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**Introduction:**

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2026.

**Households registered with Devon Home Choice:**

There has been a decrease in the number of applicants in Bands A to D between 1<sup>st</sup> April 2025 and 1<sup>st</sup> April 2026.

The number of households in Band E overall has decreased by 12.7% since 1<sup>st</sup> April 2024, from 7,603 to 6,374. The number of households in Band B has increased, it now makes up 24% of those on the register in housing need compared to last year’s figure of 23%, In April 2024 and 2023, the makeup of Band B was 21% and 20% respectively.

**Table 1: Number of households in housing need (Bands A to D) as at 1st April 2026**

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
<b>East Devon</b>	2	0%	408	25%	504	31%	729	44%	1,643	1,243	43%
<b>Exeter</b>	1	0%	427	21%	539	27%	1,037	52%	2,004	6	0%
<b>Mid Devon</b>	2	0%	185	17%	363	34%	510	48%	1,060	886	46%
<b>North Devon</b>	3	0%	358	23%	417	27%	773	50%	1,551	724	32%
<b>Plymouth</b>	9	0%	1,373	26%	1,436	27%	2,470	47%	5,288	1,947	27%
<b>South Hams</b>	1	0%	265	32%	160	19%	413	49%	839	621	43%
<b>Teignbridge</b>	3	0%	321	23%	427	31%	638	46%	1,389		0%
<b>Torbay</b>	5	0%	379	22%	444	26%	886	52%	1,714	1	0%
<b>Torridge</b>	1	0%	97	13%	191	25%	467	62%	756	541	42%
<b>West Devon</b>	1	0%	147	30%	106	22%	233	48%	487	405	45%
<b>Total</b>	<b>28</b>	<b>0%</b>	<b>3,960</b>	<b>24%</b>	<b>4,587</b>	<b>27%</b>	<b>8,156</b>	<b>49%</b>	<b>16,731</b>	<b>6,374</b>	<b>28%</b>
<b>Apr-25</b>	<b>33</b>	<b>0%</b>	<b>4,105</b>	<b>23%</b>	<b>5,199</b>	<b>29%</b>	<b>8,664</b>	<b>48%</b>	<b>18,001</b>	<b>7,603</b>	<b>30%</b>

*Note: In table 1 above the percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 24% 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. 30% of households registered across Devon are in Band E).*

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Table 2 below shows the change in number on the register by local authority between 1<sup>st</sup> April 2025 and 1<sup>st</sup> April 2026. All Local Authorities apart from Exeter, Mid Devon and Torridge saw a reduction in the number of households in housing need (Bands A to D) over the last year whilst the Exeter had the largest increase of 12% and Torridge at 8%. The reason for the decrease in applications is most likely due to renewal processes.

**Table 2: Change in numbers on the register between 1<sup>st</sup> April 2025 and 1<sup>st</sup> April 2026**

	Bands A - D			Band E		
	1st April 2025	1st April 2026	% change in year	1st April 2025	1st April 2026	% change in year
East Devon	2,508	1,643	-34%	2,400	1,243	-48%
Exeter	1,790	2,004	12%		6	0%
Mid Devon	,1045	1,060	1%	882	886	0%
North Devon	1,561	1,551	-1%	652	724	11%
Plymouth	5,690	5,288	-7%	2,078	1,947	-6%
South Hams	846	839	-1%	643	621	-3%
Teignbridge	1,514	1,389	-8%			0%
Torbay	1,818	1,714	-6%		1	0%
Torridge	700	756	8%	523	541	3%
West Devon	529	487	-8%	425	405	-5%
<b>Total</b>	<b>18,001</b>	<b>16,731</b>	<b>-7%</b>	<b>7,603</b>	<b>6,374</b>	<b>-16%</b>

