

Devon Home Choice
Quarterly Monitoring Report
(July 2020)



Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2020 to 30th June 2020.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 15,529 in April to 15,082 in June, a decrease of 2.87%. Excepting East Devon and Mid Devon, all other Local Authorities saw a decreasing trend in numbers on the register. This is the result of an increased capacity in some local authorities to do housekeeping and renewal processing, and a reduction in the number of new applications received during the COVID 19 Lockdown period in this quarter.

The number of new applications received in April – June 2020 was 1994 compared to 2286 received during the same months in 2019. The number of new applications received during June 2020 was however higher than average at 882, compared to an average of 762 per month received in Q1 of last year.

The percentage of households on the register in Band E is 34.47%, down from the previous figure of 36%.

Table 1: Number of households in housing need (Bands A to D) as at 1st July 2020

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0.04%	268	11.65%	747	32.46%	1,285	55.85%	2,301	1,922	45.51%
Exeter	5	0.22%	481	21.00%	649	28.34%	1,155	50.44%	2,290	10	0.43%
Mid Devon	1	0.14%	122	17.21%	253	35.68%	333	46.97%	709	848	54.46%
North Devon	3	0.25%	171	14.61%	345	28.37%	697	57.32%	1,216	1,094	47.36%
Plymouth	3	0.06%	699	15.14%	1,447	29.65%	2,731	55.96%	4,880	2,679	35.44%
South Hams	-	0.00%	134	21.12%	140	22.40%	351	56.16%	625	596	48.81%
Teignbridge	4	0.44%	207	22.25%	304	33.74%	386	42.84%	901	1	0.11%
Torbay	4	0.31%	242	16.56%	328	25.81%	697	54.84%	1,271	-	0.00%
Torridge	1	0.18%	86	20.85%	199	36.51%	259	47.52%	545	386	41.46%
West Devon	1	0.29%	56	16.28%	106	30.81%	181	52.62%	344	399	53.70%
Grand Total	23	0.15%	2,466	16.35%	4,518	29.96%	8,075	53.54%	15,082	7,935	34.47%
April 2020	23	0%	2,554	16%	4,574	29%	8,378	53.95%	15,529	8,676	36.00%

Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 16.35% 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. 34.47% 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 56.44% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st July 2020

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,339	58%	479	21%	317	14%	166	7%	2,301
Exeter	1,376	60%	455	20%	313	14%	146	6%	2,290
Mid Devon	386	54%	147	21%	119	17%	57	8%	709
North Devon	671	55%	286	24%	177	15%	82	7%	1,216
Plymouth	2,829	58%	1,086	22%	679	14%	286	6%	4,880
South Hams	348	56%	164	26%	75	12%	38	6%	625
Teignbridge	447	50%	234	26%	158	18%	62	7%	901
Torbay	665	52%	306	24%	204	16%	96	8%	1,271
Torrige	273	50%	142	26%	90	17%	40	7%	545
West Devon	179	52%	69	20%	71	21%	25	7%	344
Total	8,513	56%	3,368	22%	2,203	15%	998	7%	15,082

