

Fairness Commission
18 February 2016
6.00pm
Friends Meeting House
Ship Street
Brighton BN1 1AF

HOUSING & the GREATER BRIGHTON city region

AGENDA

| Topic | Speaker | Time |
|--|--|-------------|
| 1 Introduction from the Chair | Bill Randall | 6.00pm |
| 2 Housing association | Victoria Moffett – National Housing Federation | 6.10 |
| 3 Community land trusts | Stephen Hill – Chartered Planning and Development Surveyor | 6.30 |
| 4 Community self-build | Levent Kerimol – Our London | 6.50 |
| 5 Open session | 15 minutes - for comments or suggested recommendations to the Commissioners from the public | 7.05 |
| Fifteen Minute Break | | 7.20pm |
| 6 Gold Standard in Housing Options | Katie Dawkins – London Borough of Greenwich Housing Options | 7.35 |
| 7 Fuel poverty & community energy schemes | Brighton & Hove Energy Services Co-operative | 7.55 |
| 8 Open session | 15 minutes - for comments or suggested recommendations to the Commissioners from the public | 8.15 |
| 9 Chair's closing comments | Bill Randall | 8.30 |
| 10 Close of meeting | | 9.00pm |

Contact: **Mark Wall**

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What is the Fairness Commission?

The Fairness Commission has been set up to make sure that everyone has a share in the city's economic success and an opportunity to lead healthy and productive lives. It will find out how to make Brighton & Hove a fairer and more equal place to live and work. The Commission was set up by the council, but is an independent body.

Who are we?

The Commissioners are individuals who have been chosen because they understand some of the main problems facing the city such as child poverty, housing, transport, health and unemployment. These 12 Commissioners do not represent any organisation, group or sector.

- [Vic Rayner – Chair](#)
- [Ann Hickey](#)
- [Sally Polanski](#)
- [Dr Katie Stead](#)
- [Wednesday Croft](#)
- [Dr Rhidian Hughes](#)
- [Bill Randall](#)
- [Rachel Verdin](#)
- [Martin Harris](#)
- [Imran Hussain](#)
- [Dan Shelley](#)
- [David Wolff](#)

Where and when is the Fairness Commission meeting?

Five Commission meetings will take place in public, each starting at 6.00pm and finishing at 9.00pm:

| | |
|--|---|
| <i>Thursday 26th November</i> | <i>Moulsecoomb Great Hall, North</i> |
| Thursday 10 th December | Long Room, Sussex County Cricket Ground |
| Wednesday 20 th January | Whitehawk Library |
| Thursday 18th February | Friends Meeting House |
| Wednesday 16 March | Portslade Town Hall |

What are their priorities?

There are 5 main priority areas which will be explored and discussed by the Commission:

- *Strengthening Communities (November meeting)*
- Children & Young People and improving their life chances (December)
- Employment and Skills (January 2016)
- **Housing & the Greater Brighton city region (February)**
- Older People & Wellbeing (March)

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For further details and general enquiries about this meeting contact Democratic Services, 01273 2910066 or email democratic.services@brighton-hove.gov.uk

Public Involvement

The Fairness Commission actively welcomes members of the public and the press to attend its meetings and is holding as many of its meetings as possible in public.

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If you need the services of British Sign Language/English Interpreters please contact Valerie Harper to arrange this by the 11th February either by email at valerie.harper@brighton-hove.gov.uk or ringing her on 01273 291543 (Monday-Wednesday) or 01273 291068 (Thursday).

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and

Do not re-enter the building until told that it is safe to do so.

Dear Commissioners,

Please find enclosed the evidence pack for the **Housing and the Greater Brighton city region** meeting which will take place on 18th February, 6-9 pm at Friends Meeting House, Ship Street, Brighton, BN1 1AF.

This month's evidence pack contains:

- Housing Strategy 2015: Family Housing Supporting Data Analysis
- Summary of Housing Strategy 2015
- Private Sector Housing Scrutiny Panel Recommendations
- Extract from the proceedings of the Council Meeting held on the 28th January 2016 – Solution Based Proposals to End Homelessness
- JSNA Housing 2015
- Fuel Poverty and Affordable Warmth Strategy – report to Health and Wellbeing Board Oct 2015
- Fuel Poverty JSNA 2015
- New Homes for Neighbourhoods Update January 2016
- Submission from The Fed Centre for Independent Living
- Presentation on Housing from The Fed
- Case Study from The Fed
- Age UK Brighton & Hove submission on housing issues
- Community Housing Network submission
- Social Housing and LHA rent cap – submission from BHT
- LGBT Housing Needs
- Hangleton & Knoll Multi Cultural Women's Group submission
- Brighton Aldridge Community Academy submission
- Presentation on low-cost housing schemes from Y:Cube

I look forward to meeting with you all next week.

Kind regards

Julia Reddaway
Policy Team

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:

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

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>

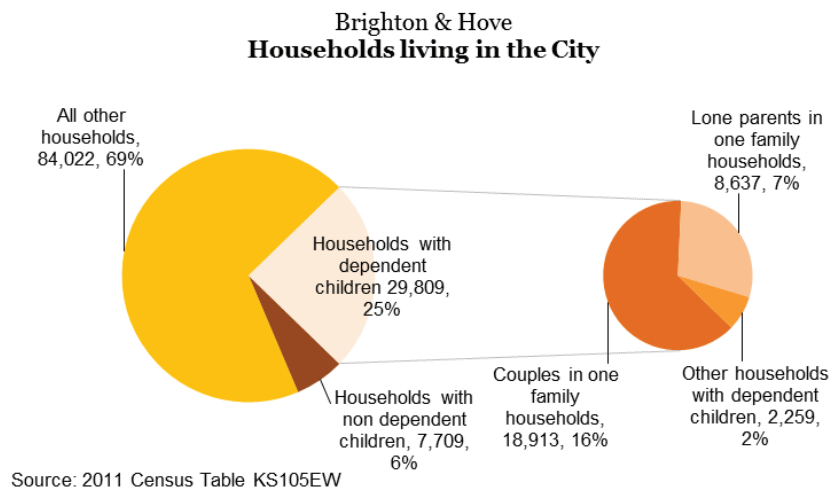
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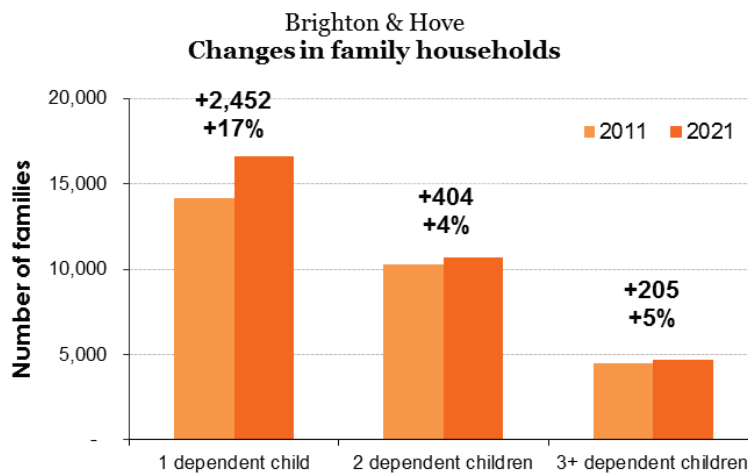
Demographics

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 national¹ 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.



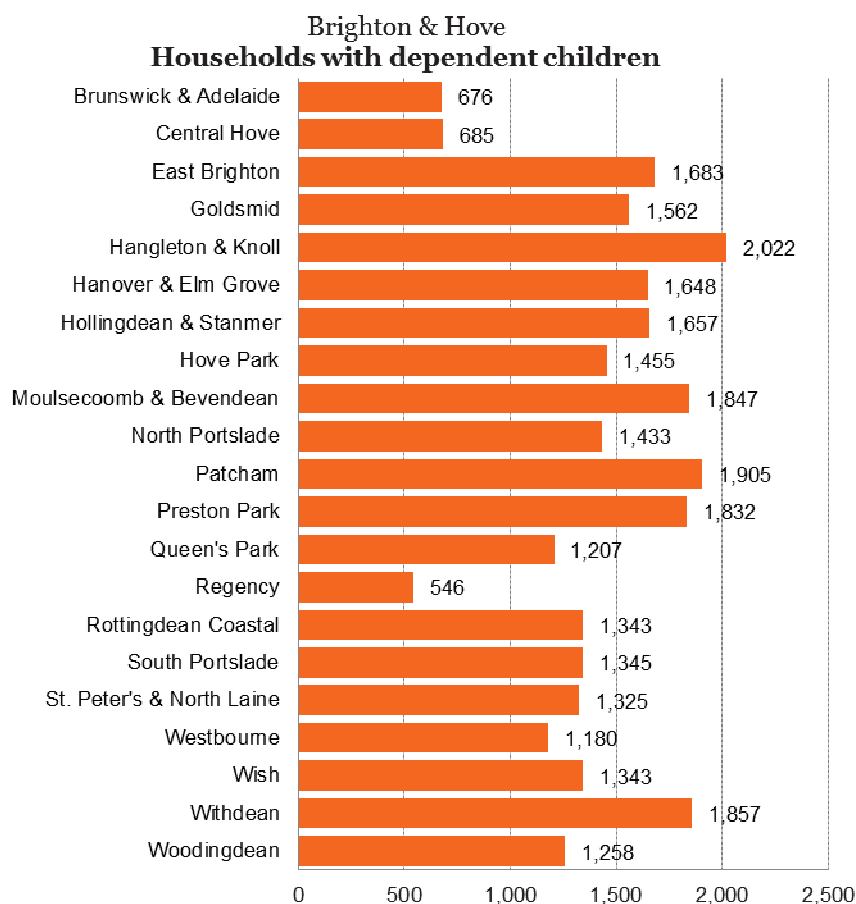
The 2011 based household projections identified an increase of 3,061 (10.6%) households with dependent children by 2021 with the greatest increase in smaller families with 1 dependent child.



¹ 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

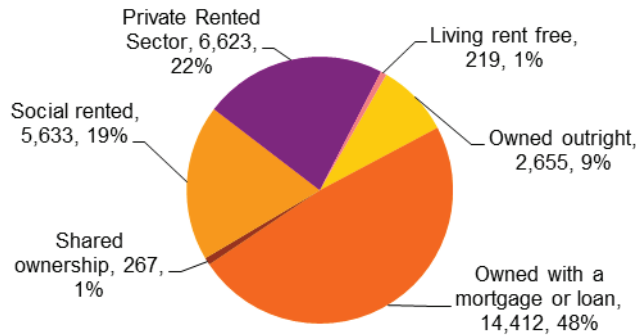
Tenure

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 compares 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

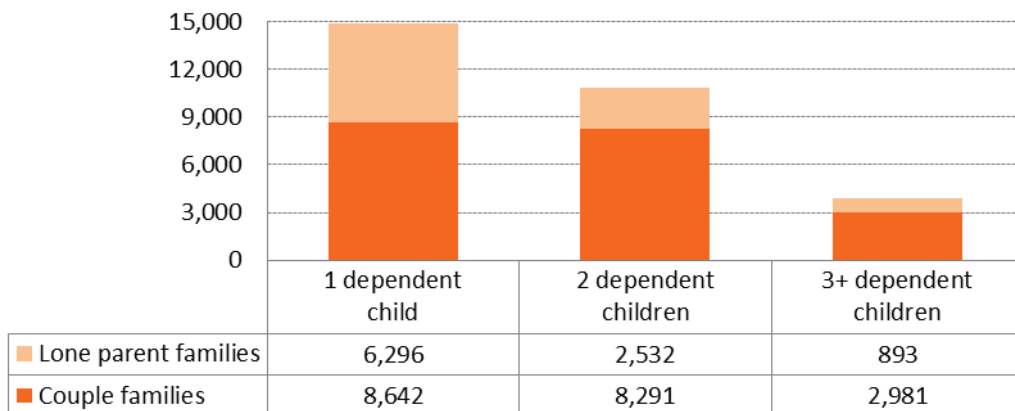


Source: 2011 Census Table DC4101EW

Family Profiles

Looking at families living in the city, the 2011 Census reported a total of 29,635 families² 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



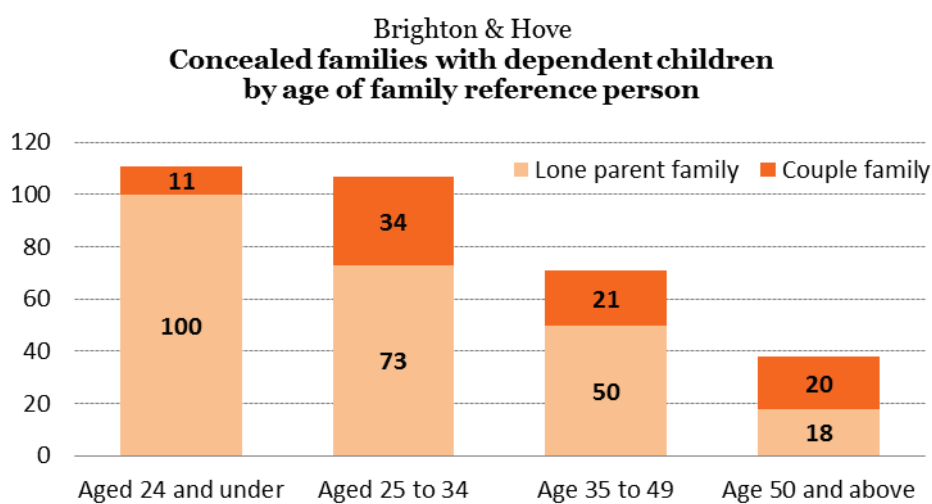
Source: 2011 Census Table LC1114EW

² 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

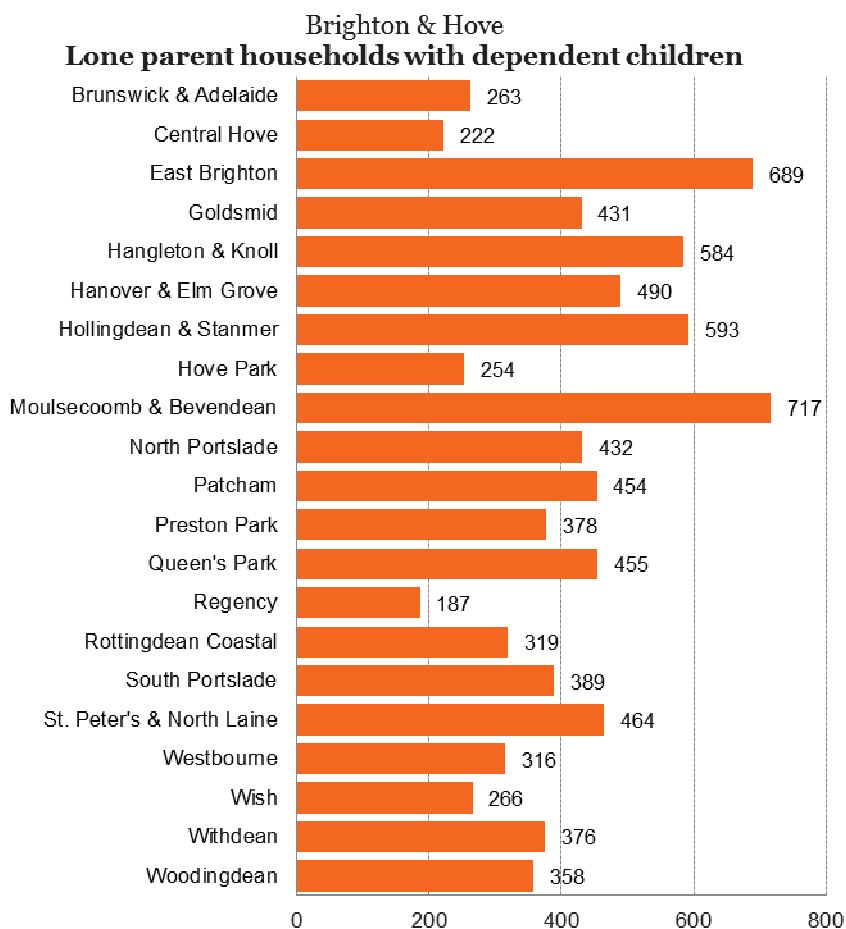
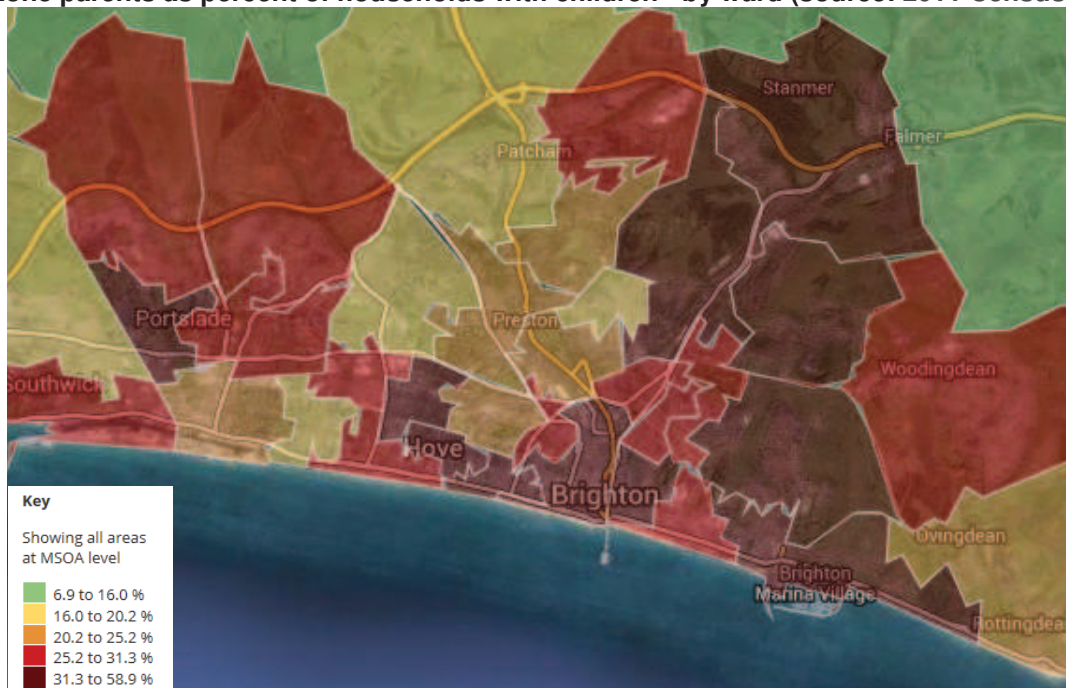
Lone Parents

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)

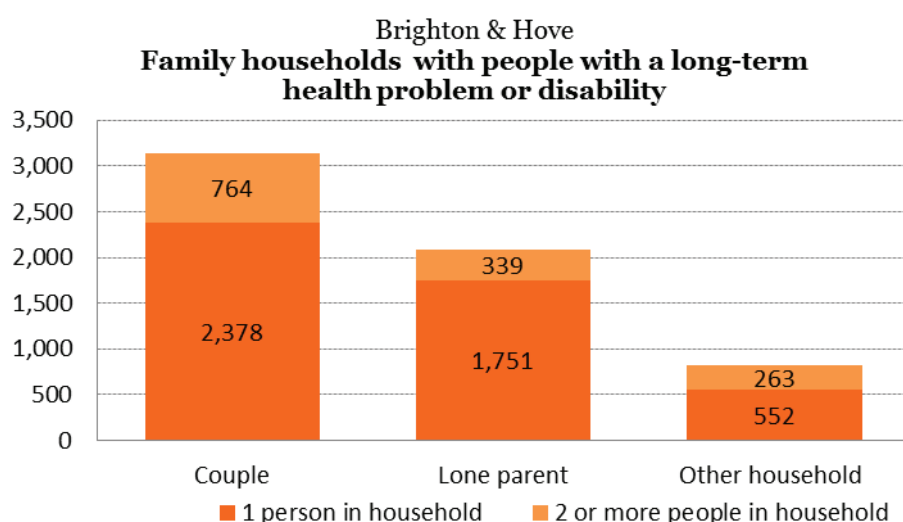


Source: 2011 Census Table QS113EW

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.³

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 national⁴ 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.⁵

³ Housing and disabled children – Joseph Roundtree Foundation: www.jrf.org.uk/sites/files/jrf/2208.pdf

⁴ England

⁵ Brighton & Hove JSNA 2013

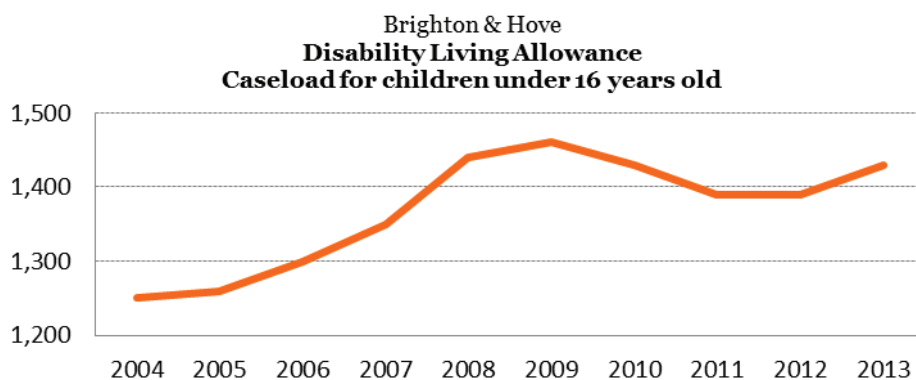
The 2011 Census reported a total of 1,723 children aged 15 and under having a long term health problem or disability representing 4% of all children of that age range living in the city.

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 |
| Total | 625 (36%) | 1,098 (64%) | 1,723 |

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% |
| Occupancy rating of -1 or less (Overcrowded) | 6,282 | 14% | 266 | 15% |
| | 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.⁶

| 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% |
| Total unpaid care provided | 543 | |

2011 Census Table LC3304

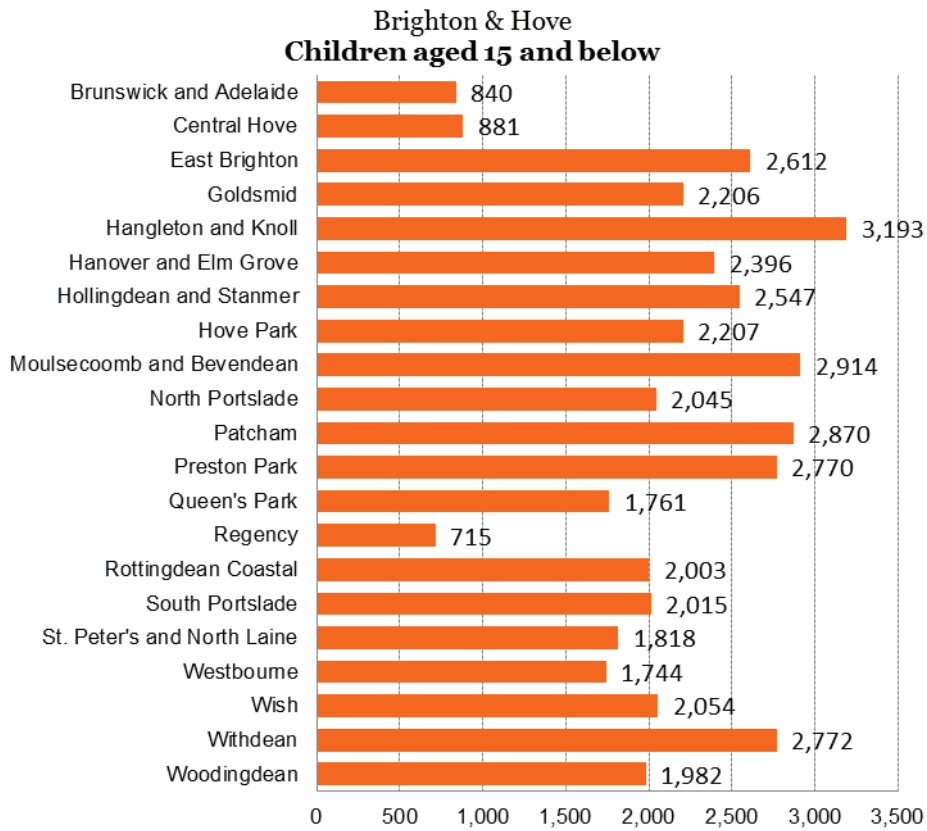
Children aged 15 and below

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%.

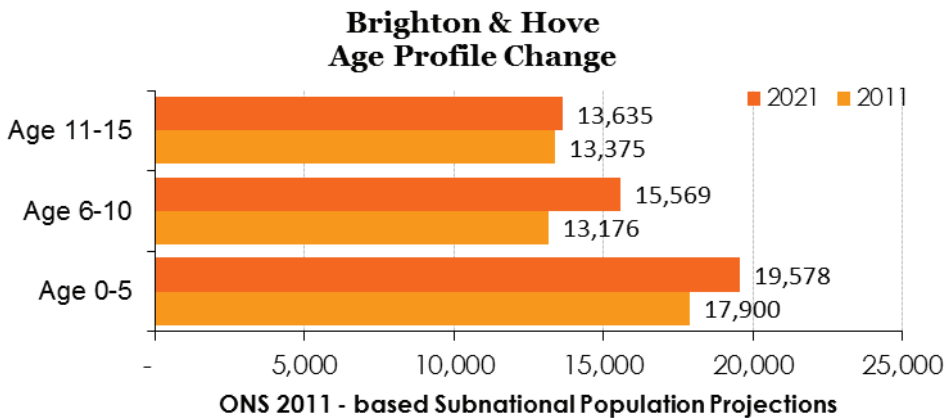
Although children are scattered across the different wards, Hangleton & Knoll had the highest number with 3,193 representing 7.2% of all children aged 15

⁶ 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.

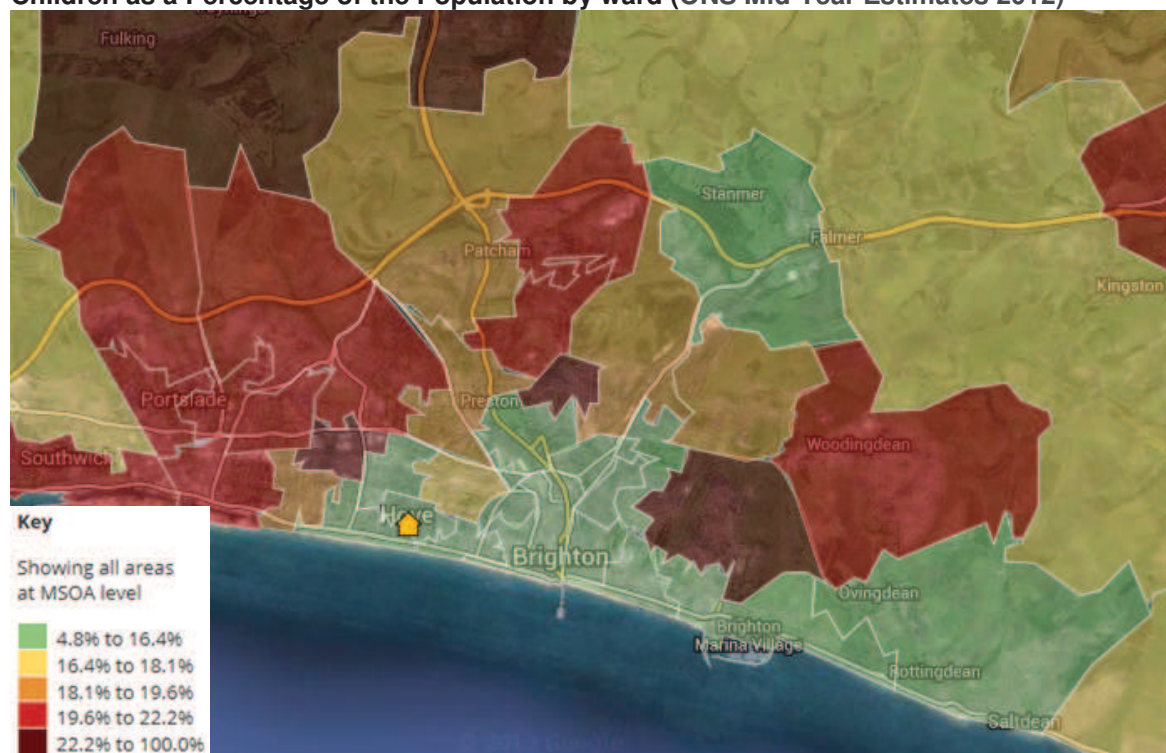


The ONS population projections estimate 10% increase in the number of children aged 15 and below living in the city by 2021, with the number increasing by 4,331 from 44,451 to 48,742. The greatest increase is in children aged 6-10 years old, increasing by 18%.



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.⁷

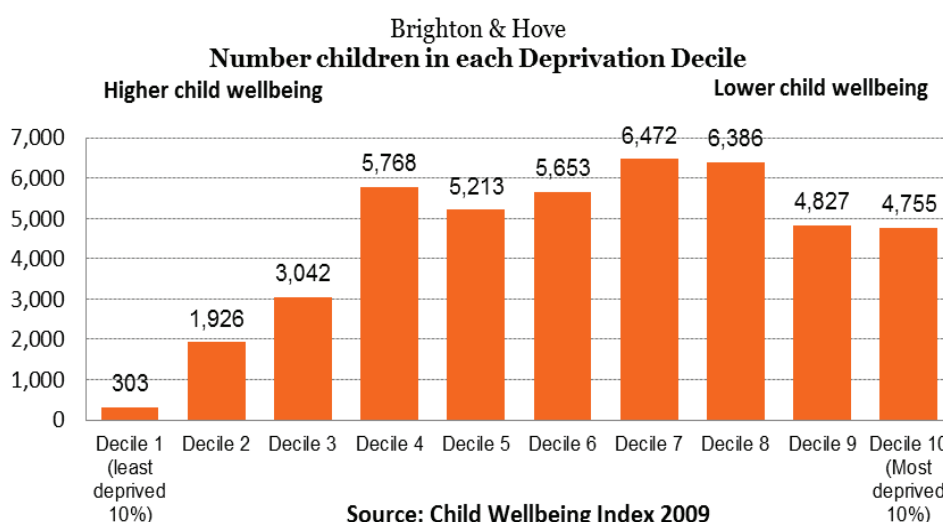
The overall child wellbeing score 2009 identified a total of 9,582 (21.6%) of the city’s children aged under 16 years old were living in the 20% most deprived neighbourhoods in England.

| Child Wellbeing Index | Child in Need domain | Material Wellbeing domain | Education domain |
|--|-----------------------------------|----------------------------------|----------------------------------|
| Number of children aged under 16 living in the most deprived 20% of areas | | | |
| 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 |
|--|-----------------------------------|----------------------------------|----------------------------------|
| Number of children aged under 16 living in the most deprived 20% of areas | | | |
| Brighton & Hove 9,373 (21.1%) | Brighton & Hove 11,597 (26.2%) | Brighton & Hove 7,795 (17.6%) | Brighton & Hove 5,929 (13.4%) |

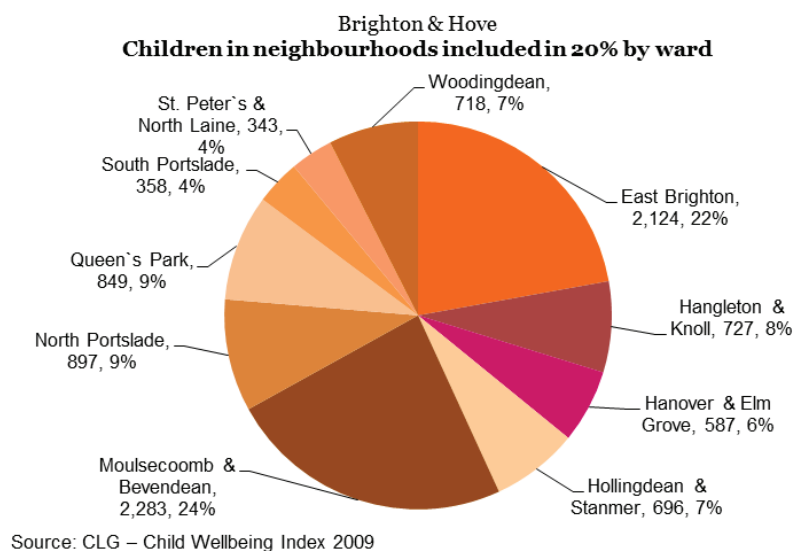
Source: CLG – Child Wellbeing Index 2009

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%.



