

Devon Home Choice  
Quarterly Monitoring Report  
(January 2022)



**Introduction:**

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> October 2021 to 31<sup>st</sup> December 2021.

**Households registered with Devon Home Choice:**

The total number of households in housing need (Bands A to D) has increased from 18,392 on 1<sup>st</sup> October 2021 to 18,552 on 1<sup>st</sup> January 2022, an increase of 0.9%.

Plymouth, South Hams, Torbay, Torridge and West Devon saw increased numbers in Bands A to D with the highest increase of 11.9% for West Devon, 6.4% for Torridge and 6.1% for Plymouth.

Exeter and North Devon saw the largest reduction in numbers for Bands A to D of 6% and 5.8 % respectively whilst East Devon, Mid Devon and Teignbridge saw reductions of 2.4%, 2.1% and 1.3% respectively.

**Table 1: Number of households in housing need (Bands A to D) as at 1st Jan 2022**

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	303	13%	781	32%	1,323	55%	<b>2,409</b>	2,348	49%
Exeter	5	0%	584	19%	814	27%	1,606	53%	<b>3,009</b>	19	1%
Mid Devon	2	0%	150	19%	310	39%	341	42%	<b>803</b>	784	49%
North Devon	1	0%	231	17%	396	29%	760	55%	<b>1,388</b>	827	37%
Plymouth	9	0%	1,104	18%	1,535	25%	3,455	57%	<b>6,103</b>	3,083	34%
South Hams		0%	149	19%	184	23%	466	58%	<b>799</b>	814	50%
Teignbridge	1	0%	223	20%	374	34%	499	45%	<b>1,097</b>		0%
Torbay	1	0%	312	21%	442	29%	752	50%	<b>1,507</b>		0%
Torridge	1	0%	123	13%	301	32%	504	54%	<b>929</b>	657	41%
West Devon	1	0%	73	14%	142	28%	292	57%	<b>508</b>	510	50%
<b>Grand Total</b>	<b>23</b>	<b>0%</b>	<b>3,252</b>	<b>18%</b>	<b>5,279</b>	<b>28%</b>	<b>9,998</b>	<b>54%</b>	<b>18,552</b>	9,042	33%

<b>Oct 2021</b>	<b>19</b>	<b>0%</b>	<b>3,245</b>	<b>18%</b>	<b>5,225</b>	<b>28%</b>	<b>9,903</b>	<b>54%</b>	<b>18,392</b>	<b>8,715</b>	<b>32%</b>
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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. 18% 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. 33% 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% of applicants requiring a one bedroom home.

**Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1<sup>st</sup> Jan 2022**

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	1,336	55%	479	20%	391	16%	203	8%	<b>2,409</b>
<b>Exeter</b>	1,876	62%	579	19%	365	12%	189	6%	<b>3,009</b>
<b>Mid Devon</b>	374	47%	186	23%	168	21%	75	9%	<b>803</b>
<b>North Devon</b>	734	53%	348	25%	203	15%	103	7%	<b>1,388</b>
<b>Plymouth</b>	3,604	59%	1,247	20%	842	14%	410	7%	<b>6,103</b>
<b>South Hams</b>	482	60%	168	21%	106	13%	43	5%	<b>799</b>
<b>Teignbridge</b>	489	45%	302	28%	202	18%	104	9%	<b>1,097</b>
<b>Torbay</b>	759	50%	373	25%	242	16%	133	9%	<b>1,507</b>
<b>Torrige</b>	481	52%	248	27%	131	14%	69	7%	<b>929</b>
<b>West Devon</b>	267	53%	100	20%	84	17%	57	11%	<b>508</b>
<b>Total</b>	<b>10,402</b>	<b>56%</b>	<b>4,030</b>	<b>22%</b>	<b>2,734</b>	<b>15%</b>	<b>1,386</b>	<b>7%</b>	<b>18,552</b>

Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter.

