

**Introduction:**

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> October 2018 until the 31<sup>st</sup> December 2018.

**Households registered with Devon Home Choice:**

The total number of households in housing need (Bands A to D) increased from 18,280 in October to 19,029 in January, an increase of 4%.

Across Devon there has been a general increase in the total of applications in housing need (Bands A to D). However, this increase does not apply to Exeter, South Hams, Torridge and West Devon.

The percentage of application in Band E remained at 37%

**Table 1: No. of households in housing need (Bands A to D) as at 16<sup>th</sup> January 2019**

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	10	0%	320	16%	620	31%	1,057	53%	<b>2,007</b>	2,542	56%
Exeter	1	0%	417	18%	642	28%	1,237	54%	<b>2,297</b>	21	0%
Mid Devon	0	0%	106	11%	304	31%	578	59%	<b>988</b>	1,184	55%
North Devon	1	0%	184	14%	352	27%	761	59%	<b>1,298</b>	1,465	53%
Plymouth	6	0%	1,608	19%	2,629	31%	4,289	50%	<b>8,532</b>	4,271	33%
South Hams	0	0%	170	23%	189	26%	365	50%	<b>724</b>	783	52%
Teignbridge	1	0%	241	23%	378	36%	417	40%	<b>1,037</b>	0	0%
Torbay	3	1%	209	21%	298	29%	508	50%	<b>1,018</b>	4	0%
Torridge	1	0%	159	22%	235	33%	321	45%	<b>716</b>	458	39%
West Devon	2	0%	88	21%	116	28%	206	50%	<b>412</b>	447	52%
<b>Total</b>	<b>25</b>	<b>0%</b>	<b>3,502</b>	<b>18%</b>	<b>5,763</b>	<b>30%</b>	<b>9,739</b>	<b>51%</b>	<b>19,029</b>	<b>11,155</b>	<b>37%</b>

<b>October 18</b>	<b>24</b>	<b>0%</b>	<b>3,512</b>	<b>19%</b>	<b>5,573</b>	<b>31%</b>	<b>9,171</b>	<b>50%</b>	<b>18,280</b>	<b>10,777</b>	<b>37%</b>
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Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 18% of all households in housing need across Devon are in Band B). The percentage given for Band E refers to the proportion of households in Band E of all those registered (e.g. 37% of households registered across Devon are in Band E).

The greatest need across all local authority areas remains for one bedroom properties (Table 2), with 57% of applicants requiring a one bedroom home.

**Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 16<sup>th</sup> January 2019**

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,147	57%	448	22%	265	13%	147	7%	<b>2,007</b>
Exeter	1,373	60%	490	21%	304	13%	130	6%	<b>2,297</b>
Mid Devon	539	55%	212	21%	163	16%	74	7%	<b>988</b>
North Devon	675	52%	364	28%	174	13%	85	7%	<b>1,298</b>
Plymouth	5,110	60%	1,888	22%	984	12%	550	6%	<b>8,532</b>
South Hams	412	57%	182	25%	93	13%	37	5%	<b>724</b>
Teignbridge	504	49%	305	29%	158	15%	70	7%	<b>1,037</b>
Torbay	495	49%	284	28%	156	15%	83	8%	<b>1,018</b>
Torrige	383	53%	173	24%	102	14%	58	8%	<b>716</b>
West Devon	204	50%	107	26%	69	17%	32	8%	<b>412</b>
<b>Total</b>	<b>10,842</b>	<b>57%</b>	<b>4,453</b>	<b>23%</b>	<b>2,468</b>	<b>13%</b>	<b>1,266</b>	<b>7%</b>	<b>19,029</b>

