

Devon Home Choice Quarterly Monitoring Report (April 2018)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st April 2017 to 31st March 2018.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) fell during the 2017/18 financial year from 18,096 to 16,175, a reduction of 11%. This follows a similar reduction of 10% during 2016/17.

The reduction in numbers is the result of renewals being carried out by a number of local authorities. The reductions range from less than 1% in Mid Devon to 44% in Exeter. There were increases in numbers in 4 local authority areas ranging from 1% in West Devon to 18% in Plymouth.

The overall percentage of applications in Band E rose from 33% to 37%. This is because 2 areas which saw the largest reduction in numbers in Bands A to D, Torbay and Exeter, do not register Band E applicants so there was no corresponding reduction in the number in Band E.

Table 1: Number of households in housing need (Bands A to D) as at 3 April 2018

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	297	17%	515	30%	900	53%	1,713	2,202	56%
Exeter	11	1%	377	21%	521	29%	863	49%	1,772	3	0%
Mid Devon	0	0%	104	12%	270	30%	517	58%	891	1,031	54%
North Devon	1	0%	182	15%	305	26%	694	59%	1,182	1,452	55%
Plymouth	2	0%	1,416	21%	2,200	33%	3,077	46%	6,695	3,026	31%
South Hams	0	0%	145	23%	161	26%	323	51%	629	728	54%
Teignbridge	3	0%	223	22%	345	35%	427	43%	998	0	0%
Torbay	3	0%	242	23%	329	31%	499	47%	1,073	1	0%
Torrige	1	0%	201	23%	288	33%	387	44%	877	719	45%
West Devon	0	0%	64	19%	90	26%	191	55%	345	369	52%
Total	22	0%	3,251	20%	5,024	31%	7,878	49%	16,175	9,531	37%

Apr 2017	16	0%	3,672	20%	5,360	30%	9,048	50%	18,096	8,959	33%
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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. 20% 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).

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Table 2 below shows the change in numbers on the register by local authority between 3rd April 2017 and 3rd April 2018.

Table 2: Change in numbers on the register between 3rd April 2017 and 3rd April 2018

	Bands A - D			Band E		
	3 April 17	3 April 18	% change in year	3 April 17	3 April 18	% change in year
East Devon	1,571	1,713	+9%	1,790	2,202	+23%
Exeter	3,187	1,772	-44%	2	3	n/a
Mid Devon	894	891	0%	844	1,031	+22%
North Devon	1,629	1,182	-27%	1,971	1,452	-26%
Plymouth	5,661	6,695	+18%	2,206	3,026	+37%
South Hams	1,082	629	-42%	807	728	-10%
Teignbridge	946	998	+5%	0	0	n/a
Torbay	1,848	1,073	-42%	0	1	n/a
Torrige	935	877	-6%	925	719	-22%
West Devon	343	345	+1%	414	369	+11%
Total	18,096	16,175	-11%	8,959	9,531	+6%

The greatest need across all local authority areas remains for one bedroom properties, (Table 3) with 57% of applicants requiring one bedroom.

Table 3: Bedroom need of applicants in housing need (Bands A to D) as at 3 April 2018

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	977	57%	408	24%	212	12%	116	7%	1,713
Exeter	1,022	58%	413	23%	234	13%	103	6%	1,772
Mid Devon	481	54%	209	23%	131	15%	70	8%	891
North Devon	676	57%	288	24%	138	12%	80	7%	1,182
Plymouth	3,991	60%	1,490	22%	778	12%	436	7%	6,695
South Hams	369	59%	147	23%	78	12%	35	6%	629
Teignbridge	491	49%	284	28%	145	15%	78	8%	998
Torbay	533	50%	281	26%	168	16%	91	8%	1,073
Torrige	464	53%	213	24%	126	14%	74	8%	877
West Devon	187	54%	82	24%	49	14%	27	8%	345
Total	9,191	57%	3,815	24%	2,059	13%	1,110	7%	16,175

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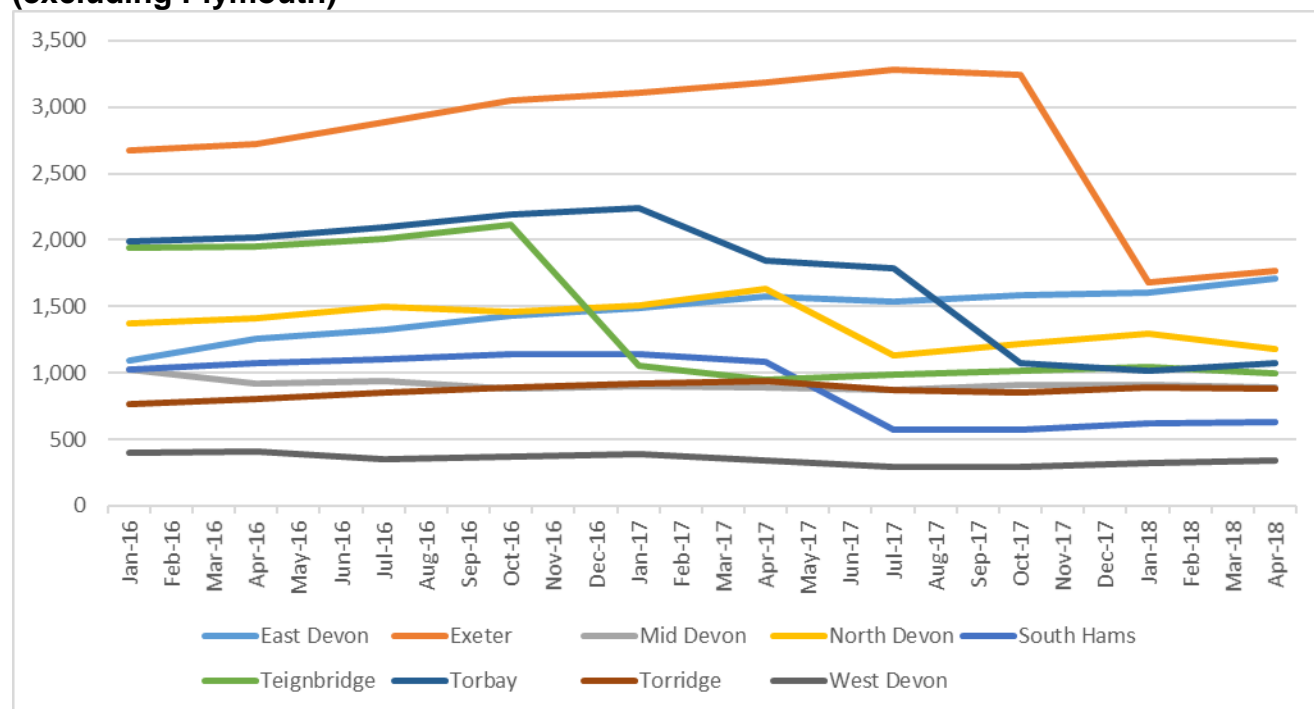


Table 4 and Charts 1 & 2 below show the numbers on the register in housing need (Bands A to D) in each local authority area by quarter. The total number rose for the first time in the last 7 quarters, although the increase was only 0.3%.

