

Devon Home Choice Quarterly Monitoring Report (April 2016)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st April 2015 to 31st March 2016.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) has reduced from 19,948 in Q3 to 19,503, a reduction of 2.2% compared to an increase of 3.8% during the previous quarter. The reduction is largely the result of renewal work in Plymouth where the figure fell by 9.4%. Mid Devon also saw a 10% decrease in numbers whilst all other LAs saw increases, the largest increase being 14.5% in East Devon.

The numbers in Band E in Plymouth and West Devon fell by 13% and 24% respectively which saw the overall percentage of applicants on the register in Band E fall from 42% to 41%

The renewals function is now available on the system is but LAs are advised not to commence carrying out renewals until the work to increase the speed of the COC form has been completed. That work should be ready for testing in mid April.

Across Devon 19% of households in housing need are in Band B ranging from 12% in North Devon to 25% in West Devon.

Table 1: Number of households in housing need (Bands A to D) as at 1 April 2016

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	244	19%	376	30%	631	50%	1,252	1,292	51%
Exeter	3	0%	515	19%	667	24%	1,539	56%	2,724	2,666	49%
Mid Devon	0	0%	166	18%	268	29%	483	53%	917	895	49%
North Devon	0	0%	170	12%	394	28%	846	60%	1,410	1,613	53%
Plymouth	3	0%	1,415	20%	1,936	28%	3,598	52%	6,952	5,056	42%
South Hams	1	0%	183	17%	243	23%	646	60%	1,073	611	36%
Teignbridge	0	0%	407	21%	595	31%	948	49%	1,950	16	1%
Torbay	2	0%	334	17%	507	25%	1,174	58%	2,017	0	0%
Torridge	2	0%	189	24%	275	34%	338	42%	804	884	52%
West Devon	1	0%	99	25%	106	26%	198	49%	404	739	65%
Total	13	0%	3,722	19%	5,367	28%	10,401	53%	19,503	13,772	41%
Jan 2016	12	0%	3,669	18%	5,400	27%	10,867	54%	19,948	14,472	42%

Note: 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. 41% of households registered across Devon are in Band E).

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The greatest need across all local authority areas remains for one bedroom properties, (Table 2) with 58% of applicants requiring one bedroom.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1 April 2016

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	731	58%	325	26%	114	9%	82	7%	1,252
Exeter	1,650	61%	601	22%	309	11%	164	6%	2,724
Mid Devon	490	53%	248	27%	116	13%	63	7%	917
North Devon	792	56%	339	24%	163	12%	116	8%	1,410
Plymouth	4,179	60%	1,668	24%	721	10%	384	6%	6,952
South Hams	668	62%	243	23%	103	10%	59	5%	1,073
Teignbridge	996	51%	604	31%	209	11%	141	7%	1,950
Torbay	1,123	56%	518	26%	232	12%	144	7%	2,017
Torrige	408	51%	231	29%	109	14%	56	7%	804
West Devon	226	56%	101	25%	54	13%	23	6%	404
Total	11,263	58%	4,878	25%	2,130	11%	1,232	6%	19,503

Table 3 below shows the numbers on the register in housing need (Bands A to D) by quarter. The current figure remains well below the high point of 24,269 in October 2011. It is worth noting that the high point was reached during a period when system based renewals were not in place and it is anticipated that the figures will fall again over the next 12 months as the renewals process is undertaken.

Table 3: Numbers on the register in Bands A to D by Local Authority by quarter

	Jan-14	Apr-14	Jul-14	Oct-14	Jan-15	Apr-15	July-15	Oct-15	Jan-16	Apr-16
East Devon	1,551	1,509	1,489	1,541	1,543	1,661	836	967	1,092	1,252
Exeter	2,061	1,900	1,993	2,069	2,150	2,305	2,409	2,492	2,674	2,724
Mid Devon	780	832	889	904	890	962	1,017	1,039	1,021	917
North Devon	1,002	1,065	1,117	1,199	1,265	1,325	1,373	1,423	1,375	1,410
Plymouth	5,556	5,789	5,908	6,074	6,264	6,659	6,909	7,335	7,672	6,952
South Hams	874	820	837	918	950	964	999	1,005	1,022	1,073
Teignbridge	2,796	1,540	1,630	1,681	1,721	1,762	1,794	1,906	1,944	1,950
Torbay	1,448	1,372	1,428	1,489	1,638	1,857	1,886	1,962	1,990	2,017
Torrige	533	570	585	649	661	728	757	729	763	804
West Devon	663	635	634	641	646	678	500	364	395	404
Total	17,264	16,032	16,510	17,165	17,728	18,901	18,480	19,222	19,948	19,503

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Tables 4a, 4b and 4c below show the percentages on the register and percentages of homes let by the ethnicity of the main applicant for each LA area and Devon wide. The figures have been rounded to 1 decimal place for clarity so some may appear not to add up correctly. A full breakdown of figures can be provided if requested. The percentage of properties let to non white British households closely correlates to the proportions on the register in all areas with the greatest variance being 2.6% in Plymouth.