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

	Jan 20	Apr 20	Jul 20	Oct 20	Jan 21	Apr 21	Jul 21	Oct 21	Jan 22
East Devon	2,245	2,214	2,301	2,491	2,556	2,652	2,733	2,468	2,409
Exeter	2,461	2,598	2,290	2,553	2,792	2,766	3,053	3,202	3,009
Mid Devon	632	617	709	719	759	772	819	820	803
North Devon	1,102	1,216	1,216	1,337	1,467	1,421	1,450	1,474	1,388
Plymouth	4,499	5,080	4,880	5,059	5,221	5,329	5,455	5,751	6,103
South Hams	677	631	625	625	608	690	768	781	799
Teignbridge	881	928	901	867	977	996	1,050	1,111	1,097
Torbay	1,298	1,281	1,271	1,255	1,320	1,363	1,424	1,458	1,507
Torrige	585	571	545	560	682	734	825	873	929
West Devon	479	393	344	371	435	446	482	454	508
<b>Total</b>	<b>14,859</b>	<b>15,529</b>	<b>15,082</b>	<b>15,820</b>	<b>16,912</b>	<b>17,169</b>	<b>18,059</b>	<b>18,392</b>	<b>18,552</b>

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The number of households in Bands A – D in East Devon has fallen for the second consecutive quarter for the first time in 7 years. This is likely to be the result of increased renewal activity.

Table 4 below shows the number of New Applications received by each local authority in each of the last five quarters. All Local authorities received a lower than average number of applications in Quarter 3 of 2021/22 as was observed in Q3 of 2020/21 suggesting that the decline in applications in the third quarter was likely to be a seasonal reduction.

**Table 4: Number of New Applications received per Quarter by Local Authority**

	<b>Q3 2020/21</b>	<b>Q4 2020/21</b>	<b>Q1 2021/22</b>	<b>Q2 2021/22</b>	<b>Q3 2021/22</b>	<b>Quarterly average</b>
<b>East Devon</b>	178	253	228	249	187	219
<b>Exeter</b>	232	299	298	279	235	269
<b>Mid Devon</b>	130	142	135	150	114	134
<b>North Devon</b>	181	265	256	233	182	223
<b>Plymouth</b>	599	765	659	678	542	649
<b>South Hams</b>	98	150	157	119	130	131
<b>Teignbridge</b>	191	233	195	251	160	206
<b>Torbay</b>	269	334	311	304	233	290
<b>Torrige</b>	96	126	121	115	92	110
<b>West Devon</b>	76	113	104	86	65	89
<b>Total</b>	<b>2,050</b>	<b>2,680</b>	<b>2,464</b>	<b>2,464</b>	<b>1,940</b>	<b>2,320</b>

**Bidding patterns:**

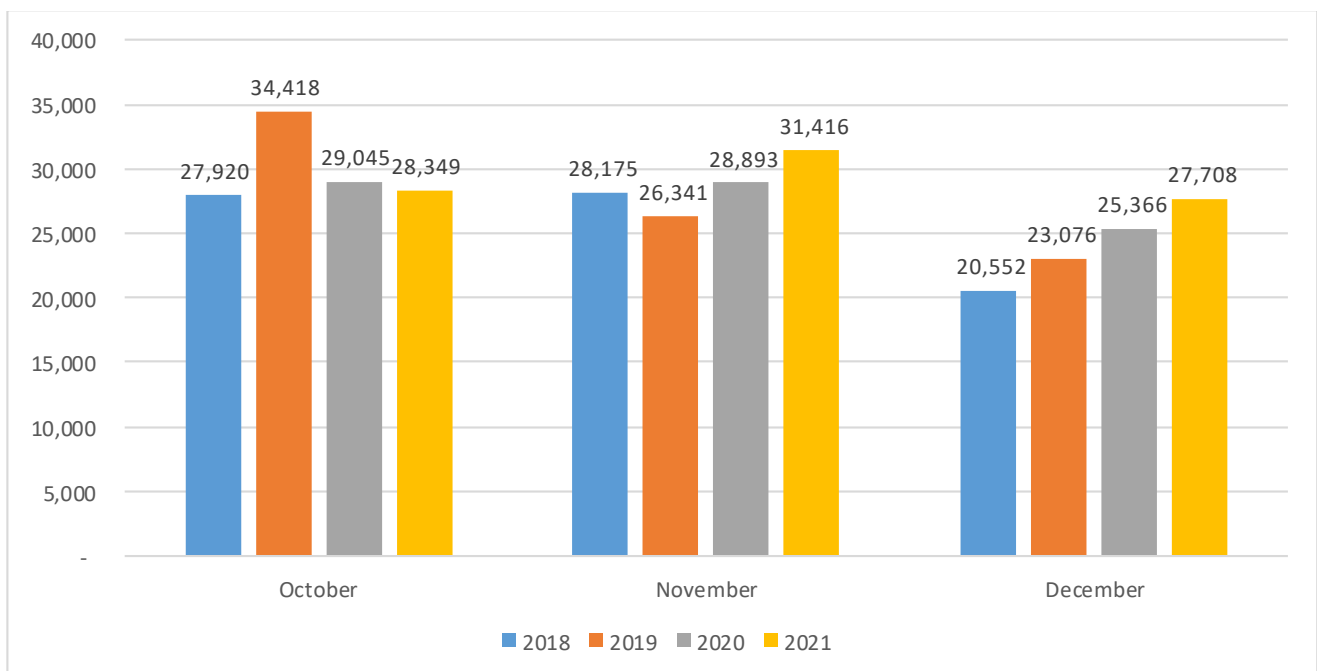
Table 5 and Charts 1 & 2 below show the number of bids placed during Q3 of 2021/22 and the corresponding quarter in the previous 3 years, and the number of households who have placed at least one bid in each month.

