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## Introduction:

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> July 2022 to 30<sup>th</sup> September 2022.

## Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 19,388 on 1<sup>st</sup> July 2022 to 19,546 on 1<sup>st</sup> October 2022, a rise of 0.8%.

East Devon, Mid Devon, North Devon, Teignbridge, Torbay and Torridge all saw increases in numbers in Bands A to D with the largest rise of 15.6% in Teignbridge.

Exeter, Plymouth, South Hams and West Devon saw reductions over the last 3 months with Exeter having the largest decrease of 3.4%.

The number of households in Band E overall has increased by 1.2% since 1<sup>st</sup> July 2022, from 9,398 to 9,513 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 October 2022**

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	5	0%	322	13%	754	31%	1,341	55%	2,422	2,654	52%
Exeter	4	0%	630	23%	728	26%	1,407	51%	2,769	12	0%
Mid Devon	3	0%	166	18%	304	33%	437	48%	910	840	48%
North Devon	3	0%	265	19%	402	28%	752	53%	1,422	773	35%
Plymouth	6	0%	1,356	20%	1,698	25%	3,827	56%	6,887	3,313	32%
South Hams	3	0%	181	23%	188	23%	429	54%	801	714	47%
Teignbridge		0%	230	20%	381	33%	553	48%	1,164	2	0%
Torbay	3	0%	315	19%	409	25%	893	55%	1,620	1	0%
Torridge	1	0%	157	15%	316	30%	565	54%	1,039	746	42%
West Devon		0%	91	18%	132	26%	289	56%	512	458	47%
<b>Grand Total</b>	<b>28</b>	<b>0%</b>	<b>3,713</b>	<b>19%</b>	<b>5,312</b>	<b>27%</b>	<b>10,493</b>	<b>54%</b>	<b>19,546</b>	<b>9,513</b>	<b>33%</b>
<b>July 2022</b>	<b>25</b>	<b>0%</b>	<b>3,538</b>	<b>18%</b>	<b>5,332</b>	<b>28%</b>	<b>10,493</b>	<b>54%</b>	<b>19,388</b>	<b>9,398</b>	<b>33%</b>

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).

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One bedroom properties once again remains 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 1<sup>st</sup> October 2022**

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	1,375	57%	498	21%	358	15%	191	8%	<b>2,422</b>
<b>Exeter</b>	1,669	60%	594	21%	335	12%	171	6%	<b>2,769</b>
<b>Mid Devon</b>	443	49%	205	23%	178	20%	84	9%	<b>910</b>
<b>North Devon</b>	723	51%	364	26%	230	16%	105	7%	<b>1,422</b>
<b>Plymouth</b>	3,984	58%	1,456	21%	978	14%	469	7%	<b>6,887</b>
<b>South Hams</b>	456	57%	200	25%	92	11%	53	7%	<b>801</b>
<b>Teignbridge</b>	521	45%	310	27%	219	19%	114	10%	<b>1,164</b>
<b>Torbay</b>	827	51%	396	24%	255	16%	142	9%	<b>1,620</b>
<b>Torridge</b>	532	51%	276	27%	157	15%	74	7%	<b>1,039</b>
<b>West Devon</b>	276	54%	100	20%	82	16%	54	11%	<b>512</b>
<b>Total</b>	<b>10,806</b>	<b>55%</b>	<b>4,399</b>	<b>23%</b>	<b>2,884</b>	<b>15%</b>	<b>1457</b>	<b>7%</b>	<b>19,546</b>