Table 4: Numbers on the register in Bands A to D per Local Authority by quarter

	Jan 16	April 16	July 16	Oct 16	Jan 17	April 17	July 17	Oct 17	Jan 18	Apr 18
East Devon	1,092	1,252	1,323	1,435	1,485	1,571	1,535	1,587	1,602	1,713
Exeter	2,674	2,724	2,883	3,053	3,104	3,187	3,285	3,245	1,685	1,772
Mid Devon	1,021	917	941	878	903	894	867	909	912	891
North Devon	1,375	1,410	1,499	1,456	1,506	1,629	1,136	1,217	1,296	1,182
Plymouth	7,672	6,952	6,581	5,673	5,702	5,661	5,902	6,445	6,728	6,695
South Hams	1,022	1,073	1,101	1,139	1,144	1,082	575	575	624	629
Teignbridge	1,944	1,950	2,011	2,111	1,055	946	984	1,015	1,047	998
Torbay	1,990	2,017	2,092	2,193	2,238	1,848	1,789	1,071	1,016	1,073
Torrige	763	804	848	890	923	935	867	850	894	877
West Devon	395	404	348	374	385	343	290	297	324	345
Total	19,948	19,503	19,627	19,202	18,445	18,096	17,230	17,211	16,128	16,175

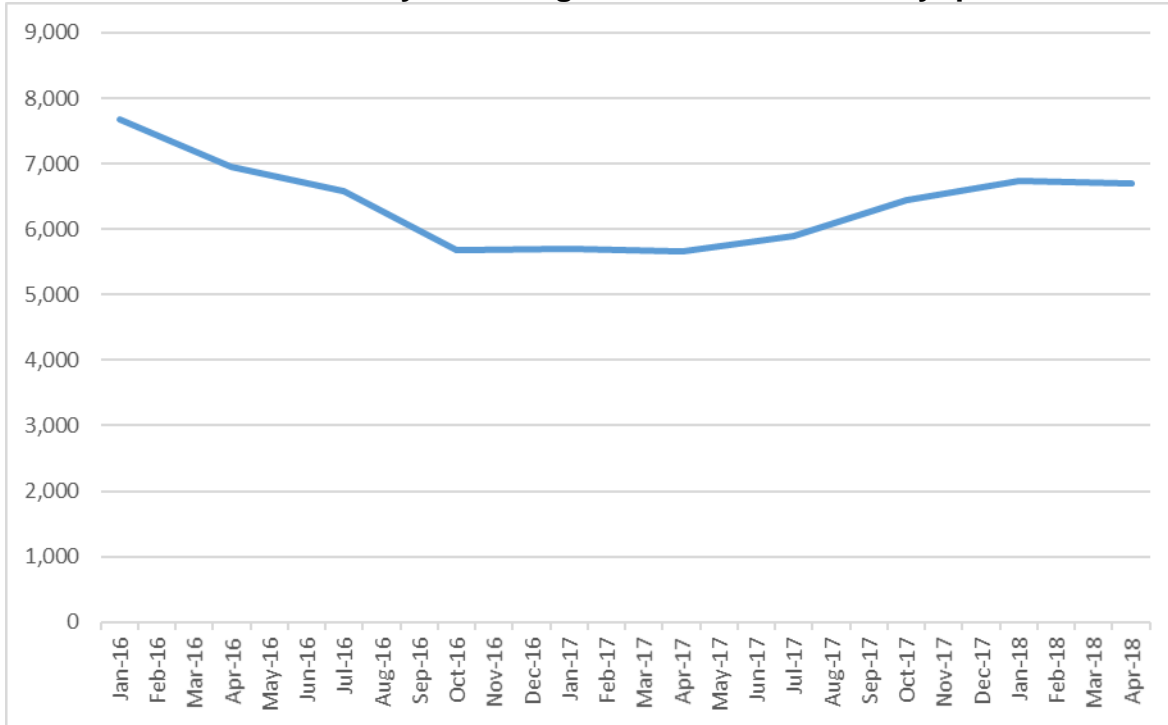
Chart 1: Numbers on the register in Bands A to D per Local Authority by quarter (excluding Plymouth)



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



Tables 5a, 5b and 5c below show the percentages on the register and percentages of homes let by the ethnicity of the main applicant for each LA area and Devon wide. The figures have been rounded to 2 decimal places for clarity, so some may appear not to add up correctly. A full breakdown of figures can be provided if requested. The percentage of homes let to non-white British households closely correlates to the proportions on the register in all areas with the greatest variance being 3.54% in Plymouth.

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Table 5a: Register and 2017/18 lets by ethnicity of main applicant

Ethnicity of main applicant	East Devon		Exeter		Mid Devon		North Devon	
	Register	Lets	Register	Lets	Register	Lets	Register	Lets
Arabic	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%	0.07%	0.00%
Asian or Asian British	0.80%	0.51%	2.02%	1.02%	0.20%	0.00%	0.57%	0.29%
Bangladeshi	0.27%	0.00%	0.36%	0.20%	0.05%	0.00%	0.21%	0.00%
Indian	0.07%	0.00%	0.47%	0.00%	0.15%	0.00%	0.07%	0.00%
Other	0.43%	0.26%	1.14%	0.82%	0.00%	0.00%	0.29%	0.29%
Pakistani	0.02%	0.26%	0.05%	0.00%	0.00%	0.00%	0.00%	0.00%
Chinese	0.14%	0.00%	0.16%	0.00%	0.15%	0.00%	0.00%	0.00%
Black or Black British	0.29%	0.77%	1.55%	1.22%	0.39%	0.00%	0.29%	0.00%
African	0.19%	0.77%	0.93%	0.61%	0.30%	0.00%	0.14%	0.00%
Caribbean	0.05%	0.00%	0.21%	0.20%	0.00%	0.00%	0.04%	0.00%
Other	0.05%	0.00%	0.41%	0.41%	0.10%	0.00%	0.11%	0.00%
Mixed	0.58%	0.51%	1.03%	1.22%	0.54%	0.30%	0.21%	0.00%
Mixed Other	0.10%	0.00%	0.26%	0.20%	0.15%	0.00%	0.04%	0.00%
Mixed White & Asian	0.05%	0.26%	0.16%	0.00%	0.10%	0.00%	0.07%	0.00%
Mixed White & Black African	0.10%	0.00%	0.16%	0.20%	0.05%	0.00%	0.00%	0.00%
Mixed White & Black Caribbean	0.34%	0.26%	0.47%	0.82%	0.25%	0.30%	0.11%	0.00%
Other	0.46%	0.26%	1.29%	0.61%	0.44%	0.00%	0.36%	0.29%
Prefer not to say	1.69%	1.28%	2.59%	2.45%	1.43%	1.82%	0.79%	2.05%
White	96.05%	96.67%	91.26%	93.47%	96.84%	97.88%	97.72%	97.37%
White British	93.18%	95.64%	85.11%	87.35%	90.73%	93.94%	96.39%	95.61%
White Irish	0.29%	0.26%	0.41%	0.41%	0.10%	0.00%	0.21%	0.29%
White Other	2.53%	0.77%	5.58%	5.71%	5.97%	3.94%	1.07%	1.46%
White-Gypsy or Irish Traveller	0.05%	0.00%	0.16%	0.00%	0.05%	0.00%	0.04%	0.00%

