

Devon Home Choice Quarterly Monitoring Report (July 2017)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st April 2017 to 30th June 2017.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) fell from 18,906 in April 2017 to 17,230 at 3 July 2017, a decrease of 5%.

As a result of renewal activity the numbers fell by 47% in South Hams, 30% in North Devon, 15% in West Devon and 7% in Torridge. There were also small reductions in East Devon, Mid Devon and Torbay.

The overall percentages of applicants in Bands D & E fell whilst the percentage in Band B increased from 20% to 21% indicating that the renewals have led to a cleansing of inactive applications in the lower bands in particular.

Table 1: Number of households in housing need (Bands A to D) as at 3 July 2017

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	272	18%	452	29%	809	53%	1,535	1,797	54%
Exeter	4	0%	585	18%	766	23%	1,930	59%	3,285	6	0%
Mid Devon	0	0%	152	18%	246	28%	469	54%	867	871	50%
North Devon	0	0%	186	16%	296	26%	654	58%	1,136	1,329	54%
Plymouth	5	0%	1,480	25%	2,092	35%	2,325	39%	5,902	2,346	28%
South Hams	1	0%	128	22%	146	25%	300	52%	575	607	51%
Teignbridge	1	0%	221	22%	333	34%	429	44%	984	0	0%
Torbay	5	0%	319	18%	471	26%	994	56%	1,789	0	0%
Torridge	1	0%	198	23%	277	32%	391	45%	867	810	48%
West Devon	0	0%	68	23%	89	31%	133	46%	290	292	50%
Total	19	0%	3,609	21%	5,168	30%	8,434	49%	17,230	8,058	32%
Apr 17	16	0%	3,672	20%	5,360	30%	9,048	50%	18,096	8,959	33%

Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 21% 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. 32% 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 one bedroom. The percentages for all needs remain the same as the previous quarter.

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Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 3 July 2017

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	902	59%	371	24%	156	10%	106	7%	1,535
Exeter	2,013	61%	708	22%	375	11%	189	6%	3,285
Mid Devon	460	53%	206	24%	134	15%	67	8%	867
North Devon	663	58%	273	24%	130	11%	70	6%	1,136
Plymouth	3,317	56%	1,442	24%	746	13%	397	7%	5,902
South Hams	324	56%	149	26%	67	12%	35	6%	575
Teignbridge	495	50%	284	29%	134	14%	71	7%	984
Torbay	1,002	56%	446	25%	221	12%	120	7%	1,789
Torrige	459	53%	215	25%	127	15%	66	8%	867
West Devon	142	49%	80	28%	47	16%	21	7%	290
Total	9,777	57%	4,174	24%	2,137	12%	1,142	7%	17,230

Table 3 and Charts 1 & 2 below show the numbers on the register in housing need (Bands A to D) in each local authority area by quarter. The total number is now at its lowest level since October 2014 having fallen for the fourth consecutive quarter.

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

	April 15	July 15	Oct 15	Jan 16	April 16	July 16	Oct 16	Jan 17	April 17	July 17
East Devon	1,661	836	967	1,092	1,252	1,323	1,435	1,485	1,571	1,535
Exeter	2,305	2,409	2,492	2,674	2,724	2,883	3,053	3,104	3,187	3,285
Mid Devon	962	1,017	1,039	1,021	917	941	878	903	894	867
North Devon	1,325	1,373	1,423	1,375	1,410	1,499	1,456	1,506	1,629	1,136
Plymouth	6,659	6,909	7,335	7,672	6,952	6,581	5,673	5,702	5,661	5,902
South Hams	964	999	1,005	1,022	1,073	1,101	1,139	1,144	1,082	575
Teignbridge	1,762	1,794	1,906	1,944	1,950	2,011	2,111	1,055	946	984
Torbay	1,857	1,886	1,962	1,990	2,017	2,092	2,193	2,238	1,848	1,789
Torrige	728	757	729	763	804	848	890	923	935	867
West Devon	678	500	364	395	404	348	374	385	343	290
Total	18,901	18,480	19,222	19,948	19,503	19,627	19,202	18,445	18,096	17,230

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Chart 1: Numbers on the register in Bands A to D per Local Authority by quarter (excluding Plymouth)

