

Contents

Introduction:	1
Households registered with Devon Home Choice:	1
Bidding patterns:	5
Homes let:	10

Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st October 2022 to 31st December 2022.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 19,546 on 1st October 2022 to 19,940 on 1st January 2023, a rise of 2%.

Across Devon, all local authorities in Devon other than Exeter Mid Devon, South Hams and West Devon saw an increase in the number of households in housing need (Bands A to D) in the last 3 months with Torridge having the largest increase of 9.9%. Exeter had the largest decrease in applicants of 2.8%.

The number of households in Band E overall has increased by 1.6% since 1st October 2022, from 9,513 to 9,666 although this still remains at 33% of the total number of households on the DHC register.

Table 1: Number of households in housing need (Bands A to D) as at 1st January 2023

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	337	14%	764	31%	1,344	55%	2,447	2,662	52%
Exeter	5	0%	593	22%	697	26%	1,396	52%	2,691	12	0%
Mid Devon	2	0%	174	20%	284	32%	426	48%	886	805	48%
North Devon	2	0%	287	20%	406	28%	763	52%	1,458	772	35%
Plymouth	8	0%	1,442	20%	1,801	25%	3,924	55%	7,175	3,451	32%
South Hams	2	0%	195	25%	169	22%	418	53%	784	703	47%
Teignbridge	2	0%	240	20%	367	31%	583	49%	1,192	2	0%
Torbay	4	0%	305	18%	426	26%	930	56%	1,665		0%
Torridge		0%	164	14%	358	31%	620	54%	1,142	813	42%
West Devon		0%	101	20%	137	27%	262	52%	500	446	47%
Grand Total	27	0%	3,838	19%	5,409	27%	10,666	53%	19,940	9,666	33%

Oct 2022	27	0%	3,713	19%	5,312	27%	10,493	54%	19,546	9,513	33%
----------	----	----	-------	-----	-------	-----	--------	-----	--------	-------	-----

Devon Home Choice
Quarterly Monitoring Report
(January 2023)



Note: In table 1 above the percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 19% 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).

