

Devon Home Choice
Quarterly Monitoring Report
(January 2020)



Introduction:

This report provides the latest key information from Devon Home Choice and covers the 1st October 2019 to 31th December 2019.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 16,833 in October to 14,859 in December, a decrease of 12% which is mainly due to a 31% reduction in the number on the register in Plymouth as a result of renewal processing. East Devon (3%), Exeter (6%), Mid Devon (5%) and West Devon (5%) all saw increases in the number of households in band A – D.

The percentage of households on the register in Band E is 36%.

Table 1: Number of households in housing need (Bands A to D) as at 2nd January 2020

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0.09%	344	15.32%	728	32.43%	1171	52.16%	2245	2630	53.95%
Exeter	3	0.12%	480	19.50%	675	27.43%	1303	52.95%	2461	8	0.32%
Mid Devon	1	0.16%	121	19.15%	208	32.91%	302	47.78%	632	727	53.50%
North Devon	1	0.09%	161	14.61%	342	31.03%	598	54.26%	1102	1077	49.43%
Plymouth	8	0.18%	681	15.14%	1340	29.78%	2470	54.90%	4499	2392	34.71%
South Hams		0.00%	143	21.12%	143	21.12%	391	57.75%	677	718	51.47%
Teignbridge	2	0.23%	196	22.25%	318	36.10%	365	41.43%	881	1	0.11%
Torbay	2	0.15%	215	16.56%	344	26.50%	737	56.78%	1298		0.00%
Torridge		0.00%	122	20.85%	195	33.33%	268	45.81%	585	442	43.04%
West Devon		0.00%	78	16.28%	147	30.69%	254	53.03%	479	493	50.72%
Grand Total	19	0.13%	2541	17.10%	4440	29.88%	7859	52.89%	14859	8488	36.36%
Oct-19	22	0%	2,692	16%	4,988	30%	9,131	54%	16,833	9,868	37.00%

Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 17.10% 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. 36.36% of households registered across Devon are in Band E).

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One bedroom properties remains the greatest need across all local authority areas (Table 2), with 56.87% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 2nd January 2020

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1267	56.44%	483	21.51%	322	14.34%	173	7.71%	2245
Exeter	1492	60.63%	486	19.75%	330	13.41%	153	6.22%	2461
Mid Devon	337	53.32%	144	22.78%	100	15.82%	51	8.07%	632
North Devon	598	54.26%	249	22.60%	172	15.61%	83	7.53%	1102
Plymouth	2688	59.75%	961	21.36%	602	13.38%	248	5.51%	4499
South Hams	399	58.94%	168	24.82%	70	10.34%	40	5.91%	677
Teignbridge	447	50.74%	225	25.54%	143	16.23%	66	7.49%	881
Torbay	673	51.85%	322	24.81%	201	15.49%	102	7.86%	1298
Torridge	301	51.45%	138	23.59%	99	16.92%	47	8.03%	585
West Devon	249	51.98%	105	21.92%	85	17.75%	40	8.35%	479
Total	8451	56.87%	3281	22.08%	2124	14.29%	1003	6.75%	14859