⁷ 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 effect 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 unemployed⁸; 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% |

⁸ 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 | 49,504 | 100% | 39,790 | 100% | 9,714 | 100% |

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.⁹

Child Poverty

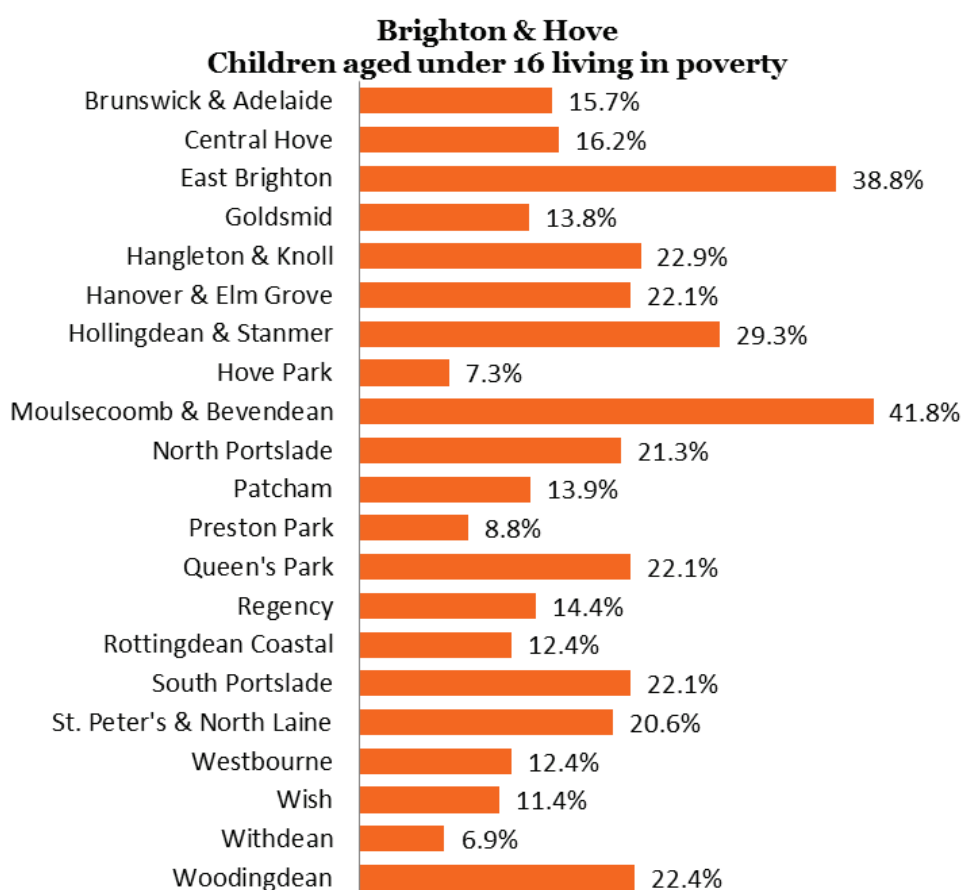
Research indicates that nationally children with parents who are not in employment, with only one parent, with 2 or more siblings, who are from some ethnic groups or have a disability, are more likely to experience poverty.

⁹ Brighton & Hove JSNA 2013

The child poverty measure¹⁰ 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 average¹¹

| 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

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

¹¹ 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.¹²

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.¹³

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.

¹² Brighton & Hove JSNA

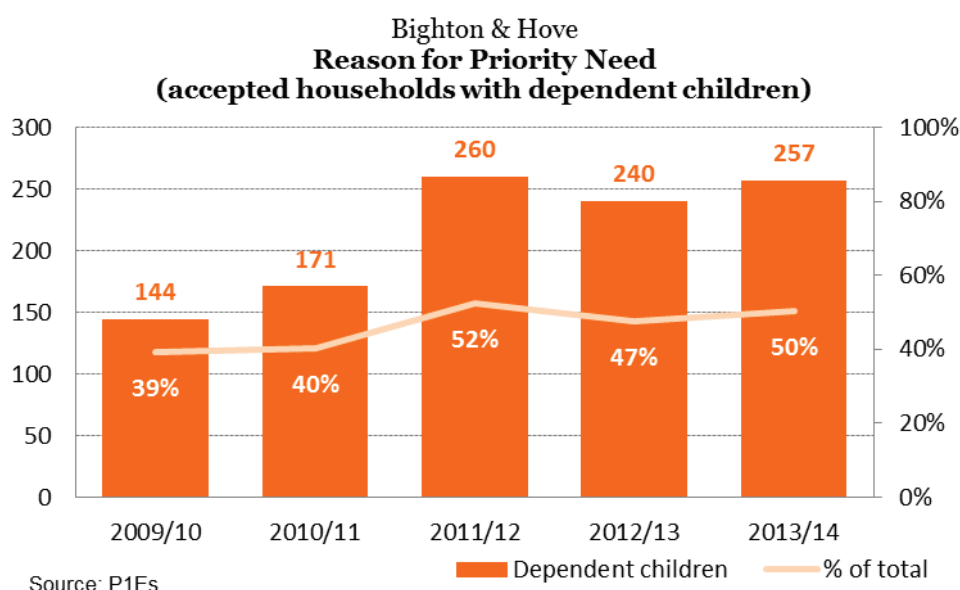
¹³ Brighton & Hove JSNA

| 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 | 5,158 | 16.5% | 17.0% | 11.9% |

Homelessness

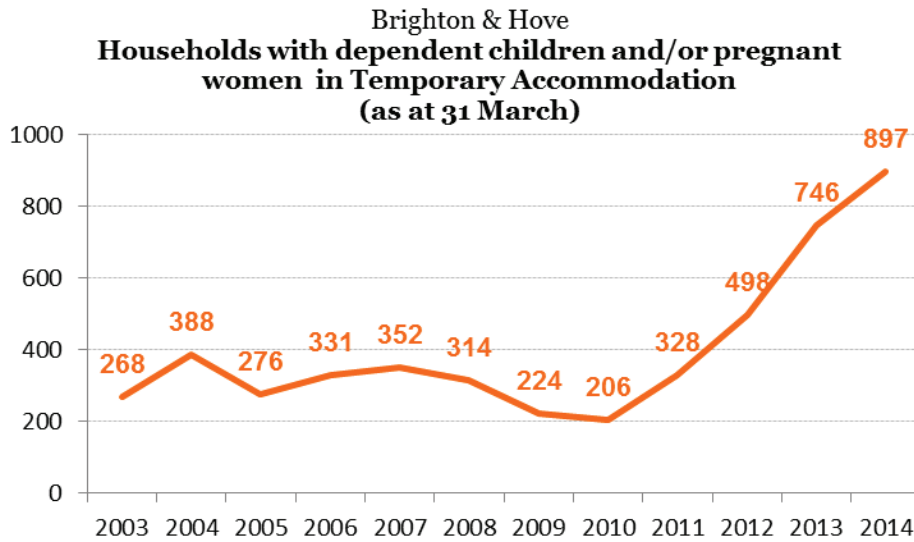
Over the past 3 years an average of 50% of all households accepted as homeless were households with dependent children and this is the most common single reason for homelessness priority need.

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%.



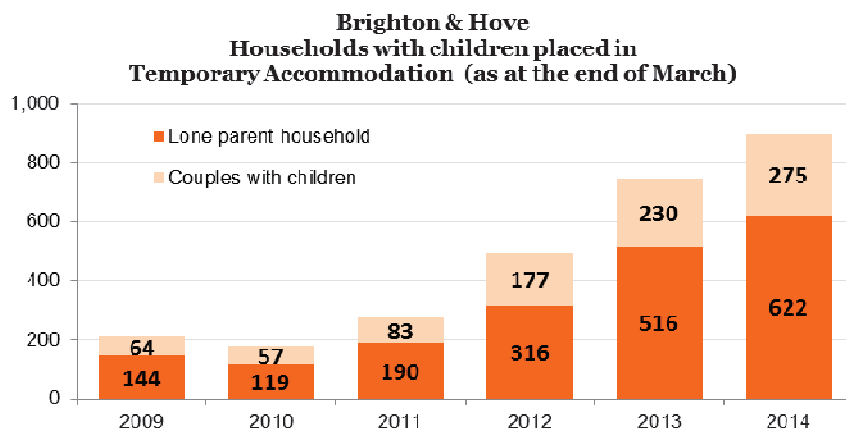
Temporary Accommodation

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: P1E

| | 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.

| Cost to buy in Brighton & Hove (April - June 2014) | | | |
|---|---------------|--------------------|-------------------------|
| | Average Price | Affordable Income* | Price to Income Ratio** |
| 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.

| Monthly cost of mortgage repayments | | | | |
|-------------------------------------|------------|-------------|-------------|-------------|
| | 2 bed flat | 2 bed house | 3 bed house | 4 bed house |
| 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.

| Cost to rent in Brighton & Hove (April - June 2014) | | | |
|--|---------------|--------------------|-------------------------|
| | Average Price | Affordable Income* | Price to Income Ratio** |
| 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.

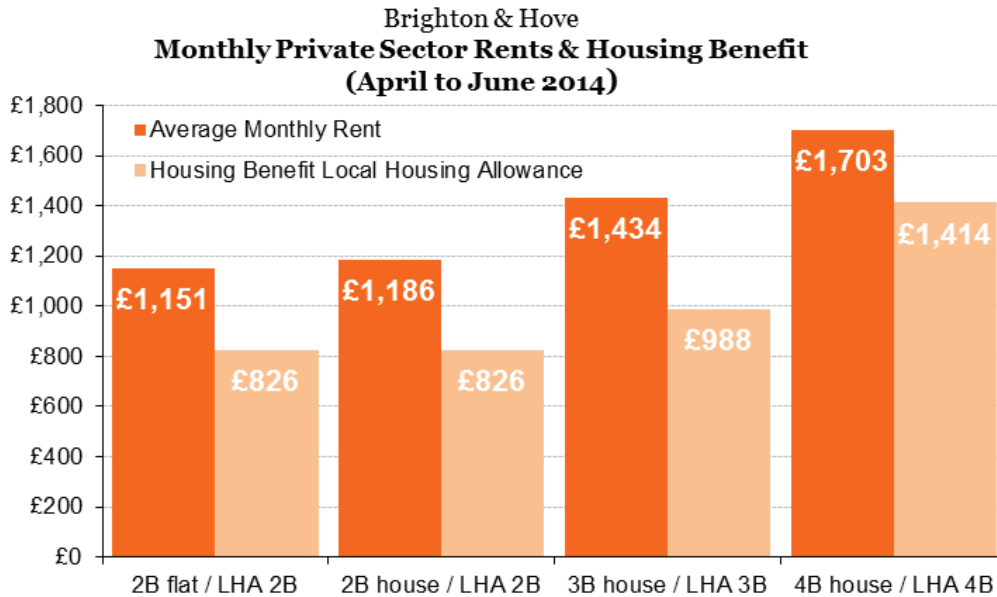
| Brighton & Hove Households with dependent children in receipt of housing benefit at February 2014 | | |
|---|----------------------|-----------------------|
| | Social Rented Sector | Private Rented Sector |
| Single with dependent child/ren | 2,621 (49%) | 2,684 (51%) |
| Couple with dependent child/ren | 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

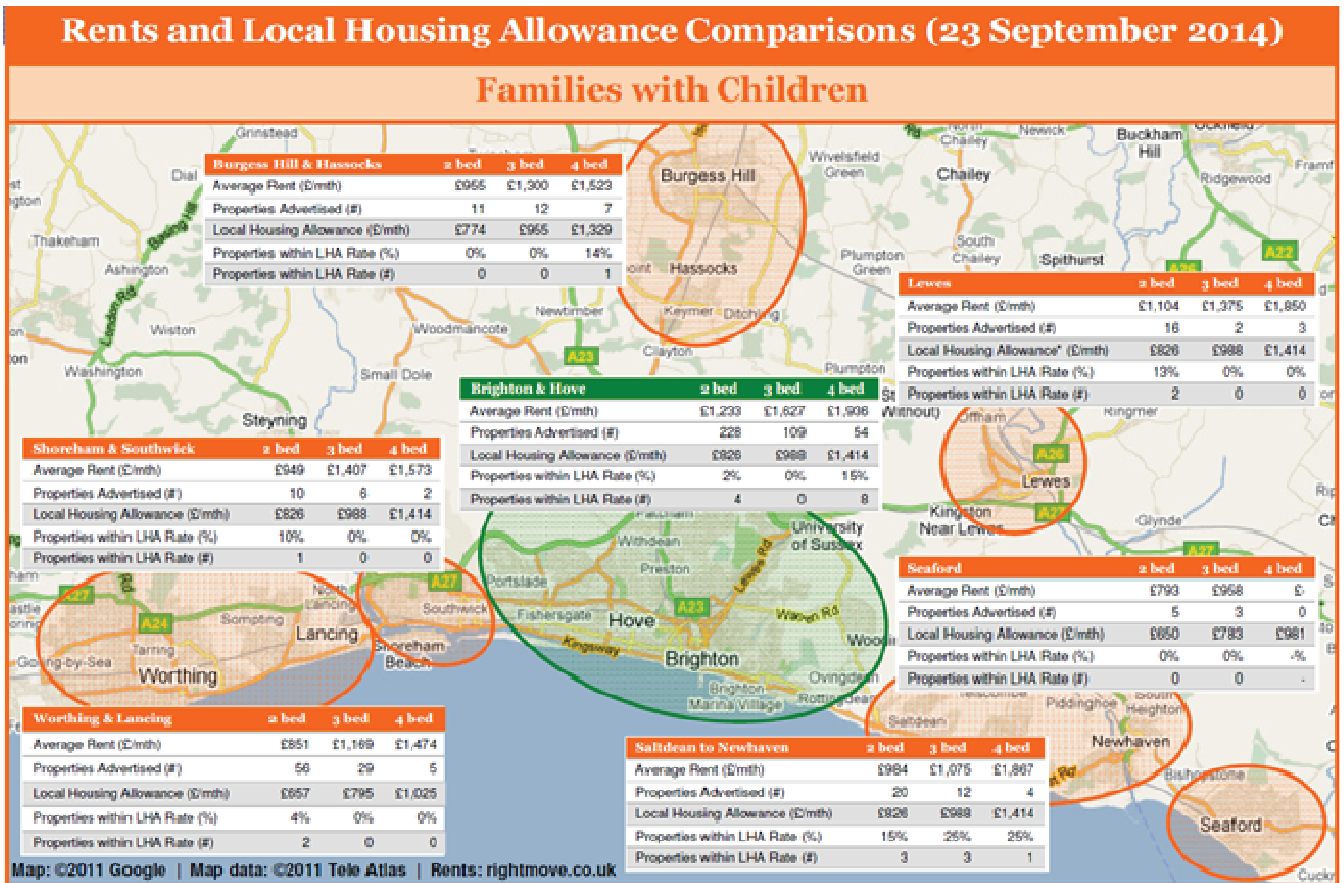
The housing benefit shortfalls mean that unemployed families find it difficult to afford to rent in the city’s private rented sector. In addition some landlords do not accept households on benefits which reduce these families’ options farther. There is also a vibrant student housing market and many of 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 2014¹⁴, 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:

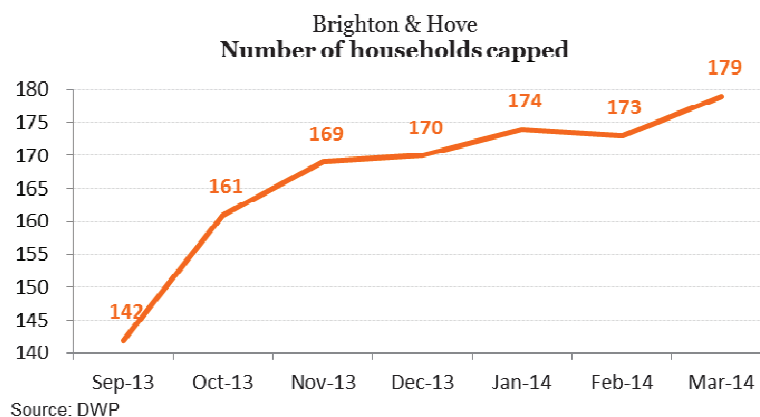
¹⁴ Rent and Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports>



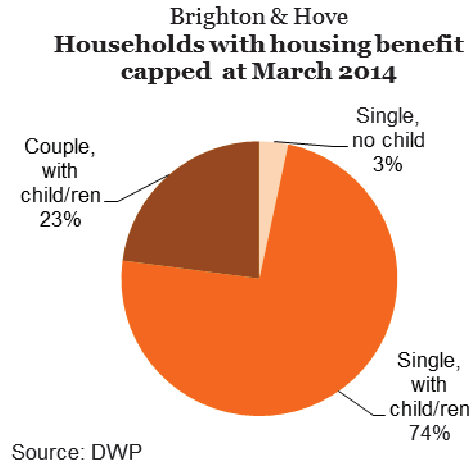
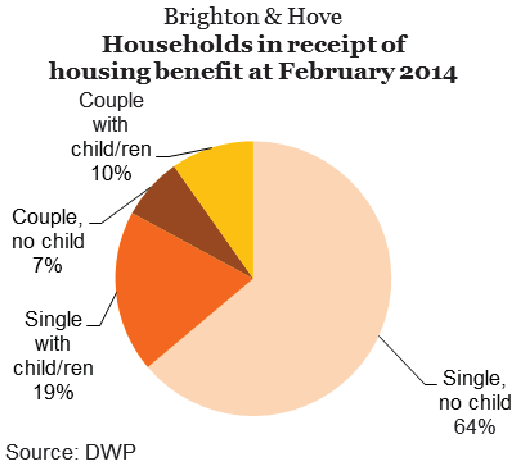
Benefit Cap

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.

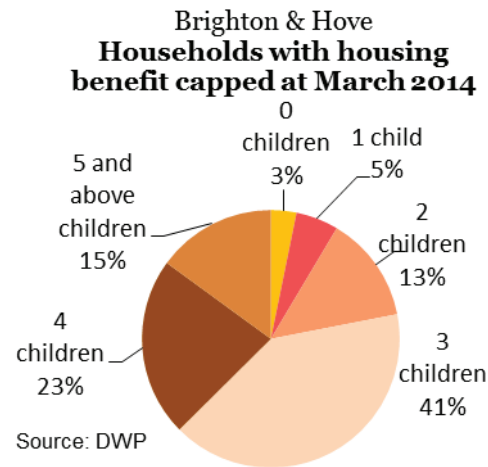
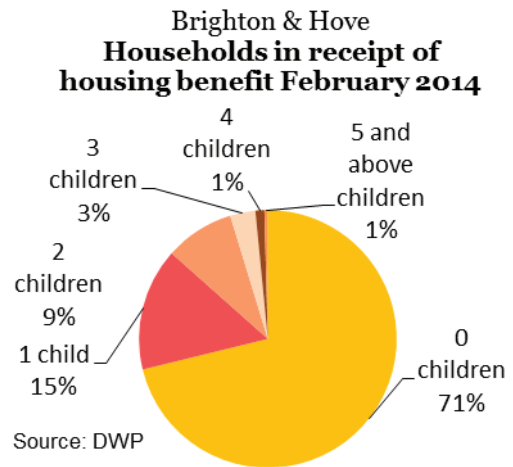
In September 2013 we began to see the affects of welfare reform on housing benefit payments with 142 households reported by the DWP as being capped. This number rose to 179 by March 2014, a 26% increase.



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% |
| Total | 9,400 | 42.5% |

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-decent¹⁵. 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 nationally¹⁶ 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.

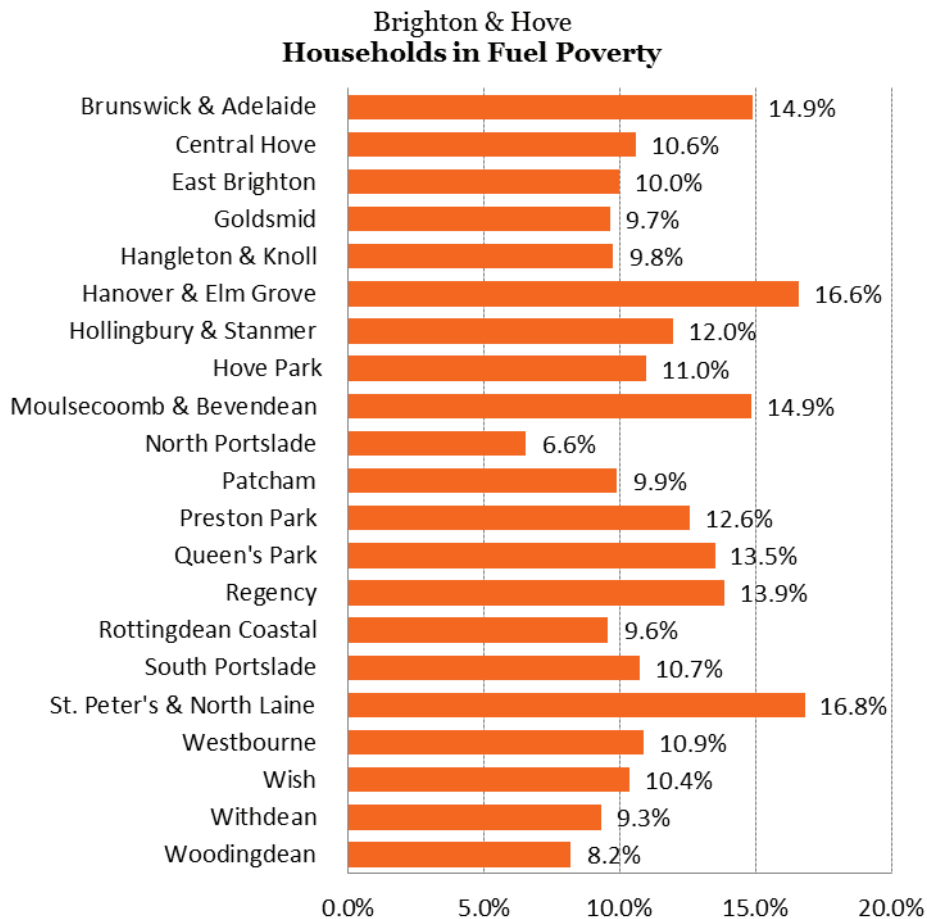
¹⁵ 2008 Business Plan Statistical Appendix

¹⁶ England

Fuel Poverty

In 2012 it was estimated that 14,337 (11.8%) households living in the city were fuel poor¹⁷. 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 2nd 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.¹⁸



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

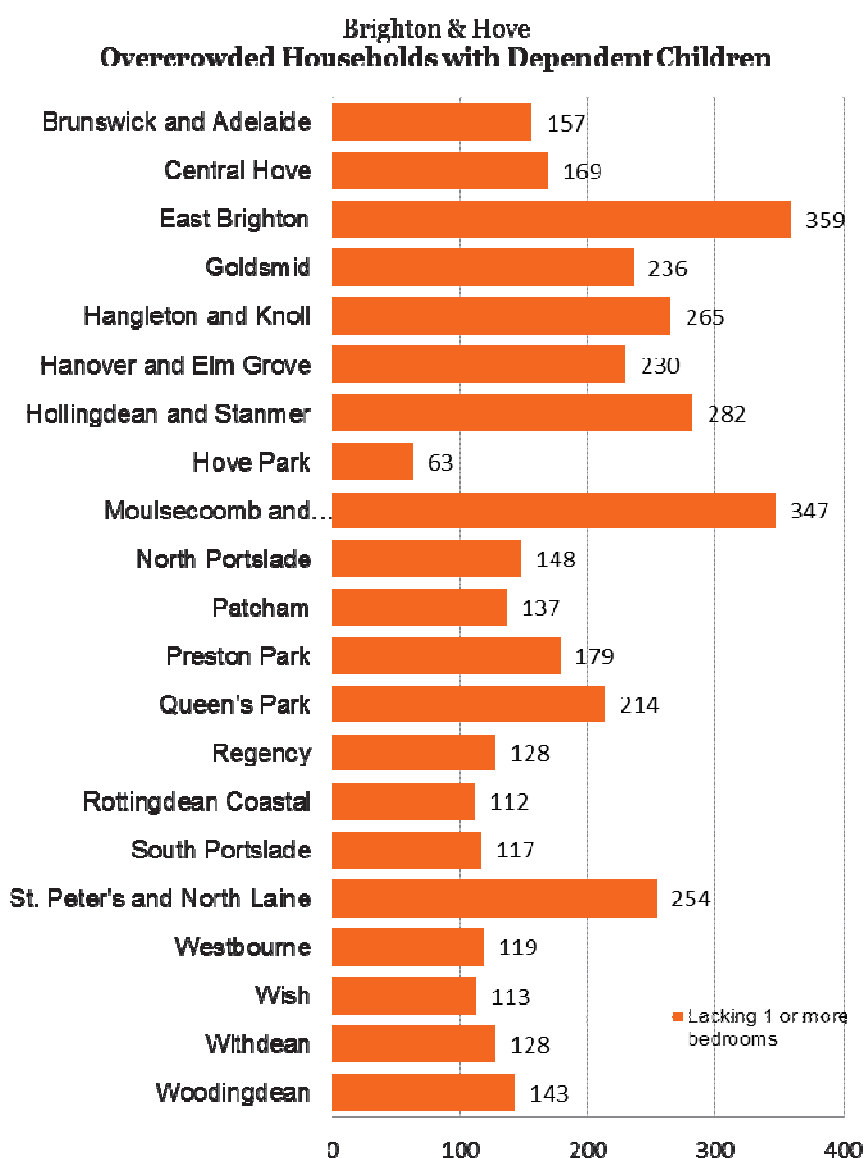
¹⁷ Department of Energy & Climate Change - sub-regional Fuel Poverty 10% definition - defined as a household needing to spend more than 10% of its income to maintain an adequate level of warmth

¹⁸ Brighton & Hove JSNA

Overcrowding

The 2011 Census reported a total of 7,561 (6%) households were living in overcrowded homes lacking one or more bedrooms¹⁹, 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 wards²⁰, and smallest number was in the Hove Park ward.



Source: 2011 Census Table LC4104 and Table LC4105

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

²⁰ 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

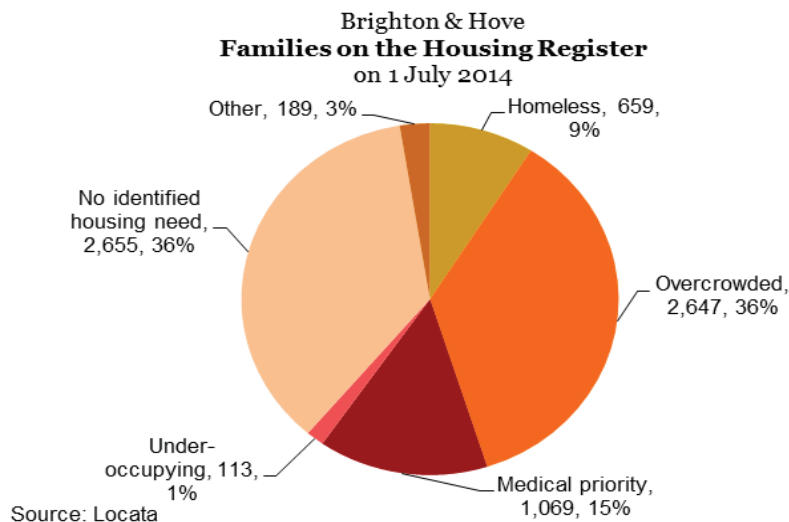
At 4,932, the greatest demand from households with dependent children was for 2-bed homes and represents 91% of total demand for 2-bed homes. 344 households required 4, 5 or 6 bedroom homes:

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

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

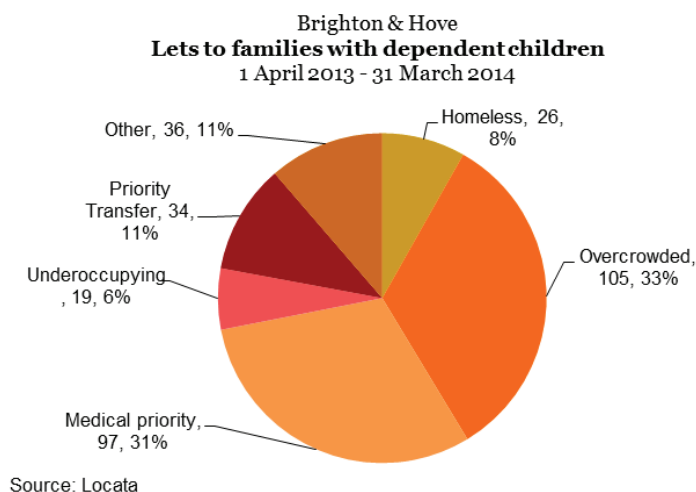
The greatest number of lets to households with dependent children was 2-bed homes, 88% of total 2-bed homes let. All but one of the larger (3-bed, 4-bed and 5-bed) homes let was to households with dependent children.

| 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 |
| Total | 1 | 214 | 86 | 13 | 3 | 317 |

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 1st 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 ²¹.

| Households on the Housing Register on 1 st 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 |
| Total | 15 | 59 | 185 | 259 |

²¹ **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.²²

| Households on the Housing Register on 1st July 2014 with dependent children | | | | |
|---|-------------------------|-------------------------|-------------------------|----------------------------|
| | Mobility Level 1 | Mobility Level 2 | Mobility Level 3 | All Mobility Levels |
| Average | 1.6 | 3.1 | 3.8 | 3.5 |
| 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:

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

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):

²² 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% |
| Total | 47 | 100% |

| 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 |
| Average | 1.5 | 2.1 | 0.9 | 1.7 |
| Longest | 5.6 | 7.7 | 1.3 | 7.7 |

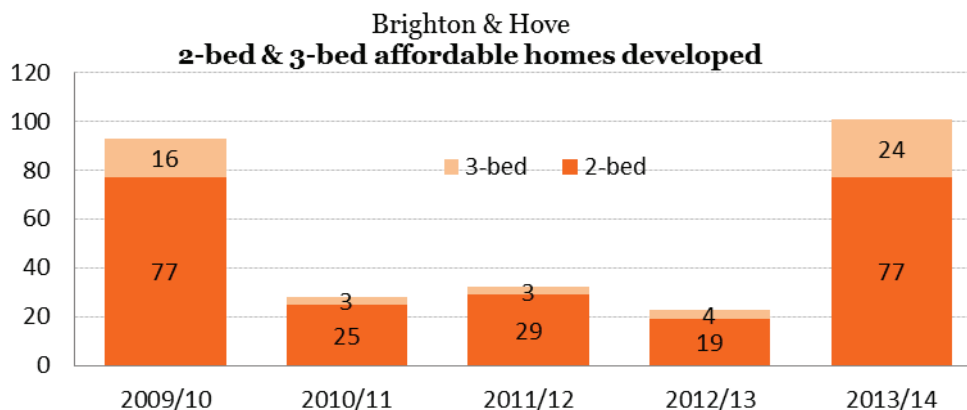
In order to be rehoused, some households are moving to homes that do not match with their mobility level. Only 1 of the 4 households with the highest mobility level moved to a property of the same level, none of the households in mobility level 2 moved to a level to 2 property and 15 of the 33 in mobility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

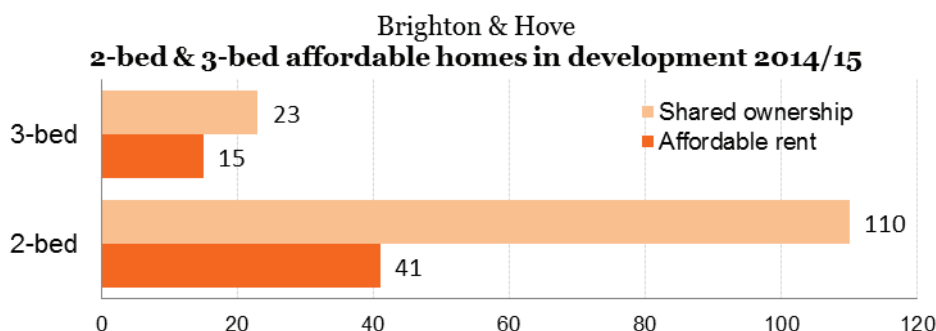
Since 2009/10 a total of 553 affordable homes have been built under the National Affordable Housing Programme and completed through joint working with our partnership organisations. 277 of the new homes built during this 5 years period were 2-bed (227) or 3-bed (50) homes; 135 were for affordable or 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 |
| Total | 99 | 36 | 128 | 14 | 277 |



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.²³ 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.²⁴



In addition we will be developing 12 permanent traveller pitches adjacent to the Horsdean transit site, providing settled homes for our traveller families.

Our New Homes for Neighbourhood Programme is making the best use of council land with the programme aiming to build 500 new homes on council housing land by 2030. It is intended that the homes developed will provide a range of options for local people, including 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.

