

Devon Home Choice Quarterly Monitoring Report (April 2014)



Introduction

This report provides the latest key information from Devon Home Choice and covers the financial year 2013/14.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) has fallen to 16,032 from a figure of 19,878 in June 2013 (April 2013 figure not available), a fall of 20%. The total number of households on the register has fallen by 10% from 35,511 in June 2013 to 31,993 although there has been a slight increase in the number in Band E during that period from 15,633 to 15,961.

Devon wide almost 50% of the register are in Band E (No housing need) but the figures range across Local Authorities, from 38% in East Devon to 59% in Mid Devon and West Devon.

Table 1: Number of households in housing need (Bands A to D) as at 9 April 2014

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	0	0%	282	19%	492	33%	735	49%	1509	917	38%
Exeter	2	0%	472	25%	492	26%	934	49%	1900	2097	52%
Mid Devon	1	0%	157	19%	276	33%	398	48%	832	1201	59%
North Devon	0	0%	204	19%	273	26%	588	55%	1065	849	44%
Plymouth	8	0%	1268	22%	1542	27%	2971	51%	5789	4689	45%
South Hams	2	0%	165	20%	206	25%	447	55%	820	1139	58%
Teignbridge	5	0%	400	26%	560	36%	575	37%	1540	1616	51%
Torbay	4	0%	298	22%	431	31%	639	47%	1372	1772	56%
Torridge	3	1%	195	34%	172	30%	200	35%	570	754	57%
West Devon	2	0%	111	17%	191	30%	331	52%	635	927	59%
Total	27	0%	3552	22%	4635	29%	7818	49%	16032	15961	50%

Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 22% 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. 50% of households registered across Devon are in Band E).

The greatest need across all Local Authority areas is still for one bedroom properties, as can be seen from Table 2 below, with 56% of applicants in housing need requiring one bedroom.

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Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 9 April 2014

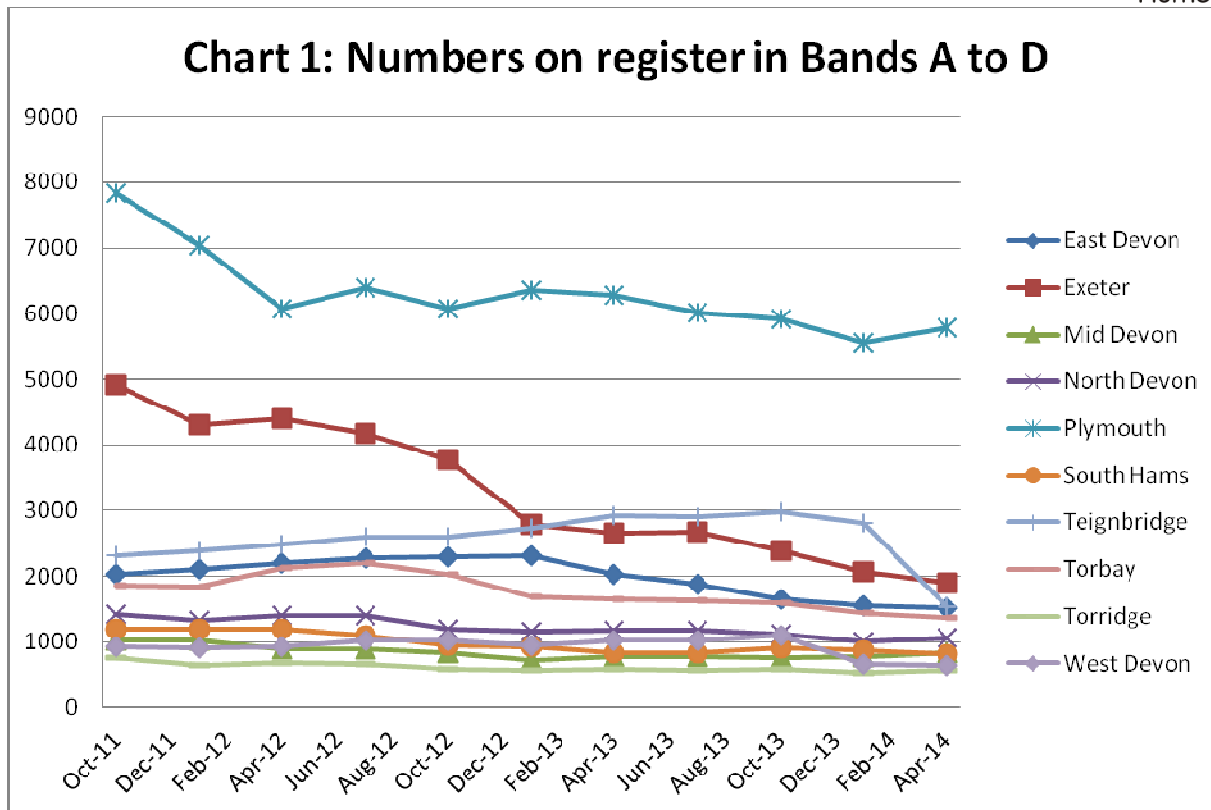
	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	825	55%	431	29%	162	11%	91	6%	1509
Exeter	1062	56%	521	27%	220	12%	97	5%	1900
Mid Devon	425	51%	271	33%	82	10%	54	6%	832
North Devon	618	58%	254	24%	119	11%	74	7%	1065
Plymouth	3447	60%	1454	25%	568	10%	320	6%	5789
South Hams	498	61%	208	25%	78	10%	37	5%	821
Teignbridge	769	50%	497	32%	182	12%	92	6%	1540
Torbay	714	52%	396	29%	159	12%	104	8%	1373
Torridge	285	50%	174	31%	72	13%	39	7%	570
West Devon	367	58%	161	25%	76	12%	32	5%	636
Total	9010	56%	4367	27%	1718	11%	940	6%	16035

