

Introduction:

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

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 18,059 on 1st July 2021 to 18,392 on 1st October 2021, an increase of 2%.

The number of applicants in Bands A to D in East Devon fell by 10% and in West Devon the number fell by 6%. All other areas saw an increase in the numbers in Band A to D, with the highest increase of 5.5% coming in Plymouth and Torridge.

East Devon, North Devon and West Devon saw reductions in the number in Band E of 2%, 4% and 5% respectively.

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

Local authority	Band A		Band B		Band C		Band D		Total No.	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	324	13%	805	33%	1,337	54%	2,468	2,283	48%
Exeter	7	0%	640	20%	838	26%	1,717	54%	3,202	24	1%
Mid Devon	1	0%	154	19%	306	37%	359	44%	820	775	49%
North Devon		0%	248	17%	400	27%	826	56%	1,474	866	37%
Plymouth	8	0%	1006	17%	1,480	26%	3,257	57%	5,751	2,899	34%
South Hams		0%	154	20%	172	22%	455	58%	781	773	50%
Teignbridge		0%	224	20%	384	35%	503	45%	1,111	2	0%
Torbay	1	0%	298	20%	429	29%	730	50%	1,458		0%
Torridge		0%	125	14%	279	32%	469	54%	873	598	41%
West Devon		0%	72	16%	132	29%	250	55%	454	495	52%
Grand Total	19	0%	3,245	18%	5,225	28%	9,903	54%	18,392	8,715	32%

July 2021	32	0%	3,125	17%	5,138	28%	9,764	54%	18,059	8,571	32%
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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. 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. 32% 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% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st Oct 2021

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,375	56%	495	20%	391	16%	207	8%	2,468
Exeter	2,020	63%	590	18%	393	12%	199	6%	3,202
Mid Devon	405	49%	184	22%	161	20%	70	9%	820
North Devon	795	54%	356	24%	218	15%	105	7%	1,474
Plymouth	3,358	58%	1237	22%	780	14%	376	7%	5,751
South Hams	473	61%	167	21%	98	13%	43	6%	781
Teignbridge	523	47%	288	26%	203	18%	97	9%	1,111
Torbay	754	52%	353	24%	230	16%	121	8%	1,458
Torrige	452	52%	234	27%	127	15%	60	7%	873
West Devon	230	51%	90	20%	81	18%	53	12%	454
Total	10,385	56%	3,994	22%	2,682	15%	1,331	7%	18,392

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 decreased for the first time since April 2020, probably as the result of renewal activity.

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

	Oct 19	Jan 20	Apr 20	Jul 20	Oct 20	Jan 21	Apr 21	Jul 21	Oct 21
East Devon	2,180	2,245	2,214	2,301	2,491	2,556	2,652	2,733	2,468
Exeter	2,307	2,461	2,598	2,290	2,553	2,792	2,766	3,053	3,202
Mid Devon	602	632	617	709	719	759	772	819	820
North Devon	1,147	1,102	1,216	1,216	1,337	1,467	1,421	1,450	1,474
Plymouth	6,521	4,499	5,080	4,880	5,059	5,221	5,329	5,455	5,751
South Hams	682	677	631	625	625	608	690	768	781
Teignbridge	1,032	881	928	901	867	977	996	1,050	1,111
Torbay	1,295	1,298	1,281	1,271	1,255	1,320	1,363	1,424	1,458
Torrige	614	585	571	545	560	682	734	825	873
West Devon	453	479	393	344	371	435	446	482	454
Total	16,833	14,859	15,529	15,082	15,820	16,912	17,169	18,059	18,392

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

Since July 2019 only Plymouth has seen a reduction (6%) in the number of applications in Bands A to D.

Exeter has seen the largest increase at 45%, followed by North Devon at 33% and Torridge at 30%.

Chart 1: Number of households in housing need by local authority with July 2019 as the base.

