

Introduction:

This report provides the latest key information from Devon Home Choice and covers the 1st April 2019 to 30st June 2019.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 17,513 in April to 16,173 in July, a decrease of 8%.

Even though there has been a decrease in total applications across Devon, only 5 local authorities saw a decrease in applications since April: Mid Devon, Plymouth, South Hams, Teignbridge and West Devon.

The bands with highest decrease percentages are Band D and Band E, with a decrease of 7% and 10% respectively.

Table 1: Number of households in housing need (Bands A to D) as at 8th July 2019

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	5	0%	287	14%	677	33%	1101	53%	2,070	2,459	54%
Exeter	3	0%	393	18%	626	28%	1,183	54%	2,205	1	0%
Mid Devon	1	0%	106	15%	216	31%	367	53%	690	849	55%
North Devon	0	0%	159	14%	301	27%	651	59%	1,111	1,202	52%
Plymouth	7	0%	921	15%	1,721	28%	3,497	57%	6,146	3,512	36%
South Hams	0	0%	151	22%	166	24%	370	54%	687	765	53%
Teignbridge	2	0%	218	22%	385	39%	393	39%	998	0	0%
Torbay	5	0%	170	15%	338	29%	644	56%	1,157	1	0%
Torridge	1	0%	132	20%	220	33%	321	48%	674	472	41%
West Devon	0	0%	77	18%	133	31%	225	52%	435	435	50%
Total	24	0%	2,614	16%	4,783	30%	8,752	54%	16,173	9,696	37%

April 2019	27	0%	2,888	16%	5,211	30%	9,390	54%	17,516	10,744	38%
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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. 16% 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).

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 8th April 2019

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,160	56%	471	23%	290	14%	149	7%	2,070
Exeter	1,305	59%	460	21%	308	14%	132	6%	2,205
Mid Devon	370	54%	161	23%	105	15%	54	8%	690
North Devon	615	55%	269	24%	153	14%	74	7%	1,111
Plymouth	3,708	60%	1,319	21%	751	12%	368	6%	6,146
South Hams	387	56%	174	25%	81	12%	45	7%	687
Teignbridge	466	47%	286	29%	186	19%	60	6%	998
Torbay	586	51%	313	27%	168	15%	90	8%	1,157
Torridge	346	51%	156	23%	117	17%	55	8%	674
West Devon	221	51%	102	23%	73	17%	39	9%	435
Total	9,164	57%	3,711	23%	2,232	14%	1,066	7%	16,173