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Table 5b: Register and 2017/18 lets by ethnicity of main applicant

Ethnicity of main applicant	Plymouth		South Hams		Teignbridge		Torbay	
	Register	Lets	Register	Lets	Register	Lets	Register	Lets
Arabic	0.05%	0.08%	0.21%	0.00%	0.00%	0.00%	0.00%	0.00%
Asian or Asian British	1.14%	1.91%	0.35%	0.00%	0.27%	0.52%	0.62%	0.46%
Bangladeshi	0.28%	0.61%	0.21%	0.00%	0.09%	0.52%	0.16%	0.00%
Indian	0.14%	0.08%	0.07%	0.00%	0.09%	0.00%	0.16%	0.00%
Other	0.65%	1.15%	0.07%	0.00%	0.09%	0.00%	0.31%	0.46%
Pakistani	0.07%	0.08%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Chinese	0.12%	0.08%	0.14%	0.00%	0.00%	0.00%	0.08%	0.00%
Black or Black British	1.34%	1.38%	0.00%	1.35%	0.00%	0.00%	0.31%	0.00%
African	0.96%	1.15%	0.00%	0.00%	0.00%	0.00%	0.16%	0.00%
Caribbean	0.23%	0.15%	0.00%	0.67%	0.00%	0.00%	0.08%	0.00%
Other	0.14%	0.08%	0.00%	0.67%	0.00%	0.00%	0.08%	0.00%
Mixed	0.94%	1.30%	0.49%	0.00%	0.18%	0.00%	0.86%	0.46%
Mixed Other	0.10%	0.54%	0.14%	0.00%	0.09%	0.00%	0.31%	0.00%
Mixed White & Asian	0.08%	0.08%	0.07%	0.00%	0.00%	0.00%	0.08%	0.00%
Mixed White & Black African	0.30%	0.23%	0.07%	0.00%	0.00%	0.00%	0.08%	0.00%
Mixed White & Black Caribbean	0.46%	0.46%	0.21%	0.00%	0.09%	0.00%	0.39%	0.46%
Other	1.27%	2.14%	0.70%	0.00%	0.54%	0.52%	0.47%	0.00%
Prefer not to say	1.49%	2.07%	1.81%	1.68%	0.98%	0.52%	0.78%	0.46%
White	93.65%	91.05%	96.31%	96.97%	98.03%	98.44%	96.89%	98.62%
White British	88.70%	85.16%	93.45%	93.27%	95.53%	95.57%	94.48%	96.33%
White Irish	0.37%	0.61%	0.70%	1.01%	0.63%	0.78%	0.39%	0.46%
White Other	4.53%	5.28%	2.09%	2.02%	1.79%	2.08%	2.02%	1.83%
White-Gypsy or Irish Traveller	0.05%	0.00%	0.07%	0.67%	0.09%	0.00%	0.00%	0.00%

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Table 5c: Register and 2017/18 lets by ethnicity of main applicant

