

Devon Home Choice  
Quarterly Monitoring Report  
(April 2022)



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## Introduction:

This report provides the latest key information from Devon Home Choice and covers the period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

## Households registered with Devon Home Choice:

There has been a 14% increase in the number of applicants in Bands A to D between 1<sup>st</sup> April 2021 and 1<sup>st</sup> April 2022.

The number of applicants in Band E also increased by 14 between 1st April 2021 and 1st April 2022.

The proportion of households in housing need in Band B has again increased by 1% since April 2021 (as it did in 2020/21) to 18%, this equates to an increase of 516 applicants in total.

**Table 1: Number of households in housing need (Bands A to D) as at 1<sup>st</sup> April 2022**

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	2	0%	320	14%	694	31%	1205	54%	2,221	2,326	51%
Exeter	7	0%	629	20%	850	27%	1645	53%	3,131	18	1%
Mid Devon	3	0%	160	18%	331	38%	374	43%	868	807	48%
North Devon	1	0%	230	16%	398	28%	791	56%	1,420	825	37%
Plymouth	7	0%	1201	17%	1775	26%	3974	57%	6,957	3,471	33%
South Hams	1	0%	149	17%	204	23%	541	60%	895	901	50%
Teignbridge	1	0%	216	21%	357	34%	472	45%	1,046		0%
Torbay	1	0%	321	20%	441	28%	807	51%	1,570	2	0%
Torrige	1	0%	138	14%	297	31%	526	55%	962	689	42%
West Devon		0%	86	15%	158	27%	335	58%	579	548	49%
<b>Total</b>	<b>24</b>	<b>0%</b>	<b>3,450</b>	<b>18%</b>	<b>5,505</b>	<b>28%</b>	<b>10,670</b>	<b>54%</b>	<b>19,649</b>	<b>9,587</b>	<b>33%</b>

<b>Apr 2021</b>	<b>37</b>	<b>0%</b>	<b>2,934</b>	<b>17%</b>	<b>4,935</b>	<b>29%</b>	<b>9,263</b>	<b>54%</b>	<b>17,169</b>	<b>8,391</b>	<b>33%</b>
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Note: The percentages given for Bands A – D in Table 1 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. 33% of households registered across Devon are in Band E).

Table 2 below shows the change in numbers on the register by local authority between 1<sup>st</sup> April 2021 and 1<sup>st</sup> April 2022. All local authorities apart from East Devon and North Devon saw an increase in the number of households in housing need over the year for Bands A to D. Plymouth, South Hams, Torridge and West Devon had a percentage increase of 30% or more in the last year of households in housing need compared to the year before.

**Table 2: Change in numbers on the register between 1<sup>st</sup> April 2021 and 1<sup>st</sup> April 2022**

	Bands A - D			Band E		
	1st April 21	1st April 22	% change in year	1st April 21	1st April 22	% change in year
East Devon	2,652	2,221	-16%	2,254	2,326	+3%
Exeter	2,766	3,131	+13%	23	18	-22%
Mid Devon	772	868	+12%	775	807	+4%
North Devon	1,421	1,420	0%	964	825	-14%
Plymouth	5,329	6,957	+31%	2,737	3,471	+27%
South Hams	690	895	+30%	658	901	+37%
Teignbridge	996	1,046	+5%	0	0	N/A
Torbay	1,363	1,570	+15%	0	2	N/A
Torridge	734	962	+31%	502	689	+37%
West Devon	446	579	+30%	478	548	+15%
<b>Total</b>	<b>17,169</b>	<b>19,649</b>	<b>+14%</b>	<b>8,391</b>	<b>9,587</b>	<b>+14%</b>

Applicants with a housing need of one bedroom properties make up 55% of the register across Devon and remain the greatest need across all local authority areas, although this figure is down from 57% in previous years (see Table 3).