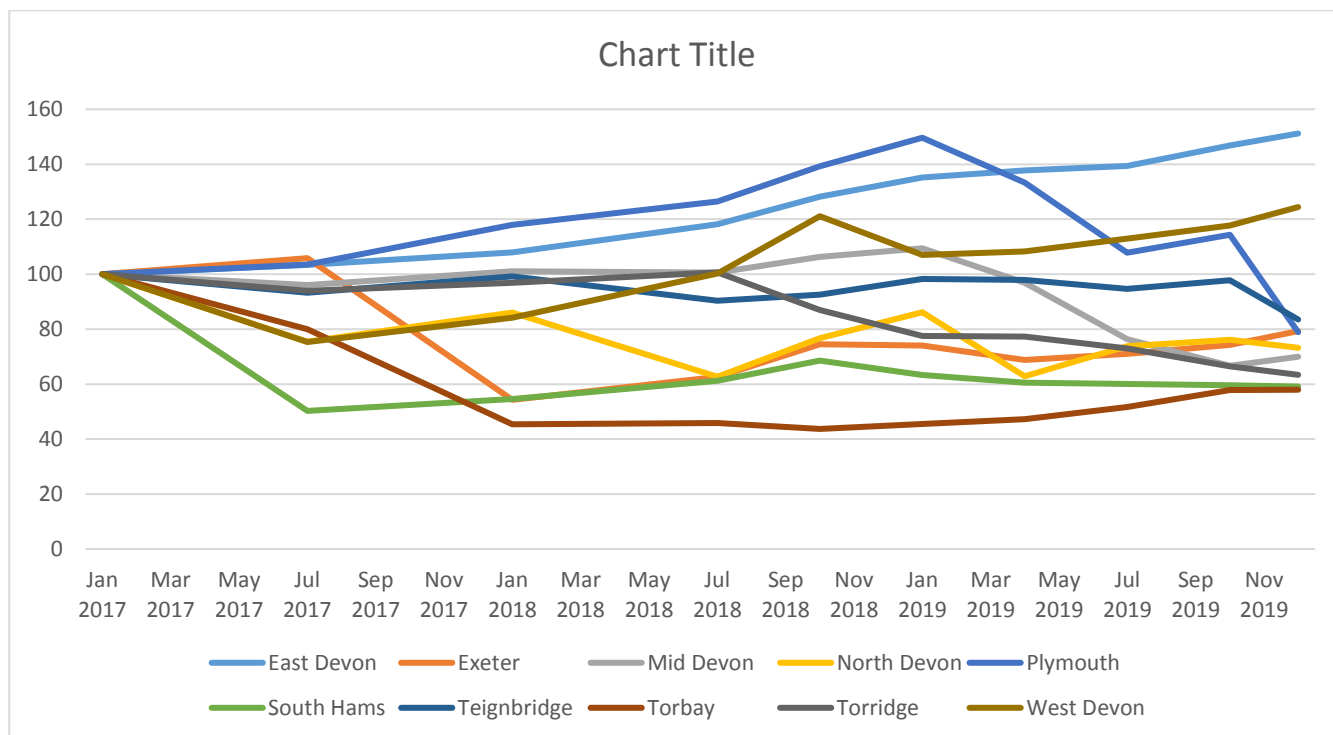
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. The number in East Devon has increased each quarter since October 2017, all other local authorities have shown some fluctuations over that period.

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

	Oct 17	Apr 18	Jul 18	Oct 18	Jan 19	Apr 19	Jul 19	Oct 19	Jan 20
East Devon	1,587	1,713	1,755	1,903	2,007	2,045	2,070	2,180	2,245
Exeter	3,245	1,772	1,943	2,314	2,297	2,136	2,205	2,307	2,461
Mid Devon	909	891	908	960	988	875	690	602	632
North Devon	1,217	1,182	944	1,155	1,298	947	1,111	1,147	1,102
Plymouth	6,445	6,695	7,209	7,940	8,532	7,599	6,146	6,521	4,499
South Hams	575	629	701	785	724	693	687	682	677
Teignbridge	1,015	998	953	976	1,037	1,033	998	1,032	881
Torbay	1,071	1,073	1,026	978	1,018	1,058	1,157	1,295	1,298
Torridge	850	877	929	803	716	713	674	614	585
West Devon	297	345	386	466	412	417	435	453	479
Total	17,211	16,175	16,754	18,280	19,029	17,516	16,173	16,833	14,859

Chart 1 shows the variance in the number of households in housing need by local authority, using January 2017 as the base year. The chart indicates a range between an increase of 50% in East Devon to a reduction of 41% in South Hams and 42% in Torbay, although in Torbay the figure has been affected by the removal of applicants in Band E.

Chart 1: Number of households in housing need by local authority. January 2017 as the base.



Bidding patterns:

Table 4 and Charts 2 & 3 below show the number of bids placed during selected months since April 2017, and the number of households who have placed at least one bid in each month.

The trend lines in Charts 2 & 3 continue to indicate an increase in both the total number of bids placed and the number of applicants bidding. The number of bids placed in December 2019 was the lowest since December 2018 and was below average although this may in part be due to the advertising cycle over the Christmas and New Year period being extended to 2 weeks.

The number of applicants placing a bid in October was the highest in all months since April 2017 when we started recording these figures.

Property alerts went live at the end of November 2017. To date, 8,094 applicants (6,597 of which are currently active) have set up a total of 12,352 alerts. This is an increase of 587 applicants and 908 searches from the previous quarter.