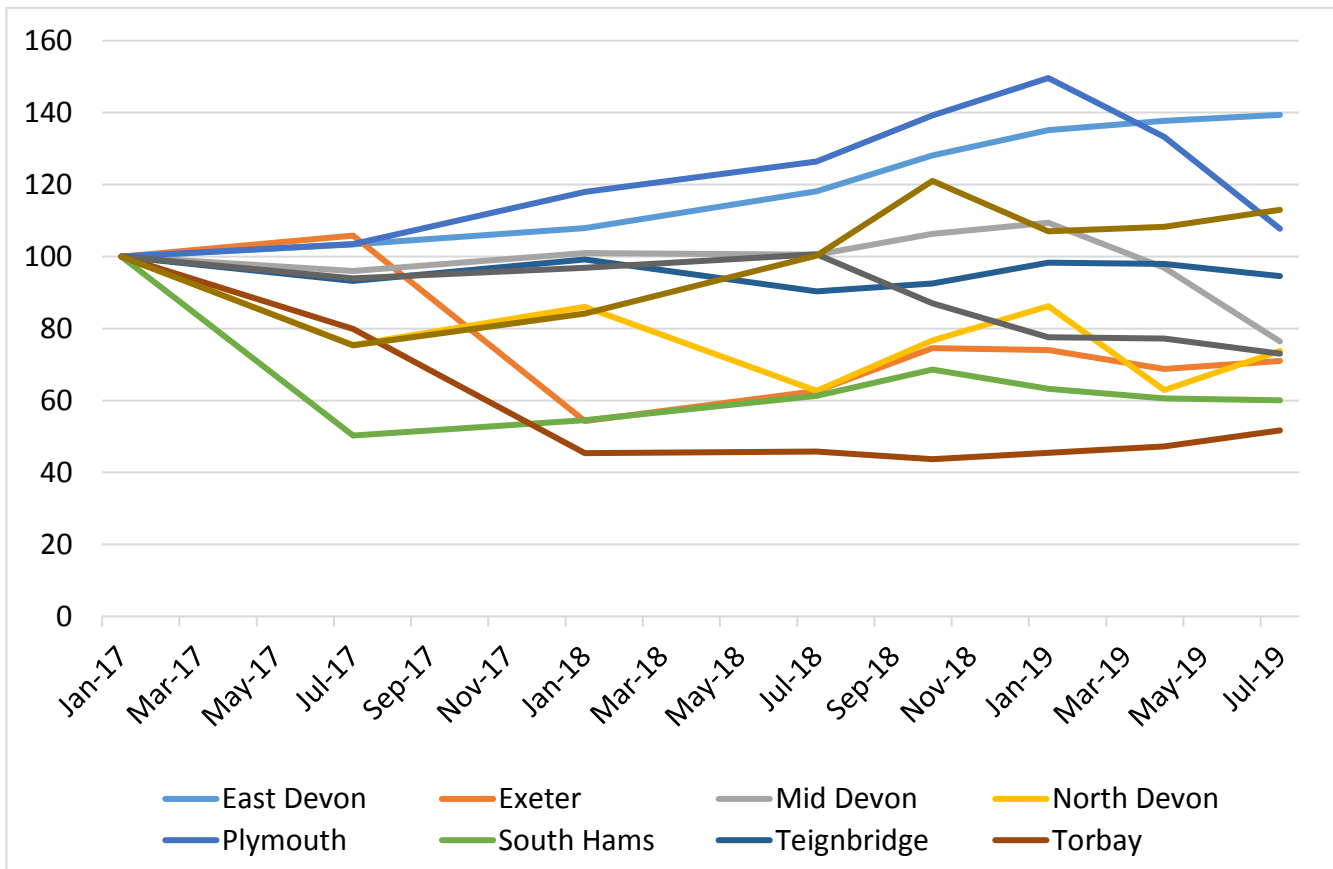
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. Compared to the April, there has been a decrease in the number of households in housing need (Bands A – D) by 8%. The reduction in numbers is the result of renewals being carried out by a number of local authorities. The reductions range from 1% in South Hams to 19% in Plymouth. There were increases in the number of applicants within 5 local authority areas, ranging from 1% in East Devon to 14% in North Devon.

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

	Apr 17	Oct 17	Apr 18	Jul 18	Oct 18	Jan 19	Apr 19	Jul 19
East Devon	1,571	1,587	1,713	1,755	1,903	2,007	2,045	2,070
Exeter	3,187	3,245	1,772	1,943	2,314	2,297	2,136	2,205
Mid Devon	894	909	891	908	960	988	875	690
North Devon	1,629	1,217	1,182	944	1,155	1,298	947	1,111
Plymouth	5,661	6,445	6,695	7,209	7,940	8,532	7,599	6,146
South Hams	1,082	575	629	701	785	724	693	687
Teignbridge	946	1,015	998	953	976	1,037	1,033	998
Torbay	1,848	1,071	1,073	1,026	978	1,018	1,058	1,157
Torridge	935	850	877	929	803	716	713	674
West Devon	343	297	345	386	466	412	417	435
Total	18,096	17,211	16,175	16,754	18,280	19,029	17,516	16,173

Chart 1 shows the number of households in housing need by local authority, using January 2017 as the base year. The Chart highlights some significant differences between local authorities. For example, whilst the number of households in housing need has significantly decreased in South Hams and Torbay between January 2017 and July 2019, East Devon has seen an increase of 31%. Plymouth have seen a significant decrease in applicants placed in Band A – D since the beginning of the year. From 8,532 in January 2019 to 6,146 applicants in July 2019, a decrease of 28%.

