

# Devon Home Choice Quarterly Monitoring Report Summary (April 2012)



## Introduction

This report provides a summary of the key information from the latest Devon Home Choice Quarterly Monitoring Report.

The full Quarterly Monitoring Report is available at: <http://tinyurl.com/DevonHCreports>.

## Households registered with Devon Home Choice

22,380 of the 38,000 households registered with Devon Home Choice in April 2012 were assessed to be in housing need (in Bands A to D – see Table 1).

Across Devon 13% of those in housing need were in Band B, 33% in Band C and 54% in Band D. There are differences between local authority areas however, with the proportion of households in housing need in Band B ranging from 9% in East Devon and West Devon to 19% in Torridge. Similarly the proportion of households in housing need that are in Band D varies from 41% in Torridge to 67% in Exeter.

**Table 1: Number of households in housing need (Bands A to D) as at 3 April 2012**

	Band A		Band B		Band C		Band D		Total	Band E
	No.	%	No.	%	No.	%	No.	%		
East Devon	0	0%	204	9%	849	39%	1,141	52%	<b>2,194</b>	1,802
Exeter	8	0%	490	11%	971	22%	2,929	67%	<b>4,398</b>	2,836
Mid Devon	2	0%	114	13%	344	39%	432	48%	<b>892</b>	931
North Devon	1	0%	153	11%	469	33%	787	56%	<b>1,410</b>	1,472
Plymouth	5	0%	823	14%	1,829	30%	3,408	56%	<b>6,065</b>	3,113
South Hams	3	0%	150	13%	453	38%	587	49%	<b>1,193</b>	1,094
Teignbridge	7	0%	342	14%	1,004	40%	1,134	46%	<b>2,487</b>	1,579
Torbay	3	0%	337	16%	780	37%	1,011	47%	<b>2,131</b>	1,291
Torridge	4	1%	133	19%	267	39%	281	41%	<b>685</b>	536
West Devon	0	0%	82	9%	365	39%	478	52%	<b>925</b>	968
<b>Total</b>	<b>33</b>	<b>0%</b>	<b>2,828</b>	<b>13%</b>	<b>7,331</b>	<b>33%</b>	<b>12,188</b>	<b>54%</b>	<b>22,380</b>	<b>15,622</b>

Of those in housing need (Bands A to D):

- 57% were assessed as needing a 1 bed home
- 26% were assessed as needing a 2 bed home
- 12% were assessed as needing a 3 bed home
- 5% were assessed as needing a 4 bed home or larger

The total number of households in housing need (Bands A to D) has increased from 19,500 in September 2010 to 22,400 in April 2012, an increase of 15% (see Chart 1). However, since October 2011 the number of households in housing need has fallen by 1,900 (8%).