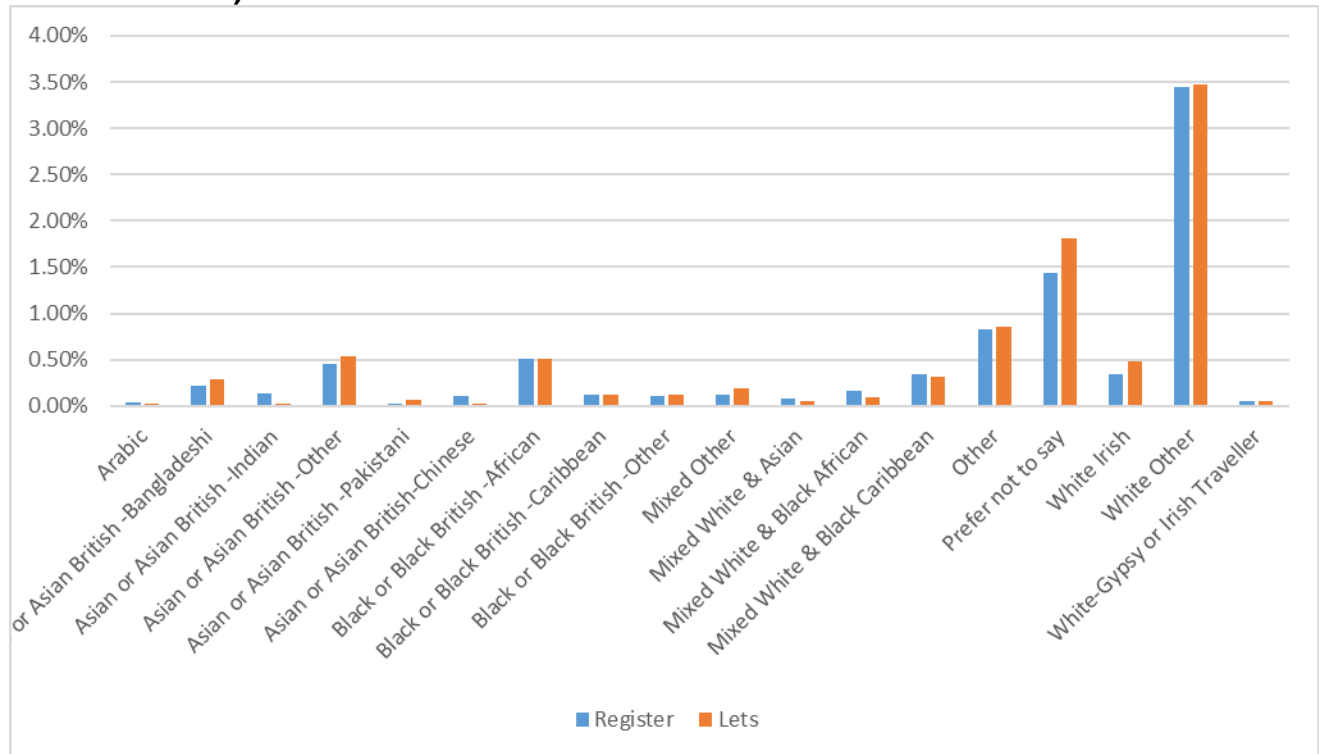
Ethnicity of main applicant	Torrige		West Devon		Devon	
	Register	Lets	Register	Lets	Register	Lets
Arabic	0.00%	0.00%	0.00%	0.00%	0.04%	0.02%
Asian or Asian British	0.29%	0.54%	0.38%	0.67%	0.85%	0.93%
Bangladeshi	0.00%	0.00%	0.00%	0.67%	0.22%	0.29%
Indian	0.12%	0.00%	0.26%	0.00%	0.14%	0.02%
Other	0.18%	0.00%	0.13%	0.00%	0.46%	0.54%
Pakistani	0.00%	0.54%	0.00%	0.00%	0.03%	0.07%
Chinese	0.06%	0.00%	0.13%	0.00%	0.11%	0.02%
Black or Black British	0.23%	0.00%	0.00%	0.00%	0.75%	0.76%
African	0.06%	0.00%	0.00%	0.00%	0.51%	0.51%
Caribbean	0.18%	0.00%	0.00%	0.00%	0.13%	0.12%
Other	0.00%	0.00%	0.00%	0.00%	0.11%	0.12%
Mixed	0.70%	0.00%	0.51%	0.00%	0.71%	0.66%
Mixed Other	0.12%	0.00%	0.00%	0.00%	0.12%	0.20%
Mixed White & Asian	0.12%	0.00%	0.26%	0.00%	0.09%	0.05%
Mixed White & Black African	0.12%	0.00%	0.13%	0.00%	0.16%	0.10%
Mixed White & Black Caribbean	0.35%	0.00%	0.13%	0.00%	0.34%	0.32%
Other	0.41%	0.00%	0.26%	0.00%	0.82%	0.86%
Prefer not to say	0.76%	1.62%	1.28%	4.00%	1.43%	1.81%
White	97.54%	97.84%	97.44%	95.33%	95.28%	94.94%
White British	96.14%	96.76%	94.62%	92.00%	91.44%	90.94%
White Irish	0.12%	0.54%	0.64%	0.00%	0.35%	0.49%
White Other	1.23%	0.54%	2.18%	3.33%	3.45%	3.47%
White-Gypsy or Irish Traveller	0.06%	0.00%	0.00%	0.00%	0.05%	0.05%

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Chart 3 below demonstrates the close correlation between the ethnicity of applicants on the register and the proportion of homes let.

Chart 3: Devon register and 2017/18 lets by ethnicity of main applicant (excluding White – British)



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Bidding Patterns

Table 6 and Charts 4 & 5 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.

January 2018 saw the highest number of bids (28,134) and bidders (5,973) since we started recording these figures, although this will be largely due to the fact that 5 letting cycles commenced in January 2018. The only other month recorded in the table which had 5 full or partial letting cycles was August 2017 which had the second highest number of bids at 24,669 but only the 5th highest number of bidders. The trend lines in Charts 4 & 5 indicate a trend for increasing numbers of both bids and bidders.

To date 2,228 applicants have saved searches for property alerts on the system, this is up from 994 on 2nd January 2018.

Table 6: 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
July 17	20,706	5,114
August 17	24,669	5,323
September 17	23,353	5,389
October 17	21,502	5,234
November 17	23,725	5,535
December 17	15,528	4,631
January 18	28,134	5,973
February 18	23,051	5,543
March 18	20,918	5,294

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Chart 4: Numbers of bids by month (including trend line)

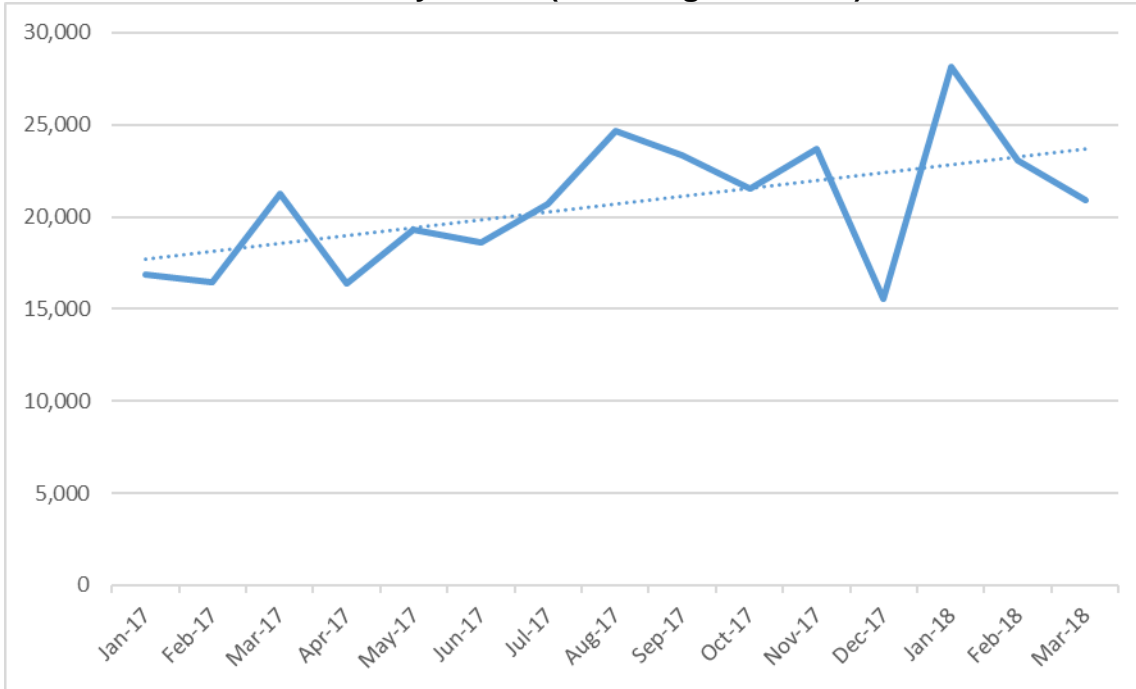
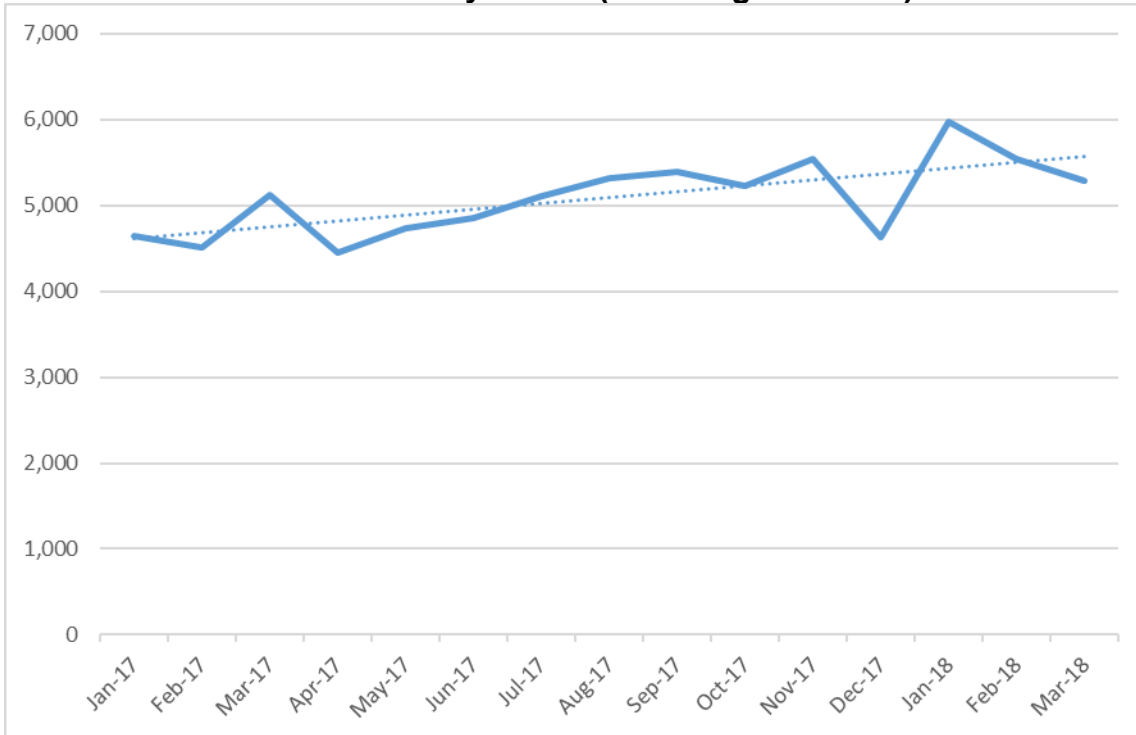