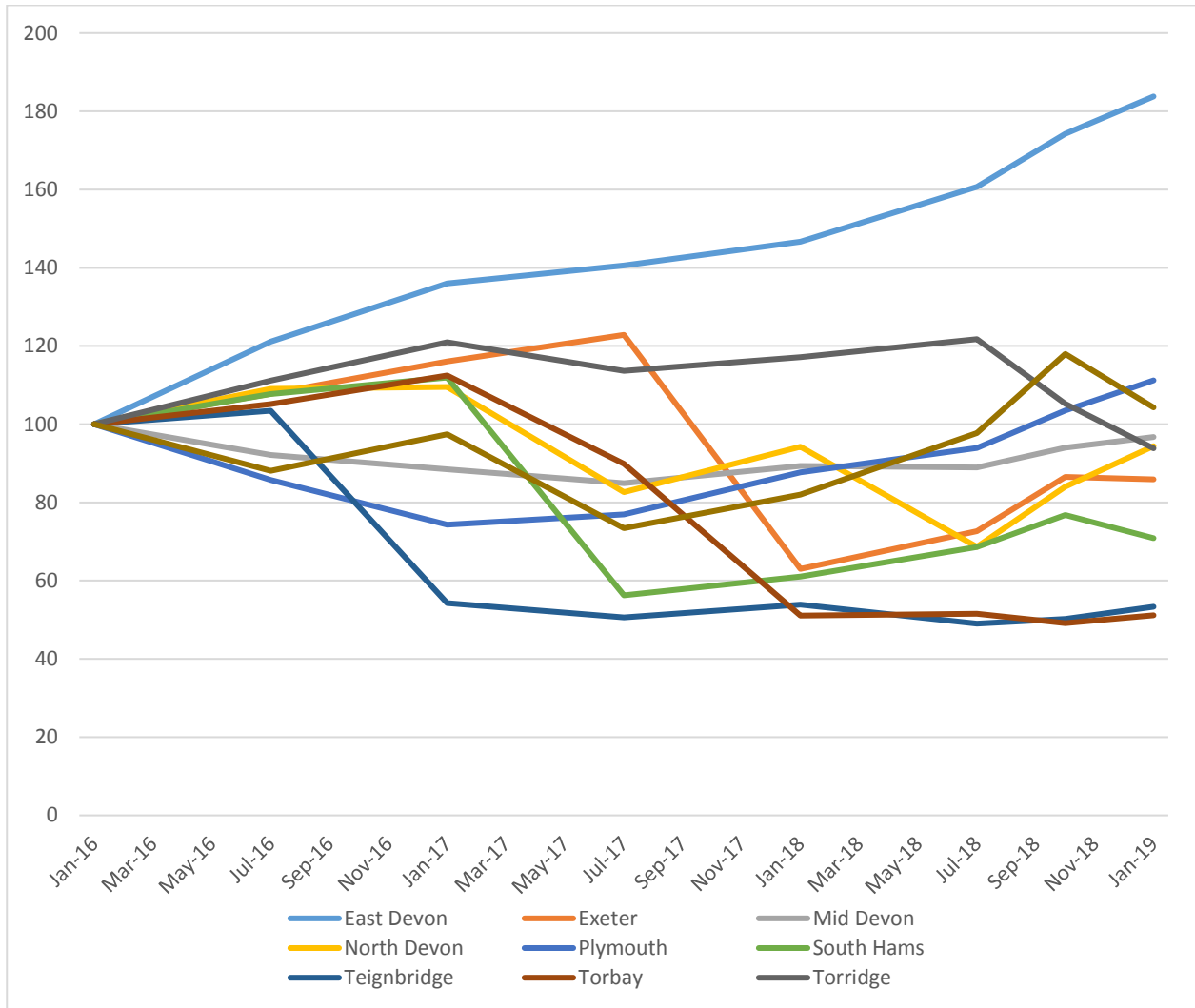
Table 3 shows the numbers on the register in housing need (Band A to D) in each local authority area since January 2017. It is visible that from January 2017 until January 2018 that was a decrease in the number of households in housing need (Band A to D) of 13%. However, in the 3 quarters from April 2018 to January 2019, the total housing need has increased by 18%. The number of applications in housing need in January 2019 exceeds the number in January 2017 by 584.

