014)</b>			
	<b>Average Price</b>	<b>Affordable Income*</b>	<b>Price to Income Ratio**</b>
2 bed flat	£ 1,151/mth	£60,556	49% gross income
2 bed house	£ 1,186/mth	£62,447	50% gross income
3 bed house	£ 1,434/mth	£75,462	61% gross income
4 bed house	£ 1,703/mth	£89,655	72% 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 £28,240 per annum

With average incomes in the city at £28,240 per annum and the income required to rent a 2-bed flat at £60,556, private renting in the city without some form of subsidy is not affordable for the majority of households.

## Housing Benefit

In February 2014 there were 27,928 households living in the city with live housing benefit claims with 13,205 (47%) of these claimants living in the private rented sector. A total of 8,015 (29%) claimants were households with dependent children.

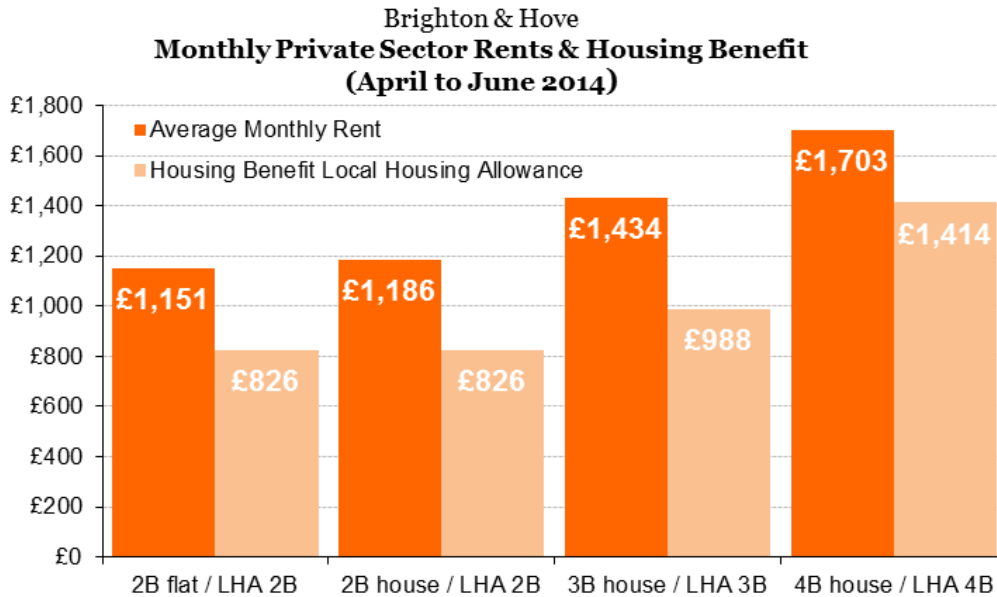
<b>Brighton &amp; Hove Households with dependent children in receipt of housing benefit at February 2014</b>		
	<b>Social Rented Sector</b>	<b>Private Rented Sector</b>
Single with dependent child/ren	2,621 (49%)	2,684 (51%)
Couple with dependent child/ren	1,276 (47%)	1,434 (53%)

Source: DWP

Many family homes in the private rented sector are not affordable for households in receipt of housing benefit with maximum shortfalls ranging from nearly £170 to nearly £270 per month

- 2B flat / LHA 2B - £169.20 per month maximum shortfall
- 2B house / LHA 2B - £269.20 per month maximum shortfall
- 3B house / LHA 3B - £262.00 per month maximum shortfall
- 4B house / LHA 4B - £180.99 per month maximum shortfall

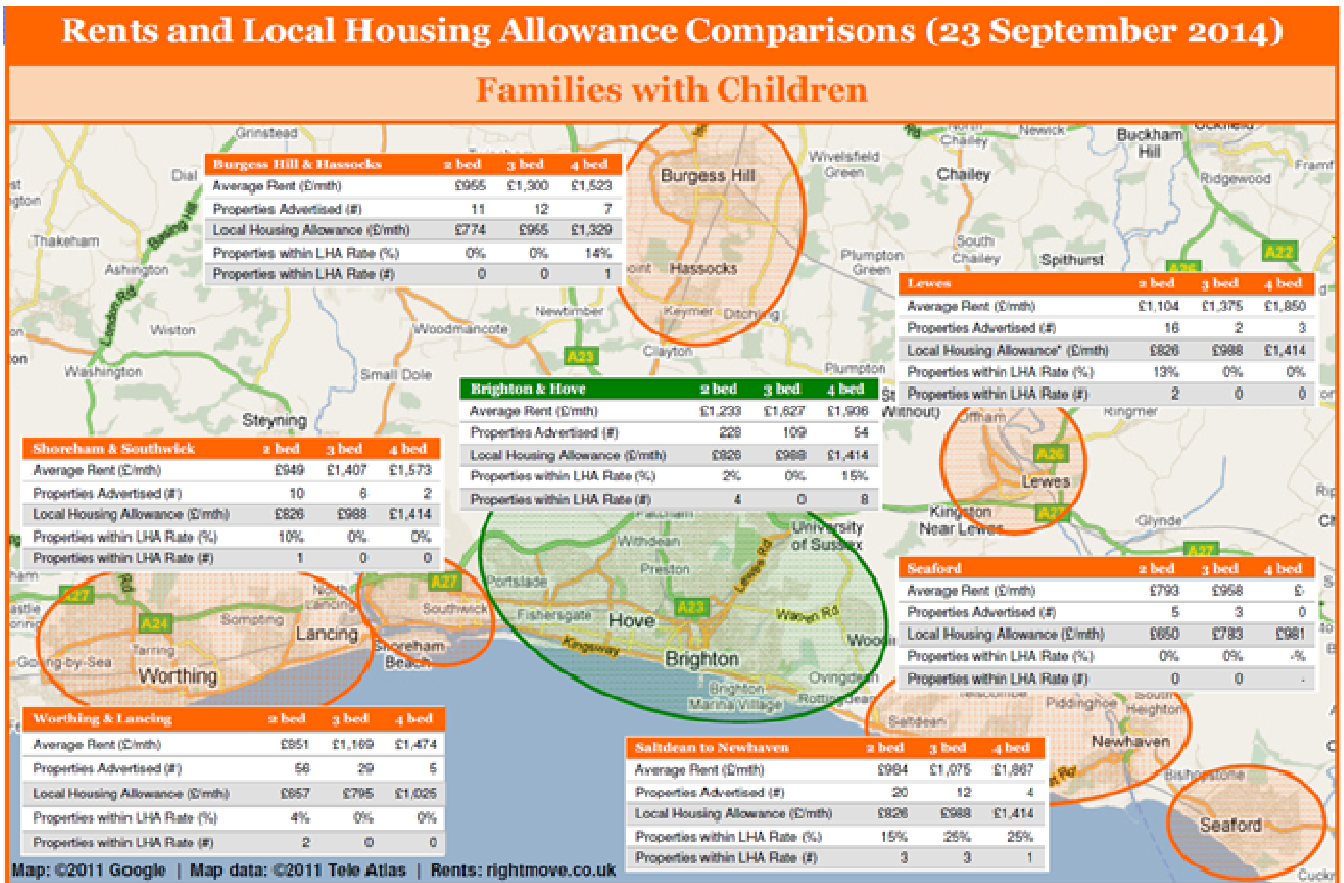
The housing benefit shortfalls mean that unemployed families find it difficult to afford to rent in the city’s private rented sector. In addition some landlords do not accept households on benefits which reduce these families’ options farther. There is also a vibrant student housing market and many of the larger 4 bedroom homes for rent are targeted at students.



Note: The housing benefit local housing allowance is calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Our monthly snapshot report of properties available to rent in the city and surrounding areas found that at the end of September 2014<sup>14</sup>, there were 12 family homes (2-4 bed) for rent within housing benefit limits in Brighton & Hove out of 391 advertised. Four of these were 2-beds and 8 were 4-beds. The only 3-bed homes within housing benefit limits were found between Saltdean and Newhaven and there were just 3 of these:

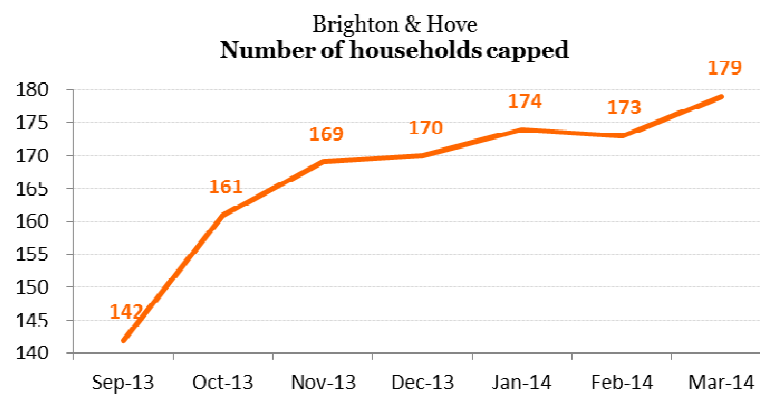
<sup>14</sup> Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>



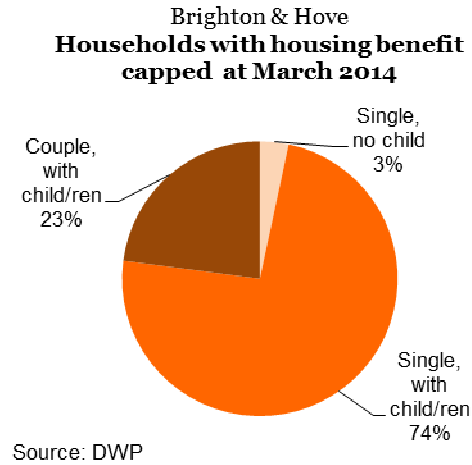
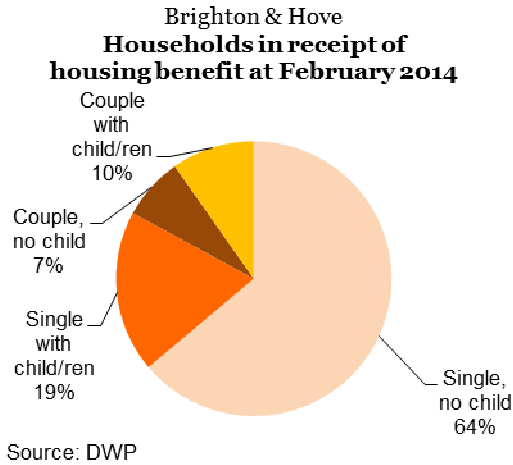
### Benefit Cap

Many families on benefits are finding that their income is reducing due to the benefit cap. This means more households may find themselves living in overcrowded conditions and we may find it more difficult to rehouse families into larger suitable homes in the city.

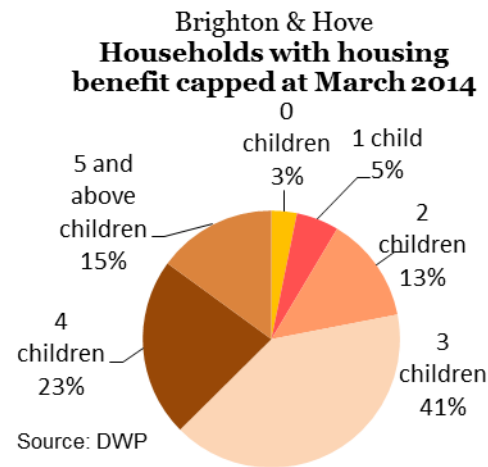
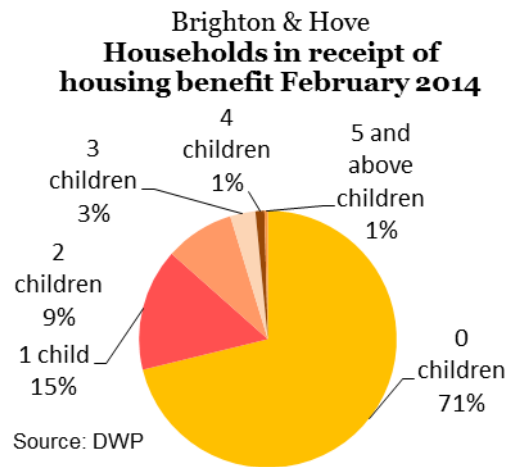
In September 2013 we began to see the affects of welfare reform on housing benefit payments with 142 households reported by the DWP as being capped. This number rose to 179 by March 2014, a 26% increase.



In context, 3/4 of households reported as having their housing benefit capped in March 2014 were lone parents with dependent children and nearly 1/4 were couples with dependent children. Only 3% were single household without children.



For households where their benefit was capped only 3% did not have any dependent children and nearly 80% had 3 or more children in their family.



Benefit Cap: Amount Capped (£ per week)							
	Total	Up to £50	£50.01 to £100	£100.01 to £150	£150.01 to £200	£200.01 to £250	£250.01 & above
Brighton & Hove	179	48.5%	25.7%	17.5%	2.9%	5.3%	-
Great Britain	27,720	52.9%	26.9%	11.7%	4.5%	2.0%	2.2%
South East	2,756	56.2%	25.5%	11.3%	4.0%	2.0%	0.9%

## Housing Quality

### Non-Decent Homes

The last Private Sector House Condition Survey for Brighton & Hove was completed in 2008. The Survey reported 36,400 dwellings (35%) in the private sector and 930 (15.5%) of Registered Providers dwelling were classified as non-decent.

The survey also identified that there were 22,120 vulnerable households in the city in receipt of some form of benefit; including families with children, and of these 9,400 (42.5%) were in non-decent homes.

#### Non decent dwellings with vulnerable households by sub-area

Area	Vulnerable households in non-decent dwellings	% vulnerable households in non-decent dwellings
Portslade & West	1,350	33.9%
Outer	4,240	38.3%
Hove	1,300	57.1%
Brighton Central	1,610	56.1%
Hollingbury & Bevendean	900	47.1%
<b>Total</b>	<b>9,400</b>	<b>42.5%</b>

Source: 2007 House Condition Survey

At the time of the Private Sector House Condition Survey 6,981 (57%) of council units were reported as being non-decent<sup>15</sup>. Progress has been made in improving social housing stock and none of the council stock was non-decent by the end of 2013.

The English Housing Survey Headline report 2012-13 reported nationally<sup>16</sup> that 23.9% of lone parent and 20.5% of couples with children were living in non-decent homes. The report also reported 35% private rented homes and 22.3% of owner occupied homes were non decent.

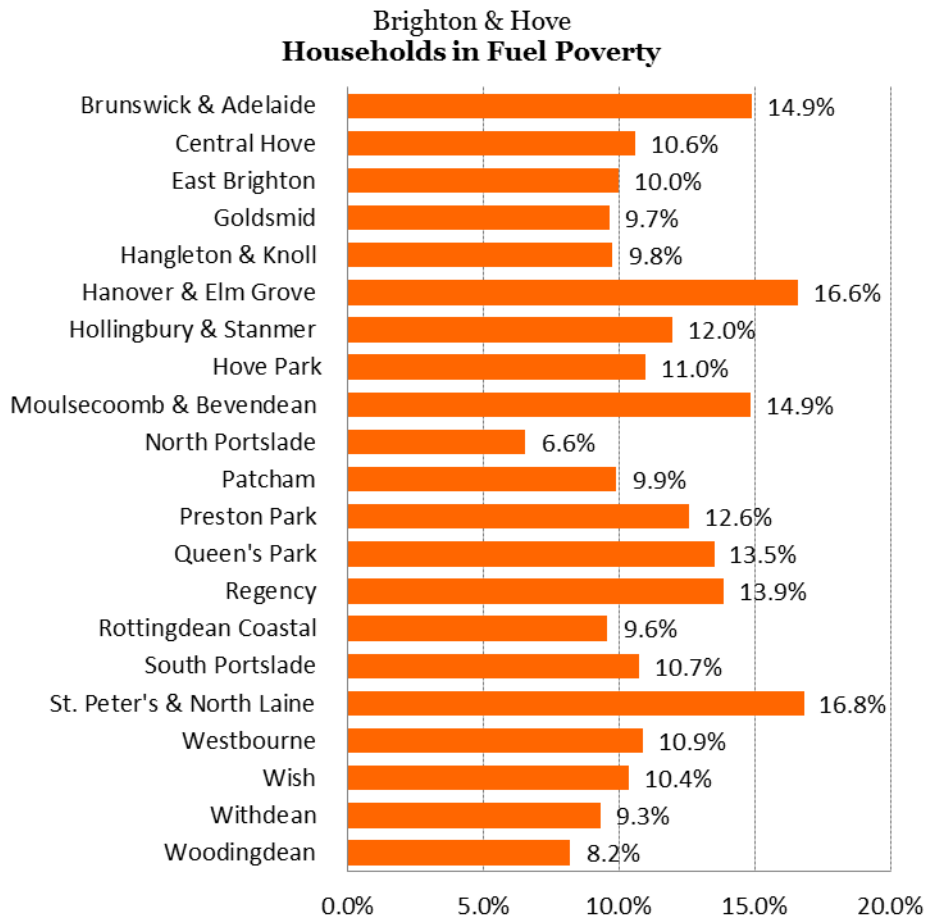
<sup>15</sup> 2008 Business Plan Statistical Appendix

<sup>16</sup> England

### Fuel Poverty

In 2012 it was estimated that 14,337 (11.8%) households living in the city were fuel poor<sup>17</sup>. At 23.3% the lower layer super output area with the highest percentage of households in fuel poverty was found in the St. Peter’s & North Laine ward and the lower layer super output area with the 2<sup>nd</sup> highest was found Moulsecoomb & Bevendean ward with 21%, a ward with a high percentage of families with dependent children.

Older people, very young children and people with medical conditions who are living in fuel poverty are at greater risk of ill health and even death than other households. Living in cold homes and fuel poverty can also have a negative affect on children’s educational attainments, emotional health and resilience.<sup>18</sup>



Source: DECC: Sub-regional Fuel Poverty 10% definition

<sup>17</sup> Department of Energy & Climate Change - sub-regional Fuel Poverty 10% definition - defined as a household needing to spend more than 10% of its income to maintain an adequate level of warmth

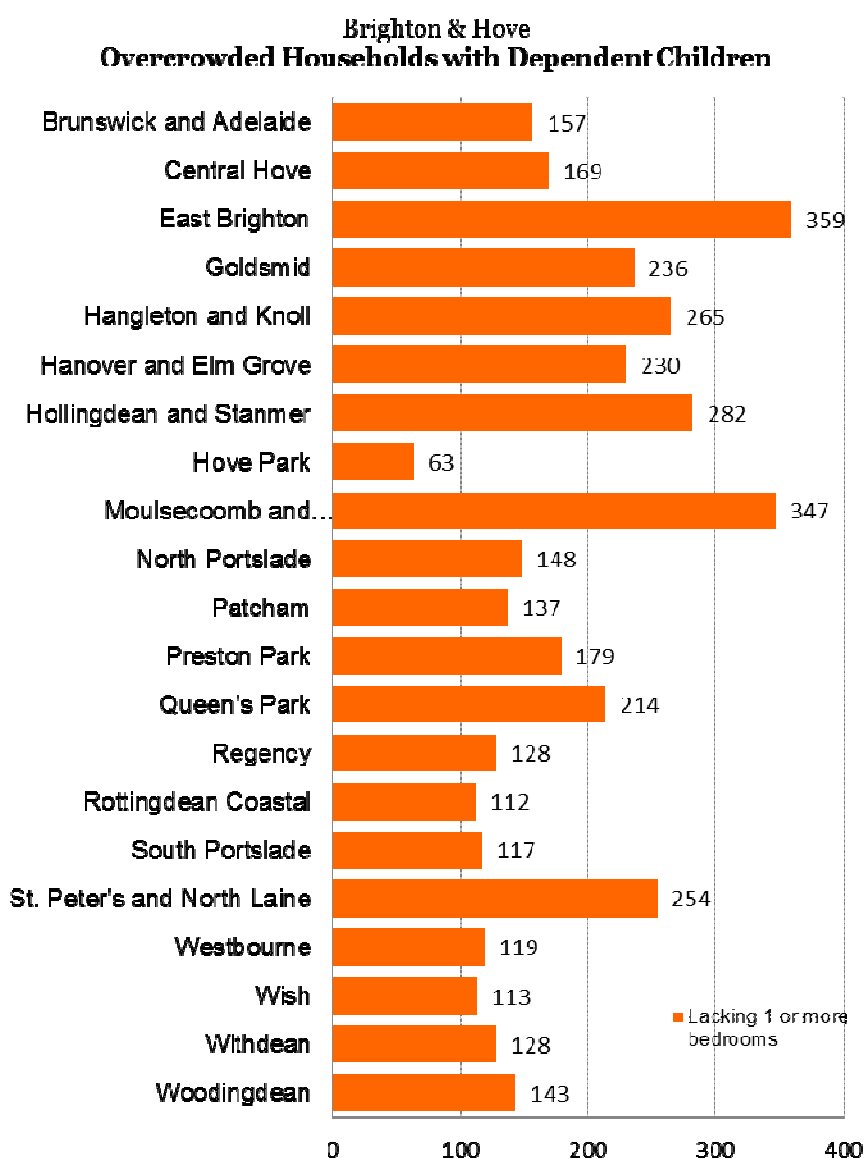
<sup>18</sup> Brighton & Hove JSNA



## Overcrowding

The 2011 Census reported a total of 7,561 (6%) households were living in overcrowded homes lacking one or more bedrooms<sup>19</sup>, of which 3,900 (52%) were household with dependent children; accounting for 3% of all households living in the city.

