

Devon Home Choice
Quarterly Monitoring Report
(January 2021)



Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st October 2020 to 31st December 2020.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) increased from 15,820 on 1st October 2020 to 16,912 on 1st January 2021. This is a further increase of 6.9% following an increase of 4.66% in the previous quarter. All LAs saw an increase in the number of applicants on the register in bands A to D.

The percentage of households on the register in Band E fell for the 7th quarter in succession from 38% in April 2019 to 32.9% in January 2021.

Table 1: Number of households in housing need (Bands A to D) as at 1st January 2021

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0.1%	343	13.4%	822	32.2%	1388	54.3%	2556	2102	45.1%
Exeter	9	0.3%	597	21.4%	763	27.3%	1423	51.0%	2792	20	0.7%
Mid Devon	2	0.3%	153	20.2%	272	35.8%	332	43.7%	759	738	49.3%
North Devon	3	0.2%	223	15.2%	396	27.0%	845	57.6%	1467	1123	43.4%
Plymouth	5	0.1%	864	16.5%	1440	27.6%	2912	55.8%	5221	2717	34.2%
South Hams		0.0%	156	22.2%	147	20.9%	400	56.9%	703	672	48.9%
Teignbridge	5	0.5%	202	20.7%	326	33.4%	444	45.4%	977	0	0.0%
Torbay	7	0.5%	272	20.6%	365	27.7%	676	51.2%	1320	0	0.0%
Torrige	2	0.3%	105	15.4%	235	34.5%	340	49.9%	682	461	40.3%
West Devon		0.0%	81	18.6%	120	27.6%	234	53.8%	435	469	51.9%
Grand Total	36	0.2%	2996	17.7%	4886	28.9%	8994	53.2%	16912	8302	32.9%
Oct 2020	30	0.19%	2,650	16.75%	4,667	29.50%	8,473	53.56%	15,820	8,070	33.78%

Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 17.7% 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. 32.9% 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 57% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st Jan 2021

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1482	58%	516	20%	372	15%	186	7%	2556
Exeter	1711	61%	553	20%	359	13%	169	6%	2792
Mid Devon	403	53%	161	21%	133	18%	62	8%	759
North Devon	819	56%	327	22%	224	15%	97	7%	1467
Plymouth	3031	58%	1151	22%	713	14%	326	6%	5221
South Hams	413	59%	168	24%	80	11%	42	6%	703
Teignbridge	467	48%	259	27%	164	17%	87	9%	977
Torbay	691	52%	317	24%	213	16%	99	8%	1320
Torrige	344	50%	186	27%	102	15%	50	7%	682
West Devon	221	51%	100	23%	78	18%	36	8%	435
Total	9582	57%	3738	22%	2438	14%	1154	7%	16912