**Table 3: Numbers on the register in Band A to D per Local Authority by quarter.**

	Jan 17	Apr 17	Jul 17	Oct 17	Jan 18	Apr 18	Jul 18	Oct 18	Jan 19
East Devon	1,485	1,571	1,535	1,587	1,602	1,713	1,755	1,903	<b>2,007</b>
Exeter	3,104	3,187	3,285	3,245	1,685	1,772	1,943	2,314	<b>2,297</b>
Mid Devon	903	894	867	909	912	891	908	960	<b>988</b>
North Devon	1,506	1,629	1,136	1,217	1,296	1,182	944	1,155	<b>1,298</b>
Plymouth	5,702	5,661	5,902	6,445	6,728	6,695	7,209	7,940	<b>8,532</b>
South Hams	1,144	1,082	575	575	624	629	701	785	<b>724</b>
Teignbridge	1,055	946	984	1,015	1,047	998	953	976	<b>1,037</b>
Torbay	2,238	1,848	1,789	1,071	1,016	1,073	1,026	978	<b>1,018</b>
Torrige	923	935	867	850	894	877	929	803	<b>716</b>
West Devon	385	343	290	297	324	345	386	466	<b>412</b>
<b>Total</b>	<b>18,445</b>	<b>18,096</b>	<b>17,230</b>	<b>17,211</b>	<b>16,128</b>	<b>16,175</b>	<b>16,754</b>	<b>18,280</b>	<b>19,029</b>

Chart 1 shows the number of households in housing need by local authority, using January 2016 as the base year. The Chart highlights some significant differences between local authorities. For example, whilst the number of households in housing need has almost halved in Teignbridge and Torbay between January 2016 and January 2019, East Devon has seen an 84% increase.

**Chart 1: Number of households in housing need by local authority. January 2016 as the base.**



**Bidding patterns:**

Table 4 and Chart 2 & 3 below show the number of bids placed in each month since January 2017, and the number of households who have placed at least one bid in each month.

It can be seen from the trend lines in Charts 2 & 3 that there is an increase in the number of bids being made each month, and the number of households who are bidding.

It is visible from Table 4 that in 4 of the last 6 months over 6,000 households bid each month. November 2018 saw the highest number of households bidding in a month (6,357).