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 in each month since April 2017, and the number of households who have placed at least one bid in each month.

It can be seen from the trend lines in Charts 2 & 3 that there is an increase in the number of bids being made each month, and the number of households who are bidding.

It is visible from Table 4 that there has been a level of consistency since the beginning of the year regarding the number of applicants' bidding on properties within the month. 5 of the last 6 months has seen over 6,000 bidders with June being very close, falling just 14 shy of 6,000.

Devon Home Choice
Quarterly Monitoring Report
(July 2019)



The property alerts went live at the end of November 2017 and appear to be contributing to the increased number of bids and bidders. To date, 6,766 applicants (4,162 of which are currently active) have set up a total of 10,272 alerts. This is an increase of 2,333 from the previous quarter and have been used by the applicants to view details of the relevant property.

Table 4: Numbers of bids and bidders by month

Month	No. of bids	No of bidders
Apr-17	16,410	4,447
May-17	19,279	4,742
Jun-17	18,622	4,848
Jul-17	20,706	5,114
Aug-17	24,669	5,323
Sep-17	23,353	5,389
Oct-17	21,502	5,234
Nov-17	23,725	5,535
Dec-17	15,528	4,631
Jan-18	28,128	5,974
Feb-18	23,044	5,542
Mar-18	20,913	5,293
Apr-18	21,404	5,080
May-18	24,725	5,683
Jun-18	20,410	5,304
Jul-18	23,550	6,008
Aug-18	27,019	6,227
Sep-18	24,334	5,857
Oct-18	27,920	6,129
Nov-18	28,175	6,357
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