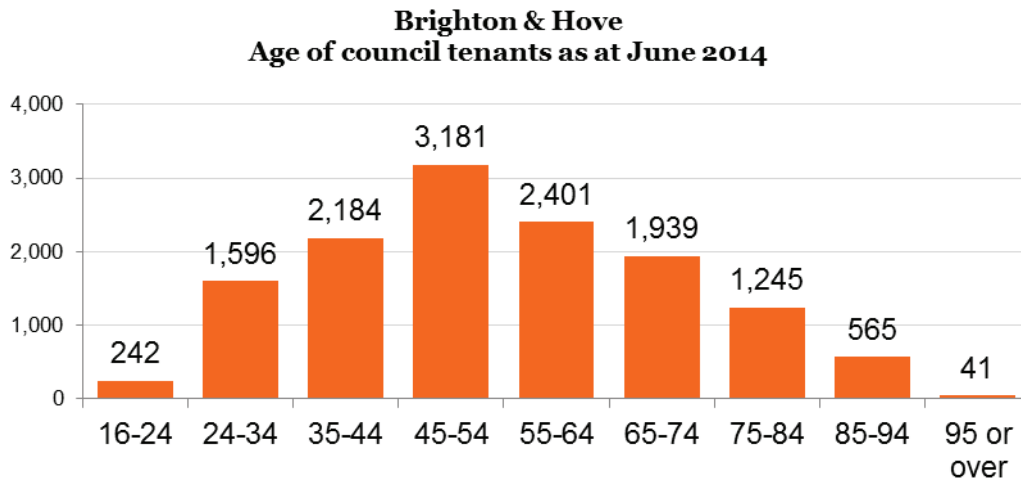
²³ 359 excludes the 45 extra care flats. Figures for 2-bed and 3-bed homes excludes the 1x 2-bed extra care flat

²⁴ Excludes extra care flat

Households Living in Council Housing

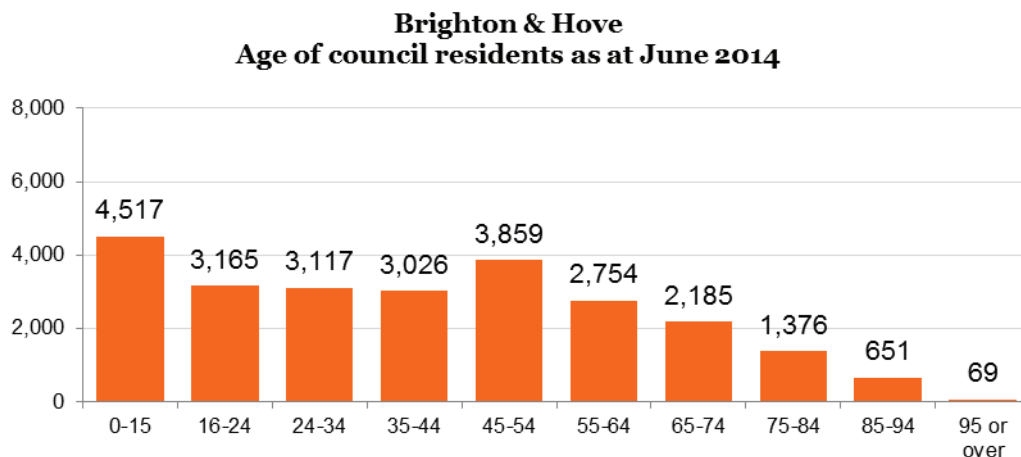
Profile of our council housing tenants and residents

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:

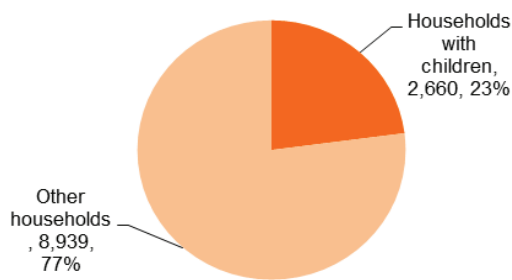


Source: Ohms

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.

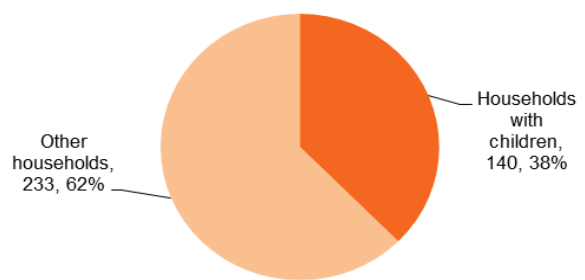
There were a number of households in our council stock experiencing overcrowding. 5.3% of all households with dependent children were overcrowded compared to 2.6% of other households.

Brighton & Hove
Profile of households in council stock



Source: Ohms

Brighton & Hove
Overcrowded households in council stock



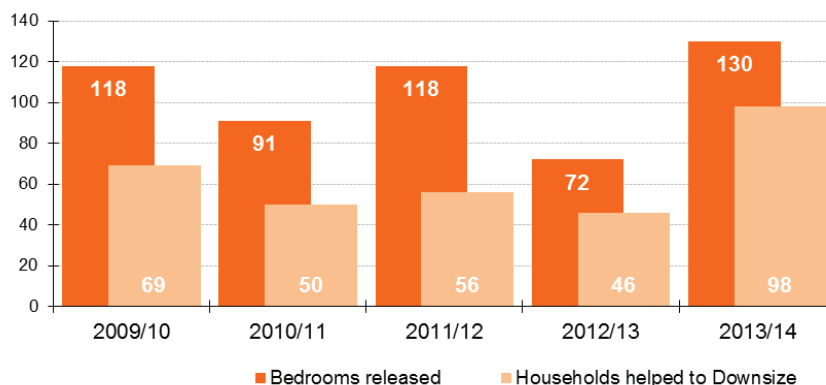
Source: Ohms

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



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HOUSING

Improving Housing & Affordability



Our Aim

We want Brighton & Hove to be an inclusive city with affordable, high quality, housing that supports a thriving economy by offering security, promoting health and wellbeing and reduces its impact on the environment. We want to help bring about integrated communities in a society that values everyone to recognise and tackle the inequality faced by families, the poor and the vulnerable.

The Housing Strategy 2015¹ seeks to deliver our aim by:

- Improving Housing Supply
- Improving Housing Quality
- Improving Housing Support

Improving Housing Supply

Issues of Concern

An overall increase in prices over the last few years has contributed to the city's housing still being largely unaffordable for the majority of residents.

Many households have to forgo a combination of housing space, quality and other forms of expenditure to ensure they can meet their housing costs. The city has one of the largest private rented sectors in the country comprised of 34,000 homes (28%), with 2 in 7 of the city's households now renting privately. However, high rental costs, poorer than average housing quality and pockets of overcrowding (the highest outside London) result in additional housing challenges for the city.

The city is an expensive place to live. The Council's Assessment of Affordable Housing Need Report 2012² identified that almost 88,000 Brighton & Hove households (72%) can not afford market housing without spending a disproportionate level of their income on housing or some form of subsidy.

Prices continue to rise, with a one bed flat on the open market costing 7.5 times median household income³ and three bed houses more than 14.5 times median income. The average monthly rent on a one bed flat in the city at the end of June 2015 was £874 with a three bed house costing £1,500 per month. When comparing these payments to mortgage affordability we find that the rent payment on a one bed flat is similar to the payment of a mortgage of around £149,500 requiring an income of £46,000 to finance and for a three bed home, the rent is equivalent to a mortgage of around £257,000 requiring a household income of £79,000 to finance⁴. Half of all Brighton & Hove households earn less than £28,240 per annum.

¹ Housing Strategy 2015: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-2015>

² 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

³ Median household income is £28,340 per annum. Brighton & Hove Assessment of Affordable Housing Need Report 2012: www.brighton-hove.gov.uk/downloads/bhcc/ldf/Assessment_of_Affordable_Housing_Need.pdf

⁴ Housing Market Report, 2015 Q2: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-market-reports>

The Assessment of Affordable Housing Need Report 2012 estimates that 22,132 households are likely to be in housing need and unable to afford buying or renting in the residential housing market by 2017.⁵ In addition, 59% of those in need (10,642 households) are only able to afford social rented housing rather than affordable rented.

After factoring in the expected supply of new affordable housing it leaves an unmet housing need of 17,403 affordable homes by 2017.⁶ However, the City Plan⁷ demonstrates that the city has the capacity to develop around 13,200 homes in the period 2010 to 2030 (660 per annum). This is less than the 'objectively assessed' housing requirements for the city which have been assessed at 30,120 new homes based on demographic, economic forecasts and affordable housing needs evidence.

What has happened over the last three years

Access to private rented housing for those on benefits is getting harder, with fewer properties available within housing benefit limits. Monitoring of the Rightmove website has identified that during the 3 month period from April to June 2015 only 1 3-bedroom home advertised in Brighton & Hove was within benefit limits. Many households are having to move out of the city along the coast to less expensive areas.⁸

High housing costs in the private sector ensure that social housing remains in high demand with more than 22,000 households on the housing register, with nearly 1,500 households in the highest categories of need. The most common reasons for being on the housing register were a medical priority and overcrowding.

An analysis of households on the housing register highlights that over the last three years there has been 57% increase in the number of households needing to move into three bed homes and 107% increase of households needing to move into four bed or larger homes.

Current position

We work with Planners, the Homes & Communities Agency and our Registered Provider partners in Brighton & Hove Affordable Housing Partnership to make sure that new affordable housing meets high standards. The 2011-2015 Affordable Housing Programme saw 522 new affordable homes developed. This includes completion of the first new Council homes in a generation at Balchin Court under the "New Homes for Neighbourhoods" programme that aims to delivery more than 200 new council homes over the next few years.

The council has appointed a dedicated Under-Occupation Officer to provide practical help and support and financial rewards to tenants wanting to downsize. In 2014/15 the Under-Occupation Officer work has supported households wanting to downsize to release more than 100 family sized homes

⁵ 7,890 is the backlog of households in need and 14,243 is the figure for newly arising households in need

⁶ Calculation: 22,132 affordable need to 2012-17 less 4,729 met from current and new affordable housing stock 2012-17 leaves 17,403 unmet need

⁷ City Plan: <http://www.brighton-hove.gov.uk/content/planning/local-development-framework/submission-city-plan-part-1>

⁸ Brighton & Hove Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-market-reports>

and have helped overcrowded tenants move to larger homes, provided new homes for homeless families and helped house families with disabled members. We have seen increased interest from tenants wishing to downsize and it is anticipated that this trend will continue as the welfare reforms take hold.

Our Homemove scheme advertises council and housing association homes for rent and shared ownership. Homemove incorporates a mobility rating accommodation that indicates whether an available property is suitable for a wheelchair user or someone with limited mobility. All new affordable housing that meets the wheelchair standard is advertised for rent before it is built in order to ensure that the features installed are designed around the specific needs of the future occupants.

To help tackle homelessness we have leased over 1,000 good quality houses and flats to help us minimise our use of B&B type accommodation which is detrimental to children's welfare and linked to many poor health outcomes. We also provide quality housing solutions for Adult Social Care and Children's Services which reduces the impact on those services. We have also leased accommodation to provide young people's supported housing projects.

What we plan to do

We need to make sure that the city has the right type of housing to meet the needs of current and future residents, whether it be owner occupation, private renting, or social rented housing. To do this, our Housing Strategy 2015 priority to Improve Housing Supply focusses on 4 strategic themes:

- Increasing the supply of **New Affordable Housing**
253 new affordable homes are estimated to be completed between 2015 and 2018 across the city with 66 of these expected to compete in 2015/16. These 66 homes are being built to Lifetime Homes Standard and 9 will be new wheelchair adapted homes. In addition there are a further 11 sites that will deliver an additional 212 new affordable homes in the future.

With limited housing development opportunities within the city, we are continuing to work with adjacent local authorities in the Greater Brighton and Coastal West Sussex to not only address unmet housing needs across a sub-regional area but to identify economic opportunities to increase more jobs and businesses

- Increasing the supply of **Family Housing**
We recognise the need to develop more family housing and in 2014/15 we delivered 29 new 3-bed affordable homes and in 2015/16 we expect 10 new 3-bed homes will be delivered. We are working to ensure the City Plan supports the need for more family homes and have a target for the mix of new affordable homes in terms of size recognised in the draft City Plan of 30% one beds, 45% two beds and 25% three beds.
- Supporting the **Community Housing Sector** to develop new affordable housing
We have a longstanding working relationship with the Community Housing Sector, supporting their successful bid for Government

funding. We are committed to promote the concept of community housing and to this end we will be exploring the viability for development options on available sites with a focus on maximising the social value of new developments and sharing information with the Community Housing Network

- Improving **Student Housing** options to benefit students, communities and take pressure of the existing housing stock

Over 2,000 units of new purpose built student housing have been approved in the city for development over the next few years and we will continue to support the development of further student accommodation in accordance with the City Plan policies. To ensure that the right balance of student accommodation is developed, the council's Planning team has commissioned a report to establish the demand for student housing for the next few years.

Improving Housing Quality

Issues of Concern

Housing condition is known to have a major impact on health particularly around issues such as damp, disrepair & poor energy efficiency. The Index of Multiple Deprivation 2010 shows that on the indoor living environment sub domain (housing quality) almost half (48%) of the city's Lower Super Output Areas⁹ are in the bottom 20% nationally with a quarter in the bottom 10%.

3 of every 10 of the city's homes (around 37,000 properties) are considered to be non-decent with 99.9% of this being in the private sector. 42.5% of all vulnerable households in the private sector living in non-decent homes. Additionally, empty homes in the city are a waste of valuable resources, and a blight in local communities, attracting crime and anti-social behaviour.

Many households in the city have difficulty in paying for fuel to keep warm during the winter months. Fuel poverty has been shown to have significant adverse impacts. In particular, inadequately heated homes can lead to or worsen cardio-respiratory conditions resulting in increased winter deaths among older people. Cold homes have also been implicated in under-achievement by children. According to the latest official figures, fuel poverty (based on the new low income, high cost definition) is estimated to affect more than 14,000 households (11.9% against a South East average of 8.1%).

What has happened over the last three years

More than 4,500 private sector homes have been improved since 2009 through our private sector renewal work. However, Government funding for private sector renewal ceased in 2011 so we developed a Community Finance Initiative with a private sector partner and other authorities to focus on equity release and low cost loans to unlock the capital in people's homes.

Although there have been significant improvements in home energy efficiency, domestic energy prices almost doubled in the three years to 2012/13. Whilst

⁹ Lower Super Output Areas: small areas of around 1,500 residents / 650 households

they have remained constant since then, lack of wage increases has meant there has been a large increase in the numbers of households in fuel poverty.

Current Position

To improve the quality of the city's council housing, an Asset Management Plan saw the creation of a Local Delivery Vehicle (Brighton & Hove Seaside Community Homes Limited). Up to 499 council homes are being leased to this organisation which has used them as an asset to borrow funding which has helped 99.5% of our council housing stock meet the Decent Homes standard.

By working in partnership with landlords and local letting agencies we are improving management and conditions in HMOs and reducing the impact on the community. Brighton & Hove City Council introduced an additional HMO Licensing scheme in five 'Lewes Road wards' of Hanover & Elm Grove; Moulsecoomb & Bevendean; St Peters & North Laine; Hollingdean & Stanmer and Queen's Park in November 2012.

The Council is working with owners of empty homes and has helped bring more than 900 back into use since 2009. During 2014/15, 158 long term empty private sector homes were brought back into use in the city.

We are working with West Sussex County Council developing a model for delivery of Green Deal / Energy Company Obligation funding for local residents, businesses and the community through becoming an Affiliate Member of Your Energy Sussex partnership (for private sector housing) and building upon our joint work with Public Health. We continue to work with Your Energy Sussex on an ECO funded boiler replacement and heating scheme for vulnerable householders, however the funding does not cover the full cost of installations in most cases and we continue to explore other funding streams to top up the difference. In the council housing sector, the council is implementing a programme to install cavity wall insulation and loft insulation to all relevant properties. In addition there are ongoing programmes for installing energy efficiency boilers and for roof and window replacements.

What we plan to do

We want to make sure that residents are able to live in decent quality homes suitable for their needs. To do this, our Housing Strategy 2015 priority to Improve Housing Quality focusses on 4 strategic themes:

- Make sure the city has **Decent Warm & Healthy Homes**
We will continue to work with West Sussex County Council in developing a model for delivery of Green Deal / Energy Company Obligation funding and with Your Energy Sussex on an ECO funded boiler replacement and heating scheme for vulnerable householders, and continue to explore other funding streams. We are developing the HRA Asset Management Strategy and HRA 30 Business Plan which are key documents to support the Council's Local Housing Investment Plan. The strategy and business plan are due to be consulted on this autumn with the aim that they are approved by February 2016.
- Make sure long term **Empty Homes** are back into use
We will continue to bring long-term private sector empty homes back into use through our successful system of identifying, and making and

maintaining contact with all owners of empty homes. The revised Empty Property Strategy is in development and is expected to be launched during the latter part of this financial year. The Empty Property Enforcement Protocol is in development which will further clarify and strengthen the use of enforcement action in bringing private sector empty homes back into use. In addition we will continue to explore additional funding opportunities and consider empty commercial properties as a potential source of new housing

- **Improve standards in the Private Rented Sector**
With Government funding for private sector renewal having ceased we will continue to explore other funding initiatives and be innovative in how we can improve the quality of housing in the city. For leaseholders in the city we will promote commonhold ownership which will support the improvement of leasehold properties. We will improve the standards for people living in privately rented homes by developing 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. In addition we will support a register of landlords in the city and help landlords to better manage their properties including up skilling small and accidental landlords to improve tenancy management.
- **Improve the quality and management of Houses in Multiple Occupation (HMOs)**
From October 2015 we will be extending Additional HMO Licensing to 7 further wards in the city - Brunswick & Adelaide, Central Hove, East Brighton, Goldsmid, Preston Park, Regency and Westbourne. Smaller Houses in Multiple Occupation in these wards of two or more storeys and three or more occupiers, will need to be licensed from October 2015.

Improving Housing Support

Issues of Concern

Working to help residents remain independent in their own homes and preventing homelessness are a fundamental part of the Council's approach to helping local people and is a key indicator on the Public Health Outcomes Framework. In addition, helping people remain independent helps to mitigate pressures on the more intensive and costly services provided by Adult Social Care, Children's Services and Health.

The Housing Related Support services provided or commissioned by the council support 3,500 households and each month hundreds of households at risk of homelessness seek advice and assistance from our Housing Options Team or agencies working in partnership with us. It has been calculated that every £1 spent on support services saves an additional £4.10 across the public sector.

Although homelessness has decreased over the last three years by 15%, it is still 14% above the figure in 2009/10 when homelessness was at its lowest

level. The most common reasons for homelessness are eviction by parents, family or friends (14%) and loss of private rented accommodation (22%¹⁰). Whilst a smaller proportion of our homelessness relates to people with children and young people than the national average, we have a much higher proportion of our homelessness comprised of those with mental health problems, physical disabilities and who are pregnant.

The city has a large proportion of people aged 85 and over (2.6% of the city's population compared to 2.1% in the UK) and projections to 2035 suggest this population will increase more than two thirds to 3.6%.¹¹ This will increase the need for housing, support and care and we are actively looking to increase the supply of extra care housing and other accommodation to maintain resident's quality of life and reduce the need for institutional care.

What has happened over the last three years

The roll-out of welfare reforms has impacted many local people with a knock-on affect on housing services. For example, around 1,150 households are being affected by the reduction in benefits due to under-occupying their home, 360 households have been capped and 17,000 households have been affected by council tax benefit changes.

The Council's Housing Options Team and partnership agencies provide a whole range of services from advice to households who find themselves in a housing crisis and intervening to prevent homelessness, to managing homeless applications. The last 3 years has seen the Council's Housing Options service and partner organisations prevent more than 8,500 households from becoming homeless. Each month hundreds of households seek advice and assistance from our Housing Options team and other agencies across the city and many households need more intensive intervention that requires more detailed casework.

Despite our efforts to prevent homelessness, the number of households in Temporary Accommodation has nearly doubled between March 2012 and March 2015 increasing from 752 to 1,456, although we have continued to reduce the long term use of B&B for families with children and 16/17 year olds except in emergencies.

Housing-related Support has been instrumental in enabling people to live independently and reduce requirements for institutional type care through the introduction of a tiered service for people with mental health issues, reablement for people with learning disabilities, and initiatives for homeless adults needing support with alcohol or drug issues.

We support around 3,500 vulnerable people in the city to maintain, or (re)gain, their independence, avoiding the need for more institutionalised and costly accommodation. These services include support for:

- Young people who are homeless or young parents
- People with mental health problems
- People with substance misuse problems
- Older people with support needs

¹⁰ Percentage excludes rent arrears. Including rent arrears percentage increases to 25%

¹¹ Office of National Statistics 2010 Subnational Population Projections

- Women and children fleeing domestic violence
- Single homeless people
- People with learning disabilities
- Ex-offenders re-integrating into the community

A new Sustainable Tenancy Strategy has been developed that will help minimise tenancy breakdown amongst council tenants and support households to maximise and manage their incomes. New initiatives include contracting the Money Advice Community Support to support tenants to successfully manage their money, staff and resident training, the establishment of a learning centre at the Housing Centre and the appointment of learning and participation workers to carry out targeted intervention to improve access to and engagement in learning, skills, employment, and personal development opportunities for our tenants.

In response to the changes in welfare benefits, all staff are receiving training to ensure they are fully conversant with the changes and the impact they will have on some of our local people. The training means that staff will be able to provide advice and assistance to households to help prevent them becoming homeless and to maximise their income.

Current position

The new reduction in the benefit cap to £20,000 is expected to affect around 850 households (early analysis). Changes to Tax Credits from April 2016 will impact on several thousand households and increases in benefits will no longer be paid for third or subsequent children born after 2017. The council is working through the implications of these changes with its partners to allow it to appropriately plan how to support those affected and to prepare. In addition to working with local people who are experiencing difficulties due to the changes in welfare benefits we also provide range of services that promote the Government's initiatives specifically aimed at helping local people such as increasing grant funding to debt advice agencies and operating our own local mortgage rescue scheme for households we believe we can help who fall outside of the governments criteria for assistance.

420 Households were accepted as homeless in 2014/15 and 1,456 Households were living in temporary accommodation on 31st March 2015, of those 1,246 were households with a homeless (Section 193) duty owed. In addition, our Housing Options service and external partners prevented¹² 2,538 households from becoming homeless.

Rough sleeping remains a visible presence, particularly in the city centre. Following the recession the number of rough sleepers has increased with an estimated 132 people sleeping on the streets. Agencies have seen a doubling in the numbers of rough sleepers worked with to more than 1,000 in a year.

Locally¹³ connected rough sleepers have access to the integrated support pathway which provides a route from rough sleeping into intensive 24 hour

¹² Includes homelessness prevented and relieved cases

¹³ Part VII of the 1996 Housing Act defines local connection as being either a) residence of 6 out of the last 12 months or b) residence of 3 out of the last 5 years or c) employment or d) some other special reason.

supported accommodation with the levels of support reducing as people's health, skills and confidence improve. Brighton & Hove has also adopted a no second night out approach to rough sleeping with all those new to rough sleeping being identified and supported off the streets straight away to prevent them becoming entrenched in a rough sleeping lifestyle. A new Housing First service has been commissioned to provide support to former rough sleepers with complex needs.

A new Integrated Health & Care Board has been established "to improve the health and wellbeing of homeless people by providing integrated and responsive services that place people at the centre of their own care, promote independence and support them to fulfil their potential". Membership of the Board includes representatives from adult social care, housing, public health, the CCG and NHS Trusts, a GP from Morley Street Homeless Healthcare, community and voluntary sector, Sussex Police and service user representation. The Board has strengthened care and support to homeless people in coordinating care and trialling service delivery through pilot projects, including the Sussex Community Trust Hostels Collaborative Project and Pathway Plus projects. The Board is developing an Integrated Health and Care Model for the homeless population of the city by April 2016.

To help residents maintain their independence at home, during 2014/15 we completed 179 Disabled Facilities Grant assisted major adaptations to private sector households (owner-occupiers, private tenants, housing association tenants) plus 238 major and 655 minor adaptations to council properties.

The Council invested over £2.6m on adaptations across the city last year, £1.4m through Disabled Facilities Grant and £1.2m in housing revenue account funding for council homes. We also work with developers and landlords to ensure that accessible and adapted affordable housing is advertised and let to Housing Register applicants with a matching need. In the face of significant budget pressures the Council's Housing Related Support Commissioning Plan for 2015 identifies a funding reduction of £2m across the housing related support budgets in 2015/16. To manage this services are being reviewed, remodelled, retendered or decommissioned.

What we plan to do

Households have many different levels of need and there is no one solution that fits all housing need and so we seek to take advantage of every opportunity and provide a range of services to support households back to independence. To do this, our Housing Strategy 2015 priority to Improve Housing Support focusses on 5 strategic themes:

- **Homelessness Prevention**

Although in recent months there has been a reduction in the number of homelessness prevention casework this is expected to change in the future as welfare reform measures come into effect. We are looking to provide housing and support solutions for people that will not only tackle homelessness but also promote the health and wellbeing of households. This will be achieved through providing integrated housing, employment and support solutions which will be a platform for economic inclusion. We will be working jointly with partners in

children's services and adult social care and health to identify people who may potentially become homeless at a much earlier stage with a view to prevent their homelessness and also exploring the possibility of securing affordable settled accommodation in other locations around the country as an option for people who may prefer to move away from the city. At the beginning of October 2015 the Council's Housing Needs and Temporary Accommodation & Allocation services will be brought together under a three month pilot that will seek to provide a more streamline service to households in housing need. The pilot will be reviewed early next year and a decision made on how to progress any changes to services.

- **Provision of effective **Housing Related Support** to help vulnerable households remain independent**
We will be reviewing and remodelling the service commissioning across health, housing, care and other services to ensure there is a joined up approach to supporting the city's most vulnerable people. A comprehensive review will be completed across all the support services with the process identifying how people access support services, the level and type of support they receive, barriers to accessing services and outcomes. Services will be remodelled to ensure that the services are easily access to all vulnerable people, that the right level and type of support is provided to people and that they support the different client groups. We will review and remodel the Integrated Support Pathway for homelessness so that it can deliver a more personalised service with better outcomes for service users. To support balanced and sustainable supported accommodation, referral panels will be established to promote choice and mixed communities
- **Supporting Older People to remain independent**
Funding has been awarded from the Homes & Communities Agency to redevelop the former Brooke Mead sheltered housing scheme. The original scheme had 8 non self contained flats with shared facilities and was no longer fit for purpose. Brooke Mead will be a new 45 home Extra Care housing scheme for older people and those with dementia that meets HAPPI principles. Work will start in 2015 and be complete in 2017. We are seeking to continue the expansion of our Extra Care Housing and other supported housing where suitable opportunities arise.

In addition we will continue to remodel and renovate our sheltered schemes to ensure that they support the right people and improve social network and wellbeing. Provide better links between sheltered housing schemes and surrounding communities and to other communities to encourage socialisation and reduce isolation. We will continue to support people who want to 'downsize' to a more suitable home and for people who would like to remain in their home but need an adaptation, ensure this is completed in a timely fashion.
- **Supporting our Black & Minority Ethnic (BME) Communities**
We will continue to work with the BME Need Assessment Steering Group to explore the findings of research and identify and resolve

housing issues specific to BME communities. We will continue improve the front facing customer services at Council housing offices to ensure that BME communities are appropriately supported and continue to work with community safety to resolve housing issues and harassment in a timely manner. In addition we will be reviewing the equalities impact of the allocations of social housing and consider the positive contribution made by single parent families and improve our equalities monitoring across all our services

- **Supporting our Lesbian, Gay, Bisexual & Trans* (LGBT) Communities**

We will be carrying out more research in partnership with community groups to identify specific gaps and needs within the LGBT communities. We will investigate potential impacts of 'out of area' placements for LGBT people in relation to local services and support networks, and 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. In addition we will ensure that as services are reviewed that they are accessible and safe for all; examining the provision of LGBT specific housing support services in the city, working with sheltered housing providers to ensure that services are accessible for the LGBT communities and using the skills in LGBT community groups to deliver improvements to frontline housing services. We will also be working jointly with community safety to resolve housing issues and harassment in a timely manner and will continue to implement Trans* Scrutiny Panel Recommendations for housing and consider the recommendations of the forthcoming Trans* Needs Assessment

**Private Sector Housing Scrutiny Panel Recommendations: March 2015
Report: October 2015**

Scrutiny Panel Recommendations: Summary Sheet

| | |
|----|---|
| 1 | Support a strong and buoyant local private sector housing market |
| 2 | Understand the city's changing housing market and evidence the influence of additional purpose –built student accommodation |
| 3 | Conduct regular reviews of the Housing Strategy's evidence-base |
| 4 | More effectively regulate the conversion properties to HMOs |
| 5 | Consider the effects of the Article 4 Direction on the city's HMOs, and the use of licensing schemes and other legislative powers |
| 6 | Increase the supply of affordable owner-occupied housing |
| 7 | Improve the identification of empty private sector homes and voids, and maximise the use of these properties |
| 8 | Joint working with neighbouring local authorities to strategically plan housing supply and demand in a regional context |
| 9 | Allow the universities to continue to grow their student populations across the Greater Brighton area |
| 10 | Consider the effects of the densification student accommodation on university campuses and the Lewes Road corridor |
| 11 | Identify/develop sites for affordable student housing developments in other parts of the Greater Brighton are |
| 12 | Promote the development of student union and/or university letting agencies |
| 13 | Promote the development of university-endorsed landlords and letting agents, and encourage these to be championed |
| 14 | Promote the use of a city-wide rate-my-landlord scheme |
| 15 | Develop ethical models for letting agents, estate agents and landlords, and publish these organisation on a website |
| 16 | Development and promote the uptake and benefits to landlords of registration to PRS accreditation schemes |
| 17 | Create a register of landlords proven to have undertaken retaliatory evictions |
| 18 | Increase the supply of private sector housing with rental costs that are affordable |
| 19 | Increase the supply of affordable 'social housing' for key workers and vulnerable people |
| 20 | Foster joined-up working between city council departments and other relevant organisations |
| 21 | Set up a living rent commission |
| 22 | Set up a register of all private rented sector landlords |
| 23 | Petition government to allow a rent cap to be introduced |

Private Sector Housing Scrutiny Panel Recommendations: March 2015
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| Private Sector Housing Scrutiny Recommendation 1 | Council Service Lead(s) | Executive Leadership Team (ELT) Lead |
|--|--|--------------------------------------|
| To have a commitment to support a strong and buoyant local private sector housing market in the city | Martin Reid (Housing & Strategic Housing Partnership) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Accepted (and achieved by the publication of the Housing Strategy 2015 and the City Plan Part 1)</p> <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>The findings from the consultation undertaken during the development of the Housing Strategy 2015 saw clear feedback that <i>we had a thriving private rented sector that generally delivered good quality vital housing but there were ongoing concerns around rising costs and affordability.</i></p> <p>It is the private sector that will deliver the majority of new homes being planned for over the city plan period and the Plan recognizes that this will contribute to a strong and prosperous city.</p> <p>The Private Rented Sector and Houses in Multiple Occupation are priority themes in the Housing Strategy 2015. To ensure we have a strong private rented sector, our strategic actions focus on improving management and housing quality in the sector.</p> <p>The Greater Brighton Devolution Prospectus includes raising standards in the Private Rented Sector in the Living Wage Housing ambition and offer. In particular, interventions to improve the management of the existing private rented stock, combined with the opportunity to bring significant investment into the sector for new private rented homes could transform the tenure into one which fully delivers for the local communities of Greater Brighton, providing high quality, easy-access housing for those working in a growing economy.</p> <p>We have met with the National Landlords Association and they are positive about working with us both in improving quality and management of the city's private rented sector with a track record in work strategically and with government including looking at ways of investing in home energy efficiency. Our Strategic Housing Partnership includes representatives from the local private sector housing market including Southern Landlords Association, Brighton & Hove Estate Agents Association and Brighton & Hove Economic Partnership.</p> | | |

**Private Sector Housing Scrutiny Panel Recommendations: March 2015
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This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- 7. Work with the local business sector to maximise housing on mixed use developments incorporating homes, offices and retail.
- 9. Where compatible with local and national planning policy, increase housing supply through the conversion of unused and unneeded properties.
- 11. In accordance with City Plan policy, support taller buildings and higher density development in appropriate locations of the city.
- 40. Support a register of landlords in the city.
- 41. Support for landlords to better manage properties.
- 42. 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.
- 43. Up skill small and accidental landlords to improve tenancy management.
- 46. Promote the HMO licensing scheme so that we can ensure that unlicensed HMO's are reported and licensed properties are of standard.
- 47. Consult on extending HMO licensing to other areas where there is an identified need.

In addition the City Plan Part 1, together with its evidence base, recognises that the Private Sector plays an important role in the city's housing market and is likely to continue to do so.

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| Private Sector Housing Scrutiny Recommendation 2 | Council Service Lead(s) | ELT Lead |
|---|---|-----------------|
| To more fully understand how the local private sector housing market has changed in Brighton and Hove since 2011, and to evidence the impacts of new purpose-built student accommodation on the wider private sector housing market | Andy Staniford (Housing) Steve Tremlett & Sandra Rogers (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Accepted (Part 1 achieved by the publication of the Housing Strategy 2015)</p> <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <ol style="list-style-type: none"> 1. Housing Market Understanding: the new Housing Strategy 2015 was supported by an extensive analysis of housing data: http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/2%20HS2015%20Supporting%20Data%20Analysis.pdf 2. It is useful to look at the changes since the Census in 2001 and that in 2011. Owner occupation in the city fell by 8% between the 2001 and 2011 Census from 61% to 53%. Households in the private rented sector increased from 20% (2001) to 29.6% (2011). The private rented sector plays a wider role than just the accommodation of the city's students. This sector is also important for many working people and families unable to purchase owner-occupied housing and for those choosing not to purchase owner-occupied housing. 3. The Planning Policy and Housing Strategy teams have just commissioned new research to investigate more fully the supply and demand for student accommodation in the city including the needs from the Universities, the Music School and from Language Schools. This work will include looking at the impacts of new purpose built student housing on the wider private sector housing market. This work is expected to be completed in November 2015. 4. The University of Sussex has worked collaboratively with the researcher commissioned to complete the study into supply and demand for student accommodation and will continue to support the project to its completion. <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions: Continue to support the development of new affordable purpose built student accommodation in a range of locations within the city in accordance with City Plan policies.</p> | | |

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| Private Sector Housing Scrutiny Recommendation 3 | Council Service Lead(s) | ELT Lead |
|---|-------------------------------|--------------|
| To provide more regular systematic reviews of the evidence-base underpinning the Housing Strategy | Andy Staniford (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Accepted</p> <p>Regular reviews are already undertaken with provision for additional reviews to be commissioned to meet identified needs and / or specific requirements, for example research into student accommodation supply and demand.</p> <p>This work is already in place:</p> <ul style="list-style-type: none"> • Housing Joint Strategic Needs Assessment updated annually • Housing Statistics Bulletin updated quarterly • Housing Market Report updated quarterly • Rent & Local Housing Allowance Report updated monthly • HMO data (from all sources) for the 5 wards covered by the Article 4 Direction are monitored and mapped by Planning. • From 2014/15 the number of applications for HMO's approved and refused in the five wards will be monitored and reported in the Authority Monitoring report produced by planning <p>These reports are available at:</p> <ul style="list-style-type: none"> • http://www.bhconnected.org.uk/content/local-intelligence • http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-statistical-bulletins • http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-market-reports <p>In addition, housing supply and demand issues are regularly reviewed to support the development of the city plan:</p> <ul style="list-style-type: none"> • Objectively Assessed Need for Housing Report June 2015: http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/GL%20Hearn%20HSG%20OAN%20Rprt%20%20Jun%202015.pdf <p>It is considered that the data collection and analysis carried out at present is the most appropriate given the resources available.</p> <p>The Planning Policy team already provides a significant amount of evidence that can also be used to help monitor and inform the Housing Strategy. This includes residential development monitoring, including for affordable housing; regular reviews of the Strategic Housing Land Availability Assessment, which indicates how much new housing is likely to be built in the city, the types and tenures of housing; updates to the need for affordable housing, monitoring student HMOs etc. Much of the ongoing</p> | | |

monitoring is reported through the Authority Monitoring Report.

