Scoping Paper

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Housing Strategy 2014

Brighton & Hove City Council

Contents

Our New Housing Strategy

Housing Strategy 2014

The current Housing Strategy together with the Student Housing Strategy, Older People's Housing Strategy and LGBT People's Housing Strategy are due to expire in 2014.

The new Housing Strategy, to be developed by the end of 2014, will not only supersede the Housing Strategy 2009 but will also incorporate the Student Housing Strategy, Older People's Housing Strategy, LGBT People's Housing Strategy and the unwritten BME People's Housing Strategy into one new strategy. The strategy will also have specific sections focussing on families and those with a physical disability in addition to other groups in need.

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The new Housing Strategy is a key stand alone chapter of the Community Strategy and a fundamental piece of evidence to support the City Plan, our Local Housing Investment Plan and other housing related funding opportunities. The strategy brings benefits to the city through levering in funding for the authority and its partners.

The strategy will be for everyone living in the city as housing has a fundamental effect on our lives whether we are an owner-occupier, living in a social rented home or living in the private rented sector. It is important that the key housing needs that matter to local people are identified and action is taken that will make a real difference to their lives and have a positive impact on the city.

The new Housing Strategy builds on the successes of previous Housing Strategies setting out priorities and strategic goals that make a real difference, making sure the delivery of services will meet changing needs and new challenges faced by local people and service providers.

The new strategy will support the council's priorities and support, where applicable, other key council policies where housing impacts on the success of those policies.

Although the development of this strategy has not followed the previous path of leading a review of all the strategies within housing there is a commitment that all of the strategies within housing do align and work together to provide effective and efficient services in a time of reducing resources and increased need.

Delivery of a new fit for purpose housing strategy and action plan will make sure that services internal and external to the council are able to adapt to and address the city's housing needs.

Living in the City

Brighton & Hove is a popular place to live, work and visit, and is recognised for its important commercial, educational, tourist and conference, sporting and cultural role in the South East and beyond. The city has good transport links to neighbouring towns and is within easy reach of London making it an easy location to commute to and from.

The city has a population of 273,369 residents living in 121,540 households and is the 6^{th} most densely populated area in the South East with pockets of overcrowding particularly within the private rented sector.

By 2021 the city's population is expected to have increased by 17,000 (6%) to nearly 290,000 people with the main growth in people aged 40 years and older. Although the city has a relatively small older population, the number of people aged 85 and over is expected to increase by nearly 20%, with the number people aged 90 and over expected double by 2021.

Since 2001, the BME population has grown and is now estimated to represent 19.5% of the city's total population with a much younger profile than the overall population.

The city has one of the highest average house prices outside London, coming within the top 10 local authorities. In addition, the cost of renting in the private rented sector is out of the reach of many households with most average rents above Housing Benefit Allowance rates.

The city is a place of contrast, with areas of extreme affluence and areas of depravation where residents can experiences significant inequality compared to the rest of the city in terms of access to suitable housing, employment, health and life expectancy.

Over the past few years we have seen an increase in the number of households accepted as homeless and in priority need, placed in temporary accommodation and on our Joint Housing Register.

Although there is limited opportunity for new housing development, it is estimated that an additional 18,038 homes need to be built by 2017. High land values are pushing up the cost of building making it difficult to develop sound business cases that balance the need for affordable housing against the cost of development.

Over the years we have made steady progress in improving the housing stock in the city but third of the city's housing stock still remains non-decent.

We need to meet the challenges of welfare reform and changes in care provision and other provision against reduced resources by making sure we make the best use of the resources available, ensuring we have sound research and intelligence to enable us to meet the housing needs of the city's diverse population.

Sub Regional Work

The ‘Duty to Cooperate’ is a requirement under the 2011 Localism Act for local planning authorities to work together with their neighbouring authorities and other organisations in the development of strategic planning policies.

Engagemet in partnership working with our neighbouring coastal local authorities - Lewes District Council, Adur District Council, Worthing Borough Council, Arun District Council, Chichester Borough Council and West Sussex County Council together with the South Downs National Park Authority - known as the Coastal West Sussex and Greater Brighton Strategic Planning Board area is taking forward joint objectives that meet existing and future needs of the residents and workforce in the area.

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The Local Strategic Statement for Coastal West Sussex and Greater Brighton (LSS) sets out strategic objectives and spatial priorities and is the main vehicle for taking forward the work of the Strategic Planning Board which is made up of lead councillor from each of the local planning authorities and works in an advisory capacity. Within the vision of the LSS is to offer a choice of housing to meet the changing needs of the population with access to a decent for everyone and the LSS includes a strategic objective for 2013-31 of meeting housing need.

A new Greater Brighton City Deal with government has been developed which sees the transfer of powers, funding and responsibilities to us and our partner authorities – Worthing Borough Council, Adur and Lewes District Councils and West Sussex County Council. The City Deal focuses on the Greater Brighton City Region becoming a high performing and sustainable economy through creative innovation that includes building new homes for the region’s growing working age population, developing a network of growth hubs, developing business accommodation and digital infrastructure and providing access to finance to high growth potential businesses. A new Greater Brighton Economic Board has been established, which brings public sector and business leaders together alongside University and Local Enterprise Partnership (LEP) representatives. The board will form part of the wider LEP governance arrangements and acts as the investment decision-making body for the Greater Brighton city region, advising on how national funding streams, such as the Regional Growth Fund should be prioritised, as well as providing a vehicle for joint housing investment decisions.

Population Change

The 2011 Census reported the population of Brighton & Hove has grown to around 273,369 residents.

The main growth in population has focussed on those aged under 60. There are a comparatively high number of young people aged 20 to 39, representing over a third of the total population, but relatively fewer young children and older people living in the city. Part of this growth has been the increase in student numbers with around 33,360 students living in the city and accounting for 13% of the population.[1]

The proportion of very elderly people aged 85 years and over, accounts for 2.2% of the city's population and is expected to rise by 18% and account for 2.5% by 2021, with the most significant increase in people aged 90 years and over.[2]

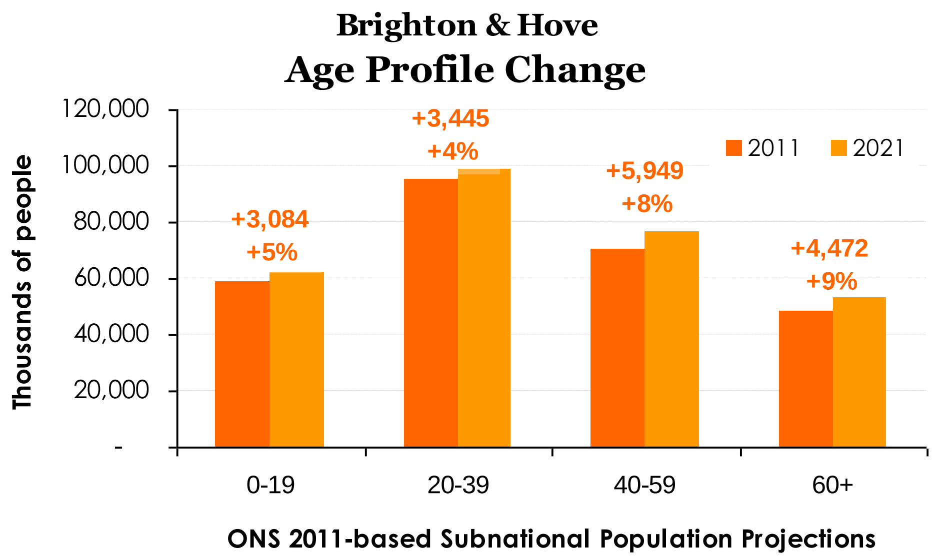
The city's population is expected grow to nearly 290,000 by 2021, an increase of around 6%. The main growth is expected in people aged over 40 years and over.