Chart 5: Numbers of bidders by month (including trend line)



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Table 7 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in or bid during the last 6 months and are not on autobid).

The proportion of inactive applicants has reduced since April 2017 across all bands other than Band E which has remained at 63%. The figures range from 27% in Teignbridge to 61% in Torridge. In Plymouth 60% of Band B applicants have not logged in or placed a bid in the last 6 months, compared to 18% of Band B applicants in Teignbridge.

Table 7: Percentage of applicants who have not 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%	29%	38%	61%	65%	58%
Exeter	9%	23%	18%	48%	70%	35%
Mid Devon	N/A	24%	44%	65%	60%	57%
North Devon	50%	19%	37%	64%	61%	56%
Plymouth	50%	60%	54%	61%	62%	60%
South Hams	100%	29%	27%	53%	51%	46%
Teignbridge	0%	18%	16%	35%	84%	27%
Torbay	0%	20%	25%	46%	97%	41%
Torridge	0%	42%	51%	63%	70%	61%
West Devon	N/A	36%	27%	48%	58%	49%
Total	21%	41%	41%	57%	63%	54%
April 2017 figures	30%	50%	47%	60%	63%	57%

Table 8 below shows the bid source for bids placed in March 2018 with the same month from previous years for comparison. The percentage of bids placed via the mobile app has increased from 8% in March 2016 to 29% in March 2018.

Table 8: Bid Source

Bid Source	March 2016		March 2017		March 2018	
	No.	%	No.	%	No.	%
Autobid	1,631	9%	1,909	9%	1336	6%
Direct matches	34	0%	46	0%	30	0%
Back office/Management bid	397	2%	546	3%	502	2%
Mobile app	1,527	8%	4,213	20%	6,001	29%
Website	14,692	80%	14,553	68%	13,174	63%
Total	18,365	100%	21,267	100%	20918	100%

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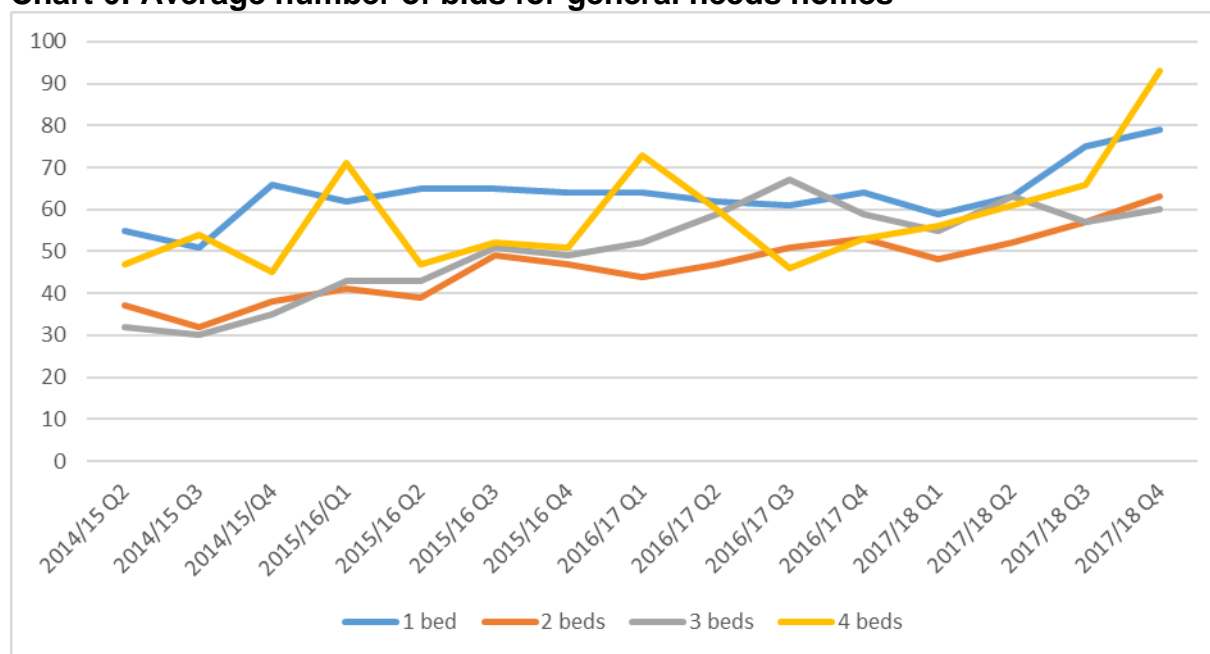


Table 9 and Chart 6 below show the average number of bids received for general needs homes by property size. The average number of bids for 1, 2 and 4 bedroom homes is the highest since we moved to the Home Connections system in June 2014.