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.**

	Oct 20	Jan 21	Apr 21	Jul 21	Oct 21	Jan 22	Apr 22	Jul 22	Oct 22	Change this quarter
East Devon	2,491	2,556	2,652	2,733	2,468	2,409	2,221	2,266	2,422	+156
Exeter	2,553	2,792	2,766	3,053	3,202	3,009	3,131	2,867	2,769	-98
Mid Devon	719	759	772	819	820	803	868	899	910	+11
North Devon	1,337	1,467	1,421	1,450	1,474	1,388	1,420	1,415	1,422	+7
Plymouth	5,059	5,221	5,329	5,455	5,751	6,103	6,957	7,003	6,887	-116
South Hams	625	608	690	768	781	799	895	823	801	-22
Teignbridge	867	977	996	1,050	1,111	1,097	1,046	1,007	1,164	+157
Torbay	1,255	1,320	1,363	1,424	1,458	1,507	1,570	1,603	1,620	+17
Torridge	560	682	734	825	873	929	962	898	1,039	+141
West Devon	371	435	446	482	454	508	579	516	512	-4
<b>Total</b>	<b>15,820</b>	<b>16,912</b>	<b>17,169</b>	<b>18,059</b>	<b>18,392</b>	<b>18,552</b>	<b>19,649</b>	<b>19,388</b>	<b>19,546</b>	<b>+158</b>

Table 4 below shows the number of New Applications received by each local authority in each of the last six quarters. Exeter and West Devon were the only two showing an increase in new applications received from July to September 2022.

**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	Quarterly average
East Devon	228	249	187	256	254	254	238
Exeter	298	279	235	222	236	280	258
Mid Devon	135	150	114	150	142	119	135
North Devon	256	233	182	208	203	191	212
Plymouth	659	678	542	649	699	698	654
South Hams	157	119	130	156	128	115	134
Teignbridge	195	251	160	229	177	175	198
Torbay	311	304	233	300	298	296	290
Torridge	121	115	92	117	92	89	104
West Devon	104	86	65	98	82	89	87
<b>Total</b>	<b>2,464</b>	<b>2,464</b>	<b>1,940</b>	<b>2,385</b>	<b>2,311</b>	<b>2,306</b>	<b>2,312</b>

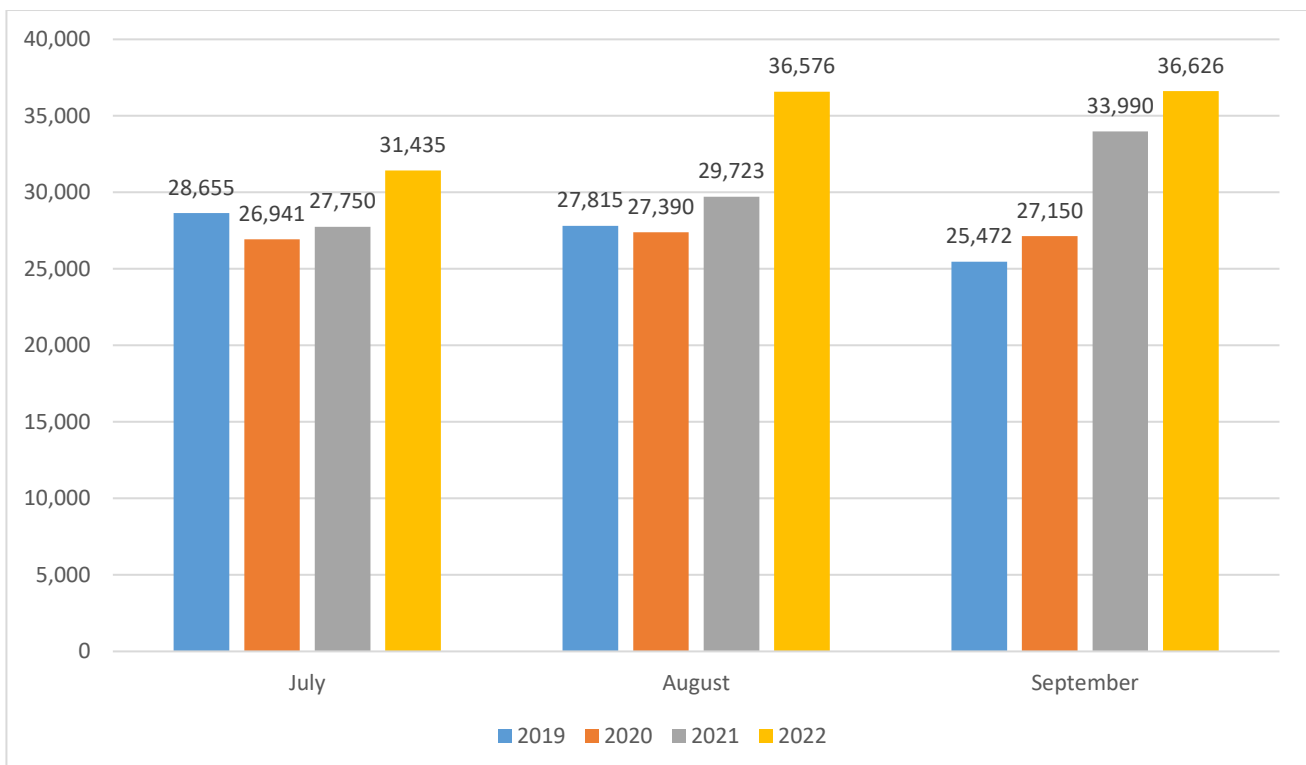
### Bidding patterns:

Table 5 and Charts 1 & 2 below show the number of bids placed, and the number of households who have placed at least one bid, during Q2 of 2022/23 and the corresponding quarter in the previous 3 years, and for Q1 of 2022/23.

**Table 5: Numbers of bids and bidders by Q2 months including the figures for Q1 2022/23**

Quarter	Month	No. of bids	No of bidders
2019/20 Q2	Jul-19	28,655	6,590
	Aug-19	27,815	6,576
	Sep-19	25,472	6,599
2020/21 Q2	Jul-20	26,941	6,398
	Aug-20	27,390	6,538
	Sep-20	27,150	6,739
2021/22 Q2	Jul-21	27,750	6,980
	Aug-21	29,723	7,321
	Sep-21	33,990	7,597
2022/23 Q1	Apr-22	32,533	7,836
	May-22	32,549	7,858
	Jun-22	39,217	8,456
2022/23 Q2	Jul-22	31,435	7,820
	Aug-22	36,576	7,958
	Sep-22	36,626	8,279

**Chart 1 - Numbers of bids by month:**



**Chart 2 - Numbers of bidders by month:**

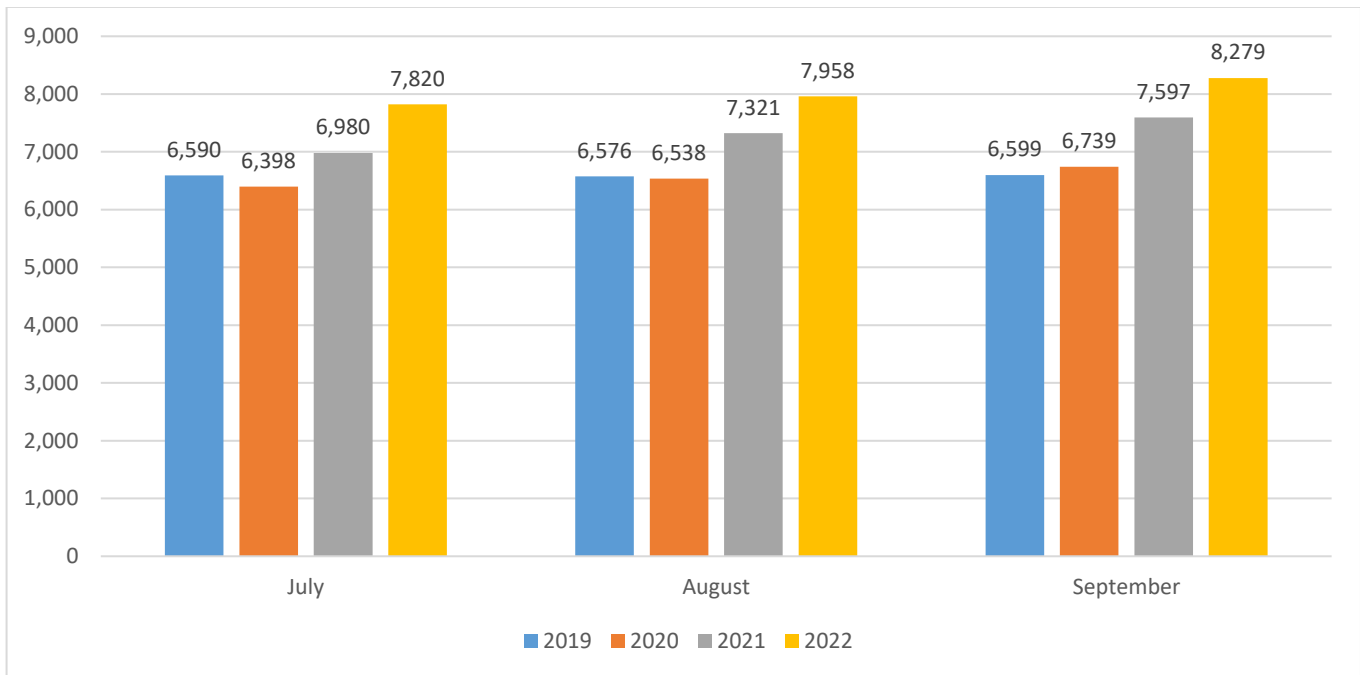


Table 6 shows how bids have been placed throughout the previous quarters (July 2021 to September 2022). The total number of bids increased by 0.3% from the last quarter and remains at a very high level in comparison to previous years.

**Table 6: Bid Source**

Bid Source	Q2 2021-22		Q3 2021-22		Q4 2021-22		Q1 2022-23		Q2 2022-23	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	5,973	7%	6,615	8%	8,540	8%	7,773	7%	9,912	9%
Direct matches	103	0%	98	0%	96	0%	76	0%	83	0%
Back office / Management bid	1,020	1%	1,101	1%	1,394	1%	1,645	2%	1,549	1%
Mobile app	30,157	33%	28,922	33%	35,122	33%	33,109	32%	32,675	31%