Table 4: Numbers of bids and bidders by month

Month	No. of bids	No of bidders
Apr-17	16,410	4,447
Sep-17	23,353	5,389
Feb-18	23,044	5,542
Jul-18	23,550	6,008
Dec-18	20,552	5,676
Jan-19	32,428	6,972
Feb-19	27,869	6,505
Mar-19	30,203	6,990
Apr-19	24,803	6,221
May-19	29,861	6,650
Jun-19	25,625	5,986
Jul-19	28,655	6,590
Aug-19	27,815	6,576
Sep-19	25,472	6,599
Oct-19	34,418	7,311
Nov-19	26,341	6,433
Dec-19	23,076	5,551

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

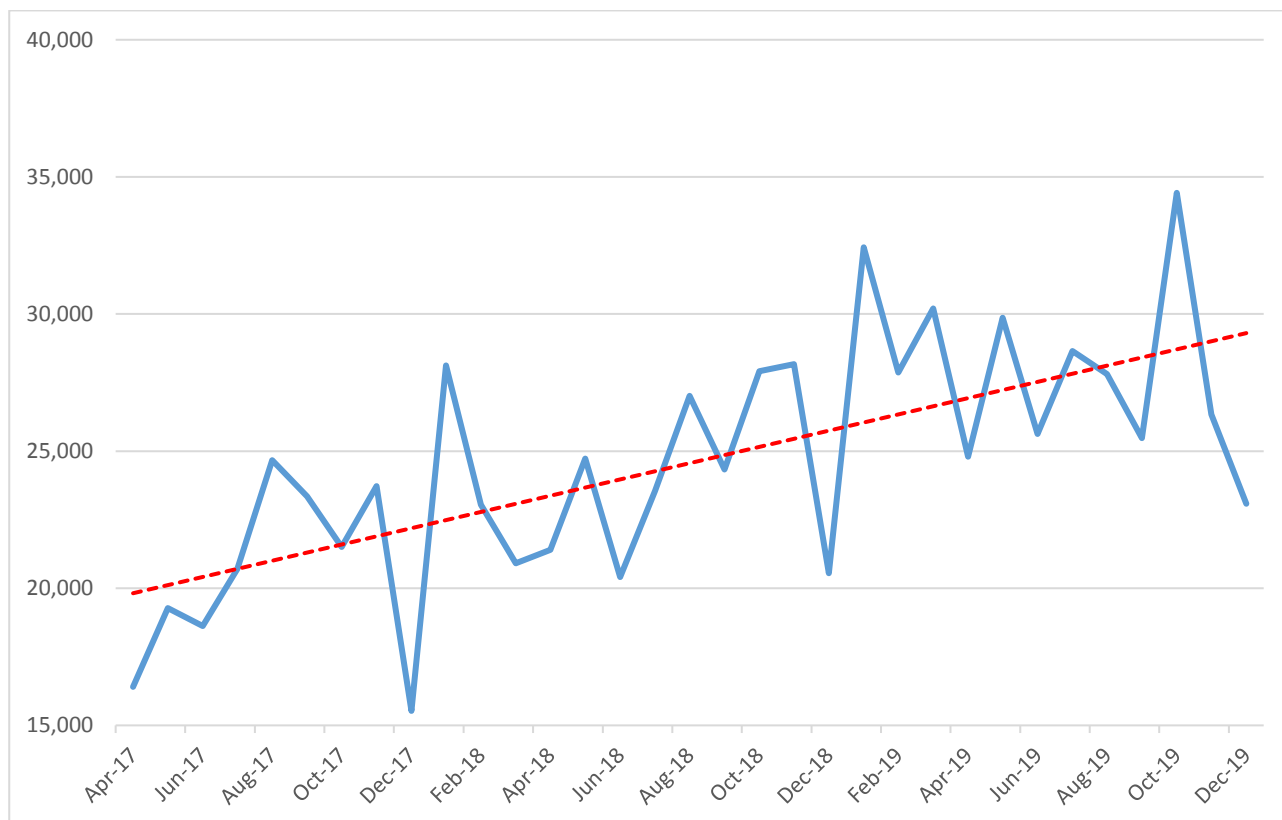


Chart 3 - Numbers of bidders by month (including trend line):