The greatest number of overcrowded households with dependent children was found in the East Brighton and Moulsecoomb & Bevendean wards<sup>20</sup>, and smallest number was in the Hove Park ward.



Source: 2011 Census Table LC4104 and Table LC4105

<sup>19</sup> Based on a standard formula that a household with 1 less bedroom than needed is overcrowded

<sup>20</sup> Based on both occupancy rating formulas (rooms and bedrooms)

Of the households with dependent children living in overcrowded homes due to lacking one or more bedrooms - 25% (991) were owner occupiers or shared ownership households, 37% (1,443) were living in social rented homes and 38% (1,466) were living in the private rented sector. We have a higher percentage of overcrowding in our private rented sector than regionally and nationally.

Overcrowded Households with Dependent Children				
Lacking 1 or more bedrooms	Brighton & Hove		South East	England
	No.	%	%	%
Owned or shared ownership	991	25%	32%	33%
Social rented	1,443	37%	36%	39%
Private rented or living rent free	1,466	38%	32%	28%

Source: 2011 Census Table DC4105 and LC4104

13% of the total households with dependent children in the city were living in overcrowded housing, lacking one or more bedrooms, compared to 11% nationally and 8% regionally.

With the exception of owner-occupier, across the different tenure types the percentage of families with dependent children living in overcrowded homes was higher in the city than nationally and regionally with again the private rented sector showing the greatest disparity.

Overcrowded households with dependent children as % of all households with dependent children living in the tenure type			
Lacking 1 or more bedrooms	Brighton & Hove	South East	England

All Tenure	13%	8%	11%
Owner occupier	6%	4%	6%
Social rented	26%	19%	21%
Private rented	21%	14%	16%

Source: 2011 Census Table DC 4105 and LC4104

## Social Housing Demand & Supply

### Housing Register

On the 1 July 2014 there were 7,332 households with dependent children on the housing register representing 38% of all households. Over half of these families were in Band C and 2% were in Band A:

Brighton & Hove Housing Register on 1 July 2014				
	Band A	Band B	Band C	Band D
All household	426	1,008	11,715	6,169
Family households	130	407	4,095	2,700
% of households who were families	31%	40%	35%	44%
% of family households	2%	6%	56%	37%

Source: Locata

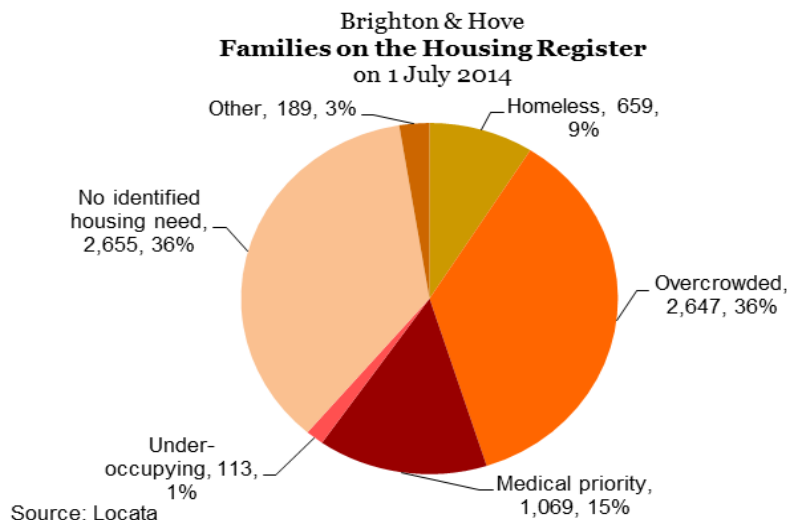
At 4,932, the greatest demand from households with dependent children was for 2-bed homes and represents 91% of total demand for 2-bed homes. 344 households required 4, 5 or 6 bedroom homes:

Brighton & Hove Housing Register on 1 July 2014						
	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed
All household	11,528	5,396	2,048	229	92	25
Family households	46	4,932	2,010	227	92	25
% of households who were families	0.4%	91.4%	98.1%	99.1%	100.0%	100.0%
% of family households	0.6%	67.3%	27.4%	3.1%	1.3%	0.3%

Source: Locata

Over  $\frac{2}{3}$  of households with dependent children were assessed as needing 2-bed homes with 46 assessed for 1-bed home as their child is a baby.

Over  $\frac{1}{3}$  of households with dependent children were assessed as having no identified housing need and the same proportion were assessed as being overcrowded:



	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	Total
Homeless	8	489	141	19	2	0	<b>659</b>
No identified housing need	13	1,955	609	43	27	8	<b>2,655</b>
Overcrowded	23	1,625	826	111	46	16	<b>2,647</b>
Medical priority	2	652	368	41	6	0	<b>1,069</b>
Under-occupying	0	92	17	3	1	0	<b>113</b>
Other	0	119	49	10	10	1	<b>189</b>
	<b>46</b>	<b>4,932</b>	<b>2,010</b>	<b>227</b>	<b>92</b>	<b>25</b>	<b>7,332</b>

Of the 2,647 households with dependent children assessed as being overcrowded:

- 649 were living in unsatisfactory housing due to overcrowding or lacking or sharing facilities
- 154 were lacking two or more separate bedrooms
- 1,842 were lacking one separate bedroom
- 2 were statutorily overcrowded

### Lets to Social Housing

A total of 317 homes were lets from 1 April 2013 to 31 March 2014 to household with dependent children representing 44% of all homes let. The lets were distributed fairly evenly between Bands A, B and C. There was just 1 let to Band D:

- To Band A - 105 (33.1%)
- To Band B - 107 (33.8%)
- To Band C - 104 (32.8%)
- To Band D - 1 (0.3%)

Brighton & Hove Homes let: 1 April 2013 - 31 March 2014				
	Band A	Band B	Band C	Band D
All household	320	164	229	5
Family households	105	107	104	1
% of households who were families	32.8%	65.2%	45.4%	20.0%

Source: Locata

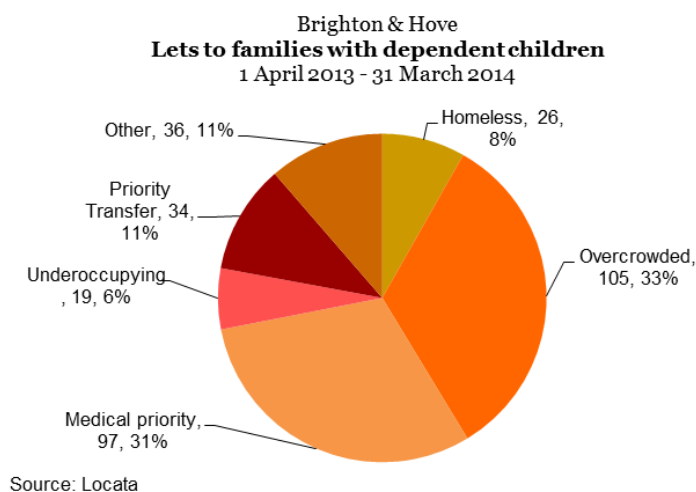
The greatest number of lets to households with dependent children was 2-bed homes, 88% of total 2-bed homes let. All but one of the larger (3-bed, 4-bed and 5-bed) homes let was to households with dependent children.

Brighton & Hove Homes let: 1 April 2013 - 31 March 2014						
	Studio	1-bed	2-bed	3-bed	4-bed	5-bed
All household	71	302	242	87	13	3
Family households	0	1	214	86	13	3
% of households who are families	0.0%	0.3%	88.4%	98.9%	100.0%	100.0%

Over 2/3 of homes let to households with dependent children were 2-bed:

- 1-bed – 1 (0.3%)
- 2-bed – 214 (67.5%)
- 3-bed – 86 (27.1%)
- 4-bed – 13 (4.1%)
- 5-bed – 3 (0.9%)

Nearly 2/3 of homes let to households with dependent children were to households either assessed as being overcrowded (33%) or having a medical priority (31%).



	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Homeless	0	23	2	1	0	26
Overcrowded	1	78	20	4	2	105
Medical priority	0	50	40	6	1	97
Under-occupying	0	16	2	1	0	19
Priority Transfer	0	17	16	1	0	34
Other	0	30	6	0	0	36
<b>Total</b>	<b>1</b>	<b>214</b>	<b>86</b>	<b>13</b>	<b>3</b>	<b>317</b>

Of the 105 households rehoused due to overcrowding:

- 9 were living in unsatisfactory housing due to overcrowding or lacking or sharing facilities
- 45 were lacking two or more separate bedrooms
- 48 were lacking one separate bedroom
- 3 were statutorily overcrowded

### Households with a disabled family member

On the 1<sup>st</sup> July 2014 there were a total of 1,332 households on the housing register with a member who had a physical disability and 259 of those households also included dependent children. 15 households had been assessed as needing a home at mobility level 1, the highest mobility level <sup>21</sup>.

Households on the Housing Register on 1 <sup>st</sup> July 2014 with dependent children: number of bedrooms required				
	Mobility Level 1	Mobility Level 2	Mobility Level 3	All Mobility Levels
1-bed home	0	0	1	1
2-bed home	6	27	96	129
3-bed home	8	28	74	110
4-bed home	1	2	13	16
5-bed home	0	2	1	3
<b>Total</b>	<b>15</b>	<b>59</b>	<b>185</b>	<b>259</b>

<sup>21</sup> **Mobility Group 1:** Typically suitable for a person who uses a wheelchair full time, i.e. indoors and outdoors. The property will provide full wheelchair access throughout. **Mobility Group 2:** Typically suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time. The property will have internal and external level or ramped access, but some parts of the property may not be fully wheelchair accessible. **Mobility Group 3:** Typically suitable for a person able to manage two or three steps, but unable to manage steep gradients. The property may have adaptations to assist people with limited mobility.

The average time households with a dependent child and a member with a disability had been on the housing register before moving into social housing was 3.5 years, this compares well with the average for all households of 3.4 years. The longest time households with a dependent child and a member with a disability had been on the housing register was 16.2 year which is longer than the waiting time for all households at 9.1 years.<sup>22</sup>

<b>Households on the Housing Register on 1<sup>st</sup> July 2014 with dependent children</b>				
	<b>Mobility Level 1</b>	<b>Mobility Level 2</b>	<b>Mobility Level 3</b>	<b>All Mobility Levels</b>
<b>Average</b>	<b>1.6</b>	<b>3.1</b>	<b>3.8</b>	<b>3.5</b>
Longest	7.4	11.0	16.2	16.2

During 2013/14 a total of 718 homes were let to households on the housing register. 180 of the 718 homes were let to households with a member who had a disability (133 to households with no dependent children and 47 to households with dependent children).

Over ½ of the 47 lets to households that had a member who had a disability and also dependent children were 2-bedroom homes:

<b>Brighton &amp; Hove</b>		
<b>Lets to households with dependent children 1 April 2013 - 31 March 2014</b>		
2-bed home	25	53%
3-bed home	18	38%
4-bed home	4	9%
<b>Total</b>	<b>47</b>	<b>100%</b>

62% of the 47 homes let were to households new to social housing and 38% were to households that were already social housing tenants and needing to move to a more suitable home.

The time households were on the housing register before being rehoused compares favourably with all lets, with the shortest time around the same and average and longest less (1 year and nearly 12 years respectively):

<sup>22</sup> 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)

Brighton & Hove Lets by Housing List		
1 April 2013 -31 March 2014		
Number of Households		
Transfer	18	38%
Homeseeker	29	62%
<b>Total</b>	<b>47</b>	<b>100%</b>

Brighton & Hove Number of years on housing register				
1 April 2013-31 March 2014				
	2-bed	3-bed	4-bed	All
Shortest	0.2	0.1	0.7	0.1
<b>Average</b>	<b>1.5</b>	<b>2.1</b>	<b>0.9</b>	<b>1.7</b>
Longest	5.6	7.7	1.3	7.7

In order to be rehoused, some households are moving to homes that do not match with their mobility level. Only 1 of the 4 households with the highest mobility level moved to a property of the same level, none of the households in mobility level 2 moved to a level to 2 property and 15 of the 33 in mobility level 3 moved to a property with the same mobility level.

Brighton & Hove Mobility Lets to households with dependent children			
1 April 2013 - 31 March 2014			
	Member Level 1	Member Level 2	Member Level 3
Property Level 1	1		
Property Level 2	1	0	
Property Level 3	0	4	15
Property No Level	2	6	18

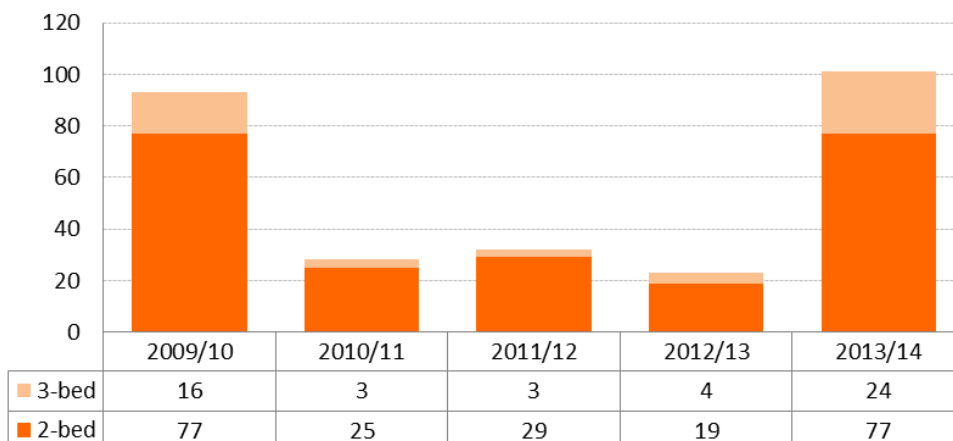
### Building New Affordable Homes

Since 2009/10 a total of 553 affordable homes have been built under the National Affordable Housing Programme and completed through joint working with our partnership organisations. 277 of the new homes built during this 5 years period were 2-bed (227) or 3-bed (50) homes; 135 were for affordable or social rent and 142 for shared ownership.

Brighton & Hove Affordable Housing Development: Family Sized Homes					
	Affordable rent		Shared Ownership		Total 2 & 3 bed homes
	2-bed	3-bed	2-bed	3-bed	
2009/10	21	4	56	12	93
2010/11	12	3	13	0	28
2011/12	21	3	8	0	32
2012/13	4	4	15	0	23
2013/14	41	22	36	2	101
<b>Total</b>	<b>99</b>	<b>36</b>	<b>128</b>	<b>14</b>	<b>277</b>



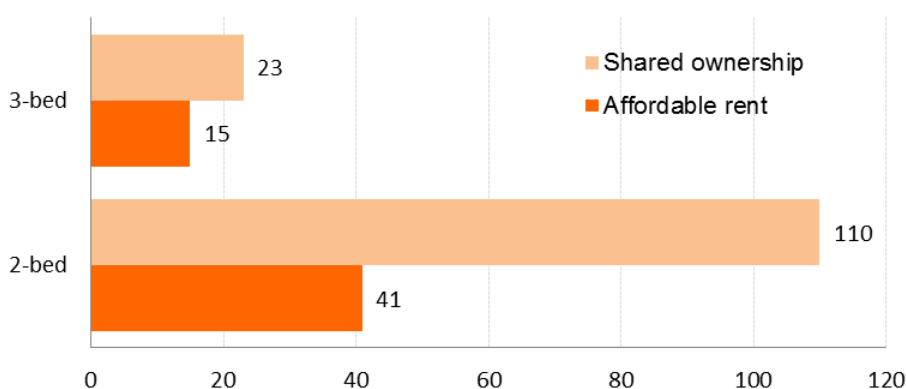
Brighton & Hove  
2-bed & 3-bed affordable homes developed



In addition, since 2010/11, 15 of the 2-bed homes and 4 of 3-bed homes built were also fully wheelchair adapted homes.

During 2014/15 a total of 359 homes are either expected to complete or be in development. Of these 151 will be 2-bed and 38 will be 3-bed homes.<sup>23</sup> In total 16 of the 2-bed and 3-bed new homes will be fully wheelchair adapted homes; 15x 2-bed and 1x 3-bed homes.<sup>24</sup>

Brighton & Hove  
2-bed & 3-bed affordable homes in development  
2014/15



In addition to the 359 homes where the developers are on-site during 2014/15, 12 permanent traveller pitches are due to be developed adjacent to the Horsdean transit site to provide settled homes for our traveller families.

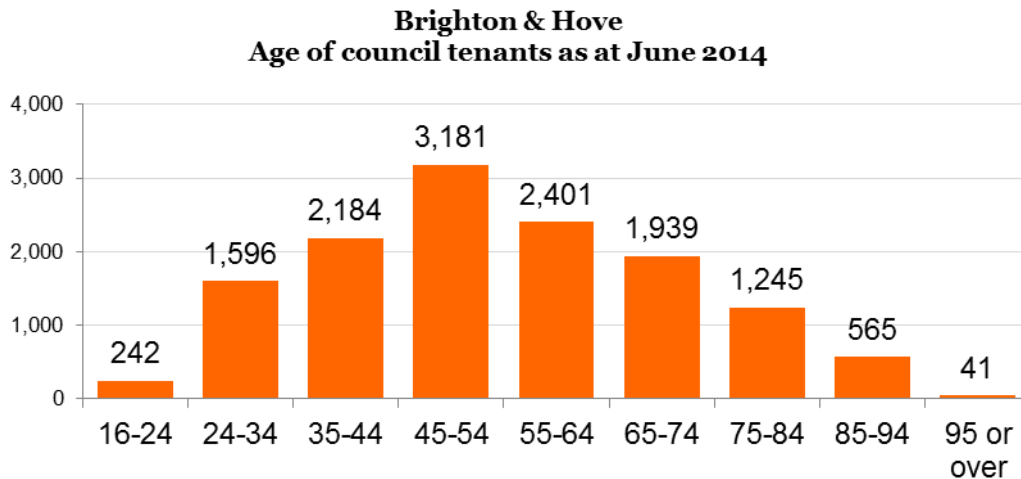
<sup>23</sup> 359 excludes the 45 extra care flats. Figures for 2-bed and 3-bed homes excludes the 1x 2-bed extra care flat

<sup>24</sup> Excludes extra care flat

## Households Living in Council Housing

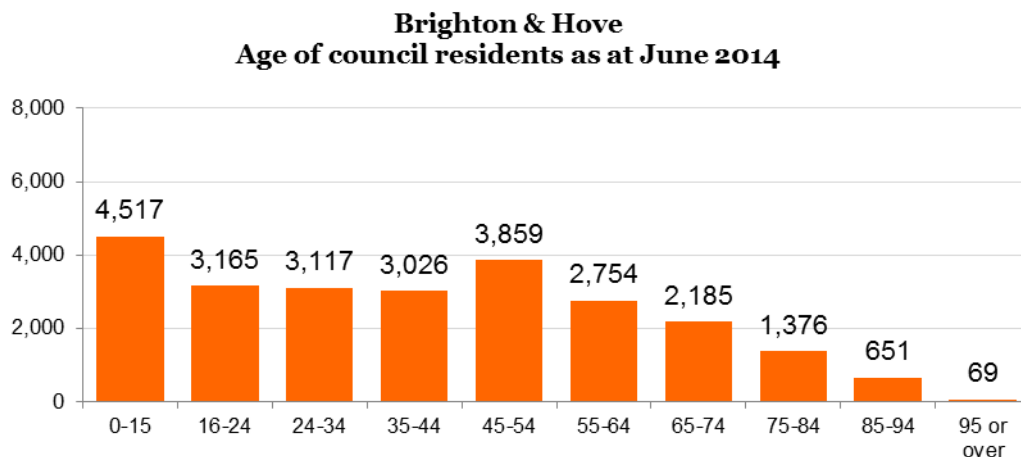
### Profile of our council housing tenants and residents

The profile of tenants in our council stock identifies there are 13,394 council tenants who are either sole or joint tenants, and nearly 70% of these tenants are aged 45 years old and older.