Table 4a: Register and 2015/16 lets by ethnicity of main applicant

	East Devon		Exeter		Mid Devon		North Devon	
	Register	Lets	Register	Lets	Register	Lets	Register	Lets
Asian/ Asian British	0.5%	0.0%	1.9%	1.4%	0.3%	0.0%	0.3%	0.0%
Bangladeshi	0.2%	0.0%	0.5%	0.2%	0.1%	0.0%	0.1%	0.0%
Indian	0.1%	0.0%	0.4%	0.5%	0.2%	0.0%	0.1%	0.0%
Other	0.2%	0.0%	0.9%	0.7%	0.0%	0.0%	0.1%	0.0%
Pakistani	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%
Black/ Black British	0.3%	0.7%	0.9%	0.9%	0.3%	0.0%	0.3%	0.7%
African	0.2%	0.4%	0.6%	0.7%	0.2%	0.0%	0.1%	0.0%
Caribbean	0.0%	0.2%	0.2%	0.2%	0.0%	0.0%	0.1%	0.7%
Other	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	0.1%	0.0%
Chinese	0.1%	0.2%	0.2%	0.0%	0.2%	0.0%	0.1%	0.0%
Mixed	0.4%	1.3%	0.9%	1.0%	0.6%	0.7%	0.7%	0.7%
White & Black African	0.0%	0.7%	0.2%	0.3%	0.1%	0.0%	0.0%	0.0%
White & Black Asian	0.0%	0.2%	0.2%	0.0%	0.0%	0.0%	0.1%	0.0%
White & Black Caribbean	0.2%	0.4%	0.4%	0.7%	0.2%	0.3%	0.5%	0.7%
White & Black Other	0.2%	0.0%	0.1%	0.0%	0.2%	0.3%	0.1%	0.0%
Other	0.3%	0.4%	1.2%	1.0%	0.4%	0.0%	0.5%	0.0%
Prefer not to say	2.0%	2.8%	2.6%	2.7%	1.0%	0.7%	0.4%	1.0%
White	96.4%	94.5%	92.2%	93.0%	97.1%	98.7%	97.8%	97.6%
British	93.8%	93.0%	86.3%	87.9%	91.6%	92.3%	95.9%	95.5%
Gypsy or Irish Traveller	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Irish	0.3%	0.0%	0.4%	0.0%	0.3%	0.3%	0.2%	0.7%
Other	2.4%	1.5%	5.5%	5.1%	5.2%	6.0%	1.6%	1.4%
Not specified	0.0%	0.0%	0.1%	0.0%	0.2%	0.0%	0.0%	0.0%

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Table 4b: Register and 2015/16 lets by ethnicity of main applicant

	Plymouth		South Hams		Teignbridge		Torbay	
	Register	Lets	Register	Lets	Register	Lets	Register	Lets
Asian/ Asian British	1.0%	0.9%	0.2%	0.0%	0.7%	0.3%	0.4%	0.3%
Bangladeshi	0.3%	0.1%	0.0%	0.0%	0.3%	0.3%	0.0%	0.3%
Indian	0.1%	0.1%	0.1%	0.0%	0.2%	0.0%	0.2%	0.0%
Other	0.5%	0.7%	0.2%	0.0%	0.1%	0.0%	0.1%	0.0%
Pakistani	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Black/ Black British	1.1%	1.6%	0.1%	0.4%	0.2%	0.3%	0.6%	0.3%
African	0.8%	1.3%	0.0%	0.4%	0.1%	0.3%	0.2%	0.0%
Caribbean	0.2%	0.3%	0.1%	0.0%	0.1%	0.0%	0.2%	0.0%
Other	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.1%	0.3%
Chinese	0.1%	0.2%	0.1%	0.0%	0.1%	0.0%	0.1%	0.0%
Mixed	0.8%	1.2%	0.3%	0.4%	0.5%	0.5%	0.5%	0.9%
White & Black African	0.3%	0.7%	0.1%	0.0%	0.2%	0.0%	0.1%	0.3%
White & Black Asian	0.1%	0.1%	0.1%	0.0%	0.0%	0.3%	0.0%	0.3%
White & Black Caribbean	0.3%	0.2%	0.2%	0.0%	0.3%	0.3%	0.2%	0.0%
White & Black Other	0.1%	0.1%	0.0%	0.4%	0.0%	0.0%	0.1%	0.3%
Other	1.0%	1.2%	0.8%	0.0%	0.4%	0.0%	0.7%	0.0%
Prefer not to say	2.1%	2.1%	2.1%	0.4%	0.9%	1.4%	0.6%	1.6%
White	93.8%	92.8%	96.4%	98.8%	97.4%	97.5%	97.0%	96.9%
British	89.1%	86.5%	93.4%	94.7%	94.8%	95.1%	93.9%	94.1%
Gypsy or Irish Traveller	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Irish	0.4%	0.3%	0.7%	2.1%	0.3%	0.5%	0.4%	0.6%
Other	4.3%	6.0%	2.3%	2.1%	2.3%	1.9%	2.7%	2.2%
Not specified	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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Table 4c: Register and 2015/16 lets by ethnicity of main applicant