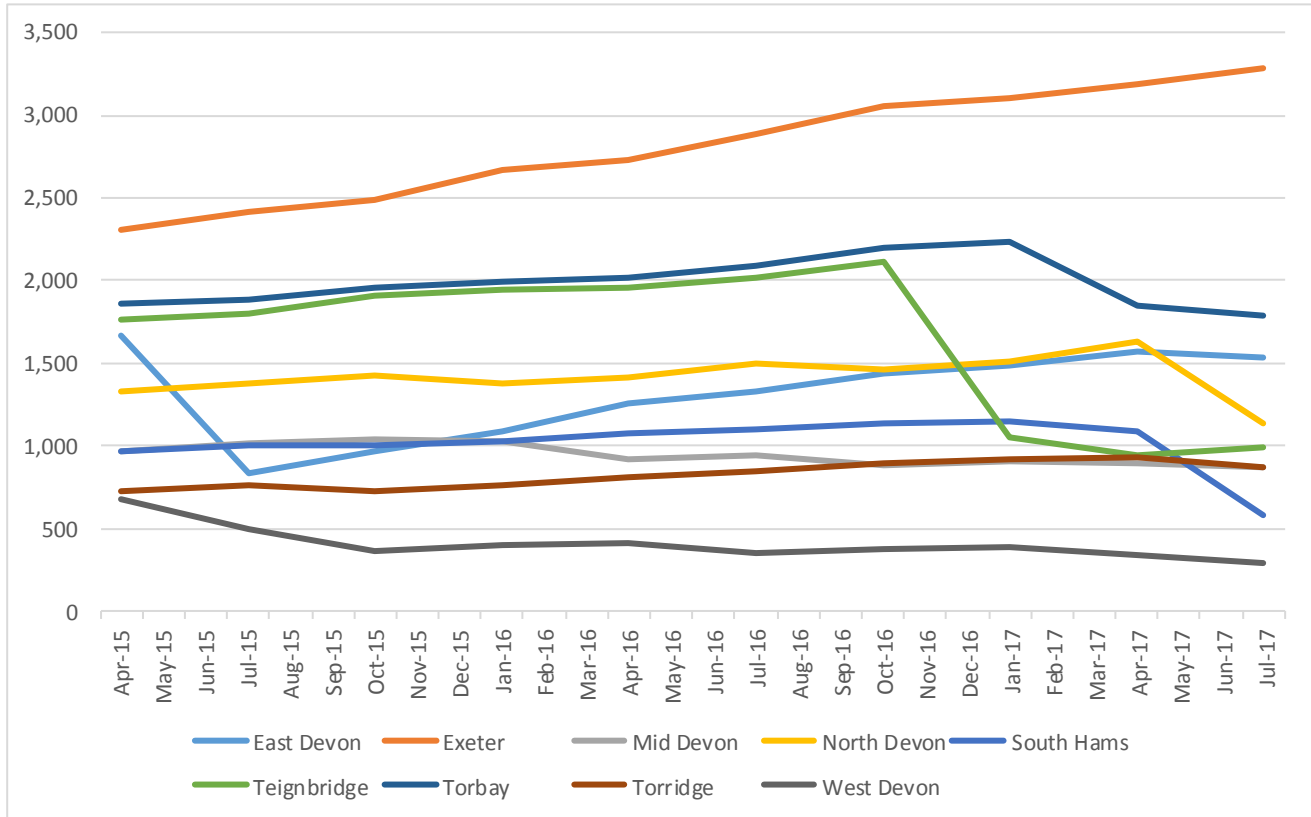
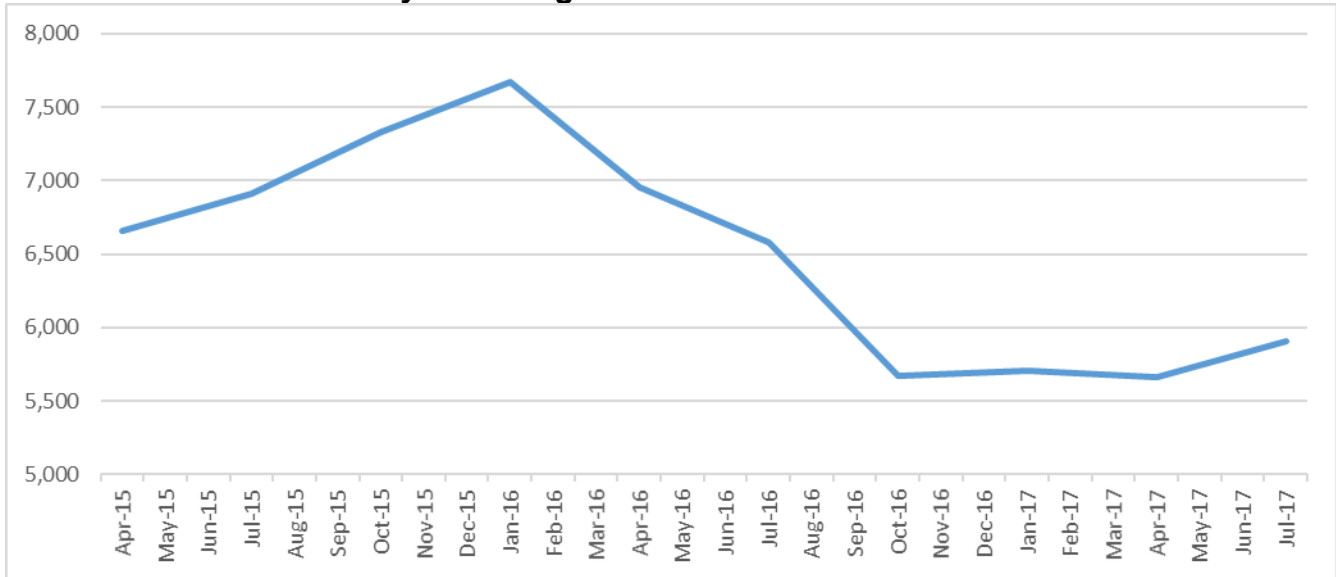