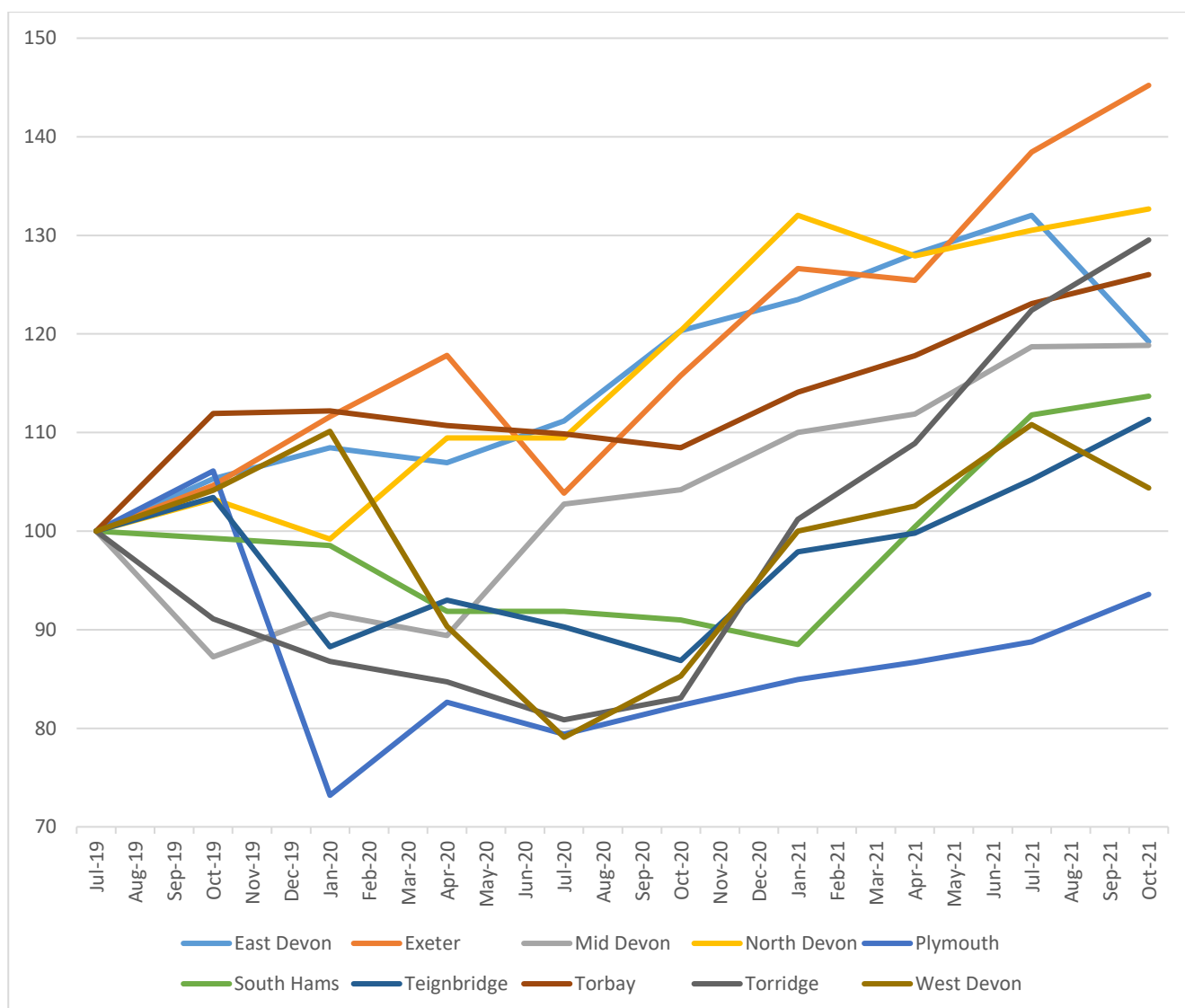


Table 4 below shows the number of New Applications received by each local authority in each of the last four quarters. All Local authorities received a lower than average number of applications in Quarter 3 of 2020/21 but picked up again the following quarter which suggests the decreased number of new applications could be as a result of the seasonal period.

Table 4: Number of New Applications received per Quarter by Local Authority

	Q3 2020/21	Q4 2020/21	Q1 2021/22	Q2 2021/22	Quarterly average
East Devon	178	253	228	249	227
Exeter	232	299	298	279	277
Mid Devon	130	142	135	150	139
North Devon	181	265	256	233	234
Plymouth	599	765	659	678	675
South Hams	98	150	157	119	131
Teignbridge	191	233	195	251	218
Torbay	269	334	311	304	305
Torridge	96	126	121	115	115
West Devon	76	113	104	86	95
Total	2050	2680	2464	2464	2415

Bidding patterns:

Table 5 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 an increasing number of both bids and bidders.