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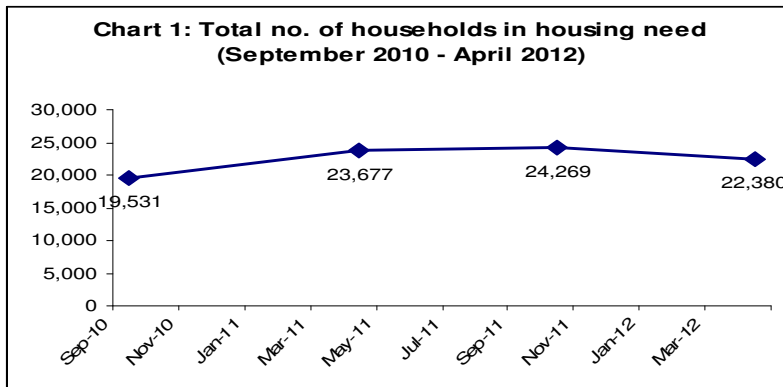
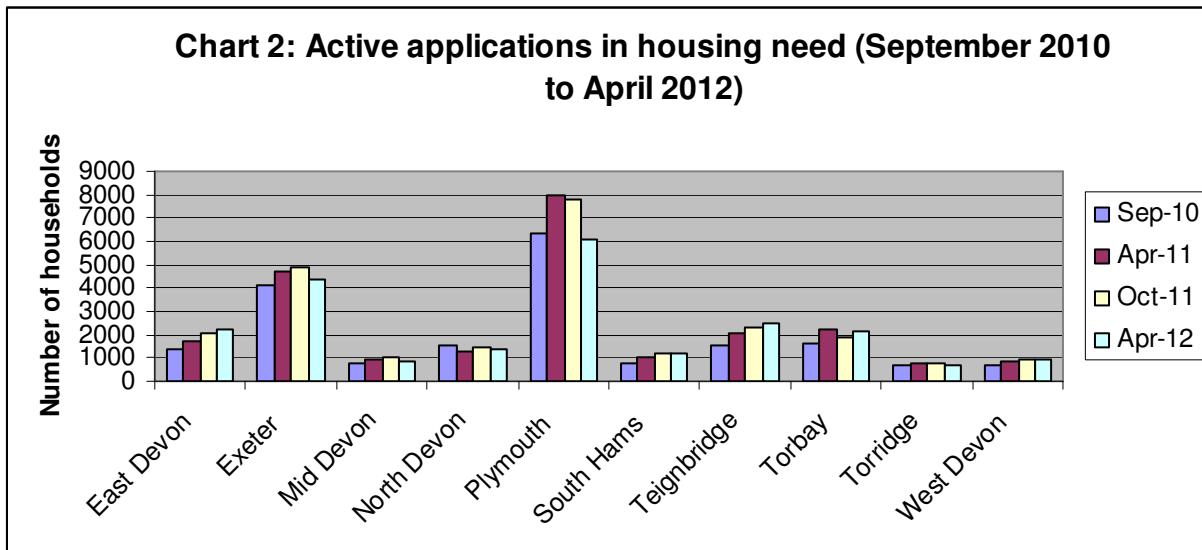


Chart 2 shows how the number of households in housing need has changed in each local authority. It can be seen that whilst some local authorities have seen falls in the numbers in housing need in the last year, some local authorities have seen a continued growth in numbers.



## Are households in housing need bidding for homes?

It is important to ensure that households in housing need are actively participating in Devon Home Choice, by either bidding for homes or are at least considering the homes that are being advertised.

Table 2 provides information on households in housing need who have not bid for any homes or logged into the Devon Home Choice website, and so do not appear to be participating in Devon Home Choice.

The proportion of households who have not bid or logged into the website increases as their housing need falls (e.g. from 18% of Band A households to 46% in Band D). It can be seen that there are variations within Devon. For example 27% of Band B households in Mid Devon have not bid or logged into the website compared to only 14% of Band B households in South Hams and Teignbridge, and 21% for Devon as a whole.

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**Table 2: Households who have not bid or logged into the Devon Home Choice website**

	Band A		Band B		Band C		Band D	
	No.	%	No.	%	No.	%	No.	%
East Devon	0	n/a	32	16%	223	26%	452	40%
Exeter	2	25%	104	22%	294	30%	1,820	62%
Mid Devon	0	0%	31	27%	67	20%	166	38%
North Devon	0	0%	38	25%	148	31%	412	52%
Plymouth	0	0%	210	25%	452	25%	1,364	40%
South Hams	3	67%	21	14%	102	24%	243	44%
Teignbridge	0	0%	47	14%	234	23%	399	35%
Torbay	1	33%	65	19%	224	29%	396	39%
Torridge	1	25%	27	20%	74	27%	145	51%
West Devon	0	n/a	19	23%	152	41%	247	51%
<b>Total</b>	<b>6</b>	<b>18%</b>	<b>594</b>	<b>21%</b>	<b>1,970</b>	<b>27%</b>	<b>5,644</b>	<b>46%</b>

Note: There are no Band A households in East Devon or West Devon

### Homes let

4,302 homes were let through Devon Home Choice between 1 April 2011 and 31 March 2012. Of these, 3,509 (82%) were general needs homes (e.g. not specifically for older people) and 793 (18%) were sheltered homes for older people.

57% of general needs homes were let to households in Band B, 29% to Band C, 8% to Band D, 4% to Band E and 2% to Band E (see Table 3).