Chart 2: Number on the Plymouth register in Bands A to D



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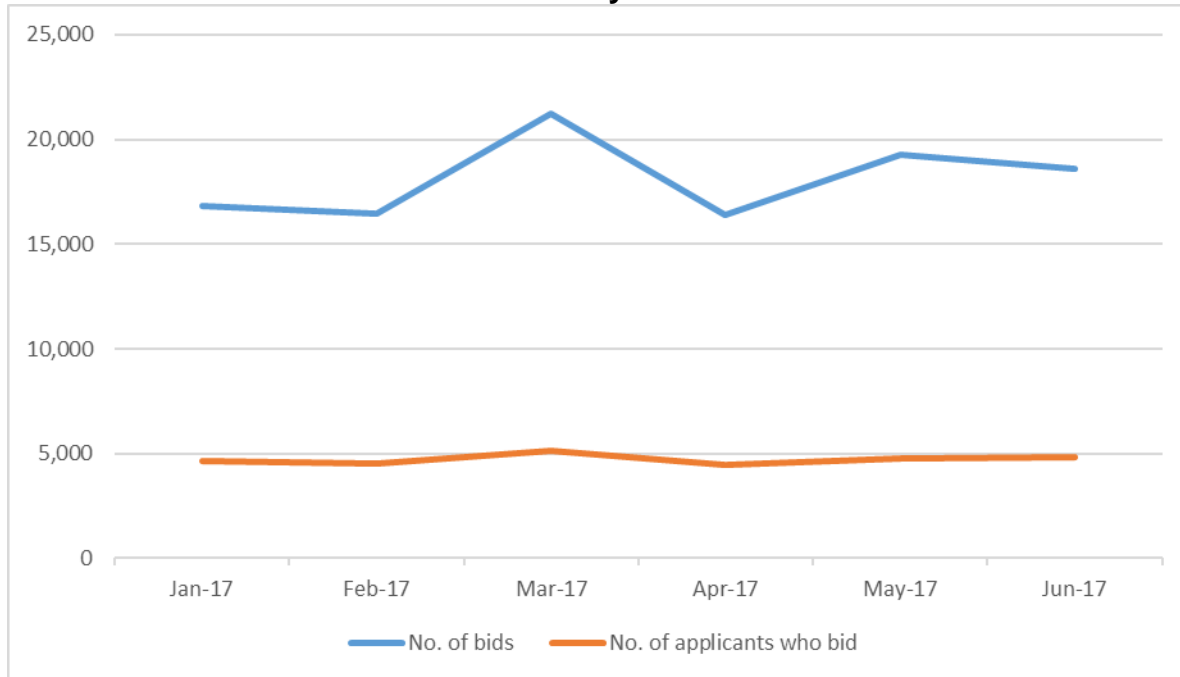
Bidding Patterns

Table 4 and Chart 3 below show the number of bids placed in each month of 2017 and the number of households who have placed at least one bid in each month. These figures will be used to measure the effects of the implementation of the email property alert function which is currently being tested and should be live by the end of August.