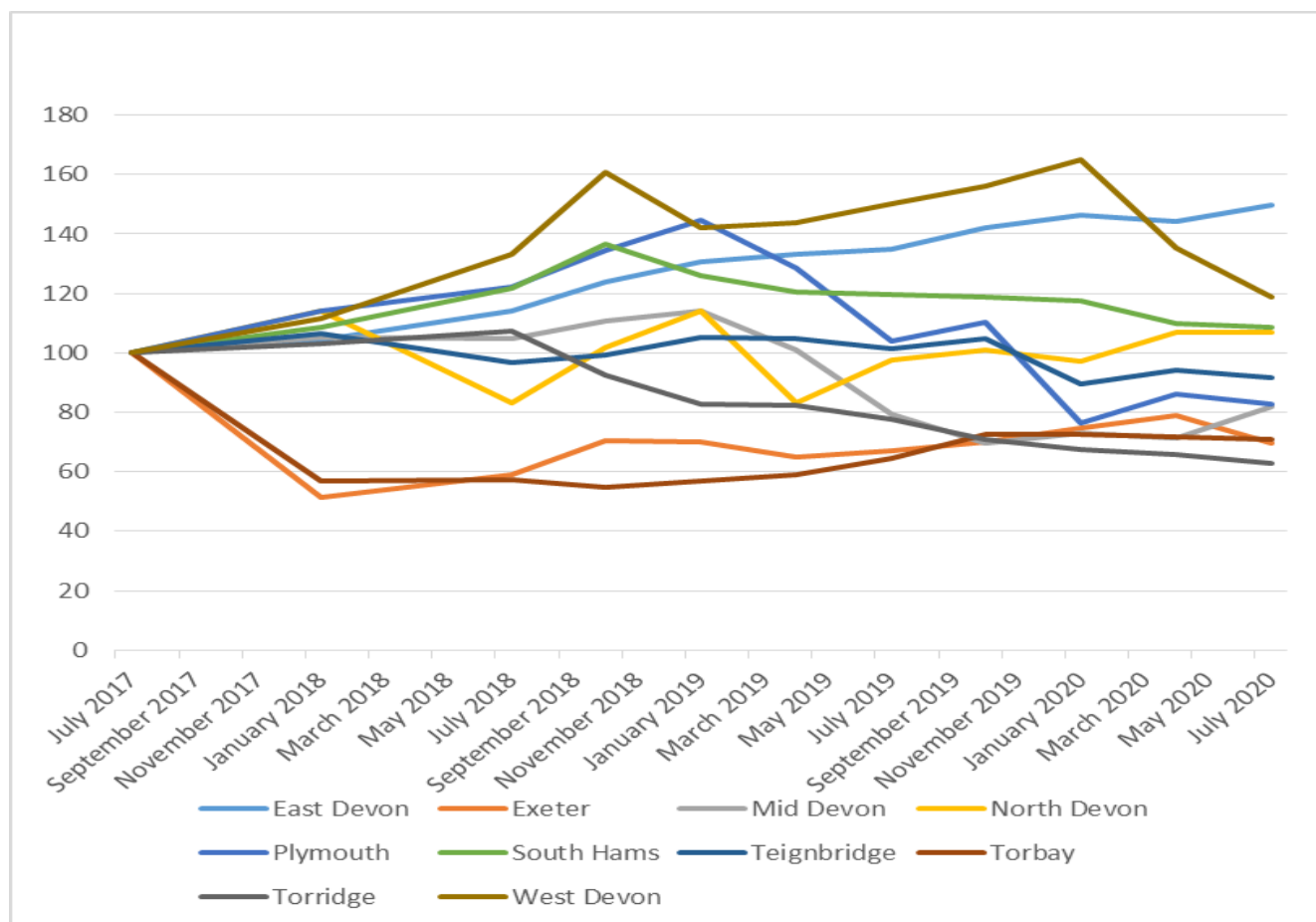
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. The number in East Devon has increased each quarter since October 2017, all other local authorities have shown some fluctuations over that period.

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

	Jul 18	Oct 18	Jan 19	Apr 19	Jul 19	Oct 19	Jan 20	Apr 20	Jul 20
East Devon	1,755	1,903	2,007	2,045	2,070	2,180	2,245	2,214	2,301
Exeter	1,943	2,314	2,297	2,136	2,205	2,307	2,461	2,598	2,290
Mid Devon	908	960	988	875	690	602	632	617	709
North Devon	944	1,155	1,298	947	1,111	1,147	1,102	1,216	1,216
Plymouth	7,209	7,940	8,532	7,599	6,146	6,521	4,499	5,080	4,880
South Hams	701	785	724	693	687	682	677	631	625
Teignbridge	953	976	1,037	1,033	998	1,032	881	928	901
Torbay	1,026	978	1,018	1,058	1,157	1,295	1,298	1,281	1,271
Torrige	929	803	716	713	674	614	585	571	545
West Devon	386	466	412	417	435	453	479	393	344
Total	16,754	18,280	19,029	17,516	16,173	16,833	14,859	15,529	15,082

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 37% in Torrridge, 30% in Exeter and 29% in Torbay. North Devon, South Hams and West Devon saw an increase of 7%, 9% and 19% respectively.