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| Private Sector Housing Scrutiny Recommendation 4 | Council Service Lead(s) | ELT Lead |
|---|---|-----------------|
| To more effectively regulate the conversion of owner-occupied, family dwellings into shared private rented housing in relevant areas of the city, using licensing schemes and other legislative powers, to assess and improve the management and standards in HMOs | Mike Slagter (Housing) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>The Article 4 Direction Order introduced in 2013 which brought into control changes of use from family homes to small HMO's (normally permitted development not requiring consent) will have some impact on the number of family dwellings being used for shared private sector housing. Policy CP21 in the City Plan Part 1 sets out the thresholds for HMO's where controls apply and as the plan approaches adoption the policy has gained greater weight and is now being used more successfully at appeal. As of October 2015 about 45-50 properties were under investigation. It is anticipated that notices will continue to need to be served over the next few months. In the past notices gave 6 month compliance this is now being reduced to 3 months. As notices take one month to come into effect this gives 4 months from the date the notice is served to find alternative accommodation.</p> <p>Policies in the currently adopted 2005 Brighton & Hove Local Plan resist the loss of smaller sized family homes where sub-division is of such properties are proposed. This is in recognition of the city's need for family housing. These policies will be reviewed under Part 4 of the City Plan.</p> <p>HMO licensing cannot regulate or prevent conversion of family dwellings to HMOs. It does, however, impact on how properties are managed, especially in terms of recommended levels of safety and amenities. It also places licence holder details in the public domain so people can see who is responsible for running any licensed HMO. Though mainly intended for the benefit of occupiers, there are Management Regulations that apply to all HMOs and these contain provisions, for example in terms of keeping shared areas tidy, that can impact on neighbourhoods as a whole.</p> <p>Following the introduction of additional licensing for smaller HMOs in 5 wards identified as having high levels of the smaller HMO in November 2012, the scheme will be extended to 7 other wards in the city on 2 November 2015. Discretionary licensing will be kept under review and subject to proliferation of smaller HMOs and any issues arising with management and standards.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> Promote the HMO licensing scheme so that we can ensure that un-licensed | | |

Private Sector Housing Scrutiny Panel Recommendations: March 2015
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HMO's are reported and licensed properties are of standard. Respond to issues where legal standards are not being met.

- Consult on extending HMO licensing to other areas where there is an identified need.

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| Private Sector Housing Scrutiny Recommendation 5 | Council Service Lead(s) | ELT Lead |
|---|---|--------------|
| To consider the effects of the Article 4 Direction on the proliferation of HMOs in the city, and the use of licensing schemes and other legislative powers | Mike Slagter (Housing) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>Monitoring is already in place within the planning team which will help consider the effects of Article 4 Direction. The results of monitoring will be reported annually in the Authority Monitoring Report. The Authority Monitoring report produced by planning monitors development retrospectively. From 2014/15 the number of applications for HMO's approved and refused in the five wards will be monitored. HMO data (from all sources) for the 5 wards covered by the Article 4 Direction is monitored and mapped by the planning team and is updated monthly.</p> <p>The Article 4 Direction covers only the 5 wards along the Lewes Road corridor and not the additional 7 city centre wards where additional HMO licensing is to be extended.</p> <p>HMO licensing does not impact on the upward proliferation of HMOs as it is not a tool that can be used to control HMO numbers. There is no evidence to suggest that HMO licensing has affected the numbers of HMOs in the city, either upwards or downwards. It has brought about many safety and amenity improvements, as reported to Housing Committee on a number of occasions. Though licence holders are not directly responsible for the behaviour of their tenants, licensing can have an impact in requiring licence holders to engage in terms of possible breach of licence conditions or tenancy agreements if their tenants' behaviour causes problems for neighbouring residents.</p> <p>New research commissioned by the Planning Policy and Housing Strategy teams will help identify student demographics, the impact of projected changes to student population and housing supply. This work will be completed in November 2015.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • 46. Promote the HMO licensing scheme so that we can ensure that unlicensed HMO's are reported and licensed properties are of standard. • 47. Consult on extending HMO licensing to other areas where there is an identified need. • 48. Respond to issues where legal standards are not being met. | | |

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| Private Sector Housing Scrutiny Recommendation 6 | Service Lead(s) | ELT Lead |
|--|--|-----------------|
| To explore ways to increase the supply of affordable owner-occupied housing for first-time-buyers and key workers in the city | Martin Reid (Housing) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & new Homes Committee.</p> <p>Recommendation Accepted</p> <p>Planning policy is currently to secure up to 40% affordable housing in new developments and to secure citywide a split of 55:45 affordable rent to intermediate (e.g. shared ownership) – this will assist getting people on the housing ladder including key workers. We are also looking at more innovative ways to increase supply of affordable housing e.g. incorporating a ‘review mechanism’ in S106 agreements where viability is an issue and also in City Plan Part 1 there will be sliding scale of affordable housing requirements so that we can ask for affordable housing contributions on smaller sites.</p> <p>There is also a need to continue to explore and support innovative affordable housing products e.g. ‘Pocket Housing’ in London which secures a significant first time buyer discount on housing for local people who must be on or below the average income of a London Borough and the scheme retains the housing in perpetuity (residents have to sell to someone in a similar position).</p> <p>The recently developed Greater Brighton Devolution Prospectus seeks to pursue models for housing delivery that delivers greater numbers of new and more Living Wage homes through a pilot Joint Venture to deliver 1000 affordable homes with a local housing association, the proposal would be to establish a new Greater Brighton Living Wage housing model. This would involve innovative approaches to providing more affordable housing to working people in Greater Brighton through a new Living Wage Rent Model and a Living Wage Homes Ownership Model.</p> <p>We are reviewing options for the local authority to intervene in the housing market as a potential purchaser / lessee of new accommodation being brought forward on development sites in the City or sub-region in order to meet identified housing needs. This is in addition to affordable housing deemed to be viable for the developer to deliver on site through the Planning process.</p> <p>This includes the procurement off-plan of residential accommodation on private sector housing developments with developers entering into arrangements with us to offer residential units for sale and/or lease at discounted rates on the basis of potential leaseback arrangements. This discounted sale option has previously been</p> | | |

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explored on the most recent Anston House Planning application and we have also submitted a letter reserving our option to buy off-plan on the forthcoming Preston Barracks scheme.

The delivery of Major Project / Strategic Development Sites which achieve citywide regeneration provides additional affordable housing within the development brief, for example Circus Street, Brighton Marina, Preston Barracks, Pelham Street etc.

If enacted, the Housing and Planning Bill 2015 will create a new duty on all local authority planning departments to promote the supply of starter homes in their area. The Bill also proposes allowing the government to set regulations requiring starter homes to be included on residential sites as a condition of securing planning permission. If agreed these regulations will be issued at a later date. In terms of starter homes, it is not yet clear whether this will be in addition to or as a replacement for affordable homes. The Bill still has to be debated. There will need to be a change in National Planning Policy framework for starter homes to be counted as affordable housing. Starter homes do not currently fit the formal definition of affordable housing for planning purposes.

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- 1. Prioritise support for new housing development that delivers a housing mix the city needs with a particular emphasis on family, Affordable Rent and where feasible, Social Rented housing.
- 2. Continue work with a range of partners including Homes Communities Agency, housing associations and the community housing sector to develop more affordable housing.
- 3. Directly provide more council housing, such as by developing ourselves through our New Homes for Neighbourhoods programme, buying new homes off-plan or by supporting others to build and manage on our behalf.
- 4. Use Right To Buy receipts and developer contributions to fund new housing.
- 5. Maximise housing provided from best use of the Council's Housing Revenue Account (HRA) investment, land and buildings.
- 6. Support housing associations and community housing organisations with their proposals to deliver affordable homes.
- 7. Work with the local business sector to maximise housing on mixed use developments incorporating homes, offices and retail.
- 8. Continue to look at alternative use of public assets including land, with a focus on maximising the social value of opportunities where appropriate.
- 9. Where compatible with local and national planning policy, increase housing supply through the conversion of unused and unneeded properties.
- 10. 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.
- 11. In accordance with City Plan policy, support taller buildings and higher density development in appropriate locations of the city.

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| Private Sector Housing Scrutiny Recommendation 7 | Council Service Lead(s) | ELT Lead |
|--|--------------------------------|-----------------|
| To further improve the identification of empty homes and voids within private sector housing, and to maximise the use of private sector housing in more efficient ways | Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Accepted</p> <p>Identification and contact system in relation to empty homes within private sector housing is fully in place, as reflected in Performance Indicators around bringing empty private sector homes into use and New Homes Bonus income for past years.</p> <p>Our Empty Property Enforcement Protocol is in development during 2015/16 to further clarify and strengthen use of enforcement action in bringing private sector empty homes back into use.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • 35. Continue successful system of making and maintaining contact with all owners of empty property. • 36. Update the Empty Property Enforcement Protocol to encourage an increase in the number of properties being returned to use. • 39. Consider empty commercial property as a potential source of new housing. | | |

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| Private Sector Housing Scrutiny Recommendation 8 | Council Service Lead(s) | ELT Lead |
|---|---------------------------------------|-----------------|
| To work in a more joined-up way with neighbouring local authorities to strategically plan housing supply and demand in a regional context | Rob Fraser / Sandra Rogers (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>The Duty to Cooperate has brought us together with neighbouring local authorities and other organisations to develop strategic planning policies for the area that will meet existing and future needs of the residents and workforce in the area.</p> <p>Greater Brighton is a partnership made up of the local authority areas of Brighton & Hove, Adur, Worthing, Lewes and Mid Sussex. The recently published Greater Brighton Devolution Prospectus - Platforms for Productivity, forms the bases of a longer dialogue with government and partners. This document focuses on three areas that include increasing economic productivity through the provision of infrastructure, housing and employment land and enterprise support. To accelerate housing delivery to meet and surpass our planned housing supply of 22,500 homes it proposes to create a Greater Brighton Housing Company. Alongside this it is proposed to create a Joint Property Board with the HCA and develop a Greater Brighton Housing & Property Investment Plan – in conjunction with the Coast to Capital LEP and 3SC – to provide a strategic delivery plan to deliver more housing across the region.</p> <p>Any building developments will balance the need for general needs housing against student housing need to ensure the right mix for housing on any new development. The University of Brighton already works closely with the local authorities and other local stakeholders in their 3 campus areas. This includes close collaborative work with housing strategies and engaging with local community groups and initiatives through the work of the Community Liaison team.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • 10. 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. • 22. Continue to support the development of new affordable purpose built student accommodation in a range of locations within the city in accordance with City Plan policies. | | |

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| Private Sector Housing Scrutiny Recommendation 9 | Council Service Lead(s) | ELT Lead |
|---|---|---------------------|
| <p>To have a commitment to allow the universities to continue to grow their student populations across the Greater Brighton area, in recognition that they operate in a context of uncertainty and a more competitive (inter)national environment within higher education.</p> | <p>Martin Reid (Housing & Strategic Housing Partnership)</p> <p>Rob Fraser Planning.</p> <p>Universities.</p> | <p>Nick Hibberd</p> |
| <p>Council Response October 2015</p> | | |
| <p>This recommendation is not within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>Subject to the universities continuing to acknowledge and work in partnership with the Council and other parties to mitigate the impact of their growth on the local housing market, in particular in areas of high concentrations of student populations.</p> <p>The City Plan allows the Universities to grow in a managed way through site allocations and through a criteria based policy that seeks new purpose built accommodation for students and academic space subject to assessment.</p> <p>Growth in student numbers has been significant e.g. estimated that between 2001 to 2013 student numbers increased by 37% for Brighton University and 50% for University of Sussex. Clearly this will have impact on the city’s housing market if there is insufficient purpose built student housing. City Plan seeks to ensure there is sufficient purpose built accommodation and Part 2 (Site Allocations and Development Management Policies) will consider the allocation of further sites and the need to align more closely the University’s growth plans and student accommodation strategies. It is recognised that the growth of the Universities across Greater Brighton area has many benefits for city and wider sub-region and is to be supported. A duty to cooperate would be triggered if a local authority is unable to meet its housing demand within its own area.</p> <p>The University of Brighton already has campuses located in Brighton, Eastbourne and Hastings. The Greater Brighton Devolution Prospectus acknowledges the contribution made by the universities, supporting around 12,000 jobs, contributing nearly £1bn to the South East economy, and providing opportunities and expertise to support and grow local businesses. The prospectus outlines its commitment to extend the presence of the universities and further education colleges throughout the region, northwards into Burgess Hill and along the coast to Newhaven and Worthing.</p> <p>Additional information on how universities manage their PRS accommodation</p> | | |

needs.

University of Sussex advise that all 1st year undergraduates who require it are being accommodated in University managed housing as well as all 1st year overseas Postgraduates. University of Sussex currently own and manage 5000 bed spaces. Although additional purpose- built student accommodation is being developed, we are advised that this will not meet all the future demand.

The University of Sussex also runs a successful head-leasing scheme. All the properties, which are directly managed by the university, are located in the city. It is a requirement of the university that all new head-leased properties have HMO licences. The university is seeking to increase the number of head-leased properties and identifying where the pressure points are in the city and focusing on these areas. At present the head-leasing schemes provides 271 bed-spaces and the university is looking to increase this figure by a further 100 minimum. The university will work with the council to make sure it does not compete for the same properties in the city and mitigate any detrimental effect their head-leasing scheme has on the council's potential supply of private rented sector family housing.

The availability and cost of public transport is key to the location of student housing especially when looking to increase accommodation to the east and west of the city. Work would need to be undertaken with the council's Transport team, Brighton & Hove Bus Company etc. to see if transport links could be extended and improved to make locations away from the Lewes Road corridor more viable and attractive for students to live in.

In addition to concerns regarding transport, the Students' Union at the University of Sussex raised a concern around whether the University were adequately prepared for the arrival of increased number of students, including housing as one example of this.

Students are finding it more difficult to acquire affordable housing in the city's private rented sector, which highlights the citywide problem of capacity in the private rented sector. The problem of affordability may result in students looking for accommodation outside the city-centre area, although students are attracted to the nightlife, cafes, retail, etc. in the city which is lacking in other more affordable areas.

The University of Brighton accommodates a significant number of their first year students in halls accommodation, and the ongoing redevelopment of the University's Varley Park hall site will have created an additional 300 beds by the end of the current building phase.

The University has operated a successful head lease scheme in Brighton and Eastbourne for over 13 years, and more recently, the head lease scheme has grown significantly in Hastings providing quality and affordable accommodation to students.

The University recognises that affordability is key and therefore do not charge any fees to students, do not require a guarantor and do not require a damage deposit to be paid up front. The properties are well maintained, checked regularly and comply with all necessary legislation (including Article 4 and all relevant planning permission surrounding appropriate use of the property).

The university have established strong working relationships with property owners and neighbours.

Currently, there are over 230 head lease bedspaces in Brighton, Eastbourne and Hastings.

With such a diverse student population to support, the University of Brighton are keen to expand and manage a range of properties, from 1 bedroom flats up to 6 bedroom homes. They are also keen to explore the use of head-lease accommodation for students with families.

In addition, the University has successfully expanded their Homestay scheme in Brighton and there are now over 100 bedspaces available for students either for a short term or long term stay.

The impact of Article 4 has seen a loss of some student accommodation in the 5 wards where it is in operation. The council and universities will make sure that students do not move into properties that do not have an HMO licence by making it easier for information on whether HMOs do have planning permission to be shared.

The reality is that universities will be competing with each other, with the local authority and others including BIMM and City College, over family sized housing in the private rented sector.

The University of Brighton is exploring any viable opportunities to increase the number of purpose built student accommodation in addition to the Preston Barracks site. It is looking at the possibility of further increasing capacity at Varley Park, and looking at sites owned by the university to identify any opportunities to build.

The University of Brighton academic profile review is now due to be completed in the Spring 2016. .

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- 26. Work with bordering authorities to support satellite campuses.
- 10. 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.

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| Private Sector Housing Scrutiny Recommendation 10 | Council Service Lead(s) | ELT Lead |
|---|--|-----------------|
| To consider the effects of the densification of affordable, purpose-built, student accommodation on university campuses within the city, and outside the Lewes Road corridor | Steve Tremlett (Planning) Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>Student Housing is a priority theme in the Housing Strategy 2015, which recognises that:</p> <p style="text-align: center;"><i>We need a wider range of affordable accommodation options for students to take pressure off the existing housing stock and we need to work with landlords to improve the quality of accommodation and ensure student housing does not cause disruption in our neighbourhoods.</i></p> <p>In a city with a very constrained land supply there is a need to ensure that the best use is made of limited site opportunities but also that developments are of a high quality. Any potential adverse impacts need to be mitigated through good design and also through effective management agreements.</p> <p>The Planning Policy and Housing Strategy teams have just commissioned new research to investigate more fully the need for student accommodation in the city including the needs from the Universities, the Music School and from Language Schools. This work will include looking at the impacts of new purpose built student housing on the wider private sector housing market. This work is expected to be completed in November 2015. The projected student housing need and the cumulative impacts of purpose-built student accommodation including concentrations will inform the Student Housing Strategy refresh and City Plan.</p> <p>In addition, one of the key recommendations of the previous Student Housing Strategy was support for expansion of head leasing schemes where the Universities have responsibility for management of private sector homes leased from landlords and agents on behalf of students.</p> <p>As outlined in the response to Recommendation 9, University of Sussex is seeking to increase the number of head-leased properties and identifying where the pressure points are in the city and focusing on these areas. University of Sussex also commit to work with the council to make sure it does not compete for the same properties in the city.</p> <p>The University of Brighton is also actively seeking to develop their head lease</p> | | |

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portfolio to assist students secure private sector accommodation without having to face expensive upfront costs, such as fees, deposits and providing a guarantor.

In addition, and also reflecting one of the key priorities of the original Student Housing Strategy, we have in the past entered into a joint head-leased property agreement with the universities in order to avoid competition for the same dwellings and to attempt to manage acquisition of family and shared occupancy homes in areas of high concentrations of student housing. Properties were shared 50/50 under the scheme.

While this scheme is no longer in operation we propose to review options for this being re-considered, subject to any future joint head leasing initiative being financially viable and beneficial for the council to participate in.

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- Reduce the impact of student lets on neighbourhoods through managing the concentration of student lets (City Plan policy) and other measures such as requiring safe bicycle storage, communal bins and working with letting agents to reduce signage.

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| Private Sector Housing Scrutiny Recommendation 11 | Council Service Lead(s) | ELT Lead |
|---|---|-----------------|
| To explore the potential to identify/develop sites of opportunity for affordable student housing developments in other parts of the Greater Brighton area, which will appeal to students alongside the development of student-oriented infrastructures (i.e. transport, services) | Rob Fraser / Sandra Rogers (Planning) Universities | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not within the remit of the Housing & New Homes Committee</p> <p>Recommendation Accepted</p> <p>This is an issue that could be explored further through sub-regional planning and economic development forums – Coastal West Sussex and Greater Brighton Strategic Planning Board and Economic Board. Growth Plans of both Universities may lead to additional premises in wider Greater Brighton area e.g. University of Brighton had plans to locate additional accommodation outside the city. Part 2, City Plan will also look for additional sites within the City.</p> <p>The Greater Brighton Devolution Prospectus outlines its commitment to extend the presence of the universities and further education colleges throughout the region, northwards into Burgess Hill and along the coast to Newhaven and Worthing. Alongside this, is the commitment to deliver an intelligent transport network across the region that supports the business and tourist economy, and people travelling to work and learn.</p> <p>This strategic action to work with bordering authorities to support satellite campuses is included in the Housing Strategy 2015.</p> <p>The commitment to work with bordering authorities in the development of satellite campuses is welcomed by the University of Brighton (should there be any). Proximity to academic site remains a key priority for both the university and its students.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • Work with bordering authorities to support satellite campuses. • 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. | | |

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| Private Sector Housing Scrutiny Recommendation 12 | Council Service Lead(s) | ELT Lead |
|---|---|-----------------|
| To promote the development of student union and/or university letting agencies | Martin Reid (Housing & SHP) Universities | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>The Housing Strategy 2015 supports improvements in the letting and management of student accommodation both for the benefit of students and local communities.</p> <p>The Students' Union at the University of Sussex, run a letting agency for student accommodation. At present the agency has approximately 50 properties, 35 of which are fully managed. There is huge demand for these properties and the scheme is very popular with students and rated very highly. It is an aspiration of the Students Union to expand this scheme but funding, staffing and other resources such as a lack of an alternative location in the centre of Brighton, is a barrier to this. The current location is limited by lack of walk by traffic of landlords, who may not aware that Sussex Student Lettings exists.</p> <p>Students from the University of Brighton use Sussex Student Lettings and feedback from students has been very positive.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • 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. | | |

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Report: October 2015**

| Private Sector Housing Scrutiny Recommendation 13 | Council Service Lead(s) | ELT Lead |
|--|---|-----------------|
| To promote the development of university-endorsed landlords and letting agents, and encourage the universities and student unions to champion these landlords to students | Martin Reid (Housing & SHP) Universities | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>We have met with the National Landlords Association and they are positive about working with us both in improving quality and management of the city’s private rented sector with a track record in work strategically and with government including looking at ways of investing in home energy efficiency.</p> <p>New legislation makes it a legal requirement for all lettings agents and property managers in England to join one of three Government approved redress schemes; Ombudsman Services Property, Property Redress and the Property Ombudsman. In Brighton & Hove the requirement is enforced by our Trading Standards team.</p> <p>One of the strategic actions in the Housing Strategy 2015 is to promote the Student’s Union “Rate Your Landlord” report across the city and the idea of rented accommodation that is ‘fit for study’.</p> <p>The introduction of additional licensing for smaller HMOs in 5 wards identified as having high levels of the smaller HMO in November 2012 and the extension of the scheme to 7 other wards in the city on 2 November 2015 will improve the conditions and management of these types of properties.</p> <p>Article 4 – See Recommendations 4 and 5</p> <p>Research into the need for student accommodation in the city commissioned by Planning and Housing will provide evidence on projected student housing need, the cumulative impacts of purpose-built student accommodation and privately rented accommodation.</p> <p>Head-leasing schemes – see Recommendation 10</p> <p>The University of Sussex has a Sussex Studentpad website providing information on private rented sector accommodation to let and guidance for students. There are around 600 landlords advertising properties on the website who have agreed to abide by the UUK Accommodation Code and all new properties are inspected by the university.</p> <p>The University of Brighton has an accommodation service in Brighton, Eastbourne</p> | | |

**Private Sector Housing Scrutiny Panel Recommendations: March 2015
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and Hastings. There are over 1600 places in halls in Brighton, 230 university-managed rooms in shared homes across Brighton, Eastbourne and Hastings and about 100 rooms in homestays. The University has a dedicated website for students to search for accommodation that must conform to a Code of Standards before it is registered with the University. The website also includes student message boards and lots of helpful information about house hunting, www.brightonstudentpad.co.uk. New and existing properties registered on the website are inspected by the Accommodation Service team.

The University of Brighton also has a dedicated Housing Advice Officer who supports and advises students the about private rent sector accommodation.

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- 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.
- Promote the Student's Union "Rate Your Landlord" report across the city and the idea of rented accommodation that is 'fit for study'.

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| Private Sector Housing Scrutiny Recommendation 14 | Council Service Lead(s) | ELT Lead |
|---|--------------------------------|--------------|
| To promote the use of a city-wide rate-my-landlord scheme for all private sector housing | Martin Reid (Housing & SHP) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>One of the strategic actions in the Housing Strategy 2015 is to promote the Student's Union "Rate Your Landlord" report across the city and the idea of rented accommodation that is 'fit for study'.</p> <p>A rate-my-landlord scheme could only be run externally and not as a council function.</p> <p>The University of Sussex Students' Union run a successful rate-my-landlord scheme.</p> <p>Rate Your Landlord is an annual online survey conducted by the University of Sussex Students' Union. First launched in 2009, the survey looks at the experience of students living in private rented property in and around Brighton and Hove, and is used to create a better understanding of the issues that face students who rent privately. This includes identifying problems where they exist, recognising good practice when it occurs and informing recommendations that seek to drive up standards in the sector and improve the experience for students.</p> <p>Rate Your Landlord Survey is a way of encouraging students to express their views and participate in the University of Sussex Students' Union. This survey, however, is not based on a scientific, representative sample and the results are vulnerable to manipulation by individuals with an interest in the outcome. All information is independently collated from student responses to the Rate Your Landlord Survey and is in no way the opinion of the University of Sussex or the University of Sussex Students' Union.</p> <p>One element of the survey involves students being asked to rate letting agents on a 5 point scale ranging from strongly agree to strongly disagree against 5 questions:</p> <ul style="list-style-type: none"> ● Provides a good level of customer service (i.e. helpful, polite, easy to get hold of etc) ● Has low upfront fees (e.g. admin fees) ● Provides clear information about costs and the terms of the tenancy agreement ● Acts in a timely and reasonable way to resolve any problems that are reported (e.g. repairs, complaints etc) | | |

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- Provides a property that is comfortable and safe (e.g. free from mould & damp, well insulated & draught-free, has a smoke alarm fitted, has a current gas safety certificate etc.).

Finally students are asked to give their opinion of their overall experience, again on a 5 point scale ranging from very good to very poor. Each response was allocated and scored. Due to the variability in the numbers of responses across letting agents, a Bayesian average is taken to avoid unfairly advantaging or disadvantaging letting agents with fewer responses. An example formula for the Bayesian average is:
$$\frac{\text{mean number of responses across letting agents} \times \text{mean score across letting agents} + (\text{individual letting agent response count} \times \text{individual letting agent score})}{(\text{mean number of responses across letting agents} + \text{individual letting agent response count})}$$

Full details can be found in the full report.

<http://www.sussexstudent.com/asset/News/6412/RYL2014.pdf>

These scores then translated into a key rating score which is available to students. The key ratings ranged from 0 keys, representing poorly performing letting agents based on student survey responses, and 5 keys representing well performing letting agents based on student survey responses.

The data we gather in the survey is used for a variety of different purposes, this includes being used as the basis of our guarantor scheme proposal and to inform our responses to consultations.

The Rate my Landlord scheme also includes feedback from University of Brighton students and has proven to be a useful source of information for students when looking for a property via letting agents.

There are two websites that are also popular with students for accommodation reviews/feedback; Whichpad, www.whichpad.com and Move'm, www.movem.co.uk

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- Promote the Student's Union "Rate Your Landlord" report across the city and the idea of rented accommodation that is 'fit for study'.

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| Private Sector Housing Scrutiny Recommendation 15 | Council Service Lead(s) | ELT Lead |
|--|---|--------------|
| To develop ethical models for letting agents, estate agents and landlords, and create a website with a list of these ethical organisations | Martin Reid (Housing & SHP). Sylvia Peckham (Housing)t | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>The Housing Strategy 2015 supports the development of 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.</p> <p>We are at the early stages of engaging in research to inform potential options for review of models of arms length letting agents that will be fair and transparent. In our research to identify how to take this forward examples we will be looking at include the <u>Haringey</u> and Westminster models.</p> <p>The Students’ Union at the University of Sussex has its own letting agency. It is no longer managed under the commercial services arm but instead is run as a social enterprise. As a social enterprise all profits after operating costs are spent on providing a range of advice & support services for students.</p> <p>Being part of the Students’ Union means that the students already have an on-going relationship with the letting agency through using the range of services the Union provides, which creates an element of trust and familiarity that they are unlikely to have with other agencies. They also don’t charge any administration fees to the students, making Sussex Student Lettings their financial preference also.</p> <p>Sussex Student Lettings are able to provide four services to landlords; ‘Room Only’ ‘Let Only’ ‘Rent Collection’ and ‘Full Management’.</p> <p>The staff are employed on a fixed salary rather than commission on, it is believed that this supports the kind of culture the agency wish to promote. The agency is staffed by people who genuinely want to provide good customer service throughout the whole process of searching for a property, moving in, and during the tenancy itself.</p> <p>We propose to support exploration of options as to whether the scope of this model</p> | | |

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can be widened to expand beyond student housing and encompass a greater range of private rented housing.

The University of Brighton supports the development of a city-wide ethical standard for letting agents.

This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:

- Support for landlords to better manage properties.
- Up skill small and accidental landlords to improve tenancy management.
- 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.

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| Private Sector Housing Scrutiny Recommendation 16 | Council Service Lead(s) | ELT Lead |
|--|---|-----------------|
| To consider the development, and promote the uptake and benefits to landlords of registration to PRS accreditation schemes | Martin Reid (Housing & SHP) Alan Davis (Housing Acquisitions Team) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Accepted</p> <p>In a high demand housing market developing voluntary landlord accreditation schemes can be challenging. Our existing private rented sector accreditation scheme is not currently active as in a buoyant housing market and with the end of private sector housing renewal funding there are limited incentives for landlords to join a voluntary accreditation process.</p> <p>Following extensive consultation our Housing Strategy 2015 commits us to a number of strategic actions aligned to improve tenancy management and support landlords to better manage their homes. We therefore propose to review accreditation options and / or options for agreeing standards / codes of conduct for agents and landlords to be developed on a partnership basis in the city.</p> <p>This is distinct from consideration of often time limited regulatory responses such as discretionary licensing schemes that may be applied to private rented homes subject to Housing & New Homes Committee approval aligned to Housing Act requirements concerning evidence, consultation and resources.</p> <p>The council is exploring the viability of introducing selective licensing and the introduction of any type of accreditation scheme needs to be balanced against this work. It is important to identify how an accreditation scheme would be different and what it would achieve compared to selective licensing e.g. the benefits and limitations.</p> <p>University managed properties have to be operated under an externally audited code.</p> <p>University of Brighton - standards are defined by the Student Accommodation Code (Universities UK) and a Code of Standards that we have developed for owners, resident landlords, head lease and homestay accommodation.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • Support for landlords to better manage properties. | | |

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- Up skill small and accidental landlords to improve tenancy management.

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| Private Sector Housing Scrutiny Recommendation 17 | Council Service Lead(s) | ELT Lead |
|--|-------------------------|--------------|
| To create a register of landlords who have been proven to have undertaken retaliatory evictions | Mike Slagter (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Recommendation Partially Accept (subject to Housing & Planning Bill 2015)</p> <p>The Government’s new Housing and Planning Bill 2015 includes a proposal to create a national database of rogue landlords/letting agents, which will be maintained by local authorities.</p> <p>The Housing & Planning Bill includes the measure to set up of a national database of rogue landlords which will be maintained, updated and edited by local authorities and every local authority will have access to it. In addition there are measures allowing local authorities to apply for banning orders which will ban a person from letting or managing property or acting as a letting where they have committed housing offences. A person subject to a banning order will not be able to hold an HMO licence and not be able to dispose of any properties to family or friends. Councils will be able to grant management orders for these properties.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • Review evictions from the private rented sector to analyse the underlying reasons behind homelessness. | | |

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| Private Sector Housing Scrutiny Recommendation 18 | Council Service Lead(s) | ELT Lead |
|---|--|-----------------|
| To explore ways to increase the supply of private sector housing with rental costs that are affordable (e.g. for key workers in the city) and in line with representative household incomes in the city | Martin Reid (Housing) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>Planning policy for housing seeks a mix of housing tenures and types/sizes of residential units that helps to respond to different local needs. Affordable housing supply can come forward as a mix of affordable housing tenure types (e.g. affordable rented, shared ownership, intermediate rents). We will continue to explore more innovative housing products that might be able to help address this issue.</p> <p>The Housing Acquisitions Team runs schemes where it takes on privately own properties and leases them to local families in need of accommodation. Under the scheme the council is responsible for managing the property and guarantees rental income to the property owner.</p> <p>Although the Acquisitions team has successfully taken on a significant number of properties, the city's a buoyant market and market forces make it difficult to negotiate rents within affordable levels. Schemes like the accreditation scheme are no longer in existence as they proved not to be an incentive for landlords to engage but we could consult with landlords and review whether this scheme would again be viable.</p> <p>Housing Market intervention – see Recommendation 6 In order to further increase the supply of new affordable homes additional funding options are being actively investigated with Savills & Trowers and Hamblins funded by DCLG, including buying new homes off plan and other SPV / Joint Venture options.</p> <p>Within the Greater Brighton Devolution Prospectus there is the proposal for a pilot Joint Venture to deliver 1000 homes with a local housing association, the proposal would be to establish a new Greater Brighton Living Wage house model.</p> <p>There has also been an increase in development including Build-to-Rent coming through Planning.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> ● Prioritise support for new housing development that delivers a housing mix the city needs with a particular emphasis on family, Affordable Rent and where | | |

**Private Sector Housing Scrutiny Panel Recommendations: March 2015
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feasible, Social Rented housing.

