

Introduction:

This report provides the latest key information from Devon Home Choice and covers the 1st July 2019 to 30th September 2019.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 16,173 in July to 16,883 in October, an increase of 4% although Mid Devon (15%), South Hams (1%) and Torridge (10%) all saw falls in the number of households in band A – D.

The percentage of households on the register in Band E remains at 37%.

Table 1: Number of households in housing need (Bands A to D) as at 1st October 2019

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0%	318	15%	724	33%	1,135	52%	2,180	2,548	54%
Exeter	5	0%	410	18%	636	28%	1,256	54%	2,307	2	0%
Mid Devon	0	0%	108	18%	197	33%	297	49%	602	695	54%
North Devon	1	0%	176	15%	326	28%	644	56%	1,147	1,224	52%
Plymouth	5	0%	911	14%	1,869	29%	3,736	57%	6,521	3,735	36%
South Hams	0	0%	142	21%	150	22%	390	57%	682	751	52%
Teignbridge	3	0%	232	22%	394	38%	403	39%	1,032	0	0%
Torbay	4	0%	192	15%	357	28%	742	57%	1,295	0	0%
Torridge	1	0%	126	21%	194	32%	293	48%	614	438	42%
West Devon	0	0%	77	17%	141	31%	235	52%	453	475	51%
Total	22	0%	2,692	16%	4,988	30%	9,131	54%	16,833	9,868	37%

July 2019	24	0%	2,614	16%	4,783	30%	8,752	54%	16,173	9,696	37%
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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 1st October 2019

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,215	56%	477	22%	320	15%	168	8%	2,180
Exeter	1,376	60%	475	21%	315	14%	141	6%	2,307
Mid Devon	317	53%	143	24%	94	16%	48	8%	602
North Devon	635	55%	274	24%	160	14%	78	7%	1,147
Plymouth	3,915	60%	1,401	21%	820	13%	385	6%	6,521
South Hams	403	59%	161	24%	73	11%	45	7%	682
Teignbridge	493	48%	287	28%	184	18%	68	7%	1,032
Torbay	654	51%	343	26%	196	15%	102	8%	1,295
Torrige	313	51%	143	23%	103	17%	55	9%	614
West Devon	233	51%	97	21%	81	18%	42	9%	453
Total	9,554	57%	3,801	23%	2,346	14%	1132	7%	16,833

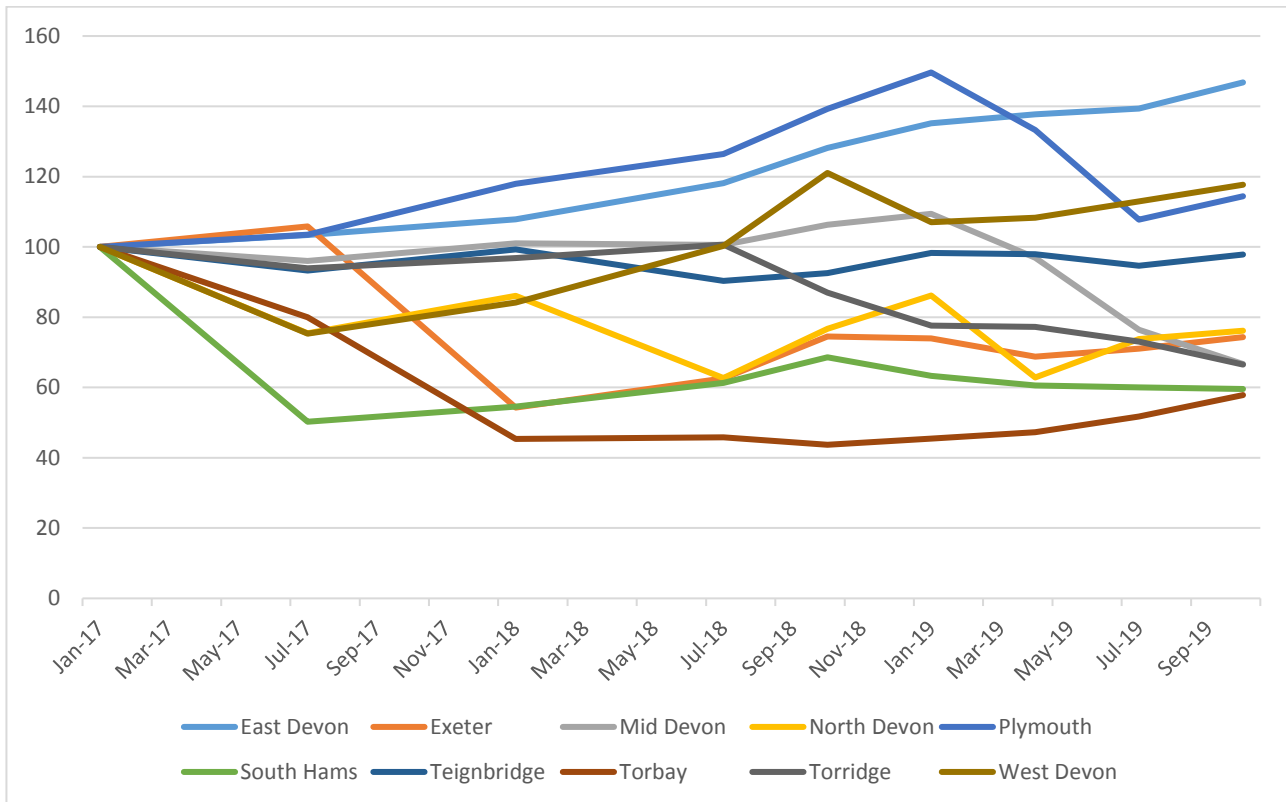
Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter. The number in East Devon has increased each quarter since October 2017, all other local authorities have shown some fluctuations over that period.

