

Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2021 to 30th June 2021.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 17,169 on 1st April 2021 to 18,059 on 1st July 2021, an increase of 5.2%.

All Local Authorities saw an increase in the number of applicants in Bands A to D and only Mid Devon and North Devon saw a decrease in the number of applicants in Band E.

The proportion of applicants in Band B remains at 17% with only West Devon (2% decrease) showing more than a 1% change.

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

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	339	12%	863	32%	1,529	56%	2,733	2,328	46%
Exeter	14	0%	593	19%	789	26%	1,657	54%	3,053	26	1%
Mid Devon	1	0%	170	21%	303	37%	345	42%	819	739	47%
North Devon	1	0%	249	17%	389	27%	811	56%	1,450	901	38%
Plymouth	6	0%	938	17%	1,407	26%	3,104	57%	5,455	2,747	33%
South Hams	1	0%	168	22%	159	21%	440	57%	768	741	49%
Teignbridge	5	0%	203	19%	370	35%	472	45%	1,050	1	0%
Torbay	2	0%	273	19%	442	31%	707	50%	1,424		0%
Torrige		0%	119	14%	276	33%	430	52%	825	566	41%
West Devon		0%	73	15%	140	29%	269	56%	482	522	52%
Grand Total	32	0%	3,125	17%	5,138	28%	9,764	54%	18,059	8,571	32%

April 2021	37	0%	2,934	17%	4,935	29%	9,263	54%	17,169	8,391	33%
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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. 17% 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% of households registered across Devon are in Band E).

Devon Home Choice
Quarterly Monitoring Report
(July 2021)



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 July 2021

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,577	58%	529	19%	406	15%	221	8%	2,733
Exeter	1,913	63%	591	19%	363	12%	186	6%	3,053
Mid Devon	421	51%	180	22%	152	19%	66	8%	819
North Devon	796	55%	342	24%	209	14%	103	7%	1,450
Plymouth	3,195	59%	1,160	21%	741	14%	359	7%	5,455
South Hams	452	59%	171	22%	99	13%	46	6%	768
Teignbridge	500	48%	268	26%	180	17%	102	10%	1,050
Torbay	725	51%	355	25%	234	16%	110	8%	1,424
Torrige	420	51%	222	27%	119	14%	64	8%	825
West Devon	246	51%	102	21%	86	18%	48	10%	482
Total	10,245	57%	3,920	22%	2,589	14%	1,305	7%	18,059