**Table 3: Bedroom need of applicants in housing need (Bands A to D) as at 1<sup>st</sup> April 2022**

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,234	56%	459	21%	343	15%	185	8%	<b>2,221</b>
Exeter	1,908	61%	635	20%	395	13%	193	6%	<b>3,131</b>
Mid Devon	405	47%	194	22%	182	21%	87	10%	<b>868</b>
North Devon	739	52%	358	25%	221	16%	102	7%	<b>1,420</b>
Plymouth	4,088	59%	1,451	21%	955	14%	463	7%	<b>6,957</b>
South Hams	529	59%	197	22%	120	13%	49	5%	<b>895</b>
Teignbridge	477	46%	278	27%	186	18%	105	10%	<b>1,046</b>
Torbay	806	51%	381	24%	248	16%	135	9%	<b>1,570</b>
Torridge	497	52%	257	27%	138	14%	70	7%	<b>962</b>
West Devon	303	52%	115	20%	99	17%	62	6%	<b>579</b>
<b>Grand Total</b>	<b>10,986</b>	<b>56%</b>	<b>4,325</b>	<b>22%</b>	<b>2,887</b>	<b>15%</b>	<b>1,451</b>	<b>1%</b>	<b>19,649</b>

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Table 4 below shows the numbers on the register in housing need (Bands A – D) in each local authority area by quarter. Q4 of 2021/22 saw an increase of 1,097 in the number of households in housing need, a 5.9% rise and the largest numerical increase since October 2018. Since April 2020, there has been a 26.5% increase in applicants in Bands A to D across Devon. This equates to 4,120 households.

**Table 4: Numbers on the register in Band A to D per Local Authority by quarter.**

	<b>Apr-20</b>	<b>Jul-20</b>	<b>Oct-20</b>	<b>Jan-21</b>	<b>Apr-21</b>	<b>Jul-21</b>	<b>Oct-21</b>	<b>Jan-22</b>	<b>Apr-22</b>
East Devon	2,214	2,301	2,491	2,556	2,652	2,733	2,468	2,409	2,221
Exeter	2,598	2,290	2,553	2,792	2,766	3,053	3,202	3,009	3,131
Mid Devon	617	709	719	759	772	819	820	803	868
North Devon	1,216	1,216	1,337	1,467	1,421	1,450	1,474	1,388	1,420
Plymouth	5,080	4,880	5,059	5,221	5,329	5,455	5,751	6,103	6,957
South Hams	631	625	625	608	690	768	781	799	895
Teignbridge	928	901	867	977	996	1,050	1,111	1,097	1,046
Torbay	1,281	1,271	1,255	1,320	1,363	1,424	1,458	1,507	1,570
Torridge	571	545	560	682	734	825	873	929	962
West Devon	393	344	371	435	446	482	454	508	579
<b>Total</b>	<b>15,529</b>	<b>15,082</b>	<b>15,820</b>	<b>16,912</b>	<b>17,169</b>	<b>18,059</b>	<b>18,392</b>	<b>18,552</b>	<b>19,649</b>

## Bidding details

Table 5 below shows the number of bids placed in each month since May 2020. This also includes the number of households who have placed at least one bid in each month.

March 2022 saw the highest number of bids and bidders since we started recording these figures.

**Table 5: Number of bids and bidders by month**

<b>Month</b>	<b>No. of bids</b>	<b>No of bidders</b>
May-20	7,924	2,848
Jun-20	21,073	5,727
Jul-20	26,941	6,398
Aug-20	27,390	6,538
Sep-20	27,150	6,739
Oct-20	29,045	6,879
Nov-20	28,893	6,725
Dec-20	25,366	6,318
Jan-21	28,020	6,799
Feb-21	28,718	6,764
Mar-21	30,292	7,052
Apr-21	25,946	6,453
May-21	30,697	6,725
Jun-21	29,066	7,038
Jul-21	27,748	6,980
Aug-21	29,723	7,321
Sep-21	33,772	7,582
Oct-21	28,349	7,291
Nov-21	31,415	7,308
Dec-21	27,709	7,062
Jan-22	34,337	7,942
Feb-22	33,949	7,870
Mar-22	39,253	8,510

Table 6 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in or bid during the last 6 months and are not on autobid).

The percentage of inactive applicants has reduced compared to April 2021 figures. All Band A applicants across Devon are now considered to be active. East Devon has the highest overall percentage of inactive applicants but these are mainly for applicants in Bands D and E.

20% of applicants in Band B are considered to be inactive, ranging from 6% in Mid Devon to 28% in Plymouth.