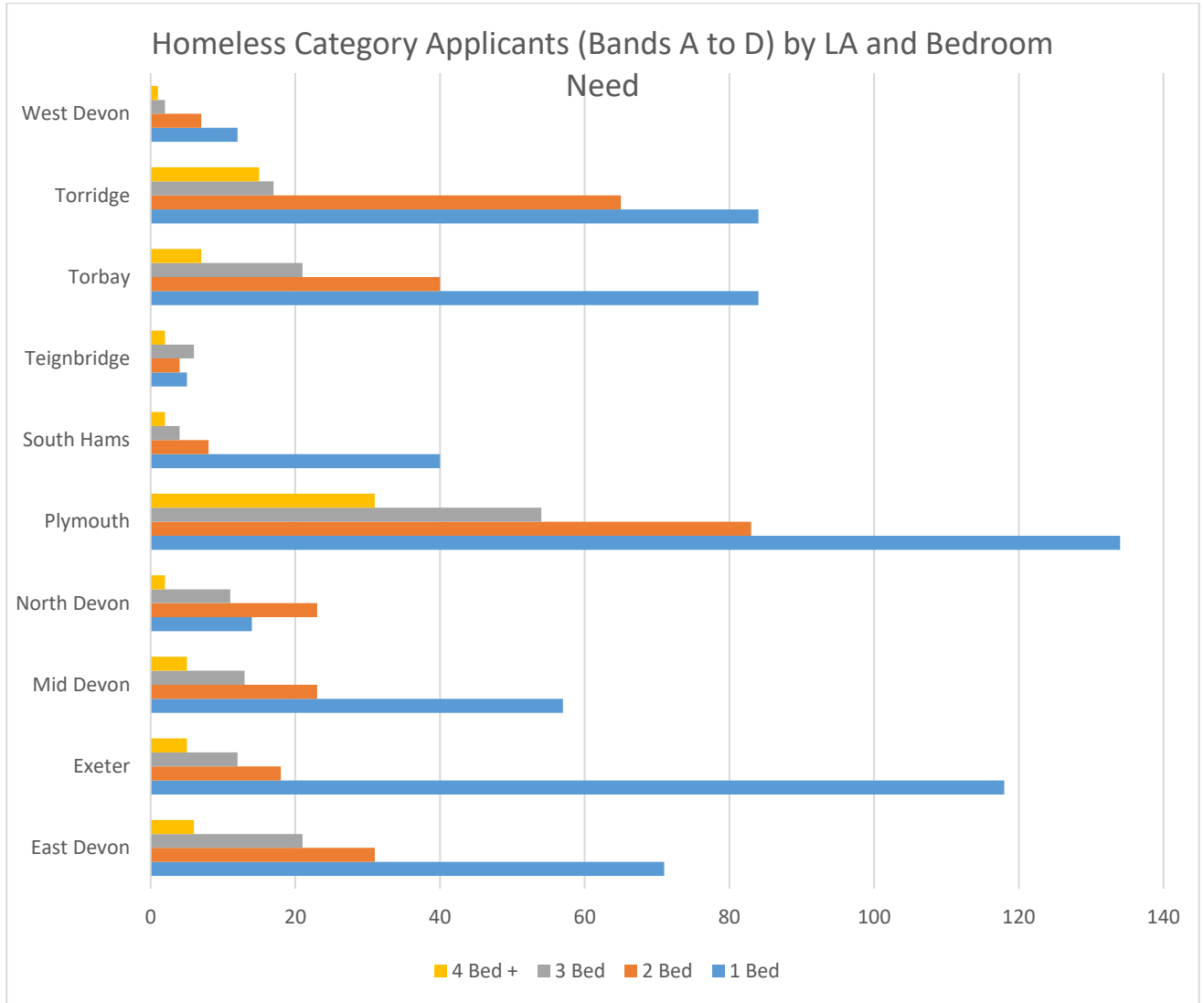
As has been the case previously, one bedroom properties remain the greatest need across all local authority areas (Table 2), with 55% of applicants requiring a one bedroom home. Applicants with a 1 bedroom need have made up at least 55% of the register since we began recording these figures.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st January 2023

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,390	57%	494	20%	369	15%	194	8%	2,447
Exeter	1,639	61%	568	21%	319	12%	165	6%	2,691
Mid Devon	444	50%	183	21%	177	20%	82	9%	886
North Devon	743	51%	376	26%	232	16%	107	7%	1,458
Plymouth	4,122	57%	1,520	21%	1,038	14%	495	7%	7,175
South Hams	465	59%	180	23%	89	11%	50	6%	784
Teignbridge	543	46%	318	27%	221	19%	110	9%	1,192
Torbay	864	52%	403	24%	264	16%	134	8%	1,665
Torridge	580	51%	295	26%	176	15%	91	8%	1,142
West Devon	265	53%	100	20%	81	16%	54	11%	500
Total	11,055	55%	4,437	22%	2,966	15%	1,482	7%	19,940

Chart 1 below show the breakdown of Homeless Category applicants by bedroom need across Local Authority areas. 1 bed need is also highest for this category across all areas except for North Devon and Teignbridge.

Chart 1:



Devon Home Choice
Quarterly Monitoring Report
(January 2023)



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

Decreases in applications for individual LAs per quarter are likely to be the result of increased renewal activity.