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 February 2019, and the number of households who have placed at least one bid in each month.

The trend lines in Charts 2 & 3 indicate a decrease in both the total number of bids placed and the number of applicants bidding. The number of bidders and bids dropped dramatically in April 2020 and May 2020 as a result of the complete suspension of advertising for 3 weeks and a reduction in the number of available properties due to COVID 19 lockdown restrictions.

June's figures however show that bidding and the number of bidders having almost returned to pre-lockdown status.

Table 4: Numbers of bids and bidders by month

Month	No. of bids	No of bidders
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
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

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

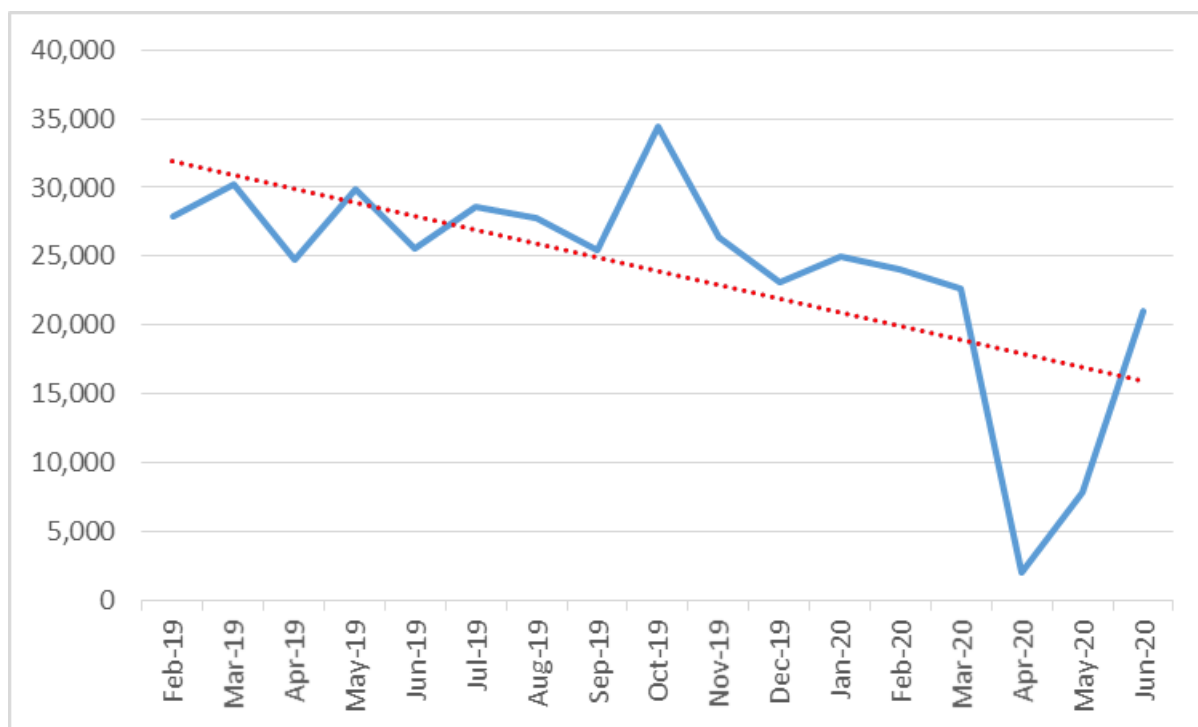


Chart 3 - Numbers of bidders by month (including trend line):