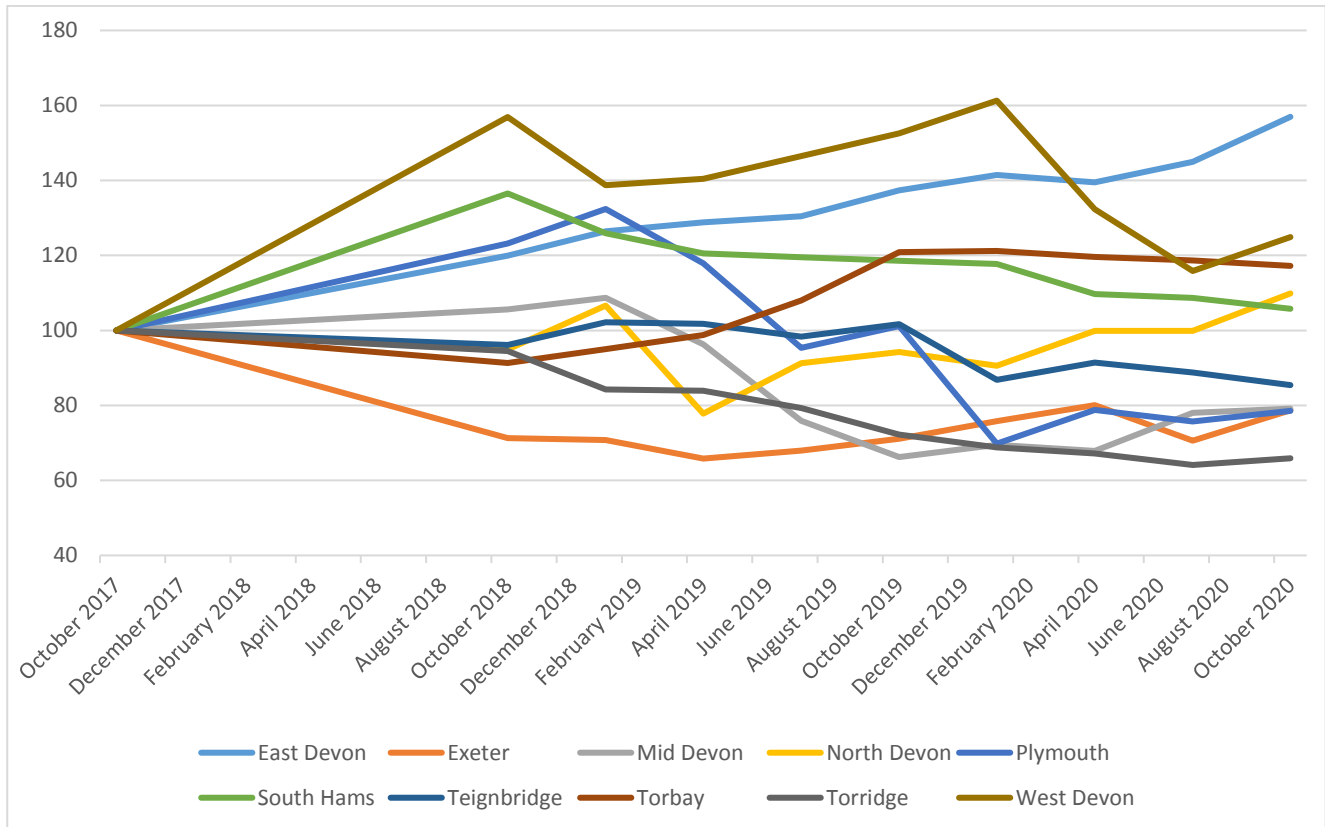
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. The number in East Devon has increased each quarter since October 2018 while all other local authorities have shown some fluctuations over this same period.

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

	Jan 19	Apr 19	Jul 19	Oct 19	Jan 20	Apr 20	Jul 20	Oct 20	Jan 21
East Devon	2,007	2,045	2,070	2,180	2,245	2,214	2,301	2,491	2,556
Exeter	2,297	2,136	2,205	2,307	2,461	2,598	2,290	2,553	2,792
Mid Devon	988	875	690	602	632	617	709	719	759
North Devon	1,298	947	1,111	1,147	1,102	1,216	1,216	1,337	1,467
Plymouth	8,532	7,599	6,146	6,521	4,499	5,080	4,880	5,059	5,221
South Hams	724	693	687	682	677	631	625	608	703
Teignbridge	1,037	1,033	998	1,032	881	928	901	867	977
Torbay	1,018	1,058	1,157	1,295	1,298	1,281	1,271	1,255	1,320
Torrige	716	713	674	614	585	571	545	560	682
West Devon	412	417	435	453	479	393	344	371	435
Total	19,029	17,516	16,173	16,833	14,859	15,529	15,082	15,820	16,912

Chart 1 shows the variance in the number of households in housing need by local authority, using October 2017 as the base year.

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



Bidding patterns:

Table 4 and Charts 2 & 3 below show the number of bids placed each month since May 2019, and the number of households who have placed at least one bid in each month.

The number of bids and the number of bidders are now at normal levels following the reductions from April to June resulting from the decreased number of adverts due to COVID 19 restrictions.

The number of bids and bidders in October 2020 were the highest figures since October 2019 and the figures for November and December 2020 were both higher than for the corresponding months in 2019.