Source: Ohms

There were a total of 24,719 council residents recorded, 4,517 (18%) of these were children aged under 16:

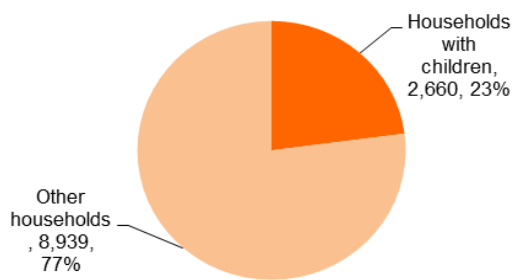


Source: Ohms

In July 2014, there was a total of 11,599 council homes let, either to sole or joint tenants with 2,660 (23%) let to households with dependent children.

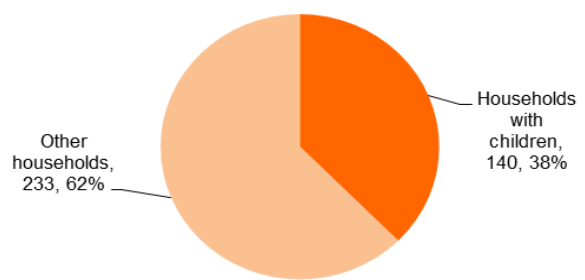
There were a number of households in our council stock experiencing overcrowding. 5.3% of all households with dependent children were overcrowded compared to 2.6% of other households.

Brighton & Hove  
Profile of households in council stock



Source: Ohms

Brighton & Hove  
Overcrowded households in council stock



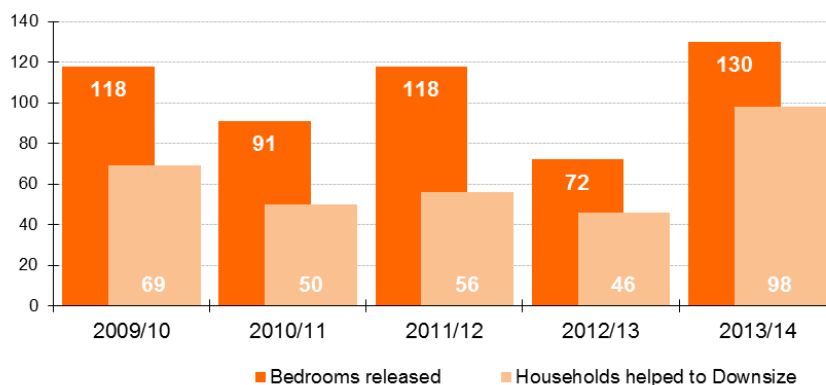
Source: Ohms

### Tenants Incentive Scheme

The Transfer Incentive Scheme gives the opportunity for council tenants to downsize and receive a payment to assist them to settle into their new homes. This scheme is strategically vital, freeing up larger family homes for those families on the housing register. Over the past 5 years 319 tenants took up this scheme releasing:

- 142x 2-bed homes - 75 flats, 61 houses, 3 bungalow3 and 3 maisonettes
- 150x 3-bed homes - 121 houses, 23 flats and 6 maisonettes
- 17x 4-bed homes – all houses
- 10x 5-bed homes – all houses

Brighton & Hove  
Transfer Incentive Scheme



# Housing Strategy Team

Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square, Brighton, BN1 1JE

t: 01273 293055  
e: [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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# Housing Strategy 2015

## Consultation Report



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## Introduction

This document reports the findings from our nine months period of consultation and engagement that helped to develop the new citywide Housing Strategy.

It reports on the key themes that have emerged from the scoping and consultation phase that ended in June 2014 and the formal consultation that was undertaken throughout the summer.

During the consultation we supported three events with community groups, stakeholders and housing professionals and met with services providers, commissioners and service users in small group settings and workshops.

In addition there was an eight week consultation event facilitated through the council's consultation portal, and the consultation was promoted via social media using the council's Twitter account and Facebook page using #futurebrightonhousing.

Throughout the consultation we reported to Strategic Housing Partnership and Housing Committee on the consultation and provide statistical updates on costs and demand. In addition we have also met with neighbouring authorities to discuss approaches to reviewing housing strategies.

Please note that the views and opinions expressed in this report are those of the stakeholders responding to our consultation and do not necessarily represent the views and policies of the council.



## Housing Stakeholder Event

The event was held on the 17<sup>th</sup> June 2014 at Hove Town Hall we had key note presentations from:

- Richard Lambert – Chief Executive of National Landlords Association
- Ken Glendinning – Head of Area at Home & Communities Agency
- Andy Winter – Chief Executive at Brighton Housing Trust

Interactive workshops were hosted by community groups and partners covering:

- Students and housing (Sussex Student Union)
- Private rented sector (Northwood Estate Agents)
- Community Land Trusts (Brighton CLT)
- Older people (Older Person's Council)
- Housing Related Support (BHT)
- Affordable housing (Hyde)
- BME Communities (BME Community Partnership)
- Sustainability (BHESCo),
- HMO licencing (Brighton & Hove City Council)
- Family housing (Brighton & Hove City Council)

### *Findings from the Housing Stakeholder event*

130 people attended the conference from partner agencies, community groups, and internal staff. Delegates attending represented a wide variety of organisations and sectors including:

- |   |                                  |
|---|----------------------------------|
| • Sussex Police   | • LGBT community groups          |
| • Registered Providers  | • Private landlords              |
| • BHCC Housing Support Services   | • Tenant groups                  |
| • Letting Agents  | • BHCC Planning                  |
| • BME Community Groups  | • Drug & alcohol services        |
| • Older Person's Council  | • Domestic violence services     |
| • BHCC Adult Social Care  | • BHCC Community Safety Team     |
| • Student Unions  | • Probation                      |
| • University Staff  | • Volunteers from local agencies |
| • Councillors (from all three parties represented on the local council) |                                  |

Workshop hosts were asked to seek feedback on the successes and challenges in each area:

Workshop	Feedback
<p><b>Affordable Housing</b></p>	<p><i>What do you want in the new strategy?</i></p> <ul style="list-style-type: none"> <li>• Define both parts of affordability – 80% market rent, and 35% of wages</li> <li>• Housing Co-ops</li> <li>• Sort out the planning department so that commercial properties can be converted into homes</li> <li>• Rent controls</li> <li>• Increase LHA</li> <li>• Consider building on the urban fringe</li> <li>• Joint work and developments with other local authorities</li> </ul> <p><i>Challenges of delivering affordable housing in the city</i></p> <ul style="list-style-type: none"> <li>• Housing associations have abandoned their core mission of providing social housing</li> <li>• Cuts in government subsidies</li> <li>• Housing associations forced into being more commercial</li> <li>• Restricted land around Brighton – do we build in the national park?</li> </ul> <p><i>Other thoughts</i></p> <ul style="list-style-type: none"> <li>• Clarify and removing restrictions on height</li> <li>• Build higher</li> <li>• A strategy that reflects demographics and demand</li> <li>• A more robust approach to s106</li> <li>• A more flexible approach to wheelchair adapted properties – over provision at the moment</li> <li>• Higher density developments</li> <li>• Make better use of council land and assets</li> <li>• More council developments</li> <li>• Regulation of letting agents and fees</li> </ul>
<p><b>BME Communities</b></p>	<ul style="list-style-type: none"> <li>• Equalities is considered a add-on and is not central to job descriptions</li> <li>• Anti-immigration agenda creates sub-conscious feelings amongst organisations and workers that disadvantage BME communities and create hostility</li> <li>• Are assessments of BME households responsive to their</li> </ul>

	<p>cultural backgrounds e.g. homeless assessment, housing options staff etc.</p> <ul style="list-style-type: none"> <li>• Immigration Act – checks by landlords may reduce access to housing for non-EU migrants even if they are legally here</li> <li>• Do building plans reflect changing demographics and larger household sizes, especially for BME households</li> <li>• Need for staff to be trained to confront and challenge racism e.g. BME staff in hostels suffering racism from residents</li> <li>• Need for greater professional curiosity amongst housing and social care staff if household is not from a usual client group e.g. refugees</li> <li>• Lack of BME staff in our core public services e.g. on the front desk in housing. Could engender confidence but also create cultural change and knowledge for other staff</li> <li>• CJ Falicov – “A comparative framework of migration”</li> <li>• Some BME communities are being exploited for labour and there are links to poor quality/overcrowded housing particularly Eastern European communities</li> <li>• Lack of trust within some BME communities to report crimes so get stuck in exploitative situations</li> </ul> <p><i>Positive Change?</i></p> <ul style="list-style-type: none"> <li>• Concerted effort to get more BME staff in housing frontline roles – look at advertising stage, recruitment process, interview process</li> <li>• We need to make the Council somewhere that everyone wants to work!</li> </ul>
<p><b>Community Land Trusts and Co-operative Housing</b></p>	<p><i>Positive Outcomes from CLT's</i></p> <ul style="list-style-type: none"> <li>• Protecting land from being sold off</li> <li>• Unlocks land not commercially attractive</li> <li>• Enabling wide access</li> <li>• Space for creative solutions</li> <li>• Land released for community benefit</li> <li>• More housing</li> <li>• Community rebuilding</li> <li>• Genuinely affordable rents</li> </ul>

- Other community facilities
- People participation = genuine sense of belonging
- Releasing investment in the city
- Effective and efficient land use
- Creativity
- Skill development
- Achievement
- Job creation
- Transformative
- In perpetuity
- Secure homes
- Provides opportunity and hope
- The future legacy
- Stronger communities – more involved
- Urban Fringe = low impact
- Better behaved tenants
- Intergenerational/mixed communities
- Counteracts NIMBYism

*Barriers*

- Difficult to envisage
- Beware right to buy erosion house by house
- Allocations
- Access to privileged land
- Disposal route/best consideration
- Needs a coherent policy on affordable housing
- Access to land – making the right choice
- Information sharing
- Bureaucracy
- Planning
- Other communities could be a risk or strength
- Resources – time
- Who is in charge of communication and engagement
- Perception
- Whose priorities?
- Funding – land costs
- Viability – rents
- Transport links

	<ul style="list-style-type: none"> <li>• Infrastructure</li> </ul> <p><i>Actions</i></p> <ul style="list-style-type: none"> <li>• Form a credible legal structure</li> <li>• Outreach</li> <li>• Define the community benefit to be pursued</li> <li>• Local authority and BHT on board</li> <li>• Work needed on understanding need</li> <li>• Dialogue</li> <li>• Early engagement</li> <li>• Dialogue outside of housing strategy</li> <li>• Promotion</li> <li>• Political support</li> <li>• Be inclusive</li> </ul>
<p><b>Family Housing</b></p>	<p><i>Barriers</i></p> <ul style="list-style-type: none"> <li>• Lack of housing for people with physical disabilities and children with physical disabilities</li> <li>• Lack of accommodation for people with learning disabilities and mental health issues</li> <li>• Lack of enforcement action on perpetrators (DV and Harassment) – victims get moved.</li> <li>• Lack of sensitive lets</li> <li>• Poverty – poor security of housing, income, food, and community</li> <li>• How do older people services support throughput i.e. downsizing</li> <li>• Requirement for an attractive local/community based older peoples housing resource</li> <li>• Families being stuck in temporary accommodation often outside their communities – bottlenecking</li> <li>• Positive contribution – how much can this support those who cannot work and the poorest and disabled people – more information needed, publicise!</li> <li>• Lack of family support services can result in young people being evicted</li> <li>• Hostile environment towards illegal immigrants and often those legally staying</li> <li>• Lack of resources with local authority means more</li> </ul>

	<p>pressure on voluntary groups who are not funded</p> <p><i>Good practice/Collaboration</i></p> <ul style="list-style-type: none"> <li>• Mediation service</li> <li>• When agencies work flexibly and are open to learning about other agencies that can help e.g. experience of asylum seekers and refugees</li> <li>• Support grassroots voluntary organisations with grants/funding</li> <li>• When housing support are involved. Depleted due to lack of revenue from rents</li> </ul> <p><i>Recommendations</i></p> <ul style="list-style-type: none"> <li>• Prevention work</li> <li>• Greater emphasis on early intervention</li> <li>• Support intergenerational networks</li> <li>• Building extensions – planning</li> <li>• Interpretation of homeless legislation needs to be looked at again as there are concerns that there are people experiencing DV as being found intentionally homeless</li> <li>• Take seriously and found out about risk posed to people in certain areas of the city and consider what you might not know e.g. experience of being ousted from your community – BME issues are not well understood, honour based violence etc. This will impact on bidding so risk assess</li> </ul>
<p><b>HMO Licencing</b></p>	<p><i>What have been the issue with HMO's and HMO licencing?</i></p> <ul style="list-style-type: none"> <li>• Confusion with planning law</li> <li>• Landlord cost (expensive)</li> <li>• Lack of information on how licences issued / article 4 enforced</li> </ul> <p><i>What have been the positive impacts of HMO licencing?</i></p> <ul style="list-style-type: none"> <li>• Improved standards and knowledge</li> <li>• Identified landlords – decisions have to be made who will manage</li> <li>• Crucial to communicate with owners of 30% of stock</li> </ul> <p><i>What needs to be done in the future for B&amp;H and HMO's?</i></p>

	<ul style="list-style-type: none"> <li>• More working with private landlords (communication)</li> <li>• Strategic private rented partnership</li> <li>• More landlords to join landlords associations</li> </ul>
<p><b>Housing Related Support</b></p>	<p><i>Successes</i></p> <ul style="list-style-type: none"> <li>• ISP – a clear pathway to work to – clients need taken into account from a service perspective throughout</li> <li>• New tiered mental health pathway – partnership working built into design – dual funded (health and HRS)</li> <li>• Council sheltered housing programme moving from SP to HRA – less financial burden on HRS and more flexibility in spend on ring fenced funds</li> <li>• More competition allows more services to develop for benefit of clients</li> <li>• An opportunity to respond to specialist needs – MH/LD</li> <li>• Supporting the most vulnerable families and single adults</li> <li>• ISP = partnership working and better communication</li> <li>• Provider forums</li> <li>• Successfully kept allocation of funds due to good evidence of outcomes and cost benefit analysis – proves it is working, joint work with LA, cross party support, strong commissioning team</li> <li>• Outcomes and impacts for services and users prioritised – helps commissioners to see success of projects</li> <li>• Joint working with CCG – innovative ways of working</li> <li>• Very good specialist accommodation services – plus all financially viable due to rental income – close working with HB to achieve best outcome</li> <li>• Joint working has led to better access for service user on frontline, better client experience and speed of service, more flexibility for providers – if services no working can suggest to commissioners to change – trust in providers</li> </ul> <p><i>Challenges</i></p> <ul style="list-style-type: none"> <li>• Cultural change for clients – no council accommodation – PRS as only option</li> <li>• Covering the lower end of support needs spectrum – more floating/low support provision</li> <li>• Budgets</li> </ul>

- Lack of affordable move on options
- Not a true throughput due to issues above
- PRS – guarantors, deposits
- Finance – VFM, sustainability
- Changing local community – immigration, health needs of international clients
- Welfare reform
- A place where people want to stay
- Lack of options for secure tenure tenants failing i.e. no reverse in ISP
- Digital by default
- ISP – too rigid, length of stay not right for service, transfers can be difficult, look at MH pathways
- Move on
- Revolving door clients – can needs be met by complex needs pilot
- Doing more for less – financial pressures
- Universal credit – not knowing what will happen is hard to plan for
- Increased benefit sanctions – if not economically active potentially disallowed JSA and may not get HB

*Priorities*

- Behavioural services – CBT, counselling, IAPT
- Subsidy for social landlords
- Continued joint partnership working
- Specialist link workers e.g. dual diagnosis, discharge
- Provision for young adults with LD and challenging behaviours
- Multi-agency panels for complex clients whose needs are not being met adequately (roll out of move on meeting from MH pathway)
- Better lifeskills courses
- ISP needs to be more personalised
- ISP more flexible with expected targets changed for clients who need support longer
- Address isolation when support services close
- Expensive places to live – services are in centre of town so travelling from outer areas can be expensive



	<ul style="list-style-type: none"> <li>• Band 2 &amp; 3 ISP providers need to look outside town centre</li> <li>• Universal credit – focussed work to prepare</li> <li>• Lobby government</li> <li>• Retain all service and diversity of services</li> <li>• Better access to ISP and other services for people with LD and move on</li> <li>• Referral procedures – are they held too centrally, trust assessors/providers more, joint allocations panels</li> <li>• How will it link to Health and well-being boards?</li> <li>• More cost benefit analysis</li> <li>• Personalisation – Care Act, portals/services in place to allow people to spend personal budgets</li> <li>• Keep track of demographics – people moving into sheltered – complex clients – is there enough real support for people in those schemes if they don't have a social care package</li> <li>• Look again at home many people can be visited at home for floating support</li> <li>• More proactive support, bring specialist support into hostels more e.g. mental health services</li> <li>• More uniform way of reporting outcomes</li> </ul>
<p><b>Older People</b></p>	<p><i>What are the barriers for older people with regard to housing?</i></p> <ul style="list-style-type: none"> <li>• Moving from existing community and giving up their homes to move into schemes</li> <li>• Capital rich but income poor so lifestyle limited</li> <li>• Finding homes in the community which are now being used by young tenants</li> <li>• Mutual exchange not proactive enough in matching partners to make better use of stock</li> <li>• Suitability of some residents to an older persons environment i.e. mental health or alcohol issues</li> <li>• Incompatibility of young and older people living together i.e. Chinese community with older parents wanting different housing choices and locations to their adult children</li> <li>• Stock condition for older people</li> <li>• Private landlords reluctant to do works for older people</li> <li>• Some schemes no longer have wardens</li> <li>• Right to buy is a barrier to people finding homes especially</li> </ul>

	<p>where RTB homes are under occupied</p> <ul style="list-style-type: none"><li>• Break up of communities</li><li>• Lack of car parking</li></ul> <p><i>What needs to be changed?</i></p> <ul style="list-style-type: none"><li>• Holistic overview of allocations policy</li><li>• Increased supply and affordable homes</li><li>• Does the stock definition need to change to ‘supported and ‘older persons’ so that people are best housed in the accommodation/services they need – so ‘supported younger people’ get the help they need</li><li>• Greater acceptance of the importance of housing at Health and wellbeing boards</li><li>• Isolation and loneliness caused by people inappropriately housed</li><li>• Better mix of like minded and age specific</li><li>• Review RP stock and council stock</li><li>• Modernise schemes</li><li>• Encourage ‘hub’ model to help people stay put</li><li>• Better use of assets</li><li>• Downsizing</li></ul> <p><i>What needs to be done to bring about change?</i></p> <ul style="list-style-type: none"><li>• Co-housing as an opportunity for people to develop collectively and pool resources</li><li>• Separate age specific accommodation and supported housing</li><li>• Sensitive allocations to free up housing fro older people</li><li>• Change housing system to include community connection as a points priority</li><li>• Some schemes in community – revert smaller flats back to age specifics</li><li>• Want to live in same area as people already live so increase stocks on estates</li><li>• Increase priority for land to develop smaller sites</li><li>• Older people in high cost placements should be given priority on waiting list</li><li>• Is 50 the right age for sheltered – should this be raised?</li><li>• Take sheltered housing out of bidding process</li></ul>
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	<ul style="list-style-type: none"> <li>• Downsizing schemes</li> <li>• Better targeted lettings</li> <li>• Review private nursing homes</li> </ul>
<p><b>Private Rented Sector</b></p>	<p><i>Issues for PRS</i></p> <ul style="list-style-type: none"> <li>• Very little of it is affordable</li> <li>• Very little of it is under LHA</li> <li>• Cost of deposits</li> <li>• HB paid directly to landlords – changing</li> <li>• Insurance policies against having HB tenants</li> <li>• Requesting guarantors</li> <li>• Reassuring agency fees</li> <li>• Deregulation of agencies</li> <li>• Security of tenure</li> <li>• Disrepair</li> <li>• Rent increases</li> <li>• Cost of moving</li> <li>• Lack of supply to meet need</li> <li>• Discrepancy between rent and LHA locally</li> <li>• Self contained accommodation for under 35's</li> <li>• Council tax on non-self-contained</li> <li>• Lots of competition for the same properties</li> <li>• Fear of revenge evictions if you complain about repairs</li> <li>• Getting back deposit</li> <li>• Guarantor not understanding role</li> <li>• Inflation</li> <li>• Ongoing fees throughout tenancy</li> <li>• Landlords can cherry pick so avoid risk</li> <li>• Welfare reform/sanctions = less security</li> <li>• Lack of availability of family homes</li> <li>• Outdated heating and energy provision</li> <li>• Damp</li> <li>• Poorly converted properties (not insulated/soundproofed/building regulations compliant)</li> <li>• Some poor agents</li> </ul> <p><i>Positives of PRS</i></p> <ul style="list-style-type: none"> <li>• Meets demand</li> </ul>

