

Devon Home Choice Quarterly Monitoring Report (January 2018)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st October 2017 to 31st December 2017.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) fell from 17,211 on 2 October 2017 to 16,128 on 2 January 2018 a fall of 6%.

The reduction was due to a decrease of 48% in Exeter, as a result of applications being cancelled as part of the renewals process. Torbay also saw a slight reduction whilst there were increases in all other areas.

The overall percentage of applicants in Band E has risen to 37% from 34% in October 2017.

Table 1: Number of households in housing need (Bands A to D) as at 2 January 2018

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	254	16%	475	30%	872	54%	1,602	2,057	56%
Exeter	4	0%	386	23%	475	28%	820	49%	1,685	0	0%
Mid Devon	0	0%	114	13%	283	31%	515	56%	912	977	52%
North Devon	1	0%	233	18%	325	25%	737	57%	1,296	1,499	54%
Plymouth	4	0%	1,435	21%	2,279	34%	3,010	45%	6,728	3,036	31%
South Hams	0	0%	131	21%	156	25%	337	54%	624	698	53%
Teignbridge	0	0%	236	23%	357	34%	454	43%	1,047	1	0%
Torbay	5	0%	225	22%	306	30%	480	47%	1,016	0	0%
Torrige	0	0%	199	22%	284	32%	411	46%	894	735	45%
West Devon	0	0%	66	20%	87	27%	171	53%	324	344	51%
Total	15	0%	3,279	20%	5,027	31%	7,807	48%	16,128	9,347	37%
October 17	21	0%	3,597	21%	5,224	30%	8,369	49%	17,211	8,715	34%

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).

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 2 January 2018

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	932	58%	372	23%	188	12%	110	7%	1,602
Exeter	965	57%	412	24%	215	13%	93	6%	1,685
Mid Devon	497	54%	214	23%	135	15%	66	7%	912
North Devon	749	58%	310	24%	156	12%	81	6%	1,296
Plymouth	3,936	59%	1,567	23%	780	12%	445	7%	6,728
South Hams	372	60%	148	24%	73	12%	31	5%	624
Teignbridge	543	52%	294	28%	135	13%	75	7%	1,047
Torbay	504	50%	276	27%	152	15%	84	8%	1,016
Torrige	479	54%	223	25%	118	13%	74	8%	894
West Devon	177	55%	77	24%	44	14%	26	8%	324
Total	9,154	57%	3,893	24%	1,996	12%	1,085	7%	16,128

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 figure has fallen for the sixth successive quarter.

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

	Oct 15	Jan 16	April 16	July 16	Oct 16	Jan 17	April 17	July 17	Oct 17	Jan 18
East Devon	967	1,092	1,252	1,323	1,435	1,485	1,571	1,535	1,587	1,602
Exeter	2,492	2,674	2,724	2,883	3,053	3,104	3,187	3,285	3,245	1,685
Mid Devon	1,039	1,021	917	941	878	903	894	867	909	912
North Devon	1,423	1,375	1,410	1,499	1,456	1,506	1,629	1,136	1,217	1,296
Plymouth	7,335	7,672	6,952	6,581	5,673	5,702	5,661	5,902	6,445	6,728
South Hams	1,005	1,022	1,073	1,101	1,139	1,144	1,082	575	575	624
Teignbridge	1,906	1,944	1,950	2,011	2,111	1,055	946	984	1,015	1,047
Torbay	1,962	1,990	2,017	2,092	2,193	2,238	1,848	1,789	1,071	1,016
Torrige	729	763	804	848	890	923	935	867	850	894
West Devon	364	395	404	348	374	385	343	290	297	324
Total	19,222	19,948	19,503	19,627	19,202	18,445	18,096	17,230	17,211	16,128