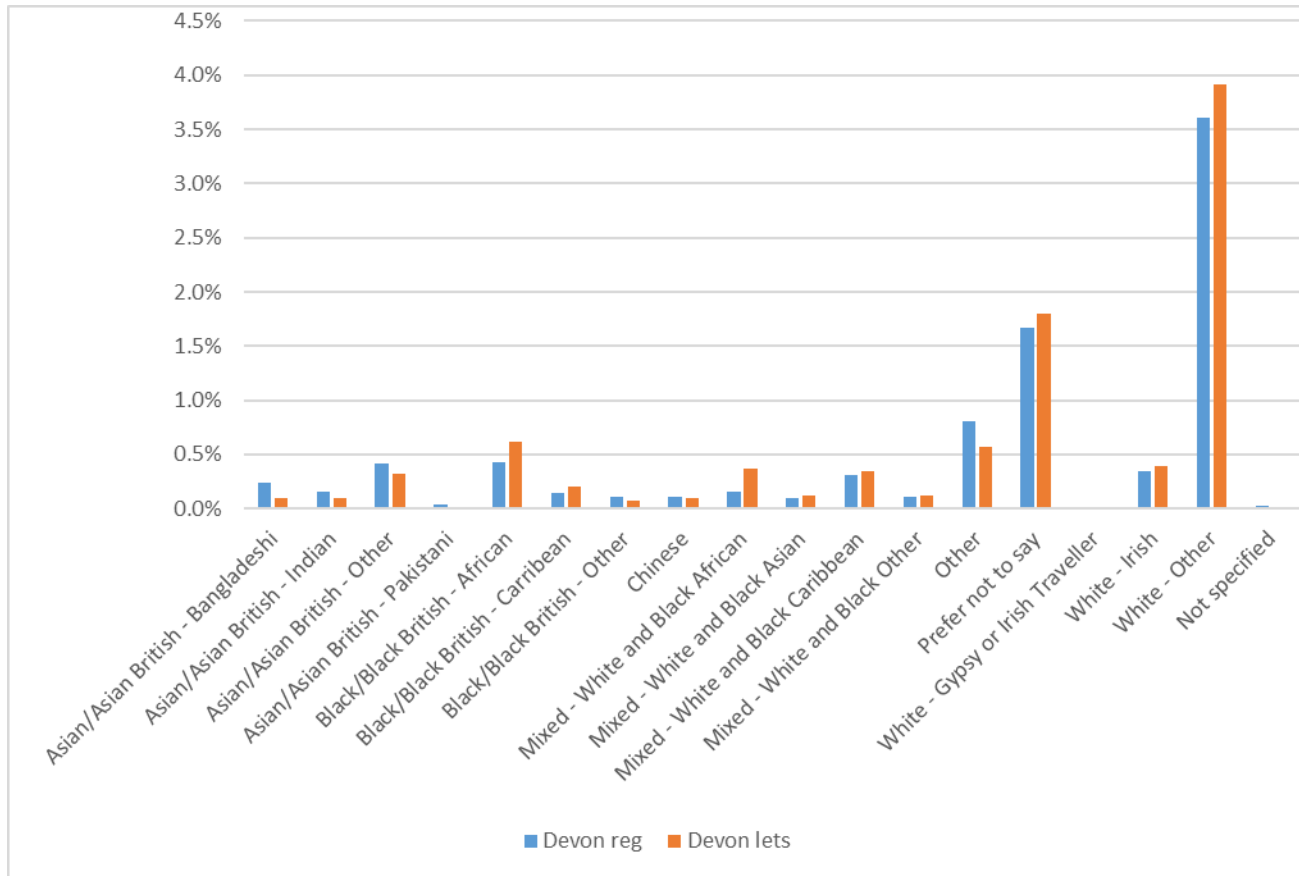
	Torrige		West Devon		Devon	
	Register	Lets	Register	Lets	Register	Lets
Asian/ Asian British	0.2%	0.0%	0.7%	0.0%	0.9%	0.5%
Bangladeshi	0.1%	0.0%	0.2%	0.0%	0.2%	0.1%
Indian	0.1%	0.0%	0.1%	0.0%	0.2%	0.1%
Other	0.1%	0.0%	0.3%	0.0%	0.4%	0.3%
Pakistani	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Black/ Black British	0.1%	1.0%	0.1%	0.6%	0.7%	0.9%
African	0.0%	0.0%	0.1%	0.6%	0.4%	0.6%
Caribbean	0.1%	0.5%	0.0%	0.0%	0.1%	0.2%
Other	0.0%	0.5%	0.0%	0.0%	0.1%	0.1%
Chinese	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Mixed	0.4%	1.0%	0.5%	0.0%	0.7%	0.9%
White & Black African	0.1%	0.0%	0.1%	0.0%	0.2%	0.4%
White & Black Asian	0.1%	0.0%	0.2%	0.0%	0.1%	0.1%
White & Black Caribbean	0.2%	1.0%	0.3%	0.0%	0.3%	0.3%
White & Black Other	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%
Other	0.5%	0.0%	0.2%	0.0%	0.8%	0.6%
Prefer not to say	0.8%	0.0%	0.5%	1.8%	1.7%	1.8%
White	97.9%	98.0%	97.9%	97.6%	95.2%	95.2%
British	96.6%	96.0%	95.1%	94.6%	91.2%	90.9%
Gypsy or Irish Traveller	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Irish	0.1%	0.0%	0.4%	0.6%	0.3%	0.4%
Other	1.2%	2.0%	2.4%	2.4%	3.6%	3.9%
Not specified	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%

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Chart 1 below demonstrates the close correlation between the ethnicity of applicants on the register and the proportion of homes let.

Chart 1: Devon register and 2015/16 lets by ethnicity of main applicant (excluding White – British)



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Bidding Patterns

Table 5 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in during the last 6 months and are not on autobid). Given that 90% of bids are placed either via the website or by autobid this gives a fair indication of the proportion of applicants who are not actively engaging in seeking a home. It is anticipated that these figures will fall greatly once the renewal process is up and running.