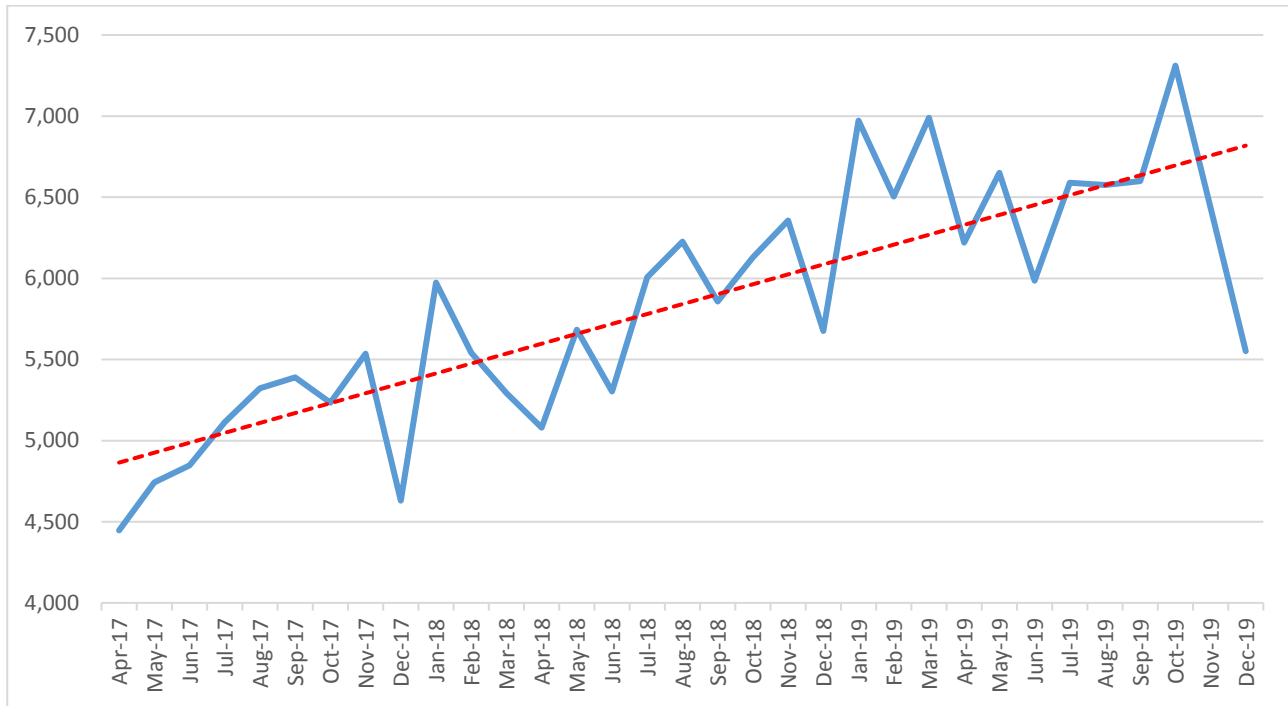


Table 5 shows how bids have been placed throughout the previous 4 quarters (April 2019 to January 2020). Although there has been a fluctuation in the number of bids for each quarter, there is consistency in how applicants are placing bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website just under 60% of the bids placed.

Table 5: Bid Source

Source	April 2019		July 2019		October 2019		January 2020	
	No.	%	No.	%	No.	%	No.	%
Autobid	4,738	6%	4,833	6%	5,149	6%	5,496	6%
Direct matches	117	0%	125	0%	117	0%	80	0%
Back office/Management bid	1,488	2%	1,409	2%	1,266	2%	1,366	3%
Mobile app	28,379	34%	27,000	34%	27,243	33%	24,832	29%
Website	49,791	59%	46,880	58%	48,167	59%	52,061	62%
Total	84,513	100%	80,289	100%	81,942	100%	83,835	100%

Table 6 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 figures indicate a decrease in the proportion of inactive applicants across all bands. The proportion of inactive applicants in Band B range from 12% in Torbay to 29% in South Hams. All bands saw a reduction in the percentage of inactive applicants from the October 2019 figures.

Table 6: 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	0%	28%	42%	67%	67%	60%
Exeter	0%	28%	20%	50%	50%	37%
Mid Devon	0%	17%	15%	40%	43%	36%
North Devon	0%	17%	18%	37%	38%	33%
Plymouth	0%	27%	24%	42%	47%	39%
South Hams	0%	29%	23%	41%	44%	39%
Teignbridge	0%	19%	16%	35%	0%	24%
Torbay	0%	12%	15%	38%	N/A	28%
Torrige	0%	24%	21%	39%	49%	38%
West Devon	0%	26%	24%	51%	56%	47%
Total	0%	24%	24%	46%	52%	42%
Oct 2019 figures	27%	38%	35%	57%	66%	54%
July 2019 figures	0%	23%	20%	40%	55%	43%
April 2019 figures	0%	36%	35%	54%	60%	51%

The average number of bids placed per general needs property let (Table 7 below) decreased to 78 from 82 in the previous quarter, although this was not reflected across all areas as North Devon, Plymouth and Torbay saw a small increase in the average number of bids. As would be expected more bids are placed for houses than flats/maisonettes across all areas.