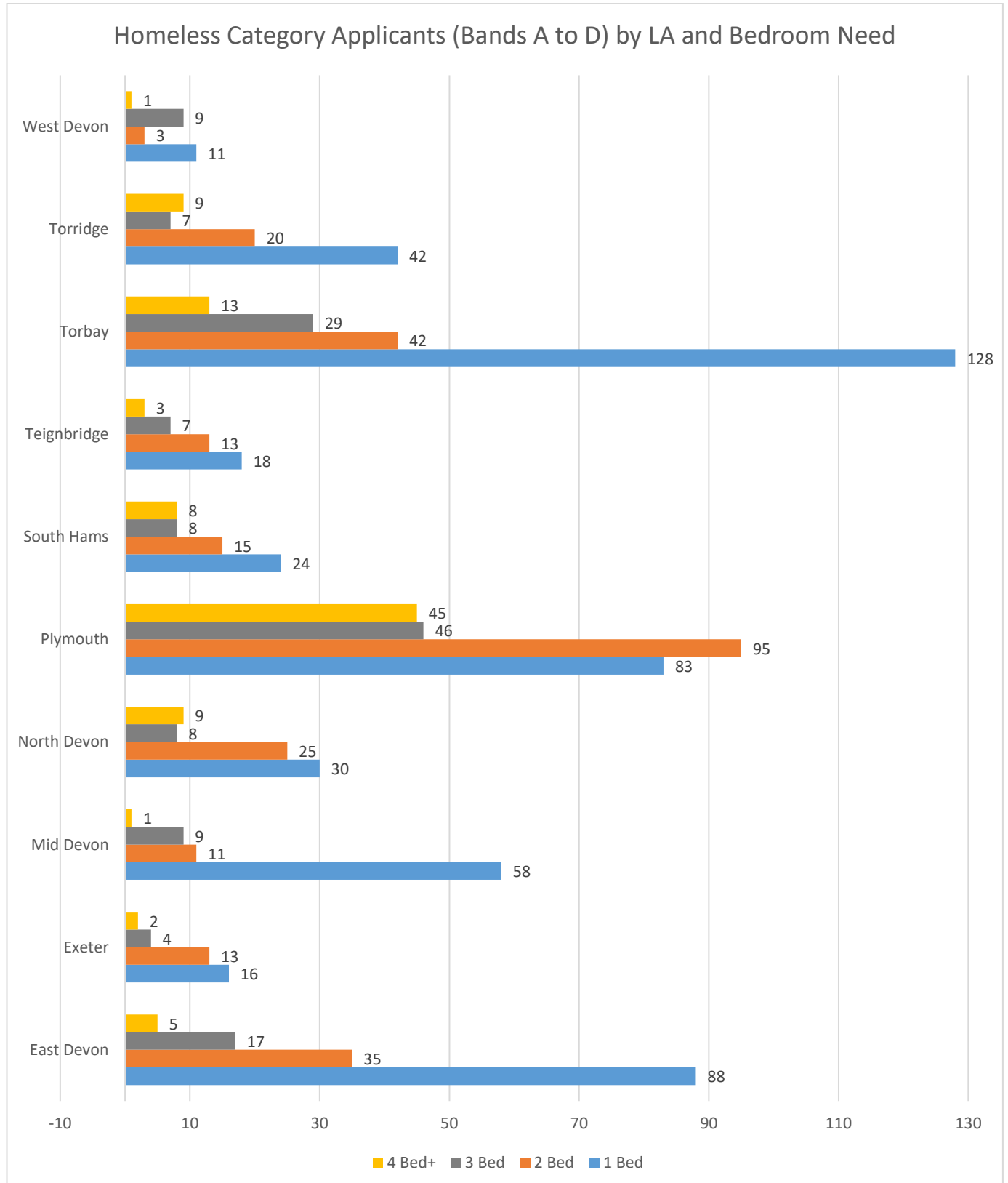
One bedroom properties remain the greatest need across all local authority areas (Table 3 and Table 3a) and remain as 54% with applicants requiring a one bedroom home. Applicants with a 1 bedroom need have previously made up at least 55% of the register since we began recording these figures.

**Table 3: Bedroom need of applicants in housing need (Bands A to D) as at 1<sup>st</sup> April 2026**

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	818	50%	388	24%	282	17%	155	9%	<b>1,643</b>
Exeter	1,253	63%	347	17%	267	13%	137	7%	<b>2,004</b>
Mid Devon	570	54%	198	19%	204	19%	88	8%	<b>1,060</b>
North Devon	781	50%	357	23%	273	18%	140	9%	<b>1,551</b>
Plymouth	2,865	54%	1,173	22%	843	16%	407	8%	<b>5,288</b>
South Hams	490	58%	179	21%	102	12%	68	8%	<b>839</b>
Teignbridge	672	48%	329	24%	253	18%	135	10%	<b>1,389</b>
Torbay	947	55%	374	22%	254	15%	139	8%	<b>1,714</b>
Torridge	386	51%	178	24%	115	15%	77	10%	<b>756</b>
West Devon	274	56%	90	18%	64	13%	59	12%	<b>487</b>
<b>Total</b>	<b>9,056</b>	<b>54%</b>	<b>3,613</b>	<b>22%</b>	<b>2,657</b>	<b>16%</b>	<b>1,405</b>	<b>8%</b>	<b>16,731</b>

Chart 1 below shows the breakdown of Homeless Category applicants by bedroom need across Local Authority areas. 1 bed need is also highest for this category across all areas except for Plymouth where the 1 bed need has been surpassed by 2 bed need.