Across Devon over half (51%) of applicants in Band B are not active. This ranges from 27% in North Devon to 59% in Plymouth. From previous analysis it is likely that a large proportion of these applicants will be underoccupying tenants.

It is anticipated that these figures will reduce as renewals are carried out from April and inactive applicants removed from the register.

Table 5: Percentage of applicants who have not 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%	30%	26%	49%	53%	46%
Exeter	33%	56%	46%	66%	79%	69%
Mid Devon	N/A	43%	54%	65%	64%	61%
North Devon	N/A	27%	51%	70%	68%	64%
Plymouth	0%	59%	53%	65%	75%	67%
South Hams	0%	57%	51%	65%	58%	60%
Teignbridge	N/A	47%	54%	61%	28%	56%
Torbay	0%	51%	56%	73%	0%	65%
Torrige	0%	46%	54%	66%	81%	70%
West Devon	0%	34%	37%	54%	72%	62%
Total	8%	51%	50%	65%	72%	64%

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Table 6 and Chart 2 below show the average number of bids received by property size. The average number of bids fell for all property sizes in Q4 of 2015/16 from the Q3 figure but remains higher than the the average on the Home Connections system (since 2014/15 Q1) for 1, 2 and 3 bedroom properties.

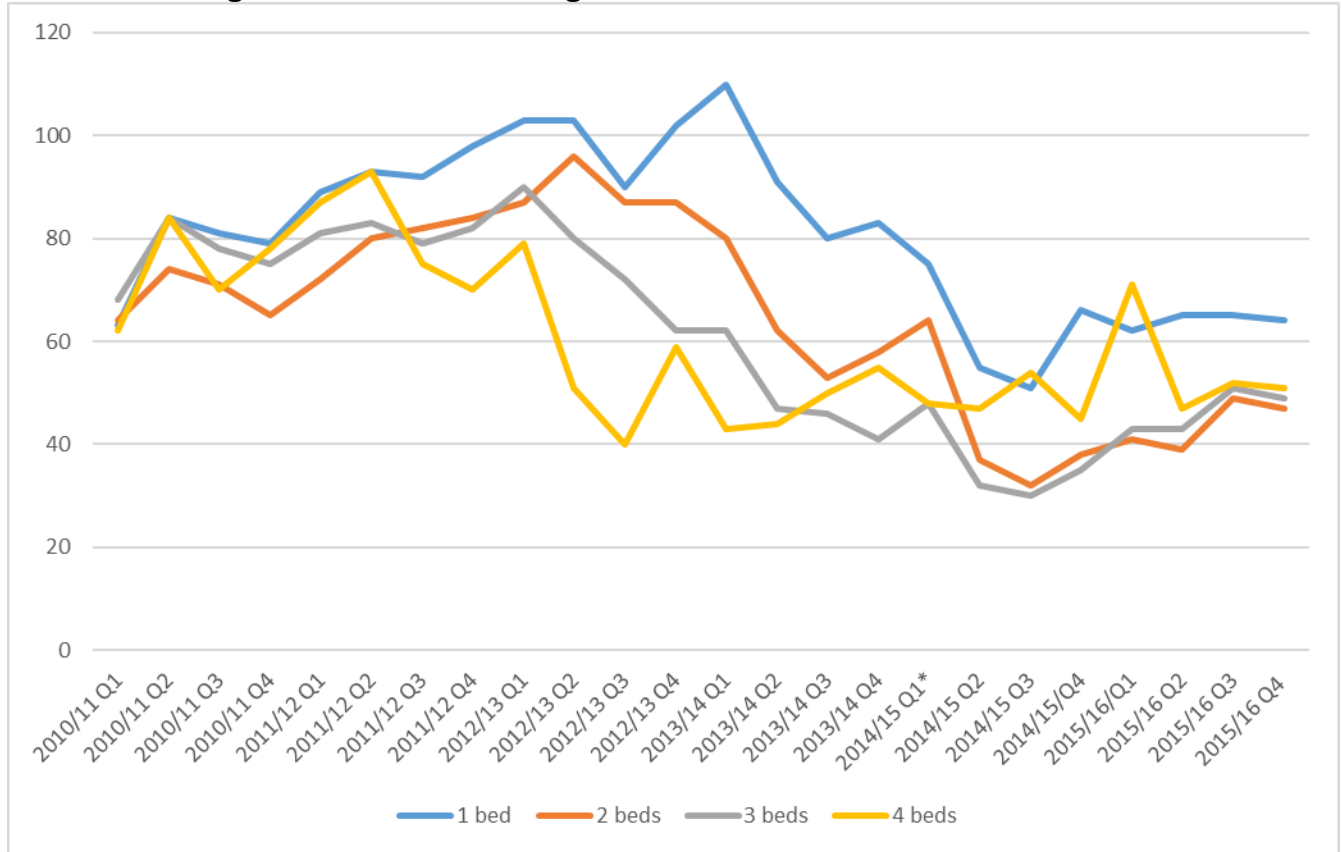
Table 6: Average number of bids for general needs homes