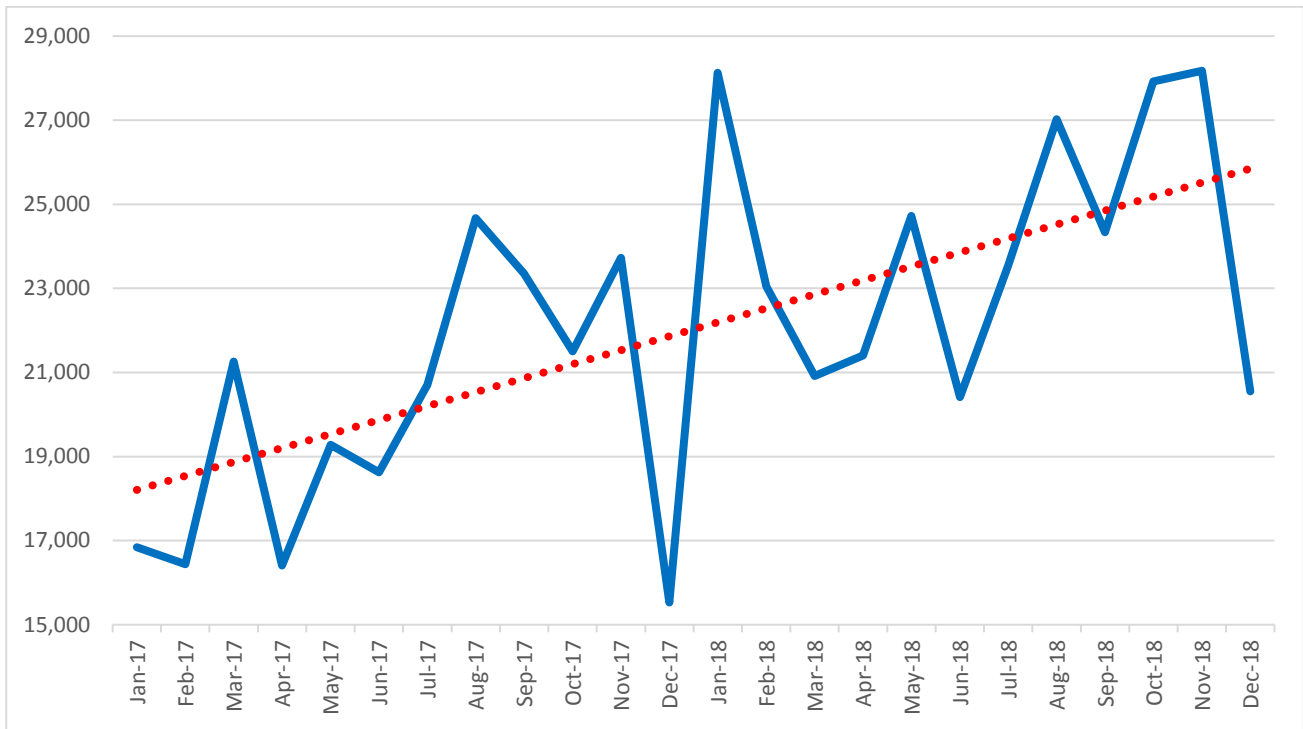
Table 4 also shows that the amount of bidders within December increased by 1,000 (from 4,631 in December 2017 to 5,676 in December 2018).

The property alerts went live at the end of November 2017 and appear to be contributing to the increased number of bids and bidders. To date, 4,892 applicants (3,707 of which are currently active) have set up a total of 7,225 alerts. This is an increase of 2,333 from the previous quarter and have been used by the applicants to view details of the relevant property.

**Table 4: Numbers of bids and bidders by month**

	No. of bids per month	No. of bidders per month		No. of bids per month	No. of bidders per month
<b>January 17</b>	16,840	4,638	<b>January 18</b>	28,128	5,974
<b>February 17</b>	16,438	4,515	<b>February 18</b>	23,044	5,542
<b>March 17</b>	21,256	5,122	<b>March 18</b>	20,913	5,293
<b>April 17</b>	16,410	4,447	<b>April 18</b>	21,404	5,080
<b>May 17</b>	19,279	4,742	<b>May 18</b>	24,725	5,683
<b>June 17</b>	18,622	4,848	<b>June 18</b>	20,410	5,304
<b>July 17</b>	20,706	5,114	<b>July 18</b>	23,550	6,008
<b>August 17</b>	24,669	5,323	<b>August 18</b>	27,019	6,227
<b>September 17</b>	23,353	5,389	<b>September 18</b>	24,334	5,857
<b>October 17</b>	21,502	5,234	<b>October 18</b>	27,920	6,129
<b>November 17</b>	23,725	5,535	<b>November 18</b>	28,175	6,357
<b>December 17</b>	15,528	4,631	<b>December 18</b>	20,552	5,676