**Chart 1:**



**Table 3a: Bedroom need of applicants in housing need (Bands A to E) as at 1<sup>st</sup> April 2026**

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	1,421	49%	818	28%	464	16%	183	6%	<b>2,886</b>
<b>Exeter</b>	1,256	62%	348	17%	269	13%	137	7%	<b>2,010</b>
<b>Mid Devon</b>	1,027	53%	468	24%	336	17%	115	6%	<b>1,946</b>
<b>North Devon</b>	1,157	51%	574	25%	392	17%	152	7%	<b>2,275</b>
<b>Plymouth</b>	3,902	54%	1,800	25%	1,087	15%	446	6%	<b>7,235</b>
<b>South Hams</b>	846	58%	357	24%	182	12%	75	5%	<b>1,460</b>
<b>Teignbridge</b>	672	48%	329	24%	253	18%	135	10%	<b>1,389</b>
<b>Torbay</b>	948	55%	374	22%	254	15%	139	8%	<b>1,715</b>
<b>Torrige</b>	644	50%	355	27%	210	16%	88	7%	<b>1,297</b>
<b>West Devon</b>	492	55%	215	24%	116	13%	69	8%	<b>892</b>
<b>Total</b>	<b>12,365</b>	<b>54%</b>	<b>5,638</b>	<b>24%</b>	<b>3,563</b>	<b>15%</b>	<b>1,539</b>	<b>7%</b>	<b>23,105</b>

Table 4 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter.

Decreases in applications for individual LAs per quarter are likely to be the result of increased renewal activity. There has been a total decrease of 1,488 applications since April 2024.

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

	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Apr-26	Change this quarter
<b>East Devon</b>	3,065	2,983	2,975	2,732	2,508	2,262	1,555	1,672	1,643	-29
<b>Exeter</b>	1,997	1,825	1,788	1,775	1,790	1,745	1,889	1,932	2,004	72
<b>Mid Devon</b>	916	965	1,002	1,032	1,045	1,057	1,033	1,014	1,060	46
<b>North Devon</b>	1,427	1,652	1,516	1,565	1,561	1,576	1,513	1,442	1,551	109
<b>Plymouth</b>	4,998	4,872	5,212	5,685	5,690	5,919	5,547	5,391	5,288	-103
<b>South Hams</b>	897	924	991	881	846	857	875	905	839	-66
<b>Teignbridge</b>	1,537	1,550	1,553	1,764	1,514	1,619	1,545	1,639	1,389	-250
<b>Torbay</b>	1,636	1,682	1,732	1,776	1,818	1,818	1,734	1,676	1,714	38
<b>Torrige</b>	1,215	1,251	1,255	921	700	793	782	657	756	99
<b>West Devon</b>	531	556	610	546	529	519	535	535	487	-48
<b>Total</b>	<b>18,219</b>	<b>18,260</b>	<b>18,634</b>	<b>18,677</b>	<b>18,001</b>	<b>18,165</b>	<b>17,008</b>	<b>16,863</b>	<b>16,731</b>	<b>-132</b>

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

	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Apr-26	Change this quarter
<b>East Devon</b>	6,205	5,894	5,939	5,453	4,908	4,302	2,735	2,985	2,886	-99
<b>Exeter</b>	2,002	1,833	1,796	1,780	1,790	1,745	1,896	1,936	2,010	74
<b>Mid Devon</b>	1,738	1,843	1,872	1,939	1,927	1,973	1,907	1,840	1,946	106
<b>North Devon</b>	2,039	2,357	2,128	2,210	2,213	2,240	2,147	2,121	2,275	154
<b>Plymouth</b>	7,010	6,816	7,173	7,799	7,768	8,133	7,625	7,389	7,235	-154
<b>South Hams</b>	1,613	1,689	1,796	1,601	1,489	1,521	1,561	1,617	1,460	-157
<b>Teignbridge</b>	1,537	1,552	1,556	1,764	1,514	1,619	1,545	1,639	1,389	-250
<b>Torbay</b>	1,636	1,683	1,749	1,777	1,818	1,818	1,735	1,677	1,715	38
<b>Torrige</b>	2,207	2,233	2,261	1,631	1,223	1,334	1,334	1,106	1,297	191
<b>West Devon</b>	945	1,021	1,109	970	954	949	974	988	892	-96
<b>Total</b>	<b>26,932</b>	<b>26,921</b>	<b>27,379</b>	<b>26,924</b>	<b>25,604</b>	<b>25,634</b>	<b>23,462</b>	<b>23,298</b>	<b>23,105</b>	<b>-193</b>