	1 bed	2 beds	3 beds	4 beds
2010/11 Q1	63	64	68	62
2010/11 Q2	84	74	84	84
2010/11 Q3	81	71	78	70
2010/11 Q4	79	65	75	78
2011/12 Q1	89	72	81	87
2011/12 Q2	93	80	83	93
2011/12 Q3	92	82	79	75
2011/12 Q4	98	84	82	70
2012/13 Q1	103	87	90	79
2012/13 Q2	103	96	80	51
2012/13 Q3	90	87	72	40
2012/13 Q4	102	87	62	59
2013/14 Q1	110	80	62	43
2013/14 Q2	91	62	47	44
2013/14 Q3	80	53	46	50
2013/14 Q4	83	58	41	55
2014/15 Q1	75	64	48	48
2014/15 Q2	55	37	32	47
2014/15 Q3	51	32	30	54
2014/15/Q4	66	38	35	45
2015/16/Q1	62	41	43	71
2015/16 Q2	65	39	43	47
2015/16 Q3	65	49	51	52
2015/16 Q4	64	47	49	51
Home Connections average	63	44	42	52
Overall average	82	65	61	61

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Chart 2: Average number of bids for general needs homes



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The average number of bids received for 1 and 2 bedroom sheltered properties (Table 7 and Chart 3 below) fell from the previous quarter to below the average figure on the Home Connections system.

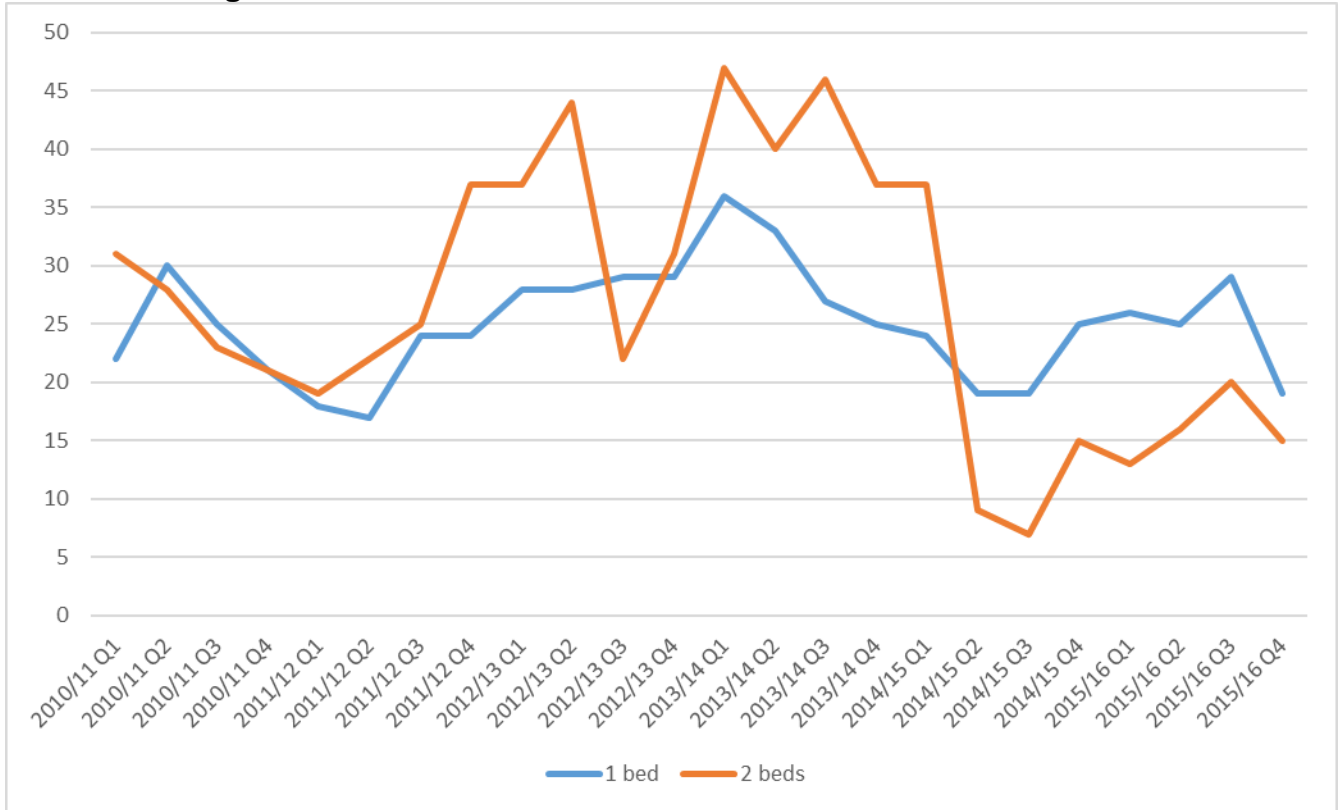
Table 7: Average number of bids for sheltered homes

	1 bed	2 beds
2010/11 Q1	22	31
2010/11 Q2	30	28
2010/11 Q3	25	23
2010/11 Q4	21	21
2011/12 Q1	18	19
2011/12 Q2	17	22
2011/12 Q3	24	25
2011/12 Q4	24	37
2012/13 Q1	28	37
2012/13 Q2	28	44
2012/13 Q3	29	22
2012/13 Q4	29	31
2013/14 Q1	36	47
2013/14 Q2	33	40
2013/14 Q3	27	46
2013/14 Q4	25	37
2014/15 Q1	24	37
2014/15 Q2	19	9
2014/15 Q3	19	7
2014/15 Q4	25	15
2015/16 Q1	26	13
2015/16 Q2	25	16
2015/16 Q3	29	20
2015/16 Q4	19	15
Home Connections average	23	17
Overall average	25	27

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Chart 3: Average number of bids for sheltered homes



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Homes let

The proportion of general needs homes let to applicants in Band B during the year was 44% – see table 8 below. The figures range from 25% in South Hams to 59% in North Devon. These figures bear some correlation to the percentages active on the system as only 27% of Band B applicants in North Devon are classed as inactive whereas 57% of Band B applicants in South Hams are inactive.