Table 4: Numbers of bids and bidders by month

Month	No. of bids	No of bidders
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
Jan-20	24,978	6,207
Feb-20	24,041	6,158
Mar-20	22,635	5,868
Apr-20	2,100	1,120
May-20	7,924	2,848
Jun-20	21,073	5,727
Jul-20	26,941	6,398
Aug-20	27,390	6,538
Sept-20	27,150	6,739
Oct-20	29,045	6,879
Nov-20	28,893	6,725
Dec-20	25,366	6,318

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

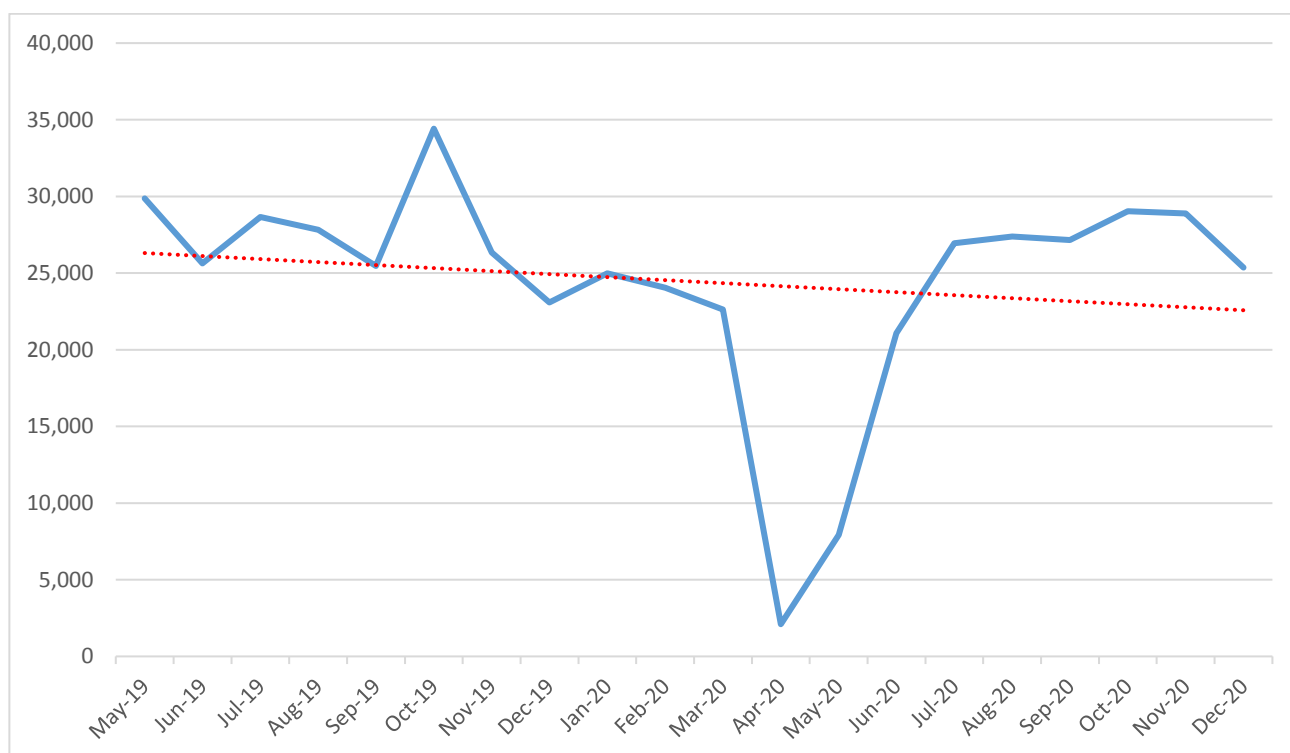


Chart 3 - Numbers of bidders by month (including trend line):