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

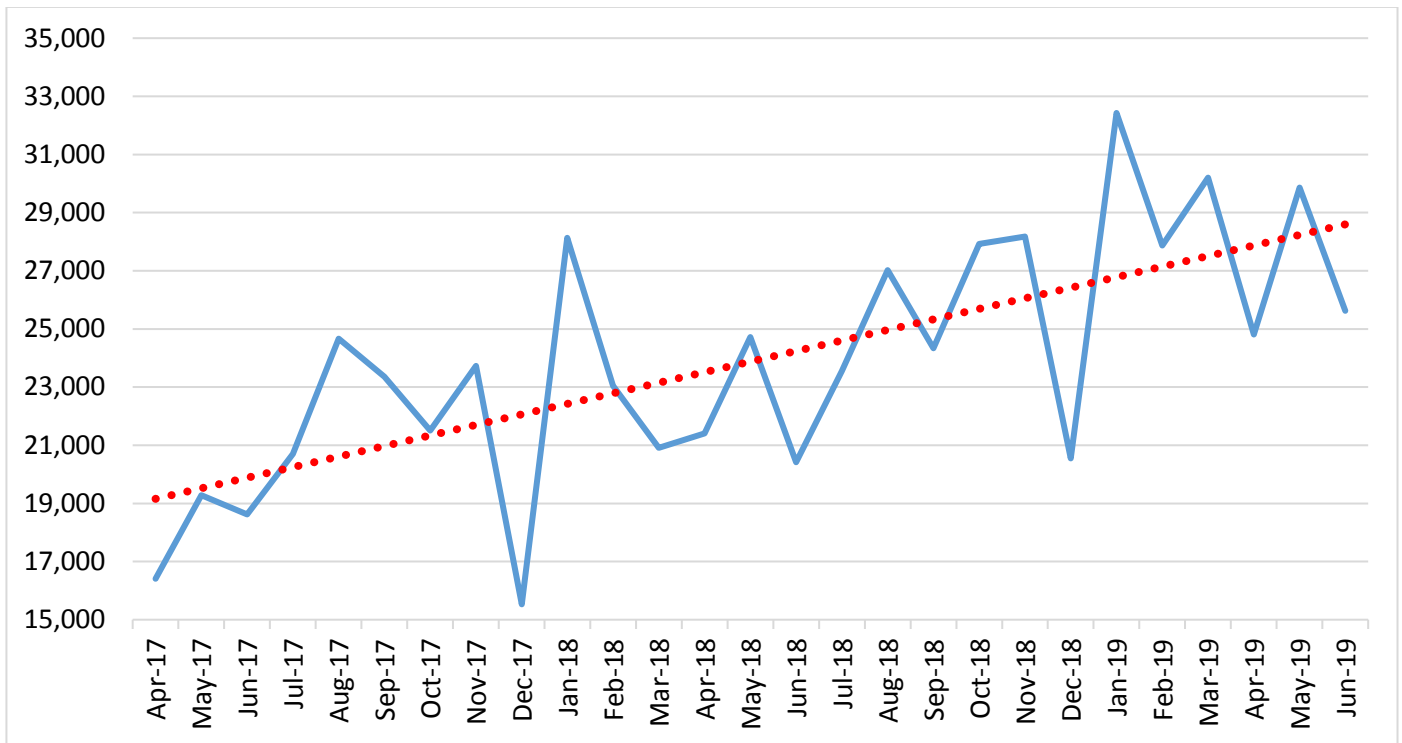


Chart 3 - Numbers of bidders by month (including trend line):