- Continue work with a range of partners including Homes & Communities Agency, housing associations and the community housing sector to develop more affordable housing.
- 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.

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| Private Sector Housing Scrutiny Recommendation 19 | Council Service Lead(s) | ELT Lead |
|--|--|-----------------|
| To explore ways to increase the supply of affordable 'social housing' for key workers and vulnerable people (i.e. older people living in PRS housing which is not suitable for them and not readily adaptable, and/or people with mental health conditions who might previously have been accommodated in social housing) | Martin Reid (Housing) Rob Fraser (Planning) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>There is an opportunity to explore this through the preparation of and consultation on Part 2 of City Plan with regard to looking at policies to promote housing for particular needs groups. Planning officers work closely with the Housing officers of the Council and those in the 'New Homes for Neighbourhoods' team. Teams are exploring whether development of some council owned sites would be suitable for particular needs groups.</p> <p>Under the New Homes for Neighbourhoods Programme over 500 additional council homes are projected to be built over the next 5 years. A range of homes will be built from larger family homes to 1-bed room flats, they will be accessible and adaptable, with some built for wheelchair uses. The specification will meet high standards that will reduce fuel bills and carbon emissions. The proposal that some homes will be to Passivhaus principles which potentially reduce construction time and costs whilst delivering a super insulated homes that reduces energy use and lowers emissions. The rent levels for the new homes will be 80% Market Rents capped at Local Housing Allowance. In addition to general needs homes, the programme will be delivering an extra care scheme providing 45 flats for older people that will be built to a high standard (BREEAM) standard 'Good' and be appropriate for people suffering with dementia</p> <p>Housing Market Intervention – see Recommendation 6</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> ● Prioritise support for new housing development that delivers a housing mix the city needs with a particular emphasis on family, Affordable Rent and where feasible, Social Rented housing. ● Continue work with a range of partners including Homes & Communities Agency, housing associations and the community housing sector to develop more affordable housing. ● Directly provide more council housing, such as by developing ourselves through our New Homes for Neighbourhoods programme, buying new homes off-plan or | | |

**Private Sector Housing Scrutiny Panel Recommendations: March 2015
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by supporting others to build and manage on our behalf.

- Use Right To Buy receipts and developer contributions to fund new housing.
- Maximise housing provided from best use of the Council's Housing Revenue Account (HRA) investment, land and buildings.
- Support housing associations and community housing organisations with their proposals to deliver affordable homes.
- Reinvigorate the Home Ownership for People with Long-term Disabilities scheme.
- Prioritise family housing in our housing investment plan and in enabling work with Homes & Communities Agency, Registered Providers and other partners.
- Look to new developments to deliver family housing as part of the affordable housing requirement.

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| Private Sector Housing Scrutiny Recommendation 20 | Council Service Lead(s) | ELT Lead |
|--|--------------------------------|-----------------|
| To further foster joined-up working between city council departments (e.g. housing, public health) and other relevant organisations (e.g. Southern Landlords' Association, CAB, Community Housing Network, Brighton Housing Trust, city universities) | Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>This recommendation is not wholly within the remit of the Housing & New Homes Committee.</p> <p>Recommendation Accepted</p> <p>There is already good partnership working with stakeholders in the city, e.g. the city's Strategic Housing Partnership (SHP) and also the Affordable Housing Delivery Partnership in the city. Membership of the SHP includes representatives from the health sector, landlords associations, universities and Brighton Housing Trust). Consultation on Part 2 of the City Plan will review and explore whether planning could build better planning relationships with some of the city's stakeholders.</p> <p>We will keep the composition of existing partnerships under review and encourage more integrated partnership working across the city, in particular with a review to implementation of some of the recommendations in this report.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> ● Continue work with a range of partners including Homes & Communities Agency, housing associations and the community housing sector to develop more affordable housing. ● Promote the concept of Community Housing. ● Explore the viability of Community Land Trust and wider community housing development options when land is available with a focus on maximising the social value of new developments where appropriate. ● Explore the use of commercial properties for co-operatives where compatible with City Plan policies. | | |

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| Private Sector Housing PRS Deputation to Housing Committee – June 2015: Request 1 | Council Service Lead(s) | ELT Lead |
|--|-------------------------------|--------------|
| To set up a living rent commission | Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Given the Living Rent report has been submitted to the Fairness Commission there is no need for a separate commission on the Living Rent.</p> <p>The findings on research into living rents were presented to the Housing & New Homs Committee in September 2015. The Committee agreed to refer living rents to the Fairness Commission with a recommendation that the Commission looks into this further.</p> <p>The Greater Brighton Devolution Prospectus seeks to address the need for ‘living wage housing’ through developing a mechanism to re-establish the crucial links between housing and the labour market, rents and ownership and the ability of people on low incomes to afford them and the creation of a Greater Brighton Housing Company that will deliver greater numbers of new and more affordable homes. The offer within the prospectus is:</p> <ul style="list-style-type: none"> • A pilot Joint Venture to deliver 1,000 homes with a local housing association, the proposal would be to establish a new Greater Brighton Living Wage house model. • Raising standards in the private rented sector. Interventions to improve the management of existing private rented stock, combined with the opportunity to bring investment into the sector for new private rented homes could transform the tenure into one which fully delivers for the local communities of Greater Brighton. <p>The prospectus will also pursue innovative models for housing delivery, for example rapid-build programmes that will deliver housing at reduced costs.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> • 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. | | |

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| Private Sector Housing PRS Deputation to Housing Committee – June 2015: Request 2 | Council Service Lead(s) | ELT Lead |
|--|-------------------------------|--------------|
| To set up a register of all private rented sector landlords | Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| <p>Request subject to review of options</p> <p>The consultation for the Housing Strategy 2015 identified that a large majority of respondents wanted us to introduce a register of all private sector landlords to help support efforts to maintain and improve standards. In response to this one of the strategic actions in the strategy is to support a register of landlords in the city</p> <p>The 3 main options have been identified:</p> <p>Selective Licensing: To adopt selective licensing a local authority has to demonstrate not only that an area has larger than average private rented sector but is also experiencing a number of issues (low housing demand, anti-social behaviour, poor property conditions, an influx of migration, a high level of deprivation, high levels of crime.) Although we do have a large private rented sector market, evidence will be required prior to any consultation on options for any selective licensing. It is proposed that research will be undertaken to explore options.</p> <p>Additional Licensing: Following the introduction of additional licensing for smaller HMOs in 5 wards identified as having high levels of the smaller HMO in November 2012, the scheme will be extended to 7 other wards in the city on 2 November 2015. Discretionary licensing will be kept under review and subject to proliferation of smaller HMOs and any issues arising with management and standards.</p> <p>Voluntary Accreditation: Also see response to Recommendation 16 above. This scheme recognises and rewards good landlords / agents. As the city has a very buoyant, high demand private rental market an accreditation scheme is unlikely to be attractive to landlords / agents unless high level incentives could be offered. We propose to consult with landlords and other interested parties and review whether this scheme would be viable.</p> <p>These 3 main options and any further will be considered as part of review into the city's private rented sector.</p> <p>This recommendation is supported in the Housing Strategy 2015 through the following strategic actions:</p> <ul style="list-style-type: none"> ● Support a register of landlords in the city. | | |

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| Private Sector Housing PRS Deputation to Housing Committee – June 2015: Request 3 | Council Service Lead(s) | ELT Lead |
|---|-------------------------------|--------------|
| To petition government to allow a rent cap to be introduced | Martin Reid (Housing) | Nick Hibberd |
| Council Response October 2015 | | |
| Full Council would have to make such a recommendation. | | |

Subject: Extract from the proceedings of the Council Meeting held on the 28th January 2016 – Solution Based Proposals to End Homelessness

Date of Meeting: 18 February 2016

Report of: Monitoring Officer

Contact Officer: Name: **Mark Wall** Tel: **29-1006**
E-mail: mark.wall@brighton-hove.gov.uk

Wards Affected: All

FOR GENERAL RELEASE***Action Required of the Fairness Commission:***

To receive the item referred from the Council for information:

Recommendation:

That the Fairness Commission give consideration to the petition's request at its meeting on the 18th February as part of the discussion on Housing & the Greater Brighton City Region.

COUNCIL

**4.30 pm 28 January 2016
COUNCIL CHAMBER, BRIGHTON TOWN HALL**

DRAFT MINUTES**PART ONE**

Present: Councillors Hyde (Chair), West (Deputy Chair), Allen, Atkinson, Barford, Barradell, Bell, Bennett, Bewick, Brown, Cattell, Chapman, Daniel, Deane, Druitt, Gibson, Gilbey, Greenbaum, Hamilton, Hill, Horan, Inkipin-Leissner, Knight, Lewry, Littman, Mac Cafferty, Marsh, Meadows, Mears, Miller, Moonan, Morgan, Morris, Nemeth, A Norman, K Norman, O'Quinn, Penn, Phillips, Robins, Simson, Sykes, Taylor, C Theobald, G Theobald, Wares, Wealls and Yates.

75. (B) SOLUTION BASED PROPOSALS TO END HOMELESSNESS

- 75.12 The Mayor stated that the council's petition scheme provided that where a petition secured 1,250 or more signatures it could be debated at a Council meeting. She had been notified of two such petitions which had sufficient signatures to warrant a debate and therefore would call on the lead petitioner to present their petition before opening the matter up for debate.
- 75.13 The Mayor invited Ree to come forward and present the petition on behalf of Love Activists.
- 75.14 Ree thanked the Mayor and presented the petition which called on the Council to expand the Housing First model to offer housing to all of the city's homeless people and work with the community to address the issue of homelessness. She hoped that the council would take on board the proposals outlined in the petition and seek to encourage other Authorities to implement the measures nationally. She stated that the aim had to be to avoid any more deaths on the streets in the city and referred to a recent Supreme Court ruling which stated that all homeless people should be seen and given priority need. This was something that was not being actioned as available resources were being used as a factor rather than need. She also noted that a doctor at the Housing summit last year had detailed how many homeless people were being treated and called it the human face of an inhuman statistic. She stated that people could not wait until 2020 as was the council's current objective to meet the needs of the homeless and that action needed to be undertaken now. She hoped that the council would implement the solution based proposals as outlined in the petition, which had over 3,000 signatures.
- 75.15 Councillor Meadows thanked Ree for her presentation and referred the points raised in the petition and stated that the council and officers were seeking to address the situation and find ways to help those who were homeless. She noted that supported housing was available and cases were assessed as quickly as possible, although not every person could be accepted as being vulnerable. The council was committed to

finding accommodation and had identified 2020 as a target for addressing the homeless situation and had piloted the Housing First model. However, there was a need to recognise that people presented with a wide-range of needs which would have to be addressed. She also noted that some aspects required changes nationally and was happy to provide a full response on the matter in writing given the limited time at the present meeting.

- 75.16 Councillor Mears welcomed the petition and stated that she looked forward to the debate at the Housing & New Homes Committee. She believed the council had a duty to the most vulnerable in the community and had to provide a front-line service to support the homeless population. She also noted that the government had maintained funding for local authorities and hoped that this would help to prevent numbers from increasing.
- 75.17 Councillor Gibson stated that he hoped the council could work with Love Activists to address the problems identified and noted that there was a housing crisis in the city which was not in the direct control of the authority. He hoped that pressure could be put on the government to commit to supporting homeless people and to provide more homes. It could impose rent controls which would then ease the private rented sector and make more accommodation available.
- 75.18 Councillor Moonan welcomed the petition and stated that the council did want to work the community and Love Activists to tackle the situation and noted that a new Housing Strategy was being developed.
- 75.19 The Mayor noted the information and called on Councillor Meadows to respond to the petition
- 75.20 Councillor Meadows stated that the Rough Sleepers Strategy was being reviewed and the council was very aware of the need to support and help the homeless people in the city.
- 75.21 The Mayor then put the recommendation to refer the petition to the Fairness Commission for information and the Housing & New Homes Committee for consideration to the vote, which was agreed.
- 75.22 **RESOLVED:** That the petition be referred to the Fairness Commission for information and the Housing & New Homes Committee for consideration at its next meeting.

The petition:

"We the undersigned petition Brighton & Hove Council to support the following solution based proposals, to end homelessness.

1. Every homeless person is vulnerable and should therefore be considered in priority need, including those in temporary accommodation.
2. The Housing First model should be expanded to offer housing to all of the city's homeless people, offering adequate support to suit each individual's needs.

3. The Severe Weather Emergency Protocol (SWEP) should be activated immediately, in any weather which threatens rough sleepers' health, particularly the wet.
4. The council should activate the Extended Winter Provision of the Severe Weather Emergency Protocol immediately. The emergency shelters should be opened every night, over the winter and beyond.
5. Affordable social rents should be imposed on private landlords and property investors, prioritising the provision of permanent homes until everyone is securely housed.
6. Reform the LASPO act, to make squatting empty properties safe and equitable for property owners and otherwise homeless people.
7. Because of the so-called 'first mover loses' phenomenon, it will be necessary for local authorities around the country to work together, in order to implement these measures nationally."

Lead Petitioner – Ree, Love Activists, Brighton

Supporting information:

Why is this important?

The proposals were developed in consultation with the local community, prioritising feedback from rough sleepers at the group's weekly Love Kitchen. Love Activists hope to gather 1250 signatures to force the council to debate the proposals at a full council meeting.

Reasoning/Rationale:

1. In May, the Supreme Court ruled that when local authorities make vulnerability assessments, a 'homeless person' should be compared with an 'ordinary person who is at risk of becoming homeless'. There is no doubt that any homeless person is 'significantly more vulnerable' than an ordinary person, therefore everybody living on the street should be assessed as being in priority need.

The judgement also made it clear that while councils are often under huge financial strain, this must not be used as an excuse for avoiding their legal duties. To guarantee duty of care and legal obligations are met, all local authorities must provide permanent housing for anybody living on the streets.

2. Housing first pilot project had a 70% success rate in Brighton & Hove - helping 7 out of 10 people with high support needs into accommodation.
3. Extended winter provision: additional services provided over a period of time e.g. every night from November to March.

If the material resources exist to provide shelter from a severe weather emergency, economic arguments against keeping the shelters open are not as powerful as the humanitarian ones for opening them.

(Copy & pasted from 'Homeless Link')

Humanitarian Response: SWEP should be applied responsibly to prevent death at all times; 3 consecutive nights at zero or below is the minimum requirement. Local authorities should consider factors such as wet weather and wind chill, snow coverage and duration of extreme weather when looking at provision. Preventing deaths on the streets is the aim of the protocol, so if this demands more beds and a longer response the local authority should do everything it can to prevent harm to individuals.

Economics cannot change the weather any more than economics can determine people's relative vulnerability to each other.

4. It doesn't have to be severely wet to have a severe impact if you're sleeping on the streets. Severely windy, wet weather is an emergency, as is extremely hot, dry weather.

Homeless Link offers advice and guidance to BHT, St Mungo's and Brighton & Hove City Council. Currently their minimum definition of severe weather is when the temperature drops below zero for three consecutive nights.

(Copy & pasted from 'Homeless Link')

There is no strict definition of what counts as 'severe weather'. Local authorities should proactively identify any weather that could increase the risk of serious harm to people sleeping rough and put measures in place to minimise this. This includes extreme cold, wind and rain. It is important not to presume when, or in what form, severe weather will occur.

Sleeping rough is never comfortable, but the suffering is exacerbated by all elements It doesn't have to be severely wet to have a severe impact if you're sleeping on the streets.

('Homeless Link')

<http://www.homeless.org.uk/sites/default/files/site-attachments/Winter%20provision%20guidance%202015-16.pdf>

5. If this doesn't happen there will be no truly affordable places to live and more people will inevitably become homeless.
6. This would make use of empty properties, keep people safe and avoid waste of tax payers money, private money and time spent on security, policing and court costs.

(Copy & pasted from 'Homeless Link')

In addition to the direct risk associated with severe weather, local authorities should work alongside other local statutory and voluntary services to identify and mitigate actions taken during severe weather that can increase risk for those sleeping rough. For example, people may choose to sleep in riskier places, such as in bins, where they can find cover. They may also enter buildings or property illegally, or increase their substance use as a coping mechanism.

7. No single authority can successfully move to implement all of these measures, because if they 'move first', their service capacity would risk being overwhelmed by people migrating to that local authority. Therefore, we must work towards implementing these measures nationally.

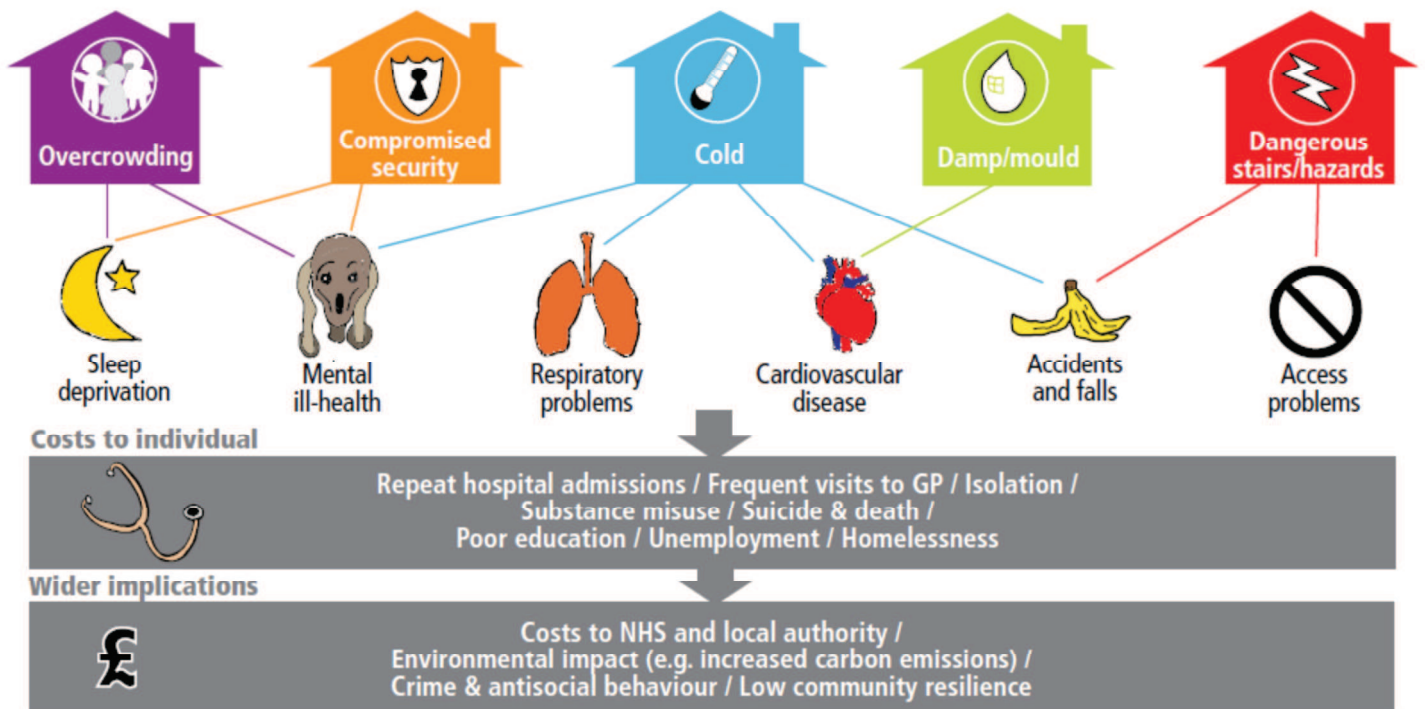


Figure 1: the relationship between poor housing and health outcomes

Source: Annual Report of the Director of Public Health 2011

Why is this issue important?

Poor housing conditions, arising from housing insecurity, living in unsuitable temporary accommodation, overcrowding, and housing in poor physical condition, present risks to health.¹ Figure 1 illustrates the impact over a wide range of health and related outcomes.

Key outcomes

The Strategic Housing Partnership works through the city's Housing Strategy 2015² to tackle our housing challenges by focusing on:

- Improving housing supply
- Improving housing quality
- Improving housing support

These strategic priorities contribute to achieving a number of aims in the Public Health, NHS and Adult Social Care Outcomes Frameworks on issues such as: homelessness; suitable housing for those with a mental illness, disability or learning disability; domestic abuse; noise; fuel poverty; excess winter deaths; social contentedness; falls and injuries; mortality; helping older people regain independence after illness or injury.

¹ Fair Society, Healthy Lives: The Marmot Review; 2010

² Brighton & Hove Housing Strategy 2015: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-2015>

Impact in Brighton & Hove

Brighton & Hove has around 130,000 homes³, is one of the most densely populated areas in the region and has the smallest household size in the South East averaging at 2.1 people.⁴

Our owner occupier rate is low at 53.3%, compared to 67.6% in the South East and the private rented sector increased by 45.7% between 2001 and 2011 with 28.0% of households now renting their home from a private landlord. Limited land supply restricts new housing development putting additional pressure on housing costs. 8,168 (6.7%) of Brighton & Hove's households are considered to be overcrowded (fewer bedrooms than needed).

Pressures from an expanding population, high property prices, pockets of poor quality housing and the welfare reform are having a detrimental effect on the health and wellbeing of many residents, particularly amongst the most vulnerable members of our communities.

The key housing issues reported by residents are:

- Housing Supply: restricted supply leading to high cost of owner occupation and private renting and a need for benefit support to compensate for low wages to meet costs

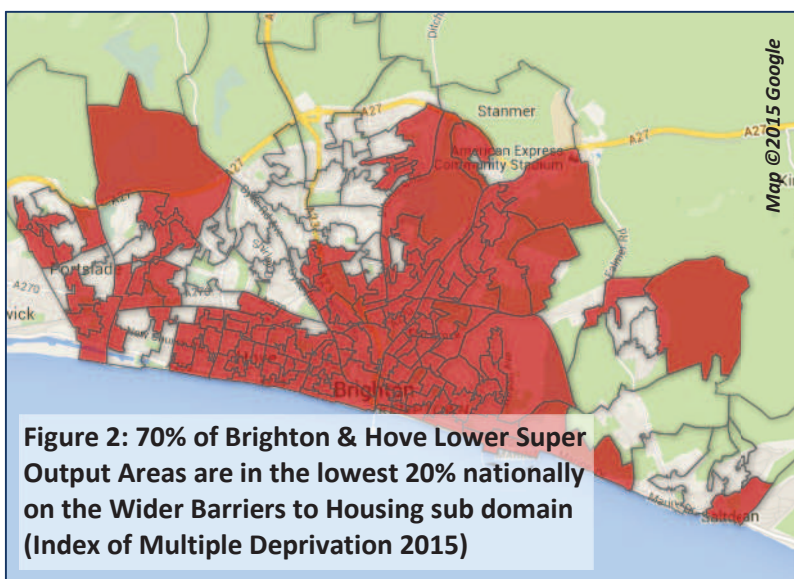
³ 2015 estimate. Census 2011 plus new build

⁴ Office for National Statistics. Census 2011

6.4.4 Housing

- Housing Quality: poor quality housing in the private sector and fuel poverty
- Housing Support: high levels of vulnerable households with high care support needs
- Increased numbers of people rough sleeping (see Section 6.4.3)

In the Index of Multiple Deprivation 2015 (IMD2015) wider barriers to housing sub-domain (affordability, overcrowding and homelessness), 70% of the city's Lower Super Output Areas (LSOAs) are in the bottom 20% nationally (Figure 2), with 95% in the bottom 40%.



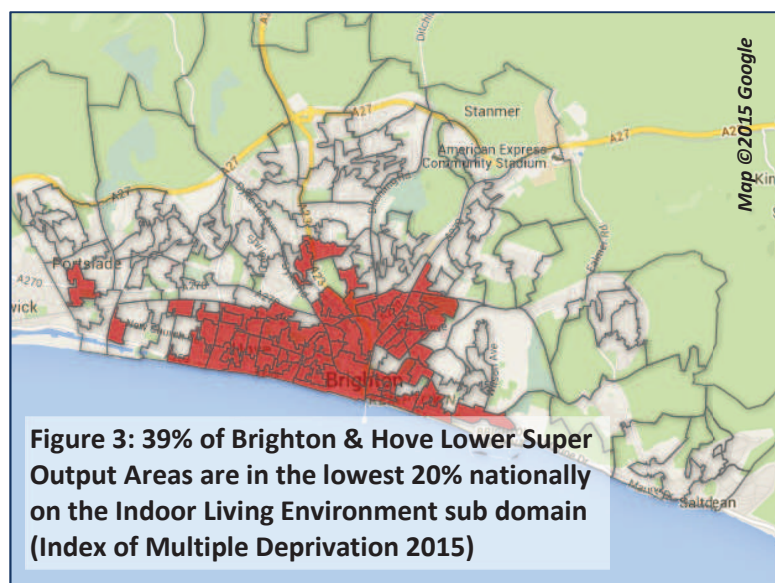
The Council's Assessment of Affordable Housing Need Report 2012 identified that the minimum household income required to afford market housing (whether owner occupied or private rented) is £42,000 per annum against an average (median) household income of £28,240.⁵

The Assessment estimates that almost 88,000 households (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy. The Report has identified demand for 17,403 new affordable homes (3,481 per annum) in the period 2012-2017 above that already planned.

More than 22,000 households were on the city's Housing Register on 1 April 2015. 420 households became homeless in 2014/15, a decreased of 15% over the last three years (although it is still 14% above the 2009/10 low). The most common reasons for homelessness are loss of private rented housing (22%⁶) and eviction by parents, family or friends (14%) . 18% of those accepted as homeless in 2014/15 were in priority need due to disability or mental illness, around double the England average. In 2014/15, intensive work with young people and families ensured that only 1 person aged 16 and 17 became homeless.⁷

Housing condition is known to have a major impact on health particularly around issues such as damp, disrepair and poor energy efficiency. The IMD2015 shows that on the indoor living environment sub domain (housing quality) 39% of the city's LSOAs are in the bottom 20% nationally (Figure 3) with more than a quarter in the bottom 10%.

3 out of every 10 of the city's homes (around 37,000 properties) are considered to be non-decent with 99.9% of this being in the private sector. 42.5% of all vulnerable households in the private sector living in non-decent homes.⁸



⁵ Brighton & Hove Assessment of Affordable Housing Need Report 2012: [www.brighton-hove.gov.uk/downloads/bhcc/ldf/Assessment of Affordable Housing Need.pdf](http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Assessment_of_Affordable_Housing_Need.pdf)

⁶ Percentage excludes rent arrears (to 25% if including rent arrears)

⁷ Brighton & Hove City Council Housing Statistics Bulletin:

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

⁸ Brighton & Hove City Council: Private Sector Stock Survey 2008

6.4.4 Housing

The CIEH and BRE developed a toolkit to estimate the cost of poor housing. For Brighton & Hove it suggests that there are more than 1,200 excess colds and falls in the home each year that impact on quality of life and cost society £20 million per annum (£8 million NHS costs and £12 million in lost work and the need for benefits and support). The cost to adapt and improve this housing is estimated at £2million.⁹

As older people age and their needs change, responding effectively to these changes can enable them to maintain a good quality of life and maintain independent living. Spending £2,000-£20,000 on adaptations to support an older person at home can save £6,000 per year in care costs.¹⁰ The 2011 census indicated that half of local residents aged 85 and over still owned their own home.

Where we are doing well

The 2011-2015 Affordable Housing Programme saw 522 new affordable homes developed. This includes completion of the first new Council homes in a generation at Balchin Court under the “New Homes for Neighbourhoods” programme that aims to delivery more than 200 new council homes over the next few years. 66 new affordable homes are expected to be completed in 2015/16 across the City. These are being built to Lifetime Homes Standard and 7 will be new wheelchair adapted homes. We have identified sites likely to contribute a further 449 new affordable homes between April 2016 and March 2018.

The Council is working with owners of empty homes and has helped bring more than 900 back into use since 2009. During 2014/15, 158 long term empty private sector homes were brought back into use in the City.

More than 4,500 private sector homes have been improved since 2009 through our private sector renewal work. However, government funding for private sector renewal ceased in 2011 so we developed a Community Finance Initiative with a private sector partner and other authorities to focus on equity release and low cost loans to unlock the capital in people’s homes.

⁹ Chartered Institute of Environmental Health / Building Research Establishment: Good Housing Leads to Good Health. A Toolkit for Environmental Health Practitioners

www.cieh.org/policy/good_housing_good_health.htm

¹⁰ Audit Commission: Building Better Lives; 2009

By working in partnership with landlords and local letting agencies we are improving management and conditions in HMOs and reducing the impact on the community. Brighton & Hove City Council introduced an additional HMO Licensing scheme in five ‘Lewes Road wards’ of Hanover & Elm Grove; Moulsecoomb & Bevendean; St Peters & North Laine; Hollingdean & Stanmer and Queen’s Park in November 2012.

Permission was granted in June 2015 to extend Additional HMO Licensing to 7 further wards in the city - Brunswick & Adelaide, Central Hove, East Brighton, Goldsmid, Preston Park, Regency and Westbourne. Smaller Houses in Multiple Occupation in these wards of two or more storeys and three or more occupiers, will need to be licensed from October 2015.

We are working with West Sussex County Council developing a model for delivery of Green Deal / Energy Company Obligation funding for local residents, businesses and the community through the Sussex Energy Saving Programme.

A long term maintenance partnership with Mears has provided apprenticeships for 100 local people and also helped ensure 99.5% of the council’s homes meet the Decent Homes Standard. The Council is also leasing 499 poor quality homes to Brighton & Hove Seaside Community Homes to refurbish and let to households in need.

With more people with complex needs living at homes for longer we continue to invest in specialist housing and provide adaptations across all tenures.

Funding has been awarded from the Homes & Communities Agency to redevelop the former Brooke Mead sheltered housing scheme. The original scheme had 8 non self contained flats with shared facilities and was no longer fit for purpose. Brooke Mead will be a new 45 home Extra Care housing scheme for older people and those with dementia that meets HAPPI principles. Work will start in 2015 and be complete in 2017.

To help residents maintain their independence at home, during 2014/15 we completed 179 Disabled Facilities Grant assisted major adaptations to support private sector households (owner-occupiers, private tenants, housing association tenants) plus 238 major and 655 minor adaptations to council properties.

The Council invested over £2.6m on adaptations across the City last year, £1.4m through Disabled Facilities Grant and £1.2m in Housing Revenue Account funding for council homes. We also work with developers and landlords to ensure that accessible and adapted affordable housing is advertised and let to Housing Register applicants with a matching need.

We have leased over 1,000 good quality private sector flats and houses to minimise our use of B&B type accommodation and also to provide housing solutions for Adult Social Care and Children's Services which reduces the impact on those services. There is a strong correlation between B&B type accommodation and poor health and so by providing alternatives we are mitigating the potential impact. We have also leased accommodation to provide young people with supported housing projects.

The last 5 years has seen the Council's Housing Options service and partner organisations prevent more than 13,700 households from becoming homeless (2,538 in 2014/15 alone).

Brighton & Hove City Council funds the provision of support for more than 3,500 residents to either maintain their independence or help them return to independence through targeted services such as hostels for rough sleepers, the domestic violence refuge and special projects working with a range of groups such as those with learning disabilities or mental health problems. Funding pressures will see the £11m budget for this work reduced by £2m in 2015/16. It has been calculated that every £1 spent on support services saves an additional £4.10 across the public sector.

Local Inequalities

Older People: the 2008 Private Sector Housing Condition Survey identified that homes where the head of the households was aged 85 or over had the highest rates of housing non-decency, however, government funding for private sector improvement work has ceased.

Young People: the Children's and Young People's Joint Commissioning Strategy is working to improve support to young people, help prevent homelessness and develop pathways to independence for those in our care.

Disability: homelessness in the city related to physical disability is around double the England average due to the nature of our housing stock making adaptations costly or impractical. The Council used to receive government funding for Disabled Facilities Grants and top this up with private sector renewal money however this has been removed. We need to ensure adaptations are prioritised within the new Better Care Fund.

Race: a Black and Minority Ethnic (BME) needs assessment and research for the Housing Strategy 2015 did not identify any housing needs unique to the city's BME communities, with affordability and quality being the main concerns. However, research did identify that BME households are more likely to be renting privately, and specific BME groups are more likely to own homes in deprived areas or request homelessness support.

Lesbian, Gay, Transgender and Bisexual communities: a specialist LGBT Housing Options Officer ensures the needs of these groups are more effectively supported with their housing needs.

People experiencing domestic violence: specially trained Housing Options staff ensure the needs of these households are more effectively supported.

Gypsies and Travellers: a Traveller Commissioning Strategy is helping to meet the needs of these focussing on improving site availability, education, health and community cohesion.

Predicted future need

Welfare Reform changes between 2010 and 2015 were projected to take £102m per annum from residents and the city's economy, an average of £528 per working age adult each year with some households losing £1,000's.¹¹

The new reduction in the benefit cap to £20,000 from late 2016 is expected to affect around 850 households (early analysis) and changes to Tax Credits from April 2016 will impact on several thousand households and increases in benefits will no longer be paid for third or subsequent children born after 2017. The council is working through the implications of these changes with its partners to allow it to plan how to support those affected.