The 2011 Census reported a total of 121,540 households in city with around 37% being single person households.

[1] Brighton & Hove City Council: Local Housing Investment Plan 2012-2015
[2] http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-274527

The projected profile for the city's households identify a higher number families and in other households than single households by 2021, although single households will still account for over a third of all households in the city.

Brighton & Hove is a diverse city. In the 2011 census 19.5% of the city's population identified as BME. The city's largest minority group is the lesbian, gay, bisexual and transgender (LGBT) community, estimated to be about 1 in six people in the city[3].



[3] Count Me In Too

Housing Type

The Census 2011 highlighted that Brighton & Hove now has more flats than houses. We also have the 6th highest proportion of converted dwellings or shared houses amounting to 1 in 30 of all houses in multiple occupation and bedsits in England & Wales.

Tenure

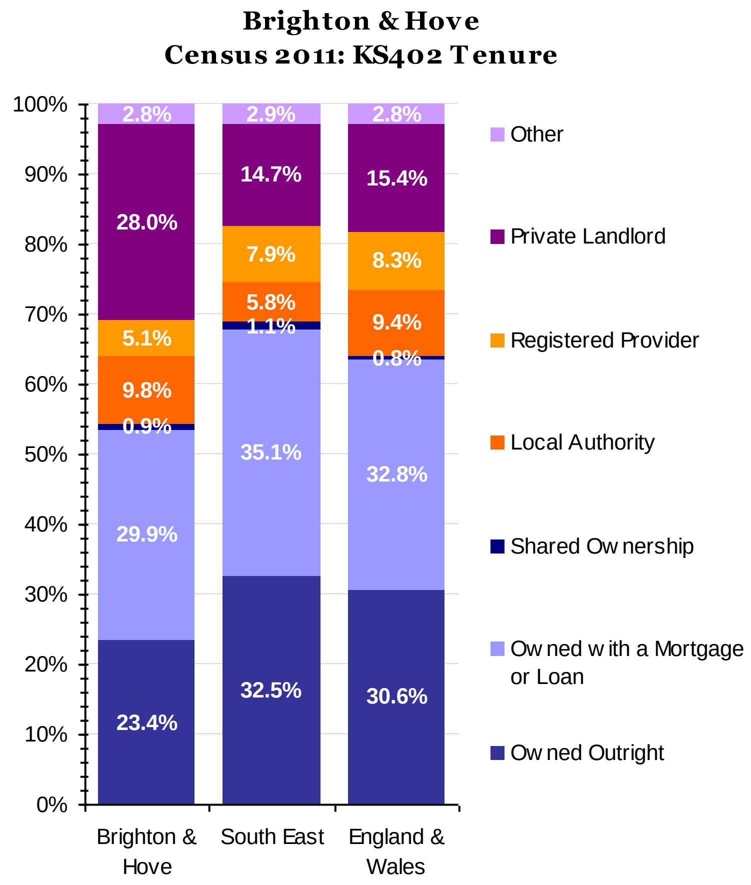
Brighton & Hove has a 5,151 (6.7%) fewer owner occupied homes than in 2001 and a smaller proportion of owner occupiers than the South East and England & Wales average.

The number of private rented homes has increased by 45.7% (an extra 10,691 homes) with 2 out of every 7 households (28%) in the city are now renting from a private landlord. Brighton & Hove has the 9th largest private rented sector in England & Wales with 34,081 homes.

The number of social rented homes has increased by 8.3% but we have a smaller proportion of social rented housing than the England & Wales average but larger than the South East average.

Overcrowding

The Census 2011 also highlighted that 8,168 households had 1 or more fewer bedrooms than necessary, the 36th worst rate of overcrowding in England & Wales.



Owner Occupation

Land Registry House Price Index figures show that the average house price in the city is now £234,697, an increase over the last few months and higher than a year ago.

Over the last year prices in Brighton & Hove have seen a 2.5% increase in comparison to 3.4% increase nationally. Prices are now 0.9% above the high of £232,682 seen in November 2007.

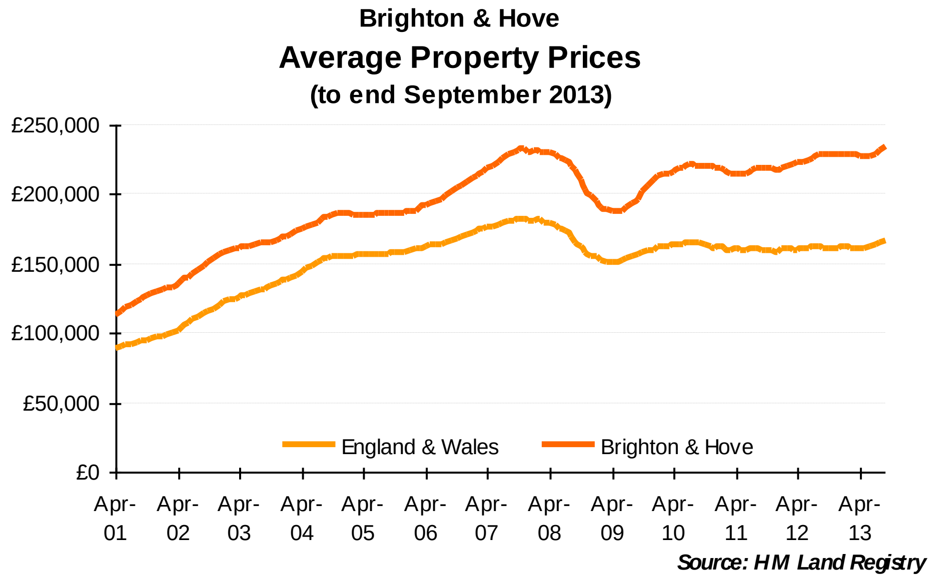
The gap between the average property price for Brighton & Hove and England & Wales has widened over the last 2 years with prices in the city now 40.5% higher.

Our own monitoring[4] shows that during July to September 2013:

- the average asking price for a 1 bedroom flat is £181,000 (6 times average income) which would require a 25% deposit of £45,000 and an income of around £42,000 to be affordable,
- the average asking price for a 3 bedroom house is £339,000 (12 times average income) which would require a 25% deposit of £85,000 and an income of around £78,000 to be affordable .

Research has shown that half of all households earn less that £28,240 per annum[5].

Experts are predicting that property prices in the South East will rise by 31% over the next five years, but as prices are driven up wages remain stagnated which will lead to property affordability being stretched even further.



[4] http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports
[5] http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Assessment_of_Affordable_Housing_Need.pdf

Private Renting

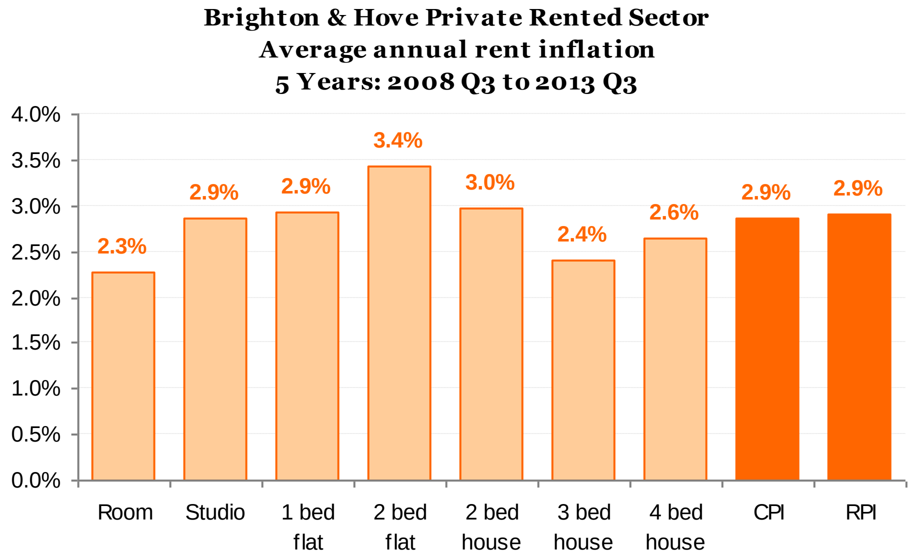
Over the last 5 years our monitoring[6] has shown that rents have risen roughly in line with inflation.