The number in housing need on the register has fallen for the 7th consecutive quarter. The current figure of 16,035 represents a fall of 34% from a peak of 24,269 in October 2011 (Table 3 and Chart 1). This reduction is now reflected across all Local Authorities. In Teignbridge the number on the register in Bands A to D has fallen by 45% from the January 2014 figure.

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

	Oct-11	Jan-12	Apr-12	Jul-12	Oct-12	Jan-13	Apr-13	Jul-13	Oct-13	Jan-14	Apr-14
East Devon	2030	2105	2194	2268	2288	2307	2022	1,878	1641	1551	1509
Exeter	4921	4297	4398	4168	3778	2790	2651	2,663	2392	2061	1900
Mid Devon	1025	1027	892	880	822	716	769	765	764	780	832
North Devon	1418	1331	1410	1409	1185	1152	1172	1,166	1114	1002	1065
Plymouth	7827	7031	6065	6401	6074	6349	6283	6,013	5915	5556	5789
South Hams	1191	1191	1193	1104	947	929	825	834	898	874	821
Teignbridge	2314	2387	2487	2588	2591	2736	2915	2,901	2980	2796	1540
Torbay	1854	1839	2131	2203	2023	1690	1642	1,631	1588	1448	1373
Torridge	762	648	685	667	590	566	575	566	592	533	570
West Devon	927	908	925	1017	1014	949	1024	1,029	1104	663	636
Total	24,269	22,764	22,380	22,705	21,312	20,184	19,878	19,446	18,988	17264	16035

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Devon wide the numbers in Band E have remained fairly consistent with the current total of 15,961 being only 6% less than the high point of 17,030 in October 2011 although there have been fluctuations in individual LA figures (Table 4 and Charts 2 & 3).