**Table 6: Percentage of applicants who have not logged in during the last 6 months and are not on autobid.**

Local Authority	Band A	Band B	Band C	Band D	Band E	Total
East Devon	0%	9%	35%	54%	61%	52%
Exeter	0%	26%	23%	45%	56%	35%
Mid Devon	0%	6%	14%	30%	37%	28%
North Devon	0%	11%	9%	28%	32%	25%
Plymouth	0%	28%	32%	52%	57%	47%
South Hams	0%	23%	22%	40%	41%	37%
Teignbridge	0%	9%	9%	23%	0%	16%
Torbay	0%	8%	14%	27%	0%	19%
Torridge	0%	22%	32%	45%	55%	45%
West Devon	0%	21%	28%	41%	49%	41%
<b>Total</b>	<b>0%</b>	<b>20%</b>	<b>25%</b>	<b>44%</b>	<b>52%</b>	<b>40%</b>
<b>January 2022 figures</b>	<b>9%</b>	<b>23%</b>	<b>27%</b>	<b>51%</b>	<b>57%</b>	<b>45%</b>
<b>April 2021 figures</b>	<b>11%</b>	<b>22%</b>	<b>26%</b>	<b>49%</b>	<b>54%</b>	<b>43%</b>

Table 7 below shows the bid source for bids placed in March 2022 with the same month from previous years for comparison. The majority of bids remain placed via the website, with approximately one third of bids being place via the app.

**Table 7: Bid source details**

Bid Source	March 2020		March 2021		March 2022	
	No.	%	No.	%	No.	%
Autobid	1,472	7%	2,238	7%	3,147	8%
Direct matches	61	0%	40	0%	20	0%
Back office/Management bid	424	2%	322	1%	625	2%
Mobile app	7,062	31%	9,782	32%	12,510	32%
Website	13,616	60%	17,910	59%	22,951	58%
<b>Total</b>	<b>22,635</b>	<b>100%</b>	<b>22,635</b>	<b>100%</b>	<b>39,253</b>	<b>100%</b>

Table 8 below shows the average number of bids received for general needs homes let by property and size. Two bedroom homes have received the lowest average number of bids throughout the period that we have reporting this information.

Quarter 4 of 2021/22 saw the highest average number of bids for 1, 2 and 3 bedroom homes, whilst quarter 3 saw the highest average number of bids for 4 bedroom homes. The last year has seen the highest number of bids on average for all bedroom needs on record.

From the trend that is emerging based on the previous years' figures the average number of bids for all properties is increasing across Devon. This ties in with the increasing number of households in housing need on the register compared to the decrease in the number of social homes available in Devon (see Table 16 below).

**Table 8: Average number of bids for general needs homes**

	1 bed	2 beds	3 beds	4 beds
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
2016/17 Q1	64	44	52	73
2016/17 Q2	62	47	59	60
2016/17 Q3	61	51	67	46
2016/17 Q4	64	53	59	53
2017/18 Q1	59	48	55	56
2017/18 Q2	63	52	63	61
2017/18 Q3	75	57	57	66
2017/18 Q4	79	63	60	93
2018/19 Q1	66	53	68	58
2018/19 Q2	69	53	70	90
2018/19 Q3	80	59	77	96
2018/19 Q4	82	63	100	94
2019/20 Q1	92	68	88	80
2019/20 Q2	86	65	92	87
2019/20 Q3	96	68	101	89
2019/20 Q4	83	51	87	86
2020/21 Q1	62	51	76	88
2020/21 Q2	92	66	96	90
2020/21 Q3	102	61	107	112
2020/21 Q4	114	69	101	91
2021/22 Q1	113	73	126	143
2021/22 Q2	115	70	119	161
2021/22 Q3	119	81	136	178
2021/22 Q4	122	94	170	132
<b>Average</b>	<b>81</b>	<b>58</b>	<b>81</b>	<b>86</b>

Table 9 shows the average number of bids placed for general needs properties let during 2021/22 by local authority area and property type.

**Table 9: Average number of bids for general needs homes let during 2021/22 by property type.**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	2021/22 Overall average	2020/21 Overall average
East Devon	48	67	61	115	53	88	<b>85</b>	72
Exeter	119	212	115	181	51		<b>130</b>	132
Mid Devon	52	70	49	109	37	84	<b>76</b>	63
North Devon	26	82	67	136	71	83	<b>99</b>	91
Plymouth	65	58	113	258	51		<b>136</b>	141
South Hams	40	66	38	72	32	63	<b>57</b>	52
Teignbridge		82	50	94	58		<b>70</b>	54
Torbay	89	141	68	142	83		<b>92</b>	84
Torridge		49	46	86	27		<b>63</b>	47
West Devon	14	86	39	62	7	47	<b>53</b>	53
<b>Total Average</b>	<b>77</b>	<b>71</b>	<b>87</b>	<b>149</b>	<b>53</b>	<b>73</b>	<b>104</b>	97
<b>2020/21 Average</b>	<b>68</b>	<b>81</b>	<b>92</b>	<b>121</b>	<b>62</b>	<b>93</b>	<b>97</b>	78

Across Devon, houses received the highest average number of bids whilst Maisonettes received the least. Plymouth had the highest average number of bids in total on properties advertised in the region, with Exeter having the second highest average number of bids in total. Torridge lets received the lowest average number of bids overall.