The figures show an increasing number of both bids and bidders.

**Table 5: Numbers of bids and bidders by Q2 months**

Quarter	Month	No. of Bids	No. of Bidders
<b>2018/19 Q3</b>	Oct-18	27,920	6,129
	Nov-18	28,175	6,357
	Dec-18	20,552	5,676
<b>2019/20 Q3</b>	Oct-19	34,418	7,311
	Nov-19	26,341	6,433
	Dec-19	23,076	5,551
<b>2020/21 Q3</b>	Oct-20	29,045	6,879
	Nov-20	28,893	6,725
	Dec-20	25,366	6,318
<b>2021/22 Q3</b>	Oct-21	28,349	7,291
	Nov-21	31,416	7,309
	Dec-21	27,708	7,062

**Chart 1 - Numbers of bids by month:**



**Chart 2 - Numbers of bidders by month:**

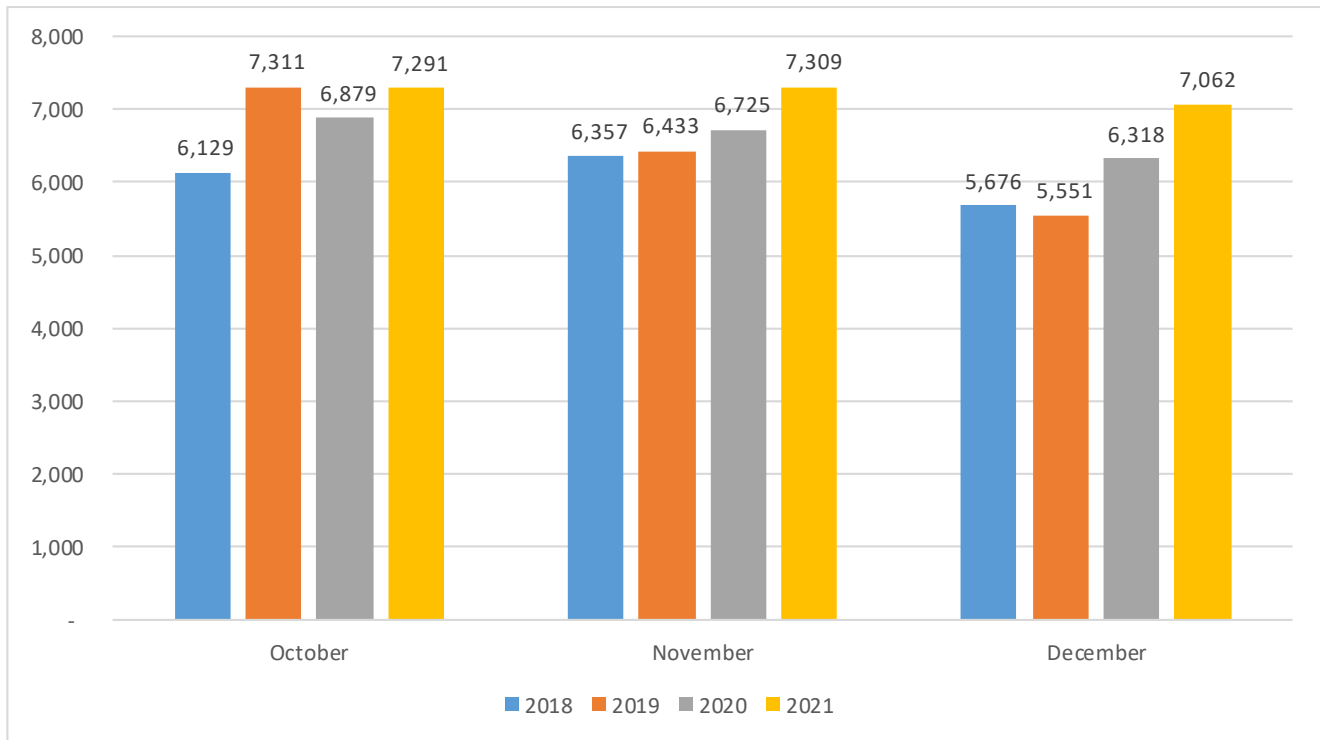


Table 6 shows how bids have been placed throughout the previous quarters (July 2020 to September 2021). Although there has been a fluctuation in the number of bids for each quarter, there is a consistency in how applicants place their bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website, accounts for the majority of bids placed.

**Table 6: Bid Source**

Source	Q3 2020-21		Q4 2020-21		Q1 2021-22		Q2 2021-22		Q3 2021-22	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	5,394	6%	6,353	7%	5,999	7%	5,973	7%	6,615	8%
Direct matches	135	0%	133	0%	87	0%	103	0%	98	0%
Back office/ Management bid	888	1%	1,011	1%	1,060	1%	1,020	1%	1,101	1%
Mobile app	27,559	33%	27,846	32%	28,464	33%	30,157	33%	28,922	33%
Website	49,328	59%	51,687	59%	50,384	59%	54,210	59%	50,737	58%
<b>Total</b>	<b>83,304</b>	<b>100%</b>	<b>87,030</b>	<b>100%</b>	<b>85,994</b>	<b>100%</b>	<b>91,463</b>	<b>100%</b>	<b>87,473</b>	<b>100%</b>