Table 4: Numbers of bids and bidders by month

	No. of bids	No. of bidders
January 17	16,840	4,638
February 17	16,438	4,515
March 17	21,256	5,122
April 17	16,410	4,447
May 17	19,279	4,742
June 17	18,622	4,848

Chart 3: Numbers of bids and bidders by month



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Table 5 shows the number of households in each Local Authority area who placed at least one bid in June 2017. The table also shows the percentage of each LAs register who bid during the month, the figures range from 14% in Torridge to 37% in Teignbridge.

Table 5: Numbers bidders for June 2017 by LA

	No of bidders in June 2017	Register total	% bid in June 2017
East Devon	586	3,332	18%
Exeter	663	3,291	20%
Mid Devon	287	1,738	17%
North Devon	476	2,465	19%
Plymouth	1,557	8,248	19%
South Hams	243	1,182	21%
Teignbridge	366	984	37%
Torbay	310	1,789	17%
Torridge	237	1,677	14%
West Devon	123	582	21%

Table 6 below shows the average number of bids received by property size. The figures for 1, 2 and 3 bedroom properties all fell from the previous month. However, as can be seen in Chart 4 the figures for 2 and 3 bedroom properties are higher than in the corresponding quarter of previous years.

92% of General needs homes advertised in Q1 received 10 or more bids.

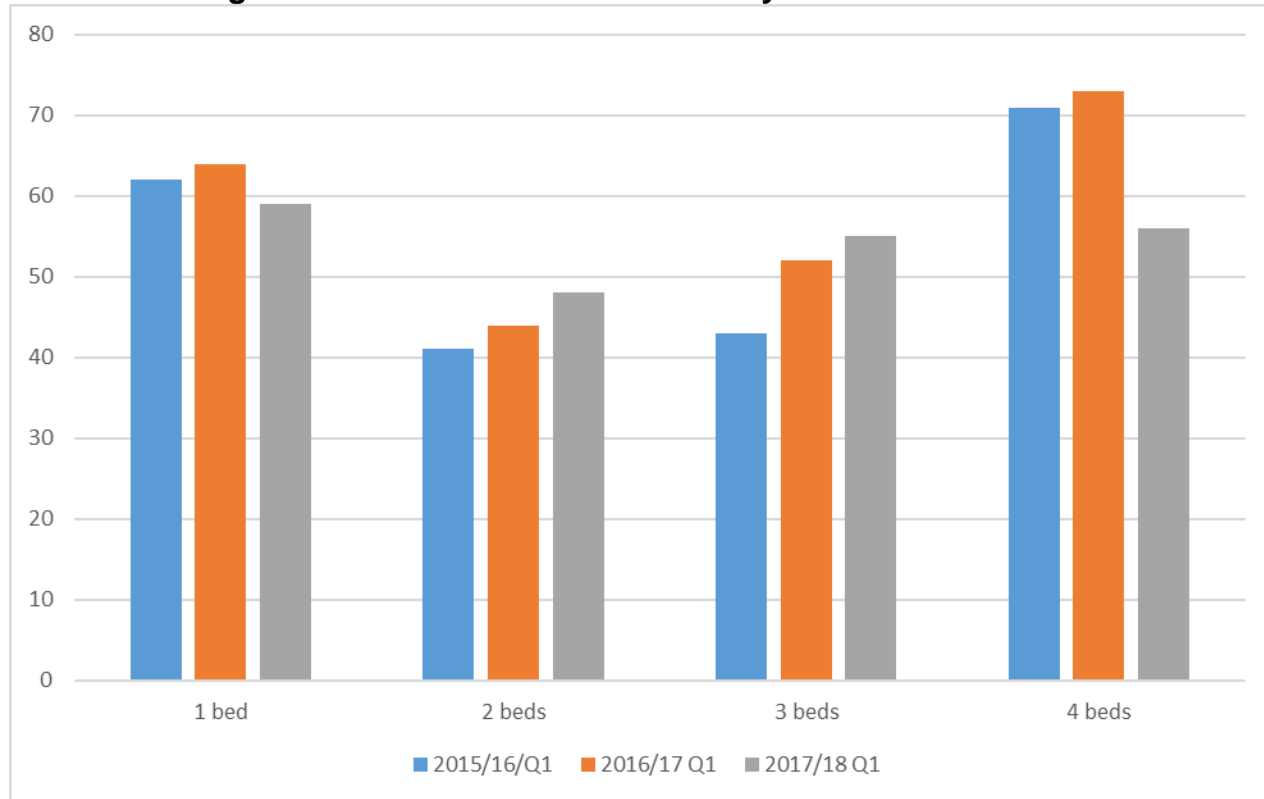
Table 6: Average number of bids for general needs homes

