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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2022 to 30th June 2022.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 19,649 on 1st April 2022 to 19,388 on 1st July 2022, a fall of 1%.

East Devon, Mid Devon, Plymouth, Torbay and Torridge all saw an increase in numbers in Bands A to D with the largest rise of 3.5% coming in Mid Devon

West Devon, Exeter and South Hams saw the largest reduction in numbers for Bands A to D of 10.9%, 8.4% and 8% respectively. North Devon and Teignbridge also saw slight falls in numbers.

The number of households in Band E overall has decreased by 2% since 1st April 2022 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 July 2022

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	4	0%	297	13%	694	31%	1,271	56%	2,266	2,433	52%
Exeter	6	0%	624	22%	738	26%	1,499	52%	2,867	11	0%
Mid Devon	5	1%	165	18%	325	36%	404	45%	899	818	48%
North Devon	2	0%	263	19%	402	28%	748	53%	1,415	806	36%
Plymouth	3	0%	1,267	18%	1,778	25%	3,955	56%	7,003	3,400	33%
South Hams	1	0%	158	19%	186	23%	478	58%	823	756	48%
Teignbridge	2	0%	223	22%	342	34%	440	44%	1,007	1	0%
Torbay	2	0%	311	19%	434	27%	856	53%	1,603		0%
Torridge		0%	146	15%	303	31%	540	55%	989	703	42%
West Devon		0%	84	16%	130	25%	302	59%	516	470	48%
Total	25	0%	3,538	18%	5,332	28%	10,493	54%	19,388	9,398	33%
Apr 2022	24	0%	3,450	18%	5,505	28%	10,670	54%	19,649	9,587	33%

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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. 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).

One bedroom properties remains the greatest need across all local authority areas (Table 2), with 55% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st July 2022

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,276	56%	476	21%	339	15%	175	8%	2,266
Exeter	1,750	61%	608	21%	344	12%	165	6%	2,867
Mid Devon	426	47%	212	24%	178	20%	83	9%	899
North Devon	722	51%	355	25%	238	17%	100	7%	1,415
Plymouth	4,076	58%	1,474	21%	979	14%	474	7%	7,003
South Hams	472	57%	205	25%	96	12%	50	6%	823
Teignbridge	445	44%	267	27%	188	19%	107	11%	1,007
Torbay	816	51%	401	25%	244	15%	142	9%	1,603
Torrige	506	51%	269	27%	145	15%	69	7%	989
West Devon	270	52%	104	20%	86	17%	56	11%	516
Total	10,759	55%	4,371	23%	2,837	15%	1,421	7%	19,388

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.

	Jul 20	Oct 20	Jan 21	Apr 21	Jul 21	Oct 21	Jan 22	Apr 22	Jul 22
East Devon	2,301	2,491	2,556	2,652	2,733	2,468	2,409	2,221	2,266
Exeter	2,290	2,553	2,792	2,766	3,053	3,202	3,009	3,131	2,867
Mid Devon	709	719	759	772	819	820	803	868	899
North Devon	1,216	1,337	1,467	1,421	1,450	1,474	1,388	1,420	1,415
Plymouth	4,880	5,059	5,221	5,329	5,455	5,751	6,103	6,957	7,003
South Hams	625	625	608	690	768	781	799	895	823
Teignbridge	901	867	977	996	1,050	1,111	1,097	1,046	1,007
Torbay	1,271	1,255	1,320	1,363	1,424	1,458	1,507	1,570	1,603
Torrige	545	560	682	734	825	873	929	962	898
West Devon	344	371	435	446	482	454	508	579	516
Total	15,082	15,820	16,912	17,169	18,059	18,392	18,552	19,649	19,388

Table 4 below shows the number of New Applications received by each local authority in each of the last five quarters. The lower than average number of applications for all Local Authorities in Quarter 3 of 2021/22 was likely due to be a seasonal reduction as the figures in Q4 and Q1 suggest that new applications are increasing although the number of applications received in Q1 of 2022/23 is 6.3% lower than the number received in the corresponding quarter of 2021/22. That trend is not reflected across all LA areas however with East Devon, Mid Devon and Plymouth showing higher numbers this year.