Website	54,210	59%	50,737	58%	62,692	58%	61,696	59%	60,418	58%
<b>Total</b>	<b>91,463</b>	<b>100%</b>	<b>87,473</b>	<b>100%</b>	<b>107,844</b>	<b>100%</b>	<b>104,299</b>	<b>100%</b>	<b>104,637</b>	<b>100%</b>

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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 continues to slightly increase each quarter from 20% in April 2022 to 21% in July 2022 and 22% in October 2022. The figures range from 8% in North Devon to 30% in Torridge.

59% of applicants in Band E are considered to be inactive.

**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	20%	10%	39%	62%	66%	57%
Exeter	25%	26%	20%	49%	58%	36%
Mid Devon	0%	11%	19%	43%	50%	39%
North Devon	0%	8%	13%	39%	44%	32%
Plymouth	0%	28%	32%	56%	62%	50%
South Hams	0%	22%	17%	41%	44%	37%
Teignbridge	0%	14%	13%	40%	100%	26%
Torbay	0%	12%	15%	36%	0%	26%
Torridge	0%	30%	36%	57%	65%	54%
West Devon	0%	24%	23%	43%	48%	41%
<b>Total</b>	<b>7%</b>	<b>22%</b>	<b>26%</b>	<b>51%</b>	<b>59%</b>	<b>45%</b>
<b>Jul 2022 figures</b>	<b>0%</b>	<b>21%</b>	<b>27%</b>	<b>50%</b>	<b>58%</b>	<b>45%</b>
<b>Apr 2022 figures</b>	<b>0%</b>	<b>20%</b>	<b>25%</b>	<b>44%</b>	<b>52%</b>	<b>40%</b>
<b>Jan 2022 figures</b>	<b>9%</b>	<b>23%</b>	<b>27%</b>	<b>51%</b>	<b>57%</b>	<b>45%</b>
<b>Oct 2021 figures</b>	<b>11%</b>	<b>22%</b>	<b>27%</b>	<b>50%</b>	<b>55%</b>	<b>44%</b>

The average number of bids received for properties let during Q1 (Table 8 below) decreased to 118 from 133 in the previous quarter.