**Chart 2 - Numbers of bids by month (including trend line):**



**Chart 3 - Numbers of bidders by month (including trend line):**

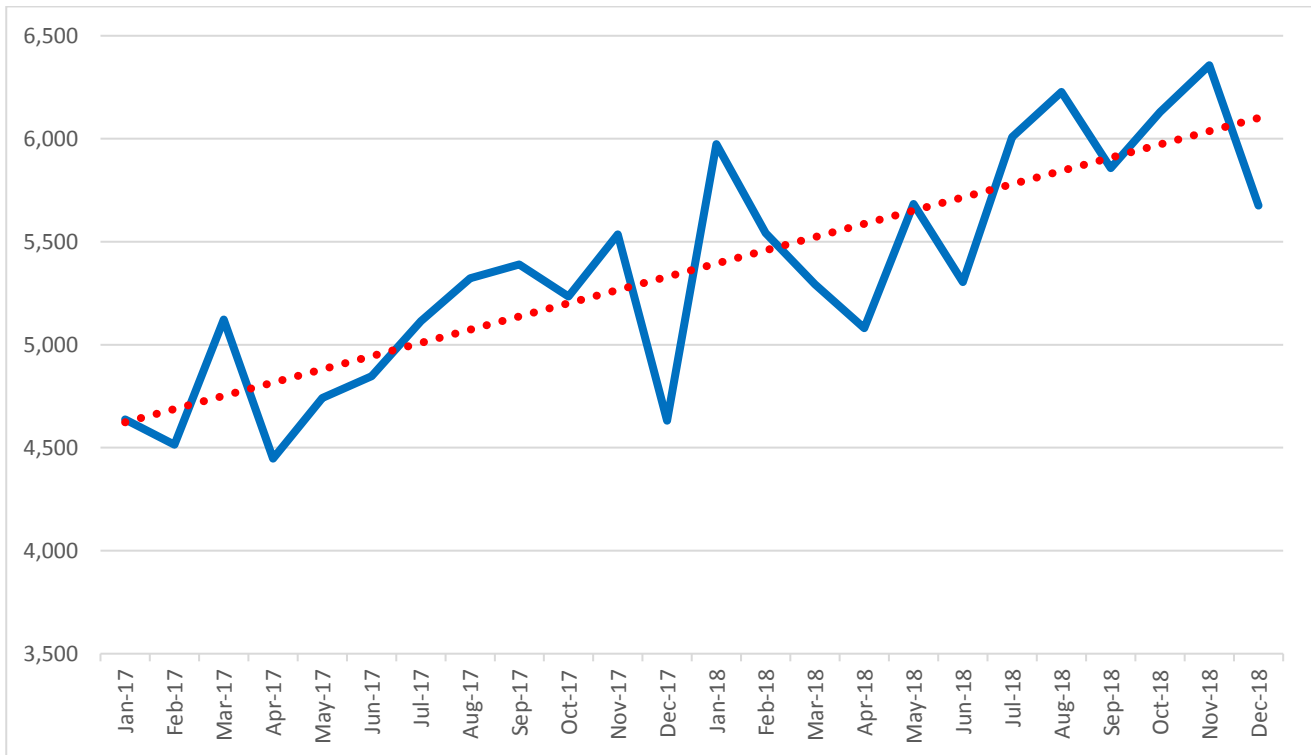


Table 5 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not bid or logged in during the last 6 months and are not on autobid).

The table below shows a broad consistency since April 2018 in the proportion of households by Band who are inactive. However, between local authorities there is a significant variation. For example, the proportion of inactive households in Band B varies from just 17% in Torbay to 60% in Plymouth. The differences between local authorities are likely to be explained by which local authorities are undertaking regular reviews of applications.