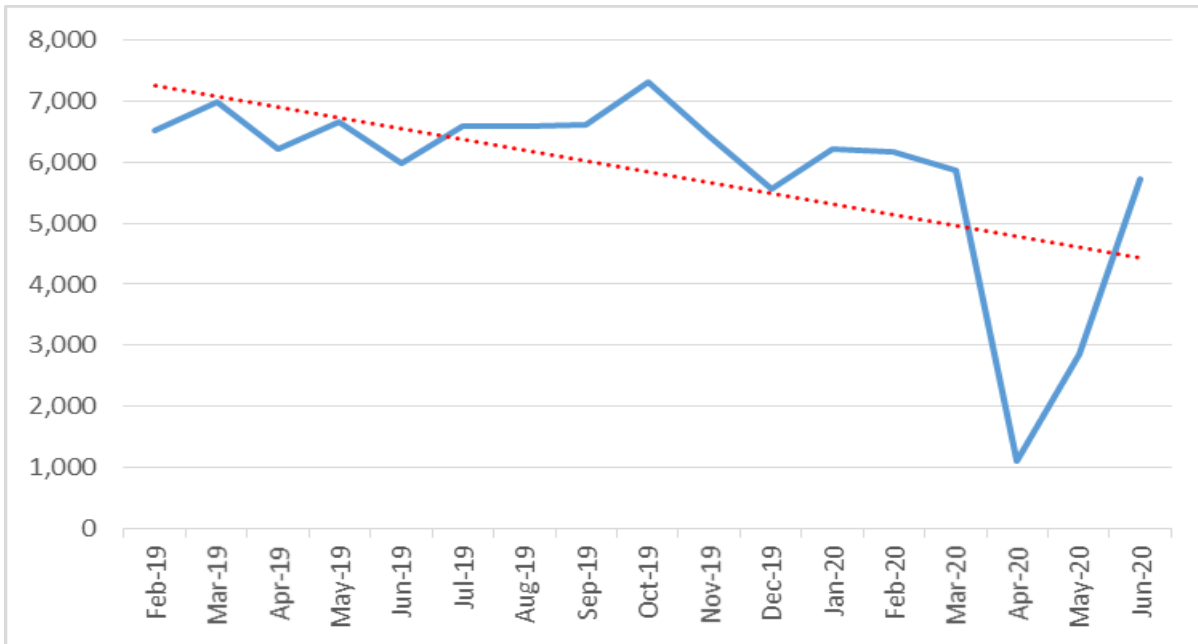


Table 5 shows how bids have been placed throughout the previous 4 quarters (July 2019 to July 2020). Although there has been a fluctuation in the number of bids for each quarter, there is a consistency on how applicants place their bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website, accounts for the majority of bids placed. There have been increased numbers of direct matches in the latest quarter due to preference being given to homeless households to help accommodate those in temporary accommodation in light of COVID 19.

Table 5: Bid Source

Source	July 2019		October 2019		January 2020		July 2020	
	No.	%	No.	%	No.	%	No.	%
Activated Bid List	-	-	-	-	-	-	2	0%
Autobid	4,833	6%	5,149	6%	5,496	6%	2,364	7%
Direct matches	125	0%	117	0%	80	0%	215	1%
Back office/Management bid	1,409	2%	1,266	2%	1,366	3%	168	1%
Mobile app	27,000	34%	27,243	33%	24,832	29%	9,790	31%
Website	46,880	58%	48,167	59%	52,061	62%	18,981	60%
Total	80,298	100%	81,942	100%	83,835	100%	31,818	100%

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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 a large reduction in the proportion of inactive applicants across all bands. The proportion of inactive applicants in Band B range from 7% in Teignbridge to 17% in Exeter. All bands saw a reduction in the percentage of inactive applicants from April 2020 figures. The reason for the reduction could again be due to housekeeping audits and renewals undertaken during the lockdown period.

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%	10%	35%	41%	30%	33%
Exeter	20%	17%	17%	28%	20%	23%
Mid Devon	0%	9%	13%	24%	26%	22%
North Devon	0%	12%	17%	21%	25%	22%
Plymouth	0%	12%	15%	21%	22%	20%
South Hams	0%	10%	11%	18%	21%	18%
Teignbridge	0%	7%	8%	13%	0%	10%
Torbay	0%	8%	10%	16%	0%	13%
Torridge	0%	9%	14%	18%	20%	17%
West Devon	0%	11%	14%	22%	21%	20%
Total	4%	12%	14%	24%	25%	22%
Apr 2020 figures	13%	22%	25%	48%	52%	42%
Jan 2020 figures	0%	24%	24%	46%	52%	42%
Oct 2019 figures	27%	38%	35%	57%	66%	54%

The average number of bids placed per general needs property let (Table 7 below) decreased to 58 from 78 in the previous quarter, although this was not reflected across all areas as East Devon, Torbay and West Devon 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. COVID 19 would have likely played a part in the reduction of bids in the earlier part of this quarter.