Table 9: 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
2017/18 Q2	63	52	63	61
2017/18 Q3	75	57	57	66
2017/18 Q4	79	63	60	93
Average	64	47	50	58

Chart 6: Average number of bids for general needs homes



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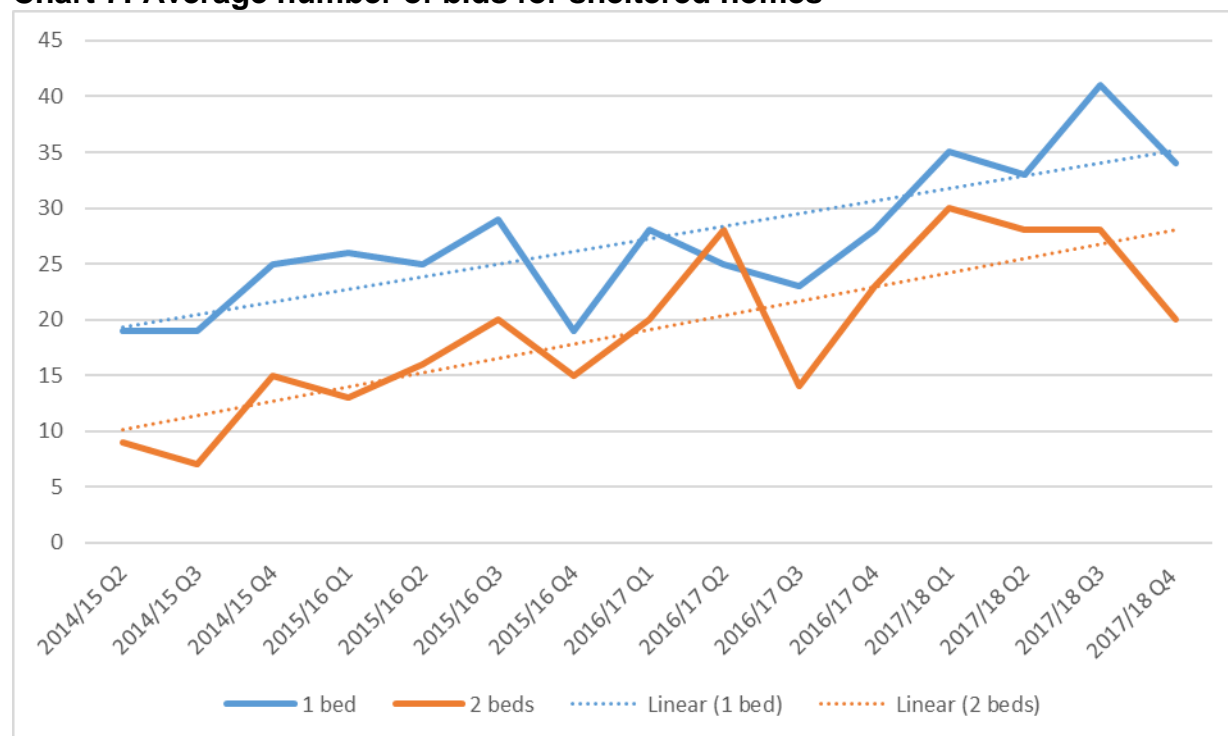


The average number of bids received for both 1 and 2 bedroom sheltered properties fell from the previous quarter but were in excess of the average figures (Table 10 below).

Table 10: 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
2017/18 Q2	33	28
2017/18 Q3	41	28
2017/18 Q4	34	20
Average	27	19

Chart 7: Average number of bids for sheltered homes



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Homes let

The proportion of general needs homes let to applicants in Band B during the year was 50% compared to a figure of 48% in 2016/17. The figures range from 29% in South Hams to 67% in Torbay.

Table 11: General needs homes let (1 April 2017 to 31 March 2018)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	2	1%	120	39%	133	44%	28	9%	22	7%	305
Exeter	3	1%	257	55%	136	29%	59	13%	12	3%	467
Mid Devon	1	0%	95	33%	132	46%	47	16%	12	4%	287
North Devon	1	0%	169	64%	49	18%	21	8%	26	10%	266
Plymouth	8	1%	653	54%	321	27%	175	14%	50	4%	1207
South Hams	0	0%	75	29%	71	28%	64	25%	47	18%	257
Teignbridge	1	0%	146	44%	116	35%	66	20%	1	0%	330
Torbay	8	4%	135	67%	35	17%	22	11%	2	1%	202
Torrige	1	1%	98	61%	32	20%	19	12%	10	6%	160
West Devon	0	0%	44	32%	40	29%	24	18%	28	21%	136
Total	25	1%	1792	50%	1065	29%	525	15%	210	6%	3617

Table 12 and chart 8 below show the overall proportion of general needs lets by band for each financial year since 2011/12