**Table 5: Percentage of applicants who have not bid or logged in during the last 6 months, and are not on autobid:**

	Band A	Band B	Band C	Band D	Band E	Total
East Devon	50%	34%	38%	64%	67%	<b>60%</b>
Exeter	0%	33%	21%	49%	5%	<b>38%</b>
Mid Devon	N/A	35%	44%	70%	65%	<b>62%</b>
North Devon	100%	32%	39%	59%	63%	<b>57%</b>
Plymouth	0%	60%	54%	62%	65%	<b>61%</b>
South Hams	N/A	33%	32%	53%	54%	<b>49%</b>
Teignbridge	0%	22%	15%	40%	N/A	<b>27%</b>
Torbay	0%	17%	20%	44%	75%	<b>31%</b>
Torrige	0%	31%	37%	55%	59%	<b>50%</b>
West Devon	0%	35%	27%	61%	63%	<b>54%</b>
<b>Total</b>	<b>24%</b>	<b>44%</b>	<b>41%</b>	<b>58%</b>	<b>64%</b>	<b>55%</b>
<b>Total Apr 18</b>	<b>21%</b>	<b>41%</b>	<b>41%</b>	<b>57%</b>	<b>63%</b>	<b>54%</b>
<b>Total Jul 18</b>	<b>9%</b>	<b>41%</b>	<b>42%</b>	<b>59%</b>	<b>65%</b>	<b>56%</b>
<b>Total Oct 18</b>	<b>12%</b>	<b>40%</b>	<b>39%</b>	<b>57%</b>	<b>63%</b>	<b>54%</b>

Table 6 below shows how bids were made throughout the 3 quarters of 2018/2019. Between Q1 and Q3, there has been a 15% increase in total bids. We can see from the table below that although the number of bids per quarter increases (66,773 total bids in Q1 and 74,903 total bids in Q2), the methods the applicants use to place a bid remain consistent. The percentage of website bids has remained at 59% for all 3 quarters whilst the percentage of applicants placing a bid through the smartphone app remains between 30 and 35%.

**Table 6: Bid Source**

	Q1 2018/2019	Q2 2018/2019	Q3 2018/ 2019	
	%	%	No.	%
Autobid	7%	5%	4,733	6%
Direct matches	0%	0%	104	0%
Back office/Management bid	2%	2%	1,519	2%
Mobile app	32%	34%	25,169	33%
Website	59%	59%	45,122	59%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>76,647</b>	<b>100%</b>

It can be seen from Table 7 below that the average number of bids for general needs houses was far higher, at 93 bids, than for any other property type. It can be seen that the average number of bids for houses ranged from 36 in West Devon to 189 in Plymouth. The average number of bids for general needs flats ranged from 16 in South Hams to 82 in Plymouth.

The highest number of bids for a property in the last quarter was 359 bids for a 1 bed flat in Plymouth. 6 Plymouth properties received over 300 bids, with a further 80 properties within Plymouth and Exeter receiving over 200 bids each.

**Table 7: Average number of bids for general needs properties by property type and local authority during Q1 2018/19**

	<b>Bedsit</b>	<b>Bungalow</b>	<b>Flat</b>	<b>House</b>	<b>Maisonette</b>	<b>Other</b>	<b>Average for all property types</b>
East Devon	N/A	36	36	74	44	N/A	53
Exeter	130	131	65	146	54	N/A	93
Mid Devon	30	72	33	60	10	N/A	51
North Devon	N/A	65	44	80		N/A	62
Plymouth	29	52	82	189	34	144	102
South Hams	4	48	16	42	21	N/A	32
Teignbridge	N/A	39	20	53	27	22	37
Torbay	16	30	27	66	24	N/A	45
Torrige	N/A	51	27	57	N/A	30	44
West Devon	N/A	16	26	36	N/A	N/A	31
<b>Property type average</b>	<b>32</b>	<b>53</b>	<b>52</b>	<b>93</b>	<b>33</b>	<b>65</b>	<b>66</b>

Table 8 presents the same information for homes advertised as sheltered (e.g. for older people). It can be seen that bungalows had the highest average number of bids for sheltered homes in the last quarter. Mid Devon saw the highest average number of bids for sheltered properties in the last quarter (35 bids), whilst West Devon had the lowest average number of bids for sheltered properties in the last quarter (7 bids). Please note that only 4 sheltered properties were advertised in West Devon in the last quarter which explains why the average number of bids is so low.