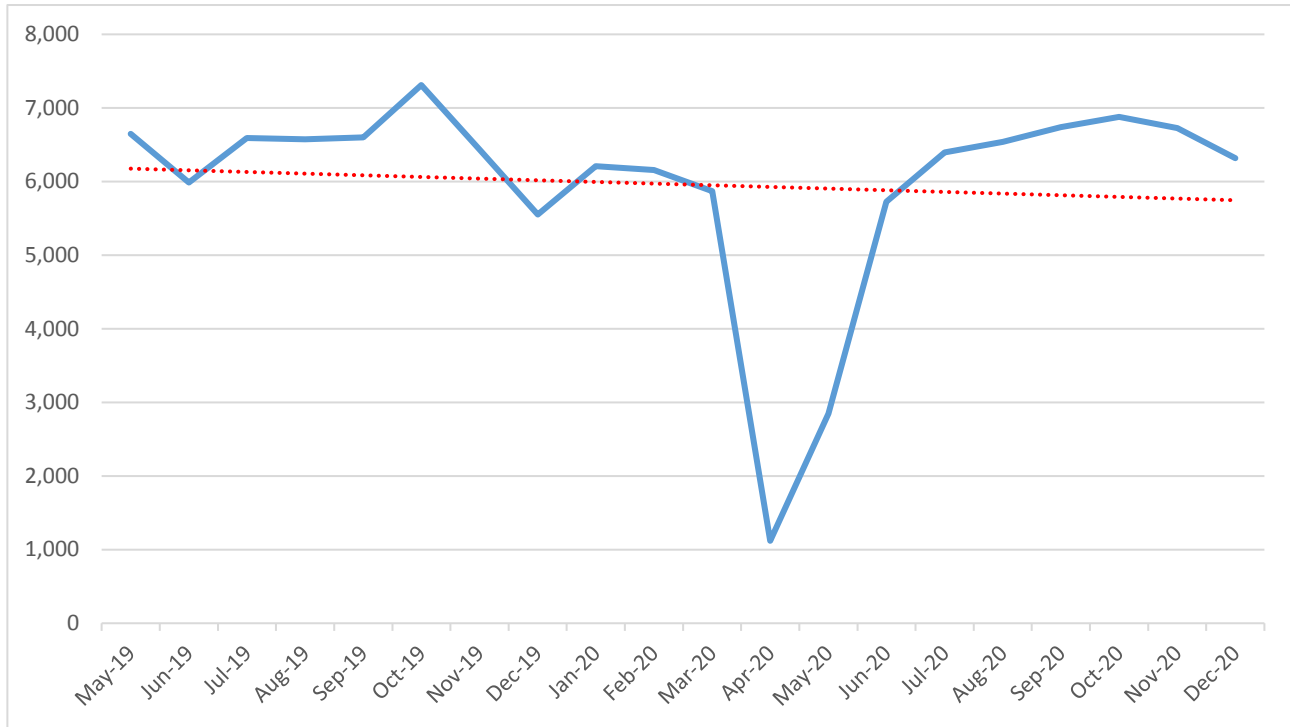


Table 5 shows how bids have been placed throughout 4 previous quarters. Although there has been a fluctuation in the number of bids for each quarter, there is a consistency on how applicants place their bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website, accounts for the majority of bids placed. The number of direct matches in the latest quarter remains slightly higher than normal to help local authorities manage the numbers in temporary accommodation in light of COVID 19.

Table 5: Bid Source

Source	January 2020		July 2020		October 2020		January 2021	
	No.	%	No.	%	No.	%	No.	%
Activated Bid List	-	-	2	0%	-	-	-	-
Autobid	5,496	6%	2,364	7%	5,994	7%	5,394	6%
Direct matches	80	0%	215	1%	125	0%	135	0%
Back office/Management bid	1,366	3%	168	1%	876	1%	888	1%
Mobile app	24,832	29%	9,790	31%	25,071	31%	27,559	33%
Website	52,061	62%	18,981	60%	49,415	61%	49,328	59%
Total	83,835	100%	31,818	100%	81,481	100%	83,304	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 also not on autobid).

The figures indicate that the number of inactive applicants increased again in the third quarter of this year. The rise of the inactive applicants could be as a result of less time for local authorities to manage housekeeping and a system issue with issuing renewal letters which has now been resolved.

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	67%	22%	47%	71%	65%	60%
Exeter	33%	33%	30%	58%	745%	50%
Mid Devon	0%	24%	25%	53%	61%	49%
North Devon	67%	32%	28%	52%	59%	50%
Plymouth	0%	31%	33%	52%	56%	48%
South Hams	0%	27%	32%	46%	51%	45%
Teignbridge	40%	19%	17%	42%	0%	35%
Torbay	14%	26%	22%	47%	0%	43%
Torrige	0%	25%	26%	47%	60%	46%
West Devon	0%	36%	29%	56%	62%	54%
Total	31%	30%	33%	56%	65%	51%
Oct 2020 figures	27%	33%	36%	48%	53%	45%
Jul 2020 figures	4%	12%	14%	24%	25%	22%
Apr 2020 figures	13%	22%	25%	48%	52%	42%
Jan 2020 figures	0%	24%	24%	46%	52%	42%