Table 8: General needs homes let (1 April 2015 to 31 March 2016)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	2	1%	98	27%	150	41%	62	17%	54	15%	366
Exeter	8	1%	262	47%	208	37%	67	12%	13	2%	558
Mid Devon	1	0%	92	38%	93	38%	42	17%	17	7%	245
North Devon	1	0%	133	59%	43	19%	27	12%	21	9%	225
Plymouth	17	1%	697	52%	372	28%	161	12%	82	6%	1329
South Hams	1	0%	51	25%	67	32%	65	31%	23	11%	207
Teignbridge	3	1%	98	34%	133	46%	54	19%	2	1%	290
Torbay	6	2%	91	35%	103	40%	52	20%	7	3%	259
Torridge	4	2%	100	57%	38	22%	14	8%	18	10%	174
West Devon	3	2%	58	43%	31	23%	22	16%	22	16%	136
Total	46	1%	1680	44%	1238	33%	566	15%	259	7%	3789

Table 9 and chart 4 below show the overall proportion of general needs lets by band and quarter.

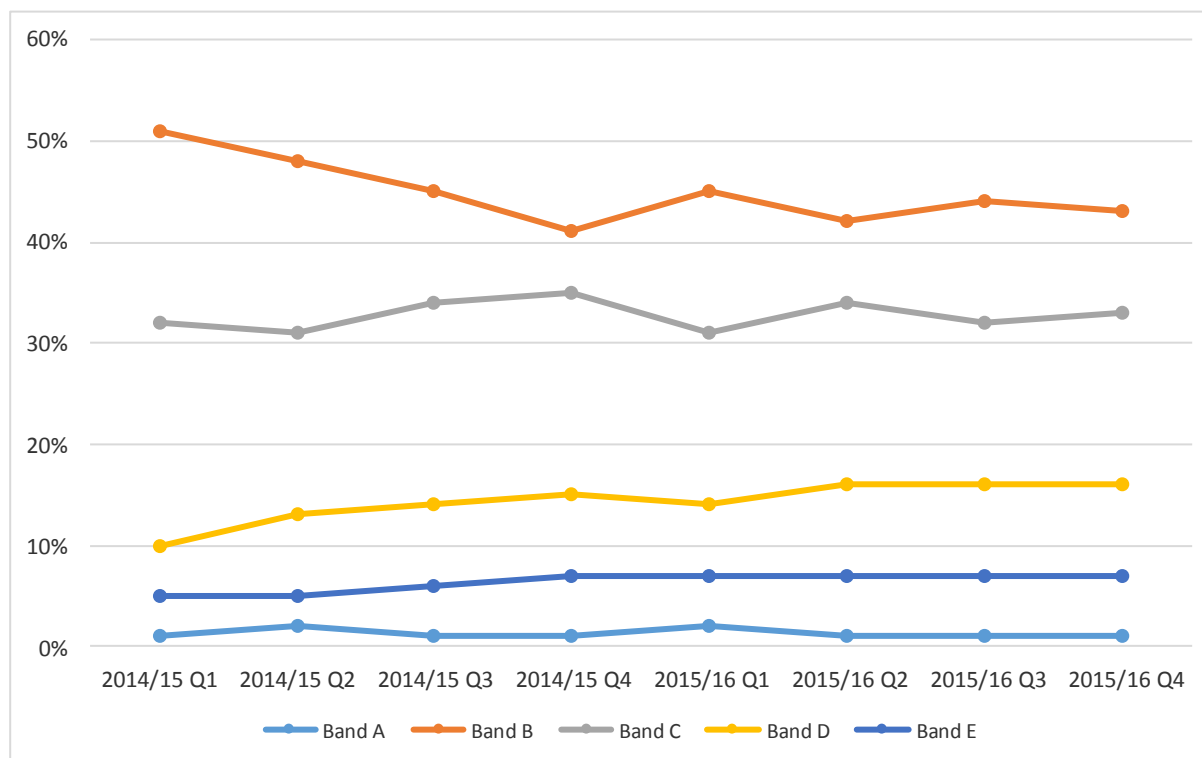
Table 9: General needs homes let by Band (2014/15 Q1 – 2015/16 Q4)

	Band A	Band B	Band C	Band D	Band E
2014/15					
Q1	1%	51%	32%	10%	5%
Q2	2%	48%	31%	13%	5%
Q3	1%	45%	34%	14%	6%
Q4	1%	41%	35%	15%	7%
2015/16					
Q1	2%	45%	31%	14%	7%
Q2	1%	42%	34%	16%	7%
Q3	1%	44%	32%	16%	7%
Q4	1%	43%	33%	16%	7%

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Chart 4: General needs homes let by Band (2014/15 Q1 – 2015/16 Q4)



The proportion of sheltered lets to Band B applicants over the year was 37% ranging from 60% in East Devon to 19% in South Hams. These figures are reflected in the number of sheltered properties in South Hams which attract few bids and are difficult to let.