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

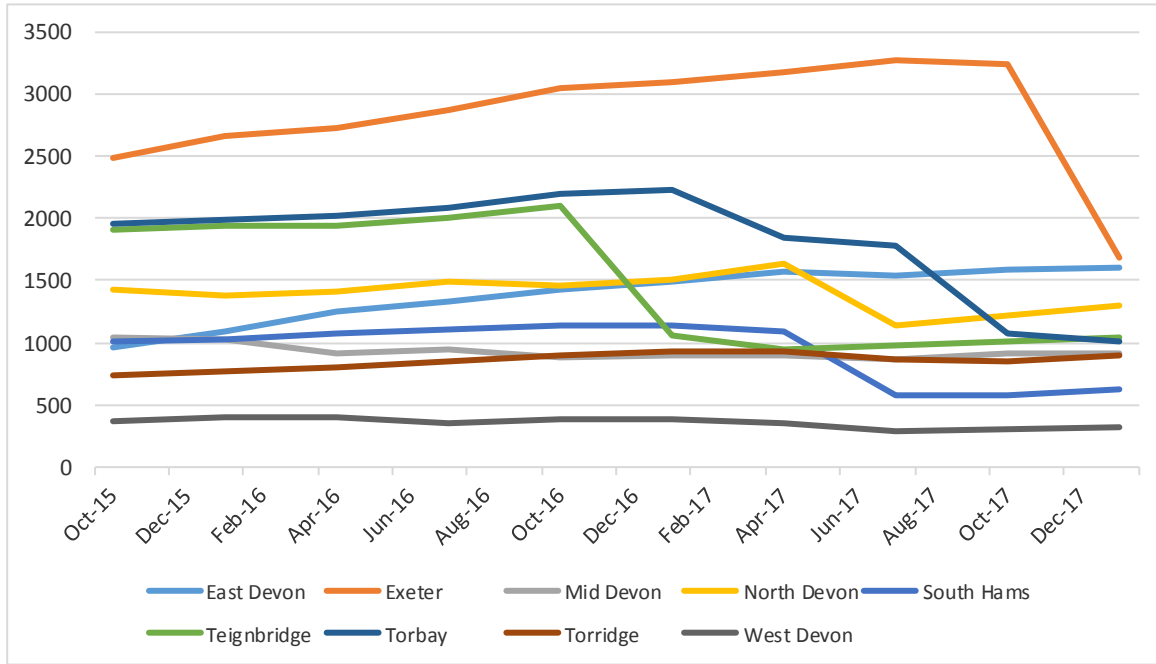
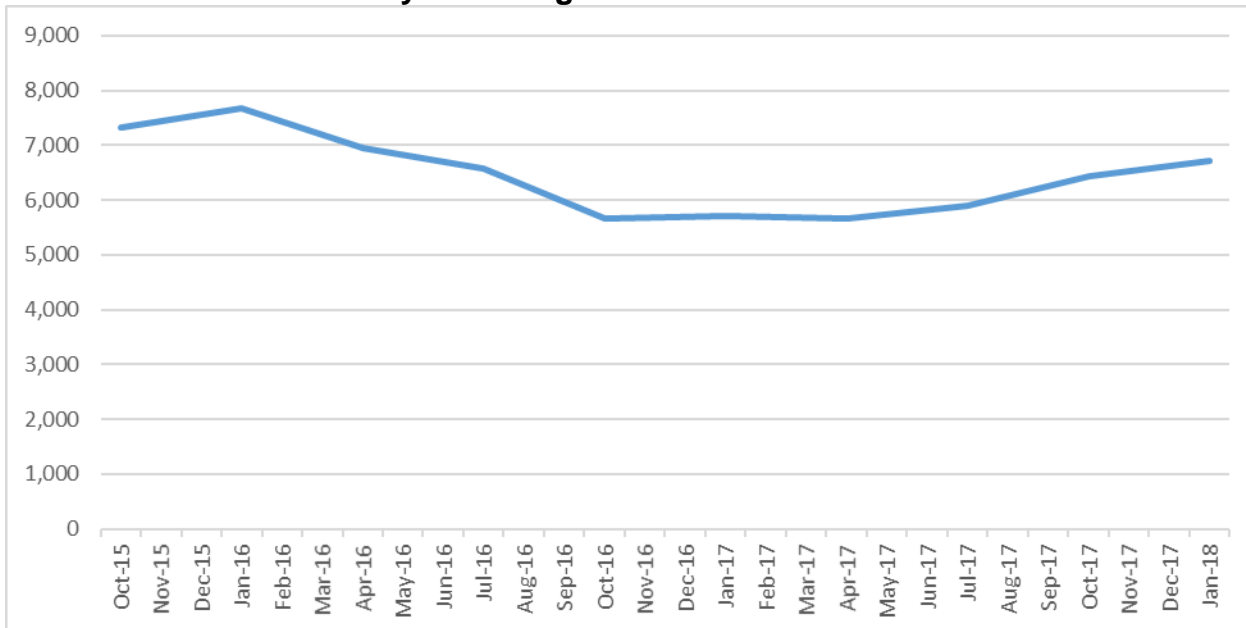