Table 5: Numbers of bids and bidders by Q2 months

Quarter	Month	No. of bids	No of bidders
2018/19 Q2	Jul-18	23,550	6,008
	Aug-18	27,019	6,227
	Sep-18	24,334	5,857
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

Chart 2 - Numbers of bids by month:

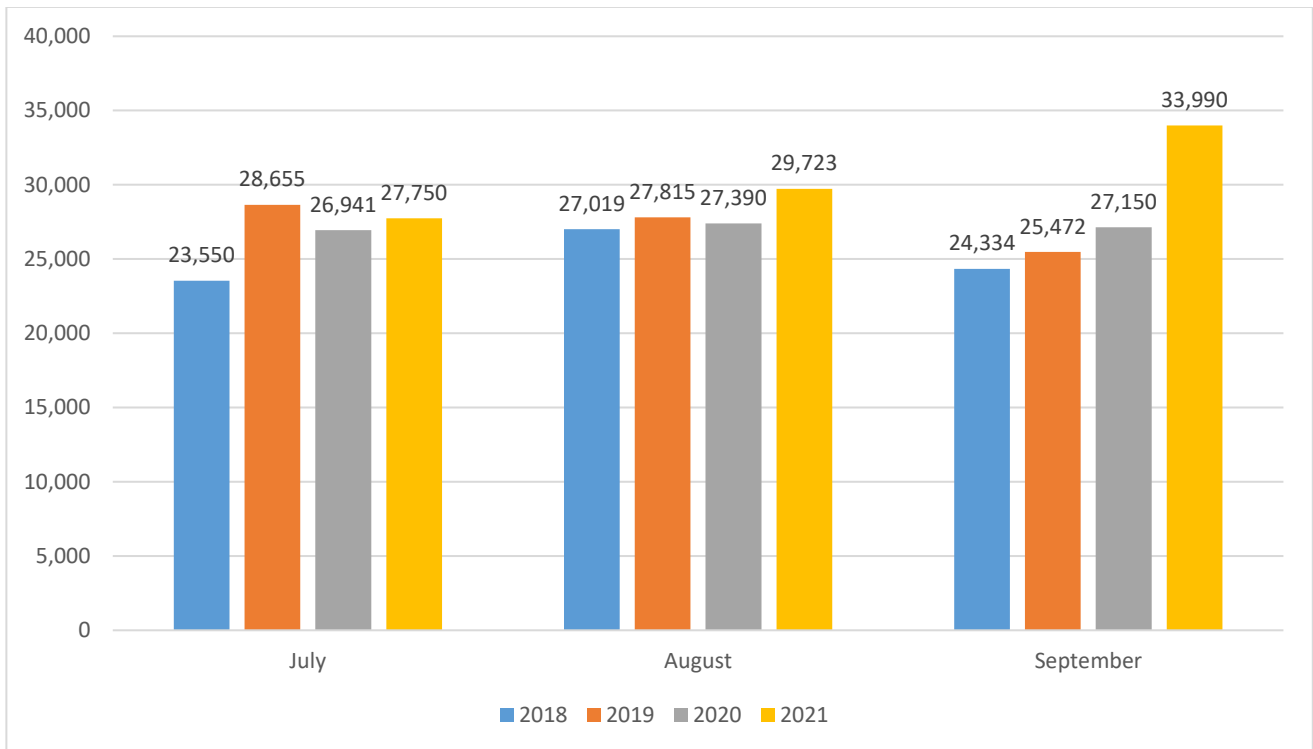


Chart 3 - Numbers of bidders by month:

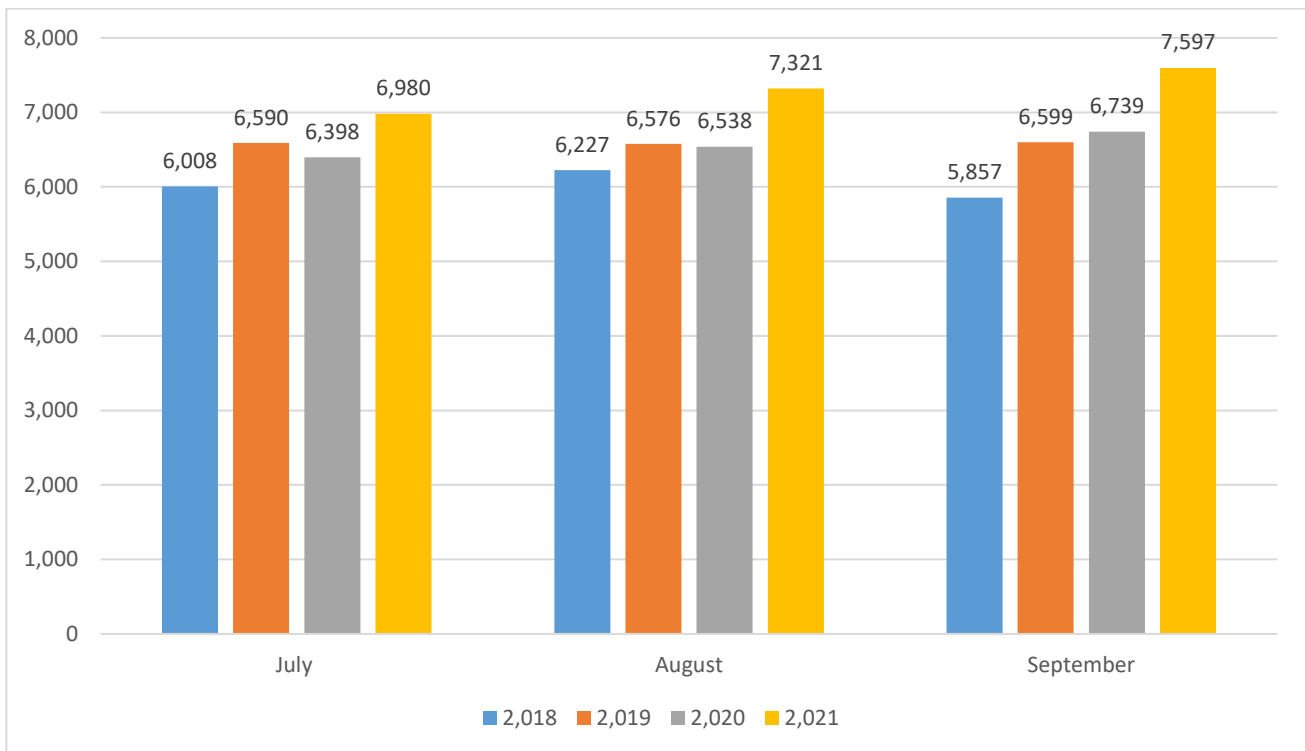


Table 6 shows how bids have been placed throughout the previous quarters (July 2020 to September 2021). Although there has been a fluctuation in the number of bids for each quarter, there is a consistency on how applicants place their bids. The smartphone app accounts for approximately one third of the bids in each quarter and the website, accounts for the majority of bids placed.

Table 6: Bid Source

Source	Q2 2020-21		Q3 2020-21		Q4 2020-21		Q1 2021-22		Q2 2021-22	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	5,994	7%	5,394	6%	6,353	7%	5,999	7%	5,973	7%
Direct matches	125	0%	135	0%	133	0%	87	0%	103	0%
Back office/ Management bid	876	1%	888	1%	1,011	1%	1,060	1%	1,020	1%
Mobile app	25,071	31%	27,559	33%	27,846	32%	28,464	33%	30,157	33%
Website	49,415	61%	49,328	59%	51,687	59%	50,384	59%	54,210	59%
Total	81,481	100%	83,304	100%	87,030	100%	85,994	100%	91,463	100%

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 21% to 22% but this is still low in comparison to most previous figures. The figures range from 6% in Mid Devon to 31% in Exeter.

Table 7: 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%	37%	62%	62%	54%
Exeter	14%	31%	28%	52%	63%	42%
Mid Devon	0%	6%	16%	39%	45%	34%
North Devon	0%	13%	15%	38%	44%	34%
Plymouth	25%	27%	34%	54%	59%	49%
South Hams	0%	29%	19%	48%	47%	42%
Teignbridge	0%	8%	10%	33%	N/A	20%
Torbay	0%	16%	16%	40%	N/A	28%
Torrige	0%	20%	28%	45%	56%	44%
West Devon	0%	26%	27%	50%	53%	47%
Total	11%	22%	27%	50%	55%	44%
July 2021 figures	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%

The average number of bids for properties let during Q2 (Table 8 below) decreased slightly to 98 from 99 in the previous quarter.