Table 7: Average number of bids for general needs properties by property type and local authority during Q3 2019/20

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Grand Total
East Devon		38	38	84	27	51	59
Exeter	49		88	127	68		92
Mid Devon		75	34	66	32		49
North Devon		45	43	86	43	44	69
Plymouth	42	48	105	192	30		126
South Hams		33	23	65	15		37
Teignbridge		20	16	50	19		28
Torbay		92	43	101			67
Torrige		75	25	49	3		40
West Devon	1	48	25	49			36
Grand Total	40	52	64	107	34	50	78

Table 8 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property let increased to 41 from 40 in the previous quarter, although again this was not reflected across all areas as East Devon, North Devon, South Hams and Torridge saw a reduction in the average number of bids.

Table 8: Average number of bids for sheltered homes by property type and local authority during Q3 2019/20

Local Authority	Bungalow	Flat	Maisonette	Grand Total
East Devon	105	78	25	87
Exeter	36	22		23
Mid Devon	79	40		67
North Devon	1	21	82	24
Plymouth	79	28	21	37
South Hams	2	4	8	5
Teignbridge	41	15	5	28
Torbay	78	21		28
Torridge	56	26	1	27
West Devon		25		25
Grand Total	72	30	20	41

Homes let:

730 general needs homes were let during the 3 months from 1st October 2019 to 31st December 2019 (Table 9), this is down from 926 in the previous quarter.

The percentage of homes let to applicants in Band B rose to 47% from 39% in the previous quarter, and ranges from 18% in South Hams to 65% in Torbay.

Table 9: General needs homes let (1st October 2019 to 31st December 2019):

Row Labels	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	1%	39	46%	26	31%	11	13%	7	8%	84
Exeter	1	1%	47	64%	14	19%	11	15%	1	1%	74
Mid Devon		0%	22	39%	20	36%	12	21%	2	4%	56
North Devon		0%	27	41%	24	36%	9	14%	6	9%	66
Plymouth	2	1%	115	53%	66	30%	29	13%	6	3%	218
South Hams		0%	11	18%	19	32%	16	27%	14	23%	60
Teignbridge		0%	20	38%	23	44%	8	15%	1	2%	52
Torbay	3	4%	44	65%	14	21%	7	10%		0%	68
Torridge		0%	8	35%	8	35%	5	22%	2	9%	23
West Devon		0%	8	28%	8	28%	8	28%	5	17%	29
Grand Total	7	1%	341	47%	222	30%	116	16%	44	6%	730

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During the last quarter 144 homes advertised as sheltered (Table 10 below) were let across Devon. This is up slightly from 137 in the previous quarter. 49% of these homes were let to households in Band B. In South Hams and West Devon 0% of homes advertised as sheltered were let to applicants in Band B whilst 10% and 80% respectively were let to applicants in Band E.

The differences between local authorities may be 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 (1st October 2019 to 31st December 2019):

Local Authority	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	4%	21	78%	3	11%	1	4%	1	4%	27
Exeter		0%	5	33%	3	20%	7	47%		0%	15
Mid Devon		0%	5	50%	3	30%	2	20%		0%	10
North Devon		0%	7	50%	3	21%	3	21%	1	7%	14
Plymouth		0%	12	40%	9	30%	6	20%	3	10%	30
South Hams		0%		0%	3	30%	6	60%	1	10%	10
Teignbridge		0%	12	60%	7	35%	1	5%		0%	20
Torbay	1	13%	4	50%	1	13%	2	25%		0%	8
Torrige		0%	4	80%	1	20%		0%		0%	5
West Devon		0%		0%		0%	1	20%	4	80%	5
Grand Total	2	1%	70	49%	33	23%	29	20%	10	7%	144

Over 42,500 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
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
2018/19	1,719	1,968	802	109	4,598
2019/20 Q1	445	498	209	20	1,172
2019/20 Q2	421	466	159	17	1,063
2019/20 Q3	379	404	141	22	946

For more information please contact Gary Pitman (gary.pitman@exeter.gov.uk)