Table 7 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 percentage of inactive applicants in Band B has again increased slightly by 1% from 22% to 23% but is still lower in comparison to pre-January 2021 figures. The figures range from 5% in Mid Devon to 33% in Exeter.

There has also been a consistent drop in inactive bidders in Band A across all Local Authority areas, likely as a result of tighter housekeeping for the Emergency Band.

**Table 7: Percentage of applicants who have not bid or logged in during the last 6 months, and are not on autobid.**

	<b>Band A</b>	<b>Band B</b>	<b>Band C</b>	<b>Band D</b>	<b>Band E</b>	<b>Total</b>
<b>East Devon</b>	0%	11%	36%	62%	63%	55%
<b>Exeter</b>	0%	33%	26%	52%	63%	41%
<b>Mid Devon</b>	0%	5%	18%	38%	47%	36%
<b>North Devon</b>	0%	13%	11%	38%	42%	32%
<b>Plymouth</b>	22%	28%	36%	57%	62%	52%
<b>South Hams</b>	0%	32%	18%	45%	46%	41%
<b>Teignbridge</b>	0%	11%	11%	33%	N/A	21%
<b>Torbay</b>	0%	13%	17%	35%	N/A	25%
<b>Torridge</b>	0%	26%	32%	49%	59%	48%
<b>West Devon</b>	0%	26%	28%	46%	53%	46%
<b>Total</b>	<b>9%</b>	<b>23%</b>	<b>27%</b>	<b>51%</b>	<b>57%</b>	<b>45%</b>
<b>Oct 2021 figures</b>	<b>11%</b>	<b>22%</b>	<b>27%</b>	<b>50%</b>	<b>55%</b>	<b>44%</b>
<b>July 2021 figures</b>	<b>16%</b>	<b>21%</b>	<b>27%</b>	<b>50%</b>	<b>54%</b>	<b>43%</b>
<b>Apr 2021 figures</b>	<b>11%</b>	<b>22%</b>	<b>26%</b>	<b>49%</b>	<b>54%</b>	<b>43%</b>
<b>Jan 2021 figures</b>	<b>31%</b>	<b>30%</b>	<b>33%</b>	<b>56%</b>	<b>65%</b>	<b>51%</b>

The average number of bids for properties let during Q3 (Table 8 below) increased from 99 to 112 compared to the previous quarter.