Table 5 below shows the number of New Applications received by each local authority in each of the last eight quarters. The number of new applications received in Q4 2025/26 was higher compared to Q4 2024/25. The increase from Q3 to Q4 in 2025/26 was also higher (+1,073) compared to that in Q3 to Q4 2024/25 (+1,006). Q3 usually sees a lower number of new applications due to the Christmas period.

**Table 5: Number of New Applications received per Quarter by Local Authority**

	Q1 2024/25	Q2 2024/25	Q3 2024/25	Q4 2024/25	Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26	Quarterly Average
<b>East Devon</b>	303	276	236	293	301	245	244	317	277
<b>Exeter</b>	521	446	377	492	612	537	391	551	491
<b>Mid Devon</b>	191	210	169	239	233	227	163	231	208
<b>North Devon</b>	366	358	258	377	377	351	278	434	350
<b>Plymouth</b>	1,076	1,148	865	1,134	1,136	1,054	815	1027	1,032
<b>South Hams</b>	202	213	174	249	226	195	186	267	214
<b>Teignbridge</b>	357	366	258	386	411	337	245	377	342
<b>Torbay</b>	509	514	392	483	494	446	373	482	462
<b>Torrige</b>	131	157	116	181	178	152	119	188	153
<b>West Devon</b>	142	132	119	136	144	121	126	139	132
<b>Total</b>	<b>3,798</b>	<b>3,820</b>	<b>2,964</b>	<b>3,970</b>	<b>4,112</b>	<b>3,665</b>	<b>2,940</b>	<b>4,013</b>	<b>3,660</b>

**Bidding patterns:**

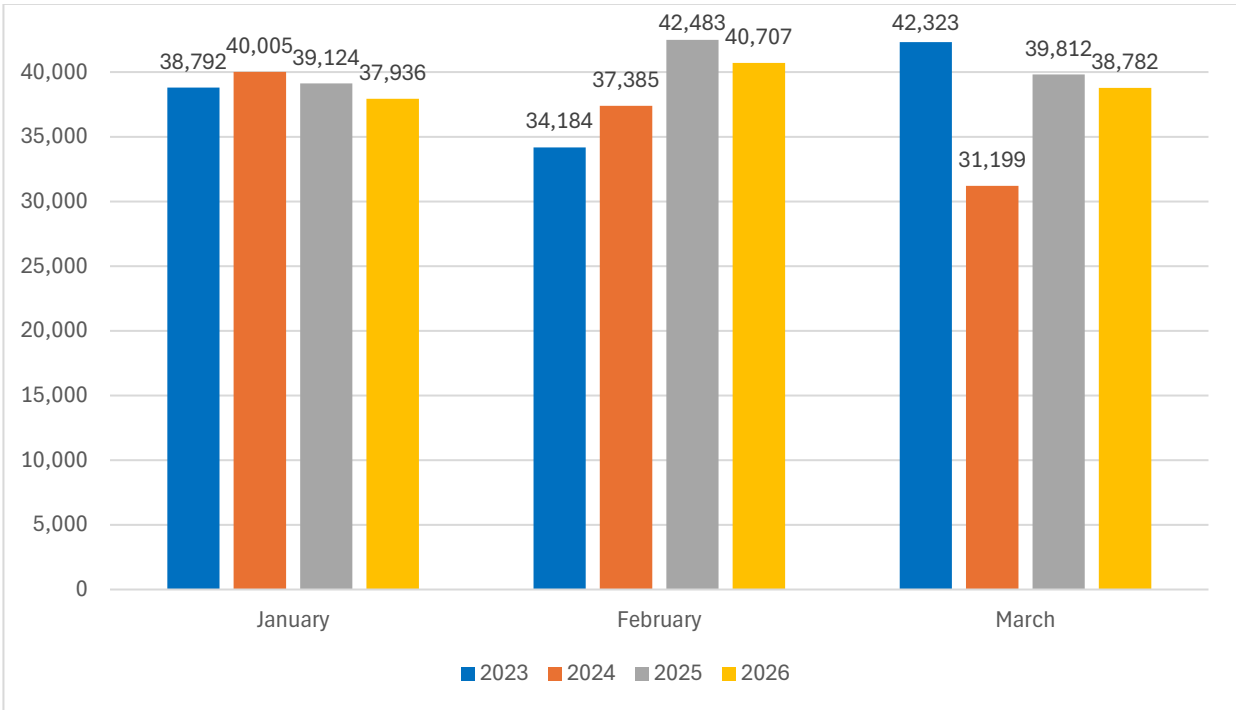
Table 6 and Charts 1 & 2 below show the number of bids placed, and the number of households who have placed at least one bid, during Q4 of 2025/26 and the corresponding quarter in the previous 3 years, as well as the other quarters in 2025/26. Comparing all Q4 figures from 2023 to 2026, Feb 2025 had the highest number of bids. January 2025 saw the lowest number of bids compared to January in previous years.