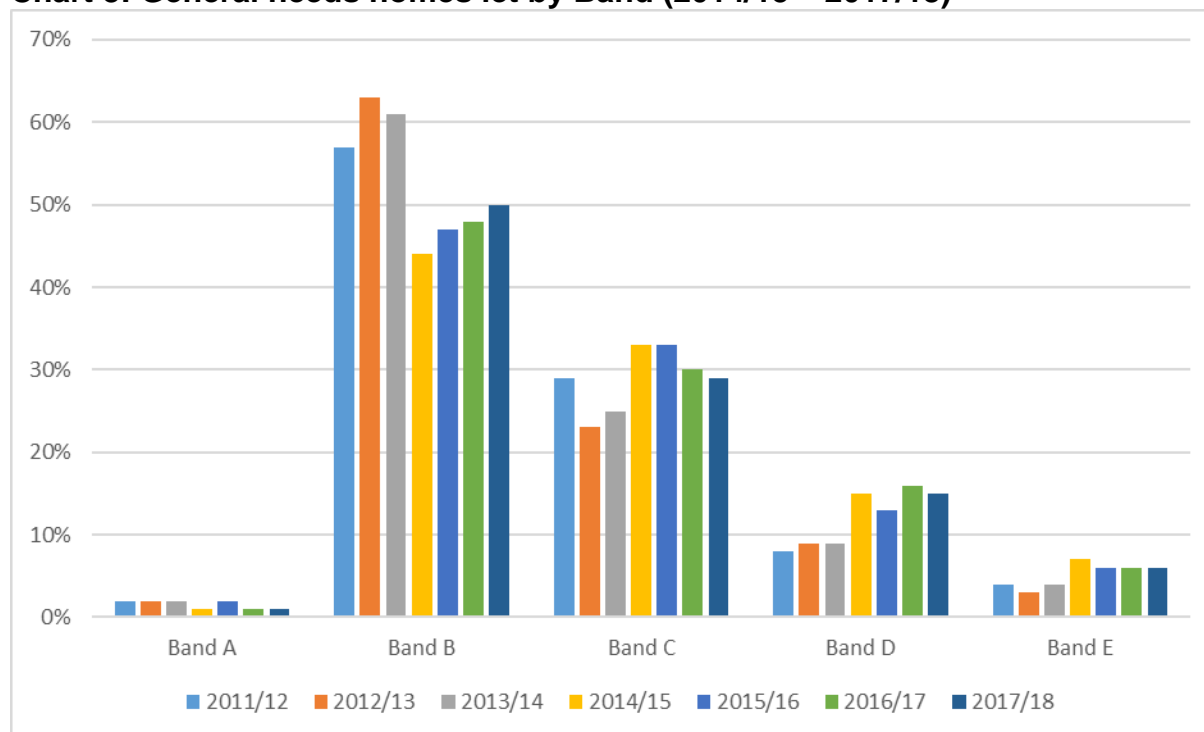
Table 12: General needs homes let by Band (2011/12 – 2017/18)

	Band A	Band B	Band C	Band D	Band E
2011/12	2%	57%	29%	8%	4%
2012/13	2%	63%	23%	9%	3%
2013/14	2%	61%	25%	9%	4%
2014/15	1%	44%	33%	15%	7%
2015/16	2%	47%	33%	13%	6%
2016/17	1%	48%	30%	16%	6%
2017/18	1%	50%	29%	15%	6%

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Chart 8: General needs homes let by Band (2014/15 – 2017/18)



The proportion of sheltered homes let to Band B applicants during the year was up to 42% from 35% in 2016/17 (Table 13 below). The figures ranging from 21% in West Devon to 72% in Torridge.

Table 13: Sheltered homes let (1 April 2017 to 31 March 2018)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	1%	47	55%	21	25%	14	16%	2	2%	85
Exeter	1	4%	9	39%	6	26%	6	26%	1	4%	23
Mid Devon	0	0%	30	70%	5	12%	7	16%	1	2%	43
North Devon	0	0%	28	37%	6	8%	29	38%	13	17%	76
Plymouth	0	0%	23	23%	29	29%	36	36%	12	12%	100
South Hams	0	0%	10	25%	3	8%	19	48%	8	20%	40
Teignbridge	0	0%	23	43%	10	19%	20	37%	1	2%	54
Torbay	0	0%	7	44%	4	25%	5	31%		0%	16
Torridge	0	0%	18	72%	4	16%	1	4%	2	8%	25
West Devon	0	0%	3	21%	3	21%	5	36%	3	21%	14
Total	2	0%	198	42%	91	19%	142	30%	43	9%	476

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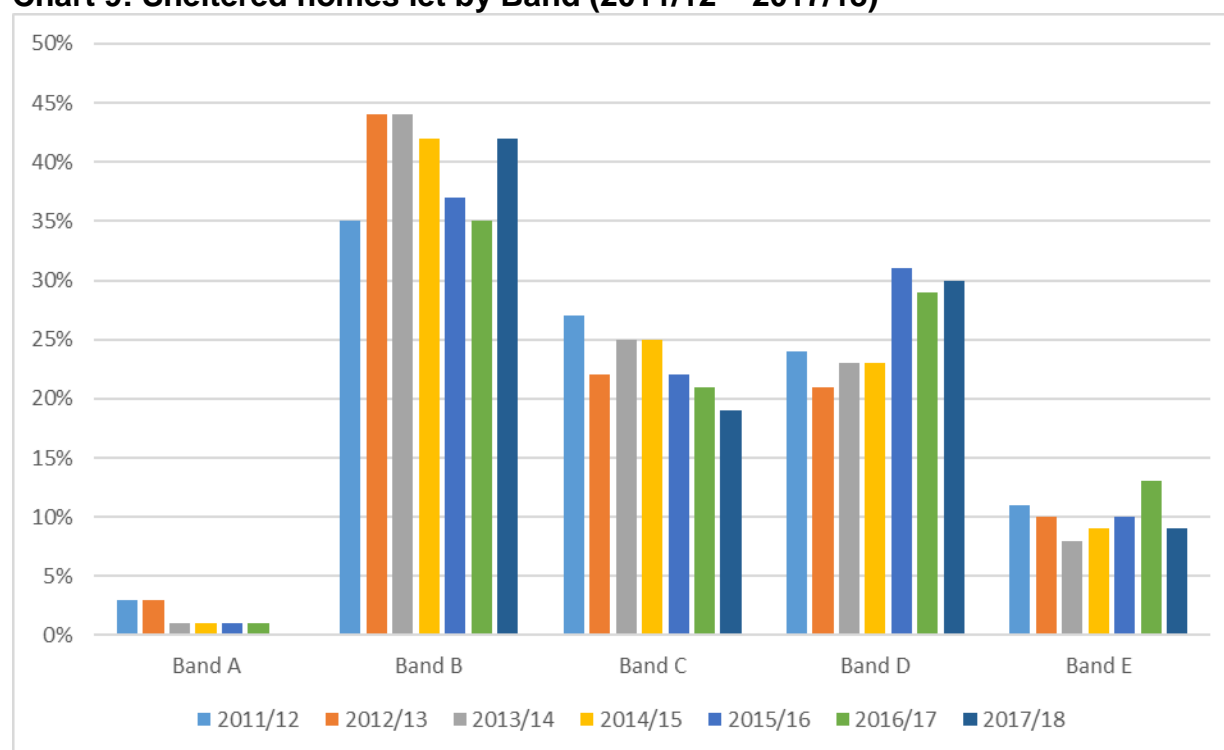


Table 14 and chart 9 below show the overall proportion of sheltered lets by band for each financial year since 2011/12

Table 14: Sheltered needs homes let by Band (2011/12 – 2017/18)

	Band A	Band B	Band C	Band D	Band E
2011/12	3%	35%	27%	24%	11%
2012/13	3%	44%	22%	21%	10%
2013/14	1%	44%	25%	23%	8%
2014/15	1%	42%	25%	23%	9%
2015/16	1%	37%	22%	31%	10%
2016/17	1%	35%	21%	29%	13%
2017/18	0%	42%	19%	30%	9%

Chart 9: Sheltered homes let by Band (2011/12 – 2017/18)