Chart 2: Number on the Plymouth register in Bands A to D



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Bidding Patterns

Table 4 and Charts 3 & 4 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 email property alert function which is now live and was publicised on the website and by issuing bulk emails to applicants on the 24th November 2017. Specific property alert reports are also being developed and should be available for testing next month.

To date 994 applicants have saved searches for property alerts on the system. Further work to publicise the property alerts will be carried out shortly.

The number of bidders during November was the highest this year, but both the number of bids and bidders during December was reduced as there were only 3 letting cycles during the month due to the Christmas period.

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
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

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Chart 3: Numbers of bids by month

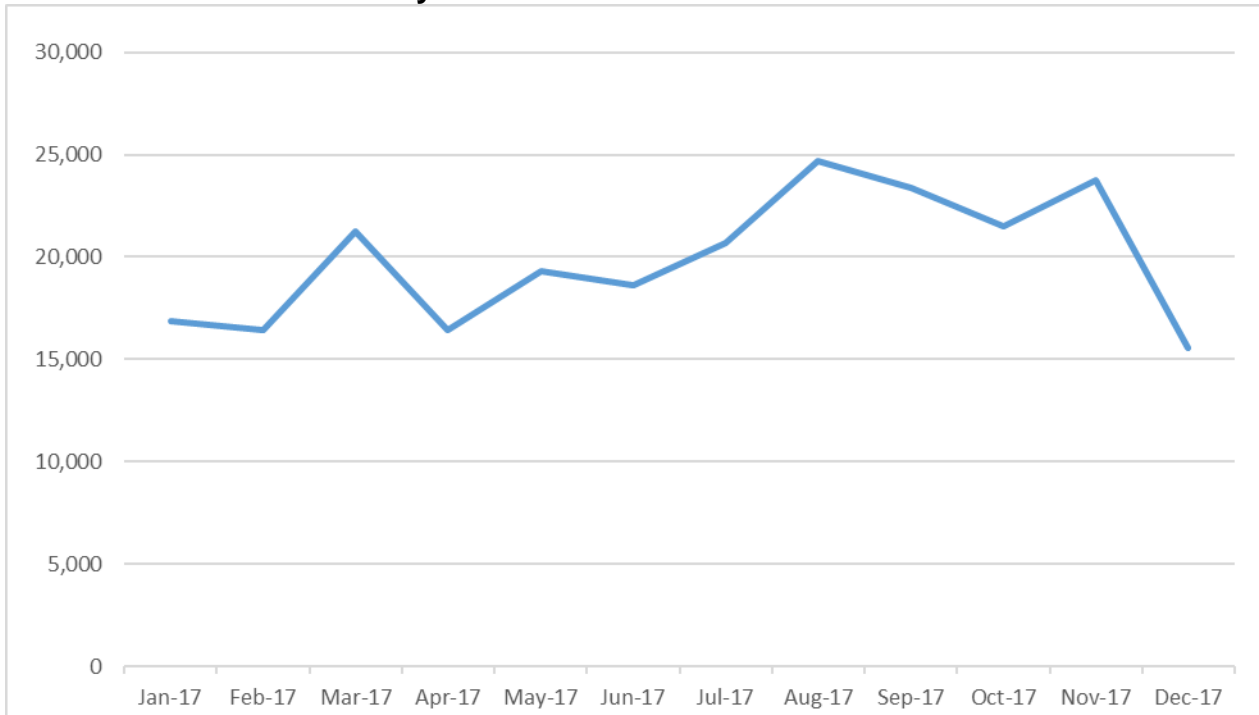
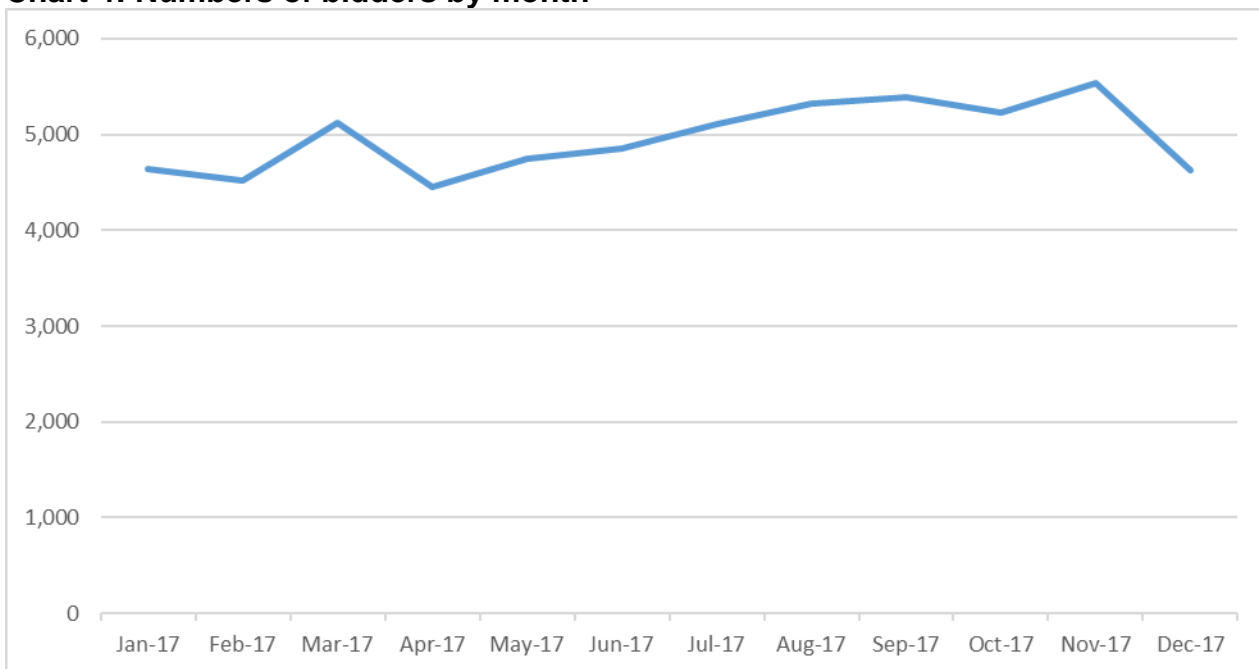


Chart 4: Numbers of bidders by month



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Table 5 shows the number of households in each Local Authority area who placed at least one bid in November 2017. The table also shows the percentage who bid during the month for each local authority and the figures from September and June for comparison. The figures range from 14% in Torridge to 42% in Teignbridge. Across Devon the figure has increased from 19% in June to 22% in November.