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

	Oct 17	Apr 18	Jul 18	Oct 18	Jan 19	Apr 19	Jul 19	Oct 19
East Devon	1,587	1,713	1,755	1,903	2,007	2,045	2,070	2,180
Exeter	3,245	1,772	1,943	2,314	2,297	2,136	2,205	2,307
Mid Devon	909	891	908	960	988	875	690	602
North Devon	1,217	1,182	944	1,155	1,298	947	1,111	1,147
Plymouth	6,445	6,695	7,209	7,940	8,532	7,599	6,146	6,521
South Hams	575	629	701	785	724	693	687	682
Teignbridge	1,015	998	953	976	1,037	1,033	998	1,032
Torbay	1,071	1,073	1,026	978	1,018	1,058	1,157	1,295
Torrige	850	877	929	803	716	713	674	614
West Devon	297	345	386	466	412	417	435	453
Total	17,211	16,175	16,754	18,280	19,029	17,516	16,173	16,833

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 47% in East Devon to a reduction of 40% in South Hams and 42% in Torbay, although in Torbay the figure has been affected by the removal of applicants in Band E.

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

The trend lines in Charts 2 & 3 continue to indicate an increase in both the total number of bids placed and the number of applicants bidding. The number of bids placed in September was the lowest since April 2019 but remains above the average figure.

The number of applicants placing a bid in September however was the 4th highest in all months since April 2017 when we started recording these figures.

Property alerts went live at the end of November 2017. To date, 7,507 applicants (4,783 of which are currently active) have set up a total of 11,444 alerts. This is an increase of 741 applicants and 1,172 searches from the previous quarter.

Table 4: Numbers of bids and bidders by month

Month	No. of bids	No of bidders
Apr-17	16,410	4,447
Sep-17	23,353	5,389
Feb-18	23,044	5,542
Jul-18	23,550	6,008
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
Jul-19	28,655	6,590
Aug-19	27,815	6,576
Sep-19	25,472	6,599