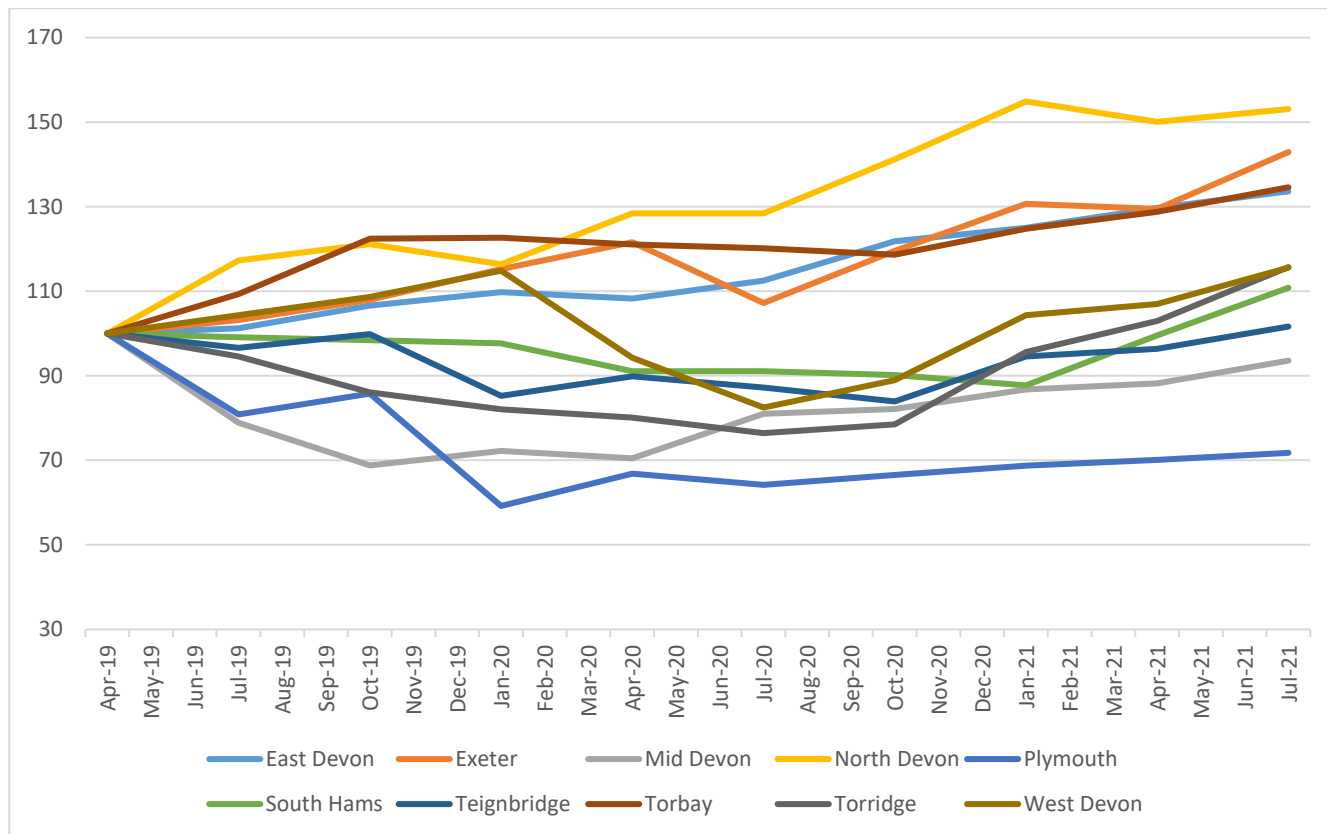
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. The number in East Devon has increased each quarter since October 2017, all other local authorities have shown some fluctuations over that period.

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

	Jul 19	Oct 19	Jan 20	Apr 20	Jul 20	Oct 20	Jan 21	Apr 21	Jul 21
East Devon	2,070	2,180	2,245	2,214	2,301	2,491	2,556	2,652	2,733
Exeter	2,205	2,307	2,461	2,598	2,290	2,553	2,792	2,766	3,053
Mid Devon	690	602	632	617	709	719	759	772	819
North Devon	1,111	1,147	1,102	1,216	1,216	1,337	1,467	1,421	1,450
Plymouth	6,146	6,521	4,499	5,080	4,880	5,059	5,221	5,329	5,455
South Hams	687	682	677	631	625	625	608	690	768
Teignbridge	998	1,032	881	928	901	867	977	996	1,050
Torbay	1,157	1,295	1,298	1,281	1,271	1,255	1,320	1,363	1,424
Torrige	674	614	585	571	545	560	682	734	825
West Devon	435	453	479	393	344	371	435	446	482
Total	16,173	16,833	14,859	15,529	15,082	15,820	16,912	17,169	18,059

Chart 1 shows the variance in the number of households in housing need by local authority, using April 2019 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 with April 2019 as the base.



Bidding patterns:

Table 4 and Charts 2 & 3 below show the number of bids placed during Q1 of 2021/22 and the corresponding quarter in the previous 4 years, and the number of households who have placed at least one bid in each month.

The figures show that with the exception of COVID affected year of 2020/21 both the number of bids and bidders has increased for year on year for each month of the quarter.

The number of bids placed in May was the highest since October 2019 whilst the number of individual bidders during that month is the highest since we started recording these figures in January 2017.