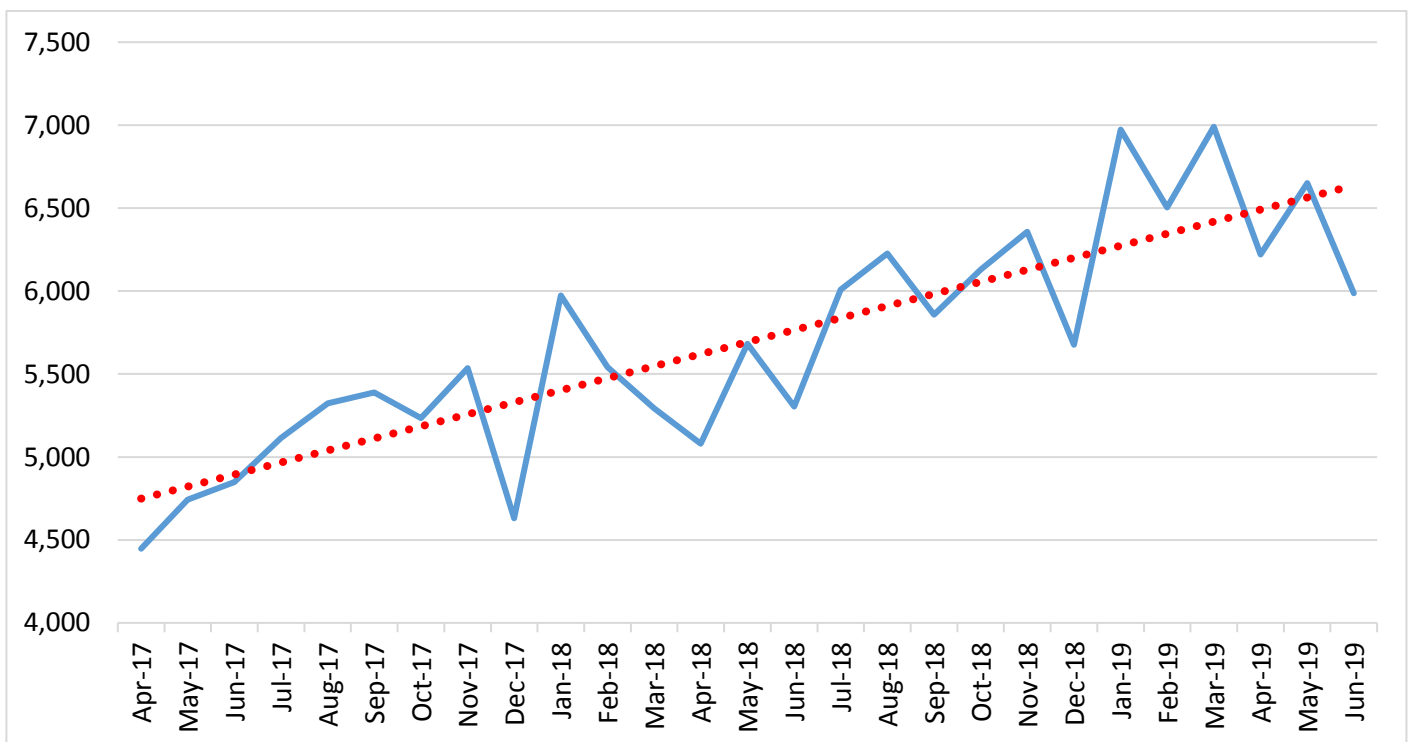


Table 5 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not bid or logged in during the last 6 months and are not on autobid).

The table below shows a significant drop since April 2019 in the proportion of households by band who are inactive. The overall total of inactive users has dropped by 8%, with the largest local authority reduction being Plymouth by 11%. There has also been a significant decrease of inactive users throughout all bands (ignoring Band A due to small amount of applicants in this Band), ranging from 5% to 15%.

Table 7: Percentage of applicants who have not 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	25%	25%	38%	60%	59%	54%
Exeter	0%	21%	12%	40%	N/A	28%
Mid Devon	0%	11%	13%	40%	42%	35%
North Devon	0%	16%	22%	45%	45%	40%
Plymouth	0%	35%	31%	52%	54%	47%
South Hams	0%	30%	28%	40%	43%	39%
Teignbridge	0%	21%	17%	33%	N/A	24%
Torbay	0%	18%	16%	33%	N/A	26%
Torrige	100%	24%	28%	38%	47%	38%
West Devon	0%	23%	20%	40%	55%	43%
Total	0%	23%	20%	40%	55%	43%
April 2019 figures	0%	36%	35%	54%	60%	51%

Table 6 shows how bids have been made throughout the previous 3 quarters (January 2019 to July 2019). 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 34% of the bids in each quarter and the website just under 60% of the bids placed.

Table 6: Bid Source

Source	January 2019		April 2019		July 2019	
	No.	%	No.	%	No.	%
Autobid	4,733	6%	4,738	6%	4,833	6%
Direct matches	104	0%	117	0%	125	0%
Back office/Management bid	1,519	2%	1,488	2%	1,409	2%
Mobile app	25,169	34%	28,379	34%	27,000	34%
Website	45,122	59%	49,791	59%	46,880	58%
Total	74,647	100%	84,513	100%	80,289	100%

It can be seen from Table 7 below that the average number of bids for general needs houses was far higher, at 99 bids, than any other property type. It can also be seen that there is heavy fluctuation between local authorities and the average number of bids on certain types of property. For example, the average number of bids for houses across Devon range from 34 in West Devon to 110 in Plymouth. This can also be seen in the average number of bids for bungalows, which ranges across Devon from 48 in Plymouth to 250 in Exeter.

12 properties in Plymouth received over 300 bids with the highest bid total reaching 383 for the quarter. A further 64 properties across Devon received 200 or more bids.