The average number of bids placed per general needs property let (Table 7 below) increased again from 80 in Q2 and 58 in the Q1

Table 7: Average number of bids for general needs properties by property type and local authority during Q3 2020/21

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	1	1	30	80	34	99	58
Exeter	61	120	71	136	58	62	96
Mid Devon		80	39	69			58
North Devon		58	75	88	19	127	77
Plymouth	97	56	117	184	48	147	126
South Hams		49	22	88	55	17	56
Teignbridge		37	38	68	40		50
Torbay		109	53	89		10	67
Torridge		30	34	58	20		46
West Devon		21	31	62			49
Total	75	61	73	109	43	83	85

Table 8 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property also increased again to 37 in Q3, up from 26 in Q2 and 21 in Q1.

Table 8: Average number of bids for sheltered homes by property type and local authority during Q3 2020/21

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	1	65	49	86	86		60
Exeter		67	24			33	35
Mid Devon		68	44				56
North Devon			32		1	11	29
Plymouth	10	110	24				30
South Hams		7	16		14		15
Teignbridge		34	11	18			21
Torbay		10	23		16		18
Torrige		51	27		18		33
West Devon		111	32				48
Total	8	56	29	63	42	25	37

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Homes let:

809 general needs homes were let during the 3 months from 1st October 2020 to 31st December 2020 (Table 9). This is up from a figure of 704 in the previous quarter. This compares to a figure of 802 general needs homes let in the corresponding quarter last year.

The percentage of homes let to applicants in Band B was 49% overall (up from 47% last quarter) with ranges from 66% in Torbay to 29% for West Devon.

Table 9: General needs homes let (1st October 2020 to 31st December 2020):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	2%	44	46%	32	33%	16	17%	2	2%	96
Exeter	3	3%	59	58%	28	28%	10	10%	1	1%	101
Mid Devon	1	2%	25	50%	15	30%	8	16%	1	2%	50
North Devon	1	2%	29	52%	16	29%	6	11%	4	7%	56
Plymouth	2	1%	137	53%	66	26%	44	17%	8	3%	257
South Hams		0%	17	30%	21	37%	12	21%	7	12%	57
Teignbridge	4	5%	27	37%	26	36%	16	22%		0%	73
Torbay	2	3%	38	66%	11	19%	7	12%		0%	58
Torridge		0%	11	42%	7	27%	8	31%		0%	26
West Devon		0%	10	29%	12	34%	8	23%	5	14%	35
Grand Total	15	2%	397	49%	234	29%	135	17%	28	3%	809

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There were a total of 148 sheltered homes let in Quarter 3 across Devon (Table 10 below). This is up slightly from 142 in the previous quarter and compares to 144 in the corresponding quarter last year.

Table 10: Sheltered homes let (1st October 2020 to 31st December 2020):

Local Authority	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	21	51%	11	27%	6	15%	3	7%	41
Exeter	2	33%	6	46%	2	15%	3	23%		0%	13
Mid Devon		0%	4	67%	1	17%	1	17%		0%	6
North Devon		0%	6	43%	1	7%	5	36%	2	14%	14
Plymouth		0%	5	24%	8	38%	5	24%	3	14%	21
South Hams		0%	2	20%	3	30%	5	50%		0%	10
Teignbridge		0%	9	41%	8	36%	5	23%		0%	22
Torbay		0%	6	67%	2	22%	1	11%		0%	9
Torrige		0%	3	43%	2	29%	2	29%		0%	7
West Devon		0%	3	60%	1	20%	1	20%		0%	5
Grand Total	2	3%	65	44%	39	26%	34	23%	8	5%	148

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Over 45,000 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. COVID 19 has impacted on the number of lets this year but this quarter showed a return to normal levels with the overall number slightly higher than the 946 lets in Q3 last year.

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	1,688	1,788	646	82	4,204
2020/21 Q1	236	232	99	21	588
2020/21 Q2	375	351	111	9	846
2020/21 Q3	378	393	168	18	957

For more information please contact Gary Pitman (gary.pitman@exeter.gov.uk) or Lena Macfarlane (lana.macfarlane@exeter.gov.uk).