**Table 10: Average number of bids for sheltered homes**

	1 bed	2 beds
2015/16 Q1	26	13
2015/16 Q2	25	16
2015/16 Q3	29	20
2015/16 Q4	19	15
2016/17 Q1	28	20
2016/17 Q2	25	28
2016/17 Q3	23	14
2016/17 Q4	28	23
2017/18 Q1	35	30
2017/18 Q2	33	28
2017/18 Q3	41	28
2017/18 Q4	34	20
2018/19 Q1	42	33
2018/19 Q2	38	28
2018/19 Q3	30	18
2018/19 Q4	34	21
2019/20 Q1	36	29
2019/20 Q2	41	24
2019/20 Q3	44	29
2019/20 Q4	40	17
2020/21 Q1	31	27
2020/21 Q2	35	22
2020/21 Q3	42	27
2020/21 Q4	57	17
2021/22 Q1	53	16
2021/22 Q2	45	28
2021/22 Q3	48	27
2021/22 Q4	42	27
<b>Average</b>	<b>36</b>	<b>23</b>

For properties which were advertised as sheltered East Devon received the highest average number of bids for bedsits, bungalows and maisonettes whilst North Devon had the highest average number of bids for houses let in the year 2021/22 (see table 11 below).

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**Table 11: Average number of bids for sheltered homes let during 2021/22 by property type.**

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	2021/22 Overall average	2020/21 Overall average
East Devon	50	117	59	69	66	<b>86</b>	67
Exeter	13	45	31		36	<b>30</b>	35
Mid Devon		78	58		9	<b>70</b>	42
North Devon		55	38	183		<b>45</b>	31
Plymouth	6	97	22		71	<b>32</b>	22
South Hams	1	87	17		22	<b>25</b>	14
Teignbridge	16	45	15	45	9	<b>27</b>	20
Torbay		84	22		28	<b>35</b>	25
Torrige	12	91	30	28		<b>47</b>	21
West Devon		43	22	26		<b>24</b>	34
Total	13	81	28	61	40	<b>42</b>	
<b>2020/21 Average</b>	<b>10</b>	<b>61</b>	<b>24</b>	<b>56</b>	<b>26</b>	<b>33</b>	

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### Homes Let:

There were 2,802 general need homes let between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 (Tables 12 and 13 below). This reflects a 1% increase on the number of general needs homes let in the year 2020/21.

The proportion of general needs homes let to applicants in Band B during 2021/22 was 58%, an increase of 9% compared to the 49% let to Band B in the year 2020/21.

The proportion of general needs homes let to applicants in Band B during 2021/22 ranged from 83% in Torbay (up from 73% last year) to 21% in West Devon (down from 35% last year).

**Table 12: General needs homes let (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022)**

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	2	1%	113	49%	76	33%	28	12%	12	5%	<b>231</b>
Exeter	12	3%	279	68%	93	23%	25	6%	3	1%	<b>412</b>
Mid Devon	4	2%	122	69%	39	22%	11	6%	2	1%	<b>178</b>
North Devon	6	2%	135	56%	63	26%	26	11%	11	5%	<b>241</b>
Plymouth	16	2%	567	62%	180	20%	144	16%	12	1%	<b>919</b>
South Hams		0%	79	43%	40	22%	49	27%	15	8%	<b>183</b>
Teignbridge		0%	125	56%	67	30%	31	14%		0%	<b>223</b>
Torbay	5	3%	149	83%	17	9%	7	4%	1	1%	<b>179</b>
Torridge	2	2%	41	36%	32	28%	35	31%	4	4%	<b>114</b>
West Devon	1	1%	26	21%	37	30%	41	34%	17	14%	<b>122</b>
<b>Total</b>	<b>48</b>	<b>2%</b>	<b>1,636</b>	<b>58%</b>	<b>644</b>	<b>23%</b>	<b>397</b>	<b>14%</b>	<b>77</b>	<b>3%</b>	<b>2,802</b>