**Table 3: General needs homes let (1 April 2011 to 31 March 2012)**

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	5	2%	131	51%	84	33%	23	9%	12	5%	<b>255</b>
Exeter	10	2%	367	70%	83	16%	41	8%	28	5%	<b>529</b>
Mid Devon	1	1%	101	54%	62	33%	17	9%	5	3%	<b>186</b>
North Devon	2	2%	77	63%	27	22%	11	9%	6	5%	<b>123</b>
Plymouth	30	2%	675	55%	422	35%	86	7%	10	1%	<b>1,223</b>
South Hams	4	2%	94	49%	49	26%	29	15%	14	7%	<b>190</b>
Teignbridge	7	2%	177	55%	107	33%	28	9%	5	2%	<b>324</b>
Torbay	6	2%	199	59%	97	29%	26	8%	9	3%	<b>337</b>
Torridge	0	0%	88	51%	42	25%	17	10%	24	14%	<b>171</b>
West Devon	2	1%	83	49%	54	32%	19	11%	13	8%	<b>171</b>
<b>Total</b>	<b>67</b>	<b>2%</b>	<b>1,992</b>	<b>57%</b>	<b>1,027</b>	<b>29%</b>	<b>297</b>	<b>8%</b>	<b>126</b>	<b>4%</b>	<b>3,509</b>

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It can be seen from Table 3 and Chart 3 that there are variations across Devon. 70% of general needs homes in Exeter were let to households in Band B, compared to 49% in South Hams and Torridge. Similarly only 1% of general needs homes in Plymouth were let to households in Band E, compared to 14% in Torridge (please note that the higher figure in Torridge was due to homes in rural areas that required households to have a local connection to that area).

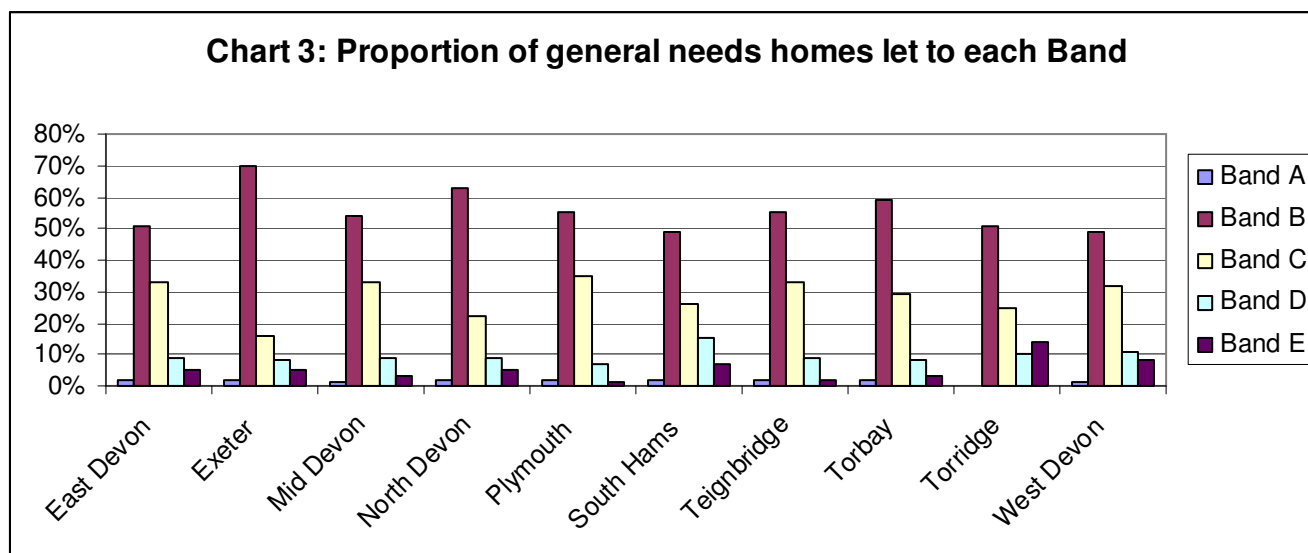


Table 4 illustrates that higher proportions of sheltered homes for older people were let to households in lower bands than for general needs homes. 35% of sheltered homes were let to households in Band B, 27% to Band C, 24% to Band D, 11% to Band E and 3% to Band A.