The number of bidders was the second lowest for the month of March 2025/26 after 2024.

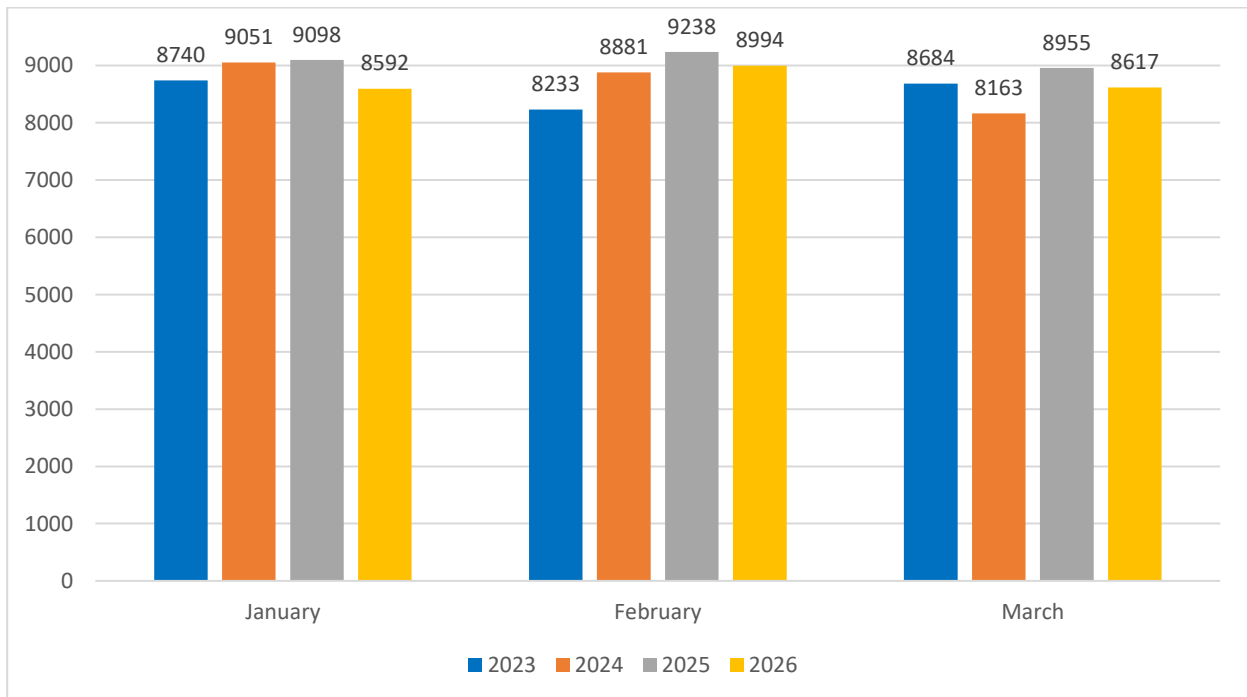
**Table 6: Numbers of bids and bidders by Q4 months and figures for 2025/26**

Quarter	Month	No. of Bids	No. of Bidders
2022/23 Q4	Jan-23	38,792	8,740
	Feb-23	34,184	8,233
	Mar-23	42,323	8,684
2023/24 Q4	Jan-24	40,005	9,051
	Feb-24	37,385	8,881
	Mar-24	31,199	8,163
2024/25 Q4	Jan-25	39,124	9,098
	Feb-25	42,483	9,238
	Mar-25	39,812	8,955
2025/26 Q1	Apr-25	40,339	8,625
	May-25	38,559	8,722
	Jun-25	40,287	8,858
2025/26 Q2	Jul-25	43,631	9,327
	Aug-25	32,244	8,016
	Sep-25	37,752	8,709
2025/26 Q3	Oct-25	40,872	8,663
	Nov-25	35,900	8,559
	Dec-25	31,831	7,945
2025/26 Q4	Jan-26	37,936	8,592
	Feb-26	40,707	8,994
	Mar-26	38,782	8,617

**Chart 1 - Numbers of bids by month:**



**Chart 2 - Numbers of bidders by month:**



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Table 7 shows how bids have been placed throughout the previous quarters (Jan 2024 to March 2026). The total number of bids has decreased by 3% in Q4 2025/26 compared to the Q4 2024/25.