	1 bed	2 beds	3 beds	4 beds
2014/15 Q2	55	37	32	47
2014/15 Q3	51	32	30	54
2014/15/Q4	66	38	35	45
2015/16/Q1	62	41	43	71
2015/16 Q2	65	39	43	47
2015/16 Q3	65	49	51	52
2015/16 Q4	64	47	49	51
2016/17 Q1	64	44	52	73
2016/17 Q2	62	47	59	60
2016/17 Q3	61	51	67	46
2016/17 Q4	64	53	59	53
2017/18 Q1	59	48	55	56

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Chart 4: Average number of bids received in Q1 by bedroom size



The average number of bids received for 1 and 2 bedroom sheltered properties both increased from the previous quarter and are higher than in the corresponding quarter in previous years (Table 7 and Chart 5 below).

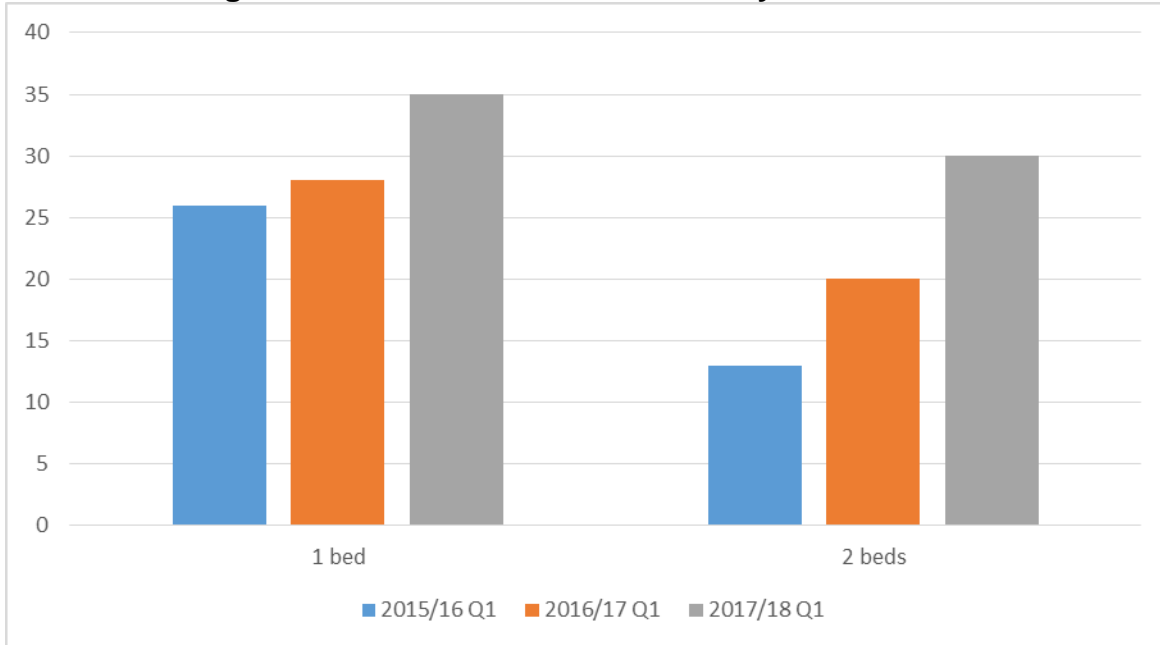
Table 7: Average number of bids for sheltered homes

	1 bed	2 beds
2014/15 Q2	19	9
2014/15 Q3	19	7
2014/15 Q4	25	15
2015/16 Q1	26	13
2015/16 Q2	25	16
2015/16 Q3	29	20
2015/16 Q4	19	15
2016/17 Q1	28	20
2016/17 Q2	25	28
2016/17 Q3	23	14
2016/17 Q4	28	23
2017/18 Q1	35	30

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Chart 5: Average number of bids received in Q1 by bedroom size



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Homes let

The proportion of general needs homes let to applicants in Band B during the quarter increased to 52% from 45% in the previous quarter and is the second highest since Q1 in 2014/15. The figures range from 23% in South Hams to 66% in Torridge.

