

Devon Home Choice Quarterly Monitoring Report Summary (June 2013)



Introduction

This report provides the latest key information from Devon Home Choice.

Households registered with Devon Home Choice

19,878 of the 35,511 households registered with Devon Home Choice in June 2013 were assessed to be in housing need (in Bands A to D – see Table 1).

Across Devon 21% of those in housing need were in Band B, 27% in Band C and 51% in Band D. There are differences between local authority areas however, with the proportion of households in housing need in Band B ranging from 14% in West Devon to 32% in Torridge.

Table 1: Number of households in housing need (Bands A to D) as at 11 June 2013

	Band A		Band B		Band C		Band D		Total	Band E
	No.	%	No.	%	No.	%	No.	%		
East Devon	0	0%	355	18%	685	34%	982	49%	2,022	903
Exeter	2	0%	681	26%	565	21%	1,403	53%	2,651	1,890
Mid Devon	0	0%	160	21%	256	33%	353	46%	769	1,107
North Devon	2	0%	234	20%	269	23%	667	57%	1,172	1,646
Plymouth	13	0%	1,308	21%	15,03	24%	3,459	55%	6,283	4,175
South Hams	1	0%	171	21%	227	28%	426	52%	825	1,006
Teignbridge	3	0%	580	20%	972	33%	1,360	47%	2,915	1,741
Torbay	2	0%	390	24%	455	28%	795	48%	1,642	1,431
Torridge	2	0%	183	32%	173	30%	217	38%	575	645
West Devon	0	0%	141	14%	308	30%	575	56%	1024	1,089
Total	25	0%	4,203	21%	,5413	27%	10,237	51%	19,878	15,633

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

- 57% were assessed as needing a 1 bed home
- 28% were assessed as needing a 2 bed home
- 11% were assessed as needing a 3 bed home
- 4% were assessed as needing a 4 bed home or larger

The total number of households in housing need (Bands A to D) has continued to fall since November 2011 from 24,269 to 19,878 in June 2013, a fall of 18% (see chart 1).