**Table 7: Bid Source**

Bid Source	Q4 2024-25		Q1 2025-26		Q2 2025-26		Q3 2025-26		Q4 2025-26	
	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Autobid</b>	13,033	11%	12,974	11%	11,198	10%	10,557	10%	11,156	10%
<b>Direct Matches</b>	79	0%	98	0%	82	0%	96	0%	83	0%
<b>Back office / Management bid</b>	1,795	1%	1,627	1%	1,302	1%	1,799	2%	1,577	1%
<b>Mobile</b>	43,573	36%	43,972	37%	39,740	35%	35,213	32%	39,733	34%
<b>Website</b>	62,939	52%	60,514	51%	61,305	54%	61,260	56%	64,876	55%
<b>Total</b>	<b>121,419</b>	<b>100%</b>	<b>119,185</b>	<b>100%</b>	<b>113,627</b>	<b>100%</b>	<b>108,603</b>	<b>100%</b>	<b>117,425</b>	<b>100%</b>

Table 8 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not bid or logged in during the last 6 months and are also not on autobid).

**Table 8: Percentage of applicants who have not bid or 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
<b>East Devon</b>	0%	7%	11%	23%	28%	<b>21%</b>
<b>Exeter</b>	0%	25%	26%	46%	17%	<b>36%</b>
<b>Mid Devon</b>	0%	11%	14%	29%	38%	<b>28%</b>
<b>North Devon</b>	0%	9%	11%	21%	24%	<b>18%</b>
<b>Plymouth</b>	0%	6%	8%	18%	27%	<b>16%</b>
<b>South Hams</b>	0%	34%	14%	29%	32%	<b>30%</b>
<b>Teignbridge</b>	0%	14%	14%	36%		<b>24%</b>
<b>Torbay</b>	0%	5%	7%	21%	0%	<b>14%</b>
<b>Torrige</b>	0%	16%	11%	19%	25%	<b>20%</b>
<b>West Devon</b>	0%	37%	19%	32%	40%	<b>35%</b>
<b>Total for April 2026</b>	<b>0%</b>	<b>12%</b>	<b>12%</b>	<b>26%</b>	<b>29%</b>	<b>22%</b>
<b>Jan 2026 figures</b>	<b>0%</b>	<b>13%</b>	<b>14%</b>	<b>31%</b>	<b>35%</b>	<b>25%</b>
<b>Oct 2025 figures</b>	<b>12%</b>	<b>13%</b>	<b>14%</b>	<b>29%</b>	<b>34%</b>	<b>25%</b>
<b>Jul 2025 figures</b>	<b>7%</b>	<b>13%</b>	<b>16%</b>	<b>32%</b>	<b>40%</b>	<b>28%</b>
<b>Apr 2025 figures</b>	<b>19%</b>	<b>17%</b>	<b>19%</b>	<b>40%</b>	<b>51%</b>	<b>35%</b>

The percentage of inactive applicants in Band B has fallen to 12%, ranging from 5% in Torbay to 37% in West Devon. 22% of applicants across all the Devon registers are classed as inactive.

Table 9 below shows the average number of bids received for general needs homes let by property type and size.

**Table 9: Average number of bids for general needs homes let during 2025/26 by property type and size**

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Average
<b>Bedsit</b>	193					<b>193</b>
<b>Bungalow</b>	116	59	67			<b>94</b>
<b>Flat</b>	174	74	91	60		<b>131</b>
<b>House</b>	220	155	152	158	30	<b>156</b>
<b>Maisonette</b>	130	83	120			<b>105</b>
<b>Other</b>		77				<b>77</b>
<b>Total Average</b>	<b>164</b>	<b>103</b>	<b>147</b>	<b>155</b>	<b>30</b>	<b>135</b>