Table 8: General needs homes let (1 April 2017 and 30 June 2017)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	1%	45	60%	22	29%	6	8%	1	1%	75
Exeter	1	1%	51	48%	33	31%	17	16%	5	5%	107
Mid Devon	0	0%	26	31%	48	56%	10	12%	1	1%	85
North Devon	1	2%	35	56%	14	23%	3	5%	9	15%	62
Plymouth	1	0%	171	61%	56	20%	41	15%	11	4%	280
South Hams	0	0%	16	23%	26	37%	16	23%	13	18%	71
Teignbridge	0	0%	33	49%	23	34%	12	18%	0	0%	68
Torbay	2	7%	18	64%	5	18%	3	11%	0	0%	28
Torridge	1	2%	29	66%	3	7%	9	20%	2	5%	44
West Devon	0	0%	15	54%	5	18%	4	14%	4	14%	28
Total	7	1%	439	52%	235	28%	121	14%	46	5%	848

The proportion of sheltered homes let to applicants in Band B during this quarter also increased to 42% from a figure of 35% in the previous quarter.

Table 9: Sheltered homes let (1 April 2017 to 30 June 2017)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	26	57%	11	24%	9	20%	0	0%	46
Exeter	1	11%	3	33%	4	44%	1	11%	0	0%	9
Mid Devon	0	0%	9	82%	1	9%	0	0%	1	9%	11
North Devon	0	0%	6	27%	4	18%	5	23%	7	32%	22
Plymouth	0	0%	4	17%	8	35%	7	30%	4	17%	23
South Hams	0	0%	1	11%	1	11%	5	56%	2	22%	9
Teignbridge	0	0%	7	50%	2	14%	5	36%	0	0%	14
Torbay	0	0%	0	0%	1	33%	2	67%	0	0%	3
Torridge	0	0%	6	60%	1	10%	2	20%	1	10%	10
West Devon	0	0%	1	50%	0	0%	1	50%	0	0%	2
Total	1	1%	63	42%	33	22%	37	25%	15	10%	149

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Over 31,600 homes have been let through Devon Home Choice since it began in 2010.

The total number of lets by quarter is shown in Table 10 below.