- Offers choice and variety
- Offers flexibility
- Help people who can't afford to buy – buying is increasingly out of reach for many people
- PRS 'houses the poor' in some situations. These people's needs are not always met through HA properties
- The tenants can move on through a landlords portfolio
- Positives are more likely when working directly with a landlord rather than agency
- Provides employment
- Offers freedom to tenant
- Offers affordability versus buying
- Don't have to worry about maintenance
- % of good landlords
- Standard to expect really fluctuates
- Size/scope/availability
- Option for people not in priority need and unable to access homemove
- City centre locations
- Choice of sizes
- Some landlords happy to accept LHA
- Good relationships between landlords and service providers
- Some good agencies
- Mainly cheaper than London
- With the right support and good communication between tenants and landlord it can be a genuinely positive solution

*Ways to improve*

- Landlord accreditation
- Regulation of letting agencies
- Letting agency accreditation
- Strengthening relationships between community organisations and landlords
- Website of accredited landlords
- Rent controls
- Increase LHA rate – should reflect local market
- Council needs to focus more on bad landlords. Draw on information from environmental health and take action

	<ul style="list-style-type: none"> <li>• Promotion and education on rights for tenants</li> <li>• Legal advice for tenants</li> <li>• Plus general advice for PRS tenants</li> <li>• Monet set aside for fees</li> <li>• B&amp;HCC act as guarantor</li> <li>• Improve communication between landlords and tenants</li> <li>• Cap rent increases</li> <li>• More support before/during/after tenancy</li> <li>• Access to funds for deposit</li> <li>• Access to legal advice in light of reforms</li> <li>• Support with digital inclusion</li> <li>• Incentives for landlords to take low income/LHA tenants – tax incentives?</li> <li>• Regulation/incentives to improve maintenance of properties</li> <li>• Fostering creative solutions e.g. Richardsons Yard</li> </ul>
<p><b>Students</b></p>	<p><i>Positive Impact of Students</i></p> <ul style="list-style-type: none"> <li>• Spend a lot of money</li> <li>• Big contribution to the town</li> <li>• Brings improvement for responsible landlords who invest in properties plus jobs for tradespeople</li> <li>• Supply of labour/skilled labour</li> <li>• Community work/volunteering</li> <li>• Cultural diversity</li> <li>• Increased profile of the city</li> <li>• Long term residents of the future</li> </ul> <p><i>Issues Facing Communities</i></p> <ul style="list-style-type: none"> <li>• Noise/nuisance</li> <li>• Untidy gardens</li> <li>• Rubbish/recycling</li> <li>• Parking</li> <li>• Imbalanced and unsustainable communities</li> <li>• Not enough suitable housing for families</li> <li>• Problem with physical environment e.g. bicycles chained to railings</li> <li>• ‘To Let’ boards everywhere</li> </ul>

- Too many HMO's – houses with too many beds
- Unlicensed and irresponsible landlords
- HMO's not converted back into properties suitable for others

*Issues Facing Students*

- Inexperience/lack of knowledge
- High demand and competition fro properties
- Lack of affordable and good quality properties
- Unscrupulous landlords and agents (but not all!) and no regulation
- Pressure to secure properties/pay money instantly
- High fees and deposits
- Lack of UK guarantors or home owner guarantors
- Not being given key information or equipment need e.g. equipment to maintain garden, rubbish/recycling days
- Not enough university managed accommodation for those students that do want it (not all)

*Ways Forward*

- Regulation of landlords/agents – more accreditation/voluntary codes of conduct in the meantime
- More responsible landlords/agents e.g. taking responsibility for tenants and community
- Easier checks of HMO licences
- Enforcement of HMO licencing and Article 4
- More university managed accommodation to meet increasing number
- More information/education for students and landlords on rights and responsibilities
- Review of environmental health legislation regarding noise
- More publicity on the work done by universities and student unions
- More publicity of the role of the SHP
- Better and more frequent communications between key stakeholders to identify and discuss issues and possible ways to address these
- Rubbish and recycling addressed by council

**Sustainability**

*What are the issues around housing and sustainability in Brighton?*

- Sustainability includes more issues than just energy, it includes food, in principle all of the issues involved with the One Planet Living model.
- Use of land and the availability of housing are issues.
- Under-occupancy is also a big issue. For example, holiday homes. There are a lot of unoccupied properties in Brighton, getting these inhabited would go some way to resolving inequities in the housing market. The bedroom tax appears to have caused mental health issues and is not the way to resolve the housing problem.
- There are issues concerning the quality of the residences available in the private rental market. Landlords are not providing a minimum standard, instead they are able to receive high rents for providing homes that are below standard.

*What are the barriers to change?*

- Planning departments present a big barrier to change. Planning barriers refer to changes in use of buildings as well as making changes to improve the thermal efficiency of existing, older stock in conservation areas.
- Also the deep seeded property ownership culture in the UK. This means that legislation provides a light touch on laws that effect private landlords in terms of their requirement to provide a decent home where people can live. It also allows people to buy property for investment purposes only or holiday homes that are under-occupied.

*What needs to be done to make positive change?*

- Repeal the council tax waiver on unoccupied homes
- Create incentives to fortify social values around land use, ensuring that suitable land does not go undeveloped, that unoccupied shops are used, encouraging more pop-up shops around the city for social enterprises.
- Encourage more joined up thinking, bringing the various groups and social enterprises together that are engaged in furthering goals of One Planet Living.

	<ul style="list-style-type: none"><li>• Develop more allotments on suitable land for growing local food with groups like the Community Land Trust. For example, on the Avenue at Bevendean.</li><li>• Create a tax on under occupation of holiday homes. In Rottingdean, more houses are used as holiday homes which has a negative impact on the local community.</li><li>• Create a tax on properties that are purchased for investment purposes only and not occupied, like they are doing in London.</li></ul>
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## Black & Minority Ethnic (BME) Community Event

This event held on 15 May 2014 was funded from the existing grant to the BMECP. It was co-ordinated by the Needs Assessment Group and was held at the end of the scoping phase.

More than 60 people attended and feedback identified the following themes:

- Customer service at housing offices
- Neighbourhood harassment – but considered that this was well responded to in general
- Overcrowding in HMO's
- Travellers sites needed
- Concern about racist letting agents and landlords

A number of questions were considered by those attending:

Question	Issues
<b>Q1. What do you think are the main issues around BME and housing in B&amp;H? – Affordability &amp; Access</b>	<ul style="list-style-type: none"> <li>• Not building enough</li> <li>• Too expensive</li> <li>• Long waiting lists</li> <li>• Not understanding BME issues around allocations</li> <li>• Difficulty paying mortgage</li> <li>• Quality (damp)</li> <li>• Size</li> <li>• No access to washing machine</li> <li>• Single person housing unaffordable</li> <li>• Language barriers</li> <li>• Racial discrimination, neighbourhood noise, harassment</li> <li>• Pushy estate agents</li> <li>• Need more sheltered housing</li> <li>• Older people need spare rooms for family or carers</li> <li>• Bigger family homes need to be built</li> <li>• Disabled people need larger properties</li> <li>• Frightened to leave property because of harassment – unsuitable locations</li> <li>• Isolation</li> </ul>

	<ul style="list-style-type: none"> <li>• Not taking into consideration people’s health needs i.e. giving a person with sever back problems a flat on the third floor with no lift</li> <li>• No access to wifi, landline, tv – difficulty in raising the right department in the council</li> <li>• Lack of interpreters</li> <li>• Hard to access sheltered as an owner occupier</li> </ul>
<p><b>Q2. Neighbourhood Harassment, Immigration checks by landlords, Landlord Harassment in PRS</b></p>	<ul style="list-style-type: none"> <li>• Not translating forms</li> <li>• Council does well in preventing harassment</li> <li>• Need to be able to challenge wrong doing</li> <li>• Police used to be helpful but not anymore</li> <li>• Harassment is still a major issue</li> <li>• Moving the victim rather than the perpetrator which gives green light to the rest of the neighbourhood to harass any family from BME</li> <li>• Landlords increasing rent regularly, not repairing properly, visiting without advance notice</li> <li>• Neighbours – stress and mental health issues caused by bad neighbours</li> <li>• Deposits are too much</li> <li>• Not renting to DSS</li> <li>• Landlords are not immigration experts and should be a private matter</li> <li>• Tenants are left to deal with landlords alone under threat of being asked to leave the tenancy</li> </ul>
<p><b>Q3. Traveller Sites</b></p>	<ul style="list-style-type: none"> <li>• Need more sites</li> <li>• Need more facilities on sites</li> <li>• Need a permanent site to park caravans</li> <li>• Do not interrupt their community life by harassing them</li> <li>• Council tries to solve travellers issues by moving them around which doesn’t solve anything</li> <li>• Start an engagement process between travellers and the surrounding communities</li> <li>• Entitled to land for caravans</li> <li>• Concerns about violence</li> </ul>
<p><b>Q4. Other</b></p>	<ul style="list-style-type: none"> <li>• Not enough information for tenants on who to report issues</li> </ul>

## issues

to

- Language barriers with staff
- Media assumptions that BME have preference for council housing
- Council selling houses but not replacing them
- Perception that BME people are making profits from houses
- Gap in services for older BME people
- 5 year wait for sheltered
- Overcrowding – very long waiting lists for bigger houses
- People stuck in unsuitable accommodation
- Layout – people going through the kitchen to the toilet (culture and hygiene)
- Poor quality of materials used to fix kitchens and bathrooms
- Moving around affects whole family (schools)
- The council need to enforce strict regulation and laws governing private landlords and making them accountable for any damage of personal possessions and health due to bad condition of the accommodation
- BME people are given housing in troubled council estates which affects the choice of schools that children go to
- No organisation is currently in place to advocate on behalf of tenants regarding harassment from private landlords – CAB exists but with limited capacity
- Need a BME Housing Health Inspector regarding rents, tenants rights, and loss of personal possessions due to environment damage
- Housing is not affordable
- Not being accepted by the local community – people not accepting difference
- Feel bullied by the council when it comes to housing needs – being pressurised to accept an unsuitable property
- Properties may not be suitable due to racism
- Medical report not treated with the gravity that they should be – should be independently assessed
- Trained interpreters not available due to cost implication
- Feel discriminated against as not working
- Expensive private rents

	<ul style="list-style-type: none"> <li>• Everything takes a long time especially bidding</li> <li>• Council tax bills</li> <li>• Landlords not taking HB</li> </ul>
<p><b>Q5. What should the council be doing to address housing situation?</b></p>	<ul style="list-style-type: none"> <li>• Support people more</li> <li>• Strict on fraud</li> <li>• Make things more simple</li> <li>• More information</li> <li>• Build more houses</li> <li>• Convert empty offices into flats</li> <li>• Pay rent directly to landlords to reassure them so they can trust DSS tenants more</li> <li>• Training for housing staff to help and support BME people</li> <li>• Make sure there is an interpreter available at Housing plus translated information</li> <li>• Employ more BME staff as they can be more approachable and can know more about their community and their needs</li> <li>• Strict supervision on contracted staff to make sure the job is done properly</li> <li>• Translated forms for feedback and complaints</li> <li>• Links between decision makers and community groups</li> <li>• Stay in locality if you need to move into temporary accommodation so children do not need to move school which can be very upsetting</li> <li>• Build more houses</li> <li>• Encourage co-operatives</li> <li>• Manage empty properties</li> <li>• Make landlords accept HB tenants</li> <li>• Take into account tenants needs to accommodate swapping for larger properties or vice versa</li> <li>• Compulsory purchase of derelict buildings to build genuinely affordable housing</li> <li>• Empty homes out of use</li> <li>• Housing over shops to be utilised</li> <li>• Housing in 'no go areas' for BME people</li> <li>• Floating support for people who are isolated and need practical help</li> <li>• Every case should be treated as an individual</li> <li>• Specialist housing officers needed with a local offices</li> </ul>

	<ul style="list-style-type: none"> <li>• BME community groups should be supported to develop new housing</li> <li>• Rent controls</li> <li>• Tax empty homes</li> </ul>
<p><b>Q6. Are you aware of good practice in other areas that the council could adopt?</b></p>	<ul style="list-style-type: none"> <li>• London – converted offices into flats</li> <li>• Council should inform tenants of what is going on in other areas</li> <li>• Taking over empty properties and reusing them</li> <li>• Social housing tenants being allowed to build their own homes</li> <li>• European money to build social houses</li> <li>• Drop in sessions at the BMECP with interpreters – council officers do not listen or use language barriers as an excuse</li> <li>• CAB</li> </ul>
<p><b>Q7. Is there anything else you want to say about housing?</b></p>	<ul style="list-style-type: none"> <li>• Overcrowding leads to bad health</li> <li>• Affects children’s schooling due to not sleeping well (mostly BME families)</li> <li>• Will our contributions make a difference to the housing strategy?</li> <li>• Need to see a document that takes into account BME needs</li> <li>• Need a BME Housing Rep at the One Stop Shop, CAB, Community Centres</li> </ul>

## Disability Get involved Event

This event was hosted by the Fed Centre for Independent Living and held on 18 June 2014. Feedback identified the following themes:

- Lack of supply
- Want an integrated strategy
- Issues around access – but stressed that this was not just a mobility issue
- Use empty properties
- Isolation on urban fringe for those reliant on public transport

Theme	Feedback
<b>Strategy Focus</b>	<ul style="list-style-type: none"> <li>• There is great diversity amongst disabled people. 90% of disabled people registered with DWP do not have mobility issues.</li> <li>• Strategy needs to integrate disability issues rather than focus on specific aspects.</li> </ul>
<b>Housing Supply</b>	<ul style="list-style-type: none"> <li>• Very few houses meet LHA housing benefits.</li> <li>• Impact of students moving into areas such as London road- shops now re-opening. Used to be a poorer area, now former tenants are having to move out with increased prices.</li> <li>• Toads Hole, home owners don't want an increase in supply as this reduces demand.</li> <li>• Banks often do not want to support social housing as they want to see proof of returns for loans.</li> </ul>
<b>Access to Social Housing</b>	<ul style="list-style-type: none"> <li>• Some members of the group shared that Homemove have policies which are unfriendly to disabled people.</li> <li>• Some people voiced that Hyde had more of a moral compass and affordable housing.</li> </ul>
<b>Isolation</b>	<ul style="list-style-type: none"> <li>• Brighton never had the same industry as many other areas so less brown field sites.</li> <li>• Could West Sussex give us more space?</li> <li>• Concerns about access to services, amenities, shops</li> </ul>

## Consultation in Smaller Settings

Housing staff were invited to attend a number of groups and partnership meetings to discuss the city's housing needs and help shape the new strategy:

Group	Feedback
<b>Advice Network</b>	<ul style="list-style-type: none"> <li>• Need to consider leaseholders</li> <li>• Increase in owner occupiers with mortgage arrears</li> <li>• Concern about Spanish and Italian families staying in hotels on low incomes</li> <li>• Need to consider rent controls</li> <li>• Large gaps between LHA and rents particularly for single room rates</li> <li>• Need to promote the positives in taking HB for landlords (support from BHT Sussex YMCA etc)</li> <li>• More support needed for landlords</li> <li>• Enforcing HMO licensing standards</li> <li>• Review the working practices of Housing Options</li> <li>• Support for people on incomes above current threshold</li> <li>• Re examine Homeshare</li> </ul>
<b>Affordable Housing Delivery Partnership</b>	<ul style="list-style-type: none"> <li>• Concerns about the emphasis in the HCA Prospectus around 1 and 2 bed properties and a lack of interest on firm bids in the prospectus. Likely to be greater emphasis on s106 and shared ownership.</li> <li>• They stressed that the lack of developments for the next period were not deliberate but just due to a high watermark based on land banking in the previous period.</li> </ul>
<b>Age Friendly City Group</b>	<ul style="list-style-type: none"> <li>• Raised the access issues for older people bidding for sheltered/social housing</li> <li>• Raised the issues around downsizing</li> <li>• More options needed for older people</li> </ul>
<b>Age Friendly City Network</b>	<ul style="list-style-type: none"> <li>• Need to integrate older people and student through community cohesion</li> <li>• Promote commonhold tenancies</li> </ul>

	<ul style="list-style-type: none"> <li>• Support older people to set up co-operative housing projects</li> <li>• Reduce ASB from 'party houses'</li> <li>• Promote sheltered housing</li> <li>• Promote downsizing options</li> <li>• Kinship models</li> <li>• More information on housing options</li> </ul>
<p><b>BME Needs Analysis Steering Group</b></p>	<ul style="list-style-type: none"> <li>• They were keen that they were not seen as a representative group and instead proposed that they organise and host a consultation event which will gather feedback on housing issues (BME Community Event)</li> <li>• They also mentioned express concerns about overcrowding in HMO's, and family housing particularly when families are insecurely housed and how that can affecting schooling</li> </ul>
<p><b>Brighton &amp; Hove Connected</b></p>	<ul style="list-style-type: none"> <li>• Wanted to ensure that the housing strategy would align with other strategies such as 'age friendly city'</li> <li>• Issues around the older poor and where they will be housed</li> <li>• Link to Older People's Council</li> <li>• Need to link with Independent Advice Sector</li> <li>• HRA used to fund developments such as Brookmead</li> <li>• Family Housing a priority</li> <li>• Overcrowding</li> <li>• Delayed discharge from hospital</li> <li>• Involve CCG</li> <li>• University expansion – Sussex expanding campus, Brighton may rely on mixed tenure</li> <li>• HMO Licensing</li> <li>• No council tax income from student housing/pressure on stock</li> <li>• Inspector recommendations will be looked into but will remain council decision</li> </ul>
<p><b>Carers Centre</b></p>	<ul style="list-style-type: none"> <li>• Considered that 'affordable' homes were no longer affordable</li> <li>• Need to consider demand on community services when</li> </ul>



	<p>planning housing</p> <ul style="list-style-type: none"> <li>• Support part buy/part rent</li> <li>• Particular issues fro young carers who need 'sheltered' style accommodation</li> <li>• Advocates are a good option for people for housing and health issues</li> <li>• Increasing gap between benefits and cost of living</li> </ul>
<b>Co-Housing Network</b>	<ul style="list-style-type: none"> <li>• Planning on using 'warehousing' via pension funds to fund developments with local housing related support providers acting as guarantors.</li> <li>• They are considering high density, cluster flats, fringe options, and brownfield sites in awkward locations.</li> <li>• They would like to agree the Housing Strategy Manager as the link for a collaborative approach to ensuring that CLT's are central to the new strategy.</li> <li>• Need information on available land.</li> <li>• Planning in promoting CLT's as part of sustainability, job creation, and community cohesion.</li> </ul>
<b>Community Land Trusts</b>	<ul style="list-style-type: none"> <li>• Starting an umbrella organisation and have made contact with all political parties and are working with Chibah and Community Works.</li> <li>• They have agreed to link in with the Housing Strategy Manager and update us on practical progress.</li> </ul>
<b>Community Works</b>	<p>Met to discuss the best ways to link in with this organisation and agreed to attend their housing event. However, as part of the discussion they were a number of key themes:</p> <ul style="list-style-type: none"> <li>• Managing expectations and the realistic spend</li> <li>• Understanding that it is a political issues</li> <li>• CLT's and co-ops</li> <li>• Student housing</li> <li>• Displacement</li> <li>• Meaningful links to communities of interest</li> <li>• Need to have an aspirational ethos in the strategy</li> <li>• Quality mark for landlords</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>• How can the strategy influence developments?</li> </ul>