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

	Jan 21	Apr 21	Jul 21	Oct 21	Jan 22	Apr 22	Jul 22	Oct 22	Jan 23	Change this quarter
East Devon	2,556	2,652	2,733	2,468	2,409	2,221	2,266	2,422	2,447	+25
Exeter	2,792	2,766	3,053	3,202	3,009	3,131	2,867	2,769	2,691	-78
Mid Devon	759	772	819	820	803	868	899	910	886	-24
North Devon	1,467	1,421	1,450	1,474	1,388	1,420	1,415	1,422	1,458	+36
Plymouth	5,221	5,329	5,455	5,751	6,103	6,957	7,003	6,887	7,175	+288
South Hams	608	690	768	781	799	895	823	801	784	-17
Teignbridge	977	996	1,050	1,111	1,097	1,046	1,007	1,164	1,192	+28
Torbay	1,320	1,363	1,424	1,458	1,507	1,570	1,603	1,620	1,665	+45
Torrige	682	734	825	873	929	962	898	1,039	1,142	+103
West Devon	435	446	482	454	508	579	516	512	500	-12
Total	16,912	17,169	18,059	18,392	18,552	19,649	19,388	19,546	19,940	+394

Table 4 below shows the number of New Applications received by each local authority in each of the last six quarters. The number of new applications received during Q3, December in particular, is usually lower than for other quarters although that is not the case in South Hams.

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

	Q1 2021/22	Q2 2021/22	Q3 2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Quarterly average
East Devon	228	249	187	256	254	254	186	231
Exeter	298	279	235	222	236	280	213	252
Mid Devon	135	150	114	150	142	119	112	132
North Devon	256	233	182	208	203	191	159	205
Plymouth	659	678	542	649	699	698	546	639
South Hams	157	119	130	156	128	115	136	134
Teignbridge	195	251	160	229	177	175	160	192
Torbay	311	304	233	300	298	296	224	281
Torrige	121	115	92	117	92	89	78	101
West Devon	104	86	65	98	82	89	63	84
Total	2,464	2,464	1,940	2,385	2,311	2,306	1,877	2,250

Bidding patterns:

Table 5 and Charts 2 & 3 below show the number of bids placed, and the number of households who have placed at least one bid, during Q3 of 2022/23 and the corresponding quarter in the previous 3 years, as well as Q2 for 2022/23.

November 2022 shows the highest number of bids and bidders in any single month since we began recording these figures in April 2017.

Table 5: Numbers of bids and bidders by Q3 months including the figures for Q2 2022/23

Quarter	Month	No. of Bids	No. of Bidders
2019/20 Q3	Oct-19	34,418	7,311
	Nov-19	26,341	6,433
	Dec-19	23,076	5,551
2020/21 Q3	Oct-20	29,045	6,879
	Nov-20	28,893	6,725
	Dec-20	25,366	6,318
2021/22 Q3	Oct-21	28,349	7,291
	Nov-21	31,416	7,309
	Dec-21	27,708	7,062
2022/23 Q2	Jul-22	31,435	7,820
	Aug-22	36,576	7,958
	Sep-22	36,626	8,279
2022/23 Q3	Oct-22	31,662	7,762
	Nov-22	40,928	8,571
	Dec-22	25,810	7,168

Chart 2 - Numbers of bids by month:

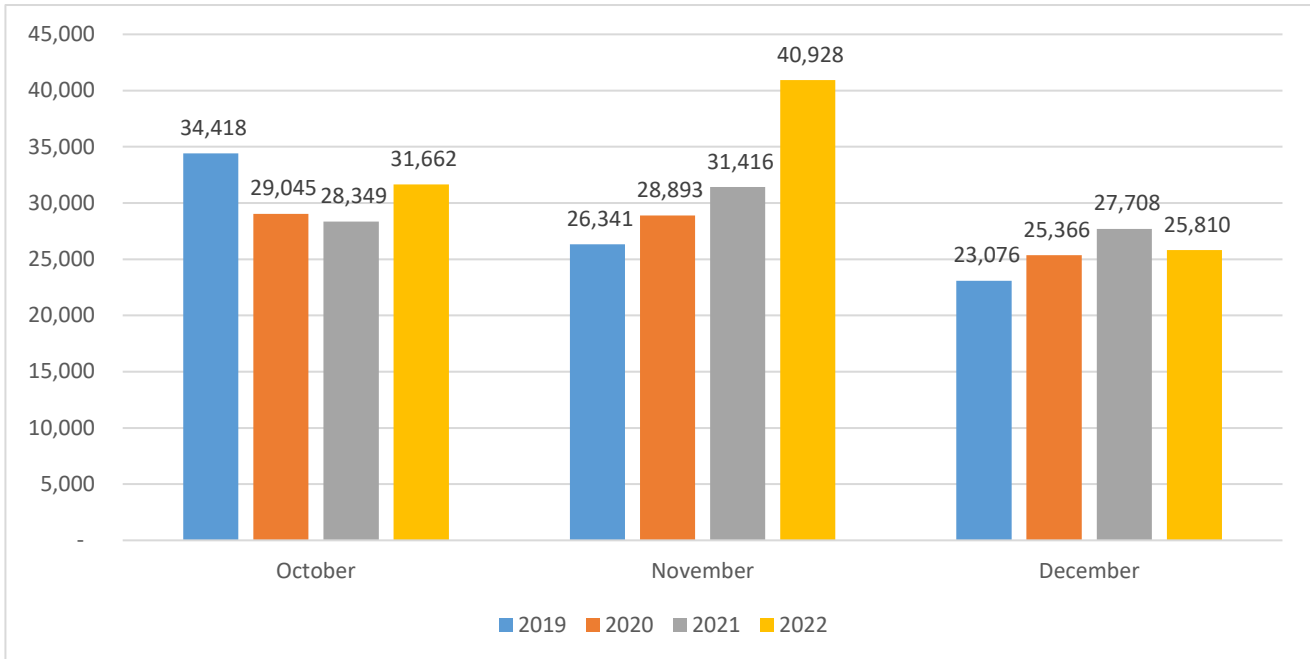


Chart 3 - Numbers of bidders by month:

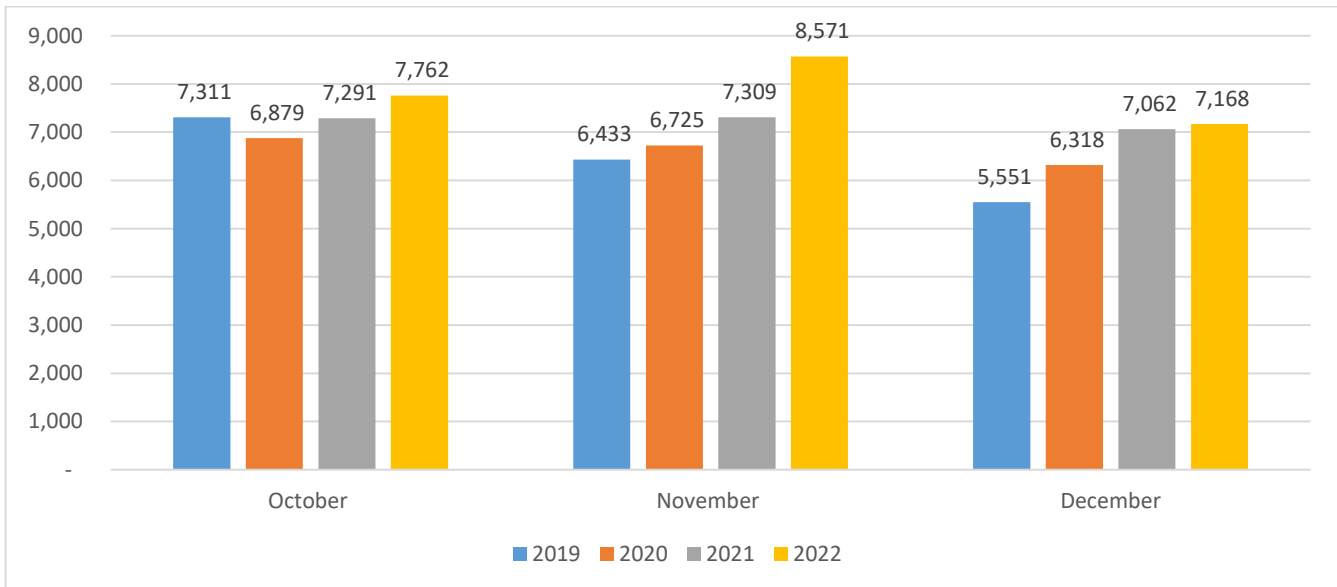


Table 6 shows how bids have been placed throughout the previous quarters (Oct 2021 to December 2022). The total number of bids decreased by 6% from the last quarter but as with the number of new applications the number of bids usually reduces in Q3 and the 2022-23 level is still 12.5% higher than in the previous year.

Table 6: Bid Source

Bid Source	Q3 2021-22		Q4 2021-22		Q1 2022-23		Q2 2022-23		Q3 2022-23	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	6,615	8%	8,540	8%	7,773	7%	9,912	9%	9,562	10%
Direct matches	98	0%	96	0%	76	0%	83	0%	94	0%
Back office / Management bid	1,101	1%	1,394	1%	1,645	2%	1,549	1%	1,861	2%
Mobile app	28,922	33%	35,122	33%	33,109	32%	32,675	31%	30,381	31%
Website	50,737	58%	62,692	58%	61,696	59%	60,418	58%	56,502	57%
Total	87,473	100%	107,844	100%	104,299	100%	104,637	100%	98,400	100%

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).

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

Local Authority	Band A	Band B	Band C	Band D	Band E	Total
East Devon	0%	10%	86%	61%	65%	56%
Exeter	0%	29%	22%	46%	50%	35%
Mid Devon	0%	10%	32%	37%	42%	34%
North Devon	0%	5%	18%	28%	34%	24%
Plymouth	0%	26%	38%	54%	59%	48%
South Hams	0%	19%	9%	32%	35%	29%
Teignbridge	0%	10%	17%	31%	0%	20%
Torbay	0%	10%	19%	27%	0%	21%
Torridge	0%	32%	76%	50%	59%	50%
West Devon	0%	20%	23%	35%	37%	32%
Total	0%	20%	35%	46%	54%	42%
Oct 2022 figures	7%	22%	26%	51%	59%	45%
Jul 2022 figures	0%	21%	27%	50%	58%	45%
Apr 2022 figures	0%	20%	25%	44%	52%	40%
Jan 2022 figures	9%	23%	27%	51%	57%	45%

The percentage of inactive applicants in Band B has decreased slightly across Devon from 22% to 20%. Exeter was the only Local authority to see an increase in inactive Band B bidders by 3%.

Band C saw a sizeable increase of inactive applicants of 9% compared to October's percentage whilst Band D proportion of inactive bidders have decreased by 5% from 51% to 46%.

54% of applicants in Band E are considered to be inactive, down from the 59% in October 2022.

The average number of bids received for general needs properties let during Q3 (Table 8 below) was 117, slightly below the previous quarter figure of 118.

Table 8: Average number of bids for general needs properties by property type and local authority during Q3 2022/23

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	103	126	68	136	77		101
Exeter	143	119	135	184	53		145
Mid Devon		123	53	107		63	90
North Devon		123	61	142	200		115
Plymouth	93	65	139	274	82		157
South Hams		60	37	94			65
Teignbridge		76	71	99	41		84
Torbay	90	294	99	141			112
Torridge		45	34	57	32		40
West Devon	10	27	52	69			60
Total	100	87	100	155	81	63	117
Previous quarter	98	76	107	159	88	-	118

Table 9 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has decreased slightly to 53 from the previous 55 in Q2. There were no sheltered houses let in Q3.