Table 8: Average number of bids for general needs properties by property type and local authority during Q2 2021/22

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon		23	73	125	28		83
Exeter		200	128	180	37		133
Mid Devon		104	21	127			83
North Devon		93	55	140		83	97
Plymouth	53	47	119	260	26		129
South Hams		45	29	37			37
Teignbridge		76	33	88	37		59
Torbay			61	170	65		84
Torridge		55	22	72	34		50
West Devon		84	21	60	7	47	50
Total	53	67	88	142	33	65	98

Table 9 presents the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has decreased in this quarter to 39 from the previous 46 figure in the last quarter.

Table 9: Average number of bids for sheltered homes by property type and local authority during Q2 2021/22

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon		15	52	147		50
Exeter	24	35	19			24
Mid Devon		102	75			95
North Devon		74	92	183		103
Plymouth	4	108	21		90	34
South Hams			8			8
Teignbridge	1	51	10	9	6	22
Torbay		109	10		14	40
Torridge	22	68	22	28		29
West Devon		43	11			21
Total	15	68	23	92	31	39

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Homes let:

There were 753 general needs homes let in the 3 months from 1st July 2021 to 30th September 2021 (Table 10). This is a slight decrease from lets in Q1 this year when 781 were let in total. There were 704 general needs homes let in the quarter two in 2020 and 926 in 2019.

The proportion of lets to applicants in Band B has increased in Quarter 2 to 56% compared to 53% in the last quarter.

Table 10: General needs homes let (1st July 2021 to 30th September 2021):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	33	45%	22	30%	13	18%	5	7%	73
Exeter	4	3%	73	62%	31	26%	8	7%	1	1%	117
Mid Devon	3	7%	31	70%	7	16%	3	7%		0%	44
North Devon	2	3%	35	56%	17	27%	3	5%	6	10%	63
Plymouth	2	1%	128	57%	48	21%	44	20%	3	1%	225
South Hams		0%	26	52%	7	14%	10	20%	7	14%	50
Teignbridge		0%	36	58%	17	27%	9	15%		0%	62
Torbay	1	2%	38	79%	6	13%	3	6%		0%	48
Torridge		0%	11	41%	8	30%	7	26%	1	4%	27
West Devon	1	2%	7	16%	16	36%	14	32%	6	14%	44
Q2 2020/21 Total	13	2%	418	56%	179	24%	114	15%	29	4%	753

Q1 2020/21 Total	18	2%	413	53%	202	26%	124	16%	24	3%	781
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There were a total of 132 homes advertised as sheltered (Table 11 below) let across Devon in the months of July to September 2021. This is up from 107 sheltered homes let in Quarter 1 of this year.

There were 142 sheltered homes let in the quarter two in 2020 and 137 in 2019.

Table 11: 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		0%	12	80%	3	20%		0%		0%	15
Exeter		0%	4	29%	4	29%	6	43%		0%	14
Mid Devon		0%	9	75%	3	25%		0%		0%	12
North Devon		0%	3	38%	4	50%	1	13%		0%	8
Plymouth		0%	6	25%	3	13%	10	42%	5	21%	24
South Hams		0%	1	13%		0%	5	63%	2	25%	8
Teignbridge	2	7%	9	33%	6	22%	7	26%	3	11%	27
Torbay		0%	4	40%	5	50%		0%	1	10%	10
Torridge		0%	2	22%	3	33%	2	22%	2	22%	9
West Devon		0%	1	20%	1	20%	2	40%	1	20%	5
Grand Total	2	2%	51	39%	32	24%	33	25%	14	11%	132

Q1 2020/21 Total	3	3%	44	41%	23	21%	31	29%	6	6%	107
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Over 48,000 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 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 Q1	367	360	153	8	888
2021/22 Q2	366	399	117	3	885

Table 13: Homes let (1 July 2021 to 30 September 2021) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4 Bed	Total
East Devon	27	51	10		88
Exeter	58	56	17		131
Mid Devon	17	29	10		56
North Devon	23	37	9	2	71
Plymouth	128	92	28	1	249
South Hams	27	25	6		58
Teignbridge	40	40	9		89
Torbay	24	26	8		58
Torridge	10	19	7		36
West Devon	12	24	13		49
Grand Total	366	399	117	3	885

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