**Table 8: Average number of bids for general needs properties by property type and local authority during Q3 2021/22**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon		68	100	140	117		120
Exeter	143	263	130	212	50		157
Mid Devon		87	71	119	37	84	87
North Devon	26	106	68	148			104
Plymouth	37	84	99	259	25		128
South Hams		94	47	82	32		70
Teignbridge		144	58	99	49		79
Torbay	89		76	111	65		91
Torridge		26	47	104			74
West Devon		100	46	51			54
<b>Total</b>	<b>89</b>	<b>94</b>	<b>89</b>	<b>159</b>	<b>51</b>	<b>84</b>	<b>112</b>

Table 9 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has re-increased to 45 from the 39 figure in the last quarter.

**Table 9: Average number of bids for sheltered homes by property type and local authority during Q3 2021/22**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon	50	138	70		61	102
Exeter	6	34	36			32
Mid Devon		31	47			39
North Devon		95	33			41
Plymouth	10	86	20			26
South Hams		39	22			23
Teignbridge	52	50	19	75	1	38
Torbay		54	24			32
Torridge	1	94	31			49
West Devon			58			58
<b>Total</b>	<b>19</b>	<b>84</b>	<b>31</b>	<b>75</b>	<b>41</b>	<b>45</b>



**Homes let:**

There were 736 general needs homes let in the 3 months from 1st October 2021 to 31<sup>st</sup> December 2021 (Table 10). This is a further decrease from 781 in Q1 and 753 in Q2. There were 730 lets in Q3 of 2019/2020 and 809 in Q3 of 2020/21.

The proportion of lets to applicants in Band B continued to rise in Quarter 3 to 61% from 56% and 53% in the previous two quarters.

**Table 10: General needs homes let (1<sup>st</sup> October 2021 to 31<sup>st</sup> December 2021):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	1	2%	37	56%	20	30%	6	9%	2	3%	<b>66</b>
<b>Exeter</b>	4	3%	95	75%	22	17%	6	5%		0%	<b>127</b>
<b>Mid Devon</b>		0%	47	73%	14	22%	2	3%	1	2%	<b>64</b>
<b>North Devon</b>	1	1%	48	67%	12	17%	10	14%	1	1%	<b>72</b>
<b>Plymouth</b>	6	3%	120	58%	44	21%	34	16%	4	2%	<b>208</b>
<b>South Hams</b>		0%	19	37%	15	29%	14	27%	3	6%	<b>51</b>
<b>Teignbridge</b>		0%	34	53%	23	36%	7	11%		0%	<b>64</b>
<b>Torbay</b>		0%	36	95%	2	5%		0%		0%	<b>38</b>
<b>Torrige</b>	1	4%	12	43%	8	29%	6	21%	1	4%	<b>28</b>
<b>West Devon</b>		0%	1	6%	7	39%	7	39%	3	17%	<b>18</b>
<b>Q3 2020/21 Total</b>	<b>13</b>	<b>2%</b>	<b>449</b>	<b>61%</b>	<b>167</b>	<b>23%</b>	<b>92</b>	<b>13%</b>	<b>15</b>	<b>2%</b>	<b>736</b>

<b>Q2 2020/21 Total</b>	<b>13</b>	<b>2%</b>	<b>418</b>	<b>56%</b>	<b>179</b>	<b>24%</b>	<b>114</b>	<b>15%</b>	<b>29</b>	<b>4%</b>	<b>753</b>
<b>Q1 2020/21 Total</b>	<b>18</b>	<b>2%</b>	<b>413</b>	<b>53%</b>	<b>202</b>	<b>26%</b>	<b>124</b>	<b>16%</b>	<b>24</b>	<b>3%</b>	<b>781</b>

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There were a total of 133 homes advertised as sheltered (Table 11 below) let across Devon in the months of October to December 2021 and is similar to the 132 sheltered homes let in the last quarter.

