

Devon Home Choice
Quarterly Monitoring Report
(July 2025)



Contents

Introduction:	1
Households registered with Devon Home Choice:	1
Bidding patterns:	6
Homes let:	12

Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2025 to 30th June 2025.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) increased slightly from 18,001 on 1st April 2025 to 18,165 on 1st July 2025, a rise of 0.9%.

In the first quarter of this year across Devon, East Devon, Exeter, and West Devon had a reduction in the number of households in Bands A to D with East Devon having the highest decrease of 9.8% followed by Exeter with drop of 2.5%. Torbay had the same number of households in Bands A to D as they did on 1st April 2025. All other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with Torridge having the highest increase of 13.3% and North Devon having the lowest increase of 1% of households.

The number of households in Band E overall has decreased by 13% since 1st April 2024, from 9,965 to 8656 and is currently 32% of total DHC register.

Table 1: Number of households in housing need (Bands A to D) as at 1st July 2025

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon			377	17%	792	35%	1,093	48%	2,262	2,040	47%
Exeter	4	0%	391	22%	507	29%	843	48%	1,745		0%
Mid Devon	3	0%	166	16%	366	35%	522	49%	1,057	916	46%
North Devon	6	0%	349	22%	424	27%	797	51%	1,576	664	30%
Plymouth	5	0%	1,490	25%	1,680	28%	2,744	46%	5,919	2,214	27%
South Hams	1	0%	273	32%	160	19%	423	49%	857	664	44%
Teignbridge	5	0%	363	22%	506	31%	745	46%	1,619		0%
Torbay	1	0%	395	22%	498	27%	924	51%	1,818		0%
Torridge		0%	114	14%	235	30%	444	56%	793	541	41%
West Devon	2	0%	175	34%	111	21%	231	45%	519	430	45%
Total	27	0%	4,093	23%	5,279	29%	8,766	48%	18,165	7,469	29%
April 2025	33	0%	4,105	23%	5,199	29%	8,664	48%	18,001	7,603	30%

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. 23% 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. 29% of households registered across Devon are in Band E).

Devon Home Choice
Quarterly Monitoring Report
(July 2025)



One bedroom properties remain the greatest need across all local authority areas (Table 2), with 54% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st July 2025

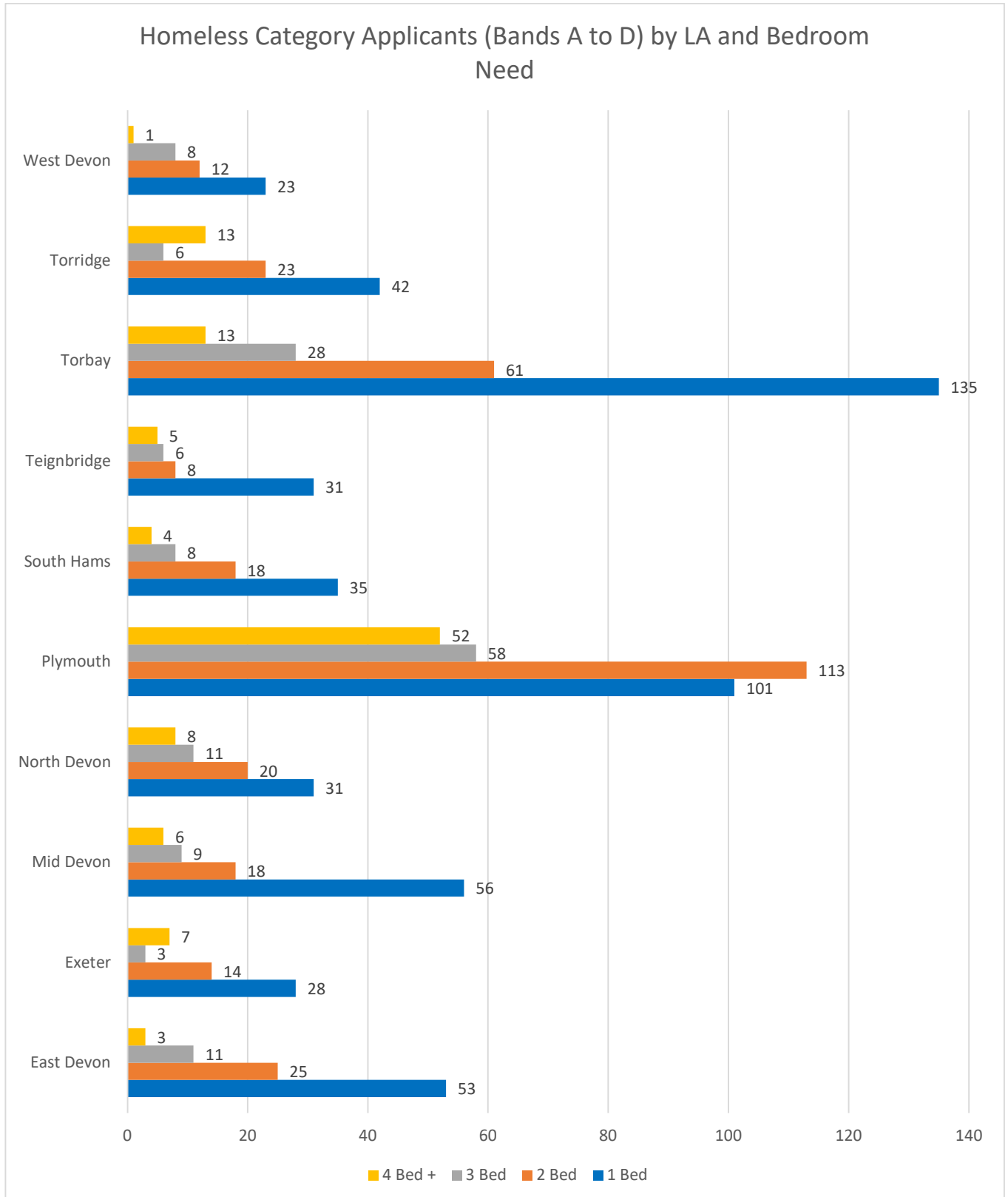
	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,140	50%	489	22%	419	19%	214	9%	2,262
Exeter	1,071	61%	307	18%	237	14%	130	7%	1,745
Mid Devon	571	54%	205	19%	195	18%	86	8%	1,057
North Devon	811	51%	339	22%	296	19%	130	8%	1,576
Plymouth	3,266	55%	1,331	22%	888	15%	434	7%	5,919
South Hams	523	61%	164	19%	98	11%	72	8%	857
Teignbridge	767	47%	397	25%	293	18%	162	10%	1,619
Torbay	975	54%	414	23%	294	16%	135	7%	1,818
Torridge	376	47%	201	25%	143	18%	73	9%	793
West Devon	279	54%	107	21%	68	13%	65	13%	519
Total	9,779	54%	3,954	22%	2,931	16%	1,501	8%	18,165