Table 9: Average number of bids for sheltered homes by property type and local authority during Q3 2022/23

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon		107	70	n/a	1	80
Exeter		70	22	n/a		31
Mid Devon		181	96	n/a		153
North Devon			53	n/a		53
Plymouth	26	65	42	n/a		40
South Hams		100	12	n/a		22
Teignbridge		28	24	n/a		25
Torbay			44	n/a		44
Torridge		72	21	n/a	26	48
West Devon		106	3	n/a		37
Total	26	99	44	n/a	14	53
Previous quarter	11	113	30	86	27	55

Homes let:

There were 813 general needs homes let in the 3 months from 1st October to 31st December 2022 (Table 10 below) compared to 736 lets in Q3 of 2021/22 and 809 lets in Q3 of 2020/21.

61% percent of all general homes let were let to applicants in Band B which is down slightly from Q2 and Q1's percentage of lets.

Table 10: General needs homes let (1st October 2022 to 31st December 2022):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	3	4%	27	40%	18	27%	16	24%	3	4%	67
Exeter	2	2%	78	76%	16	16%	7	7%		0%	103
Mid Devon	2	4%	35	65%	11	20%	5	9%	1	2%	54
North Devon	2	3%	38	63%	10	17%	9	15%	1	2%	60
Plymouth	6	2%	199	74%	37	14%	19	7%	8	3%	269
South Hams		0%	38	34%	36	32%	29	26%	9	8%	112
Teignbridge		0%	25	44%	22	39%	9	16%	1	2%	57
Torbay		0%	33	87%	3	8%		0%	2	5%	38
Torridge		0%	11	55%	3	15%	3	15%	3	15%	20
West Devon	1	3%	11	33%	8	24%	10	30%	3	9%	33
Q3 2022/23 Total	16	2%	495	61%	164	20%	107	13%	31	4%	813
Q2 2022/23 Total	11	2%	446	67%	134	20%	72	11%	5	1%	668
Q1 2022/23 Total	15	2%	452	65%	151	22%	64	9%	15	2%	697

Devon Home Choice
Quarterly Monitoring Report
(January 2023)



There were a total of 88 homes advertised as sheltered (Table 11 below) let across Devon in the months of October to December 2022. Quarter 3 of 2021/22 had a total of 133 lets of homes marked as sheltered.

Table 11: Sheltered homes let (1st October 2022 to 31st December 2022):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	3%	12	41%	11	38%	4	14%	1	3%	29
Exeter		0%	3	75%		0%	1	25%		0%	4
Mid Devon		0%	3	100%		0%		0%		0%	3
North Devon		0%	6	60%		0%	3	30%	1	10%	10
Plymouth		0%	8	35%	4	17%	9	39%	2	9%	23
South Hams		0%		0%	3	33%	5	56%	1	11%	9
Teignbridge		0%	2	22%	3	33%	4	44%		0%	9
Torbay		0%	3	75%	1	25%		0%		0%	4
Torrige		0%	2	50%	1	25%		0%	1	25%	4
West Devon		0%	1	33%		0%	2	67%		0%	3
Q3 2022/23 Total	1	1%	40	41%	23	23%	28	29%	6	6%	98
Q2 2022/23 Total	3	3%	48	55%	10	11%	21	24%	6	7%	88
Q1 2022/23 Total		0%	49	43%	26	23%	33	29%	7	6%	115

**Please note that these figures only include homes which have been flagged specifically as sheltered. Other age restricted properties may have been included with the general needs lets figures.*

Devon Home Choice
Quarterly Monitoring Report
(January 2023)



Over 52,600 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:

	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	1,368	1,303	529	60	3,260
2021/22	1,417	1,357	490	34	3,298
2022/23 Q1	335	332	138	7	812
2022/23 Q2	334	306	103	13	756
2022/23 Q3	390	366	137	18	911

Table 13: Homes let (1 October 2022 to 31st December 2022) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	49	39	7	1	96
Exeter	39	50	16	2	107
Mid Devon	21	26	9	1	57
North Devon	31	30	8	1	70
Plymouth	146	95	46	5	292
South Hams	37	51	27	6	121
Teignbridge	22	32	11	1	66
Torbay	22	16	3	1	42
Torridge	9	14	1		24
West Devon	14	13	9		36
Total	390	366	137	18	911

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