¹¹ 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

6.4.4 Housing

These changes have increased demand for our housing advice and homelessness services compared to the last decade as rent levels become ever more distant to affordability levels and fewer properties available within housing benefit limits.

Monitoring of the Rightmove website has identified that during the 6 month period from April to September 2015 only 2 3-bedroom homes were advertised within housing benefit limits in Brighton & Hove. Less well off (and often vulnerable) households are having to move out of Brighton & Hove along the coast to less expensive areas.¹²

In the longer term, household growth and an ageing population will increase pressures on the housing supply, housing costs and support services.

The draft City Plan shows that the city has the capacity to develop 13,200 homes in the period 2010 to 2030 (660 per annum), far less than projected growth of 30,120 households.¹³

In addition, the Council's Assessment of Affordable Housing Need Report 2012 identified demand for 17,403 new affordable homes (3,481 per annum) in the period 2012-2017 above that already planned. The City Plan housing target suggests that there could be up to 4,000 new affordable homes built up to 2030 however this only meets 1 year of the current excess demand.

The city has a relatively small proportion of people aged 85 and over (2.2% of the city's population compared to 2.4% in England) and projections to 2037 suggest this population will increase nearly three quarters to 3.3%.¹⁴ This will increase the need for housing, support and care and we are actively looking to increase the supply of extra care housing and other accommodation to maintain resident's quality of life and reduce the need for institutional care.

What we don't know

Housing Supply & Demand: The impact from the supply of new homes continuing to fall short of current demand and future population increases.

¹² Brighton & Hove Local Housing Allowance Comparison Report: <http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-market-reports>

¹³ Brighton & Hove City Plan (submission draft): www.brighton-hove.gov.uk/index.cfm?request=b1163744

¹⁴ Office of National Statistics 2012 Subnational Population Projections

Affordable Housing: The impact on new affordable housing delivery from reductions in social rents.

Welfare Reform: The extent to which households will cope with housing benefit levels falling short of rent levels, reductions in the benefit cap, changes to tax credits and the subsequent impacts this will have on homelessness and services.

Budget Pressures: The impact of service reductions arising from funding pressures within the Council (£26m reduction per annum), health services, community & voluntary sector and other agencies.

Key evidence and policy

Chartered Institute of Housing: www.cih.co.uk

Chartered Institute of Environmental Health: www.cieh.org

National Housing Federation: www.housing.org.uk

Joseph Rowntree Foundation: www.jrf.org.uk

Shelter: www.shelter.org.uk

Recommended future local priorities

1. Development of new affordable housing to lifetime homes standard.
2. Initiatives to improve the management and quality of homes in the private rented sector.
3. Joint housing, health and care commissioning of investment in energy efficiency and adaptation works to reduce fuel poverty and promote independence.
4. Joint housing, health and care commissioning of investment in housing support to sustain and promote independence.
5. Joint housing, health and care commissioning of increased provision of extra care and other supported housing options.

Key links to other sections

- Rough sleeping
- Fuel poverty

Further information

www.brighton-hove.gov.uk/housingstrategy

Last updated

October 2015



Although a formal committee of the city council, the Health & Wellbeing Board has a remit which includes matters relating to the Clinical Commissioning Group (CCG), the Local Safeguarding Board for Children and Health Watch. Papers come from a variety of sources. The format for Health & Wellbeing Board papers is consequently different from papers submitted to the city council for exclusive city council business.

1. Fuel Poverty and Affordable Warmth Strategy for Brighton & Hove

- 1.1. The contents of this paper can be shared with the general public.
- 1.2. This paper is for the Health & Wellbeing Board meeting on the 20th October 2015.
- 1.3. Contact Officers:
 Name: Miles Davidson
 Tel: 29-3150
 E: Miles.davidson@brighton-hove.gov.uk
 Name: Sarah Podmore
 Tel: 29-6578
 E: Sarah.podmore@brighton-hove.gov.uk

2. Summary

- 2.1 The National Institute for Health and Care Excellence (NICE) released guidance in March 2015 entitled 'Excess winter deaths and morbidity and the health risks associated with cold homes'. The guidance provides evidence based recommendations on how to reduce the risk of death and ill health associated with living in a cold home. The health problems associated with cold homes are experienced during 'normal' winter temperatures, not just during extremely cold weather. The guidelines propose that year round planning and action by multiple sectors is needed to reduce these risks. Accordingly the guidelines are aimed at commissioners, managers, housing providers and health, social care and voluntary

sector practitioners who deal with vulnerable people who may have health problems caused, or exacerbated, by living in a cold home.

- 2.2 The NICE guidelines recommend that Health & Wellbeing Boards are best placed to develop a 'strategy to address the health consequences of cold homes'. A draft action plan in response to the guidelines and recommendations is attached as Appendix 1. The action plan builds on existing good practice and partnership working between the Housing and Public Health departments, with local NHS and community and voluntary sector organisations, such as the Citizen's Advice Bureau and Age UK, and identifies where this activity could be scaled up and accelerated.
- 2.3 In response to the NICE guidelines and the recent national fuel poverty strategy for England, 'Cutting the cost of keeping warm', a Fuel Poverty and Affordable Warmth Strategy for Brighton & Hove is being developed. The Housing and Public Health departments, working with key partners in the city, will develop this over the coming months with a final draft ready in early 2016.

3. Decisions, recommendations and any options

- 3.1 That the Health and Wellbeing Board note the contents of this report, the NICE guidelines and recommendations and the draft action plan for Brighton & Hove attached as Appendix 1.
- 3.2 That the Health and Wellbeing Board notes the ongoing work to develop a wider Fuel Poverty and Affordable Warmth Strategy, a draft of which will be brought to a future meeting for approval.

4. Relevant information

- 4.1 Public Health England's 2014 Cold Weather Plan states that winter weather has a direct effect on the incidence of: heart attack, stroke, respiratory disease, flu, falls and injuries and hypothermia. Indirect effects include mental health problems such as depression, and the risk of carbon monoxide poisoning if boilers, cooking and heating appliances are poorly maintained or poorly ventilated.
- 4.2 A wide range of people are vulnerable to the cold, including:
- people with cardiovascular conditions
 - people with respiratory conditions (in particular, chronic obstructive pulmonary disease and childhood asthma)



- people with mental health conditions
 - people with disabilities
 - older people (65 and older)
 - households with young children (from new-born to school age)
 - pregnant women
 - people on a low income.
- 4.3 The UK has a relatively high rate of Excess Winter Deaths (EWD), based on international comparisons that use this definition. The EWD Index expresses excess winter deaths as a percentage increase of the expected deaths based on non-winter deaths. The number of EWD varies between years with an average of 25,000 in England each winter. The Brighton & Hove Joint Strategic Needs Assessment (JSNA) 2015 identifies the health risks of cold homes including winter deaths. For 2012-13 the EWD Index in Brighton & Hove was 19%, equivalent to 130 Excess Winter Deaths.
- 4.4 EWD are almost three times higher in the coldest quarter of housing than in the warmest quarter, with an estimated 40% of all EWD being attributable to inadequate housing. The majority of EWD occur in those aged 65+ with 93% of EWD in England occurring in this age group during 2012-2013.
- 4.5 The NICE guidelines make recommendations, with the aim to:
- Reduce preventable excess winter death rates
 - Improve health and wellbeing among vulnerable groups
 - Reduce pressure on health and social care services
 - Reduce fuel poverty and the risk of fuel debt or being disconnected from gas and electricity supplies
 - Improve the energy efficiency of homes.
- 4.6 A household is defined as being in fuel poverty if it:
- has an income below the poverty line (including if meeting its required energy bill would push it below the poverty line); and
 - has higher than average energy costs.
- 4.7 In Brighton & Hove the 2015 Housing Strategy aims to create 'Decent Warm & Healthy Homes' under the priority of improving housing quality; however the housing stock in Brighton & Hove presents a number of challenges to improving its energy efficiency. The 2008 House Condition Survey showed that the age profile of the



total private housing stock differs from the average for England in that there is a substantially higher proportion of pre 1919 stock at 40% compared to the national average of 25%. Overall the stock profile is older than the national picture with 66% built before 1945 compared to 43% in England as a whole. Many private sector properties are labelled 'hard to treat' (e.g. those with solid walls) in relation to standard energy efficiency measures.

- 4.8 The 2011 census showed that the size of the private rented sector in Brighton & Hove has increased by 37% since 2001 with an extra 10,691 homes. Two out of every seven households in the city are now renting from a private landlord, with the city having the 9th largest private rented sector in England & Wales with a total of 34,081 private rented homes.
- 4.9 The factors outlined above can consequently impact on the ability of homeowners, landlords and tenants to improve the energy efficiency of properties and therefore on occupiers to live in warm and healthy homes. The most recent annual fuel poverty statistics report estimated that nearly 15,000 (11.9%) of the city households were estimated to be living in fuel poverty in 2013, higher than the average for the south east region (8.1%). The report also estimated that across England as a whole the level of fuel poverty is considerably higher in the private rented sector (19% of all households in this tenure are fuel poor). This tenure is associated with relatively poor energy efficiency ratings and relatively low incomes which are key drivers of fuel poverty.
- 4.10 Led by the Council's Housing and Public Health departments, a steering group will be established over the coming months, to include representatives from relevant NHS partners, housing, social care and community and voluntary sector organisations to oversee the development of an over-arching Fuel Poverty and Affordable Warmth Strategy for the city. The aim will be to 'embed' the recommendations contained in the NICE guidelines into relevant organisation systems, processes and service delivery where possible. This strategy will also reflect the objectives within the national Fuel Poverty Strategy, at a local level for Brighton & Hove.
- 4.11 There is no additional council capital or revenue funding, or other resource outside that already in place, identified to implement the strategy and associated action plan. The draft action plan has been developed to reflect this, as will the strategy. It is envisaged that delivery will be through existing work streams, focussing on fuel poverty, affordable warmth and energy efficiency, within the city council, NHS and the community and voluntary sector. There are



also clear links with those actions being delivered through the wider financial inclusion work in the city. Together with partners in the city, officers we will continue to explore external funding opportunities to support this work ensuring that they do not impose any undeliverable obligations on the city council or partners.

- 4.12 It is proposed that a draft of the new Fuel Poverty and Affordable Warmth Strategy will be presented to the Housing & New Homes Committee on the 13th January 2016 and to the Health & Wellbeing Board on the 22nd March 2016.
- 4.13 To support the recommendations within the NICE guidelines and subsequent actions in the Council's own action plan, along with partners across the city, we continue to look for possible funding streams to support and escalate work to support vulnerable householders across the city. A bid, co-ordinated by Brighton & Hove Citizens Advice Bureau, was submitted to the British Gas Energy Trust Warm Homes Fund 2015-16. The Council has supported this bid to ensure it fits with the strategic challenges and approach outlined above. The outcome of the bid will be confirmed in October 2015.
- 4.14 Further to the NICE recommendations outlined in the attached action plan, addressing energy inefficient housing and bringing homes up to a minimum standard of thermal efficiency would have the greatest impact on the most vulnerable households. The Council continues to explore options and different models for the delivery of investment into the city's housing, across all tenures. This includes the work we have carried out with partners in Your Energy Sussex and emerging models that enable the Council to lever in new investment outside of both the general fund and HRA capital investment programmes. Further work will be carried out to explore these options and different models of delivery and reported back as appropriate. Many private sector landlords in the city are keen to work with the council to increase investment in the local housing stock to improve quality; we will work closely with this group to explore the most effective way to achieve this with the aim of increasing levels of energy efficiency.

5. Important considerations and implications

Legal

- 5.1 As this report is for noting, there are no significant legal implications to draw to the Board's attention at this time.



Lawyer Consulted: Name Liz Woodley Date: 28/09/15

Finance

- 5.2 There are no direct financial implications of this report. The Fuel Poverty and Affordable Warmth Strategy, once drafted, will be assessed for financial implications prior to implementation and reported as part of the budget monitoring process or separate report to Committee as necessary.

Finance Officer Consulted: Name Monica Brooks Date: 17/08/15

Equalities

- 5.3 A full Equalities Impact Assessment will be carried out alongside the development of the Fuel Poverty & Affordable Warmth Strategy.

The vast majority of EWD in England occur among those aged 65 or over. As in previous years in England and Wales, there were more excess winter deaths in females than in males in 2012-13.

In 2013, households in England where the oldest person in the household was aged 16-24 were more likely to be fuel poor. However people aged 75+ experienced the deepest levels of fuel poverty.

Fuel poverty is a contributor to social and health inequalities. In 2013, all fuel poor households in England came from the bottom four income decile groups. Unemployed households in England have the highest rates of fuel poverty across all economic activity groups and lone parent households have consistently been more likely to be in fuel poverty. People who have a long term illness or disability are also more likely to be fuel poor than those who do not.

For Gypsies and Travellers living on site accommodation or travelling, trailers with little insulation combined with the expense of Calor gas can cause higher than average heating costs and fuel poverty. Fuel poverty strategy and interventions may need to be tailored to reach Gypsy Traveller communities.

Some groups at risk of fuel poverty lack awareness and/or understanding of existing sources of support and programmes to help improve home energy efficiency. Lack of understanding can restrict those that are aware to adopt such interventions. This is likely to vary across different groups, for example for people with



language barriers (such as minority ethnic communities), and those who have limited social networks and connections with their local community, such as isolated older people and people with learning disabilities.

Sustainability

- 5.4 The most effective way to tackle fuel poverty and address the issue of cold homes and impacts on health for the long term is to improve the energy efficiency of the city's homes. This also has the potential to reduce CO2 emissions from the city's housing, which currently makes up the largest proportion (42%) of the city's total emissions.

The aims of the strategy and action plan have a significant impact on improvements to the health and wellbeing of some of the city's most vulnerable residents.

Health, social care, children's services and public health

- 5.5 Strategically addressing cold homes and fuel poverty in vulnerable groups will contribute to the prevention of ill health and excess winter deaths, reduce health and social inequalities, and improve wellbeing and quality of life.

6. Supporting documents and information

- 6.1 Appendix 1 - Draft Action Plan
6.2 Appendix 2 – Extract from the proceedings of the Housing & New Homes committee



6.4.2 Excess winter deaths and fuel poverty

Why is this issue important?

There is a strong evidence base on the risk to health from cold weather and the effects are predictable and largely preventable. Direct health effects of cold weather include an increase in incidence of heart attack, stroke, respiratory disease, influenza, falls and injuries, and hypothermia. Indirect effects include mental health illnesses such as depression, and risk of carbon monoxide poisoning.¹

People living in cold homes during the winter months are at increased risk of negative health outcomes, including winter deaths.² The NHS is estimated to spend £1.36bn every year treating illnesses caused by cold homes.³

Excess winter deaths (EWD) are defined as the difference between the number of deaths from December to March and the average number during non-winter months. In winter 2013-14, there were about 16,470 EWD, or 953 more deaths per week in the winter months in England. However, EWD in 2013-14 were much lower than average, with the five year moving average in 2012-13 being 28,584 EWD and the provisional figure for 2014/15 winter is 41,400 deaths.⁴

Negative health effects start at relatively moderate outdoor temperatures of around 4-8°C. Although the risk of death increases as temperatures fall, the higher frequency of days at moderate temperatures mean that the greatest health burden in absolute numbers of deaths occurs at these moderate temperatures.¹ Although mortality does increase as it gets colder, temperature only explains a small amount of the annual variance in winter mortality and high levels can occur during relatively mild winters.⁵ Both temperature and levels of influenza are important predictors of excess winter mortality and the relationship

between temperature, influenza and winter mortality is complex.⁶

Circulatory diseases, such as heart attack and stroke, account for 40% of excess winter deaths. Indoor temperatures of 12°C or less can cause constriction in the blood vessels, resulting in a rise in blood pressure and thickening of the blood. Around a third of excess winter deaths are due to respiratory illnesses. Exposure to cold temperatures suppresses the immune system and increases constriction of the airways, which stimulates mucus production. These factors are associated with an increased risk of bronchitis and pneumonia. When a house is damp as well as cold, mould is likely to occur. This increases the risk of respiratory illness, particularly asthma.¹

Excess winter deaths are almost three times higher in the coldest quarter of housing than in the warmest quarter, with an estimated 40% of all these deaths being attributable to inadequate housing.⁷ Countries with the poorest housing in terms of thermal efficiency demonstrate the highest level of excess winter mortality.⁸ In the recent past, the rate of excess winter deaths in England was twice the rate observed in some colder northern European countries, such as Finland.¹ Indirect impacts of cold housing and fuel poverty include a negative effect on children's educational attainment, emotional wellbeing and resilience, and adult and children's dietary choices and life opportunities.²

The 'Low Income High Cost' (LIHC) indicator is the current method of measuring fuel poverty in England. Under this definition, a household is fuel poor if it has an income below the poverty line (including if meeting its required energy bill would push it below the poverty line); and it has higher than average energy costs.

In addition to measuring the extent of the problem (how many fuel poor households there are), the LIHC indicator measures the depth of the problem (how badly affected each fuel poor household is). It

¹ Public Health England. Cold Weather Plan for England 2015: Protecting health and reducing harm from cold weather; 2015.

² Marmot Review Team. The Health Impacts of Cold Homes and Fuel Poverty; 2011.

³ Age UK. The Cost of Cold; 2012.

⁴ Office for National Statistics. Excess Winter Mortality in England and Wales, 2014/15 (Provisional) and 2013/14 (Final); 2015.

⁵ Office for National Statistics, Health Statistics Quarterly 48, Winter 2010: Exploratory analysis of seasonal mortality in England and Wales, 1998 to 2007; 2010.

⁶ Curwen M & Devis T (1988) 'Winter mortality, temperature and influenza: has the relationship changed in recent years?' Population Trends 54, 17-20.

⁷ World Health Organisation. Housing, energy and thermal comfort: A review of 10 countries within the WHO European Region; 2007.

⁸ World Health Organisation. Environment and health risks: a review of the influence and effects of social inequalities; 2010.

6.4.2 Excess winter deaths and fuel poverty

does this by taking account of the ‘fuel poverty gap’, which is a measure of how much more fuel poor households need to spend to keep warm compared to typical households.⁹

In 2013, the number of fuel poor households in England was estimated at 2.35million, representing 10.4% of all households. This is broadly unchanged from 2.36million households in 2012.¹⁰ The average fuel poverty gap reduced in real terms from £385 in 2012 to £374 in 2013.

Key outcomes

- **Fuel Poverty (Public Health Outcomes Framework)**
- **Excess Winter Deaths Index (Public Health Outcomes Framework)**

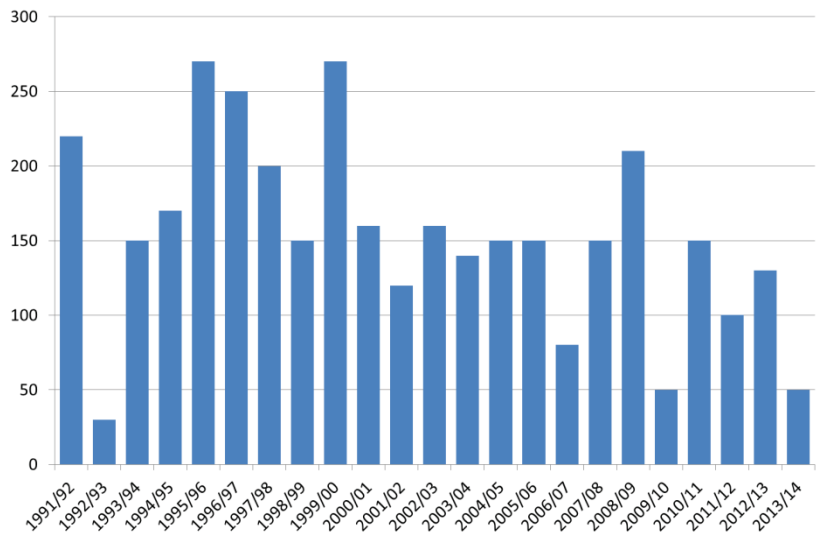
Impact in Brighton & Hove

The EWD Index expresses excess winter deaths as a percentage increase of the expected deaths based on non-winter deaths. For 2013-14 the EWD Index in Brighton & Hove was 8.3, or 50 excess deaths. This is lower than both the South East (10.4) and England (11.3).⁴ However, EWD in 2013-14 were much lower than average both nationally and locally. Local excess winter mortality is highly variable year on year and shows no clear trend (Figure 1). There is no data for Brighton & Hove before 1991, but since 1950, the national trend is a gradual reduction.

According to 2013 estimates, 11.9% of households (14,863 households) in Brighton & Hove are fuel poor; a rise of 1.2% from 2012. This is higher than both England (10.4%) and the South East (8.1%).¹¹ In the same year, the average fuel poverty gap in the South East was £395, higher than the average in England (£374). There is no data on the fuel poverty gap for Brighton & Hove. Under the previous 10% definition of fuel poverty, there was no clear trend in the percentage of fuel poor households in Brighton & Hove between 2008 and

2012. There is also no clear trend under the new LIHC measure between 2011 and 2013.

Figure 1: Number of excess winter deaths, Brighton & Hove 1991/92 to 2013/14



Source: Office for National Statistics. Excess Winter Mortality in England and Wales.

The depth and likelihood of being fuel poor increases markedly with lower SAP scores (how energy efficient a building is). People living in dwellings built before 1964 are more likely to be fuel poor than those in more modern dwellings. A similar pattern is seen in the fuel poverty gap which decreases from approximately £500 in pre-1919 homes to £250 in homes built after 1945.¹⁰

Brighton & Hove has an old housing stock with 66% of houses built before 1945 (compared with 43% across England)¹² and many private sector properties labelled ‘hard to treat’ (for example those with solid walls) in relation to energy efficiency measures.¹³ In the Brighton & Hove Health Counts Survey 2012, 16% of respondents said they could not keep their home warm enough in the winter ‘quite often’ or ‘most of the time’.

⁹ HM Government. Cutting the cost of keeping warm: A fuel poverty strategy for England; 2015.

¹⁰ Department of Energy & Climate Change. Annual Fuel Poverty Statistics Report; 2015.

¹¹ Department of Energy & Climate Change. Sub-regional Fuel Poverty England, 2013; 2015.

¹² Brighton & Hove City Council. Private Sector House Condition Survey; 2008.

¹³ Internal Brighton & Hove City Council reporting (2009). Cited in Brighton & Hove State of the City Report; 2011.

6.4.2 Excess winter deaths and fuel poverty

Poorly insulated housing also contributes to carbon emissions and improving the energy efficiency of local homes and buildings is a priority in the Brighton & Hove Sustainability Action Plan.¹⁴

Where we are doing well

In Brighton & Hove, the Warm Homes Healthy People Programme has run each winter since 2011. The programme provides a range of support to local people, focussing on those at highest risk of fuel poverty and winter death and illness. Funded by the Public Health Directorate, the programme represents successful collaboration between the Council Public Health and Housing Departments, local NHS organisations and the community and voluntary sector.

Together, the WHHP programmes have delivered: 33 fuel poverty awareness training sessions to 235 front line workers; 150 winter home checks to make homes safer and warmer; 198 home energy advice and assessment visits; 25 emergency home visits to check welfare and deliver 59 emergency warmth packs; 215 warm packs to rough sleepers; 33,500 awareness raising leaflets and 17,500 room thermometers to residents; 15 community outreach workshops; two affordable warmth information events; 186 emergency winter grants totalling £32,225 and 434 financial inclusion checks.

The financial inclusion checks resulted in a total of £734,415 in confirmed and likely annual income increases for residents – an average of around £1,700 per household. The Journal of Public Health reported that almost half of the reduction in excess winter mortality since 1999/2000 is attributable to Winter Fuel Payments, highlighting the critical impact that additional income can have.¹⁵

Following the success of the financial inclusion checks, 'Warmth for Wellbeing' was commissioned in two local GP practices by the Public Health Directorate. Provided by the Citizen's Advice Bureau, the service focussed on those at greatest risk of winter death and illness, by offering support

to patients aged 65 or over with long term health conditions. Eligible patients struggling to keep their homes warm were offered comprehensive, personalised advice and support to improve their finances and wellbeing and warm up their homes. In the first five months, the total ongoing annual benefit gain for 30 clients was £54,028 (£33,290 confirmed and £20,738 likely); three grants were obtained totalling £450; assistance to switch fuel supplier/tariff resulted in clients being £225 better off and a total of £5,499 debt was written off. Non-financial gains included advocacy to resolve damp issues and signposting to the Energy Savings Trust to assess ventilation problems.

In response to the release of NICE 2015 guidelines,¹⁶ Brighton & Hove City Council Public Health and Housing Departments have produced a draft action plan addressing each of the recommendations. In conjunction with this, an Affordable Warmth & Fuel Poverty Strategy for the city is currently being produced.

Brighton & Hove City Council also continues to work with local authorities across Sussex to develop the Your Energy Sussex (YES) partnership. YES aims to address the energy efficiency of domestic properties through a number of routes including the development of an offer to Sussex residents based on the principles of the 'Green Deal' and by increasing the uptake of ECO (Energy Company Obligation) funded solutions for more vulnerable residents. Brighton & Hove City Council continues to explore national and EU funding streams to improve the energy efficiency of the city's homes and buildings.

Local inequalities

Poor home energy efficiency affects people with low incomes more severely because it affects life chances and how they spend disposable income on other essential items such as food and clothing. Low income households face the choice to "heat or eat": either less money can be spent on basics such as a sufficient, healthy diet, or less can be spent on heating their home to an adequate temperature to maintain good health.³

¹⁴ Brighton & Hove City Council. Sustainability Action Plan. Available at: www.brighton-hove.gov.uk/content/environment/sustainability-city/city-sustainability-partnership [Accessed 11/08/2013]

¹⁵ Have winter fuel payments reduced excess winter mortality in England and Wales? Journal of Public Health (2015) 37 (1): 26-33.

¹⁶ National Institute for Health and Care Excellence. Excess winter deaths and morbidity and the health risks associated with cold homes; 2015.

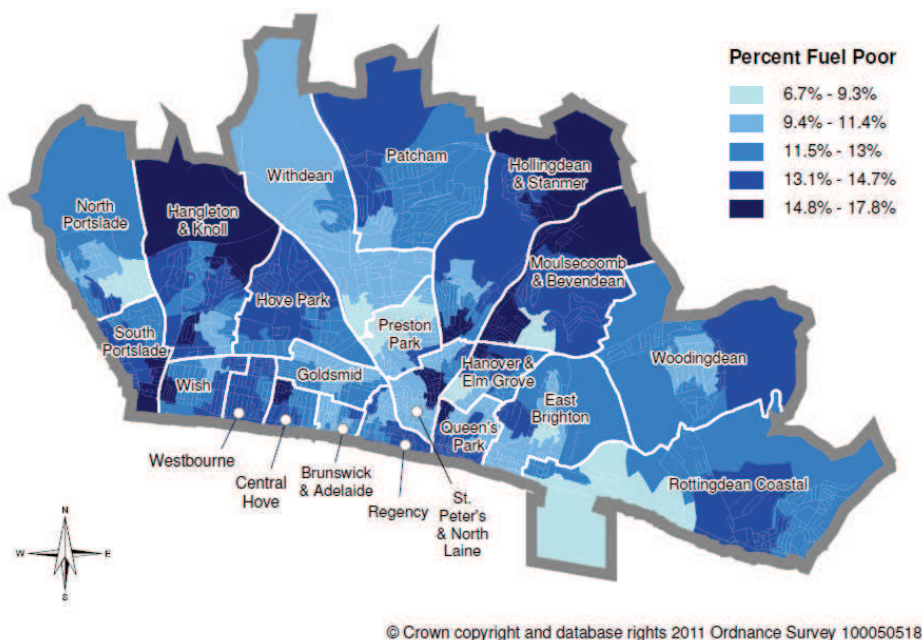
6.4.2 Excess winter deaths and fuel poverty

The Brighton & Hove Warm Homes Healthy People (WHHP) Programme 2013-14 found that 84% of programme recipients who completed the equalities questionnaire got into debt or cut down on buying essential items in order to heat their home. Around half (51%) stated that they or other people in the household had reduced the size of meals or skipped meals in the last six months because there wasn't enough money for food.¹⁷

Nationally we know that people aged 75 or over, children under five, people with chronic and severe illness and rough sleepers are most at risk of ill-health from cold weather.¹ As in previous years in England and Wales, there were more excess winter deaths in females (10,250) than in males (7,210) in 2013-14. The vast majority of EWD in England occur among those aged 65 or over (Table 1).⁴

In Brighton & Hove (for the three years of 2010/11 to 2012/13) there were 373 EWD. Of these 58% were female. Half of the EWD were in people aged 85 years or over, compared with 52% for England and 56% for the South East over the same period. Of EWD in Brighton & Hove of people aged 85 years or over, 79% were female.¹⁸

Figure 2: Estimated fuel poverty distribution, 2013



Source: Department of Energy and Climate Change, 2015

Note: Estimates of fuel poverty are not robust at very low level geographies. Estimates should only be used to describe general trends and identify areas of particularly high or low fuel poverty. They should not be used to identify trends over time within an LSOA, or to compare LSOA's with similar fuel poverty levels.¹⁰

Table 1: Excess winter mortality by age in the South East and England, 2013-14

| Age | South East | England |
|----------|------------|---------|
| 0-64 | 190 | 1,330 |
| 65-74 | 250 | 1,720 |
| 75-84 | 680 | 4,660 |
| 85+ | 1,390 | 8,760 |
| All ages | 2,520 | 16,470 |

Source: Office for National Statistics, 2015

In 2013, households in England where the oldest person in the household was aged 16-24 were more likely to be fuel poor.¹⁹ In line with this, local Health Counts 2012 data suggested that the youngest age groups in Brighton & Hove are most likely to be unable to keep their homes warm enough in the winter most of the time or quite often.²⁰ However, as the age of the oldest person in a household increases, so does the average fuel poverty gap. In 2013, people in England aged 75 or over had the largest average fuel poverty gap at £461, meaning they experience the deepest levels of fuel poverty.¹⁹

In England (2013), almost 19% of all private rented households are in fuel poverty, compared to 8% of owner occupiers and 10% of social renters.¹⁹ Brighton & Hove has the 9th largest private rented sector in England & Wales, with over 34,000 privately rented homes. Fuel poor households in England living in the least energy efficient privately-rented homes need to spend on average £1,000 more per year to keep warm

¹⁷ Brighton & Hove City Council. Brighton and Hove Warm Homes Healthy People Programme 2013-14: Summary & Evaluation Report; 2014.

¹⁸ Public Health England. Public Health Outcomes Framework Data Tool. Available at <http://www.phoutcomes.info/> [Accessed 03/12/2015]

¹⁹ Department of Energy and Climate Change. Detailed Tables, England 2013, LIHC definition; 2015.

²⁰ NHS Brighton & Hove and Brighton & Hove City Council. Health Counts 1992-2012. 2013. Available at <http://www.bhconnected.org.uk/content/surveys> [Accessed August 2015]

6.4.2 Excess winter deaths and fuel poverty

compared to the typical home.⁹ Respondents of the Brighton & Hove Health Counts 2012 survey who rent from a private landlord (30%) or from a housing association or local authority (30%) are significantly more likely to be unable to keep their home warm in winter most of the time or quite often (16% of all respondents).

Fuel poverty is a contributor to social and health inequalities.⁹ Correspondingly, 2012 Health Counts data showed that inability to keep homes warm increased with deprivation. However, by definition, fuel poor households are those with low incomes.

Unemployed households in England have the highest rates of fuel poverty across all economic activity groups. The poorest 10% of households have also seen their energy bills rise nearly twice as fast as others, with expenditure on electricity and gas rising by 40% and 53% respectively since 2010.²¹ In Brighton & Hove, Health Counts 2012 respondents who were unemployed and looking for work, or unable to work due to caring for home and family, were significantly more likely to be unable to keep their home warm in winter.

Lone parent households have consistently been more likely to be in fuel poverty (in 2013, 25%). However, the depth of fuel poverty is lowest in lone parent households, with an average fuel poverty gap of £280.¹⁰

People in England (2012) who have a long term illness or disability are more likely to be fuel poor (12%) than those who do not (10%).²² In Brighton & Hove, Health Counts respondents who had a limiting long-term illness or disability were also significantly more likely to be unable to keep their home warm in winter.

For Gypsies and Travellers living on site accommodation or travelling, trailers with little insulation combined with the expense of Calor gas can cause higher than average heating costs and fuel poverty. Housed Gypsies and Travellers frequently reside in areas of deprivation in housing with poor insulation. Data collected by London Gypsy Traveller Unit showed a high incidence of

health problems, especially respiratory illness, on site and that most households had difficulty keeping warm. Ability to claim winter fuel allowance requires a permanent address and transit site addresses are too short-term to be used for this purpose. Fuel poverty strategy and interventions may need to be tailored to reach Gypsy Traveller communities.²³

Predicted future need

Over the next 40 years, global temperatures are set to rise. Even with climate change, however, cold related deaths will continue to represent the biggest weather-related cause of mortality.¹

The number of fuel poor households in England is projected to remain broadly flat, increasing to 2.36 million in 2015, before decreasing to 2.34 million in 2016. The average fuel poverty gap is projected to increase to £386 in 2015.¹⁰

The long-term trend in energy prices is likely to be one of continual increase and rising household costs represent a constant challenge to the reduction of fuel poverty. Addressing energy inefficient housing and bringing all homes up to a minimum standard of thermal efficiency would have the greatest impact on the most vulnerable households.²

The 2010 Spending Review and the end of previous energy company obligations meant the end of council grant funding for energy efficiency measures. Funding towards the cost of installing energy efficiency improvements is now provided through the replacement Energy Company Obligation (ECO). ECO requires energy suppliers to provide funding to eligible householders for measures that reduce heating costs or carbon emissions. There are concerns regarding the level of funding available through ECO, however.