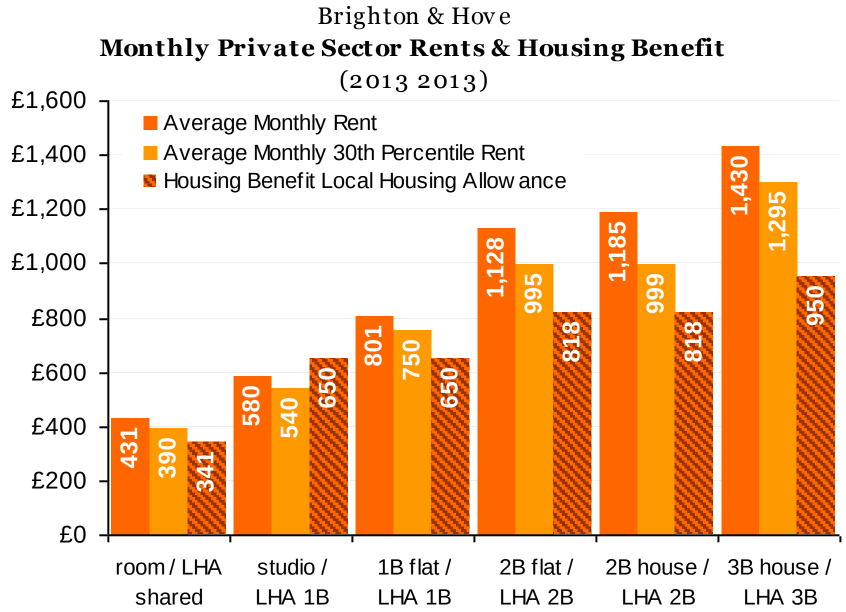
However, despite little change in real terms, rents have increased from historically high levels and remain a financial challenge for many households:

- a household renting an average 1-bed flat would be paying £801 per month in rent, which is equivalent to the monthly repayment cost of a £137,000 mortgage requiring an income of just over £42,000 to be affordable,
- a household renting an average 3-bed house would be paying £1,430 per month in rent, which is equivalent to the monthly repayment cost of a £245,000 mortgage requiring an income of just over £75,000 to be affordable.

Those on housing benefit face a particular challenge as the maximum benefit payable to a household requiring a 1 bedroom flat is £650 per month and for a 3 bedroom house £950 per month, well below average rents.

With the city's relatively high cost of renting and low wages, 27,304 households are claiming either full or partial housing benefit, 44% of those living in private rented housing.





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.

6 http://www.brighton-hove.gov.uk/content/housing/general-housing/housing-strategy-costs-reports

Social Renting

Historically, local authority and registered provider properties have been let at Social Rent levels providing housing that is affordable to households on low incomes.

Weekly Average Social Rent				
	1 bed	2 bed	3 bed	4 bed
Council	£67.73	£76.57	£89.04	£95.35
Registered Provider[7]	£79.03	£90.86	£101.36	£115.14

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Affordable Rents

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

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

[7] Large Private Registered Providers (HCA)

Indicative Affordable Rent Levels: Capped by Local Housing Allowance (per week)			
	1 bed	2 bed	3 bed
Market Rent (2013 Q3 Jul-Sept)	£ 184.85	£ 267.00	£ 330.00
80% market rent (2013 Q3 Jul-Sept)	£ 147.88	£ 213.60	£ 264.00
LHA limit (2013-14)	£ 150.00	£ 188.77	£ 219.23
Affordable Rent charged (basis)	80% market	LHA cap	LHA cap
Affordable Rent charged per week	**£ 147.88**	**£ 188.77**	**£ 219.23**
Affordable Rent Percent of Market Rent	80%	71%	66%
Estimated net annual income required if not on Housing Benefit **	£ 21,042	£ 27,429	£ 32,571
**Estimated gross annual income required if not on Housing Benefit ** **	**£ 28,957**	**£ 37,948**	**£ 44,811**

** Source: BHCC Quarterly Housing Costs Update Report (2012 Q2) based on sample monitoring of the homes advertised in the weekly Latest Homes magazine*
*** Assumptions: Including all benefits except Housing Benefit and based on housing costs at 35% of net total income to be affordable*

Deprivation

Index of Multiple Deprivation 2010

The Index of Multiple Deprivation 2010 shows that 68% of the city's areas are in the most deprived 50% of England with 12% falling in the bottom 10% of deprivation. Only 0.6% of the city is in the top 10% of areas.

The city is home to large numbers of people experiencing inequality, however the most deprived areas in the city are significantly more deprived than the city as a whole – with levels on many indicators two or three times the city average in these neighbourhoods. However, the majority of people facing inequality do not live in the most deprived 20% of areas across the city.

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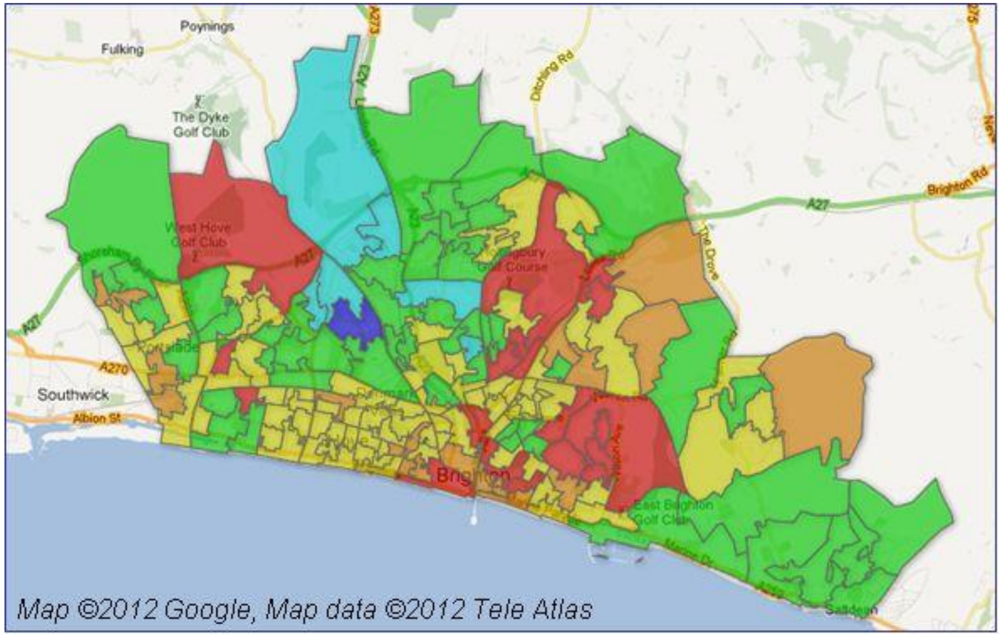
Trend data appears to show that the most deprived areas across the city are not "closing the gap" on important indicators of equality. Some groups are particularly concentrated in the most deprived areas, e.g., the Bangladeshi and Black African populations (though *not* minority ethnic groups overall).

There is a significant group across the city with multiple needs concentrated in the most deprived areas and also in social housing. Children in low income families and with special educational needs are even more concentrated in the most deprived areas.

Top	10%
	>10%-20%
	>20%-50%
Bottom	>20-50%
	>10%-20%
	10%



Welfare Reform

The welfare reform programme has seen cuts to a range of welfare benefits with the aim of encouraging those with the ability back into work.