Table 4: Numbers on the register in Band E by Local Authority by quarter

	Oct-11	Jan-12	Apr-12	Jul-12	Oct-12	Jan-13	Apr-13	Jul-13	Oct-13	Jan-14	Apr-14
East Devon	1,559	1,635	1,802	1,891	2,114	1,237	903	943	1011	722	917
Exeter	3,338	2,705	2,836	2,802	2,367	1,722	1890	1,926	1943	1978	2097
Mid Devon	1,102	1,094	931	908	931	962	1107	1,124	1134	1152	1201
North Devon	1,483	1,405	1,472	1,379	1,320	1,370	1646	1,654	1725	1786	849
Plymouth	4,297	3,856	3,113	3,311	3,437	3,722	4175	4,211	4236	4412	4689
South Hams	1,137	1,116	1,094	950	822	884	1006	1,028	1064	1082	1139
Teignbridge	1,523	1,507	1,579	1,602	1,678	1,721	1741	1,745	1737	1618	1616
Torbay	1,125	1,255	1,291	1,226	1,260	1,282	1431	1,427	1521	1672	1772
Torridge	527	498	536	540	593	599	645	652	676	717	754
West Devon	939	936	968	1,004	1,065	1,012	1089	1,087	1097	975	927
Total	17,030	16,007	15,622	15,613	15,587	14,511	15,633	15,797	16,144	16114	15961

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Chart 2: Numbers on register in Band E

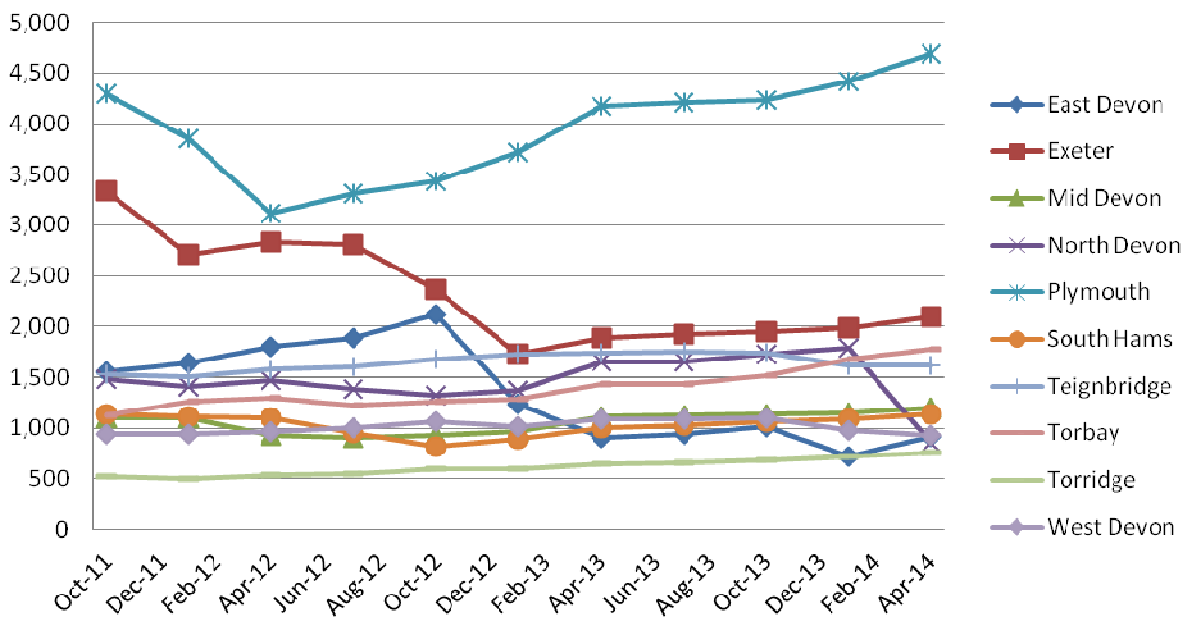
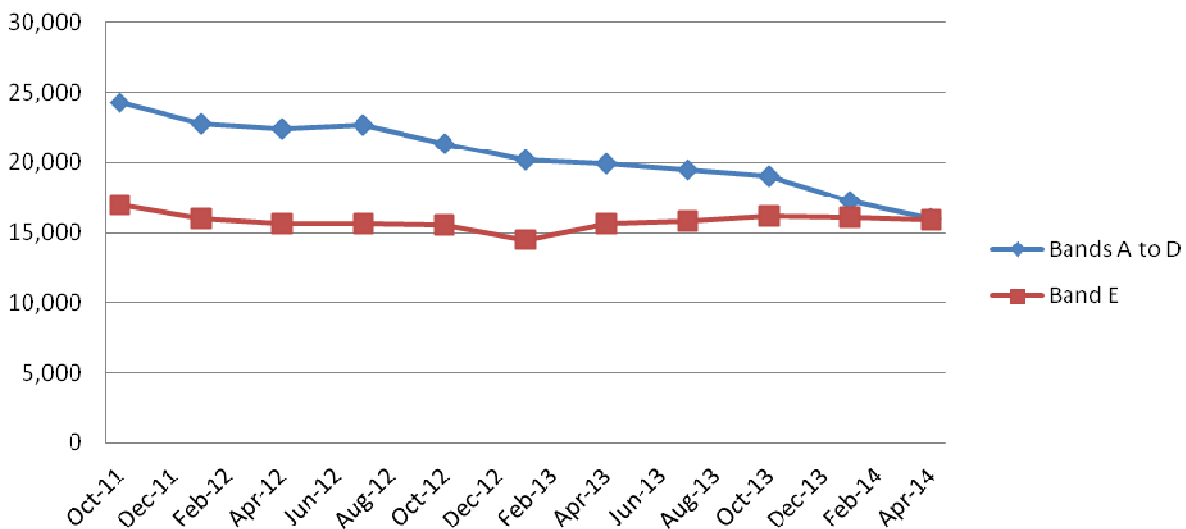