**Table 13: General needs homes let by Band (2011/12 – 2021/22)**

Year	Band A	Band B	Band C	Band D	Band E
2011/12	2%	57%	29%	8%	4%
2012/13	2%	63%	23%	9%	3%
2013/14	2%	61%	25%	9%	4%
2014/15	1%	44%	33%	15%	7%
2015/16	2%	47%	33%	13%	6%
2016/17	1%	48%	30%	16%	6%
2017/18	1%	50%	29%	15%	6%
2018/19	1%	44%	33%	16%	6%
2019/20	1%	45%	32%	17%	5%
2020/21	2%	49%	27%	19%	4%
2021/22	2%	58%	23%	14%	3%

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There were a total of 495 sheltered homes let from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 (Tables 14 and 15 below). This is a 2% increase from the 2020/21 figure, which equates to 10 lets.

Across Devon, the majority of sheltered homes were let to Band B (40%), followed by Band D (26%) and Band C (22%), Band E (9%) and Band A (2%).

The proportion of sheltered homes let to applicants in Band B during 2021/22 ranged from 77% in Mid Devon (up from 48% last year) to 16% in South Hams (up from 14% last year).

**Table 14: Sheltered homes let (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022)**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	3	5%	38	58%	14	22%	7	11%	3	5%	<b>65</b>
Exeter	1	2%	22	43%	15	29%	13	25%		0%	<b>51</b>
Mid Devon		0%	27	77%	7	20%	1	3%		0%	<b>35</b>
North Devon	1	2%	15	36%	13	31%	12	29%	1	2%	<b>42</b>
Plymouth	1	1%	33	31%	14	13%	41	39%	17	16%	<b>106</b>
South Hams		0%	6	16%	3	8%	18	49%	10	27%	<b>37</b>
Teignbridge	3	4%	27	36%	17	23%	23	31%	4	5%	<b>74</b>
Torbay		0%	23	58%	10	25%	6	15%	1	3%	<b>40</b>
Torrige	1	3%	6	20%	16	53%	4	13%	3	10%	<b>30</b>
West Devon		0%	3	20%	2	13%	6	40%	4	27%	<b>15</b>
<b>Total</b>	<b>10</b>	<b>2%</b>	<b>200</b>	<b>40%</b>	<b>111</b>	<b>22%</b>	<b>131</b>	<b>26%</b>	<b>43</b>	<b>9%</b>	<b>495</b>

**Table 15: Sheltered needs homes let by Band (2011/12 – 2021/22)**

Year	Band A	Band B	Band C	Band D	Band E
2011/12	3%	35%	27%	24%	11%
2012/13	3%	44%	22%	21%	10%
2013/14	1%	44%	25%	23%	8%
2014/15	1%	42%	25%	23%	9%
2015/16	1%	37%	22%	31%	10%
2016/17	1%	35%	21%	29%	13%
2017/18	0%	42%	19%	30%	9%
2018/19	2%	42%	22%	23%	12%
2019/20	2%	43%	22%	25%	8%
2020/21	1%	38%	24%	29%	7%
2021/22	2%	40%	22%	26%	9%

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(April 2022)



Over 50,000 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 16 below. The total number of homes let during 2021/22 (3,298) was up by 38 (1%) from the 2020/21 figure. The number of homes let in the last year is however still 906 (21.5%) lower than pre-pandemic figure (year 2019/20).

**Table 16: Number of properties let**

Year	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11	1,758	1,490	633	76	<b>3,959</b>
2011/12	1,798	1,666	758	76	<b>4,302</b>
2012/13	1,579	1,463	586	52	<b>3,683</b>
2013/14	1,893	2,051	997	121	<b>5,071</b>
2014/15	1,774	1,998	950	90	<b>4,812</b>
2015/16	1,655	1,819	780	91	<b>4,345</b>
2016/17	1,840	1,828	746	100	<b>4,514</b>
2017/18	1,608	1,676	729	80	<b>4,093</b>
2018/19	1,719	1,968	802	109	<b>4,598</b>
2019/20	1,688	1,788	646	82	<b>4,204</b>
2020/21	1,368	1,303	529	60	<b>3,260</b>
2021/22	1,417	1,357	490	34	<b>3,298</b>
<b>Total</b>	<b>20,097</b>	<b>20,407</b>	<b>8,646</b>	<b>971</b>	<b>50,139</b>

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