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

Overall, the changes to welfare support have been calculated at an average loss of £528 per annum for every working age adult in Brighton & Hove against a national average £470pa.

Changes to the way housing benefit rates are set and the overall benefit cap are expected to place additional burdens on households seeking suitable affordable housing in the city.

Impact in Brighton & Hove from Welfare Reform

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

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

Homelessness

Homeless Prevention and Acceptances

2,000+ households have their homelessness prevented each year through detailed casework,

However, homelessness is increasing (35% in last 2 years),

Nearly ¾ of all homelessness is as a result of 2 prime causes:

- Eviction by parents, relatives or friends accounts for 37% of all homelessness (18% parents and 19% relatives or friends),
- Loss of private rented accommodation accounts for 33% of all homelessness (19% termination of assured shorthold tenancy, 4% rent arrears and 10% other loss of rented).

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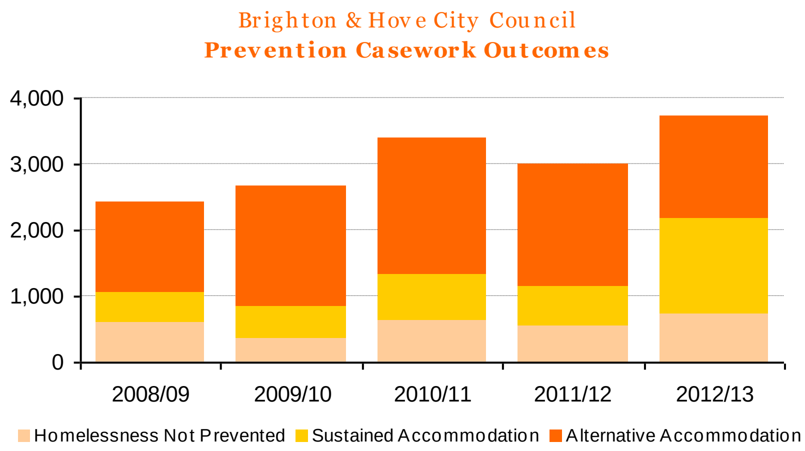
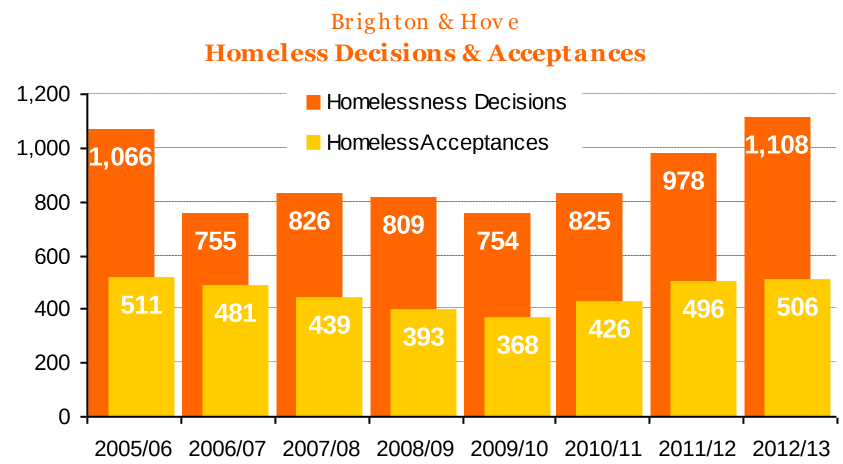
2/3 of all homeless cases involve households with either children a pregnant family member.

Proportion of homelessness due to physical disability or mental illness is double the national average.





Temporary Accommodation

The number of households in Temporary Accommodation has increased by 237% from 316 at the end of March 2010 to 1,064 at the end of March 2013. This upward trend has continued and there are now nearly 1,200 households in Temporary Accommodation with nearly 1,000 where a Section 193 duty is owned.

Lone parent households make up the greatest proportion of households and represented nearly ½ of all the households in Temporary Accommodation at the end of March 2013.

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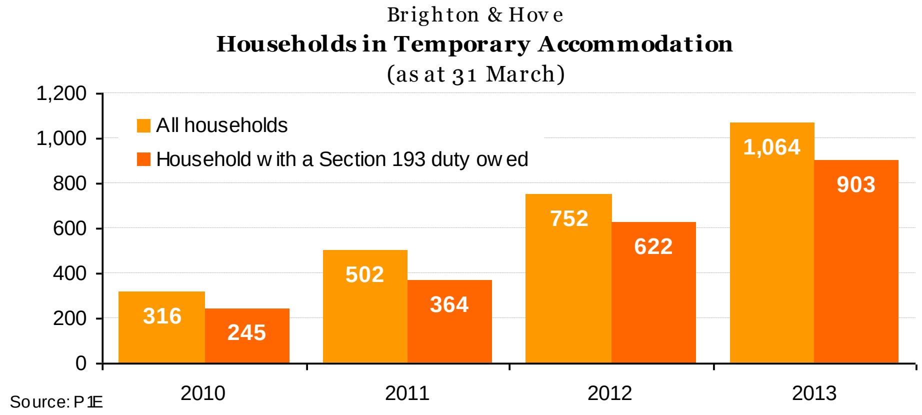
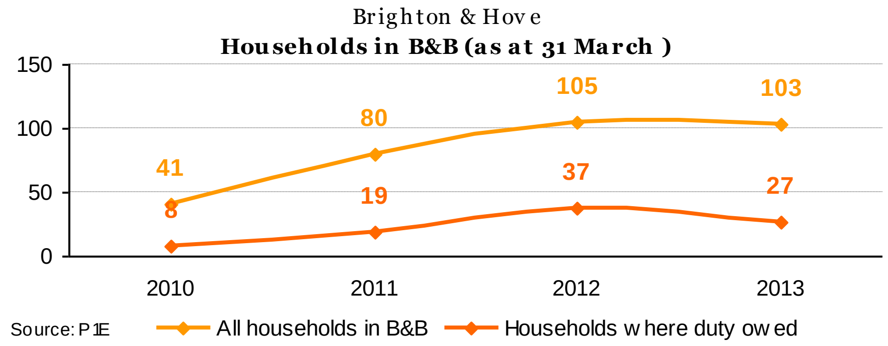
Although there has been an increase in the number of households in Temporary Accommodation, there has been a smaller increase in the use of emergency B&B accommodation, with 10% of households in this type of accommodation at the end of March 2013 compared to 13% at the end of March 2010.

The use of long leased Temporary Accommodation has not only meant a smaller increase in emergency B&B use but has provided better quality and more sustainable temporary accommodation.

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



	2010		2011		2012		2013	
Lone parent household	119	38%	190	38%	316	42%	516	48%
Couples with children	57	18%	83	17%	177	24%	230	22%
One person household	115	36%	198	39%	210	28%	265	25%
Others	25	8%	31	6%	49	7%	53	5%
	316	100%	502	100%	752	100%	1,064	100%



Housing Demand

Housing Register

On 1 October 2013, 17,188 households were on the Housing Register. 91% of households are in Bands C and D. 11% of the Housing Register is comprised of households looking for 3 bed homes.

Those in the highest priority groups

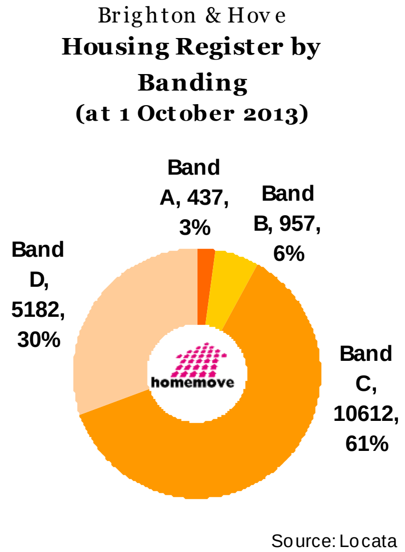
Households in Bands A and B are households in the most need of housing/re-housing. Households in Band A are identified as being in urgent need to move and those in Band B as being high priority to move. On 1 October 2013 there were 1,394 households on the Housing Register in these bandings (437 Band A and 957 Band B).