<p><b>Works Event</b></p>	<ul style="list-style-type: none"> <li>• Through City Plan</li> <li>• HCA</li> <li>• Needs Assessments</li> <li>• As an investment prospectus</li> <li>• The strategy needs to consider longer term issues and developments</li> <li>• Needs to link to homelessness strategy</li> <li>• Issues around London migration</li> <li>• Need accessible information on land availability</li> <li>• More joint working</li> </ul>
<p><b>Housing Related Support Provider Forum</b></p>	<ul style="list-style-type: none"> <li>• Review and remodel the Integrated Support Pathway for homelessness so that it can deliver a more personalised service with better outcomes for service users</li> <li>• Support more independent accommodation to prevent long term use of hostels and reduce rough sleeping</li> <li>• Review how people access support services</li> <li>• Ensure supported housing reduces the need for acute and residential care services</li> <li>• Work with social care to ensure a joint approach to housing for people with learning disabilities</li> <li>• Review outreach, advice, and floating support services to ensure that they meet the need in the city</li> <li>• Support the Mental Health Accommodation Pathway as a good practice model</li> </ul>
<p><b>Leaseholders</b></p>	<ul style="list-style-type: none"> <li>• Money advice services need to be able to support people with their leases and ground rents – some council tenants charged for improvement, so are not</li> <li>• Introduce commonhold tenancies on conversions and new-builds</li> </ul>
<p><b>LGBT HIP</b></p>	<ul style="list-style-type: none"> <li>• Discussed the dichotomy between the need for accessible generic services and LGBT specific services</li> <li>• Commented on the specific issues for older LGBT people and sheltered housing but commended the positive work done by some providers</li> <li>• Need to address the specific needs of trans communities</li> <li>• LGBT community groups need to be involved in validating</li> </ul>

	<p>the delivery of the strategy</p> <ul style="list-style-type: none"> <li>• Need to publicise the successes and challenges in delivering the expiring LGBT Housing Strategy</li> </ul>
<b>LGBT Network</b>	<ul style="list-style-type: none"> <li>• Concerned about the accessibility of services for older people including extra care and sheltered</li> <li>• Need to address the specific needs of the trans community</li> <li>• Link in with other LGBT groups co-ordinated through the LGBT HIP</li> </ul>
<b>National Landlords Association</b>	<p>The NLA attended and spoke at the Housing Conference giving their feedback on the housing situation nationally and regionally. Initial feedback:</p> <ul style="list-style-type: none"> <li>• Need to acknowledge the positive impact of the PRS</li> <li>• Understand issues around quality</li> </ul>
<b>Older Person's Council</b>	<ul style="list-style-type: none"> <li>• Affordable rents not affordable</li> <li>• Need to put pressure on increasing student numbers or get community payback</li> <li>• Need to work with Greater Brighton</li> <li>• Sheltered needs to be central as well as extra care</li> <li>• Increasing older female population in social housing</li> <li>• Proactive adaptations</li> <li>• Encourage downsizing by offering more options</li> </ul>
<b>Probation</b>	<ul style="list-style-type: none"> <li>• Restructure of probations service mean that there will be greater pressure on available support units particularly for those with chaotic lifestyles. It would be beneficial if probation had fairer access (via the LA if needed) to other services in order to prevent situations where hostels have a greater number of certain needs than they can cope with, or where a client cannot be placed due to Glenwood having a co-defendant/victim already resident.</li> <li>• West Sussex have interim beds in the community which can help people demonstrate independent living skills to future private sector landlords.</li> <li>• NPS remain an issue as they cannot usually be tested for so there is no power of recall. This presents a barrier to accessing the PRS as there is a lack of confidence in</li> </ul>

	<p>clients being ‘drug free’.</p> <ul style="list-style-type: none"> <li>• START is a good service but struggling with probation clients who may not be self motivated so offenders need additional support to access PRS.</li> <li>• Furnishing PRS properties a major cost barrier to access.</li> </ul>
<p><b>Southern Landlords Association</b></p>	<ul style="list-style-type: none"> <li>• Encourage use of commonhold tenancies</li> <li>• Support empty homes programme</li> <li>• Support PRS Solutions at BHT</li> <li>• Raised concerns about the quality of tenants applying for properties</li> <li>• Queried the cost data</li> <li>• Discussed city-wide licencing</li> </ul>
<p><b>University of Brighton Students Union</b></p>	<ul style="list-style-type: none"> <li>• Presented similar issues to the University of Sussex SU. Plus some additional specifics that highlighted particular issues:</li> <li>• Retaliatory evictions close to exams</li> <li>• Showing one property then switching to another (lower standard) property at the last minute</li> <li>• Concerns around CO safeguarding</li> <li>• Need a standard contract/tenancy approved by B&amp;HCC</li> <li>• Student have taken down To Let signs after complaints by neighbours then been fined by letting agent</li> <li>• Travel plan needed</li> <li>• Properties often insecure</li> <li>• On-line deposit scheme has improved some disputes</li> <li>• Support additional licensing but landlords not always adhering to standards</li> <li>• Students have lowering expectations of PRS but still want somewhere ‘fit for study’</li> <li>• Particular concerns around agents that specialise in student lets</li> <li>• Approximately £1.1m per week spent by students on accommodation</li> </ul>
<p><b>University Of Sussex –</b></p>	<ul style="list-style-type: none"> <li>• They stressed their ongoing commitment and support to the priorities in the current Student Housing Strategy with a particular emphasis on community engagement in</li> </ul>

<p><b>Director</b></p>	<p>partnership with the Student Union. They have met with LAT's and schools.</p> <ul style="list-style-type: none"> <li>• They have conducted research on the economic benefits of students to the area and will share this as part of the strategy consultation.</li> <li>• They have moved students out of PRS into purpose built student accommodation and it remains the target to house more students on campus.</li> <li>• They will share case studies with us on students who commute from outside the Lewes Road corridor.</li> <li>• They are aware of the issues around concentration and expansion, and are engaging with planning in ensuring this is well managed.</li> </ul>
<p><b>University of Sussex Students Union</b></p>	<ul style="list-style-type: none"> <li>• They are refreshing their Rate Your Landlord report which exposes bad practice and rewards best practice.</li> <li>• Housing the number one issue for student seeking support from the union.</li> </ul> <p><b>Issues:</b></p> <ul style="list-style-type: none"> <li>• Reprisal evictions</li> <li>• Joint work with letting agents and landlords – some already but need to build on work</li> <li>• Best practice awards</li> <li>• Need to demonstrate positive impact of students: economically and culturally</li> <li>• Combat myths around ASB and students</li> <li>• Particular barriers for overseas students especially in light of recent introduction of immigration checks</li> <li>• Low quality HMO's</li> </ul> <p><b>Ideas:</b></p> <ul style="list-style-type: none"> <li>• More bike storage</li> <li>• Rubbish and recycling awareness</li> <li>• To Let signs limits</li> <li>• Link to Sussex In The Community – community cohesion projects</li> <li>• Generally they raised the concerns about perceived hostility to students and wanted to work strategically to solve perceptions and issues</li> </ul>

<p><b>Violence Against Women and Girls</b></p>	<ul style="list-style-type: none"> <li>• Need to ensure that support services are for VAWG survivors not just DV</li> <li>• Need a care/support/housing pathway for VAWG</li> <li>• Concern that emergency accommodation is not fit for purpose</li> <li>• More investigation needed into women only services</li> </ul>
<p><b>Vulnerable Adult Who Are Parents Meeting</b></p>	<ul style="list-style-type: none"> <li>• Need to understand the issues for this client group when not in crisis</li> <li>• Link with early help Pathway</li> <li>• Impact of lack of family housing on schools in East Brighton</li> <li>• Need supported accommodation that Children’s services can access</li> </ul>
<p><b>YMCA Downs Link Group</b></p>	<ul style="list-style-type: none"> <li>• Issues around securing employment for young people</li> <li>• Linked to the above there are ongoing problems for clients and benefit sanctions</li> <li>• Young people are struggling to move on from supported accommodation due to the high cost of PRS</li> <li>• Serious impact of welfare reform on affordability</li> </ul>

## Brighton & Hove City Council

Housing staff engaged a wide range of services within the Council to ensure their views helped shape the new strategy:

Service	Feedback
<b>Adult Social Care Directorate Management Team</b>	<ul style="list-style-type: none"> <li>• Ordinary residence concerns about other authorities placing high needs clients in Brighton &amp; Hove and this impact has on local care funding and reducing the supply of suitable homes locally</li> <li>• Private retirement housing vacancies that we could use or purchase</li> <li>• Lack of low cost housing driving care workers out of area meaning that we lack staff for social care services</li> <li>• The other issues included; new developments and improvements having accessible adaptations as standard; council buy to lease; remodelling of Wayfield Avenue</li> </ul>
<b>Adult Social Care Commissioning</b>	<ul style="list-style-type: none"> <li>• Reinvigorate HOLD scheme but would need an RP partner to support the process locally</li> <li>• More joined up working with Housing to source housing solutions for people with learning disabilities on a case by case basis</li> <li>• Homeshare could provide a care solution and a housing for students</li> <li>• Generic services need to be up-skilled to enable access for people with LD – particularly sheltered and extra care</li> </ul>
<b>Children and Families</b>	<ul style="list-style-type: none"> <li>• Properties that are new built and considered as 'accessible' often need radical adaptations including removing the adaptations put in prior to the client being identified.</li> <li>• OT's often have to advise families to turn down social housing offers as the properties are either unsuitable due to access issues or location – they never decline properties that can be adapted.</li> <li>• There is a shortage of family housing in general but particularly bungalows.</li> </ul>

	<ul style="list-style-type: none"> <li>• Flats can be an issue do to lift maintenance.</li> <li>• Urban fringe developments may leave families isolated.</li> <li>• Band A should be risk assessed then prioritised within band.</li> <li>• OT's need a point of contact with Housing options.</li> </ul>
<p><b>Dementia Action Plan – Project Officer</b></p>	<ul style="list-style-type: none"> <li>• Need to consider dementia issues at the design stage of new developments</li> <li>• Response from Dementia Action Plan Group</li> <li>• Would like some mention of the work that is being proposed around dementia and housing in the city into the new Housing Strategy, it would be of real benefit in terms of the work being undertaken to try and create a dementia friendly city.</li> <li>• Main areas of work related to housing and dementia are to be around training and improving awareness of dementia friendly design.</li> <li>• With regard to training, the Dementia Delivery Plan has an action to ensure that the training needs of staff in the public, private and voluntary sector are met and there is consistent strategic approach across the city. In particular ensuring that the wider older people's workforce needs dementia awareness training (including those working with older people in the learning disability services).</li> <li>• Training for managers of extra care housing, sheltered housing, homeless services and general needs housing, is all to be reviewed and where appropriate new training proposed.</li> <li>• Exploring the provision of dementia awareness training to staff across housing services to see whether there is adequate provision and where appropriate will propose new training.</li> <li>• It would be good if the Housing Strategy was able to reflect this commitment to training staff within housing services.</li> <li>• A commitment within the Housing Strategy for future developments and refurbishments to consider dementia friendly design in their processes could also be of real benefit to residents. Dementia friendly design has been shown to help people to remain in their own homes longer</li> </ul>



	<p>by reducing some of the negative effects of dementia.</p> <ul style="list-style-type: none"> <li>• BHCC do not currently have their own dementia friendly design information. Currently staff in different departments have been using information that is available from other sources to try and improve dementia friendly design in their services.</li> <li>• SPFT have produced some information (attached) which some in house community short term services referenced when re-decorating recently, but I am aware it is a bit focussed more on the care home / hospital environment.</li> <li>• Sheltered housing have recently redecorated the communal areas of 4 sheltered schemes in the city and they referenced resources from Housing LIN here <a href="http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Design/">http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Design/</a> to help them.</li> <li>• Would you need a specific design guide / reference point in order to include something within the Housing Strategy related to dementia friendly design? Or would it be possible to link useful resources such as the two mentioned here for other providers to use?</li> <li>• A specific design guide is available - include within the Housing Strategy?</li> </ul>
<p><b>Children’s Services Directorate Management Team</b></p>	<ul style="list-style-type: none"> <li>• Care leavers</li> <li>• School places and loss of family homes</li> <li>• Vulnerable parents</li> <li>• 16 year old sofa surfers</li> </ul>
<p><b>Commissioning Manager – Learning Disabilities &amp; Autism</b></p>	<ul style="list-style-type: none"> <li>• Need co-ordination with housing when bespoke services are needed for people with learning disabilities.</li> <li>• Ensure that people with autism have the same access to supported housing and social housing</li> <li>• Make sure that people with learning disabilities are included in strategic plans</li> <li>• In 2012 the Department of Health published ‘Transforming Care: A national response to Winterbourne View Hospital’, outlining the findings and requirements following investigations into abuse at this hospital for people with learning disabilities and challenging behaviour. There is</li> </ul>

	<p>now a national program to review and transform the way that “people with learning disabilities or autism and mental health conditions or behaviours described as challenging” are supported. Key requirements are to ensure that community-based alternatives are developed for this population, including developing suitable housing solutions to meet their needs. Locally it is estimated that housing solutions will be required for 4-6 people a year. The numbers are small but housing solutions are likely to require detailed planning around very complex individuals, in full partnership with commissioners of social care and health services. Strategic planning will need to be supported by innovative micro-commissioning to radically improve the pathways and outcomes for this vulnerable client group.</p>
<p><b>Planning Directorate Management Team</b></p>	<ul style="list-style-type: none"> <li>• Issues around the inspector’s feedback on the City Plan with the emphasis on fringe sites.</li> <li>• There was also a discussion around HMO’s and changing demographics in estates.</li> </ul>
<p><b>Public Health Directorate Management Team</b></p>	<ul style="list-style-type: none"> <li>• Acknowledged the scale of the gap in supply</li> <li>• Building more social housing</li> <li>• Growing PRS has significant Public Health implication</li> <li>• Insufficient brownfield sites</li> <li>• Need to work with neighbouring boroughs</li> <li>• Need to challenge the expansion of the universities</li> <li>• Support for vulnerable people in low quality PRS or in TA</li> <li>• Use of Article 4</li> <li>• Evictions from PRS primary cause of homelessness</li> </ul>
<p><b>Regeneration Directorate Management Team</b></p>	<ul style="list-style-type: none"> <li>• conversion of commercial properties to housing</li> <li>• CO<sub>2</sub> emissions from PRS – Green Deal</li> <li>• Borrow to buy – council owned market PRS</li> <li>• Duty to co-operate and housing links with neighbouring authorities</li> <li>• Meeting local need – 60% new homes currently to out of area purchasers</li> </ul>

## Consultation Portal Responses

For the next stage of consultation we took the feedback from the events and community meetings and circulated a formal consultation link on the online portal.

We also promoted this via social media using the council's Twitter account and Facebook page.

This period of consultation was for eight weeks and closed at the end of September 2014.

In total 168 responses were received:

- 151 live in the city
- 134 are responding as residents
- 8 as carers
- 10 as service users
- 19 as providers
- 9 as community champions
- 3 as commissioners
- 15 as volunteers or voluntary organisations

Demographic breakdown:

- Average Age – 47
- Gender – 53 Male, 83 Female, 10 Prefer Not To Say, 1 Other, 1 person identified as trans\*
- Ethnicity – 18 identified as BME
- Sexual Orientation – 22 identified as LGBT
- Disability – 43 identified as having some kind of disability

Theme	Feedback
<b>Affordable Housing</b>	<p><b><i>What is working for Affordable Housing</i></b></p> <ul style="list-style-type: none"> <li>• Higher profile and commitment for affordable housing x 3</li> <li>• Nothing x 11</li> <li>• Developments are essential for low income households x 17</li> <li>• Unfair competition for the private sector</li> <li>• HMO's most affordable options</li> <li>• Good but need more information/support to access x 3</li> </ul>

- Good but still expensive x 11
- Excellent quality
- Like the style of new developments x 2
- Doesn't exist x 3
- Balance of schemes x 2
- Location of schemes
- Seaside Homes
- Planning regulations insisting on %
- Good but insufficient x 4
- Good but too many one/two beds x 3
- Work of housing associations
- Access to more space

***Key themes for what is working with Affordable Housing***

- Essential to continue this work – positive on location, mix, quality, and commitment to housing lower income households
- Existing projects are excellent but still not affordable to many
- Nothing – this is not working or doesn't meet the understanding of affordable

***What needs to change for Affordable Housing***

- Lower the cost of shared ownership x 8
- Less shared ownership x 7
- More rented properties (social and affordable) x 27
- More one bed properties (welfare reform)
- Lower long term affordable rents x 13
- More accessible units x 2
- Cancel Right To Buy x 8
- More supported affordable units x 2
- Reduced rents or rent controls across all tenures x 13
- More information & advice x 4
- Abolish affordable housing
- Less executive developments x 2
- Give families priority
- Relax planning to allow builds x 7
- Priority for older people

	<ul style="list-style-type: none"> <li>• More family housing x 2</li> <li>• More transparent/fairer allocations policy x 2</li> <li>• Don't build on allotments</li> <li>• Regulation of letting agents x 6</li> <li>• Better plans for infrastructure x 2</li> <li>• Secured loans for deposits x 2</li> <li>• Longer tenancies x 3</li> <li>• Priority for working households x 2</li> <li>• Tax on buy to let</li> <li>• Convert commercial and empty properties x 9</li> <li>• Better quality developments x 2</li> <li>• Support Homeshare schemes</li> <li>• Priority to local people</li> <li>• Higher % in new developments x 2</li> <li>• Allow pets</li> <li>• Work with neighbouring boroughs</li> <li>• Use co-ops and community housing x 4</li> </ul> <p><b><i>Key Themes for change with Affordable Housing</i></b></p> <ul style="list-style-type: none"> <li>• Need more social housing and affordable rented</li> <li>• Lower the cost of rent across the city</li> <li>• Lower the cost of shared ownership</li> <li>• Use commercial sites</li> <li>• Cancel Right to Buy</li> </ul>
<p><b>BME Communities and Housing</b></p>	<p><b><i>What is working for BME Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• No harassment x 2</li> <li>• Engagement x 3</li> <li>• Help to integrate</li> <li>• Dedicated workers</li> <li>• BME specific event</li> <li>• BMECP</li> <li>• BME Needs Assessment</li> <li>• The fact that it is included in this consultation</li> </ul> <p><b><i>Key themes for what is working for BME Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• Better communication with communities needs to continue</li> </ul>

	<ul style="list-style-type: none"> <li>• Good at dealing with harassment issues</li> </ul> <p><b><i>What needs to change for BME Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• Respond better to incidents of racism x 10</li> <li>• Integrated approach x 12</li> <li>• More BME frontline staff x 2</li> <li>• Overcrowding x 3</li> <li>• Support Homeownership</li> <li>• Reduce rents x 4</li> <li>• Less racism from communities/letting agents/landlords x 2</li> <li>• Education and training x 5</li> <li>• More family housing x 7</li> <li>• Community integration</li> <li>• Better communication with BME communities x 4</li> <li>• More supported housing x 2</li> <li>• Community housing</li> </ul> <p><b><i>Key Themes for change for BME Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• B&amp;HCC need an integrated approach as the same issues are raised by BME respondents on areas such as affordability and family housing</li> <li>• Better response to harassment on estates and throughout the city</li> <li>• More frontline staff and better trained staff</li> </ul>
<p><b>Community Land Trusts</b></p>	<p><b><i>What is working for Community Land Trusts</i></b></p> <ul style="list-style-type: none"> <li>• Brings properties into use x 6</li> <li>• Positive community initiative x 34</li> <li>• Nothing x 5</li> <li>• Council shouldn't fund x 2</li> </ul> <p><b><i>Key themes for what is working for Community Land Trusts</i></b></p> <ul style="list-style-type: none"> <li>• Strategy should support CLT's</li> </ul> <p><b><i>What needs to change for Community Land Trusts</i></b></p> <ul style="list-style-type: none"> <li>• Compulsory purchase of empty properties x 9</li> </ul>