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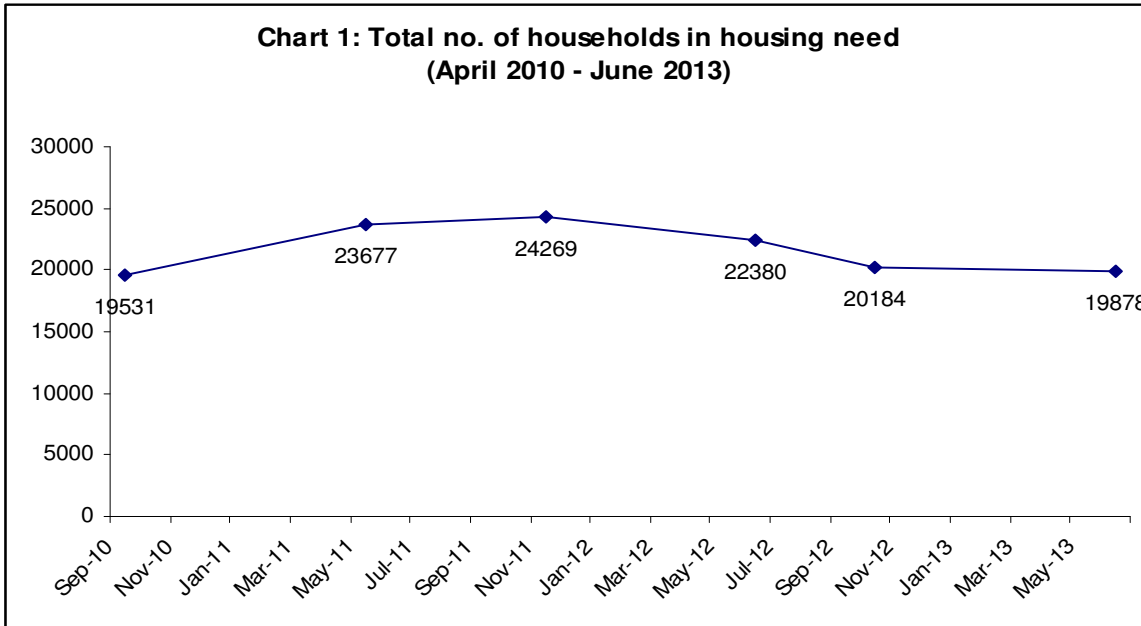
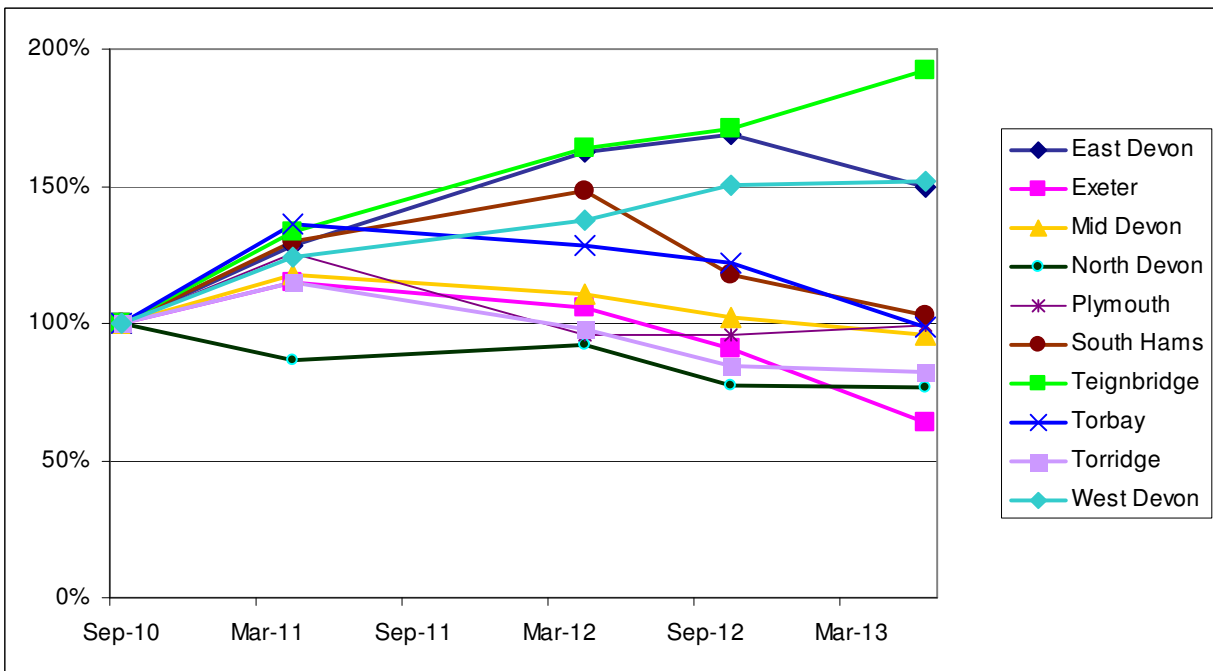


Chart 2 shows how the number of households in housing need has changed in each local authority. It can be seen that whilst some local authorities have seen falls in the numbers in housing need in the last year, some local authorities have seen a continued growth in numbers.

Chart 2 – Percentage change in the number of households in housing need (September 2010 – June 2013)



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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 are at least considering the homes that are being advertised.

Table 2 provides information on households in Bands A, B and C who can be considered to be actively participating in Devon Home Choice (e.g. they have either bid for a home or logged onto the Devon Home Choice website in the last 6 months).

The figures show that only 60% of applicants in Bands A – C have either placed a bid or logged into the system within the last 6 months.

There are some significant differences between local authorities. For example whilst over three quarters (76%) of Band B applicants in Torbay have bid or logged onto the website in the last 6 months, less than half (47%) of Band B applicants in West Devon can be considered to be actively participating in Devon Home Choice.

Table 2: Active applicants in Bands A – C (e.g. who have bid or logged into the DHC website in the last 6 months)

	Band A		Band B		Band C		Total	
	No.	% of all Band A	No.	% of all Band B	No.	% of all Band C	No.	% of all Bands A - C
East Devon	0	N/A	228	59%	354	46%	582	56%
Exeter	1	50%	479	72%	365	66%	845	68%
Mid Devon	0	N/A	91	58%	138	62%	229	55%
North Devon	2	100%	163	63%	165	56%	330	70%
Plymouth	10	83%	755	62%	979	66%	1,744	62%
South Hams	1	100%	114	66%	145	61%	260	65%
Teignbridge	3	100%	305	52%	443	43%	751	48%
Torbay	3	100%	282	76%	325	72%	610	72%
Torrige	2	100%	126	61%	86	53%	214	59%
West Devon	0	N/A	78	47%	93	25%	171	38%
Total	22	88%	2,621	63%	3,093	56%	5,736	60%

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Homes let

3,684 homes were let through Devon Home Choice between 1 April 2012 and 31 March 2013. Of these, 2,971 (81%) were general needs homes (e.g. not specifically for older people) and 713 (19%) were sheltered homes for older people.