Chart 3: Devon wide register numbers



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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 at least considering the homes that are being advertised.

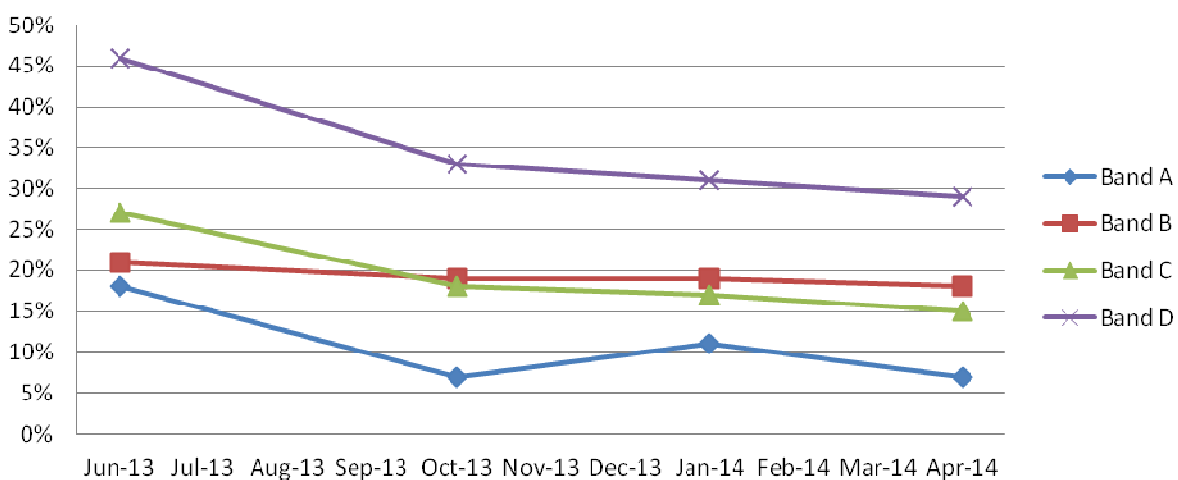
Table 5 and Chart 4 provide information on households in housing need who have not bid for any homes or logged into the Devon Home Choice website. The figures across all bands show an improvement in the proportion of applicants who are engaging in DHC.