Table 10: Number of properties let by quarter

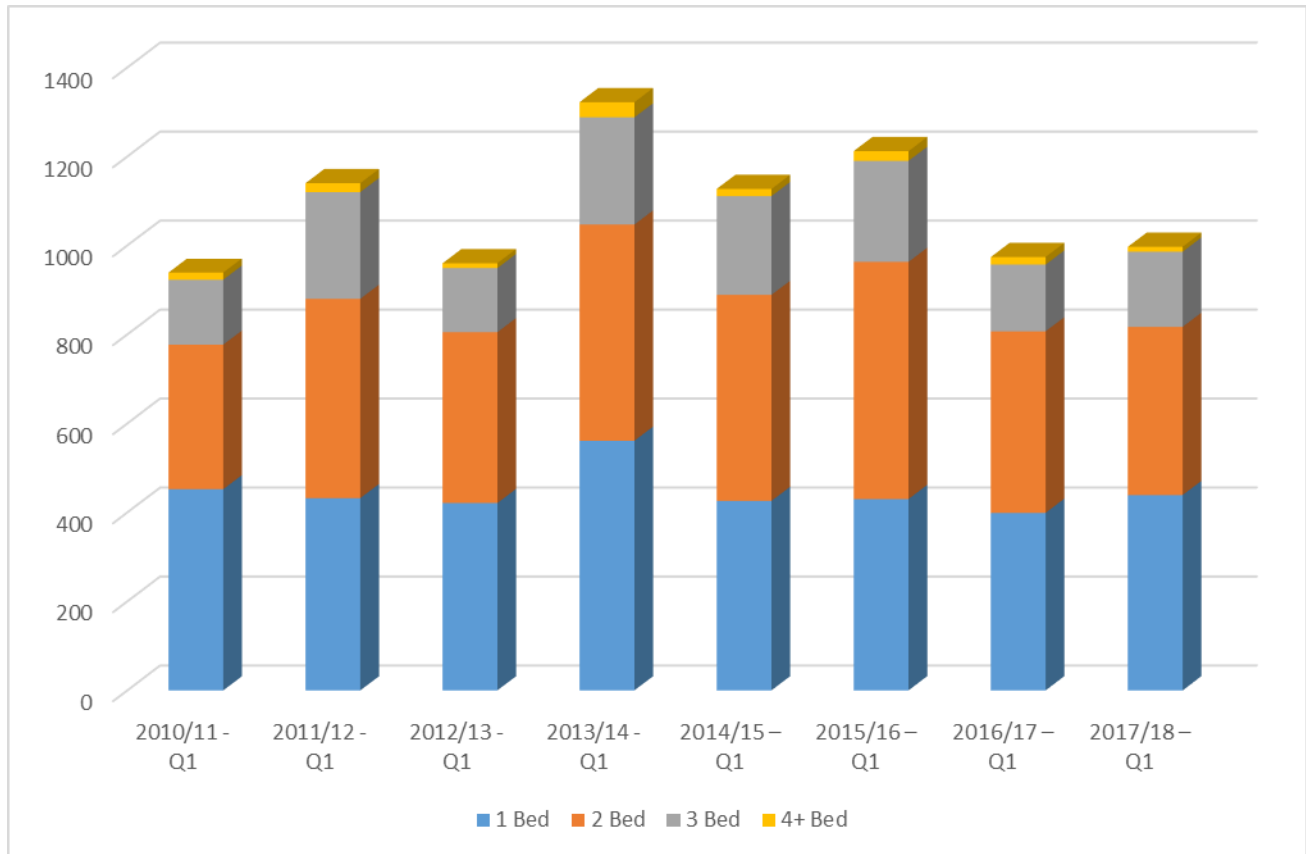
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11 - Q1	452	325	146	16	939
2010/11 - Q2	420	362	142	29	954
2010/11 - Q3	385	436	187	21	1,029
2010/11 - Q4	501	367	158	10	1,037
2010/11 Total	1,758	1,490	633	76	3,959
2011/12 - Q1	432	448	240	20	1,140
2011/12 - Q2	508	472	190	27	1,198
2011/12 - Q3	449	411	197	20	1,080
2011/12 - Q4	409	335	131	9	884
2011/12 Total	1,798	1,666	758	76	4,302
2012/13 - Q1	421	384	144	11	961
2012/13 - Q2	416	380	161	15	973
2012/13 - Q3	354	353	128	14	849
2012/13 - Q4	388	346	153	12	900
2012/13 Total	1,579	1,463	586	52	3,683
2013/14 - Q1	561	486	241	34	1,324
2013/14 - Q2	459	579	279	34	1,358
2013/14 - Q3	454	520	236	26	1,236
2013/14 - Q4	419	466	241	27	1,153
2013/14 Total	1,893	2,051	997	121	5,071
2014/15 - Q1	426	463	222	16	1,127
2014/15 - Q2	399	415	191	24	1,029
2014/15 - Q3	407	489	211	22	1,129
2014/15 - Q4	542	631	326	28	1,527
2014/15 Total	1,774	1,998	950	90	4,812
2015/16 - Q1	430	533	227	22	1,212
2015/16 - Q2	434	494	222	30	1,180
2015/16 - Q3	415	446	176	17	1,054
2015/16 - Q4	376	346	155	22	899
2015/16 Total	1,655	1,819	780	91	4,345
2016/17 - Q1	399	408	150	17	974
2016/17 - Q2	385	339	148	13	885
2016/17 - Q3	475	470	207	28	1,180
2016/17 - Q4	581	610	241	42	1,477
2016/17 Total	1,840	1,828	746	100	4,514
2017/18 - Q1	439	378	169	11	997

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Chart 6 below provides a comparison of the total number of properties let during quarter 1 of each financial year that Devon Home Choice has been operating. The number let this quarter (997) is below the mean average of 1,084 but is up from 974 in the last financial year.

Chart 6: Quarter 1 lets



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