Devon Home Choice
Quarterly Monitoring Report
(July 2025)



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 which has a higher number of 2 bed homeless applicants.

Chart 1:



Devon Home Choice
Quarterly Monitoring Report
(July 2025)



Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter whilst Table 3a shows the same for Bands A to E.

Decreases in applications for individual LAs per quarter are likely to be the result of increased renewal activity. Across Devon for both tables when compared to the previous quarter, Plymouth had the highest increase in numbers.

Table 3: Numbers on the register in Band A to D per Local Authority by quarter.

	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Change this quarter
East Devon	2,686	2,780	2,853	3,065	2,983	2,975	2,732	2,508	2,262	-246
Exeter	2,245	2,169	2,189	1997	1,825	1,788	1,775	1,790	1,745	-45
Mid Devon	906	908	952	916	965	1,002	1,032	1,045	1,057	+12
North Devon	1,452	1,474	1,477	1,427	1,652	1,516	1,565	1,561	1,576	+15
Plymouth	8,554	7,730	6,004	4,998	4,872	5,212	5,685	5,690	5,919	+229
South Hams	823	857	880	897	924	991	881	846	857	+11
Teignbridge	1,130	1,299	1,449	1,537	1,550	1,553	1,764	1,514	1,619	+105
Torbay	1,692	1,683	1,674	1,636	1,682	1,732	1,776	1,818	1,818	No change
Torridge	1,162	1,208	1,234	1,215	1,251	1,255	921	700	793	+93
West Devon	513	522	517	531	556	610	546	529	519	-10
Total	21,163	20,630	19,229	18,219	18,260	18,634	18,677	18,001	18,165	+164

Table 3a: Numbers on the register in Band A to E per Local Authority by quarter (for LAs registering Bands A to E)

	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Change this quarter
East Devon	5,550	5,732	5,857	6,205	5,894	5,939	5,453	4,908	4,302	-606
Exeter	2,250	2,177	2,190	2,002	1,833	1,796	1,780	1,790	1,745	-45
Mid Devon	1,693	1,690	1,785	1,738	1,843	1,872	1,939	1,927	1,973	+46
North Devon	2,161	2,157	2,123	2,039	2,357	2,128	2,210	2,213	2,240	+27
Plymouth	12,503	11,095	8,601	7,010	6,816	7,173	7,799	7,768	8,133	+365
South Hams	1,501	1,555	1,568	1,613	1,689	1,796	1,601	1,489	1,521	+32
Teignbridge	1,131	1,299	1,449	1,537	1,552	1,556	1,764	1,514	1,619	+105
Torbay	1,693	1,683	1,674	1,636	1,683	1,749	1,777	1,818	1,818	No Change
Torridge	2,037	2,147	2,193	2,207	2,233	2,261	1,631	1,223	1,334	+111
West Devon	948	953	943	945	1,021	1,109	970	954	949	-5
Total	31,467	30,488	28,383	26,932	26,921	27,379	26,924	25,604	25,634	+30

Table 4 below shows the number of New Applications received by each local authority in each of the last five quarters. Exeter saw the highest increase in numbers of new applications received during Q1 2025/26 compared to the previous quarter. Across Devon Q1 2025/26 also saw the highest increase in new applications compared to previous quarters.