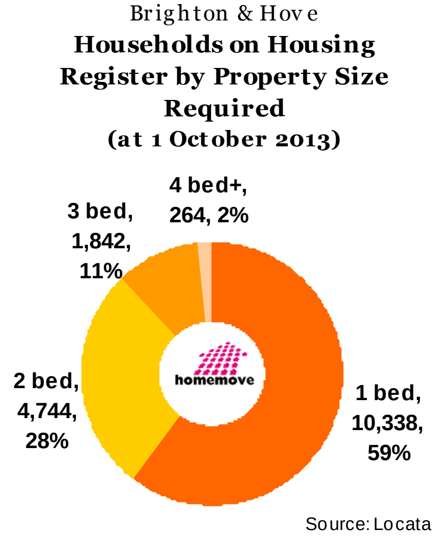
Of those in Band A and B:

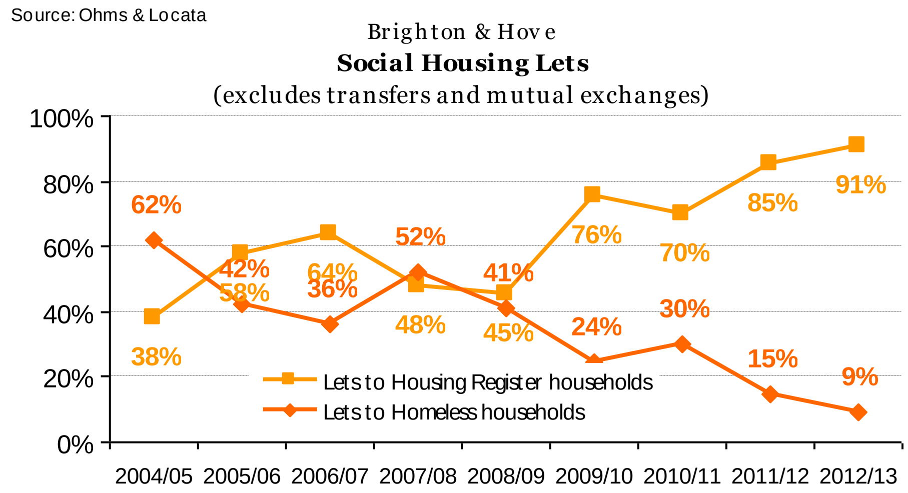
- 201 (14%) needed a sheltered home,
- 633 (45%) needed 1-bed home,
- 317 (23%) needed 2-bed home,
- 195 (14%) needed 3-bed home,
- 48 (4%) needed 4-bed+ home.

Of the 243 households needing a 3-bed+ home, 157 (65%) had a family member with medical needs and 65 (27%) were living in a home too small for them.

With our focus on supporting working households and those making a community contribution, only 9% of new social housing lets in 2012/13 were to homeless households.







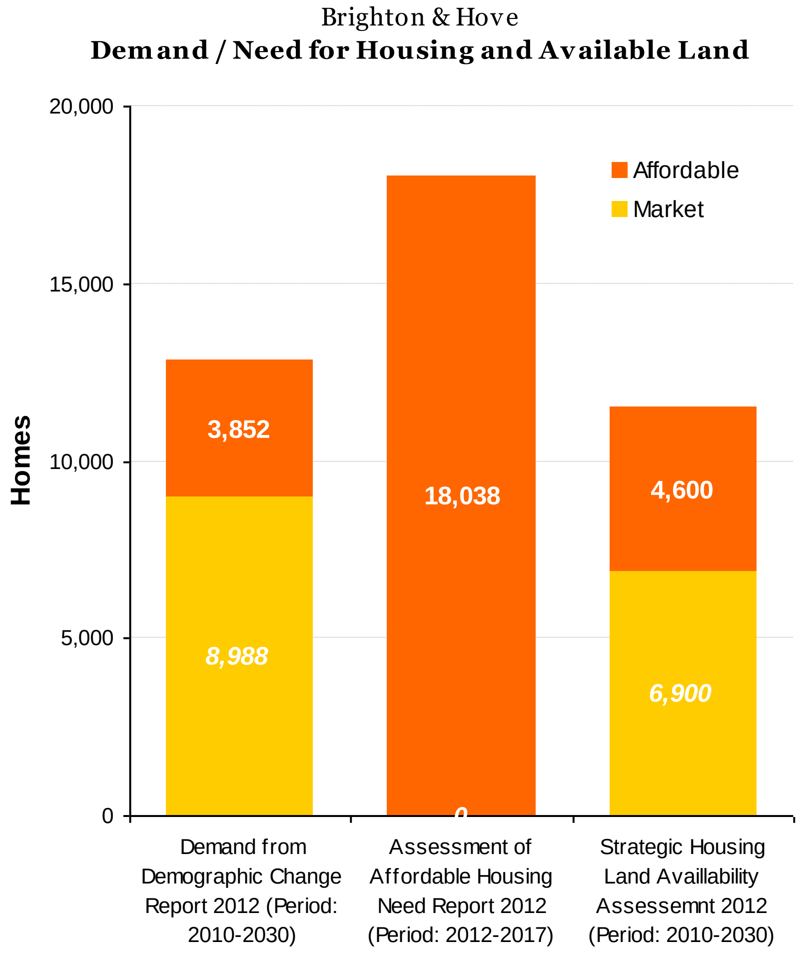
Affordable Housing Need

The Council's Assessment of Affordable Housing Need Report 2012[8] has identified that almost 88,000 households in Brighton & Hove (72%) can not afford market housing without spending a disproportionate level of their income on housing costs or some form of subsidy.

The minimum household income required to afford market housing is £42,000 per annum against an average (median) income of £28,240[9]. The lower quartile price to income ratio for an entry level property is an average of 11.5 times income.

The survey has identified demand for 17,403 new affordable homes[10] in the period 2012-2017 above that which already has planning permission. 3,481 new affordable homes above existing plans are required every year. However, the city only has the space for 11,500 homes to 2030.

In addition, 59% of those in need (10,642 households) are only able to afford social rented housing rather than affordable rented.



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[8] http://www.brighton-hove.gov.uk/downloads/bhcc/ldf/Assessment_of_Affordable_Housing_Need.pdf

[9] Data about income levels has been modelled from a range of sources including the English Housing Survey (EHS), the Annual Survey of Hours and Earning (ASHE), CACI Paycheck information and ONS income estimates (Affordable Housing Need Report 2012)

[10] Based on 25% of gross income spent on housing being affordable

Housing Quality

Housing Quality & Health

Poor quality housing has been linked to a range of health related issues which not only affect the quality of life of residents but also place an increased financial burden on health and local authority services.