Table 5: Numbers bidders for November 2017 by LA

	No of bidders in November 2017	No of bidders in September 2017	% bid in November 2017	% bid in September 2017	% bid in June 2017
East Devon	631	628	17%	18%	18%
Exeter	650	692	39%	21%	20%
Mid Devon	392	336	21%	18%	17%
North Devon	494	458	18%	18%	19%
Plymouth	1,939	1,977	20%	21%	19%
South Hams	258	242	20%	20%	21%
Teignbridge	438	377	42%	37%	37%
Torbay	368	330	36%	31%	17%
Torridge	235	205	14%	13%	14%
West Devon	130	144	19%	24%	21%
Totals	5,535	5,389	22%	21%	19%

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Table 6 below shows the average number of bids received for general needs homes by property size. The average number of bids received for 1 and 2 bedroom properties was the highest since we moved to the Home Connections system in June 2014.

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
2017/18 Q2	63	52	63	61
2017/18 Q3	75	57	57	66
Average	63	45	50	56

The average number of bids received for 1 bedroom sheltered properties was also the highest since we moved to the Home Connections system in June 2014. (Table 7 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
2017/18 Q2	33	28
2018/19 Q3	41	28
Average	27	19

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Homes let

49% of general needs homes were let to applicants in Band B in the quarter, this is down from 51% last quarter. The proportion of general needs homes let to applicants in Band B ranged from 73% in Torbay to just 24% in West Devon. The proportion let to applicants in Band E fell to 4% from 7% in the previous quarter.

Table 8: General needs homes let (1 October 2017 and 31 December 2017)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	1%	38	34%	58	52%	6	5%	8	7%	111
Exeter	2	3%	41	55%	23	31%	8	11%	0	0%	74
Mid Devon	0	0%	19	46%	16	39%	6	15%	0	0%	41
North Devon	1	2%	28	68%	6	15%	3	7%	3	7%	41
Plymouth	1	0%	166	55%	86	29%	40	13%	8	3%	301
South Hams	0	0%	18	30%	18	30%	17	28%	7	12%	60
Teignbridge	1	1%	34	41%	28	34%	20	24%	0	0%	83
Torbay	0	0%	35	73%	11	23%	2	4%	0	0%	48
Torrige	1	3%	25	63%	9	23%	3	8%	2	5%	40
West Devon	0	0%	11	24%	12	27%	13	29%	9	20%	45
Total	7	1%	415	49%	267	32%	118	14%	37	4%	844

The proportion of sheltered homes let to applicants in Band B during this quarter decreased to 40% from a figure of 43% in the previous quarter. The proportion let to applicants in Band E increased from 6% to 11%. 29% of the 17 sheltered homes let in North Devon were allocated to applicants in Band E.

Table 9: Sheltered homes let (1 October 2017 to 31 December 2017)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	3%	17	53%	9	28%	4	13%	1	3%	32
Exeter	0	0%	1	50%	1	50%	0	0%	0	0%	2
Mid Devon	0	0%	7	100%	0	0%	0	0%	0	0%	7
North Devon	0	0%	3	18%	2	12%	7	41%	5	29%	17
Plymouth	0	0%	7	23%	8	27%	10	33%	5	17%	30
South Hams	0	0%	3	27%	1	9%	5	45%	2	18%	11
Teignbridge	0	0%	1	17%	3	50%	2	33%	0	0%	6
Torbay	0	0%	5	71%	2	29%	0	0%	0	0%	7
Torrige	0	0%	4	80%	1	20%	0	0%	0	0%	5
West Devon	0	0%	1	20%	2	40%	1	20%	1	20%	5
Total	1	1%	49	40%	29	24%	29	24%	14	11%	122

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Table 10 below shows the number of lets by quarter since DHC began in 2010. The number of lets this quarter (996) is the lowest in a third quarter since 2011/12.

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
2017/18 - Q2	392	413	183	30	1018
2017/18 - Q3	360	403	183	20	996

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