Table 5: 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	20	7%	68	14%	189	26%
Exeter	0	0%	72	15%	67	14%	273	29%
Mid Devon	0	0%	33	21%	49	18%	121	30%
North Devon	0	N/A	29	14%	50	18%	206	35%
Plymouth	0	0%	324	26%	232	15%	833	28%
South Hams	0	0%	23	14%	27	13%	124	28%
Teignbridge	0	0%	38	10%	48	9%	100	17%
Torbay	1	25%	40	13%	57	13%	197	31%
Torridge	0	0%	24	12%	41	24%	64	32%
West Devon	1	50%	22	20%	48	25%	142	43%
Total	2	7%	625	18%	687	15%	2249	29%

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

Chart 4: Households who have not bid or logged into the DHC website



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Homes let

A total of 5070 homes were let through Devon Home Choice in the financial year from 1 April 2013 to 31 March 2014. This is the highest figure since DHC began and represents a 38% increase on the 2012/14 figure of 3684

Table 6: General needs homes let (1 April 2013 to 31 March 2014)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	3	1%	215	63%	98	29%	17	5%	10	3%	343
Exeter	16	3%	407	75%	80	15%	33	6%	7	1%	543
Mid Devon	4	1%	129	48%	97	36%	27	10%	13	5%	270
North Devon	7	3%	154	66%	30	13%	28	12%	16	7%	235
Plymouth	23	2%	936	64%	335	23%	122	8%	47	3%	1463
South Hams	4	2%	102	44%	72	31%	42	18%	12	5%	232
Teignbridge	11	3%	225	52%	157	37%	23	5%	14	3%	430
Torbay	10	3%	215	55%	111	28%	36	9%	21	5%	393
Torrige	0	0%	115	70%	33	20%	13	8%	3	2%	164
West Devon	2	1%	82	47%	52	30%	23	13%	16	9%	175
Total	80	2%	2580	61%	1065	25%	364	9%	159	4%	4248

Table 7: Sheltered homes let (1 April 2013 to 31 March 2014)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	70	59%	36	31%	9	8%	3	3%	118
Exeter	2	3%	39	53%	14	19%	16	22%	2	3%	73
Mid Devon	1	2%	27	42%	17	27%	13	20%	6	9%	64
North Devon	1	1%	26	38%	13	19%	25	36%	4	6%	69
Plymouth	0	0%	52	40%	26	20%	44	34%	8	6%	130
South Hams	0	0%	14	22%	15	23%	26	41%	9	14%	64
Teignbridge	0	0%	71	52%	40	29%	19	14%	7	5%	137
Torbay	2	2%	31	38%	21	26%	13	16%	14	17%	81
Torrige	2	4%	18	38%	14	29%	11	23%	3	6%	48
West Devon	0	0%	12	32%	7	18%	12	32%	7	18%	38
Total	8	1%	360	44%	203	25%	188	23%	63	8%	822