**Table 8: Average number of bids for sheltered homes by property type and local authority during Q1 2018/19**

	<b>Bedsit</b>	<b>Bungalow</b>	<b>Flat</b>	<b>House</b>	<b>Maisonette</b>	<b>Average for all property types</b>
East Devon	N/A	50	37	N/A	N/A	<b>43</b>
Exeter	5	N/A	22	N/A	N/A	<b>22</b>
Mid Devon	N/A	67	16	N/A	N/A	<b>35</b>
North Devon	N/A	40	32	N/A	N/A	<b>33</b>
Plymouth	N/A	72	23	N/A	N/A	<b>33</b>
South Hams	4	48	7	N/A	11	<b>20</b>
Teignbridge	N/A	46	14	1	N/A	<b>21</b>
Torbay	16	30	11	N/A	N/A	<b>16</b>
Torridge	N/A	42	21	N/A	N/A	<b>31</b>
West Devon	N/A	N/A	7	N/A	N/A	<b>7</b>
<b>Average for each property type</b>	<b>8</b>	<b>48</b>	<b>21</b>	<b>1</b>	<b>11</b>	<b>28</b>

**Homes let:**

1,066 general needs homes were let during the 3 months from 1<sup>st</sup> October 2018 to 31<sup>st</sup> December 2018 (Table 9). The proportion of general needs homes let to applicants in Band B during the last quarter was 43%. This is down from the figure of 50% in 2017/18.

There is a significant variation in the proportion of homes let to households in Band B between local authorities – from 70% of all general needs homes in North Devon to 26% in Teignbridge.

It should be noted that the proportion of homes let to households in Band B may be affected by the higher number of homes that require a local connection in some local authority areas.

**Table 9: General needs homes let (1<sup>st</sup> October 2018 to 31<sup>st</sup> December 2018):**

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	38	43%	31	35%	15	17%	4	5%	<b>88</b>
Exeter	5	3%	96	56%	52	30%	17	10%	2	1%	<b>172</b>
Mid Devon	0	0%	26	34%	27	36%	18	24%	5	7%	<b>76</b>
North Devon	0	0%	39	70%	9	16%	1	2%	7	13%	<b>56</b>
Plymouth	2	1%	116	41%	92	33%	58	21%	14	5%	<b>282</b>
South Hams	0	0%	22	30%	26	36%	14	19%	11	15%	<b>73</b>
Teignbridge	3	4%	27	26%	45	53%	18	21%	0	0%	<b>85</b>
Torbay	3	2%	64	49%	43	33%	19	15%	1	1%	<b>130</b>
Torridge	0	0%	25	47%	18	34%	6	11%	4	8%	<b>53</b>
West Devon	0	0%	15	29%	12	24%	15	29%	9	18%	<b>51</b>
<b>Total</b>	<b>10</b>	<b>1%</b>	<b>463</b>	<b>43%</b>	<b>355</b>	<b>33%</b>	<b>181</b>	<b>17%</b>	<b>57</b>	<b>5%</b>	<b>1,066</b>

During the last quarter 129 homes advertised as sheltered (e.g. for older people) were let across Devon. 38% of these homes were let to households in Band B. The differences between local authorities are exaggerated by the very small number of sheltered homes let in some areas. Increasingly homes with age restrictions for people over 55 etc. are not advertised as sheltered, thereby affecting the results shown.