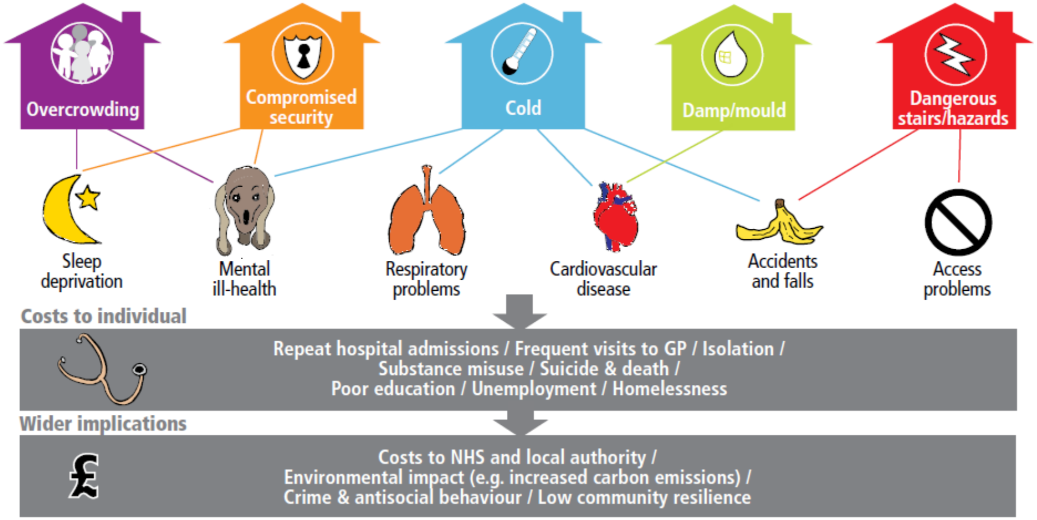
Housing condition is known to have a major impact on health particularly around issues such as damp, disrepair & poor energy efficiency.

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 Areas are in the bottom 20% nationally with more than a quarter in the bottom 10%.

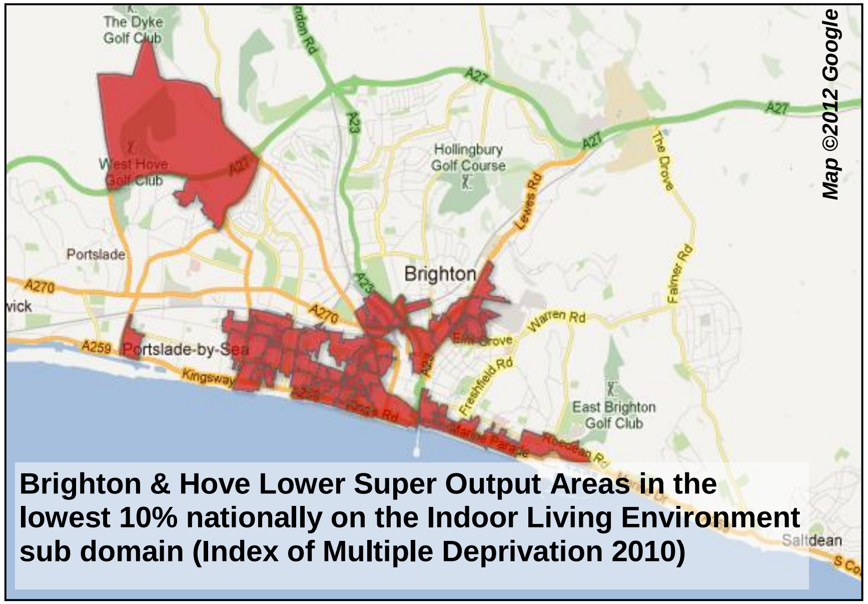
Decent Homes

A third of the city's housing stock (up to 40,000 homes) is considered to be non-decent with the vast majority (92%) being in the private sector; 42.5% of all vulnerable households in the private sector are living in non-decent accommodation.

Whilst in 2009 in was considered that 50% of our council housing stock was non-decent the figure reduced to 4% by spring 2013 due to an intensive programme of works and it is expected that all of our council stock will be decent by the end of 2013.



Source: Annual Report of the Director of Public Health 2011



Brighton & Hove Lower Super Output Areas in the lowest 10% nationally on the Indoor Living Environment sub domain (Index of Multiple Deprivation 2010)

Fuel Poverty

The Census 2011 highlighted that since 2001 there had been a 56% reduction in the number of households without central heating.

However, with 5,406 (4.4%) households without central heating this is still the 31st highest proportion in England & Wales and in the bottom 10% of local authority areas.

With so many households washout central heating, rising fuel costs and low incomes, it is estimated[11] that 14,500 (12.2%) households in Brighton & Hove are in fuel poverty.

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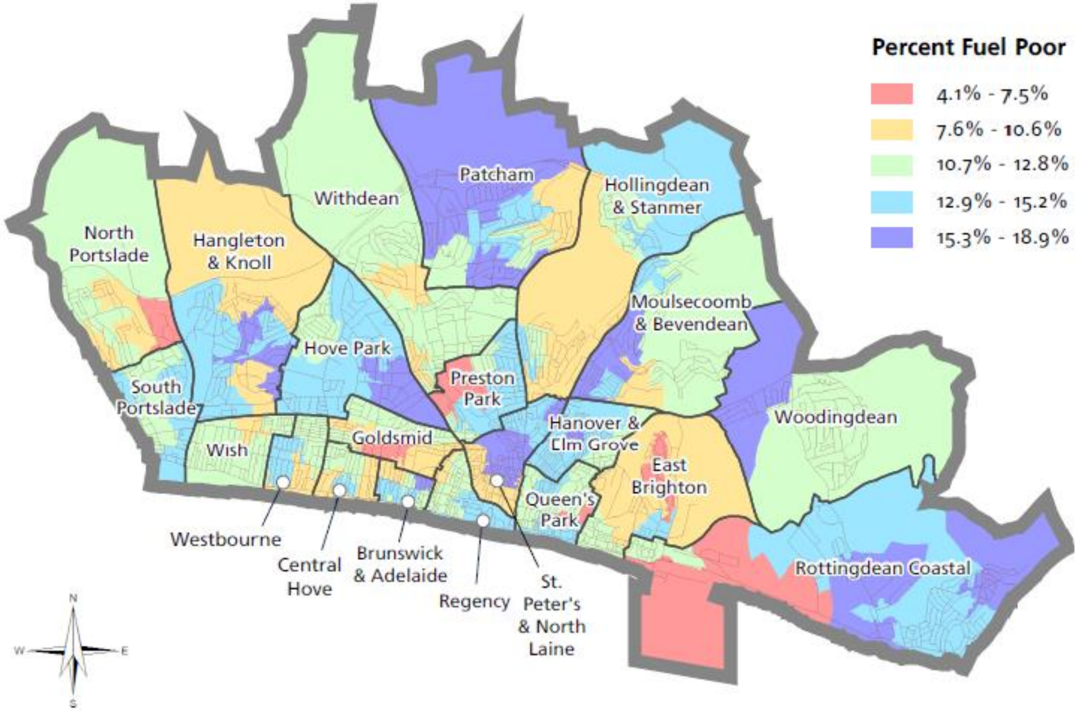
Fuel poverty ranges from 1 in 25 households in parts of North Portslade to 1 in 5 households in parts of Patcham.



[11] DECC 2011

Independent Living

Housing Related Support

There are around 4,500 people in receipt of housing-related support at any one time.

This support can be either long-term or short-term support and is provided to some of the most vulnerable people living in the city to help them sustain their accommodation and live as independently as possible.

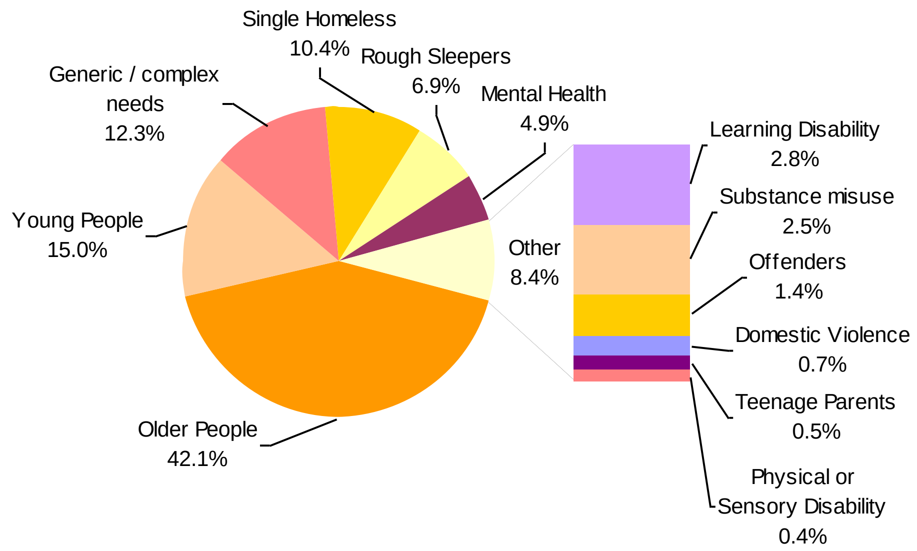
At present around £11m is invested into these services providing support to:

- young people who are homeless or young parents,
- people with mental health problems,
- people with substance misuse problems,
- older people with support needs,
- women and children fleeing domestic violence,
- single homeless people,
- people with learning disabilities,
- ex-offenders re-integrating into the community.