Table 10: Sheltered homes let (1 April 2015 to 31 March 2016)

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	0	0%	55	60%	20	22%	15	16%	2	2%	92
Exeter	0	0%	11	38%	8	28%	9	31%	1	3%	29
Mid Devon	1	2%	20	37%	7	13%	17	31%	9	17%	54
North Devon	0	0%	24	36%	10	15%	20	30%	13	19%	67
Plymouth	0	0%	20	24%	21	26%	35	43%	6	7%	82
South Hams	1	3%	7	19%	5	14%	15	42%	8	22%	36
Teignbridge	1	1%	26	35%	21	28%	25	33%	2	3%	75
Torbay	1	2%	20	32%	10	16%	25	40%	6	10%	62
Torrige	3	11%	11	39%	9	32%	3	11%	2	7%	28
West Devon	0	0%	9	29%	9	29%	7	23%	6	19%	31
Total	7	1%	203	37%	120	22%	171	31%	55	10%	556

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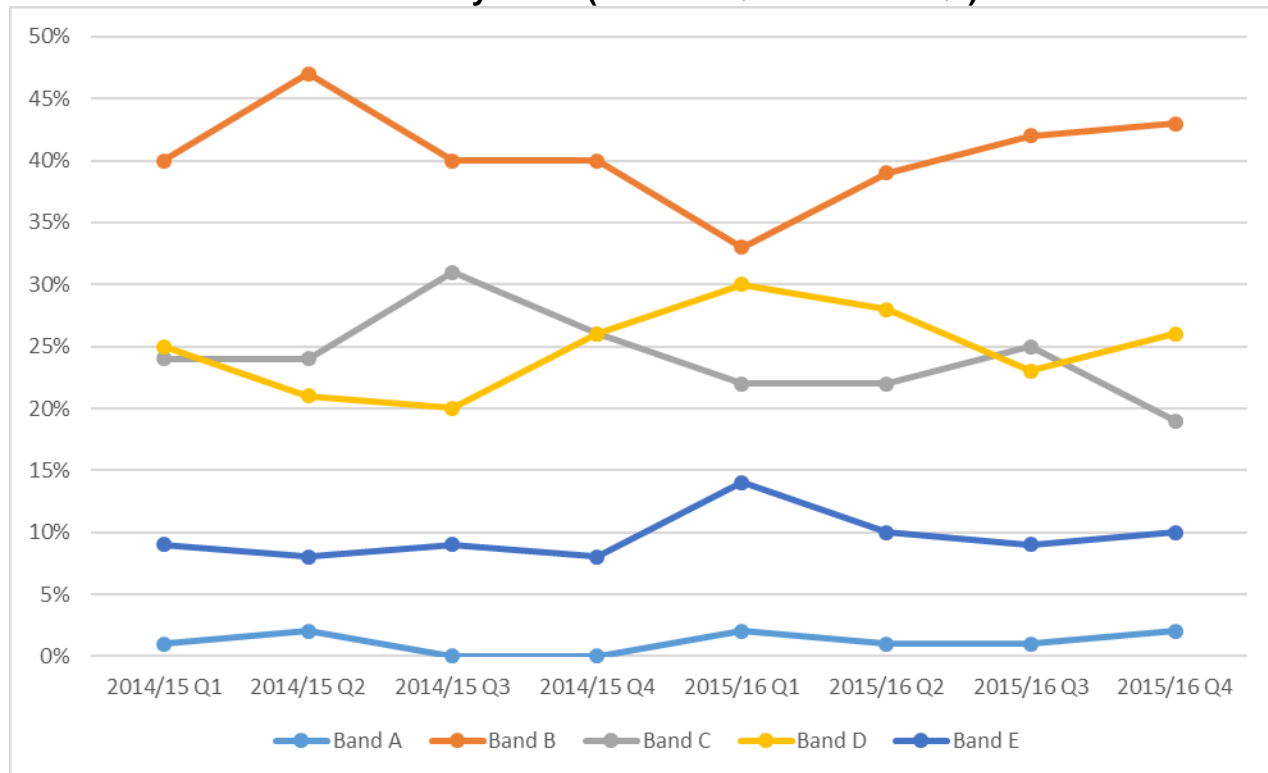


Table 11 and chart 5 below show the overall proportion of sheltered lets by band and quarter.

Table 11: Sheltered needs homes let by Band (2014/15 Q1 – 2015/16 Q4)

	Band A	Band B	Band C	Band D	Band E
2014/15					
Q1	1%	40%	24%	25%	9%
Q2	2%	47%	24%	21%	8%
Q3	0%	40%	31%	20%	9%
Q4	0%	40%	26%	26%	8%
2015/16					
Q1	2%	33%	22%	30%	14%
Q2	1%	39%	22%	28%	10%
Q3	1%	42%	25%	23%	9%
Q4	2%	43%	19%	26%	10%

Chart 5: Sheltered homes let by Band (2014/15 Q1 – 2015/16 Q4)



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The number of lets by quarter is shown in Table 12 and Chart 6 below. The total number of lets dropped for the second year running to 4,345 from 5,071 in 2013/14 and 4,812 in 2014/15. The figure is however in line with the overall DHC average of 4,362.

It should be noted that the figures are based on the tenancy start date notified when adverts are set to 'Let' so the figure is likely to increase as old shortlists are finalised and updated. For the same reason the 2015/16 quarterly figures in this report will differ from the previous quarterly monitoring reports.