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

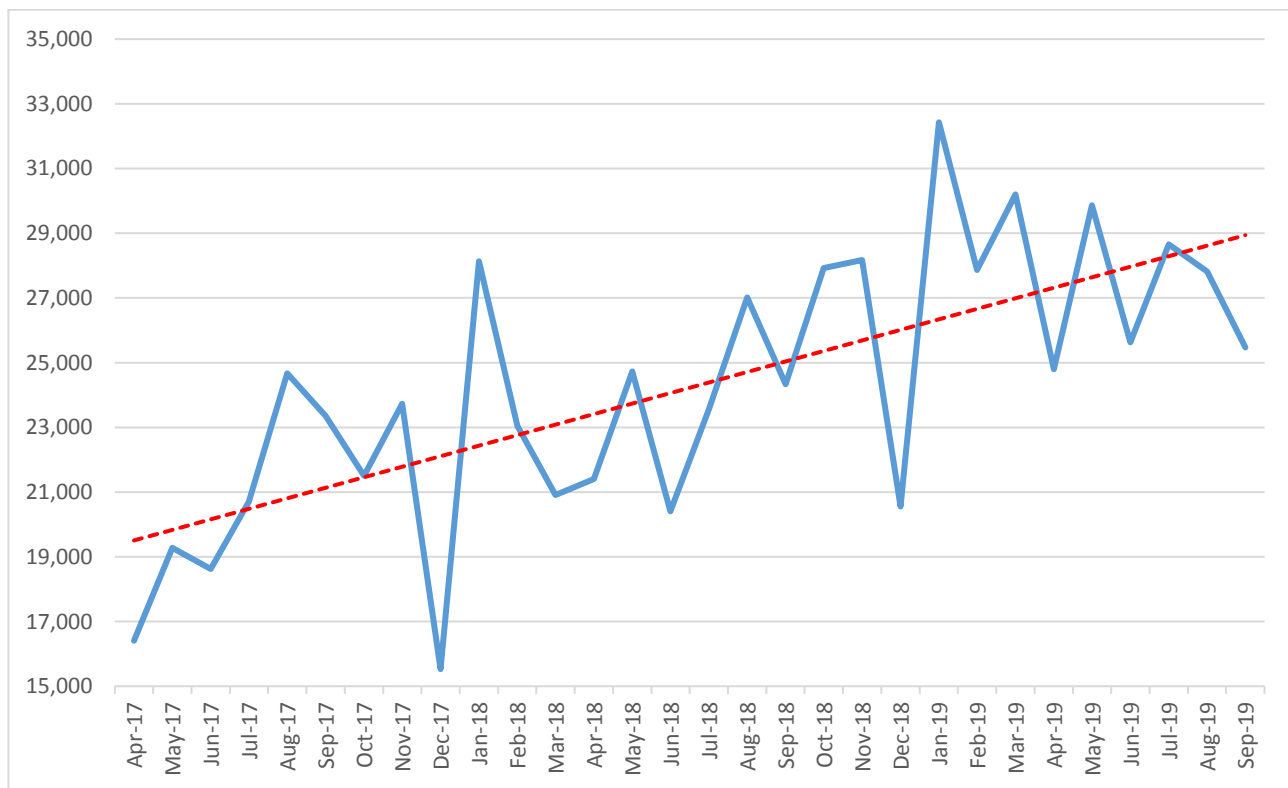


Chart 3 - Numbers of bidders by month (including trend line):