Table 7: Average number of bids for general needs properties by property type and local authority during Q1 2020/21

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon		148	50	82	24	1	69
Exeter			67	108	60		80
Mid Devon			26	50			41
North Devon		32	35	21	1		28
Plymouth	6	60	52	156	25	1	77
South Hams		64	15	46	1	1	29
Teignbridge			27	43		17	34
Torbay		90	46	88	9		67
Torridge		11	9	15			12
West Devon			23	46			40
Total	6	61	43	80	24	5	58

Table 8 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property decreased to 21 in this quarter although the figures remained high in East Devon, Exeter and West Devon.

Table 8: Average number of bids for sheltered homes by property type and local authority during Q1 2020/21

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon		203	1	31	12	90
Exeter			72			72
Mid Devon		1	1			1
North Devon		1	9			7
Plymouth			12			12
South Hams	1	9	5		1	4
Teignbridge		24	2			13
Torbay		51	12		1	18
Torridge		1	1	62	1	16
West Devon			34			34
Total	1	48	14	47	3	21

Homes let:

470 general needs homes were let during the 3 months from 1st April 2020 to 30th June 2020 (Table 9). This is unusually low compared to previous records to date, mainly arising from the effects of COVID 19. To contrast, the number of homes let in total for the same period in 2019 was 1,041.

The percentage of homes let to applicants in Band B was 42% overall with ranges from 78% in Torbay to 18% for South Hams.

Table 9: General needs homes let (1st April 2020 to 30th June 2020):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	28	47%	19	32%	6	10%	7	12	60
Exeter		0%	31	62%	17	34%	2	4%		0%	50
Mid Devon		0%	11	39%	6	21%	6	21%	5	18%	28
North Devon		0%	9	32%	4	14%	14	50%	1	4%	28
Plymouth	2	1%	51	37%	28	20%	51	37%	5	4%	137
South Hams		0%	10	18%	11	19%	25	44%	11	19%	57
Teignbridge		0%	10	40%	6	24%	9	36%		0%	25
Torbay	1	2%	32	78%	4	10%	3	7%	1	2%	41
Torridge		0%	4	25%	2	13%	9	56%	1	6%	16
West Devon		0%	13	46%	5	18%	8	29%	2	7%	28
Grand Total	3	1%	199	42%	102	22%	133	28%	33	7%	470

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During the last quarter 51 homes advertised as sheltered (Table 10 below) were let across Devon. There were 131 homes let during the same period in 2019. 33% of these homes were let to households in Band B. In West Devon 0% of homes advertised as sheltered were let to applicants in Band B.

Apart from the reduced number of homes available because of the COVID 19 pandemic, the differences between local authorities may be exaggerated by the 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 2020 to 30th June 2020):

Local Authority	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	3	60%	2	40%		0%		0%	5
Exeter		0%	2	100%		0%		0%		0%	2
Mid Devon		0%	3	100%		0%		0%		0%	3
North Devon		0%	1	20%	1	20%	3	60%		0%	5
Plymouth		0%	1	10%	5	50%	3	30%	1	10%	10
South Hams		0%	2	18%	1	9%	5	45%	3	27%	11
Teignbridge		0%	1	25%	1	25%	2	50%		0%	4
Torbay		0%	3	60%		0%	1	20%	1	20%	5
Torrige		0%	1	25%	1	25%	2	50%		0%	4
West Devon		0%		0%	1	50%		0%	1	50%	2
Grand Total		0%	17	33%	12	24%	16	31%	6	12%	51

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Over 44,000 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 tremendously but it is reassuring to see that the trend shows that things are now starting to return to normal.

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

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