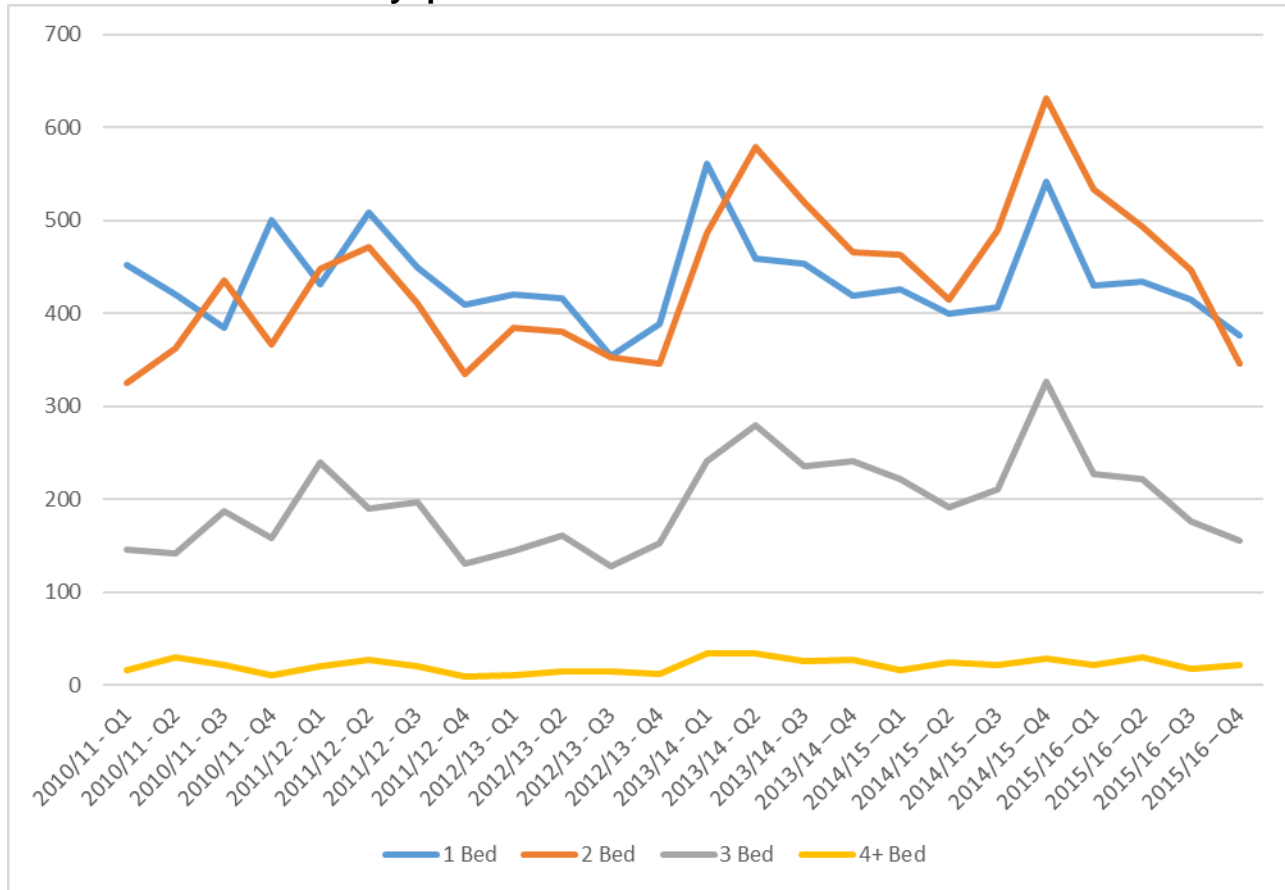
Table 12: Number of properties let by quarter

	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11 - Q1	452	325	146	16	939
2010/11 - Q2	420	362	142	29	954
2010/11 - Q3	385	436	187	21	1,029
2010/11 - Q4	501	367	158	10	1,037
2010/11 Total	1,758	1,490	633	76	3,959
2011/12 - Q1	432	448	240	20	1,140
2011/12 - Q2	508	472	190	27	1,198
2011/12 - Q3	449	411	197	20	1,080
2011/12 - Q4	409	335	131	9	884
2011/12 Total	1,798	1,666	758	76	4,302
2012/13 - Q1	421	384	144	11	961
2012/13 - Q2	416	380	161	15	973
2012/13 - Q3	354	353	128	14	849
2012/13 - Q4	388	346	153	12	900
2012/13 Total	1,579	1,463	586	52	3,683
2013/14 - Q1	561	486	241	34	1,324
2013/14 - Q2	459	579	279	34	1,358
2013/14 - Q3	454	520	236	26	1,236
2013/14 - Q4	419	466	241	27	1,153
2013/14 Total	1,893	2,051	997	121	5,071
2014/15 - Q1	426	463	222	16	1,127
2014/15 - Q2	399	415	191	24	1,029
2014/15 - Q3	407	489	211	22	1,129
2014/15 - Q4	542	631	326	28	1,527
2014/15 Total	1,774	1,998	950	90	4,812
2015/16 - Q1	430	533	227	22	1,212
2015/16 - Q2	434	494	222	30	1,180
2015/16 - Q3	415	446	176	17	1,054
2015/16 - Q4	376	346	155	22	899
2015/16 Total	1,655	1,819	780	91	4345

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Chart 6: Number of lets by quarter



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