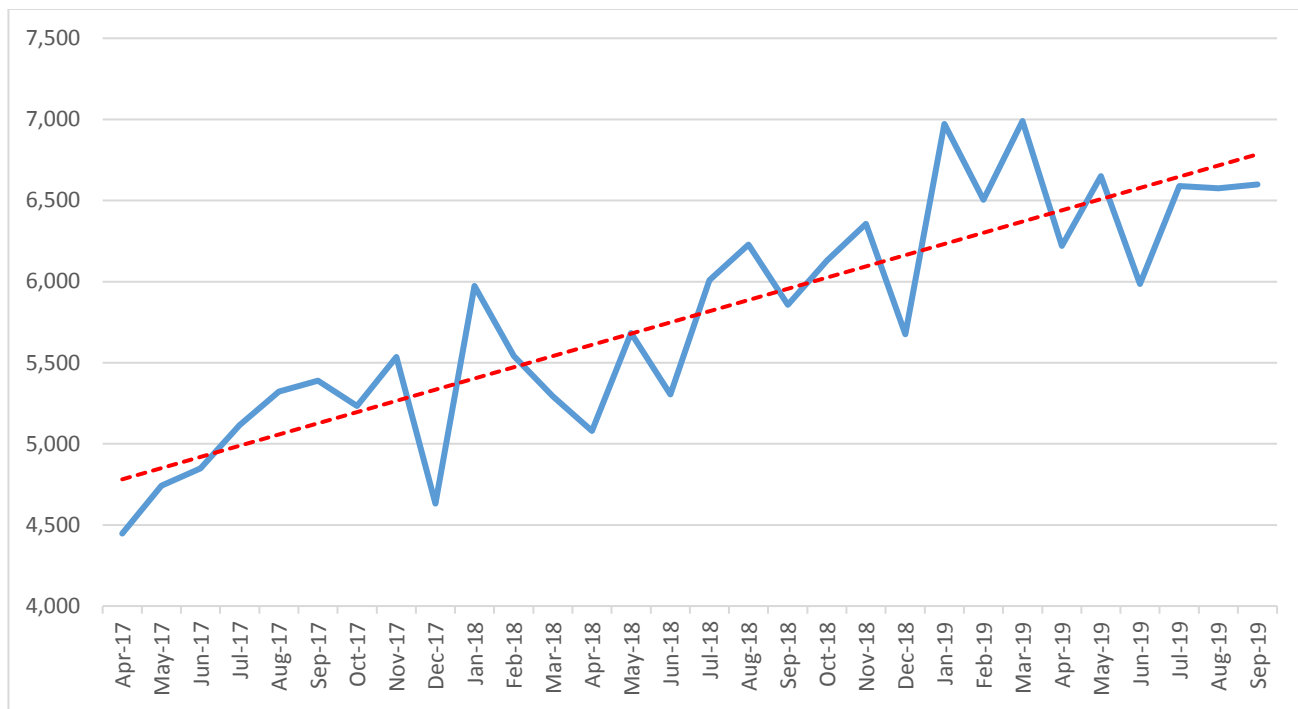


Table 5 shows how bids have been placed throughout the previous 3 quarters (April 2019 to October 2019). Although there has been a fluctuation in the number of bids for each quarter, there is consistency in how applicants are placing bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website just under 60% of the bids placed.

Table 5: Bid Source

Source	April 2019		July 2019		October 2019	
	No.	%	No.	%	No.	%
Autobid	4,738	6%	4,833	6%	5,149	6%
Direct matches	117	0%	125	0%	117	0%
Back office/Management bid	1,488	2%	1,409	2%	1,266	2%
Mobile app	28,379	34%	27,000	34%	27,243	33%
Website	49,791	59%	46,880	58%	48,167	59%
Total	84,513	100%	80,289	100%	81,942	100%

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 not on autobid).

The figures indicate an increase in the proportion of inactive applicants across all bands. The figures in April 2019 were however unusually low and the current level is more in line with previous figures. The proportion of inactive applicants in Band B range from 13% in Torbay to 48% in Torridge and 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	33%	31%	45%	69%	66%	61%
Exeter	40%	31%	22%	49%	0%	43%
Mid Devon	n/a	26%	25%	45%	49%	43%
North Devon	100%	26%	24%	50%	50%	45%
Plymouth	0%	43%	38%	59%	62%	55%
South Hams	n/a	39%	39%	56%	53%	51%
Teignbridge	0%	37%	27%	46%	n/a	43%
Torbay	0%	13%	24%	40%	n/a	41%
Torrige	0%	48%	23%	46%	55%	46%
West Devon	n/a	48%	28%	58%	66%	57%
Total	27%	38%	35%	57%	66%	54%
July 2019 figures	0%	23%	20%	40%	55%	43%
April 2019 figures	0%	36%	35%	54%	60%	51%

The average number of bids placed per general needs property let (Table 7 below) increased to 82 from 76 in previous quarter, although this was not reflected across all areas as North Devon, South Hams and Teignbridge saw a reduction in the average number of bids. As would be expected more bids are placed for houses than flats/maisonettes across all areas.