**Table 10: Average number of bids for general needs homes let during 2024/25 by property type.**

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
<b>East Devon</b>	83	72	72	133	85	101	<b>98</b>
<b>Exeter</b>	128	68	84	163	98		<b>104</b>
<b>Mid Devon</b>		87	59	112	109	69	<b>85</b>
<b>North Devon</b>	82	121	97	125	41		<b>114</b>
<b>Plymouth</b>	261	92	269	311	145		<b>246</b>
<b>South Hams</b>		111	63	124	94		<b>97</b>
<b>Teignbridge</b>		99	64	114	46		<b>90</b>
<b>Torbay</b>		180	87	154	113		<b>107</b>
<b>Torrige</b>		45	40	91	53		<b>73</b>
<b>West Devon</b>		50	63	61			<b>61</b>
<b>Total Average</b>	<b>193</b>	<b>94</b>	<b>131</b>	<b>156</b>	<b>105</b>	<b>77</b>	<b>135</b>

Across Devon, bedsits received the highest average number of bids whilst bungalows received the fewest. Plymouth once again had the highest average number of bids in total on properties advertised in the region. West Devon lets received the lowest average number of bids overall, followed by Torrige.

Tables 11 and 12 present the same information for homes advertised as sheltered.

**Table 11: Average number of bids for sheltered homes let during 2025/26 by property type and size**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>Total Average</b>
<b>Bedsit</b>	27		<b>27</b>
<b>Bungalow</b>	103	28	<b>82</b>
<b>Flat</b>	37	15	<b>34</b>
<b>House</b>		15	<b>15</b>
<b>Maisonette</b>	46	20	<b>27</b>
<b>Total Average</b>	<b>50</b>	<b>20</b>	<b>44</b>

**Table 12: Average number of bids for sheltered homes let during 2024/25 by property type.**

	<b>Bedsit</b>	<b>Bungalow</b>	<b>Flat</b>	<b>House</b>	<b>Maisonette</b>	<b>Total Average</b>
<b>East Devon</b>	16	87	44	1	18	<b>60</b>
<b>Exeter</b>	17	27	35		81	<b>35</b>
<b>Mid Devon</b>			36			<b>36</b>
<b>North Devon</b>		82	34			<b>40</b>
<b>Plymouth</b>	64	135	52		10	<b>68</b>
<b>South Hams</b>		23	23		1	<b>22</b>
<b>Teignbridge</b>		61	23	19	30	<b>36</b>
<b>Torbay</b>		74	29		24	<b>35</b>
<b>Torridge</b>	1	56	24			<b>30</b>
<b>West Devon</b>	27	106	21			<b>41</b>
<b>Total Average</b>	<b>27</b>	<b>82</b>	<b>34</b>	<b>15</b>	<b>27</b>	<b>44</b>

## Homes let:

There were 2,890 general needs homes let between 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2026 (Table 13 below) compared to 2,910 lets in 2024/25.

The percentage of lets to Band B decreased to 69% from 72% last year. Mid Devon, North Devon, Teignbridge, Torbay, and Torridge saw the total number of lets increased compared to the 2024/25 figures.

**Table 13: General needs homes let (1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2026):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	5	2%	142	61%	59	26%	23	10%	2	1%	<b>231</b>
Exeter	11	3%	266	65%	81	20%	50	12%	4	1%	<b>412</b>
Mid Devon	5	2%	168	61%	63	23%	30	11%	8	3%	<b>274</b>
North Devon	8	3%	170	66%	45	17%	24	9%	11	4%	<b>258</b>
Plymouth	10	1%	676	89%	42	6%	24	3%	10	1%	<b>762</b>
South Hams	1	0%	116	57%	39	19%	32	16%	14	7%	<b>202</b>
Teignbridge	2	1%	169	69%	52	21%	21	9%		0%	<b>244</b>
Torbay	5	2%	175	79%	23	10%	16	7%	2	1%	<b>221</b>
Torridge		0%	59	31%	74	39%	50	26%	9	5%	<b>192</b>
West Devon		0%	56	60%	16	17%	17	18%	5	5%	<b>94</b>
<b>Total</b>	<b>47</b>	<b>2%</b>	<b>1,997</b>	<b>69%</b>	<b>494</b>	<b>17%</b>	<b>287</b>	<b>10%</b>	<b>65</b>	<b>2%</b>	<b>2,890</b>

**Table 14: Percentage of General needs homes let by Band (2015/16 to 2025/26):**

Year	Band A	Band B	Band C	Band D	Band E
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%
2022/23	2%	65%	20%	11%	2%
2023/24	2%	71%	16%	9%	3%
2024/25	2%	72%	15%	8%	3%
2025/26	2%	69%	17%	10%	2%

There were a total of 404 homes advertised as sheltered (Table 15 below) let across Devon in the months of April 2025 to March 2026. This figure has decreased from the total of 483 sheltered homes let the previous year. Like the general homes, the number of sheltered homes let to Band B applicants has decreased, from 57% last year to 53% this year. The number of sheltered homes lets decreased for East Devon, Exeter, Mid Devon, Teignbridge, Torbay and West Devon. Plymouth and South Hams numbers remained the same and North Devon had a slight increase.