Just under two thirds (63%) of general needs homes were let to households in Band B, just under a quarter (23%) to Band C, 9% to Band D, 3% 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%	136	58%	63	27%	21	9%	8	3%	233	8%
Exeter	14	4%	309	77%	46	12%	21	5%	9	2%	399	13%
Mid Devon	4	2%	110	49%	76	34%	27	12%	9	4%	226	8%
North Devon	3	2%	109	69%	20	13%	13	8%	12	8%	157	5%
Plymouth	17	2%	664	63%	251	24%	103	10%	18	2%	1,053	35%
South Hams	5	3%	99	52%	64	33%	15	8%	9	5%	192	6%
Teignbridge	7	3%	150	63%	59	25%	20	8%	3	1%	239	8%
Torbay	6	3%	168	73%	38	16%	13	6%	6	3%	231	8%
Torridge	5	4%	83	66%	23	18%	8	6%	6	5%	125	4%
West Devon	2	2%	52	45%	35	30%	13	11%	14	12%	116	4%
Total	68	2%	1,880	63%	675	23%	254	9%	94	3%	2,971	100%

It can be seen from Table 3 and Chart 3 that there are variations across Devon. Over three quarters (77%) of general needs homes in Exeter were let to households in Band B, compared to under half in West Devon (45%) and Mid Devon (49%). Similarly only 1% of general needs homes in Teignbridge were let to households in Band E, compared to 12% in West Devon (please note that the higher figure in West Devon may have been due to homes in rural areas that required households to have a local connection to that area).

Over a thousand (35%) of all general needs homes let were in Plymouth. 400 (13%) general needs homes were let in Exeter, whilst the remaining 8 local authorities saw between 116 (4%) and 239 (8%) general homes let over the year.

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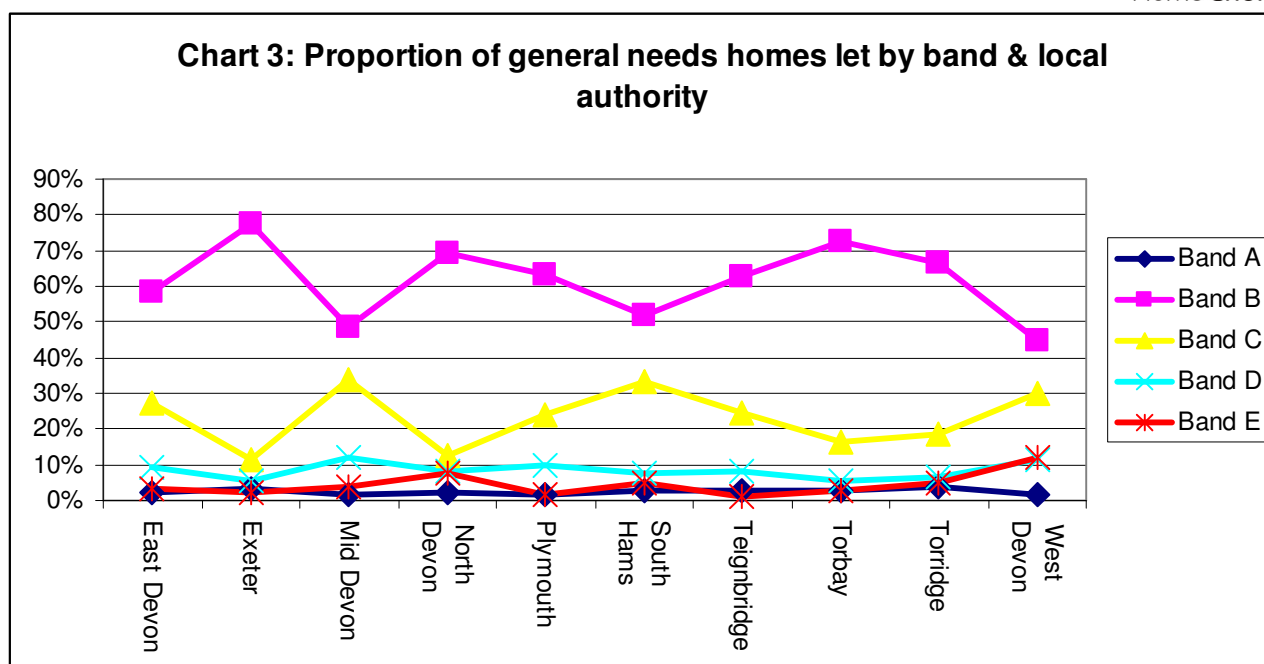


Table 4 illustrates that higher proportions of sheltered homes for older people were let to households in lower bands than for general needs homes. Less than half (44%) of sheltered homes were let to households in Band B, 22% to Band C, 21% to Band D, 10% to Band E and 3% to Band A.