**Table 8: Average number of bids for general needs properties by property type and local authority during Q2 2022/23**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon	52		54	125	17	91
Exeter	142	14	135	198	123	149
Mid Devon		114	60	116		91
North Devon		142	89	150	83	116
Plymouth	99	60	149	271	103	157
South Hams		70	40	124	80	87
Teignbridge	9	45	62	95	33	73
Torbay		65	89	170	40	105
Torrige		37	56	119		66
West Devon		52	68	91		78
<b>Total</b>	<b>98</b>	<b>76</b>	<b>107</b>	<b>159</b>	<b>88</b>	<b>118</b>
<b>Previous quarter</b>	<b>91</b>	<b>76</b>	<b>116</b>	<b>176</b>	<b>62</b>	<b>133</b>

Table 9 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has increased to 55 from 50 in the last quarter.

**Table 9: Average number of bids for sheltered homes by property type and local authority during Q2 2022/23**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon	1	203	6	86		101
Exeter		108	34		34	52
Mid Devon		128	59			105
North Devon			68			68
Plymouth	21	118	26			52
South Hams		198	28			46
Teignbridge	1	37	16		19	24
Torbay		84	27			38
Torrige		82	29			50
West Devon			8			8
<b>Total</b>	<b>11</b>	<b>113</b>	<b>30</b>	<b>86</b>	<b>27</b>	<b>55</b>
<b>Previous quarter</b>	<b>29</b>	<b>76</b>	<b>39</b>		<b>32</b>	<b>50</b>

## Homes let:

There were 668 general needs homes let in the 3 months from 1<sup>st</sup> July to 30<sup>th</sup> September 2022 (Table 10 below). This figure is lower than the previous two quarters and the Q2 figure for the previous two years. There were 704 lets in Q2 of 2020/2021 and 753 lets in Q2 of 2021/2022.

67% percent of all general homes let were let to applicants in Band B, this figure has increased over each of the last 9 quarters from 42% in Q1 of 2020/21. The main contributor to this increase is likely to be the preference to homeless applicants being applied to adverts in order to alleviate pressure of temporary accommodation provision.

**Table 10: General needs homes let (1<sup>st</sup> July 2022 to 30<sup>th</sup> September 2022):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	2	3%	34	57%	18	30%	6	10%		0%	<b>60</b>
<b>Exeter</b>	3	4%	64	76%	8	10%	8	10%	1	1%	<b>84</b>
<b>Mid Devon</b>	4	7%	35	58%	14	23%	6	10%	1	2%	<b>60</b>
<b>North Devon</b>	1	2%	48	84%	6	11%	2	4%		0%	<b>57</b>
<b>Plymouth</b>		0%	158	76%	36	17%	15	7%		0%	<b>209</b>
<b>South Hams</b>		0%	19	41%	15	33%	11	24%	1	2%	<b>46</b>
<b>Teignbridge</b>	1	2%	29	45%	24	37%	11	17%		0%	<b>65</b>
<b>Torbay</b>		0%	36	92%	2	5%	1	3%		0%	<b>39</b>
<b>Torridge</b>		0%	15	60%	5	20%	4	16%	1	4%	<b>25</b>
<b>West Devon</b>		0%	8	35%	6	26%	8	35%	1	4%	<b>23</b>
<b>Q2 2022/23 Total</b>	<b>11</b>	<b>2%</b>	<b>446</b>	<b>67%</b>	<b>134</b>	<b>20%</b>	<b>72</b>	<b>11%</b>	<b>5</b>	<b>1%</b>	<b>668</b>
<b>Q1 2022/23 Total</b>	<b>15</b>	<b>2%</b>	<b>452</b>	<b>65%</b>	<b>151</b>	<b>22%</b>	<b>64</b>	<b>9%</b>	<b>15</b>	<b>2%</b>	<b>697</b>
<b>Q4 2021/22 Total</b>	<b>7</b>	<b>1%</b>	<b>428</b>	<b>63%</b>	<b>136</b>	<b>20%</b>	<b>89</b>	<b>13%</b>	<b>16</b>	<b>2%</b>	<b>676</b>



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There were a total of 88 homes advertised as sheltered (Table 11 below) let across Devon in the months of July to September 2022. This is a marked decrease compared to the lets in the last 2 quarters of 115 and 135 in Quarter 1 2022/23 and Quarter 4 2021/22 respectively.