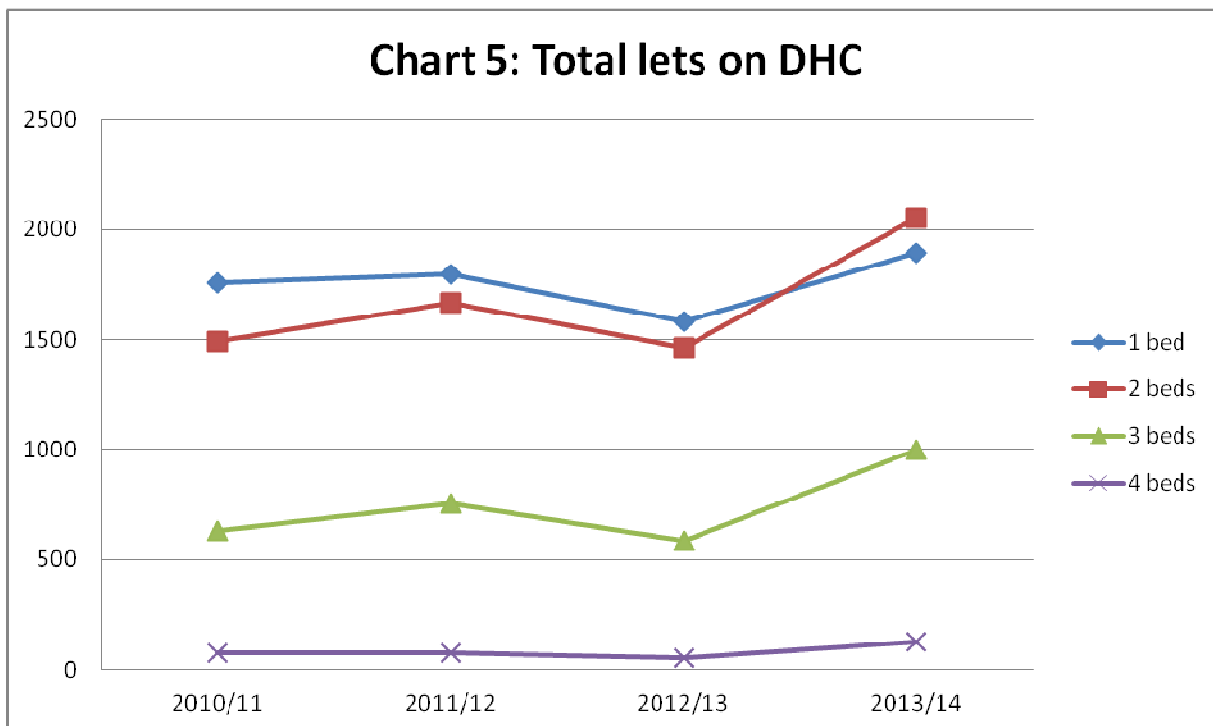
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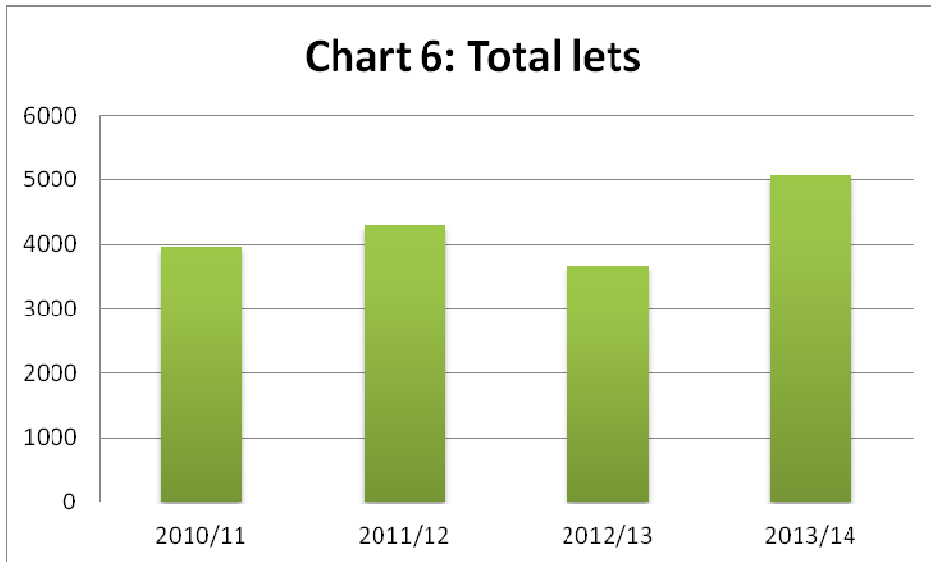
Table 8: Number of properties let by quarter

	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	1029
2010/11 - Q4	501	367	158	10	1037
2011/12 - Q1	432	448	240	20	1140
2011/12 - Q2	508	472	190	27	1198
2011/12 - Q3	449	411	197	20	1080
2011/12 - Q4	409	335	131	9	884
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
2013/14 - Q1	561	486	241	34	1324
2013/14 - Q2	459	579	279	34	1358
2013/14 - Q3	454	520	236	26	1236
2013/14 - Q4	419	466	241	27	1153

Chart 5: Total lets on DHC



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