In 2013, the findings of a cost benefit analysis indicated that for every £1 spent on housing-related support the city saved £4.11.

Reductions in funding have heightened the importance of commissioning services that successfully meet the needs of the most vulnerable people. Ensuring that the most effective services are funded; for example, protecting that enable people to leave institutional type care, and expanding services to young people and to teenage parents.

Brighton & Hove
Housing Related Support



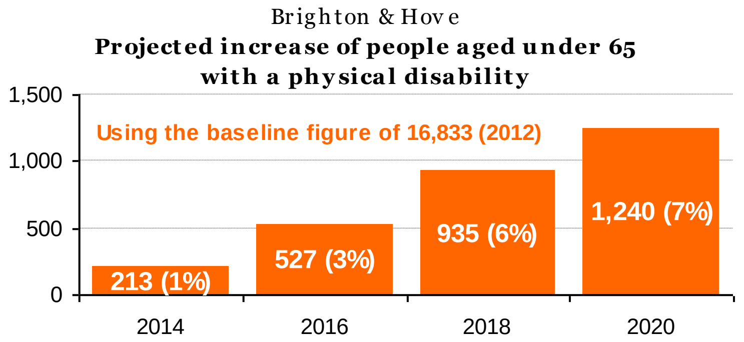
Adaptations

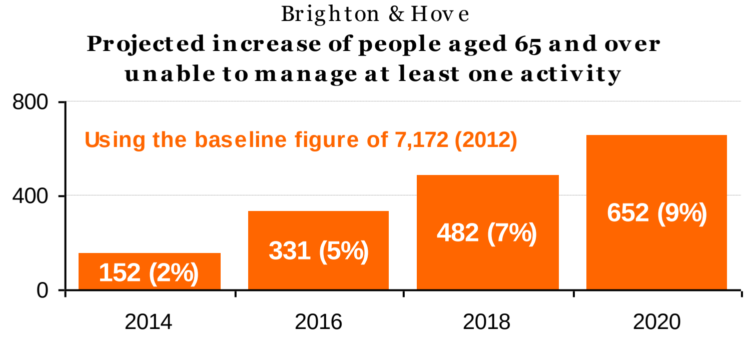
The Census 2011 reported that 25% of households in the city contain a member with a long term health problem or disability and the Department for Work and Pensions reported in November 2007 that 5% of the population were in receipt of Disability Living Allowance.

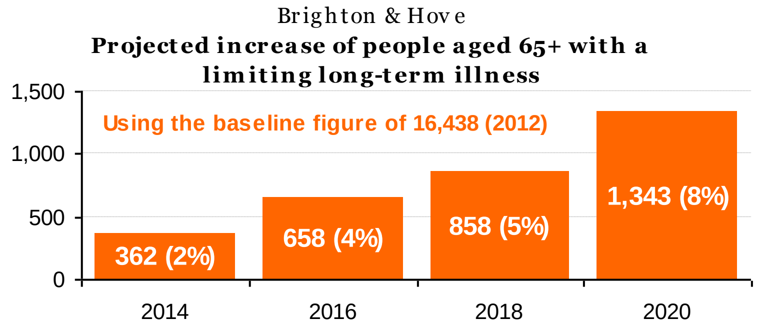
Over the last few years the proportion of homelessness acceptances that are related to a physical disability were around 3 to 4 times the national average. The nature of the city and its housing is in part to blame as much is hilly and many properties are pre 1919, having a design that makes adaptations difficult.

During the past 3 years over 2,370 housing adaptations were delivered to disabled people living in the city, with £3.2 invested in private sector housing and just under £3m invested in our council stock funded from the Housing Revenue Account.

Projecting Adult Needs and Service Information system (PANSI) estimates that in 2012 there were 16,833 people aged under 65 living in the city with a physical disability. This figure is projected to increase by 7% by 2020 to just over 18,000. For people aged 65 and over the Projecting Older People Population Information system (POPPI) estimates that in 2012 there were 7,172 people who had mobility difficulties rising by 9% to nearly 8,000 by 2020 and 16,438 people had a limiting long-term illness rising by 9% to 17,781 by 2020.



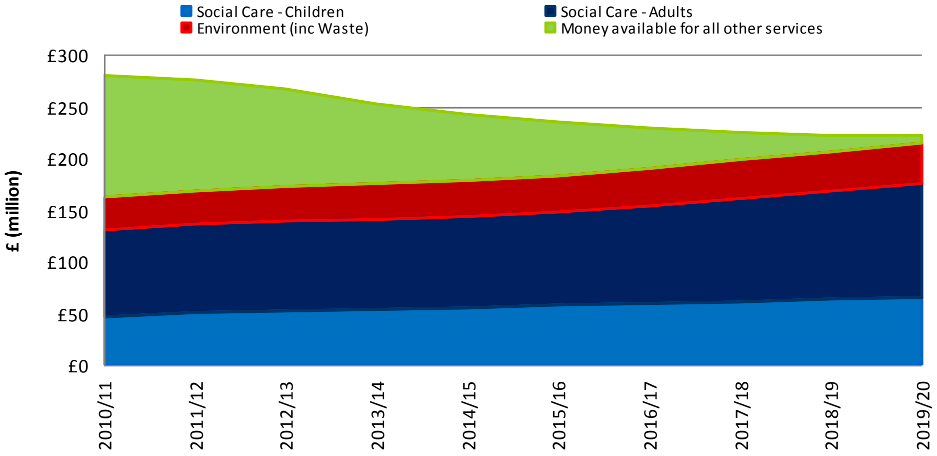




Older People

The Office of National Statistics projects that there will be a 9% increase in the number of people aged 60 or above between 2011 and 2021. Within this, there is a projected 20% increase of households aged 85 and above, an additional 877 households to 5,184.

Over the next 10 years it is predicated that as public funding is reducing year by year, there will be more demand from adult social care on the council's dwindling resources due not only to an increase in the number of older people living in the city but also to changes in national policy.



The 2011 Census reported 20,670 households aged 65 and over living in the city; 68% owner occupiers, 20% social housing tenants and 9% renting in the private rented sector.