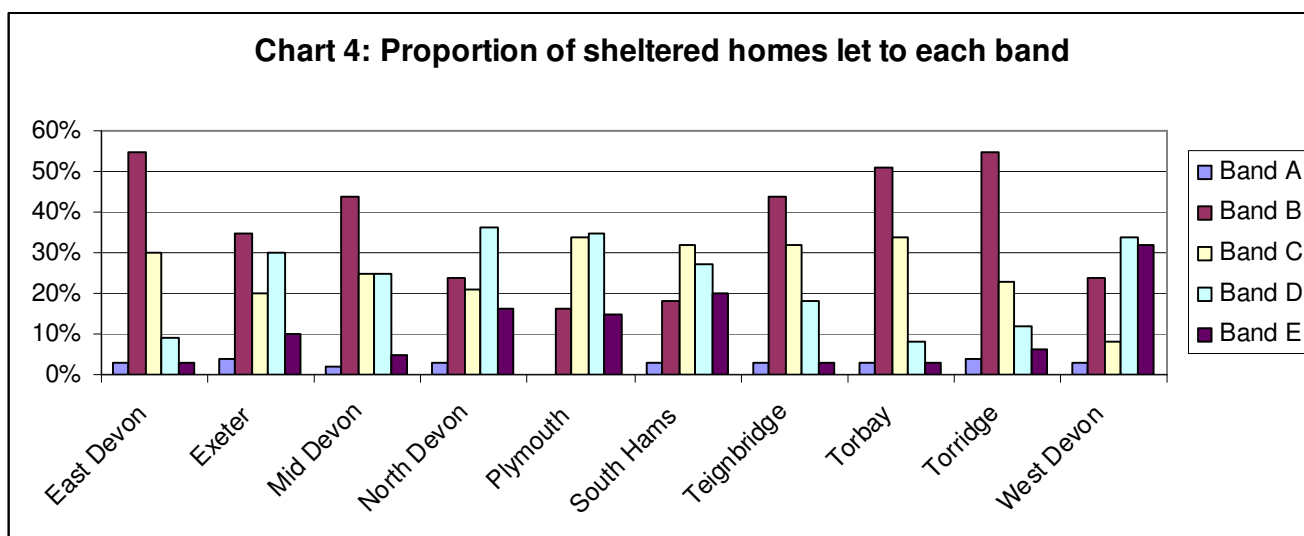
**Table 4: Sheltered homes let (1 April 2011 to 31 March 2012)**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	3	3%	51	55%	28	30%	8	9%	3	3%	<b>93</b>
Exeter	3	4%	28	35%	16	20%	24	30%	8	10%	<b>79</b>
Mid Devon	1	2%	27	44%	15	25%	15	25%	3	5%	<b>61</b>
North Devon	3	3%	21	24%	18	21%	31	36%	14	16%	<b>87</b>
Plymouth	0	0%	22	16%	45	34%	47	35%	20	15%	<b>134</b>
South Hams	3	3%	17	18%	31	32%	26	27%	19	20%	<b>96</b>
Teignbridge	2	3%	34	44%	25	32%	14	18%	2	3%	<b>77</b>
Torbay	2	3%	30	51%	20	34%	5	8%	2	3%	<b>59</b>
Torridge	3	4%	38	55%	16	23%	8	12%	4	6%	<b>69</b>
West Devon	1	3%	9	24%	3	8%	13	34%	12	32%	<b>38</b>
<b>Total</b>	<b>21</b>	<b>3%</b>	<b>277</b>	<b>35%</b>	<b>217</b>	<b>27%</b>	<b>191</b>	<b>24%</b>	<b>87</b>	<b>11%</b>	<b>793</b>

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Again there are differences within Devon which can be seen from Table 4 and Chart 4. The proportion of sheltered homes let to households in Band B varies from 55% in East Devon and Torridge to only 16% in Plymouth. Similarly, whilst only 3% of sheltered homes were let to households in Band E in East Devon, Teignbridge and Torbay, 1 in every 3 (32%) sheltered homes in West Devon were let to households in Band E.