Funding rates often result in householders needing to find alternative sources of finance to 'top up' the funding in order to meet the full cost of the installation. This means that ECO does not necessarily benefit the most vulnerable and financially disadvantaged households, who cannot

²¹ Department of Energy and Climate Change. Fuel Poverty Advisory Group (for England) 12th Annual Report, 2013-14; 2015

²² Department of Energy and Climate Change. Sub-regional Fuel Poverty data, England 2012, LIHC definition; 2014.

²³ Friends, Families and Travellers. Inclusion of Gypsy Traveller Health Needs in Joint Strategic Needs Assessments: A review; 2015

6.4.2 Excess winter deaths and fuel poverty

afford to do so. Brighton & Hove City Council continues to work with other local authorities, public bodies, local businesses and organisations in Sussex to address these issues.

The Green Deal, a finance model that allows householders to make energy efficiency improvements to buildings at no upfront cost, has also failed to have the impact the government anticipated. Recent announcements on funding to the Green Deal Finance Company have cast further doubt over the impact this scheme can have on the energy efficiency of the nation's homes. Through Your Energy Sussex, the City Council continues to explore how a scheme based on Green Deal principles can work across Sussex.

What we don't know

We do not have information on current levels of fuel poverty or excess winter deaths (locally and nationally) due to a two year lag on data. There is also no data on the fuel poverty gap for Brighton & Hove and local levels of fuel poverty by equality and other population groups. Thirdly there is not local and national information on levels of EWD by equality and other population groups, other than age and gender, or currently any analysis of the geographical distribution of EWD within the city.

Key evidence and policy

'Cutting the cost of keeping warm: a fuel poverty strategy for England', sets out the Government's statutory target to raise as many fuel poor homes in England as is reasonably practicable to Band C by 2030. The strategy also sets out interim milestones to lift as many fuel poor homes in England as is reasonably practicable to Band E by 2020 and Band D by 2025.

From April 2018, landlords will be required by law to ensure their properties meet an energy efficiency rating of at least Band E. From 1 April 2016, tenants living in F and G rated homes will have the right to request energy efficiency improvements which the landlord cannot unreasonably refuse.

- Department of Energy and Climate Change. Annual Fuel Poverty Statistics Report; 2015.

- HM Government. Cutting the cost of keeping warm: A fuel poverty strategy for England; 2015.
- National Institute for Health and Care Excellence Guidelines (NG6). Excess winter deaths and morbidity and the health risks associated with cold homes; 2015.
- Office for National Statistics. Excess Winter Mortality in England and Wales; 2015.
- Public Health England. Cold Weather Plan for England 2015: Protecting health and reducing harm from cold weather; 2015.
- Marmot Review Team. The Health Impacts of Cold Homes and Fuel Poverty; 2011.
- Brighton & Hove City Council. Private Sector House Condition Survey; 2008.

Recommended future local priorities

1. Develop a Fuel Poverty & Affordable Warmth Strategy to address the consequences of cold homes, which includes relevant local interventions and providers from all sectors.
2. Establish a single-point-of-contact health and housing referral service for people living in cold homes and fuel poverty, which evaluates the impact of actions taken and gives feedback to the original referrer.
3. Provide tailored, holistic solutions via the single-point-of-contact health and housing referral service, to tackle cold homes, fuel poverty and increase health and wellbeing.
4. Identify people at risk of ill health from living in a cold home. Include this information in the person's records and use it (with consent) to assess their risk and take action if necessary.
5. Make every contact count by assessing the heating needs of people who use primary health and home care services on an annual basis. Record assessments and actions in the person's notes / care plan and make this information available to other practitioners (respecting confidentiality).
6. Non-health and social care workers who visit people at home should assess risk of cold

6.4.2 Excess winter deaths and fuel poverty

homes and fuel poverty, give appropriate information and refer to the single-point-of-contact health and housing referral service.

7. Discharge vulnerable people from health or social care settings to a warm home. Those responsible for arranging discharge should assess whether the person is vulnerable to the cold and if the home is warm enough, at any time of the year and well in advance of discharge.
8. Train health and social care practitioners, housing professionals and faith and voluntary sector workers to provide advice and make referrals for people whose homes may be too cold.
9. Train heating engineers, meter installers and those providing building insulation to help vulnerable people at home. Ensure buildings meet ventilation and other building and trading standards.
10. Raise awareness among practitioners and the public about how to keep warm at home, addressing commonly held misconceptions.

Key links to other sections

- Childhood poverty
- Climate change
- Housing
- Ageing well
- Long term conditions

Further information

Department of Energy and Climate Change Fuel Poverty Statistics.

www.gov.uk/government/collections/fuel-poverty-statistics

Office for National Statistics Excess Winter Mortality Statistics.

<http://www.ons.gov.uk/ons/rel/subnational-health2/excess-winter-mortality-in-england-and-wales/2014-15--provisional--and-2013-14--final/index.html>

World Health Organisation. Housing, energy and thermal comfort: A review of 10 countries within the WHO European Region; 2007.

World Health Organisation. Environment and health risks: A review of the influence and effects of social inequalities; 2010.

Age UK. The Cost of Cold; 2012.

Last updated

December 2015

New homes for neighbourhoods Update



January 2016

Brighton & Hove City Council's New Homes for Neighbourhoods programme is building much needed new council homes on council owned land. We work with local resident associations and ward councillors to improve council estates and neighbourhoods, while making best use of council housing land and buildings to help meet the city's housing needs. We are aiming to build at least 500 new council homes across Brighton, Hove and Portslade.

Nine new council homes are due to be completed in March, adding to the two completed last summer. Over 200 more are currently on site or in the pipeline, with more completions due this summer.

Former Manor Place office – 15 new flats at Robert Lodge



North side of the new Robert Lodge South block, facing the communal gardens

Applicants have been bidding through Homemove to rent the nine one bedroom flats being completed in the new Robert Lodge South block. The new block, which includes a lift and a wheelchair adapted flat, should be ready for residents to move into in early March.



South side of the new Robert Lodge South block

Transferring tenants releasing larger accommodation will get priority for the Mobility 2 and 3 flats, so that more people on the housing register will get the chance to move to a home that meets their current needs.

Work will start to build the new northern block of six flats facing Manor Way in March.

12 new family houses in Hangleton and Portslade



Work is well advanced on building four new 3 bedroom houses on the former garage site at Hardwick Road in Hangleton, which will be ready for letting by the summer. They will be known as 1 to 4 Aldwick Mews and one is designed especially for a household with a wheelchair user.

In Portslade, the timber frames are going up for four new houses being built on two former garage sites at Flint Close. And construction of another four 3 bedroom houses at Foredown Road former garage site will start as soon as tree protection measures have been agreed. This new development will be called Pierre Close, after the founder of the Emmaus charity which has a project nearby.

Brooke Mead – 45 extra care flats



The concrete foundations and frame for the new extra care scheme at Brooke Mead are now starting to appear out of the ground. The 45 one bedroom flats with community facilities should be ready by summer 2017.

Albion Hill Residents Association and local residents had their say on landscaping plans for the new block at a workshop in December. Another workshop in February will consult local residents on a proposed new community garden next to the site.

Ardingly Street car parking site – 5 new homes in Kemp Town



Funky graffiti art is brightening up the site of the five new council homes being built in Ardingly Street near Ardingly Court and St. James's House.

Behind the scenes, builders have filled in an old air raid shelter they uncovered, diverted the sewer and other services and are nearing completion of the concrete frame. All is on track to be completed this summer and the new block will be called Darwell Court.

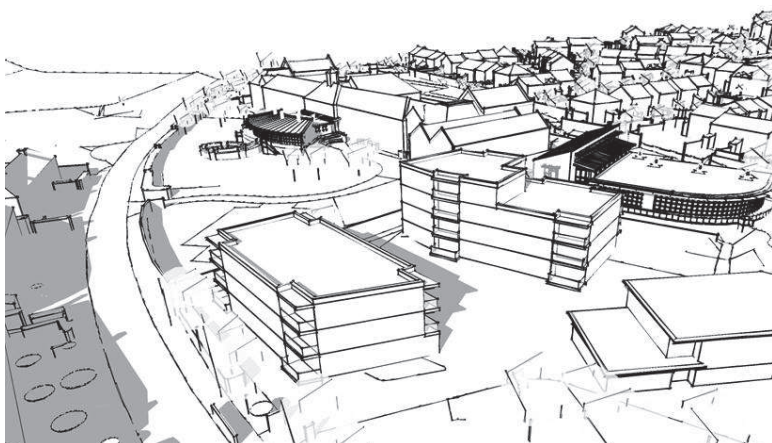
Findon Road, Whitehawk – 57 new flats on former library site



The site of the former Whitehawk library is being prepared to start work on building 57 new council flats in February.

The two blocks will be named Kite Place East and West, following the birds of prey theme. We expect them to be completed in autumn 2017.

Wellsbourne site, Whitehawk – latest designs for 29 new flats



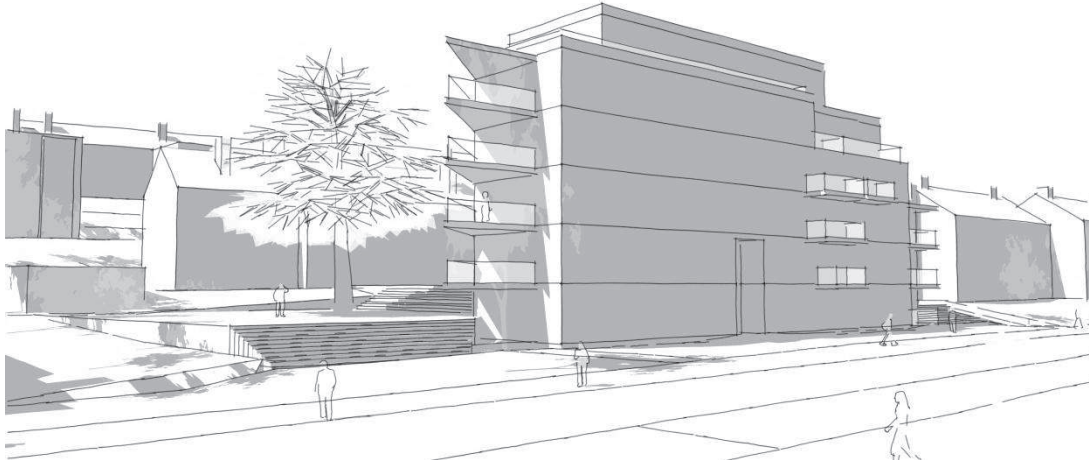
Local residents have been invited to give us their views on plans for 29 new homes on the Wellsbourne site on Whitehawk Road, on 9th February from 3 - 6pm.

The drop in event is being held with Due East Neighbourhood Council at the Whitehawk Library in the Whitehawk Hub, next to the site for the new homes.

There will be another Planning for Real model of the area and the proposed two new blocks, so residents can comment on the latest designs and pass on their views on how the area could be improved to Due East Neighbourhood Council.

Former Selsfield Drive Housing Office

Bates Estate and other local residents will be invited to meet the architect and give their views on plans for a new block of flats on this site at a drop in consultation on Saturday 6th February from 11am to 3pm at Moulsecoomb Hall. Bates Estate Residents Association are working closely with the Estate Regeneration Team to publicise the consultation event.



How are the rents set for the new homes?

Rents for the new homes are 'affordable rents' set at the Local Housing Allowance rates of Housing Benefit. These help to pay for the cost of developing the new homes. Although they are higher than rents for existing council homes, they will stay within the Local Housing Allowance Housing Benefit limits. And rents for the new homes include all service charges, apart from heating and hot water where the council provides these to residents from a communal boiler.

Although rents for new developments are higher than those for older council homes, the new homes are very energy efficient and newly finished to high standards.

RIBA Design Competition for small sites

Architects whose designs were preferred for the Royal Institute of British Architects design completion sites at Hinton Close, Rotherfield Crescent, Natal Road and Frederick Street, Brighton are now responding to the panel's feedback and refining their initial designs. The winners will be announced in March.

For more information

You can see our short film and more information about the New Homes for Neighbourhoods programme at www.brighton-hove.gov.uk/nhfn, including regular updates on individual schemes and links to planning documents.

You can contact the Estate Regeneration Team by:

Email: estate.regeneration@brighton-hove.gov.uk

Phone: 01273 290591

Post: Estate Regeneration Team, Brighton & Hove City Council, Room 506, Kings House, Grand Avenue, Hove BN3 2SR

| | | | |
|--------------------------|---|---|---------------------|
| Subject: | Living Rent | | |
| Date of Meeting: | 23 September 2015 | | |
| Report of: | Acting Executive Director Environment, Development & Housing | | |
| Contact Officer: | Name: | Martin Reid | Tel: 29-3321 |
| | Email: | martin.reid@brighton-hove.gov.uk | |
| Ward(s) affected: | All | | |

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 At the Housing & New Homes Committee (17 June 2015) the Chair responded to a public question concerning Living Rent calculations on new council housing being developed in the City. The meeting resolved that the public question be noted. The Executive Director, Environment Development & Housing advised that there would be a report to the next meeting of the Committee showing the difference between rental levels.
- 1.2 This report outlines some of the key challenges and considerations when developing a Living Rent model.
- 1.3 The report also notes that the following matters have arisen since Housing & New Homes Committee on 17 June that are material to any meaningful review of Living Rent models, are currently subject to consideration by officers and will require a full report to a future Committee meeting:
 - The Government's Summer Budget 2015 announcements, including that rents in social housing sector will be reduced by 1% a year for the next four years, will have a material impact on the Housing Revenue Account Business Plan and budget decisions, including rent calculations on any new housing schemes.
 - Initial discussions are taking place with Greater Brighton partners about new models of delivery, including exploring Living Wage housing models, as part of the emerging Devolution proposals.

2. RECOMMENDATIONS

- 2.1 That the Housing & New Homes Committee notes the contents of this report.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Housing & New Homes Committee on 17 June 2015 considered the following public question:

'At the March meeting of the Housing Committee, Councillor Randall said that the council would be carrying out Living Rent calculations on the new council housing being developed and that the Head of Housing Strategy and

Development promised to report on his work in the June meeting. Councillors wished to find ways to offer new council housing at a Living Rent rather than an unaffordable 80% of market rent. Do these models include the option to extend the repayment period on the building costs of new homes, so that rents can be lowered without increasing the subsidy required?’

The Executive Director, Environment, Development and Housing replied that there would be a report to the next meeting. Our initial outline of some of the key challenges and considerations to be taken into account when developing a Living Rent model are outlined in paragraphs 3.6 to 3.19 of this report.

- 3.2 On Wednesday 8 July 2015 the Chancellor announced his Summer Budget to Parliament. Key announcements in relation to reforming the welfare system included that rents for social housing will be reduced by 1% a year for 4 years, and tenants on higher incomes (over £40,000 in London and over £30,000 outside London) will be required to pay market rate, or near market rate, rents.
- 3.3 The impact of the measures in the Summer Budget for the HRA Business Plan is currently being reviewed by council officers and will require a full report back to a future Housing & New Homes Committee, including implications for the modelling of rents on the building costs of new homes. Registered Provider partners in the City are also considering the implications of reduced social housing rents on their ability to borrow to deliver new rented homes in Brighton & Hove.
- 3.4 In addition:
- Discussions are taking place with Greater Brighton partners about new models of delivery, including exploring Living Wage housing models, as part of the emerging devolution proposals.
 - Following a report to Policy & Resources Committee (14 October 2014) on ‘Improving Housing Supply, Off Plan Procurement & Residential Acquisitions’, and a successful bid to Department of Communities & Local Government for case study funding, modelling is being undertaken to review options for the Council to intervene in the local housing market as potential purchaser (or lessee) of new housing being brought forward on development sites in the City to meet housing needs.
- 3.5 It is proposed more information on both of these initiatives, in particular as it relates to any considerations aligned to Living Rent models, also be included in a future report to Housing & New Homes Committee.

Living Rent – an outline of key challenges and considerations

- 3.6 A key Housing Strategy 2015 priority is support for new housing development that delivers a housing mix the city needs with a particular emphasis on family, Affordable Rent and where feasible, Social Rented housing. The Government introduced Affordable Rent to help fund the development of new affordable housing using less public subsidy. Those homes developed with Government funding (and some existing homes when vacant), including those funded by use of Right to Buy receipts, are now 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 higher grant.

- 3.7 Through the Tenancy Strategy (2013) the council is committed to:
- Ensuring that existing council tenants will continue to enjoy lifetime tenancies within the existing Social Rent framework, with no conversion of vacant Council homes to Affordable Rent;
 - Keeping Affordable Rents affordable, ensuring that Affordable Rents to be set at the lower of either 80% market rent level or the Local Housing Allowance (LHA) limit.
- 3.8 In practice, due to the increasing gap between market rents and the LHA levels, Affordable Rents in the city are not set at 80% market rate but are capped at the LHA limit. When compared to 2014/15 market rents, the LHA equates to around 78% and 64% of market rent for a one bedroom flat and a three bedroom house respectively.
- 3.9 A number of consultation responses to the development of the new Housing Strategy 2015 and deputations to Committee have argued that Affordable Rents or LHA rents are too high for those on low incomes who see little noticeable difference in their disposable incomes from their work efforts and have called for a Living Rent in Brighton & Hove that is affordable to those on lower incomes.
- 3.10 In theory, the Local Housing Allowance (LHA) provides a safety net that supplements incomes for those with rents beyond their affordability. However, even when rents are within LHA limits, the high cost of renting in Brighton & Hove means that a household needs to be earning a significant sum before they see a real increase in their disposable income beyond the minimum disregards and taper allowances afforded by the LHA. In effect, all those earning below the level required to be free of the LHA see very small differences in their disposable income despite the range in hours worked and money earned.
- 3.11 The Living Rent is intended to be a level below LHA limits, where those in work but at lower income levels can see a noticeable difference in their disposable income.
- 3.12 However, there is no set definition of a Living Rent and a multitude of assumptions, options and methodologies that could be used to set such a level.
- 3.13 A true Living Rent would be based on the individuals income irrespective of the size of the property they needed to live in which brings us back to the traditional rent model with LHA to top up the shortfall which has its own shortcomings as outlined above.
- 3.14 This shapes the real meaning of what is behind the Living Rent concept to effectively having “a lower rent” that is between the higher LHA level rents and Social Rents such as those charged on existing council homes. The lower the rent, the more subsidy required to build a new home which, without additional investment or alternative borrowing strategies, risks fewer new affordable homes being built overall.
- 3.15 To define what this lower rent level may be, a number of assumptions will need to be made. Each of these assumptions has the potential to be considered in a number of ways and would therefore be subject to an options appraisal that

would require a range of stakeholder input. Some of the challenges in defining a Living Rent include:

What proportion of income is affordable to spend on housing costs? An affordable housing cost is defined by various researchers and agencies in a number of ways, such as 25% of net income, 35% of gross income. The real circumstances of households vary so much – wages, numbers earning, tax, national insurance, child care, location costs etc. adding to the complexity of linking rents to earnings and what is affordable.

- **At what level do we set the rent?** A key consideration is whether we set rents based on the specific household's ability to pay. Research has shown that tying rents directly to individual's incomes raises concerns about work incentives and social mix, as well as increased administration costs. To counter this, a mechanism for linking rents to average local earnings data, such as that available from the Annual Survey of Hours and Earnings (ASHE) produced by the National Office of Statistics (which is updated annually) could be used as a basis to set rent levels. It is also important to recognise that service charges are also an important aspect to rent setting and need to be considered as part of the whole affordability approach. Critically, if the level is set too low, the rent will not be enough to cover the property costs and the higher the level, the fewer the people who would be able to afford it.
 - **How do we account for different property sizes?** A household can afford a fixed level of rent based on their income. A key Living Rent challenge is therefore whether the same rent should be charged / paid irrespective of the property size required? A method could be used to adapt the figures arising from the average earnings data to reflect the differing composition of household in different sized properties. This would allow for the fact that household income for low paid families with children is likely to be enhanced by government support.
- 3.16 One of the biggest challenges is that a Living Rent is about an individual household's ability to afford their home which is dependent on their income. Where-as, the rent of a property is dependent on the cost to build, maintain, manage the home. By their very nature, larger houses are going to cost more to build and maintain, however, a single earner on the minimum wage can afford the same rent level irrespective of whether they need to live in a 1, 2, 3 bed or larger home.
- 3.17 Reduced public subsidy and higher income risks aligned to welfare reform have made borrowing to build homes for rent a much higher risk for Registered Providers with a significant shift away from development of homes for both Social Rent (no new homes planned) and Affordable Rent. The City Council has responded to these challenges by initiating a programme to develop new affordable council homes for rent on HRA owned land.
- 3.18 Housing Committee unanimously agreed at its meeting on 6 March 2013 that a range of funding, rent and home ownership options should be provided in new housing to be developed on HRA land under the Estate Regeneration Programme in order to ensure that development is viable and to increase the number of new homes the Estate Regeneration Programme can deliver. The

report indicated the level of Affordable Rents and the impact these higher rents would have on the number of homes the HRA could develop.

- 3.19 To illustrate the impact of a notional Living Rent on new affordable housing development, for illustrative purposes only, a rental figure of £600 per month modelled for the recently approved Findon Road scheme and applied to all units regardless of number of bedrooms (based on 1/3 of an average local wage of £22,000 per annum) would increase the subsidy required from the Housing Revenue Account (HRA) from £17,000 per unit to £71,000 per unit; an overall increase of £54,000 per unit. Over the Findon Road development this is an overall increase of HRA scheme subsidy requirement of around £3.100M. This is modelled over 40 years which is in line with housing sector standards where schemes are generally modelled on between 30-40 years.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 This is a scoping report outlining some of the key considerations to a Living Rent. If a Living Rent was defined for Brighton & Hove, a wide range of financial options and permutations will have to be explored.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Consultation on the Housing Strategy 2015 and deputations to Committee have repeatedly called for some form of rent restraint, whether in the private rented sector or with affordable social housing. Any new Living Rent model would have to be developed with full stakeholder engagement.

6. CONCLUSION

- 6.1 The challenges in developing a Living Rent model raises the key consideration that affordability or a 'Living Rent' is a factor of the households ability to pay rather than being based on the property size, value and costs to develop and manage. Any 'Living Rent' level that we could suggest risks being a theoretical concept that would be difficult to apply in practice.
- 6.2 Based on the above, this would suggest a larger scale research project may be required that would require extensive stakeholder engagement. Clearly, with Brighton & Hove being a low wage economy with excessively high property costs, there is a need to consider how best we can support households within our financial envelope and perhaps this may be a matter for an independent body such as the Fairness Commission or one of the Universities to consider.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 Officers are currently reviewing the impact of the Government's Summer Budget 2015 announcements (Welfare Reform bill) on the Housing Revenue Account (HRA) 30 year Business Plan. The most significant announcement for our authority's HRA is the proposed 1% reduction in in social housing rents from April

2016 for 4 years. Although the 4 year rent reduction may be seen as good news for some tenants, the reductions in rental income has a significant impact on the HRA financial plans, and therefore the resources available to deliver services, property and estate improvements and development plans.

- 7.2 The budget statement also included provision for high income (£30k household income) tenants to be charged a market or near market rent ('Pay to Stay') with the additional rent raised by local authorities to be returned to the Treasury. This is expected to be introduced from April 2017.
- 7.3 Other announcements were also made on the on-going welfare reforms, including
- Roll out of universal credit, payments to claimants rather than to landlord
 - 18-21 will no longer be automatically entitled to Housing Benefit
 - Benefit cap for working age families reduced to £20,000
 - Continuation of bedroom tax.
- 7.4 Officers are reviewing what actions can be introduced to mitigate the loss of rental income within the HRA from the recent budget announcements, including how the future plans of investment in existing stock, as well as building new homes can be managed within the funds available to the HRA.. A full report will be presented to a future New Homes and Housing Committee.
- 7.5 The example in this report of a reduced notional living rent modelled for Findon Road scheme, shows a potential increase in HRA subsidy required of approximately £3.100M as detailed in the body of the report.

Finance Officer Consulted: Name Susie Allen

Date: 13/09/2015

Legal Implications:

- 7.6 Rents for council properties are required to be reasonable (section 24 Housing Act 1985). This gives the council a wide discretion to fix their own rents.

Lawyer Consulted:

Name Liz Woodley

Date: 11/09/2015

Equalities Implications:

- 7.7 A Living Rent set below the Local Housing Allowance or legally defined Affordable Rent level (80% market rent) will reduce housing costs and increase disposable income for those affected households. This will benefit vulnerable groups. However, if the trade off is that fewer affordable homes are developed then overall, fewer households can be helped. This trade off will need careful consideration.

Sustainability Implications:

- 7.8 None arising from this report.

Any Other Significant Implications:

- 7.9 Increasing a household's disposable income via reduced rents will improve their quality of life as they will be more able to heat their homes, provide adequate food and clothing, engage in social activities and cultural opportunities that Brighton & Hove is able to offer. However, there would be implications for the HRA Business Plan which will be reported to a future meeting.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Documents in Members' Rooms

1. None

Background Documents

1. None

The Fed Centre for Independent Living

The Fairness Commission 2015

Housing: Key facts and figures*

- The majority of homes in England (**84%**) are unsuitable for wheelchair access.
- According to research carried out by Scope, nearly **1 in 4** disabled people who need adapted accommodation don't have it.
- Although only **108** mobility-level assessed homes were let during 2014/15, **204** households in Brighton and Hove who were assessed as requiring an accessible home were re-housed.
 - Of those 204 households, **over half** (104) were moved into properties **not deemed as accessible**. Many others moved into homes that didn't match the level of their mobility.
 - Despite the demand for accessible housing, **8 of the 108** mobility-level assessed homes were let to households without a disability.
- Disabled people are twice as likely as non-disabled people to be social housing tenants.
- Research has shown that people with a long term health condition or disability that affects their daily activities are more likely to have difficulty keeping their home warm in winter (**24%**) compared to those who do not (**14%**).
- Disabled people are more likely to live in a deprived area, and are more likely than non-disabled people to live in poor housing.
- In July 2014 there were a total of **1,332** households on the housing register in Brighton and Hove with a member who had a physical disability
 - Of those, **259** households also included dependent children.
- During 2013/14 a total of **718** homes were let to households on the housing register. Of those, **180** homes (over 25%) were let to households with a member who had a disability.

*Sources include: Housing Strategy 2015 – Family Housing Supporting Data Analysis, BHCC & BHT, 2012 Health Counts survey, Disability in the UK 2014 – Papworth Trust

Housing



Housing

Unsuitable homes are costing the city a lot of money.

Too many disabled and older people are still suffering added stress, accidents or health problems because their homes are not suitable for their needs.

Aids and adaptations are crucial to help people stay independent at home for as long as possible

Housing

The barriers to getting home adaptations mean that too many people are living in homes that risk their safety, which increases their reliance on care, and could result in unnecessary hospital admissions.

The subsequent cost to the health service far outweighs the cost of installing adaptations and providing enough accessible affordable housing to those who need it.

Housing

Spending money on adaptations will save money for the city in the long-term.

A 2012 London School of Economics report showed that the Government's annual spend of £270 million on home adaptations is worth over twice that in health and social care savings and quality of life gains.

Housing

Disabled people face a disproportionate likelihood of living in a deprived area, and are more likely to live in poor housing compared to those without a disability, according to national research carried out by The Papworth Trust in 2014

There is a shortage of housing that is specifically designed to meet disabled people's needs. 84% of homes in England do not allow someone using a wheelchair to get to and through the front door without difficulty.

Housing

The 4 features considered to be the most important for a home to be 'visitable' by people with mobility impairments are **level access**, **flush threshold**, **sufficiently wide door & circulation space to move around** and **use of a toilet on the ground floor at entrance level**.

According to the 2012-13 English Housing Survey only 5% of dwellings possessed the 4 'visitable' features for full visitability. **Almost 25% of homes in the country had none of these features.**

Housing

- 25% of households in Brighton and Hove have at least one member with a long-term health condition or disability that significantly affects their daily lives.
- More disabled people live in relative poverty than the average – 19% of all households compared with the average of 14%

Housing

- Brighton and Hove has rising demand for housing adaptations in the city as people live at home for longer with more complex needs.
- In 2014/15 a total of £2.63m was spent on delivering housing adaptations.
- This figure compares to £2.16m spent across tenures in 2013/14.

Housing

- There is evidence that investment in housing adaptations brings significant savings to Health and Social Care budgets, reducing residential care and hospital admissions and delayed discharges.
- It has been found that spending a one-off payment between £2,000 and £20,000 on adaptations can save £6,000 per year in care costs.

‘Better Outcomes, Lower Costs’ (ODI/University of Bristol 2007) report

Housing

THE FINANCIAL BENEFITS OF ADAPTATIONS

Improving people's existing homes produces real benefits to health and wellbeing.

Analysis by the London School of Economics suggests that the annual spend on Disabled Funding Grants (DFGs) of around £270 million is worth up to £567 million in health and social care savings and quality of life gains.

*The Papworth Trust's 2014 research



Housing

A study by Bristol University, on behalf of the Office of Disability Issues, found that home adaptations can help prevent or defer entry into residential care, with just 1 year's delay saving up to £26,000 per person, less the cost of the adaptation (which averages £6,000).

When falls by older people in the UK cost over £1 billion a year, even small adaptations can have a huge positive impact

Housing

Grab rails, **costing as little as £30**, are one effective way to reduce the risk of falls.

A fractured hip can cost the state an estimated **£28,665.**

Therefore, an average investment of £4,250 to install a level access shower offers good value for money

Housing: Solutions

Best Practice Example:

Town Action Group (**Crawley**)

- Been operating over 20 years
- The group reviews change of use applications
- Sends information leaflet to private residents
- Had huge impact on making Crawley more accessible

Case Study

David and Housing Adaptations

One of The Fed's Get Involved Group members, David (not his real name) is a wheelchair user with a number of physical impairments which significantly affect his daily life.

David lives alone and reported facing hate crime and abuse on a daily basis from people in his neighbourhood due to his disability, and requested to move into a different accessible home where he would feel more safe in a new community.

There were no fully accessible housing options available to him, and was offered the chance of moving into a new home which would be adapted to his needs whilst living there. However, a whole range of challenges were discovered surrounding adapting his new home. Initially he was denied an assessment of his needs as he wasn't receiving direct care from Social Services. Once he began claiming Employment and Support Allowance, he was offered an assessment by an OT. It then took him over 3 years of negotiating with the council before any work on his property was agreed. During this time, David was struggling to live independently at home. He often needed assistance from carers and family in helping him with his daily care, as there wasn't an adequate wet room or appropriate adaptations in place. Also, the lift in David's block of flats was often out of service, and therefore he would on occasions be unable to leave his home at all.

After three years of waiting, the work started to be carried out. However, there were many unfinished aspects of the adaptation work, which severely disrupted David's day to day life. David was made homeless for 8 weeks whilst building work was carried out without any offer of alternative accommodation. Had he not had the help and assistance of his parents nearby, the council would have had to pay the substantial bill for alternative accommodation, which is often a hotel or B and B.

The entire process left David feeling highly vulnerable, physically and emotionally drained and with greater anxiety problems.



Submission from Age UK Brighton & Hove

Answers to Fairness Commission's Questions

Advocacy Service

How do you think the Council and its partners can make Brighton and Hove a fairer place to live?

75% of the Advocacy Service referrals received since the beginning of April 2015 have been on housing issues. This evidences the fact that:

- a) It is difficult for people in later life (especially those with physical, sensory or mental impairments) to navigate the process of applying to go on the council's Housing Register and bid for social housing.
- b) It is difficult for vulnerable people in later life to challenge the actions/inactions of private landlords (including freeholders of buildings in multiple occupation) and their managing agents.

The council should:

1. Ensure an adequate provision of housing suitable to meet the needs of older people, including accessible one-bedroom/studio flats, sheltered housing, extra care housing and care/nursing homes.
2. Make the process of accessing social housing more user friendly and transparent especially for those who do not have access to the internet.
3. Better monitor and, where possible regulate, the activities of private landlords and managing agents to prevent them causing distress and hardship to vulnerable older people.
4. Commission advice and representation for people in later life who are in dispute with landlords (both social and private) or managing agents. This includes the funding of independent advocacy and I&A services.

Referrals received also evidence of loneliness amongst people in later life and the council should:

5. Ensure that there is adequate provision of services within the city to ensure that isolated people in later life can engage with, and contribute to, the community in which they live. This might include providing (or commissioning) befriending services and day centres, luncheon clubs, volunteering and other such opportunities for social interaction along with the development of volunteering opportunities.

Submission from Age UK Brighton & Hove

What can residents do to make Brighton & Hove a more fair about equal place to live for everyone?

One of the ways in which residents (including people in later life) can contribute to making Brighton & Hove a more fair and equal place to live is by volunteering. That would help to ensure that people in later life have access to services that are relevant to them and also have the opportunity to contribute to the delivery of services thereby increasing social capital. The council should:

6. Support local voluntary sector organisations to ensure that they remain sustainable and can continue to provide volunteering opportunities for residents including people in later life.