	<ul style="list-style-type: none"> <li>• Council Funding x 7</li> <li>• More support x 5</li> <li>• Should be abolished x 2</li> <li>• Publicity x 11</li> <li>• Link to university</li> <li>• Donate public land x 4</li> <li>• Ensure they are accessible to those in need x 2</li> <li>• Families should be prioritised</li> </ul> <p><b><i>Key Themes for change for Community Land Trusts</i></b></p> <ul style="list-style-type: none"> <li>• Need to support through land, funding, and membership</li> <li>• Publicise and promote more widely</li> <li>• Obtain properties suitable for co-ops</li> </ul>
<p><b>Family Housing</b></p>	<p><b><i>What is working in Family Housing</i></b></p> <ul style="list-style-type: none"> <li>• Affordable Housing x 2</li> <li>• Transfer Incentive Scheme x 13</li> <li>• More homes</li> </ul> <p><b><i>Key themes for what is working in Family Housing</i></b></p> <ul style="list-style-type: none"> <li>• Support for the TIS</li> </ul> <p><b><i>What needs to change in Family Housing</i></b></p> <ul style="list-style-type: none"> <li>• More downsizing x 10</li> <li>• More affordable homes x 11</li> <li>• Reduce under-occupying x 9</li> <li>• Prevent HMO conversions x 2</li> <li>• HA should offer TIS</li> <li>• Stop RTB x 3</li> <li>• More council housing x 15</li> <li>• Reverse HMO conversions</li> <li>• Longer tenancies</li> <li>• Bring empty properties into use</li> <li>• Stop school catchment areas</li> <li>• Promote TIS x 3</li> <li>• Timely adaptations</li> </ul> <p><b><i>Key Themes for change in Family Housing</i></b></p>

	<ul style="list-style-type: none"> <li>• Support downsizing for all</li> <li>• Invest in family home developments both affordable and social</li> </ul>
<p><b>HMO Licencing</b></p>	<p><b><i>What is working for HMO licencing</i></b></p> <ul style="list-style-type: none"> <li>• Discourages overcrowding</li> <li>• Keeps track and limits number of HMO's x 7</li> <li>• Improving quality x 13</li> <li>• HMO's needed for young people and students x 12</li> <li>• Good where licenced</li> <li>• Doesn't work as ineffectual</li> <li>• Pleased to see council are refusing applications</li> <li>• Standards improving</li> <li>• Article 4 works well</li> <li>• Needs to be stricter x 4</li> <li>• Not working due to the impact of welfare reform</li> <li>• Improved quality</li> <li>• Penalties are working</li> <li>• Good to have ward limits</li> <li>• Control of landlords</li> <li>• HMO licencing made me homeless as I was using the lounge as a bedroom</li> <li>• Stops people sharing due to increased rents x 3</li> <li>• Not stopping HMO and the loss of family housing</li> </ul> <p><b><i>Key themes for what is working with HMO licencing</i></b></p> <ul style="list-style-type: none"> <li>• Improves quality and safety</li> <li>• HMO's are vital to the city</li> <li>• Need to control conversions and prevalence</li> </ul> <p><b><i>What needs to change for HMO licencing</i></b></p> <ul style="list-style-type: none"> <li>• Closer scrutiny of applications/standards x 17</li> <li>• Enforcement of breaches x 15</li> <li>• More HMO's to lower rents x 2</li> <li>• Reporting unlicensed HMO's x 4</li> <li>• Extend area covered and backdate x 13</li> <li>• Decline more applications x 11</li> <li>• Too many students in the same area x 2</li> </ul>



	<ul style="list-style-type: none"> <li>• Rent limits on HMO's x 4</li> <li>• More space given to each tenant x 3</li> <li>• Publicity/information on scheme x 6</li> <li>• Longer tenancies</li> <li>• Support students to integrate x 3</li> <li>• Support for tenants x 3</li> <li>• More car parking near HMO's</li> <li>• Regulation of letting agents</li> <li>• More specialist student housing</li> <li>• Too strict fire safety standards</li> <li>• More bins x 2</li> <li>• Extend noise patrol x 2</li> <li>• Abolish scheme</li> <li>• Limit by street</li> </ul> <p><b><i>Key Themes for change with HMO licencing</i></b></p> <ul style="list-style-type: none"> <li>• Closer examination of applications and ongoing scrutiny</li> <li>• Penalties for breaches</li> <li>• Extend scheme</li> <li>• Decline more applications in areas with high numbers</li> <li>• Publicity/Information</li> </ul>
<p><b>Housing Related Support</b></p>	<p><b><i>What is working in Housing Related Support</i></b></p> <ul style="list-style-type: none"> <li>• Partnership working x 6</li> <li>• Preventative services for vulnerable people x 20</li> <li>• Floating support and outreach x 3</li> <li>• Cost benefit to the city x 3</li> <li>• Hostels x 4</li> <li>• Sheltered Housing x 3</li> <li>• Good but insufficient or underfunded x 10</li> <li>• Staff at services x 3</li> <li>• Extra Care x 3</li> <li>• Not working as there are still people sleeping rough x 3</li> <li>• B&amp;HCC support for these services x 3</li> <li>• Emergency Assessment Centres</li> <li>• Hostel Link Workers</li> <li>• Good but hard to access</li> <li>• Good use of resources x 4</li> </ul>

- Poor use of resources
- Shared lives x 2
- Range of providers
- Drug/alcohol services x 3
- Young People's services x 2

***Key themes for what is working in Housing Related Support***

- Good use of funding on preventative services for vulnerable people
- Concerns about reducing funding
- Joint work between third sector and local authority

***What needs to change in Housing Related Support***

- Lower level support services for people with LD x 2
- Review allocations policy x 6
- More information
- Extend HIA
- More move on accommodation x 8
- More supported accommodation x 2
- Lower rents to encourage work
- Longer term support
- Accommodation for people with ASC x 2
- More and Smaller hostels x 3
- Promote services to students
- More information sharing or co-ordination between agencies x 5
- More support for rough sleepers x 4
- More outreach with more hours per client
- Early intervention
- Longer contracts for services
- More funding x 8
- Support community support groups
- More sheltered with support x 7
- Day Centres
- More self-contained accommodation
- Quality assurance
- Mixed use development

	<p><b><i>Key Themes for change in Housing Related Support</i></b></p> <ul style="list-style-type: none"> <li>• More move on accommodation</li> <li>• Protect investment</li> <li>• More sheltered with more support</li> <li>• Review how to access support</li> </ul>
<p><b>LGBT Communities and Housing</b></p>	<p><b><i>What is working for LGBT Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• Good support x 2</li> <li>• Good response to harassment</li> <li>• The strategy x 6</li> <li>• Tolerance and equality x 3</li> <li>• Inclusive services x 2</li> <li>• Monitoring</li> <li>• Training</li> </ul> <p><b><i>Key themes for what is working for LGBT Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• The Council's strategic approach</li> <li>• The city as a tolerant and supportive community</li> <li>• Inclusive mainstream services</li> </ul> <p><b><i>What needs to change for LGBT Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• More housing options</li> <li>• LGBT Training for frontline staff x 2</li> <li>• More support around harassment x 3</li> <li>• Integrated approach x 9</li> <li>• More affordable housing x 2</li> <li>• Acknowledge the importance to the city</li> <li>• LGBT specific housing x 2</li> <li>• More engagement x 3</li> <li>• More monitoring x 3</li> <li>• Support for LGBT parents</li> <li>• Dedicated LGBT worker at housing services</li> <li>• There were a significant number of negative responses to this question.</li> </ul>

	<p><b><i>Key Themes for change for LGBT Communities and Housing</i></b></p> <ul style="list-style-type: none"> <li>• Ensure services are integrated and safe for LGBT people</li> <li>• More research</li> <li>• Support around harassment</li> </ul>
<p><b>Older People</b></p>	<p><b><i>What is working for Older People</i></b></p> <ul style="list-style-type: none"> <li>• Extra Care x 8</li> <li>• Sheltered x 6</li> <li>• Care Homes x 2</li> <li>• Carelink x 3</li> <li>• Everything x 9</li> <li>• Adaptations</li> <li>• Outreach</li> <li>• Recognition of need x 2</li> <li>• Community Integration</li> <li>• Engagement x 2</li> </ul> <p><b><i>Key themes for what is working for Older People</i></b></p> <ul style="list-style-type: none"> <li>• Very positive responses around quality and range of provision</li> <li>• Support for extra care development</li> <li>• Support for sheltered with particular mention of recent renovations</li> </ul> <p><b><i>What needs to change for Older People</i></b></p> <ul style="list-style-type: none"> <li>• More support needed in sheltered x 3</li> <li>• Engagement x 5</li> <li>• Accessible and adapted properties x 4</li> <li>• LGBT specific x 3</li> <li>• More space</li> <li>• More support around dementia x 3</li> <li>• Preventative outreach x 5</li> <li>• Specialist older supported housing x 3</li> <li>• Support downsizing x 5</li> <li>• Life times homes standards</li> <li>• Too many accessible units</li> <li>• Accessible information available off-line x 2</li> </ul>

	<ul style="list-style-type: none"> <li>• More funding x 3</li> <li>• Energy efficiency x 2</li> <li>• More sheltered x 3</li> <li>• More bungalows</li> <li>• More community activities</li> <li>• Pets welcome</li> <li>• Mixed communities</li> </ul> <p><b><i>Key Themes for change for Older People</i></b></p> <ul style="list-style-type: none"> <li>• Support older people to move into smaller flats including sheltered to reduce isolation and free up family homes</li> <li>• Timely adaptations</li> <li>• Outreach to help older people in the PRS</li> </ul>
<p><b>Private Rented Sector</b></p>	<p><b><i>What is working in the Private Rented Sector</i></b></p> <ul style="list-style-type: none"> <li>• A good short term solution x 19</li> <li>• Nothing x 12</li> <li>• PRS Team x 5</li> <li>• Partnership with HA x 3</li> <li>• Acquisitions</li> <li>• Energy Efficiency x 3</li> </ul> <p><b><i>Key themes for what is working in the Private Rented Sector</i></b></p> <ul style="list-style-type: none"> <li>• Generally positive about the range and quality of the PRS</li> <li>• Significant numbers saying the main problem is cost</li> <li>• Continue PRS Team work and work with third sector</li> </ul> <p><b><i>What needs to change in the Private Rented Sector</i></b></p> <ul style="list-style-type: none"> <li>• Rent caps/Living Rent x 33</li> <li>• Licencing x 8</li> <li>• Regulation of letting agents x 12</li> <li>• Longer tenancies x 14</li> <li>• Inspection of repairs, safety and quality standards x 20</li> <li>• Rent deposit scheme x 2</li> <li>• Support to be PRS ready and maintain x 2</li> <li>• Limit the number of PRS x 3</li> <li>• Remove all licencing</li> </ul>

	<ul style="list-style-type: none"> <li>• Support landlords to improve properties</li> <li>• Energy Efficiency x 5</li> <li>• Family housing</li> <li>• Stop RTB</li> <li>• Local business tax</li> </ul> <p><b><i>Key Themes for change in the Private Rented Sector</i></b></p> <ul style="list-style-type: none"> <li>• Need to reduce rents in the city through living rent or rent controls</li> <li>• Enforce quality, repair, and safety standards</li> <li>• Longer tenancies</li> <li>• Regulation of letting agents</li> </ul> <p><b><i>Would the introduction of a register of all private sector landlords in the city be a good idea?</i></b></p> <ul style="list-style-type: none"> <li>• 137 of 168 responded</li> <li>• 126 stated 'yes'</li> <li>• 11 stated 'no'</li> <li>• This is 92% in support to the proposal</li> </ul> <p><b><i>Would the introduction of a register of all private sector landlords in the city be a good idea - comments</i></b></p> <ul style="list-style-type: none"> <li>• Greater security for tenants</li> <li>• Improve quality</li> <li>• Need to be enforced</li> <li>• Increase rents</li> <li>• Must be mandatory</li> <li>• Accountability</li> <li>• Fairer if city wide</li> <li>• Stability</li> <li>• Fees need to be invested in regulation</li> <li>• Social obligation</li> </ul>
<p><b>Student Housing</b></p>	<p><b><i>What is working in Student Housing</i></b></p> <ul style="list-style-type: none"> <li>• More purpose built x 12</li> <li>• More dispersed</li> <li>• Good new developments x 3</li> <li>• Licencing</li> </ul>

	<ul style="list-style-type: none"> <li>• Regenerated area x 4</li> </ul> <p><b><i>Key themes for what is working in Student Housing</i></b></p> <ul style="list-style-type: none"> <li>• Support the new and planned developments of purpose built accommodation</li> <li>• Students regenerate areas and communities</li> </ul> <p><b><i>What needs to change in Student Housing</i></b></p> <ul style="list-style-type: none"> <li>• Accommodation for 2/3 years</li> <li>• More purpose built x 5</li> <li>• Protect family homes</li> <li>• Noise patrol</li> <li>• Better design of new developments</li> <li>• Promote integration x 5</li> <li>• More support for students x 4</li> <li>• Dispersed housing x 4</li> <li>• More developments at Falmer x 2</li> <li>• Regulate letting agents and landlords x 7</li> <li>• Less purpose built</li> </ul> <p><b><i>Key Themes for change in Student Housing</i></b></p> <ul style="list-style-type: none"> <li>• More investment in purpose built student housing</li> <li>• Support community to integrate</li> <li>• Support for students as tenants</li> </ul>
<p><b>Sustainability</b></p>	<p><b><i>What is working for Sustainability</i></b></p> <ul style="list-style-type: none"> <li>• Insulation x 3</li> <li>• Allotments</li> <li>• Council Housing x 14</li> <li>• Energy Co-op</li> <li>• Repairs</li> <li>• Awareness x 4</li> <li>• Reduction in fuel poverty</li> <li>• PRS</li> </ul> <p><b><i>Key themes for what is working for Sustainability</i></b></p> <ul style="list-style-type: none"> <li>• Improvement in council stock recognised and should continue</li> <li>• Improvement in understanding of this issue</li> </ul>

	<ul style="list-style-type: none"><li>• Properties are better insulated</li></ul> <p><b><i>What needs to change for Sustainability</i></b></p> <ul style="list-style-type: none"><li>• PRS x 16</li><li>• Invest in sustainable energy x 12</li><li>• Education x 7</li><li>• Grants for insulation/improvements x 2</li><li>• Don't invest in this</li><li>• Downsizing</li><li>• Don't build on allotments</li><li>• Only invest in council housing</li><li>• Enforce standards x 10</li><li>• Green waste recycling</li><li>• Scrap Green Deal x 3</li><li>• Sustainable building standards x 4</li><li>• Energy co-op</li><li>• Address Fuel Poverty</li></ul> <p><b><i>Key Themes for change for Sustainability</i></b></p> <ul style="list-style-type: none"><li>• Extend the work to the PRS</li><li>• Enforce Energy Efficiency Standards</li><li>• The Local Authority should invest in renewable energy</li></ul>
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# Housing Strategy Team

Brighton & Hove City Council  
4<sup>th</sup> Floor Bartholomew House  
Bartholomew Square, Brighton, BN1 1JE

t: 01273 293055  
e: [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)

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## 1. Equality Impact Assessment (EIA) Template

<p><b>Title of EIA</b> (should clearly explain what you are assessing)</p>	<p><b>Housing Strategy 2015</b> This EIA is assessing the development of the council's new citywide Housing Strategy 2015 which identifies the housing need of the city's population and sets out goals to address the key themes that have been identified through research and consultation</p>	<p><b>ID No.</b> (the unique reference for this EIA. If in doubt contact Clair ext: 1343)</p>	
<p><b>Team/Department</b></p>	<p>Housing Strategy Team Housing Strategy &amp; Development &amp; Private Sector Housing</p>		
<p><b>Focus of EIA</b></p>	<p>The focus of the this EIA is the development of the new Housing Strategy 2015 which is an important document that sets out how the council will address the housing needs of the city's population over the next five years. It is a citywide strategy and relevant to everyone living in the city irrespective of the type of housing tenure they live in and housing issues they have.</p> <p>It is a key stand alone chapter of the Sustainable Community Strategy and a fundamental piece of evidence to support the City Plan, the Local Housing Investment Plan and other housing related funding opportunities.</p> <p>The strategy identifies the key housing needs that matter to local people and action to be taken that will make a real difference to their lives and have a positive impact on the city's population. It sets out how the council and its partners will work together to address housing pressures in the city and bring benefits to the city through leveraging in funding for the authority and its partners.</p> <p>The goals of the strategy are to implement and support measures to make sure there is a continuing supply of housing that is affordable to local people, that the delivery of new affordable housing matches the needs of the city's population, that we make the best use of existing available housing and the condition of existing housing continues to improve. That the provision of housing related support brings a positive and effective contribution to the lives of the city's most vulnerable people and prevents a need for more intensive (and costly) support services that often offer a lower level of independence.</p>		

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
<b>General Notes</b>	An extensive analysis of housing related data to help develop the strategy has been produced. Key points are included below, but please see the <b>Housing Strategy 2015 Supporting Data Analysis</b> and <b>Housing Strategy 2015 Family Housing Supporting Data Analysis</b> for more information	An extensive consultation process was carried out to help develop the strategy. Key points are included below, but please see the <b>Housing Strategy 2015 Consultation Report</b> for more information	An extensive analysis of housing related data to help develop the strategy has been produced. Key points are included below, but please see the <b>Supporting Data Analysis, Family Housing Supporting Data Analysis</b> and <b>Consultation Report</b> for more information	These actions have been used to develop the <b>Housing Strategy 2015 Action Plan</b> within the new strategy
<b>Age</b> (people of all ages)	<p>Accepted as homeless in 2013/14</p> <ul style="list-style-type: none"> <li>• 141 (28%) aged 16-24</li> <li>• 273 (54%) aged 25-44</li> <li>• 70 (14%) aged 45-59</li> <li>• 9 (2%) aged 60-64</li> <li>• 5 (1%) aged 75 and over</li> </ul> <p>On the housing register on 17 August 2014 –</p> <ul style="list-style-type: none"> <li>• 2483 (12.7%) aged</li> </ul>	<p>Need for appropriate allocations to social rented sheltered</p> <p>Older people living in inappropriate housing in the private rented sector</p> <p>Assistance to downsize</p> <p>Improve the quality of student housing</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• Housing support</li> </ul>	<p>Younger people are more likely to find themselves homeless than people aged 45 and above</p> <p>Poor housing conditions can have impact on the health and wellbeing of low income households, older people and students</p> <p>Older households under-occupying housing often in poor condition – asset rich / cash poor</p>	<p>Improve house conditions across e.g. work with private sector landlords, continue to achieve 100% decency in social rented</p> <p>Extend the Houses in Multiple Occupation additional licensing scheme across other areas of the city</p> <p>Continue to expand affordable housing supply for both rent and shared-</p>

	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	<p>60 and over,</p> <ul style="list-style-type: none"> <li>• 1083 (5.5%) aged 50-54,</li> <li>• 901 (4.5%) aged 55-59,</li> <li>• 15125 (77.2%) aged under 50.</li> </ul> <p>Lets to households on housing register 2013/14</p> <ul style="list-style-type: none"> <li>• 120 (16.7%) aged 60 and over,</li> <li>• 40 (5.6%) aged 50-54,</li> <li>• 47 (6.5%) aged 55-59</li> <li>• 511 (71.2%) aged under 50</li> </ul> <p>15% of people in receipt of housing related support are young people, 42.1% are older people, 0.5% are teenage parents</p>	<p>services</p> <ul style="list-style-type: none"> <li>• Older people's council</li> <li>• Student union</li> <li>• Age friendly city group / network</li> <li>• Universities</li> </ul>	<p>Older households under-occupying in social rented sector may find transferring difficult e.g. unable to cope, not find a suitable location</p> <p>Working age households on benefits under-occupying rented homes are penalised under welfare reform</p> <p>The cost to rent or buy in the city is too expensive to people on low incomes affecting the young and old</p>	<p>ownership</p> <p>Continue to provide housing related support to the city's most vulnerable people e.g. homeless, teenage parents</p> <p>Continue to acquire suitable temporary accommodation</p> <p>Continued funding for targeted Tenants Incentive Scheme</p>

	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
<p><b>Disability</b> (a person is disabled if they have a physical or mental impairment which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities<sup>1</sup>)</p>	<p>0.4% of people in receipt of housing related support had a physical or sensory disability</p> <p>4.9% of people in receipt of housing related support suffered mental health</p> <p>98 (18%) of households accepted as homeless in 2013/14 had a member with a physical disability</p> <p>1,332 households on the housing register with a member how were assessed with a mobility level</p> <p>104 social housing lets in 2013/14 where the property was assessed as with mobility level</p>	<p>Lack of suitable housing supply for those with disabilities (particularly family housing)</p> <p>Issues around access</p> <p>Isolation on urban fringe for those reliant on public transport</p> <p>Properties that are new built and considered as 'accessible' often need radical adaptations including removing the adaptations put in prior to the client being identified.</p> <p>Social housing offers sometimes have to be declined as the properties are either unsuitable to due to access issues or location</p>	<p>Overcrowding due to shortage of suitable accommodation</p> <p>Living in unsuitable accommodation</p> <p>Households on housing register accepting properties that do not fully meet the needs of the family member with a disability and so have to be rehoused within a short time period</p> <p>Lack of suitable accommodation in the Private Rented Sector</p> <p>Lack of access due to high cost of adaptation, physical difficulty dealing with repairs, and inability to afford alternative</p>	<p>Work with developers maximise opportunities to provide adapted homes</p> <p>Target adaptations for home owners living in suitable properties</p> <p>Work with private sector landlords to provide accessible private rented homes</p> <p>Ensure all new affordable housing meets lifetime homes standard</p> <p>Continue to meet the target of 10% fully wheelchair accessible new affordable housing</p> <p>Acquire suitable Temporary Accommodation</p>

<sup>1</sup> The definition includes: sensory impairments, impairments with fluctuating or recurring effects, progressive, organ specific, developmental, learning difficulties, mental health conditions and mental illnesses, produced by injury to the body or brain. Persons with cancer, multiple sclerosis or HIV infection are all now deemed to be disabled persons from the point of diagnosis.