Table 7: Average number of bids for general needs properties by property type and local authority during Q1 2019/20

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	48	119	32	77	104	40	57
Exeter	123	250	81	126	53	N/A	93
Mid Devon	26	80	34	63	39	N/A	52
North Devon	N/A	74	52	78	60	N/A	72
Plymouth	34	48	93	187	56	N/A	110
South Hams	N/A	57	25	53	19	20	45
Teignbridge	N/A	77	26	52	30	N/A	41
Torbay	20	114	39	86	1	N/A	53
Torridge	N/A	55	30	48	23	N/A	41
West Devon	5	51	27	39	N/A	N/A	34
Total	46	68	65	99	50	33	76

Table 8 presents the same information for homes advertised as sheltered (e.g. for older people). It can be seen that bungalows had the highest average number of bids for sheltered homes in the last quarter. East Devon saw the highest average number of bids for sheltered properties in the last quarter (83 bids), whilst South Hams had the lowest average number of bids for sheltered properties in the last quarter (7 bids).

Table 8: Average number of bids for sheltered homes by property type and local authority during Q1 2019/20

Local Authority	Bedsit	Bungalow	Flat	Maisonette	Total
East Devon	57	126	53	40	83
Exeter	6	36	19	18	19
Mid Devon	N/A	96	25	N/A	51
North Devon	1	23	22	N/A	21
Plymouth	11	79	21	N/A	31
South Hams	N/A	20	5	5	7
Teignbridge	N/A	20	11	21	13
Torbay	N/A	73	24	N/A	32
Torrige	N/A	35	N/A	19	24
West Devon	N/A	27	23	N/A	23
Total	15	84	24	19	36

Homes let:

1,041 general needs homes were let during the 3 months from 1st April 2019 to 30th June 2019 (Table 9). It is visible that the majority of properties were let to applicants placed in Band B (46%). The percentage of properties let decreases as the housing need decreases (i.e. 32% of properties let to applicants in Band C whereas 17% of properties let to applicants in Band D).

There is a significant variation in the proportion of homes let to households in Band B between local authorities – from 62% of all general needs homes in Exeter to 24% in South Hams.

It should be noted that the proportion of homes let to households in Band B may be affected by the higher number of homes that require a local connection in some local authority areas.

Table 9: General needs homes let (1st April 2019 to 30th June 2019):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	4	3%	52	44%	41	35%	11	9%	9	8%	117
Exeter	0	0%	103	62%	45	27%	18	11%	1	1%	167
Mid Devon	1	2%	25	42%	20	33%	11	18%	3	5%	60
North Devon	0	0%	44	51%	33	38%	8	9%	1	1%	86
Plymouth	6	2%	146	44%	101	30%	66	20%	13	4%	332
South Hams	0	0%	18	24%	23	31%	29	39%	5	7%	75
Teignbridge	0	0%	24	40%	26	43%	10	17%	0	0%	60
Torbay	3	4%	42	59%	20	28%	5	7%	1	1%	71
Torrige	0	0%	15	43%	13	37%	6	17%	1	3%	35
West Devon	0	0%	14	37%	6	16%	10	26%	8	21%	38
Total	14	1%	483	46%	328	32%	174	17%	42	4%	1,041

During the last quarter 131 homes advertised as sheltered (e.g. for older people) were let across Devon. 42% of these homes were let to households in Band B. The differences between local authorities are 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 April 2019 to 30th June 2019):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	4%	14	61%	6	26%	1	4%	1	4%	23
Exeter	0	0%	7	44%	1	6%	7	44%	1	6%	16
Mid Devon	0	0%	1	17%	3	50%	2	33%	0	0%	6
North Devon	0	0%	12	46%	4	15%	8	31%	2	8%	26
Plymouth	0	0%	8	33%	5	21%	5	21%	6	25%	24
South Hams	0	0%	3	33%	3	33%	2	22%	1	11%	9
Teignbridge	0	0%	4	25%	6	38%	5	31%	1	6%	16
Torbay	0	0%	4	100%	0	0%	0	0%	0	0%	4
Torrige	0	0%	2	40%	1	20%	1	20%	1	20%	5
West Devon	0	0%	0	0%	1	50%	1	50%	0	0%	2
Total	1	1%	55	42%	30	23%	32	24%	13	10%	131

Over 40,500 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

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