**Table 15: Sheltered homes let (1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	32	52%	8	13%	16	26%	5	8%	<b>61</b>
Exeter		0%	16	80%		0%	4	20%		0%	<b>20</b>
Mid Devon		0%		0%	1	25%	2	50%	1	25%	<b>4</b>
North Devon	1	2%	33	52%	9	14%	16	25%	4	6%	<b>63</b>
Plymouth	1	1%	47	65%	13	18%	10	14%	1	1%	<b>72</b>
South Hams	1	3%	14	39%	2	6%	9	25%	10	28%	<b>36</b>
Teignbridge		0%	37	54%	13	19%	15	22%	3	4%	<b>68</b>
Torbay		0%	24	51%	7	15%	14	30%	2	4%	<b>47</b>
Torridge		0%	6	25%	3	13%	12	50%	3	13%	<b>24</b>
West Devon		0%	4	44%		0%	5	56%		0%	<b>9</b>
<b>Total</b>	<b>3</b>	<b>1%</b>	<b>213</b>	<b>53%</b>	<b>56</b>	<b>14%</b>	<b>103</b>	<b>25%</b>	<b>29</b>	<b>7%</b>	<b>404</b>

*\*Please note that these figures only include homes which have been flagged specifically as sheltered. Other age restricted properties may have been included with the general needs lets figures.*

**Table 16: Percentage of Sheltered homes let by Band (2015/16 – 2025/26):**

	Band A	Band B	Band C	Band D	Band E
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%
2022/23	1%	47%	19%	26%	6%
2023/24	1%	49%	18%	26%	6%
2024/25	2%	57%	17%	19%	6%
2025/26	1%	53%	14%	25%	7%

Over 63,100 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 17.

Since 2020/21, the number of lets had been decreasing yearly, apart from 2024/25.

**Table 17: Number of properties let:**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
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>
2022/23	1,402	1,275	463	48	<b>3,188</b>
2023/24	1,344	1,253	456	53	<b>3,106</b>
2024/25	1,377	1,354	591	71	<b>3,393</b>
2025/26	1,423	1,273	503	95	<b>3,294</b>
<b>Total</b>	<b>25,643</b>	<b>25,562</b>	<b>10,659</b>	<b>1,238</b>	<b>63,120</b>

**Table 18: Homes let (1 April 2025 to 31<sup>st</sup> March 2026) by local authority and property size.**

<b>Local Authority</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>East Devon</b>	114	137	39	2	<b>292</b>
<b>Exeter</b>	188	178	51	15	<b>432</b>
<b>Mid Devon</b>	110	121	36	11	<b>278</b>
<b>North Devon</b>	128	113	64	16	<b>321</b>
<b>Plymouth</b>	421	285	109	19	<b>834</b>
<b>South Hams</b>	107	82	42	7	<b>238</b>
<b>Teignbridge</b>	116	125	64	7	<b>312</b>
<b>Torbay</b>	134	96	33	5	<b>268</b>
<b>Torridge</b>	59	95	50	12	<b>216</b>
<b>West Devon</b>	46	41	15	1	<b>103</b>
<b>Total</b>	<b>1,423</b>	<b>1,273</b>	<b>503</b>	<b>95</b>	<b>3,294</b>

**Table 19: Number of and Percentage of Direct Lets by Local Authority Area (1 April 2025 to 31<sup>st</sup> March 2026)**

Local Authority	Choice Based Lets		Direct Lets		Total
	No.	%	No.	%	
East Devon	268	92%	24	8%	292
Exeter	394	91%	38	9%	432
Mid Devon	259	93%	19	7%	278
North Devon	306	95%	15	5%	321
Plymouth	700	84%	134	16%	834
South Hams	224	94%	14	6%	238
Teignbridge	293	94%	19	6%	312
Torbay	250	93%	18	7%	268
Torridge	203	94%	13	6%	216
West Devon	101	98%	2	2%	103
<b>Total</b>	<b>2,998</b>	<b>91%</b>	<b>296</b>	<b>9%</b>	<b>3,294</b>

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