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	Quarterly average
East Devon	228	249	187	256	254	235
Exeter	298	279	235	222	236	254
Mid Devon	135	150	114	150	142	138
North Devon	256	233	182	208	203	216
Plymouth	659	678	542	649	699	645
South Hams	157	119	130	156	128	138
Teignbridge	195	251	160	229	177	202
Torbay	311	304	233	300	298	289
Torrige	121	115	92	117	92	107
West Devon	104	86	65	98	82	87
Total	2,464	2,464	1,940	2,385	2,311	2,313

Bidding patterns:

Table 5 and Charts 1 & 2 below show the number of bids placed during Q1 of 2022/23 and the corresponding quarter in the previous 3 years, as well as for Q4 of the last year 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 Q1 months including the figures for Q4 2021/22

Quarter	Month	No. of bids	No of bidders
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
2021/22 Q1	Apr-21	25,947	6,453
	May-21	30,748	7,418
	Jun-21	29,302	7,067
2021/22 Q4	Jan-22	34,340	7,942
	Feb-22	33,949	7,870
	Mar-22	39,555	8,510
2022/23 Q1	Apr-21	32,533	7,836
	May-21	32,549	7,858
	Jun-21	39,217	8,456

Chart 1 - Numbers of bids by month:

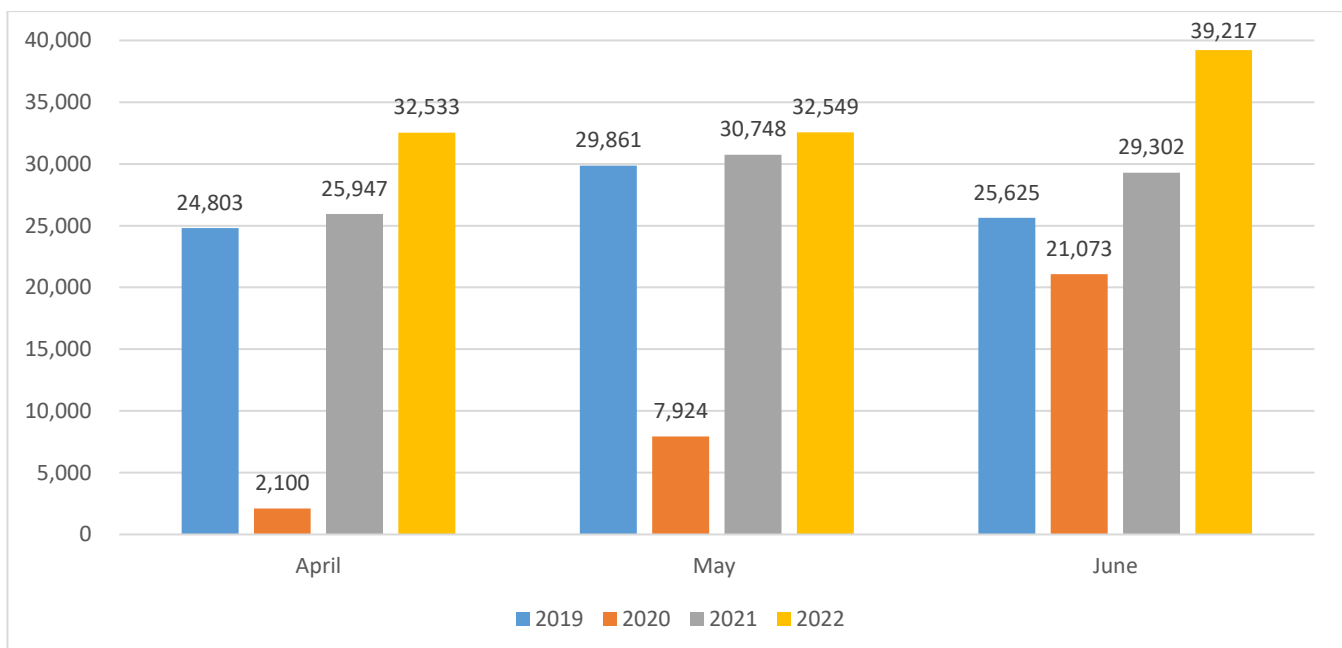


Chart 2 - Numbers of bidders by month:

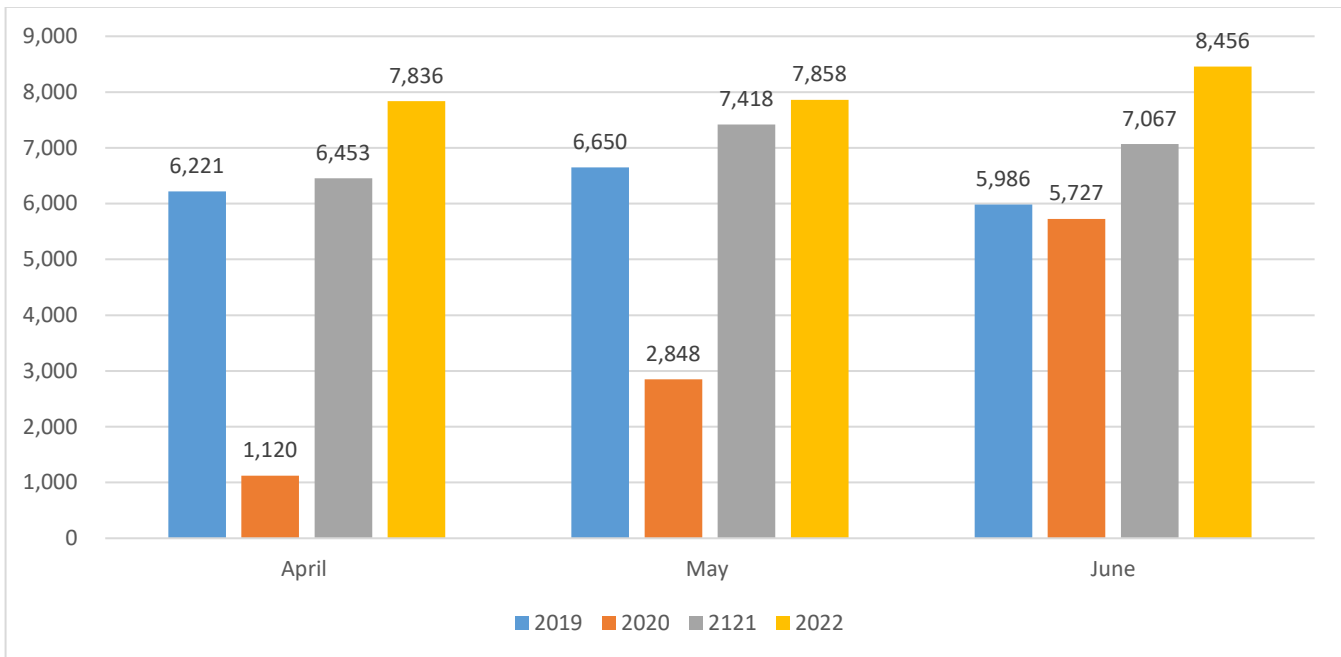


Table 6 shows how bids have been placed throughout the previous quarters (April 2021 to June 2022). The total number of bids placed fell by 3.3% from the previous quarter but still remains at a very high level in comparison to previous years.

Table 6: Bid Source

Bid Source	Q1 2021-22		Q2 2021-22		Q3 2021-22		Q4 2021-22		Q1 2022-23	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	5,999	7%	5,973	7%	6,615	8%	8,540	8%	7,773	7%
Direct matches	87	0%	103	0%	98	0%	96	0%	76	0%
Back office / Management bid	1,060	1%	1,020	1%	1,101	1%	1,394	1%	1,645	2%
Mobile app	28,464	33%	30,157	33%	28,922	33%	35,122	33%	33,109	32%
Website	50,384	59%	54,210	59%	50,737	58%	62,692	58%	61,696	59%
Total	85,994	100%	91,463	100%	87,473	100%	107,844	100%	104,299	100%

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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 increased slightly from 20% in April 2022 to 21% in July 2022. The figures range from 7% in East Devon to 30% in Plymouth.

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%	7%	39%	60%	66%	56%
Exeter	0%	27%	21%	49%	55%	37%
Mid Devon	0%	8%	18%	43%	47%	37%
North Devon	0%	11%	15%	39%	43%	33%
Plymouth	0%	30%	34%	56%	61%	51%
South Hams	0%	17%	19%	45%	44%	39%
Teignbridge	0%	12%	11%	35%	0%	22%
Torbay	0%	10%	16%	38%	0%	26%
Torridge	0%	28%	34%	53%	62%	51%
West Devon	0%	19%	27%	43%	50%	42%
Total	0%	21%	27%	50%	58%	45%
Apr 2022 figures	0%	20%	25%	44%	52%	40%
Jan 2022 figures	9%	23%	27%	51%	57%	45%
Oct 2021 figures	11%	22%	27%	50%	55%	44%
July 2021 figures	16%	21%	27%	50%	54%	43%

The average number of bids received for properties let during Q1 (Table 8 below) increased to 133 from 104 in the previous quarter.