	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	10% of 164 new affordable homes built in 2013/14 were wheelchair accessible homes	Flats can be an issue when lifts break down  Consultees include: <ul style="list-style-type: none"> <li>• Children and Families</li> <li>• Federation of Disabled People</li> </ul>	accommodation.  The city is hilly so reduces options of places to live  Many homes not suitable for people with a physical disability due to age / design	properties for homeless people with a disability  Secure funding to provide housing related support for vulnerable people with mental health issues and other disabilities  Continue to assess council homes for mobility level and maintain register  Continue to assess applicants for mobility level and match properties to applicants
<b>Gender reassignment</b> (a transsexual person is someone who proposes to, starts or has completed a process to change his or her gender. A person does <u>not</u> need to be under medical supervision to be protected)	Housing Options monitoring 2009-2012: <ul style="list-style-type: none"> <li>• Trans* people were less likely to be accepted as homeless and in priority need</li> <li>• But - small numbers and poor recording of Trans* status in past – only 39 Trans* clients</li> </ul>	Historically poor experiences of housing staff not understanding needs of Trans* community however recognition that the more recent experiences have been positive and found staff understanding following training and	The Trans Scrutiny Report found that: <ul style="list-style-type: none"> <li>• Need for up-to-date monitoring and staff training</li> <li>• Older trans people suffer transphobia and discrimination in supported housing (recognition in the</li> </ul>	Continue to implement Trans Scrutiny Panel Recommendations: <ul style="list-style-type: none"> <li>• <b>Recommendation 15:</b> During the upcoming revision of housing strategies (homelessness, LGBT housing) the views of</li> </ul>

	<p><b>Summary of data about your service-users and/or staff</b></p>	<p><b>Summary of service-user and/or staff feedback</b></p>	<p><b>Impacts identified from data and feedback (actual and potential)</b></p>	<p><b>All potential actions to:</b></p> <ul style="list-style-type: none"> <li>• <b>advance equality of opportunity,</b></li> <li>• <b>eliminate discrimination, and</b></li> <li>• <b>foster good relations</b></li> </ul>
	<p>recorded in Housing Options (0.3%)</p> <p>Count Me In Too found that:</p> <ul style="list-style-type: none"> <li>• 36% of trans respondents had experienced homelessness.</li> <li>• that trans people had particular vulnerabilities with transphobic landlords</li> </ul>	<p>awareness raising</p> <p>Discrimination in accessing private rented housing and from other residents in shared housing</p> <p>Discrimination/abuse from other homeless population when rough sleeping</p> <p>Hostels felt not to be safe spaces for Trans* people particularly in respect of appropriate male/female sleeping arrangements and discrimination from other hostel users</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• LGBT Network</li> <li>• LGBT Health and Inclusion Project</li> </ul>	<p>consultation that this has improved with some providers)</p> <ul style="list-style-type: none"> <li>• Access to appropriate and affordable housing</li> <li>• Some young trans people or people who are transitioning may not feel safe in shared accommodation or with shared facilities</li> <li>• Changes in the single room rate have a particularly negative effect on trans people due to issues around privacy and safety.</li> <li>• Some trans people are being housed in areas of the city where they do not feel safe but find it difficult to move</li> <li>• Trans people are discriminated against when looking for rental accommodation</li> <li>• Local connection means that trans people moving to the</li> </ul>	<p>the trans community should be actively sought. Specifically, the Housing Options service should be reviewed to ensure that it is widely known about and used by trans people in housing need. A programme of outreach to the trans community to publicise the assistance available from the housing department should be undertaken.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation 16:</b> The Housing department should also commence a programme of awareness raising about the legal protections for trans people in housing provision and promote</li> </ul>



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			<p>city can only access the private rental sector which is expensive and in many cases inaccessible to those on benefits</p> <ul style="list-style-type: none"> <li>• Social renting - if there is need to move house post-transition, the existing process is not sufficiently flexible for people to be able to either move, or move up to a housing band that would enable them to be re-housed</li> </ul>	<p>good practice within social and private landlords.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation 17:</b> Further work should be undertaken to address the transphobia and discrimination faced by older trans people such as in accessing adult social care services, supported housing and care homes (for example, personal care). As part of this, training on trans awareness and the needs of older trans people needs to be put in place for care homes and sheltered housing providers contracting with the council.</li> </ul>

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
<b>Pregnancy and maternity</b> (protection is during pregnancy and any statutory maternity leave to which the woman is entitled)	<p>12% of household accepted as homeless had a member who was pregnant</p> <p>0.5% of housing related support provided to teenage parents</p>	<p>No specific housing issues or needs were raised during consultation</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• Children and Families</li> <li>• Housing Options team</li> <li>• Housing Event</li> <li>• Housing Related Support service</li> <li>• Public health</li> </ul>	<p>Higher percentage of homeless acceptances due to pregnancy than national average</p> <p>Shortage of suitable emergency accommodation</p>	<p>Provide suitable temporary accommodation that meets peoples needs</p> <p>Provide supported housing and housing related support for teenage parents</p>
<b>Race</b> (this includes ethnic or national origins, colour or nationality, and includes refugees and migrants; and Gypsies and Travellers)	<p>16% of households accepted as homeless were Black and Minority Ethnic (head of household)</p> <p>3,765 (19.5%) of the households on the Joint Housing Register at 2 July 2014 identified as Black and Minority Ethnic (head of household).</p> <p>140 of 718 (19.5%) social housing lets to</p>	<p>Overcrowding in all tenure but in particular private rented sector</p> <p>Unsuitable housing</p> <p>Black and Minority Ethnic tenants in the private rented sector can suffer discrimination</p> <p>Concerns about overcrowding in Houses in Multiple Occupation, and family housing</p>	<p>Overcrowding</p> <p>Lack of family housing</p> <p>Insecurity in Private Rented Sector</p> <p>Low percentage of Black and Minority Ethnic tenants in council housing</p> <p>Living in poorest areas mostly in the private rented sector, mainly in poor or insecure accommodation.</p>	<p>Maximise the opportunities to develop larger family new affordable housing</p> <p>Maximise opportunities to develop larger family homes through the estate regeneration programme</p> <p>Make sure there is a mix of Temporary Accommodation that will meet the needs of Black and Minority Ethnic</p>

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	<p>Black and Minority Ethnic households 2013/14</p> <p>Of the total of 409 energy efficiency measures completed in the city during 2011/12 13% of all measures were to Black and Minority Ethnic households.</p> <p>In September 2014 1,626 (12%) of council tenants identified as Black and Minority Ethnic.</p> <p>In October 2012, 75 (9%) of 856 council's sheltered housing tenants identified as Black and Minority Ethnic</p>	<p>particularly when families are insecurely housed and how that can affect schooling.</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• Black and Minority Ethnic (BME) Needs Analysis Steering Group</li> <li>• Black and Minority Ethnic Community Partnership (BMECP) hosted community event</li> </ul>	<p>Hate crime if housed in unsafe neighbourhoods</p> <p>Gypsies and Travellers more likely to provide unpaid care</p> <p>Black and Minority Ethnic households more likely to be in fuel poverty but are under represented for energy efficiency measures</p> <p>Overrepresentation of Black and Minority Ethnic households in Temporary Accommodation</p> <p>Black and Minority Ethnic households on the housing register are more likely to need a larger home</p>	<p>households</p> <p>Support the provision of a new permanent traveller site</p> <p>Ensure private sector renewal and energy efficiency works are promoted to Black and Minority Ethnic households</p>
<b>Religion or belief</b> (religion includes any religion with a clear structure and belief)	<p>Brighton &amp; Hove Census 2011:</p> <ul style="list-style-type: none"> <li>• Christian and Jewish households are more</li> </ul>	<p>No housing specific issues or needs were raised during consultation</p>	<p>Hindu and Muslim households are more likely to be living in the private rented sector</p>	<p>Ensure emergency accommodation suitable for different religious needs</p>

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system. Belief means any religious or philosophical belief. The Act also covers lack of religion or belief.)	<p>likely to be owner occupiers without a mortgage and least likely to be private renting</p> <ul style="list-style-type: none"> <li>• Christian and Muslim households were more likely to be in social housing than other groups although with Muslim and other religions being relatively small, Christian is the dominant religion in social housing</li> <li>• 16% of Muslims were overcrowded, 14% of Hindu were overcrowded</li> <li>• Christian, Jewish and Other Religions are more likely to report Long-term health problem or disability</li> </ul>	<p>Consultees include:</p> <ul style="list-style-type: none"> <li>• Black and Minority Ethnic Needs Analysis Steering Group</li> <li>• Black and Minority Ethnic Community Partnership (BMECP) hosted community event</li> <li>• Housing Event</li> <li>• Public health</li> </ul>	<p>Bangladeshi households are more likely to be homeowners but also more likely to live in deprived areas</p> <p>Muslim households are least likely to be homeowners</p> <p>Muslim and Hindu households are more likely to experience overcrowding</p> <p>Muslim households more likely to seek housing advice</p>	<p>Make sure there are no barriers for households of any religion or belief to access Government help to buy schemes</p> <p>Make sure households from all religions and beliefs can access private sector housing services</p> <p>Work with private sector landlords to make sure accommodation is in good condition</p>

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• <b>advance equality of opportunity,</b></li> <li>• <b>eliminate discrimination, and</b></li> <li>• <b>foster good relations</b></li> </ul>
<b>Sex/Gender</b> (both men and women are covered under the Act)	<p>Higher number of homeless applications from women than men</p> <p>Women more likely to be accepted as homeless than men</p> <p>More female lone parents in temporary accommodation</p> <p>More male single person households in hostels and amongst rough sleeping population</p>	<p>No housing specific issues or needs were raised during consultation</p> <p>Consultees included</p> <ul style="list-style-type: none"> <li>• Housing Event</li> <li>• Housing Related Support service</li> <li>• Public health</li> </ul>	<p>Need for support services for vulnerable women (often with children)</p> <p>Changes to rough sleeper services would disproportionately affect men</p>	<p>Provision of temporary accommodation that matches the needs of demand from the genders</p>
<b>Sexual orientation</b> (the Act protects bisexual, gay, heterosexual and lesbian people)	<p>We believe there are more than 40,000 LGBT people living in the city, which is about 21% of the city's adult population.</p> <p>Homeless prevention 2009-2012 comparisons between LGBT households and heterosexual households showed:</p>	<p>Issues for older LGBT people and sheltered housing etc.</p> <p>More awareness training needed</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• LGBT Network</li> <li>• LGBT Health Inclusion Project</li> </ul>	<p>LGBT people more likely than heterosexual people to become homeless and be in need of a range of support services which increases their vulnerability</p> <p>Older LGBT people needs not met</p> <p>Staff training and awareness raising issues</p>	<p>We need to ensure that the city has:</p> <ul style="list-style-type: none"> <li>• Accessible, welcoming and safe housing and support services that are responsive to the needs of LGBT people and promote their health and well-being</li> <li>• Housing and support</li> </ul>

	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	<ul style="list-style-type: none"> <li>• 22% LGBT households sustained their accommodation compared to 27% heterosexual households</li> <li>• 47% LGBT moved to alternative accommodation compared to 48% heterosexual</li> <li>• 31% LGBT did not have their homelessness prevented compared to 25% heterosexual</li> </ul>	<p>Count Me In Too 2008 report:</p> <ul style="list-style-type: none"> <li>• Teenage LGBT people face difficulties with many suffer mental health difficulties</li> <li>• LGBT people with a disability or mental health difficulties find it more difficult to find suitable accommodation.</li> <li>• Around 8% of LGBT people have specialist housing needs and over 1/3 LGBT people have a disability or long-term health problems</li> <li>• Most LGBT people do feel safe in the city with estates on the outskirts of the city being identified as being less safe</li> <li>• LGBT people are more likely to experience some</li> </ul>	<p>Harassment through:</p> <ul style="list-style-type: none"> <li>- discrimination</li> <li>- hate crime</li> </ul>	<p>services that contribute to LGBT community safety and challenge harassment, discrimination and hate crime</p> <ul style="list-style-type: none"> <li>• Housing and support services that are planned and reviewed in consultation with the LGBT community</li> </ul> <p>Link in with other LGBT groups co-ordinated through the LGBT Health and Inclusion Project</p>

	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
		<p>form of domestic violence</p> <ul style="list-style-type: none"> <li>• Count Me in Too reported that 22% of LGBT people who took part in the research had been homeless at some point in their lives</li> </ul>		
<p><b>Marriage and civil partnership</b> (only in relation to due regard to the need to eliminate discrimination)</p>	No specific data relating to housing issues or needs	<p>No housing specific issues or needs were raised during consultation</p> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• LGBT Network</li> <li>• LGBT Health and Inclusion Project</li> </ul>	No impacts identified (civil partnerships recognised for tenancies)	No specific housing related actions required
<p><b>Community Cohesion</b> (what must happen in all communities to enable different groups of people to get on well together.)</p>	<p>Community nuisance linked to:</p> <ul style="list-style-type: none"> <li>• Empty Homes: In 2013/14 – 168 long-term empty properties were brought back into use</li> </ul>	<ul style="list-style-type: none"> <li>• Management of HMO</li> <li>• Growing private rented sector has significant Public Health implication</li> <li>• Consider demand on community services</li> </ul>	<ul style="list-style-type: none"> <li>• HMOs can increase the likelihood of anti-social behaviour</li> <li>• Long-term empty properties can blight a neighbourhood and increase the likelihood of anti-social behaviour</li> </ul>	<ul style="list-style-type: none"> <li>• Extend HMO additional licensing where appropriate</li> <li>• Continue to bring long-term empty properties back into use</li> </ul>

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	<ul style="list-style-type: none"> <li>• Poorly managed Housing in Multiple Occupation (HMO's): September 2014 - 1,983 additional licence applications received</li> <li>• Wider impacts of housing affordability issues – overcrowding, poor quality homes, health, wellbeing, education, households having to move away</li> </ul>	<p>when planning housing</p> <ul style="list-style-type: none"> <li>• Wider impact on society, health, economy, wellbeing from housing not being affordable</li> </ul> <p>Consultees include:</p> <ul style="list-style-type: none"> <li>• Public Health</li> <li>• Carers Centre</li> <li>• Attendees at Event</li> </ul>	<ul style="list-style-type: none"> <li>• More affordable housing</li> <li>• Need for local lettings plan</li> <li>• Estate regeneration</li> </ul>	<ul style="list-style-type: none"> <li>• Provide balanced mix of affordable housing</li> <li>• Deliver estate regeneration programme through consultation with local residents</li> <li>• Attach local lettings plan with new developments</li> </ul>
<p><b>Other relevant groups</b> eg: Carers, people experiencing domestic and/or sexual violence, substance misusers, homeless people, looked after children, ex-armed forces personnel etc</p>	<p><b>Homeless people</b></p> <ul style="list-style-type: none"> <li>• In 2013/14 - 510 households accepted homeless</li> <li>• 10.4% of housing related support was for single homeless people</li> </ul>	<p><b>Homeless people</b></p> <ul style="list-style-type: none"> <li>• Interpretation of homeless legislation needs to be looked at again as there are concerns that there are people experiencing DV as being found intentionally homeless in relation to Violence Against Women &amp;</li> </ul>	<p><b>Homeless people</b></p> <ul style="list-style-type: none"> <li>• Increasing number of people seeking assistance</li> <li>• Instances of people experiencing DV not supported</li> </ul>	<p><b>Homeless people</b></p> <ul style="list-style-type: none"> <li>• Make sure housing supply reflects housing need</li> <li>• Acquire suitable TA</li> </ul>



	Summary of data about your service-users and/or staff	Summary of service-user and/or staff feedback	Impacts identified from data and feedback (actual and potential)	All potential actions to: <ul style="list-style-type: none"> <li>• advance equality of opportunity,</li> <li>• eliminate discrimination, and</li> <li>• foster good relations</li> </ul>
	<p><b>Rough sleepers</b></p> <ul style="list-style-type: none"> <li>• 50 rough sleepers at street count in November 2013.</li> <li>• 2013/14 the Rough Sleepers Street Services &amp; Relocation Team work with 1,066 rough sleepers. 6.9% of housing related support was for rough sleepers</li> </ul> <p><b>Families</b></p> <ul style="list-style-type: none"> <li>• In 2013/14 - 257 households were accepted homeless and in priority need due to having dependent children</li> <li>• 897 families in temporary accommodation at the end of March 2014</li> <li>• 1 July 2014 <ul style="list-style-type: none"> <li>○ 7,332 households with dependent</li> </ul> </li> </ul>	<p>Girls</p> <p><b>Rough sleepers</b></p> <ul style="list-style-type: none"> <li>• No housing specific issues or needs were raised during consultation</li> </ul> <p><b>Families</b></p> <ul style="list-style-type: none"> <li>• Poverty – poor security of housing, income, food, and community</li> <li>• Families being stuck in temporary accommodation often outside their communities</li> <li>• Lack of family housing suitable where a member has a physical disability</li> </ul>	<p><b>Rough sleepers</b></p> <ul style="list-style-type: none"> <li>• Increase in the number of rough sleepers</li> <li>• Increase in the number of rough sleepers supported by Rough Sleepers Street Services &amp; Relocation Team</li> </ul> <p><b>Families</b></p> <ul style="list-style-type: none"> <li>• Cost to rent or buy in the city is beyond many families' means</li> <li>• Increase in number of families in temporary accommodation</li> <li>• Lack of family sized accommodation</li> <li>• Overcrowding</li> <li>• Lack of family sized housing for families' with identified needs e.g. family members</li> </ul>	<p><b>Rough sleepers</b></p> <ul style="list-style-type: none"> <li>• provide housing related support</li> <li>• Continue to procure move-on accommodation</li> <li>• Support rough sleepers to sustain accommodation</li> </ul> <p><b>Families</b></p> <ul style="list-style-type: none"> <li>• Continue to meet the target of 10% larger family housing</li> <li>• Investigate buying family sized properties off plan</li> <li>• Maximise opportunities to provide larger family homes under the estate regeneration programme</li> <li>• Acquire suitable</li> </ul>