**Table 10: Sheltered homes let (1<sup>st</sup> October 2018 to 31<sup>st</sup> December 2018):**

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	8	57%	3	21%	2	14%	1	7%	<b>14</b>
Exeter	0	0%	3	60%	1	20%	1	20%	0	0%	<b>5</b>
Mid Devon	0	0%	1	13%	3	38%	2	25%	2	25%	<b>8</b>
North Devon	0	0%	8	36%	3	14%	10	45%	4	21%	<b>22</b>
Plymouth	0	0%	6	32%	2	11%	7	37%	1	6%	<b>19</b>
South Hams	0	0%	3	19%	5	31%	7	44%	1	6%	<b>16</b>
Teignbridge	1	8%	5	42%	2	17%	4	33%	0	0%	<b>12</b>
Torbay	1	7%	6	43%	1	7%	4	29%	2	14%	<b>14</b>
Torrige	3	20%	8	53%	2	13%	1	7%	1	7%	<b>15</b>
West Devon	0	0%	1	25%	2	50%	1	25%	0	0%	<b>4</b>
<b>Total</b>	<b>5</b>	<b>4%</b>	<b>49</b>	<b>38%</b>	<b>24</b>	<b>19%</b>	<b>39</b>	<b>30%</b>	<b>12</b>	<b>9%</b>	<b>129</b>

Over 38,000 homes have now been let through Devon Home Choice since 2010. The total number of lets per year by bedroom size is shown in Table 11.

**Table 11: Number of properties let**

	1 Bed	2 Bed	3 Bed	4+ Bed	Total
<b>2010/11</b>	1,758	1,490	633	76	3,959
<b>2011/12</b>	1,798	1,666	758	76	4,302
<b>2012/13</b>	1,579	1,463	586	52	3,683
<b>2013/14</b>	1,893	2,051	997	121	5,071
<b>2014/15</b>	1,774	1,998	950	90	4,812
<b>2015/16</b>	1,655	1,819	780	91	4,345
<b>2016/17</b>	1,840	1,828	746	100	4,514
<b>2017/18</b>	1,608	1,676	729	80	4,093
<b>2018/19 Q1</b>	428	505	218	18	1,169
<b>2018/19 Q2</b>	371	461	176	22	1,030
<b>2018/19 Q3</b>	<b>443</b>	<b>501</b>	<b>207</b>	<b>44</b>	<b>1,195</b>

**Debunking the myth that lots of homes are let to applicants from outside Devon.**

One of the common myths about Devon Home Choice is that a lot of homes are let to households from outside Devon.

However, it can be seen from the tables below that this is not the case. Only 2.7% of homes let in 2017 and 2.8% of homes let in 2018 were let to applicants living outside Devon.

It should also be noted that many of these applicants will have had a local connection to Devon (e.g. because they have lived in Devon in the last 5 years, work in Devon or have immediate family members who have lived in Devon for over 5 years). In addition, many of these households will have moved very short distances (e.g. from Saltash to Plymouth, or from Dorset to East Devon).

**Homes let in 2017 (1 January – 31 December 2017):**

	Living in Devon	Living outside Devon	Total
East Devon	377	26	<b>403</b>
Exeter	547	13	<b>560</b>
Mid Devon	266	11	<b>277</b>
North Devon	308	9	<b>317</b>
Plymouth	1,326	16	<b>1,342</b>
South Hams	229	9	<b>238</b>
Teignbridge	414	15	<b>429</b>
Torbay	264	7	<b>271</b>
Torridge	215	2	<b>217</b>
West Devon	134	5	<b>139</b>
<b>Total</b>	<b>4,080</b>	<b>113</b>	<b>4,193</b>

**Homes let in 2018 (1 January – 31 December 2018):**

	Living in Devon	Living outside Devon	Total
East Devon	392	18	<b>410</b>
Exeter	476	26	<b>502</b>
Mid Devon	266	12	<b>278</b>
North Devon	352	13	<b>365</b>
Plymouth	1,381	17	<b>1,398</b>
South Hams	204	6	<b>210</b>
Teignbridge	330	6	<b>336</b>
Torbay	363	8	<b>371</b>
Torridge	216	8	<b>224</b>
West Devon	122	3	<b>125</b>
<b>Total</b>	<b>4,102</b>	<b>117</b>	<b>4,219</b>

For more information please contact Rupert Warren ([rupert.warren@exeter.gov.uk](mailto:rupert.warren@exeter.gov.uk)) or Liam Meek ([liam.meek@exeter.gov.uk](mailto:liam.meek@exeter.gov.uk))