There were 148 sheltered homes let in quarter three in 2020/21 and 144 in 2019/20.

**Table 11: Sheltered homes let (1<sup>st</sup> October 2021 to 31<sup>st</sup> December 2021):**

Local Authority	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	13	59%	3	14%	3	14%	3	14%	22
Exeter	1	6%	7	44%	6	38%	2	13%		0%	16
Mid Devon		0%	5	83%		0%	1	17%		0%	6
North Devon	1	13%	2	25%	3	38%	2	25%		0%	8
Plymouth		0%	8	27%	4	13%	14	47%	4	13%	30
South Hams		0%	2	18%	1	9%	3	27%	5	45%	11
Teignbridge		0%	7	39%	4	22%	7	39%		0%	18
Torbay		0%	8	73%	2	18%	1	9%		0%	11
Torrige	1	11%	1	11%	6	67%	1	11%		0%	9
West Devon		0%	1	50%		0%	1	50%		0%	2
<b>Q3 2020/21 Total</b>	<b>3</b>	<b>2%</b>	<b>54</b>	<b>41%</b>	<b>29</b>	<b>22%</b>	<b>35</b>	<b>26%</b>	<b>12</b>	<b>9%</b>	<b>133</b>

<b>Q2 2020/21 Total</b>	<b>2</b>	<b>2%</b>	<b>51</b>	<b>39%</b>	<b>32</b>	<b>24%</b>	<b>33</b>	<b>25%</b>	<b>14</b>	<b>11%</b>	<b>132</b>
<b>Q1 2020/21 Total</b>	<b>3</b>	<b>3%</b>	<b>44</b>	<b>41%</b>	<b>23</b>	<b>21%</b>	<b>31</b>	<b>29%</b>	<b>6</b>	<b>6%</b>	<b>107</b>

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Over 49,000 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 12.

**Table 12: Number of properties let:**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
2010/11	1,758	1,490	633	76	<b>3,959</b>
2011/12	1,798	1,666	758	76	<b>4,302</b>
2012/13	1,579	1,463	586	52	<b>3,683</b>
2013/14	1,893	2,051	997	121	<b>5,071</b>
2014/15	1,774	1,998	950	90	<b>4,812</b>
2015/16	1,655	1,819	780	91	<b>4,345</b>
2016/17	1,840	1,828	746	100	<b>4,514</b>
2017/18	1,608	1,676	729	80	<b>4,093</b>
2018/19	1,719	1,968	802	109	<b>4,598</b>
2019/20	1,688	1,788	646	82	<b>4,204</b>
2020/21	1,368	1,303	529	60	<b>3,260</b>
2021/22 Q1	367	360	153	8	<b>888</b>
2021/22 Q2	366	399	117	3	<b>885</b>
2021/22 Q3	372	339	136	22	<b>869</b>

**Table 13: Homes let (1 October 2021 to 31 December 2021) by local authority and property size.**

<b>Local Authority</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
East Devon	28	44	14	2	<b>88</b>
Exeter	62	41	32	8	<b>143</b>
Mid Devon	30	28	11	1	<b>70</b>
North Devon	35	30	10	5	<b>80</b>
Plymouth	114	89	33	2	<b>238</b>
South Hams	29	24	9	0	<b>62</b>
Teignbridge	33	39	10	0	<b>82</b>
Torbay	17	19	9	4	<b>49</b>
Torrige	11	19	7	0	<b>37</b>
West Devon	13	6	1	0	<b>20</b>
<b>Grand Total</b>	<b>372</b>	<b>339</b>	<b>136</b>	<b>22</b>	<b>869</b>

For more information please contact Gary Pitman ([gary.pitman@exeter.gov.uk](mailto:gary.pitman@exeter.gov.uk)) or Lena Macfarlane ([lena.macfarlane@exeter.gov.uk](mailto:lena.macfarlane@exeter.gov.uk)).