Table 4: Numbers of bids and bidders by month

Quarter	Month	No. of bids	No of bidders
2018/19 Q1	Apr-18	21,404	5,080
	May-18	24,725	5,683
	Jun-18	20,410	5,304
2019/20 Q1	Apr-19	24,803	6,221
	May-19	29,861	6,650
	Jun-19	25,625	5,986
2020/21 Q1	Apr-20	2,100	1,120
	May-20	7,924	2,848
	Jun-20	21,073	5,727
2020/21 Q4	Jan-21	28,020	6,799
	Feb-21	28,718	6,764
	Mar-21	30,292	7,052
2021/22 Q1	Apr-21	25,947	6,453
	May-21	30,748	7,418
	Jun-21	29,302	7,067

Chart 2 - Numbers of bids by month:

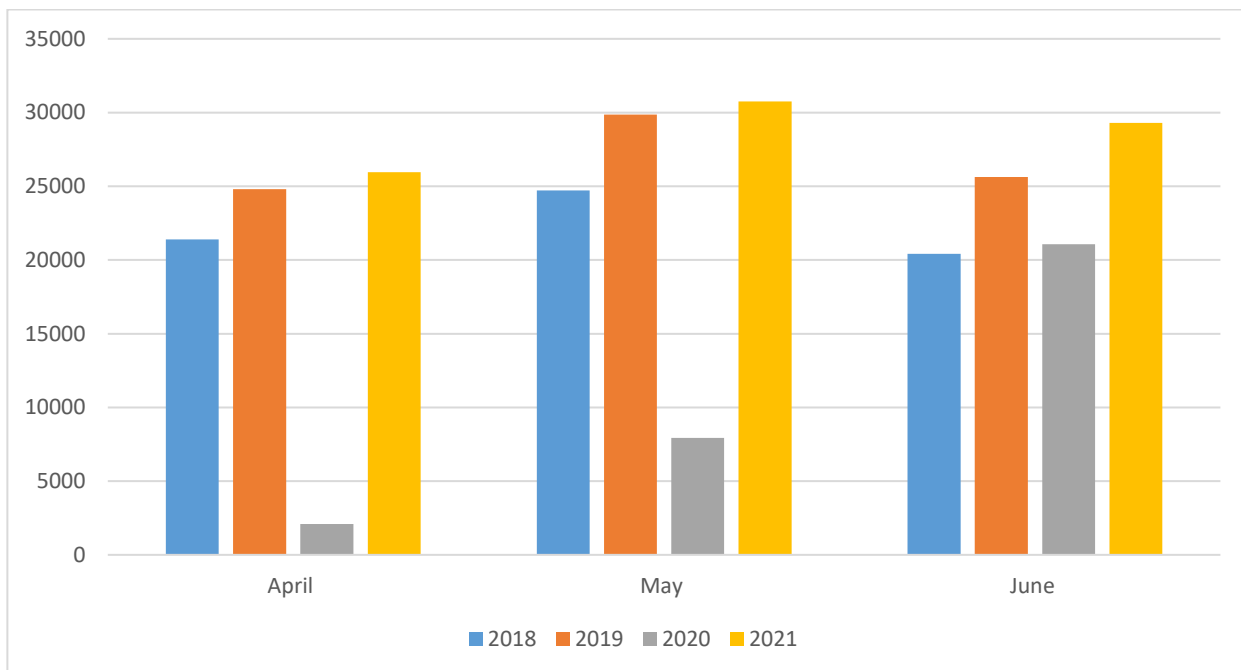


Chart 3 - Numbers of bidders by month:

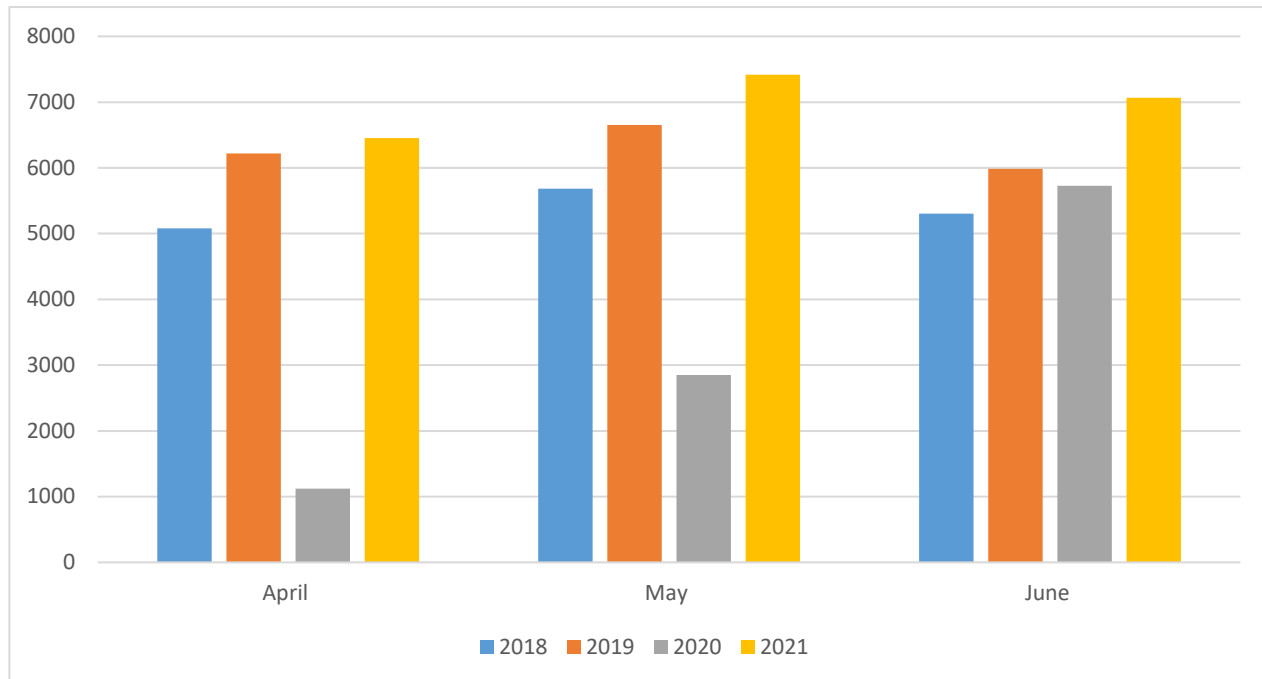


Table 5 shows how bids have been placed throughout the previous 4 quarters (July 2019 to July 2020). Although there has been a fluctuation in the number of bids for each quarter, there is a consistency on how applicants place their bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website, accounts for the majority of bids placed. The number of direct matches has reduced in line with pre-Covid levels.

Table 5: Bid Source

Source	Q1 2020-21		Q2 2020-21		Q3 2020-21		Q1 2021-22	
	No.	%	No.	%	No.	%	No.	%
Activated Bid List	2	0%	-	-	-	-	-	-
Autobid	2,364	7%	5,994	7%	5,394	6%	5,999	7%
Direct matches	215	1%	125	0%	135	0%	87	0%
Back office/Management bid	168	1%	876	1%	888	1%	1,060	1%
Mobile app	9,790	31%	25,071	31%	27,559	33%	28,464	33%
Website	18,981	60%	49,415	61%	49,328	59%	50,384	59%
Total	31,818	100%	81,481	100%	83,304	100%	85,994	100%

Devon Home Choice
Quarterly Monitoring Report
(July 2021)



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 percentage of inactive applicants in Band B is the lowest since we began recording these figures at 21%. The figures range from 8% in Teignbridge to 29% in West Devon.

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%	16%	42%	66%	62%	57%
Exeter	21%	32%	29%	50%	70%	41%
Mid Devon	0%	11%	17%	45%	48%	37%
North Devon	0%	15%	17%	39%	42%	34%
Plymouth	33%	24%	32%	51%	56%	46%
South Hams	0%	26%	23%	46%	48%	42%
Teignbridge	0%	8%	8%	32%	N/A	18%
Torbay	0%	13%	14%	40%	N/A	27%
Torridge	N/A	19%	24%	43%	53%	41%
West Devon	N/A	29%	26%	51%	57%	49%
Total	16%	21%	27%	50%	54%	43%
Apr 2021 figures	11%	22%	26%	49%	54%	43%
Jan 2021 figures	31%	30%	33%	56%	65%	51%
Oct 2020 figures	27%	33%	36%	48%	53%	45%

Devon Home Choice
 Quarterly Monitoring Report
 (July 2021)



The average number of bids placed per general needs property let (Table 7 below) increased to 99 from 92 in the previous quarter and is the highest figure since we began recording this data. Only Mid Devon and West Devon saw slight reductions in the average number of bids placed.