Households aged 65 and over: 2011 Census	Owner occupied	Social rented	Private rented	Other
One person household	8,894	3,408	1,649	517
One family only	4,968	576	215	95
Other household types	252	53	32	11

There is an estimated 92 schemes providing 2,929 homes specifically for older people in the city. 10 schemes are owned by private sector organisations providing 304 leasehold units. 82 schemes are owned by either the local authority or registered providers; 69 schemes providing 1,886 units for social rent, 8 schemes providing 304 leasehold units and 5 schemes providing a mix of tenure.[12]

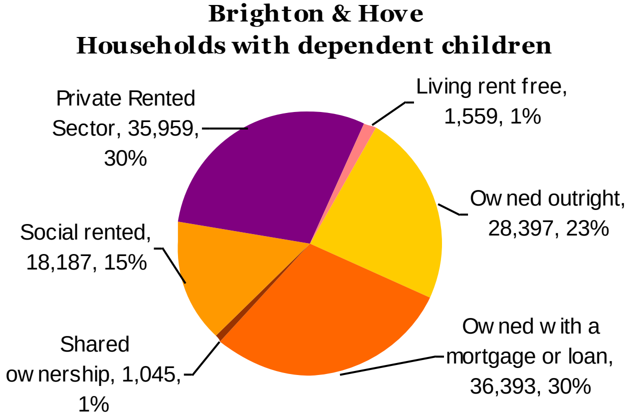
	Private Provider	Local Authority / Registered Provider		
Schemes (Units)	Leasehold	Leasehold	Mixed tenure	Social Rented
Retirement / sheltered	9 (515)	8 (304)	2 (78)	46 (1,457)
Extra care			2 (82)	2 (71)
Enhanced sheltered	1 (46)			1 (54)
Age exclusive housing			1 (18)	20 (304)
Total	10 (561)	8 (304)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

[12] Mix tenure schemes provide a mix of homes for social rent, leasehold and shared ownership

Families

2011 Census reported 29,809 households with dependent children living in the city – 25% of all households.

Over half of households with dependent children were owner-occupiers with 30% living in the private rented sector.



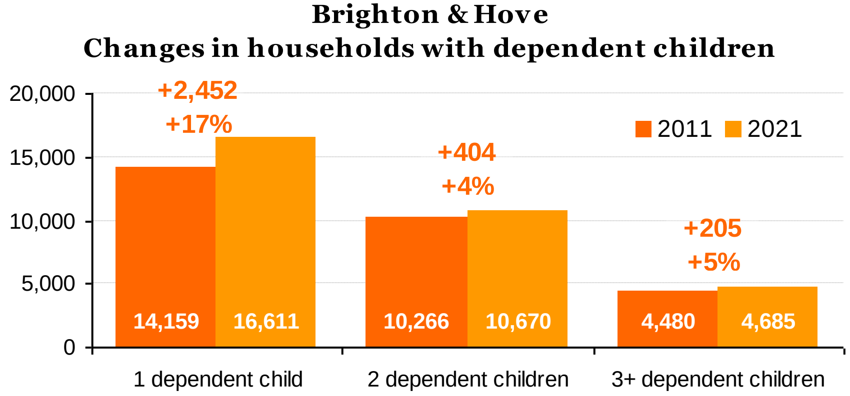
In 2012/13 60% of households accepted as homeless and in priority need had dependent children or someone who was pregnant. 42% of homeless was due to parents or relatives eviction and 28% was due to loss of private rented accommodation.

Of the 18,010 households on the Housing Register on 29 January 2014, 38% were families and 40% of households needed 2-bed home or larger.

2001 Census reported that 8,168 (6.7%) of the city's households are considered to be overcrowded. In 2010 approximately 1 in 5 children living in the city lived in poverty. This percentage varies from 47% in East Brighton to 7% in Withdean. There is a direct link between caring for a disabled child and living in poverty.

Both overcrowding and poverty may well be exacerbated by welfare reforms. At the beginning of 2014 a total of 171 households were affected by the benefit cap with only 3 being single person households and the other 168 being households with dependent children.

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



Strategic Context

Localism
Since the Localism Act came into force at the beginning of 2012, sections of Act have been gradually introduced, shifting power from central government and into the hands of individuals, communities and councils.

Welfare Reform
The Welfare Reform Act 2012 became law on in March 2012, initiating significant changes to the benefits and tax credits system. April 2013 saw the start of many of the changes that will be rolled out over the next few years.

Laying the Foundations: A Housing Strategy for England
The Government's Housing Strategy was launched in 2011. Since its launch, government has introduced supporting policies including:

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

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

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

The Equality Strategy - Building a Fairer Britain
Published in December 2010, this strategy sets out a new way of tackling inequality by recognising specific problems and focusing on specific actions to deal with them.

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

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

Our Draft Vision, Priorities and Goals

Draft Vision

Our draft vision for the new housing strategy is:

"To improve access to decent affordable housing that provides a foundation to support a healthy independent life"

Draft Priorities

To achieve our vision we have 5 priorities:

- Priority 1: More affordable homes
- Priority 2: Healthy homes
- Priority 3: Supporting people in need
- Priority 4: Supporting our communities
- Priority 5: Tackling Deprivation

Each priority is accompanied by a number of goals that we want to achieve during the life of this strategy.

To achieve these goals a set of actions will be developed in partnership with stakeholders to demonstrate how we will deliver on our new strategy.

Priority 1: More affordable homes

1. Ensure the City Plan identified locations for new affordable housing
2. Ensure the City Plan contains provisions to maximise the provision of new affordable housing
3. Make better use of the social housing stock by supporting households to downsize
4. Maintain a development pipeline of new affordable housing
5. Maximise the provision of new affordable housing on land owned by the Council

Priority 2: Healthy homes

6. Ensuring new housing is built to a high standard of design and quality
7. Ensuring owners and landlords to maintain their homes in a safe condition
8. Bringing empty homes back into use
9. Tackling non-decent housing
10. Improving the energy efficiency of the city's housing to help tackle fuel poverty

Priority 3: Supporting people in need

11. Preventing homelessness
12. Rough Sleepers
13. People with a Physical Disability
14. Extra Care Housing
15. People with a Learning Disability
16. People with Mental Health Problems
17. People with Drug and Alcohol problems

Priority 4: Supporting our communities

18. Single People
19. Older People
20. Families
21. BME
22. LGBT
23. Gypsies and Travellers
24. Students
25. Armed Forces
26. Young People

Priority 5: Tackling Deprivation

27. Welfare reform
28. Estate regeneration
29. Deprivation
30. Worklessness
31. Community cohesion
32. Anti-social behaviour
33. Inequality

Next Steps

This scoping paper is the first stage of the development of the new Housing Strategy and forms the bases of the scoping exercise to be carried out with the Strategic Housing Partnership.

The purpose of this paper is to set the scene and consider the draft vision, priorities and goals alongside the identified needs of local people and the constraints for services providers.

The scoping paper will shape the more detailed draft strategy that is in the process of being produced and inform the strategy action plan the will be developed alongside the new strategy.

The Strategic Housing Partnership (SHP) completed a housing risk exercise in February 2014 and recommendations will be taken forward and incorporated into the new draft Housing Strategy.

Initial consultation based on the scoping paper will be undertaken with communities of interest and other stakeholder during January to March 2013/14 and provide the opportunity for involvement in the development of the new Housing Strategy at an early stage.

Following the initial consultation further detailed interaction with communities of interest and other stakeholders will be undertaken that will to continue to identify and develop key themes that will shape the new Strategy.

This second phase of the consultation will take place during April to September 2014/15 and will include a Housing Conference on 17 July 2014 for stakeholders and other consultation events throughout the period. In addition consultation via social media will be in place using the @BrightonHoveCC Twitter Page. This will be managed by the Social Media Officer in the Corporate Communications Team.

A Needs Assessment has been completed alongside the development of the scoping paper. This Needs Assessment will be updated during May and June using data from 2013/14.

In addition the Equalities Needs Assessment (EIA) will be completed alongside the development of the draft Housing Strategy and will inform the Strategy and Action Plan. The final Consultation Report will be completed by October 2014.

The final drafting of the Housing Strategy, Action Plan and EIA will be subject to Housing Committee approval prior to final consultation.

The process to approve final Housing Strategy, Action Plan and EIA and sign off by Housing Committee will take place in November 2014.

The adoption of Housing Strategy will take place in December 2014 and the Strategy published on the Council website.

Housing Strategy Team

Brighton & Hove City Council,
4th Floor Bartholomew House,
Bartholomew Square,
Brighton BN1 1JE

e: housing.strategy@brighton-hove.gov.uk
w: www.brighton-hove.gov.uk/housingstrategy

Brighton & Hove City Council