Table 7: Average number of bids for general needs properties by property type and local authority during Q2 2019/20

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	48	190	38	96	82	25	70
Exeter	145	N/A	85	125	107	N/A	93
Mid Devon	N/A	89	44	64	11	N/A	57
North Devon	N/A	33	54	75	N/A	N/A	66
Plymouth	52	57	92	206	72	N/A	124
South Hams	N/A	51	14	41	42	N/A	33
Teignbridge	N/A	43	27	54	33	N/A	39
Torbay	1	99	37	95	71	N/A	57
Torrige	N/A	55	36	56	15	N/A	50
West Devon	N/A	42	33	38	N/A	N/A	36
Total	64	58	66	112	67	25	82

Table 8 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property let also increased to 40 from 36 in the previous quarter, although again this was not reflected across all areas as Exeter, Plymouth, Torbay and West Devon saw a reduction in the average number of bids.

Table 8: Average number of bids for sheltered homes by property type and local authority during Q2 2019/20

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon	57	118	45	N/A	49	92
Exeter	5	N/A	17	N/A	N/A	15
Mid Devon	N/A	80	18	N/A	9	51
North Devon	N/A	80	28	43	23	45
Plymouth	20	74	18	N/A	16	30
South Hams	N/A	76	12	N/A	7	28
Teignbridge	2	32	18	N/A	5	18
Torbay	N/A	45	15	N/A	4	21
Torrige	N/A	69	19	N/A	19	41
West Devon	14	N/A	20	19	N/A	19
Total	20	84	21	31	13	40

Homes let:

926 general needs homes were let during the 3 months from 1st July 2019 to 30th September 2019 (Table 9), this is down from 1,041 in the previous quarter.

The percentage of homes let to applicants in Band B fell to 39% from 46% in the previous quarter, and ranges from 25% in North Devon to 54% in Torbay.

Table 9: General needs homes let (1st July 2019 to 30th September 2019):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	1	1%	18	27%	25	37%	18	27%	5	7%	67
Exeter	4	4%	45	40%	53	47%	8	7%	2	2%	112
Mid Devon	3	7%	17	39%	12	27%	9	20%	3	7%	44
North Devon	0	0%	20	25%	29	36%	25	31%	6	8%	80
Plymouth	4	1%	148	45%	107	33%	54	17%	14	4%	327
South Hams	0	0%	21	28%	23	30%	22	29%	10	13%	76
Teignbridge	2	3%	29	45%	22	34%	11	17%	0	0%	64
Torbay	0	0%	36	54%	14	21%	15	22%	2	3%	67
Torrige	0	0%	18	37%	20	41%	4	8%	7	14%	49
West Devon	1	3%	11	28%	10	25%	14	35%	4	10%	40
Total	15	2%	363	39%	315	34%	180	19%	53	6%	926

During the last quarter 137 homes advertised as sheltered (Table 10 below) were let across Devon. This is up slightly from 131 in the previous quarter. 41% of these homes were let to households in Band B. In South Hams only 9% of homes advertised as sheltered were let to applicants in Band B whilst 45% were let to applicants in Band E.

The differences between local authorities may be 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 July 2019 to 30th September 2019):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	0	0%	10	45%	6	27%	5	23%	1	5%	22
Exeter	0	0%	2	25%	1	13%	4	50%	1	13%	8
Mid Devon	1	8%	6	46%	2	15%	3	23%	1	8%	13
North Devon	0	0%	6	38%	2	13%	7	44%	1	6%	16
Plymouth	0	0%	6	32%	4	21%	9	47%	0	0%	19
South Hams	0	0%	1	9%	3	27%	2	18%	5	45%	11
Teignbridge	0	0%	13	57%	5	22%	3	13%	2	9%	23
Torbay	0	0%	4	50%	2	25%	2	25%	0	0%	8
Torrige	0	0%	5	56%	1	11%	3	33%	0	0%	9
West Devon	0	0%	3	38%	2	25%	3	38%	0	0%	8
Total	1	1%	56	41%	28	20%	41	30%	11	8%	137

Over 41,500 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
2019/20 Q2	421	466	159	17	1,063

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