Table 8: Average number of bids for general needs properties by property type and local authority during Q1 2022/23

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	129	1	72	134	93		112
Exeter	21	64	135	199	51		141
Mid Devon		73	68	125	27		88
North Devon		120	115	165	154		146
Plymouth	109	59	154	331	75		185
South Hams		51	52	99	50		84
Teignbridge		58	54	97	39		73
Torbay	70	121	95	177			109
Torridge		107	77	106			92
West Devon		85	50	71		42	58
Total	91	76	116	176	62	42	133

Table 9 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has increased yet again to 50, up from the 42 figure in the last quarter.

Table 9: Average number of bids for sheltered homes by property type and local authority during Q1 2022/23

Local Authority	Bedsit	Bungalow	Flat	Maisonette	Total
East Devon	35	91	88		82
Exeter			32	32	32
Mid Devon		88	56		72
North Devon			78		78
Plymouth		102	50		72
South Hams		111	21		30
Teignbridge		37	18		25
Torbay			27		27
Torridge	17	31	44		33
West Devon			29		29
Total	29	76	39	32	50

Homes let:

There were 697 general needs homes let in the 3 months from 1st April to 30th June 2022 (Table 10 below). This is an increase from the last two quarters in 2021/22 but still relatively low compared to the general needs homes let pre-covid (there were 1,041 lets in Q1 of 2019/20). There were 483 lets in Q1 of 2020/2021 and 781 lets in Q1 of 2021/2022.

The increase in the percentage of homes let to applicants in Band B since the start of the pandemic is continuing. The percentage of lets to Band B in Q1 of 2022/23 was 65% compared to 42% in 2019/20 and 53% in 2021/22

Table 10: General needs homes let (1st April 2022 to 30th June 2022):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	3%	33	47%	29	41%	4	6%	2	3%	70
Exeter	4	4%	69	66%	26	25%	3	3%	3	3%	105
Mid Devon		0%	28	64%	13	30%	2	5%	1	2%	44
North Devon		0%	57	77%	9	12%	8	11%		0%	74
Plymouth	7	3%	167	79%	27	13%	10	5%	1	0%	212
South Hams		0%	19	35%	17	31%	15	27%	4	7%	55
Teignbridge		0%	24	44%	18	33%	12	22%		0%	54
Torbay	2	5%	36	90%		0%	2	5%		0%	40
Torrige		0%	11	79%	1	7%	1	7%	1	7%	14
West Devon		0%	8	28%	11	38%	7	24%	3	10%	29
Q1 2022/23 Total	15	2%	452	65%	151	22%	64	9%	15	2%	697
Q4 2021/22 Total	7	1%	428	63%	136	20%	89	13%	16	2%	676
Q3 2021/22 Total	11	2%	411	60%	159	23%	87	13%	14	2%	682

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There were a total of 115 homes advertised as sheltered (Table 11 below) let across Devon in the months of April to June 2022. This is a decrease compared to the lets in the last 2 quarters.

Table 11: Sheltered homes let (1st April 2022 to 30th June 2022):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	5	33%	5	33%	4	27%	1	7%	15
Exeter		0%	6	50%	3	25%	3	25%		0%	12
Mid Devon		0%	9	50%	5	28%	3	17%	1	6%	18
North Devon		0%	1	100%		0%		0%		0%	1
Plymouth		0%	8	42%	5	26%	6	32%		0%	19
South Hams		0%	3	30%	2	20%	4	40%	1	10%	10
Teignbridge		0%	10	50%	3	15%	7	35%		0%	20
Torbay		0%	4	44%	1	11%	2	22%	2	22%	9
Torrige		0%	3	50%		0%	2	33%	1	17%	6
West Devon		0%		0%	2	40%	2	40%	1	20%	5
Q1 2022/23 Total		0%	49	43%	26	23%	33	29%	7	6%	115

Q4 2021/22 Total	2	1%	58	43%	29	21%	34	25%	12	9%	135
Q3 2021/22 Total	3	2%	52	40%	28	22%	35	27%	12	9%	130

**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.*

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Over 50,950 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

Table 13: Homes let (1 April 2022 to 30 June 2022) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+Bed	Total
East Devon	27	37	21		85
Exeter	47	49	18	3	117
Mid Devon	25	31	6		62
North Devon	21	34	20		75
Plymouth	107	90	32	2	231
South Hams	22	25	18		65
Teignbridge	28	31	14	1	74
Torbay	25	18	5	1	49
Torridge	12	6	2		20
West Devon	21	11	2		34
Total	335	332	138	7	812

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