Table 4: Sheltered homes let (1 April 2012 to 31 March 2013)

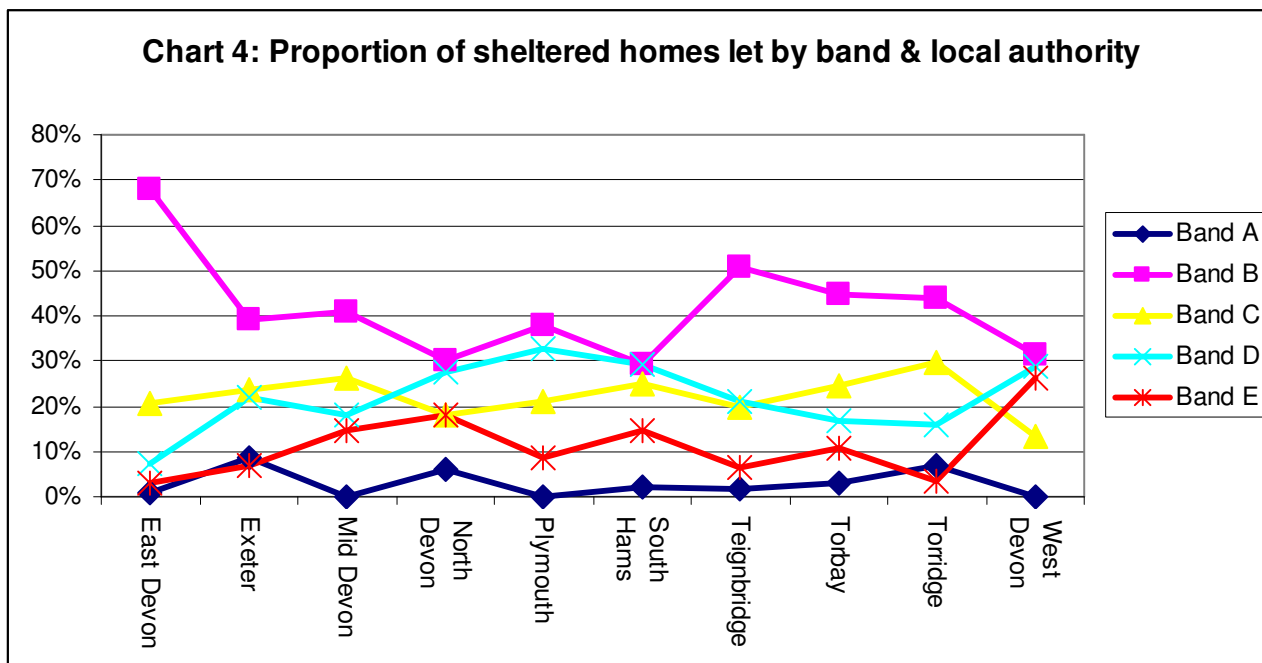
	Band A		Band B		Band C		Band D		Band E		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
East Devon	1	1%	66	68%	20	21%	7	7%	3	3%	97	14%
Exeter	5	8%	23	39%	14	24%	13	22%	4	7%	59	8%
Mid Devon	0	0%	25	41%	16	26%	11	18%	9	15%	61	9%
North Devon	5	6%	25	30%	15	18%	23	28%	15	18%	83	12%
Plymouth	0	0%	36	38%	20	21%	31	33%	8	8%	95	13%
South Hams	1	2%	14	29%	12	25%	14	29%	7	15%	48	7%
Teignbridge	2	2%	56	51%	22	20%	23	21%	7	6%	110	15%
Torbay	2	3%	29	45%	16	25%	11	17%	7	11%	65	9%
Torridge	4	7%	25	44%	17	30%	9	16%	2	4%	57	8%
West Devon	0	0%	12	32%	5	13%	11	29%	10	26%	38	5%
Total	20	3%	311	44%	157	22%	153	21%	72	10%	713	100%

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 68% in East Devon to 32% in West Devon. Similarly, whilst only 3% of sheltered homes were let to households in

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Band E in East Devon, 1 in every 4 (26%) sheltered homes in West Devon were let to households in Band E.



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