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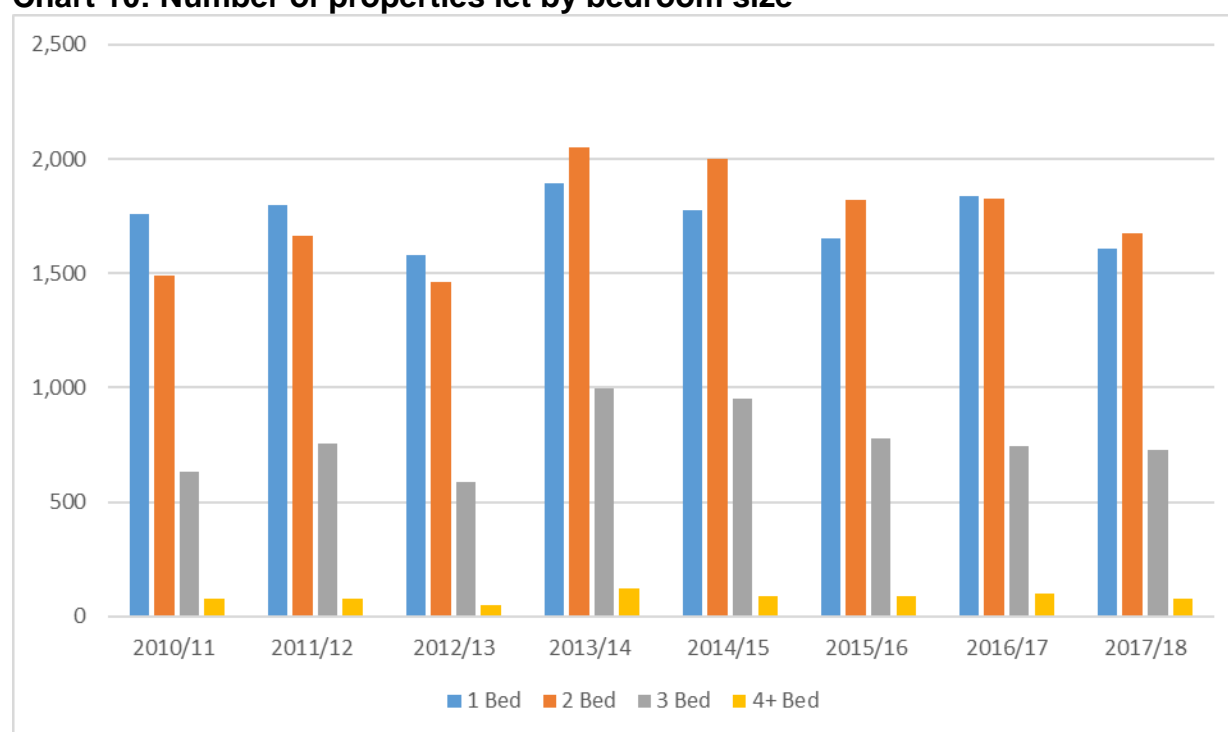


Nearly 35,000 homes have now been let through Devon Home Choice since 2010. The total number of lets per year by bedroom size is shown in Table 15 and Chart 10 below. The total number of homes let during 2017/18(4,093) is lower than the yearly average of 4,347 and is the lowest total since 2012/13 (Chart 11).

Table 15: Number of properties let

	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11	1,758	1,490	633	76	3,959
2011/12	1,798	1,666	758	76	4,302
2012/13	1,579	1,463	586	52	3,683
2013/14	1,893	2,051	997	121	5,071
2014/15	1,774	1,998	950	90	4,812
2015/16	1,655	1,819	780	91	4,345
2016/17	1,840	1,828	746	100	4,514
2017/18	1,608	1,676	729	80	4,093

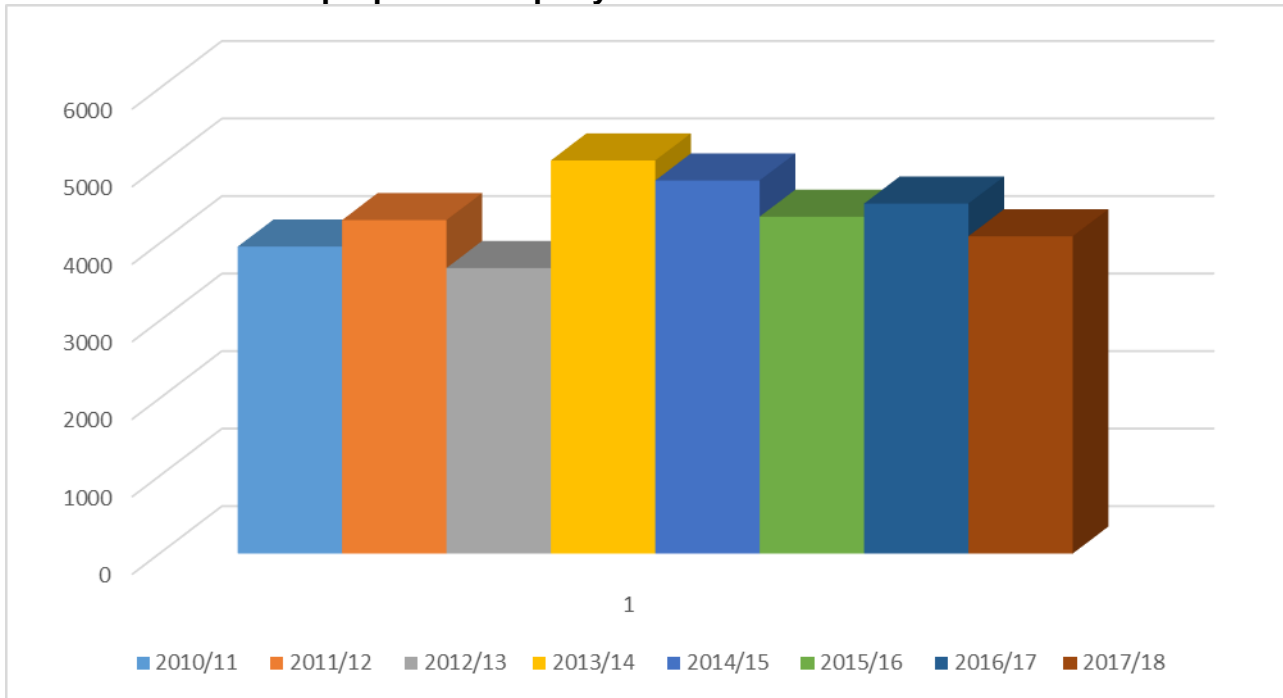
Chart 10: Number of properties let by bedroom size



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Chart 11: Number of properties let per year



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