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	<p>children on the housing register representing 38% of all households</p> <ul style="list-style-type: none"> <li>○ 2,647 households with dependent children on the housing register were assessed as being overcrowded</li> <li>○ 259 of households on the housing register with dependent children and a member who had a physical disability</li> </ul> <p><b>Substance misusers</b></p> <ul style="list-style-type: none"> <li>• 2.5% of housing related support is for substance misusers</li> <li>• In 2012 - 1,582 clients were in substance misuse treatment programmes and a further 1,000 people need support to keep their homes</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of family support services can result in young people being evicted</li> <li>• Create the right mix of housing to encourage churn and therefore release larger homes across all tenures</li> </ul> <p><b>Substance misusers</b></p> <ul style="list-style-type: none"> <li>• No housing specific issues or needs were raised during consultation</li> </ul>	<p>has a disability</p> <ul style="list-style-type: none"> <li>• Poor housing conditions can have Impact on the health and wellbeing of low income families</li> </ul> <p><b>Substance misusers</b></p> <p>Housing stability has an affect on positive outcomes for substance misusers</p>	<p>temporary accommodation properties for families</p> <ul style="list-style-type: none"> <li>• Continued funding for targeted Tenants Incentive Scheme</li> <li>• Work with private rented sector to alleviate evictions</li> <li>• Work with private rented sector to improve house conditions</li> </ul> <p><b>Substance misusers</b></p> <ul style="list-style-type: none"> <li>• Work to increase move-on provision</li> <li>• Work to secure housing related support</li> </ul>

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	<p><b>Carers</b></p> <ul style="list-style-type: none"> <li>• The 2011 Census reported there were 23,967 carers living in the city, representing 8.8% of the population, which is less than the national proportion</li> <li>• young carers are more likely to be from Black, Asian or minority ethnic communities.</li> <li>• It is estimated that the average annual income for families with young carers is £5,000 less than other families.</li> <li>• People who identify as Gypsies and Travellers are more likely to be providing unpaid care than any other ethnic group.</li> </ul>	<p><b>Carers</b></p> <ul style="list-style-type: none"> <li>• Particular issues for young carers who need 'sheltered' style accommodation</li> <li>• Increasing gap between benefits and cost of living</li> <li>• Affordable homes were no longer affordable</li> <li>• Need to consider demand on community services when planning housing</li> <li>• Support part buy/part rent</li> <li>• More shared homes</li> <li>• Not enough supported living</li> <li>• Access to information</li> <li>• Help with making homes warmer</li> </ul>	<p><b>Carers</b></p> <ul style="list-style-type: none"> <li>• Increase in number carers</li> <li>• Carers more likely to be in debt</li> <li>• Carers more likely to be on low income</li> <li>• Carers more likely to experience poor health</li> <li>• Hidden young carers</li> <li>• More housing options needed</li> <li>• Lack of information</li> <li>• More likely to suffer fuel poverty</li> </ul>	<p><b>Carers</b></p> <ul style="list-style-type: none"> <li>• Improve house conditions</li> <li>• Assist carers to maximise their incomes</li> <li>• Provide telecare support</li> <li>• Rehouse to suitable social housing</li> <li>• Work with private rented sector landlords</li> <li>• Support with adaptations</li> <li>• Ensure all new affordable housing meets lifetime homes standard</li> <li>• Continue to meet the target of 10% fully wheelchair accessible new affordable housing</li> </ul>

	<b>Summary of data about your service-users and/or staff</b>	<b>Summary of service-user and/or staff feedback</b>	<b>Impacts identified from data and feedback (actual and potential)</b>	<b>All potential actions to:</b> <ul style="list-style-type: none"> <li>• <b>advance equality of opportunity,</b></li> <li>• <b>eliminate discrimination, and</b></li> <li>• <b>foster good relations</b></li> </ul>
<p><b>Cumulative impact</b> (this is an impact that appears when you consider services or activities together. A change or activity in one area may create an impact somewhere else)</p>	<p>Housing needs (as highlighted above and in our data analysis reports) has a direct impact on health, social care, wellbeing, education, social cohesion, economy, life chances, poverty, deprivation, inequality etc.</p>	<p>Delayed discharge from hospital</p> <p>Overcrowding</p> <p>Housing costs – buying and renting not affordable</p> <p>Low paid workers (e.g. care workers) unable to afford to live in the city</p> <p>Impact of unsecure accommodation on children’s schooling</p> <p>Lack of family housing</p> <p>Appropriate adaptations and accessible housing</p>	<p>Poor quality, unaffordable housing, housing that is inappropriate and the lack of housing has a direct impact on people’s health wellbeing and independence and therefore can have implications for social care, education and health</p> <p>Lack of secure family sized homes has an impact on health, educational attainment</p> <p>Lack of affordable homes has an impact on adult social care workers</p> <p>Lack of appropriate housing related support has an impact on health, social care and crime and disorder</p> <p>Poor housing quality impacts on the environment</p>	<p>Maximise opportunities to develop affordable housing – through registered provider provision and our own estate regeneration programme</p> <p>Maximise opportunities to develop family sized housing – through registered provider provision and our own estate regeneration programme</p> <p>Maximise opportunities to provide fully wheelchair accessible new council homes under the estate regeneration programme</p> <p>Investigate buying off plan on new developments</p> <p>Increase take up of grants and loans for home improvements</p>

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			<p>Lack of affordable housing impacts the city's economy</p> <p>Shortage of appropriate adapted homes has an impact on hospital discharge, health, wellbeing and independence of people (adult / child) with a disability, their carers and their families</p>	<p>Adaptations team work with housing management</p> <p>Explore funding streams for energy efficiency</p>

## 2. Prioritised Action Plan:

Housing Strategy 2015 Action Plan (*Note: draft and still in development*):

Action	Measure	Lead	Timeframe
<b>Priority 1: Improve Housing Supply</b>			
<b>New Affordable Housing</b>	1. Prioritise support for new housing development that delivers a housing mix the city needs with a particular emphasis on family, affordable rented and where feasible, social rented housing	Martin Reid	2015-2019
	2. Directly provide more council housing, such as by developing ourselves, buying off-plan or by supporting others to build and manage on our behalf	Martin Reid/Nick Hibberd	2015-2019
	3. Use Right To Buy receipts to fund new housing	Nick Hibberd	2015-2019
	4. Maximise housing provided from HRA land and buildings	Nick Hibberd	2015-2019
	5. Support local housing associations and the Community Housing Network with their proposals to deliver affordable homes	Martin Reid	2015-2019
	6. Work with the local business sector to maximise housing on mixed use developments incorporating homes, offices and retail	Martin Reid	2015-2019
	7. Continue to look at alternative use of public assets including land	Nick Hibberd	2015-2019
	8. Where compatible with local and national planning policy, increase housing supply through the conversion of unused and unneeded properties	Rob Fraser	2015-2019
	9. Continue to work with adjacent local authorities in the Greater Brighton and Coastal West Sussex area to address unmet housing need across a sub-regional area	Martin Reid	2015-2019
	10. In accordance with City Plan policy, support taller buildings and higher density development in appropriate locations of the city	Rob Fraser	2015-2019
	11. Reinvigorate the Home Ownership for People with Long-term Disabilities scheme	Martin Reid	2015-2019
<b>Family Housing</b>	12. Prioritise family housing for Homes & Communities Agency affordable housing grant applications	Martin Reid	2015-2019
	13. Look to new developments to deliver family housing as part of the affordable housing requirement	Martin Reid	2015-2019

Action	Measure	Lead	Timeframe
	14. Support households wanting to downsize to increase supply of available family housing	Rachel Chasseaud	2015-2019
	15. Work with occupational therapists and social workers to ensure that family properties are allocated and adapted in a co-ordinated manner	Martin Reid / Denise D'Souza	2015-2019
	16. Early intervention for families struggling with accommodation including money advice and tenancy support	Denise D'Souza / Adrian Channon	2015-2019
<b>Community Land Trust and Co-operatives</b>	17. Promote the concept of Community Housing	Martin Reid	2015-2019
	18. Explore the viability of Community Land Trust developments when land is available	Martin Reid / Nick Hibberd	2015-2019
	19. Explore the use of commercial properties for co-operatives where compatible with City Plan policies	Rob Fraser / Martin Reid	2015-2019
	20. Share information on available land with Community Land Trusts	Rob Fraser	2015-2019
<b>Student Housing</b>	21. Support the development of new purpose built student accommodation in accordance with City Plan policies	Martin Reid / Rob Fraser	2015-2019
	22. Support local initiatives to integrate students and the local communities through shared projects such as the Good Neighbour Guides	Universities	2015-2019
	23. Support the development of local plans to reduce the impact of student lets on neighbourhoods with on-street safe bicycle storage, communal bins, and working with letting agents to reduce signage	Universities	2015-2019
	24. Promote support services to students around tenancy management, rights, and responsibilities	Universities	2015-2019
	25. Work with bordering authorities to support satellite campuses	Universities	2015-2019
	26. Promote the universities Rate Your Landlord report across the city and the idea of rented accommodation that is 'fit for study'	Universities	2015-2019
<b>Priority 2: Improve Housing Quality</b>			
<b>Decent Warm Homes</b>	27. Continue to promote the highest possible building, space and environmental standards in all new developments	Martin Reid	2015-2019
	28. Promote available grants and loans to owner occupiers and landlords	Martin Reid	2015-2019
	29. Continue to improve council housing sustainability standards	Martin Reid	2015-2019
	30. Set target on reducing the carbon emissions from housing in the city	Martin Reid	2015-2019
	31. Work with services to address fuel poverty by identifying older people most at risk and using building improvements to reduce fuel costs	Denise D'Souza	2015-2019

Action	Measure	Lead	Timeframe
	32. Work with the Food Partnership to ensure that housing and food are linked to improve well being and reduce waste	Jan Jonker	2015-2019
<b>Private Rented Sector</b>	33. Support a register of landlords in the city	Martin Reid	2015-2019
	34. Support for landlords to better manage properties	Martin Reid	2015-2019
	35. Develop an ethical standard for letting agents including a commitment to equalities and diversity, a 'living rent' scheme where rents are linked to wage inflation, and longer tenancies to support family stability	Martin Reid	2015-2019
	36. Up skill small and accidental landlords to improve tenancy management	Martin Reid	2015-2019
	37. Promote commonhold ownership amongst leaseholders in the city (in both the private sector and amongst council leaseholders when all the flats are leasehold)	Martin Reid / Rachel Chasseaud	2015-2019
	38. Review evictions from the private rented sector to analyse the underlying reasons behind homelessness	Sylvia Peckham	2015-2019
<b>HMO Licencing</b>	39. Promote the Houses in Multiple Occupation licencing scheme for tenants and landlords so that we can ensure that un-licensed Houses in Multiple Occupation are reported and licensed properties are of standard	Martin Reid	2015-2019
	40. Extend Houses in Multiple Occupation licencing to other areas where there is an identified need	Martin Reid	2015-2019
	41. Respond to issues where legal standards are not being met	Martin Reid	2015-2019
	42. Plan refuse collection and storage where there are high levels of Houses in Multiple Occupation	Martin Reid	2015-2019
<b>Priority 3: Improve Housing Support</b>			
<b>Housing Related Support</b>	43. Review and remodel the Integrated Support Pathway for homelessness so that it can deliver a more personalised service with better outcomes for service users	Denise D'Souza	2015-2019
	44. Review where services are commissioned and funded from so that we can ensure a joined up approach to prevention	Denise D'Souza	2015-2019
	45. Support more independent accommodation to prevent long term use of hostels and reduce rough sleeping	Denise D'Souza	2015-2019
	46. Review how people access support services	Denise D'Souza / Sylvia Peckham	2015-2019
	47. Ensure supported housing reduces the need for acute and residential	Denise D'Souza	2015-2019



Action	Measure	Lead	Timeframe
	care services		
	48. Work with public health to manage the impact of housing on well being	Denise D'Souza / Tom Scanlon	2015-2019
	49. Work with social care to ensure a joint approach to housing for people with learning disabilities	Denise D'Souza	2015-2019
	50. Review outreach, advice, and floating support services to ensure that they meet the need in the city	Denise D'Souza	2015-2019
	51. Support the early help pathway for young people and vulnerable adults who are parents	Denise D'Souza / Steve Barton	2015-2019
	52. Ensure that services support survivors of Violence Against Women and Girls (VAWG)	Denise D'Souza/James Rowlands	2015-2019
	53. Ensure that services are accessible to people with autism	Denise D'Souza	2015-2019
	54. Investigate the benefits of women only services	Denise D'Souza	2015-2019
	55. Referral panels to promote choice and mixed communities in supported accommodation	Denise D'Souza / Sylvia Peckham	2015-2019
	56. Support the Mental Health Accommodation as a good practice model	Denise D'Souza / CCG	2015-2019
	57. Assess the impact of potential cuts with community groups and service users	Denise D'Souza	2015-2019
<b>Supporting Older People</b>	58. Support further extra care developments including Brookmead	Martin Reid	2015-2019
	59. Remodel sheltered housing to ensure that it supports the right people and improves social networks and well being	Rachel Chasseaud / Denise D'Souza	2015-2019
	60. Continue to renovate sheltered schemes to convert studios into one bed homes	Rachel Chasseaud	2015-2019
	61. Ensure that adaptations are done at the right time to support people to stay in their homes when they want to	Martin Reid	2015-2019
	62. Support to people to 'downsize' when they chose and provide a range of options for them	Rachel Chasseaud	2015-2019
	63. Ensure that new developments are built to 'dementia friendly' standards and that staff in older people services have access to training on dementia	Martin Reid	2015-2019
	64. Support community links between older people and students where both	Universities	2015-2019

Action	Measure	Lead	Timeframe
	groups can benefit		
	65. Better links between sheltered schemes and surrounding communities	Rachel Chasseaud	2015-2019
	66. Ensure new housing development includes community spaces	Martin Reid	2015-2019
<b>Supporting our Black and Minority Ethnic Communities</b>	67. Continue to work with the Black and Minority Ethnic Needs Assessment Steering Group to identify housing issues specific to Black and Minority Ethnic communities	Martin Reid	2015-2019
	68. Work with Community Safety to resolve housing issues and harassment in a timely manner	Linda Beanlands	2015-2019
	69. Work with the Black and Minority Ethnic groups to provide scrutiny on the Housing Strategy	Martin Reid	2015-2019
	70. Improve front facing customer service at Council housing offices	Valerie Pearce	2015-2019
	71. Review the equalities impact of the allocations of social housing and consider the positive contribution made by single parent families	Sylvia Peckham	2015-2019
<b>Supporting our LGBT Communities</b>	72. Ensure that as services are reviewed we check that they are accessible and safe for all	Denise D'Souza / Angela Smithers / Valerie Pearce	2015-2019
	73. Carry out more research in partnership with community groups to identify specific gaps and needs	Martin Reid	2015-2019
	74. Joint work with Community Safety to resolve housing issues and harassment in a timely manner	Linda Beanlands	2015-2019
	75. Investigate potential impacts of 'out of area' placements for LGBT people	Sylvia Peckham	2015-2019
	76. Work with sheltered housing providers to ensure that services are accessible for the LGBT communities	Rachel Chasseaud / Denise D'Souza	2015-2019
	77. Support local LGBT agencies who are working with LGBT agencies in other areas where LGBT people are looking to move to Brighton to ensure this is done in a planned way	Sylvia Peckham	2015-2019
	78. Use the skills in LGBT community groups to deliver improvements to frontline housing services	Valerie Pearce / Sylvia Peckham	2015-2019
	79. Examine the provision of LGBT specific housing support services in the city	Denise D'Souza	2015-2019
	80. Continue to implement Trans Scrutiny Panel Recommendations for Housing	Sylvia Peckham	2015-2019

### 3. List detailed data and/or community feedback which informed your EIA

Title (of data, research or engagement)	Date	Gaps in data (Identify how you will fill these gaps in future, in your action plan)	Contact
Housing Strategy 2015: Supporting Data Analysis	Sep 2014	No housing related material gaps identified	Andy Staniford
Housing Strategy 2015: Family Housing Supporting Data Analysis	Sep 2014	No housing related material gaps identified	Andy Staniford
Housing Strategy 2015: Consultation Report	Sep 2014	No housing related material gaps identified	Andy Staniford

### 4. EIA sign-off:

**Lead Equality Impact Assessment officer:** Sue Garner-Ford

**Date:** 14 October 2014

**Directorate Management Team rep:** Andy Staniford

**Date:** 17 October 2014

**Communities and Equality Team officer:**

**Date:**

## Equalities Impact Assessment Publication Template

<b>Name of EIA:</b>	Housing Strategy 2015	<b>ID Number</b>	
<b>Lead Team:</b>	Housing Strategy Team	<b>Date EIA completed</b>	October 2014
<b>Summary of EIA:</b>	<p>The focus of the this EIA is the development of the new Housing Strategy 2015 (available at <a href="http://www.brighton-hove.gov.uk/housingstrategy">www.brighton-hove.gov.uk/housingstrategy</a>) and is a citywide strategy that is relevant to everyone living in the city irrespective of the type of housing tenure they live in and housing issues they have.</p> <p>The strategy identifies the key housing needs that matter to local people and action to be taken that will make a real difference to their lives and have a positive impact on the city's population. It sets out how the council and its partners will work together to address housing pressures in the city and bring benefits to the city through leveraging in funding for the authority and its partners.</p>		
<b>Summary of relevant data:</b> what information informed the EIA?	<p>Pressures from an increasing population, high property and rental prices, poor quality housing with a third of the city's housing stock non-decent, limited opportunities for new development and the effects of welfare reform are impacting on many families, particularly our most vulnerable residents. Over the past few years we have seen an increase in the number of households accepted as homeless and in priority need, placed in temporary accommodation and on our Joint Housing Register.</p> <p>Supporting data form a variety of sources has been analysed and presenting in the following documents available at <a href="http://www.brighton-hove.gov.uk/housingstrategy">www.brighton-hove.gov.uk/housingstrategy</a>:</p> <ul style="list-style-type: none"> <li>• Housing Strategy 2015: Supporting Data Analysis</li> <li>• Housing Strategy 2015: Family Housing Supporting Data Analysis</li> </ul>		
<b>Summary of consultation:</b> who was consulted and how?	<p>This strategy, the themes and priority actions have been developed through extensive consultation with commissioners, service providers, community groups and residents over 2014. In addition to attending a wide range of individual meetings and partnership meetings, three key events were held, a main stakeholder event, a BME community event hosted by BMECP and one for those with disabilities hosted by the Fed Centre for Independent Living. There was also an online consultation questionnaire. We promoted our events and engagement routes via social media using the council's Twitter account and Facebook page. A detailed Housing Strategy 2015 Consultation Report is available at <a href="http://www.brighton-hove.gov.uk/housingstrategy">www.brighton-hove.gov.uk/housingstrategy</a></p>		

<p><b>Assessment of impact and key follow-up actions:</b></p>	<p>The new Housing Strategy has 3 overarching priorities that reflect the fundamental housing needs of the city. Within these, there are a number of themes detailing areas of need which have been highlighted by local people during the consultation as those areas that matter the most and will make the most impact:</p> <ul style="list-style-type: none"> <li>• <b>Priority 1: Improving Housing Supply</b> <ul style="list-style-type: none"> <li>○ New Affordable Housing</li> <li>○ Family Housing</li> <li>○ Community land trust and co-operatives</li> <li>○ Student Housing</li> </ul> </li> <li>• <b>Priority 2: Improving Housing Quality</b> <ul style="list-style-type: none"> <li>○ Decent Warm Homes</li> <li>○ Private Rented Sector</li> <li>○ HMO Licencing</li> </ul> </li> <li>• <b>Priority 3: Improving Housing Support</b> <ul style="list-style-type: none"> <li>○ Housing Related Support</li> <li>○ Supporting Older People</li> <li>○ Supporting our BME Communities</li> <li>○ Supporting our LGBT Communities</li> </ul> </li> </ul> <p>An extensive action plan has been developed as part of the Housing Strategy 2015 to deliver on our priorities and themes available at <a href="http://www.brighton-hove.gov.uk/housingstrategy">www.brighton-hove.gov.uk/housingstrategy</a></p>
<p><b>For further information on the EIA contact:</b></p>	<p>Andy Staniford, Housing Strategy Manager, Brighton &amp; Hove City Council, 4<sup>th</sup> Floor, Bartholomew House, Bartholomew Square, Brighton BN1 1JE Tel: 01273 293159. Email: andy.staniford@brighton-hove.gov.uk</p>