Community Housing Network – draft submission to the Fairness Commission

The impact of poor housing on inequality

Brighton & Hove faces significant housing challenges with escalating housing costs, pockets of poor quality housing and the effects of welfare reform that impact particularly on the most vulnerable people living in the city.

The impact of poor housing on health has been well evidenced by a wide variety of organisations such as Public Health, the World Health Organisation and the Chartered Institute of Public Health. Evidence suggests that living in poor housing can lead to an increased risk of cardiovascular and respiratory disease, anxiety and depression. Problems such as damp, mould, excess cold and structural defects also increase the risk of accidents and present hazards to health¹.

It is also widely recognised that access to decent homes also benefits the wider community and society by playing an important role in promoting: “a complete state of physical, mental and social well being”².

Access to decent homes is now unaffordable to the vast majority of people in the city. In 2012 the council’s Assessment of Affordable Housing Need Report identified that almost 88,000 Brighton & Hove households (72%) cannot afford market housing without spending a disproportionate level of their income on housing or some form of subsidy. Since that time costs in the private sector have continued to increase above inflation with a 9.8% increase in house prices and a 3.7% increase in rents over the past year.³

Brighton and Hove's growing private rented sector remains largely inaccessible to people in receipt of welfare benefits. For there is an increasing gap between Local Housing Allowance rates and rents charged private landlords. Even if rents are affordable, the vast majority of landlord’s⁴ indicate an unwillingness to offer accommodation people reliant on welfare benefits. With the freezing of Local Housing Allowance rates from April 2016 and the introduction of Universal Credit in December 2015, the amount of accommodation available to people on low incomes in the city in the private rented sector is likely to further decrease.

In addition, there is an ever decreasing supply of social housing with the extension of the right to buy and many housing associations being driven upmarket to provide housing at market rent levels or to provide shared ownership that is unaffordable to people on welfare benefits or on low incomes.

¹ <http://www.cieh.org/policy/housing/poor-housing.html>

² http://www.cieh.org/uploadedFiles/Core/Policy/Housing/Good_Housing_Leads_to_Good_Health_2008.pdf ³ Brighton & Hove Housing Market Report 2015 | Q1 | Jan-Mar

⁴ National survey of private sector landlords 2012 (Shelter)

To tackle inequality and to increase fairness in the city, the Community Housing Network therefore considers that the **top 3 fairness priorities** should be:

access to affordable, decent housing
social isolation and
community cohesion

with access to affordable, decent housing as the number one priority for the city.

The Community Housing Sector Offer

Community based housing can address these priorities by:

Innovation - The community housing model is flexible and dynamic, providing greater opportunities for innovation and creativity to provide affordable, decent housing.

Cohesion - Smaller, local housing providers have stronger links to the local community and have a track record of empowering communities to become more self-sufficient and integrated, thereby promoting greater community cohesion and reducing social isolation.

Diversity - The sector can tailor solutions to meet the diversity of need in the whole community. It can offer a variety of models and funding solutions including local, not-for-profit specialist housing organisations, Co-operative Housing, Self-help Housing, Group or Community Self-Build, Community Land Trusts, Co-housing, Mutual Home Ownership and Housing related Community Interest Companies.

Local Housing Allowance and Social Housing: An Analysis of Accommodation Provided by Brighton Housing Trust

This review has been undertaken to assess the impact of an announcement in the Autumn Statement that, if implemented, would see rents charged by social landlords capped at Local Housing Allowance levels from April 2018.

On the assumption that any shortfall in rent of £10 per week or more would be unaffordable to tenants on benefits to make up:

- 435 (69.8%) of BHT's 623 homes / lettings would be unaffordable for those under 35 and
- 273 (43.8%) would be unaffordable for those over 35.

BHT provides permanent homes (general needs), short term accommodation (private sector leases), and specialist supported accommodation (services mental health, addictions, homelessness, and young people):

- 90 of BHT's 162 general needs homes would be unaffordable for those under the age of 35, and 4 would be unaffordable for those over 35;
- All 194 leased properties would be unaffordable for those under 35, and 149 would be unaffordable for those over 35;
- 151 of 267 bed spaces in BHT's specialist supported accommodation would be unaffordable to those under 35, and 120 would be unaffordable for those over 35.

The Department for Work and Pensions has said that existing exemptions (for example, for those with a history of homelessness or care leavers) will no longer apply from April 2018.

The DWP has said consistently that shortfalls can be offset by Discretionary Housing Payments, funded through grants to local authorities, the level of which are not expected to cover the full scale of the losses.

BHT's General Needs Housing

BHT is a specialist local housing association. We accommodate people with high support needs, including in our general needs housing. Many will have had a history of rough sleeping, mental illness and/or addictions. 131 (81%) of our 162 general needs tenants are on housing benefit.

Average rents (excluding service charge) for BHT's General Needs Housing are:

- Brighton and Hove £85.51
- Hastings £92.98

Should rents be capped at Local Housing Allowance levels, and on the assumption that any shortfall in rent of over £10 per week would be unaffordable to tenants on benefits, then:

Brighton

- 26 of our one bed homes would be unaffordable to men and women under 35 years of age, with a shortfall in housing benefit of between £12.37 and £32.79. (There would be a shortfall of less than £10 in 19 homes).
- All homes would remain affordable for those over 35 years of age.

Hastings

- All 64 of our one bed homes would be unaffordable to men and women under 35 years of age, with a shortfall in housing benefit of between £15.21 and £39.25 per week.
- 4 homes would be unaffordable to those over 35 by between £13.29 and £16.97. (There would be a shortfall of less than £10 in 40 homes).

Private Sector Leased Accommodation

Brighton and Hove (103)

- All 103 homes would be unaffordable for those under 35 by between £57.01 and £120.42
- 66 homes would be unaffordable for those over 35 by between £10.60 and £50.06

70 Eastbourne (70)

- All 70 homes would be unaffordable for those under 35 by between £21.83 and £120.42
- 62 homes would be unaffordable for those over 35 by between £26.62 and £71.39. (There would be a shortfall of £6.02 for two other homes)

Hastings (21)

- All 21 homes would be unaffordable for those under 35 by between £36.39 and £96.36

- All homes would be unaffordable for those over 35 by between £14.11 and £74.87

Specialist Supported Lettings

Mental Health (101)

- 71 units of accommodation would be unaffordable for those under 35 by between £52.60 and £193.49
- 63 units of accommodation would be unaffordable for those over 35 by between £13.22 and £193.49

Alcohol and Drug (63)

- 10 units of accommodation would be unaffordable for those under 35 by between £29.30 and £64.74
- 4 units of accommodation would be unaffordable for those over 35 by £29.30.

Homelessness (72)

- 53 units of accommodation would be unaffordable for those under 35 by between £1.42 and £35.64
- 53 units of accommodation would be unaffordable for those over 35 by between £31.42 and £35.64

Young People (31)

- 17 units of accommodation would be unaffordable for those under 35 by between £14.83 and £74.79

Notes

623 homes / lettings

| | |
|-----------------------|---|
| General Needs | 162 (79 Brighton and Hove; 83 Hastings) |
| Private Sector Leased | 194 (103 Brighton and Hove; 70 Eastbourne; 21 Hastings) |
| Specialist supported | 267 (236 Brighton and Hove; 31 Hastings) |

Specialist Supported Lettings

Mental Health (101)

- Archway Project 28
- Route One 53
- Shore House 20

Alcohol and Drug (63)

- Detox Support 6
- Recovery Project 30
- Move On 27

Homelessness (72)

- Accommodation for Work 18
- Phase One 52
- Threshold 2

Young People (31)

- Hastings Young People's Service 31

Local Housing Allowance levels

| | <u>Shared</u> | <u>1 Bed</u> | <u>2 Bed</u> | <u>3 Bed</u> | <u>4 Bed</u> |
|------------|---------------|--------------|--------------|--------------|--------------|
| Brighton | 82.66 | 153.02 | 192.48 | 230.28 | 339.36 |
| Eastbourne | 67.00 | 116.53 | 151.50 | 182.45 | 235.34 |
| Hastings | 69.77 | 92.05 | 120.29 | 159.95 | 195.62 |

Note: Average rents in Brighton and Hove increased by 18% in 2015, reaching £1,078 per month. The median earner in Brighton and Hove now has to put aside 65% of their salary to pay for a typical two-bed flat. Nationally, rents increased by 4.9% in 2015 to an average of £739 a month, and surged 8% in London, to £1,596.

(http://www.theguardian.com/money/2016/jan/12/brighton-and-bristol-hit-hardest-as-rents-raised-by-an-average-of-18-in-2015?CMP=share_btn_tw)



LGBT people's housing needs and experiences

A joint response from Brighton & Hove LGBT Switchboard, MindOut and Allsorts - collated by Brighton & Hove LGBT Switchboard

September 2014

1. About the organisations represented in this report:

Brighton & Hove LGBT Switchboard has provided information and emotional support to lesbian, gay, bisexual and transgender people in Brighton & Hove since 1975. Offers a telephone helpline, support via email and webchat, and a face-to-face counselling service. Also works to improve local services for LGBT people via the Older LGBT project and LGBT Health & Inclusion Project (LGBT HIP). Works closely with RISE LGBTQI Domestic Violence Service.

MindOut is a mental health service run by and for lesbians, gay men, bisexual and transgender people. Based in Brighton & Hove, MindOut provides local services as well as a number of national initiatives. Services include advice, information, advocacy, peer support group, wellbeing activities and events, food & allotment project.

Allsorts is a project based in Brighton & Hove to support and empower young people under 26 who are lesbian, gay, bisexual, trans* or unsure of their sexual orientation and/or gender identity. Offer weekly drop in, email and telephone support, a range of support groups and activities, workshops for schools, and a parents' group.

2. Introduction / Summary of the issues:

Brighton & Hove LGBT Switchboard met with Daniel Parsonage, Housing Strategy Manager at Brighton & Hove City Council (BHCC) in July 2014. At this meeting, we offered to collate information from local LGBT support organisations on LGBT people's housing needs in order to inform the development and implementation of BHCC's new Housing Strategy. We have consulted with MindOut and Allsorts – the two largest LGBT organisations in the city alongside Switchboard.

National research (e.g. from Stonewall; Stonewall Scotland; Stonewall Housing) shows that LGBT people face specific housing issues, including:

- Harassment and violence from flatmates, neighbours or others in the community because they are LGBT; fear of 'coming out' to flatmates, neighbours and housing workers; leaving their home and becoming homeless because of harassment. There are particular issues with harassment and abuse for trans people undergoing transition and for those with HIV;
- Young LGBT people becoming homeless because they are asked to leave the family home after coming out, or leaving by their own volition because of negative family reactions to their gender / sexuality;
- Older LGBT people with little or no family support, feeling isolated at home or within heterosexist and cis-gendered sheltered/extra care housing schemes where LGBT people and experiences are largely invisible; plus encountering homo/bi/transphobia from other residents, staff, and care workers;
- LGBT people facing domestic violence / abuse do not have LGBT specific emergency accommodation, and often feel unsafe in the emergency accommodation offered to them. This increases the likelihood of staying in a violent / abusive situation.
- Increased vulnerability / chance of discrimination when accessing housing services means that LGBT people may be less likely to report harassment / interact with services / ask for help;
- Issues are compounded by also being disabled, BME, older, younger and having other intersectional identities;
- Mental health difficulties may result from the above circumstances –and from the experience of being LGBT in a heterosexual and cis-gendered society - and exacerbate housing issues.

Local research, including Count Me In Too also highlighted these issues. Many LGBT people move to Brighton & Hove because they believe they will find a strong LGBT community here and more acceptance of their gender /sexual expression. However, the housing issues listed above unfortunately persist in our city. Also, LGBT people may come to the city unprepared, with no job or accommodation to go to when they arrive; and unprepared for the high cost of housing in Brighton. They may end up homeless, insecurely housed, or in poor quality accommodation.

The LGBT Housing Strategy 2009 – 14 acknowledged many of the housing issues LGBT people face, and set goals and objectives based on these. However, as our evidence (below) shows these problems persist and need to remain on the agenda.

3. Evidence of need from local LGBT support organisations:

3.1. Brighton & Hove LGBT Switchboard

Since the start of the financial year (April 2014), our Helpline service has provided information and support to LGBT people in the following housing-related situations (note: all identifying details removed):

- Helpline caller experiencing harassment from neighbours, had reported this to the Council but did not find workers very helpful. Cannot afford to move.
- Email from client experiencing domestic violence and facing homelessness.
- Helpline caller living with family, violence within the home.
- Caller looking for advice on moving to Brighton.
- Couple facing immigration issues, looking for advice on moving to Brighton.
- Caller had left previous accommodation, but had nowhere to stay.
- Caller insecurely housed and subject to harassment.
- Caller about to be made homeless because new accommodation had fallen through.
- Webchat with client wanting information about homelessness services as was about to move to Brighton with no where to live.
- Caller has decided to move out of accommodation shared with partner and wanted advice.
- Email from client in temporary accommodation experiencing harassment.
- Caller experiencing bereavement and threat of homelessness.
- Caller about to be made homeless.
- Caller very frustrated about their housing issues, wanting to be referred on for help.
- Enquiry from caller about LGBT-friendly housing listings.

We responded to these clients in a variety of ways including listening and emotionally supporting, signposting to local statutory and voluntary services, and to local private sector accommodation listings. Most of the situations listed above were reported during one-off contact with the Helpline. Therefore, it is not possible to comment on outcomes. However, several of these clients were regular callers, who we have supported and signposted over several months. This included supporting them while they reported instances of harassment and attempted to resolve issues with housing advisors.

Clients with Switchboard's face-to-face counselling service do not frequently discuss housing as a key issue. However, we do receive applications for counselling from clients in insecure housing, who then find it difficult to take up the offer of counselling because of their circumstances.

To date, the LGBT HIP project has not specifically engaged and consulted with LGBT people on their housing needs. However, housing has been discussed during other consultation projects and anecdotal evidence tells us that housing is a key concern for LGBT people in Brighton & Hove. HIP will include housing on the 2014-16 workplan that we are currently formulating, in order to engage and consult formally with LGBT people on housing issues.

3.2. MindOut

Summary of Housing Issues handled by the MindOut Advocacy Service

Some clients come with specific advocacy needs which involve housing, some come with a range of mental health needs which include housing. Below is a snapshot of issues we (MindOut) have supported clients with over the last 12 months

- wanting relocation due to harassment, this includes transphobia and homophobia from neighbours and landlords.
- Support with welfare rights, including housing benefit applications
- Legal issues including: subletting, possible breach of tenancy after arrest, housing needs after relationship breakdown, after death of partner, suspension of HB when sectioned under the MHA
- Support with housing assessment due to size, location and disability access
- Issues with claiming HB due to the sale of house to pay debt, accused of deprivation of capital
- issues with regards to isolation and no personal connection moving back to Brighton
- Relocation to Brighton for access to trans friendly services. issues with personal connection
- Finding housing after being disowned by family after coming out
- Finding housing within the catchment area of established services
- application for housing after receipt of HB in the private housing sector
- Homelessness and problems communicating with no personal address
- Taking legal action against inappropriate behaviour from landlord
- Homophobic neighbour and complaints to the housing office after breach of tenancy
- Appealing HB decisions
- Given notice of eviction after being made unemployed and shortfall in income
- Disability discrimination from housemates under 35 years shared property
- Problems with housing repairs and maintenance issues
- Notice to leave, eviction.
- domestic violence
- rough sleeping
- sofa surfing
- need for supported and sheltered accommodation
- unable to secure tenancy (no deposit, no guarantor, landlord doesn't except housing benefits)
- unsuitable housing due to noise or stairs etc
- rent arrears
- cuts to housing benefits for under 35s
- access to discretionary housing payments
- threat of homelessness due to struggles with coping and with maintaining tenancy
- Immigration and asylum seeker housing, grant applications.
- intentional homelessness help with increasing banding for homemove

Some requests have been for straight forward signposting to other agencies that specialise in a specific area, welfare benefits and housing services for example. However, because these services are not LGBT specific, we often support people to fill out forms, meet with housing officers, liaise with benefit services and source housing information.

Action taken by the Advocacy Service include:

- signposting
- Ongoing emotional and mental health support related to the housing issue

- Referrals especially to housing options and Brighton housing trust for advice and support.
- Supporting letters to homemove, housing options, and housing benefits to strengthen case
- Help with forms, attending meetings with clients to help them express their views and concerns
- Representing clients needs and wishes to services
- Informing client about their rights, helping them to assert their rights
- Referrals to the mental health homeless team and the GP surgery for homeless people at Morley Street and support to access related services
- Help getting benefits reinstated
- Help to liaise with services such as housing associations, housing options, remove, and housing benefits.
- Form filling, supplying additional information and supporting statements
- Making 'safe plans' with people in distress and in crisis – related to housing issue
- Helping people to explore options and to make informed choices
- Attending meetings and appointments with clients

We have advocacy requests from people wanting to make complaints in relation to housing. Often a client's complaint can be dealt with quickly by sourcing some information and getting clarity about something. We have worked on a number of complaints about LGBT Housing Options and recently there has been some conversation about offering group advocacy to a number of our clients who have raised similar concerns.

Outcomes

- Duty of care confirmed by Brighton council
- Access to emergency and supported and sheltered accommodation
- Access to services for people without an address and rough sleepers including first-base day centre, GP surgery, mental health homeless team and Rough Sleepers.
- Tenancies secured in the private sector, places secured in supported and sheltered accommodation.
- Access to services run by Brighton Housing Trust to help clients maintain their tenancies
- Reduced distress, less isolation, feeling listened to, reduced suicidal distress
- Ongoing support

Example 1.

Advocacy Issue: Problems with feeling intimidated by housemates in shared house, triggering severe mental health issues as a result.

Responses/action taken:

- Identified client's complex mental health issues.
- Achieved appropriate diagnosis from mental health professionals.

- Applied for DLA receiving higher rate care.
- Successful housing benefit as a result.
- Placed on homemove banding too low.
- Successful housing after appeal as vulnerable adult.

Outcomes : Client secured housing with Brighton and Hove Council

Example 2.

Advocacy Issue: Unsuccessful housing benefit application after selling home to pay off debt. Issues with depreciation of capital as a result and further issues not getting being entitled to benefits whilst remaining a tenant in the house he sold.

Responses/action: Worked with client to appeal, refused final decision

Outcomes : Client is unable to claim housing benefit , cannot find work and will have to live from their savings. As a result they will be made homeless when those savings run out. Only income is ESA

3.3 Allsorts

Since April 2014, we (Allsorts) have supported young LGBT people in the following situations:

- 15 young people in supported living or supported lodgings. There are 2 young people in supported lodgings due to homeless.
- There have been 20 one-to-one sessions with young people discussing homelessness or housing, with 9 different individuals.
- There have been 16 brief interventions around housing or homelessness, with 8 individuals, during Allsorts drop-in sessions. This has included making 2 referrals to external services.

4. Conclusions / recommendations

From this initial data gathering, our recommendations include:

- LGBT people's needs and experiences continue to be carefully considered by BHCC in the formulation and implementation of the new Housing Strategy.
- BHCC takes into account the differing and complex housing needs of LGBT people, as represented in this initial report e.g. young LGBT people, older LGBT people, those with mental health difficulties, those moving to Brighton & Hove with no / insecure

accommodation, those experiencing domestic violence, those experiencing harassment in their neighbourhood.

- BHCC works in partnership with LGBT organisations to engage and consult LGBT people in the city. LGBT HIP can assist by undertaking surveys and focus groups, organising public meetings and in other ways. HIP can also continue to consult with and collate information from MindOut and Allsorts, as well as the smaller LGBT organisations not represented in this initial report.
- BHCC seeks training from LGBT organisations, where required, to increase the knowledge and skill of housing staff when designing services and when working with LGBT clients.

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Fairness Commission Consultation with the Hangleton and Knoll Multi Cultural Women's Group January 2015

| Strengthening Communities | Housing | Children and young people and their life choices | Older people and wellbeing | Employment and skills |
|--|---|---|--|--|
| <ul style="list-style-type: none"> • More community groups and community facilities. • More youth facilities. • More support for new parents for example the Finnish style baby box, to make an equal starting point for everyone. http://www.bbc.co.uk/news/magazine-22751415 • Ensuring tax credits are streamlined, so people don't get into poverty. • Better health care services. | <ul style="list-style-type: none"> • Improved support for young people to buy housing • People not to under occupy social housing when families need bigger housing • More social housing made available • If people are ill, or their circumstances change, to get more support with paying mortgages or rent. | <ul style="list-style-type: none"> • Support for young people with additional needs, and better access to appropriate schools. • Young people's services to be kept open and accessible. • More apprenticeship schemes for young people. • Support for young people leaving home, into their own accommodation. • More free childcare, to keep opportunities accessible to parents. • Keep children centres open. • University fees to be lowered. | <ul style="list-style-type: none"> • Supported volunteers to combat loneliness, offering befriending services to older people. • Schemes for older people to nominate themselves for buddying up with children and young people and their families, (surrogate grandparents scheme). | <ul style="list-style-type: none"> • More apprenticeships for young people. • Utilising the business sector to invest in training for the community. • More free on the job training. • More support and translation services to combat language barriers. • 0 hour contracts to be limited to people over the age of 18, to improve people's financial stability and security. |
| <ul style="list-style-type: none"> • Facilitator comments Strong consensus to keep locally based community and youth activities supported and that supporting each | <ul style="list-style-type: none"> • Facilitator comments Housing is a concern especially for young people not being able to afford to leave the | <ul style="list-style-type: none"> • Facilitator comments Better access to free childcare was a key point made ensuring people with children | <ul style="list-style-type: none"> • Facilitator comments Key points made that supported community befriending | <ul style="list-style-type: none"> • Facilitator comments Key concerns around young people and employment and |

Fairness Commission Consultation with the Hangleton and Knoll Multi Cultural Women's Group January 2015

| | | | | |
|---|---|---|--|---|
| other in closely connected communities is important | family home. Strong views that social housing tenants should not be offered financial rewards for moving, it should be a term of the tenancy to move if over occupying a property that belongs to the council | have access to employment opportunities | should be neighbourhood based ensuring local people have the opportunity to engage and take some ownership | working with the business sector to create more opportunities' for young people |
|---|---|---|--|---|

Fairness Commission Consultation with the Hangleton and Knoll Multi Cultural Women's Group January 2015

Facilitated by the Hangleton and Knoll Project

15 women participated

Individual responses from group members –

1) How do you think the council and its partners can make Brighton and Hove a fairer place to live?

Response 1 – Invest in health facilities, each area in Brighton and Hove must be catered for from all aspects. All ages and communities should be catered for more fairly.

Response 2 – I think the council should look at more at the needs of people and make provisions for those needs. For example non English speaking people should have face to face interpreters available. Also allowances should be made for disabilities and people with special needs. Everyone should have the same access to services. I would like to see more women only sports facilities in the city too.

2) What can residents do to make Brighton and Hove a fair and equal place to live for everyone?

Fairness Commission Consultation with the Hangleton and Knoll Multi Cultural Women's Group January 2015

Response 1 – Whilst I think we live in a fairly good town it can still provide better opportunities for the different communities, for men, women and the youth. There is very little in the city for BME people apart from Mosaic, BMECP and of course our group but we are women only.

Response 2 - The residents of Brighton and Hove should try to be in employment as much as possible. This sets a good example to younger generations and is good for society as a whole.

Brighton Aldridge Community Academy Young People's Response
to Brighton and Hove Fairness Commission

In December 2015 163 students aged between 11 and 17 years old from the Brighton Aldridge Community Academy (BACA) took part in an online survey to collect evidence for the Brighton & Hove Fairness Commission.

Here are some of our key findings.

- 1) Firstly we asked participating students **what a fair city meant to them**. Most responses included something about *equality, respect, having a voice or fair share* of what could be described as opportunities for wealth. Here is a selection of answers;

- a) *A city that accepts anyone*
- b) *A city that lets you be free and make your own choices*
- c) *A fair city is a place where people can be themselves without fear of prejudice, abuse or hate, a place that is not only tolerant of difference but accepting and willing to celebrate the differences that exist amongst us.*
- d) *A fair city to me means a fair share of everything.*
- e) *A nice city that is fair and gives u a part to play*
- f) *Equal treatment without favouritism or discrimination*
- g) *I think a fair city is not being judged and having equal rights that lead to a brighter future.*
- h) *In my opinion for me it's if I feel good about life outside*
- i) *A fair city that cares about you*
- j) *The people of the town get a fair say in what happens within their community.*

2) We then went on to ask them to rate **how fair they thought Brighton & Hove was for young people at the moment**. 0 represented *not at all* whilst a rating of 5 meant *completely*. The highest result was 35% of students rating 3/5 with a further 24% rating current fairness in the city for young people at 4/5.

3) The next question asked **what they thought was fair for young people in the city at the moment**. The question presented a series of options and invited the participant to select their top three choices. In addition there was an 'other' section where students could select and add to the list.

The three top scoring options in order of popularity were; access to medical care, access to quality education and access to Wi-Fi.

4) The students were then asked **what they thought was not fair for young people in the city** at the moment using the same list of options. This time the three highest scoring responses in order were; access to quality housing, affordable transport and personal rights.

163 students aged between 11 and 17 years old took part in an online survey to provide the data for this response.

5) Students were asked if they had any **specific experience of being treated unfairly**. Only 10% responded 'yes' to this questions and examples of their explanations include;

- a) *A dentist didn't notice my missing tooth. Which made me not be put on the emergency list for braces,*
- b) *Being Bullied*
- c) *Being let down by courts that the case was not looked into fairly.*
- d) *I asked to do a club but I didn't get into it because I had asthma (sports running)*
- e) *Not enough room on the bus*
- f) *Yes because I really want to move school and I've been on the waiting list for ages*
- g) *Someone sent a complaint to the housing association and now I am no longer allowed to play football on my estate. They stated that I had damaged their property even though all I did was retrieve my football from under a car*
- h) *Being blamed straight away because of my past.*

6) We then asked what student's thought **the main causes of unfairness in the city** were. Most commented on were; people judging and prejudices, this included anything from where you come from to sexuality and race. In addition, students thought poverty and lack of money played a large part along with a lack of services to support and enable greater equality. Other thoughts included; feelings of powerlessness, no decision making opportunities or voting for under 18's, lack of rights and opportunities.

7) Just over 20% of students asked said they thought there were **specific groups who they thought were treated unfairly** these included; Bisexual/Gay/Lesbian, homeless people, jobless people, disable people, families on low income, senior and young people.

8) Students went on to think about **what they thought would be the best way/s to tackle inequalities and increase fairness** for young people in the city. Here is a selection of responses grouped by type;

- more young leaders,
- making things more affordable,
- working together and in partnership,
- punishing those who treat others unfairly,
- developing young people's skills,
- granting young people more freedom,
- allowing under 18's to vote.

The most popular suggestions included;

- 1) consulting more widely with young people,
- 2) discussing issues of inequality,
- 3) people taking responsibility for being better people,
- 4) providing more services and more activities for young people.

9) Finally we thought it would be interesting to ask, if they were the young Mayor of Brighton & Hove, what would their **fairness priority / promise be to other young people in the city?**

Promises and priorities included;

163 students aged between 11 and 17 years old took part in an online survey to provide the data for this response.

- *let people have freedom*
- *All homeless people would have a home*
- *All LGBT's would be accepted and all people would pay equal bills so everyone was treated the same.*
- *Cheap and easy transport and everyone being able to access the internet if they need it for school work at home or many other things*
- *Everyone is equal, everyone will have the support needed and someone to talk to, no one is alone.*
- *help with mental health and more jobs and support instead of cutting support*
- *I not sure what I would do I have never really thought about it.*
- *I would make sure everyone in education gets free transport on school days*
- *make all children's school lunches free*
- *Sanitary towels would be free because they are needed it isn't a choice, condoms wouldn't be free because it is a choice to use them, mental disorders would be taught in school and how to treat them, free Wi-Fi everywhere.*
- *to promise fair travel prices*
- *A fair chance of getting a job as you get older.*
- *To be happy, to feel welcome to the community.*
- *To get more sport groups*

In summary, we hope this goes towards the greater city wide discussion about fairness and that our students' thoughts and suggestions can be included as part of future problem solving and strategic planning.

For further information about this project or for an original copy of the survey responses please contact;

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Lewes Road | Brighton | BN1 9PW

Follow this link for our community blog <http://bacacommunityblog.wordpress.com/>

163 students aged between 11 and 17 years old took part in an online survey to provide the data for this response.



Y:Cube Housing

Increasing the supply of affordable housing for single people

A Christian charity where people can come as they are; be met at their point of need and come to know life in all its fullness

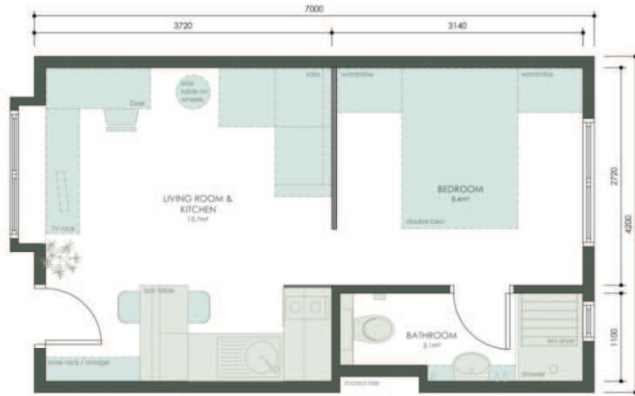
www.ymcalsw.org

What is Y:Cube Housing?



- New initiative by YMCA LSW
 - Grant free model of affordable move on accommodation
 - Response to the ‘perfect storm’
 - Average tenancy 3 to 5 years
 - Single people or couples
- Self contained & high quality 26sqm units
- Meets all building standards
 - Code Three
- Flexible configuration
 - Scale & size of units
- Quick and simple to install
- Modular & Portable system
- Life span of 60 years
- Utilise undeveloped sites
 - from only 0.25 acres
 - brownfield sites
- Lease land from 5 to 15 years
- Scheme costs recovered within 10 years
- Can be semi permanent solution
- Strong support from CLG, HCA * GLA
- Partnership with Roger Stirk Harbour & Partners

The Y-cube pod

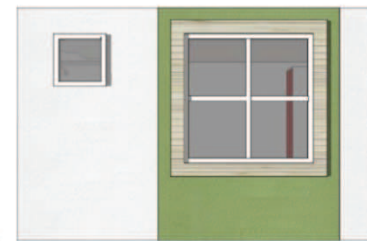


Designed to Code for Sustainable Homes Level 3, the cost efficient and environmentally friendly 26m² self contained single accommodation Y-Cube pod comes with bathroom and kitchen fixtures allowing tenants to personalise their home with their own furniture. The pod can also be configured to provide DDA and Working Space layouts.

The 4.2m wide, self contained factory produced modular unit, provides maximum opportunity for natural light and ventilation and takes full advantage of vehicle dimensions by allowing delivery of two units at a time without the need for police escort.

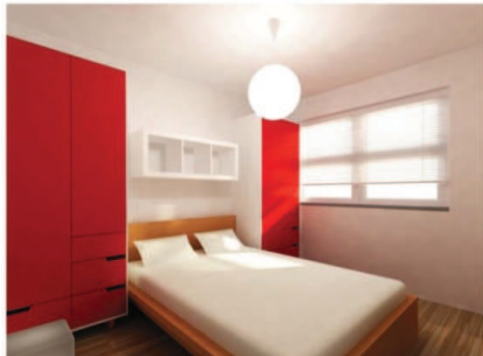


POD front facade



POD back facade





The Y-cube interior

Finishes

Floor Finishes:



Bedroom/Living/
Kitchen
Laminate
Birch Effect



Bathroom
Mosaic effect
Vinyl

Walls & Ceiling:



White washable
matt paint to all
walls and ceiling



White Vinyl with
no joints to wet
walls

Doors & Windows:



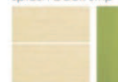
White PVC to windows
Painted timber doors

Fixed Furniture

Kitchen

- Under counter fridge / freezer
- 2 hobs cooker
- Microwave & grill unit
- Breakfast table
- Sink and tap
- Wall storage units

Kitchen Worktop,
cabinets and bar
table
Birch Laminate
effect with colour
splash back strip



Toilet

- Toilet unit
- Sink unit
- 4m Wall dryer
- 4 hangers
- Toilet roll holder
- Shower tray & screen

Toilet pieces
White Porcelain
chrome accessories



Loose Furniture

The Y-cube layout is designed to be flexible and to accommodate a variety of differing user requirements. As all loose furniture is to be provided by each individual tenant, the illustrated layouts are based upon using affordable furniture from IKEA or similar High Street outlets.

IKEA IDEAS



JULES chair £40



GALANT desk £84



ENGAN
wardrobe £90



ENGAN
double bed £80



ERBY
shelf £11



ENGAN
side table £29



SEBASTIAN
stool £35



JAGRA
TV rack £90



VAXHOLM
sofa £229



EXPEDIT
bookcase £65



Y-CUBE

CAPITA SYMONDS 2







Potential land owner benefits



- Keep long term interest in their site
- Potential to generate an income
- Reduces the cost of maintaining/securing sites
- Makes best use of dormant land
- Provide Social Gain/Raise profile
- Offers a quick solution
- Make a difference



Potential benefits to clients



- Affordable
- Quality
- Own front door
- Single room reference rent not applicable
- Very low running costs
- Social mobility
- Mixed community
- Better offer than private rented sector