Of the 3,509 general needs let, 32% were 1 bed, 44% were 2 bed, 22% were 3 bed, 2% were 4 bed and 4 were 5 bed homes, as can be seen from Chart 5.

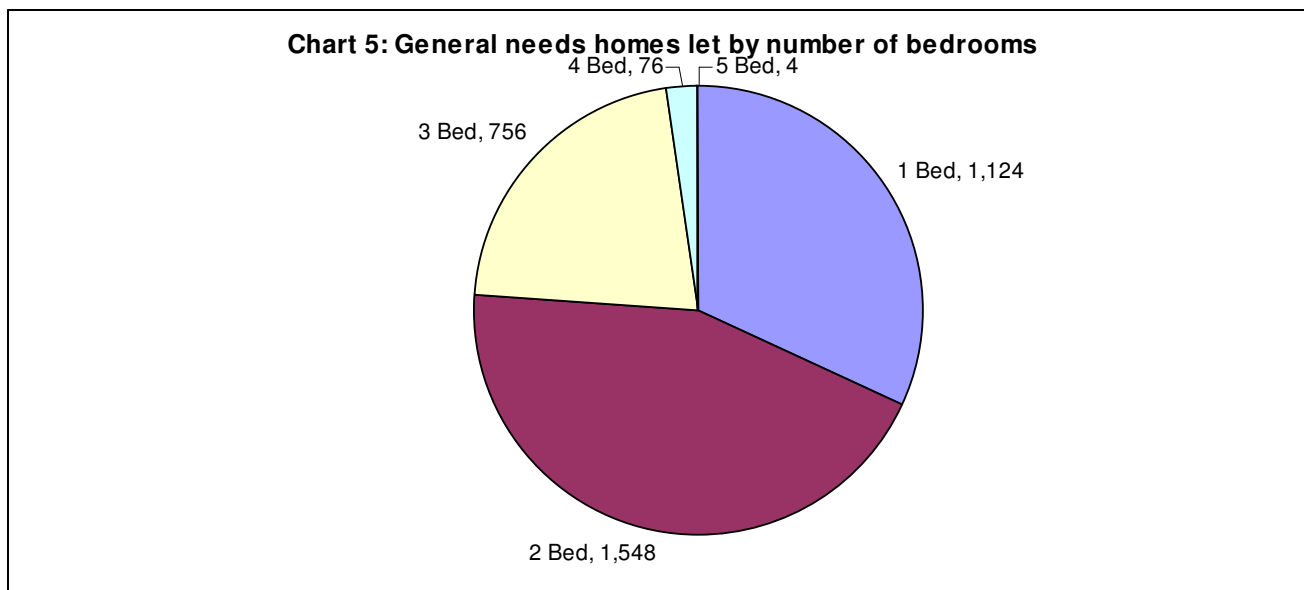
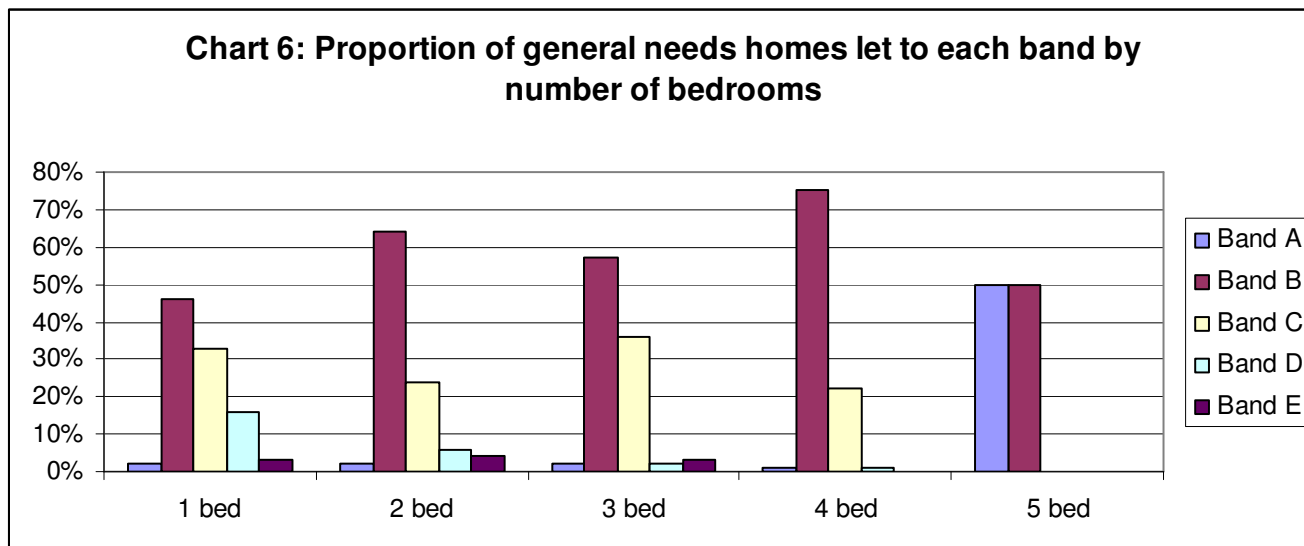
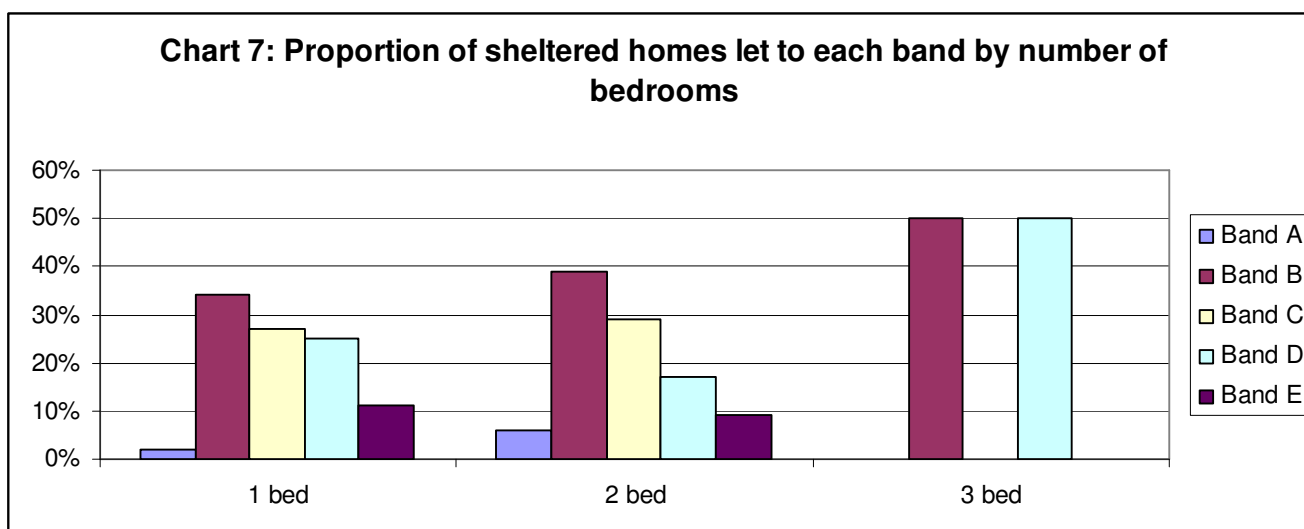


Chart 6 shows the proportion of general needs homes let by band and the number of bedrooms. Generally the proportion let to households in higher bands increases with the number of bedrooms. For example whilst 46% of 1 bed general needs homes were let to households in Band B, this figure rises to 75% for 4 bed homes.

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The large majority (85%) of sheltered homes let were 1 bed homes, with 15% being 2 bed homes. Two 3 bed sheltered homes were also recorded as being let. Chart 7 illustrates how these homes were let by band. For example 34% of 1 bed and 39% of 2 bed sheltered homes were let to households in Band B.



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