Table 7: Average number of bids for general needs properties by property type and local authority during Q1 2021/22

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon		44	66	112	91	88	93
Exeter	95	23	97	151	48		112
Mid Devon		40	36	89			54
North Devon		85	82	118	155		101
Plymouth	83	47	109	253	71		133
South Hams		85	29	96		63	58
Teignbridge		70	45	78	36		60
Torbay		155	56	117	92		77
Torridge		41	65	98	14		65
West Devon		86	44	56	19		51
Total	87	55	83	141	61	76	99

Table 8 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property increase to 46 from 40 in the previous quarter. This is also the highest figure since we started recording this data.

Table 8: Average number of bids for sheltered homes by property type and local authority during Q1 2021/22

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon		154	51	69	66	101
Exeter	6	37	26		36	25
Mid Devon		76	36			56
North Devon		26	29			28
Plymouth		102	15		62	38
South Hams		10	16			15
Teignbridge		40	24		19	31
Torbay		121	20		39	40
Torridge		118	33			62
West Devon			16			16
Total	6	93	25	69	48	46

Homes let:

781 general needs homes were let during the 3 months from 1st April 2021 to 30th June 2021 (Table 9). This is up from 483 in Q1 in the Covid affected year of 2020-21 but is below the average of 972 in the previous 3 years.

The proportion of lets to applicants in Band B was up to 53% from the 2020-21 figure of 49%. The figures range from 22% in Torridge to 60% in Plymouth and Teignbridge.

Table 9: General needs homes let (1st April 2021 to 30th June 2021):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	2%	37	57%	19	29%	7	11%	1	2%	65
Exeter	5	4%	73	58%	38	30%	9	7%		0%	125
Mid Devon	1	2%	28	57%	15	31%	4	8%	1	2%	49
North Devon	2	3%	37	50%	25	34%	8	11%	2	3%	74
Plymouth	5	2%	153	60%	53	21%	41	16%	5	2%	257
South Hams		0%	14	36%	11	28%	10	26%	4	10%	39
Teignbridge		0%	26	60%	12	28%	5	12%		0%	43
Torbay	4	10%	24	59%	9	22%	3	7%	1	2%	41
Torridge		0%	11	22%	12	24%	24	48%	3	6%	50
West Devon		0%	10	26%	8	21%	13	34%	7	18%	38
Grand Total	18	2%	413	53%	202	26%	124	16%	24	3%	781

Devon Home Choice
Quarterly Monitoring Report
(July 2021)



During the last quarter 107 homes advertised as sheltered (Table 10 below) were let across Devon. This is up from 46 in 2020/21 but lower than the average of 141 in the previous 3 years.

Table 10: Sheltered homes let (1st April 2021 to 30th June 2021):

Local Authority	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	10%	10	50%	6	30%	2	10%		0%	20
Exeter		0%	3	25%	4	33%	5	42%		0%	12
Mid Devon		0%	2	100%		0%		0%		0%	2
North Devon		0%	5	38%	5	38%	3	23%		0%	13
Plymouth	1	4%	9	39%	1	4%	10	43%	2	9%	23
South Hams		0%	1	20%		0%	3	60%	1	20%	5
Teignbridge		0%	9	56%	3	19%	4	25%		0%	16
Torbay		0%	3	50%	1	17%	2	33%		0%	6
Torrige		0%	1	17%	3	50%	1	17%	1	17%	6
West Devon		0%	1	25%		0%	1	25%	2	50%	4
Grand Total	3	3%	44	41%	23	21%	31	29%	6	6%	107

Over 47,000 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.

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	1,368	1,303	529	60	3,260
2021/22 Q1	367	360	153	8	888

Table 12: Homes let (1 April 2021 to 30 June 2021) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4 Bed	Total
East Devon	24	44	17		85
Exeter	48	58	27	4	137
Mid Devon	20	22	8	1	51
North Devon	31	38	17	1	87
Plymouth	140	95	44	1	280
South Hams	24	16	4		44
Teignbridge	21	25	13		59
Torbay	18	22	6	1	47
Torridge	24	26	6		56
West Devon	17	14	11		42
Grand Total	367	360	153	8	888

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