**Table 11: Sheltered homes let (1<sup>st</sup> July 2022 to 30<sup>th</sup> September 2022):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>		0%	9	75%	1	8%		0%	2	17%	<b>12</b>
<b>Exeter</b>		0%	4	100%		0%		0%		0%	<b>4</b>
<b>Mid Devon</b>	1	17%	5	83%		0%		0%		0%	<b>6</b>
<b>North Devon</b>	1	11%	4	44%		0%	4	44%		0%	<b>9</b>
<b>Plymouth</b>	1	6%	8	47%	3	18%	3	18%	2	12%	<b>17</b>
<b>South Hams</b>		0%	3	33%		0%	4	44%	2	22%	<b>9</b>
<b>Teignbridge</b>		0%	6	35%	5	29%	6	35%		0%	<b>17</b>
<b>Torbay</b>		0%	4	80%		0%	1	20%		0%	<b>5</b>
<b>Torridge</b>		0%	4	80%	1	20%		0%		0%	<b>5</b>
<b>West Devon</b>		0%	1	25%		0%	3	75%		0%	<b>4</b>
<b>Q2 2022/23 Total</b>	<b>3</b>	<b>3%</b>	<b>48</b>	<b>55%</b>	<b>10</b>	<b>11%</b>	<b>21</b>	<b>24%</b>	<b>6</b>	<b>7%</b>	<b>88</b>

<b>Q1 2022/23 Total</b>		<b>0%</b>	<b>49</b>	<b>43%</b>	<b>26</b>	<b>23%</b>	<b>33</b>	<b>29%</b>	<b>7</b>	<b>6%</b>	<b>115</b>
<b>Q4 2021/22 Total</b>	<b>2</b>	<b>1%</b>	<b>58</b>	<b>43%</b>	<b>29</b>	<b>21%</b>	<b>34</b>	<b>25%</b>	<b>12</b>	<b>9%</b>	<b>135</b>

*\*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 51,7000 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:**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
2010/11	1,758	1,490	633	76	<b>3,959</b>
2011/12	1,798	1,666	758	76	<b>4,302</b>
2012/13	1,579	1,463	586	52	<b>3,683</b>
2013/14	1,893	2,051	997	121	<b>5,071</b>
2014/15	1,774	1,998	950	90	<b>4,812</b>
2015/16	1,655	1,819	780	91	<b>4,345</b>
2016/17	1,840	1,828	746	100	<b>4,514</b>
2017/18	1,608	1,676	729	80	<b>4,093</b>
2018/19	1,719	1,968	802	109	<b>4,598</b>
2019/20	1,688	1,788	646	82	<b>4,204</b>
2020/21	1,368	1,303	529	60	<b>3,260</b>
2021/22	1,417	1,357	490	34	<b>3,298</b>
2022/23 Q1	335	332	138	7	<b>812</b>
2022/23 Q2	334	306	103	13	<b>756</b>

**Table 13: Homes let (1 July 2022 to 30 September 2022) by local authority and property size.**

<b>Local Authority</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>East Devon</b>	22	36	11	3	<b>72</b>
<b>Exeter</b>	39	35	14		<b>88</b>
<b>Mid Devon</b>	25	32	8	1	<b>66</b>
<b>North Devon</b>	33	20	10	3	<b>66</b>
<b>Plymouth</b>	104	94	26	2	<b>226</b>
<b>South Hams</b>	25	19	8	3	<b>55</b>
<b>Teignbridge</b>	34	33	14	1	<b>82</b>
<b>Torbay</b>	23	14	7		<b>44</b>
<b>Torridge</b>	15	14	1		<b>30</b>
<b>West Devon</b>	14	9	4		<b>27</b>
<b>Total</b>	<b>334</b>	<b>306</b>	<b>103</b>	<b>13</b>	<b>756</b>

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