Table 4: 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	Quarterly Average
East Devon	303	276	236	293	301	282
Exeter	521	446	377	492	612	490
Mid Devon	191	210	169	239	233	208
North Devon	366	358	258	377	377	347
Plymouth	1,076	1,148	865	1,134	1,136	1,072
South Hams	202	213	174	249	226	213
Teignbridge	357	366	258	386	411	356
Torbay	509	514	392	483	494	478
Torridge	131	157	116	181	178	153
West Devon	142	132	119	136	144	135
Total	3,798	3,820	2,964	3,970	4,112	3,733

Bidding patterns:

Table 5 and Charts 2 & 3 below show the number of bids placed, and the number of households who have placed at least one bid, during Q1 of 2025/26 and the corresponding quarter in the previous 3 years, as well as Q4 for 2024/25.

Quarter 1 figures for 2025/26 had the highest number of bids for April and June when compared to the previous Quarter 1 figures, the number of bidders have increased in May and June when compared to the previous quarter.

The total number of bids decreased by 1.83% from the last quarter, and the number of bidders have decreased by 4%.

Table 5: Numbers of bids and bidders by Q1 months including the figures for Q4 2024/25

Quarter	Month	No. of bids	No of bidders
2022/23 Q1	Apr-22	32,533	7,836
	May-22	32,549	7,858
	Jun-22	39,217	8,456
2023/24 Q1	Apr-23	31,511	7,571
	May-23	34,774	7,943
	Jun-23	33,941	8,326
2024/25 Q1	Apr-24	40,182	8,756
	May-24	45,707	8,708
	Jun-24	36,284	8,044
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

Chart 2 - Numbers of bids by month:

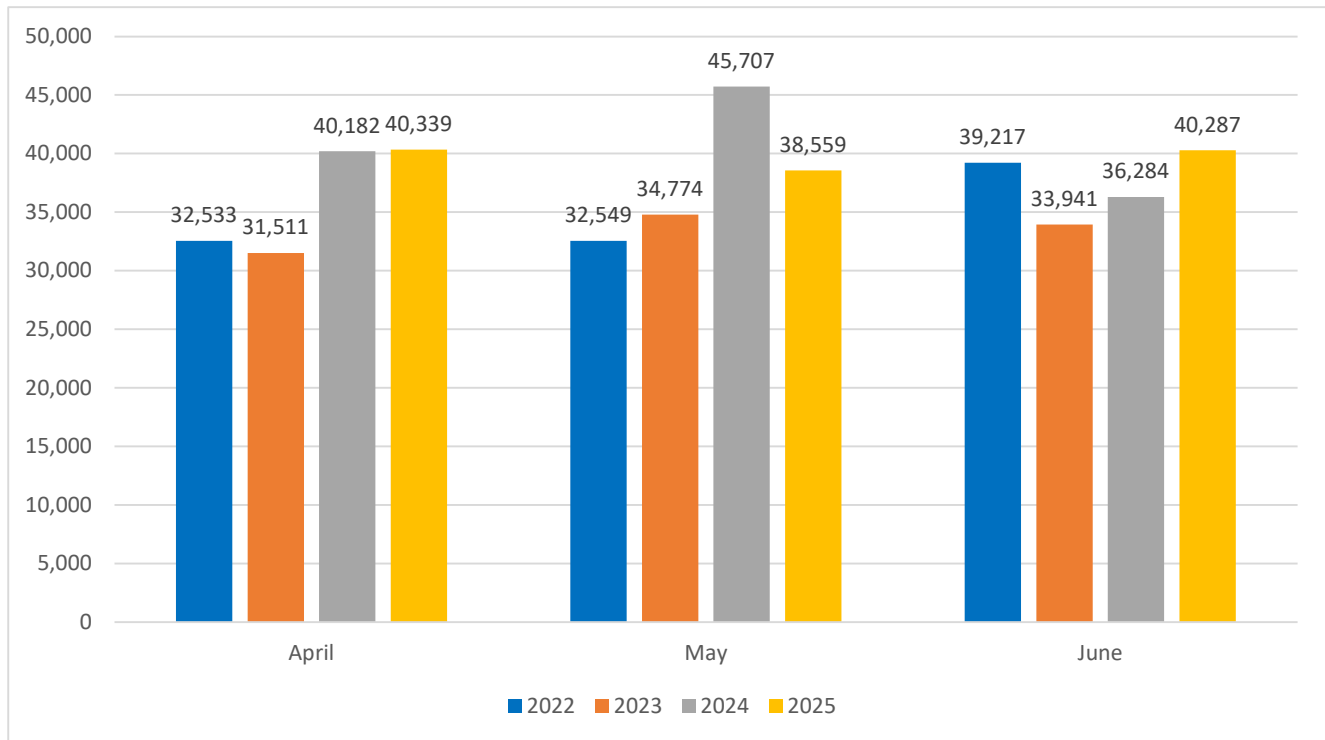
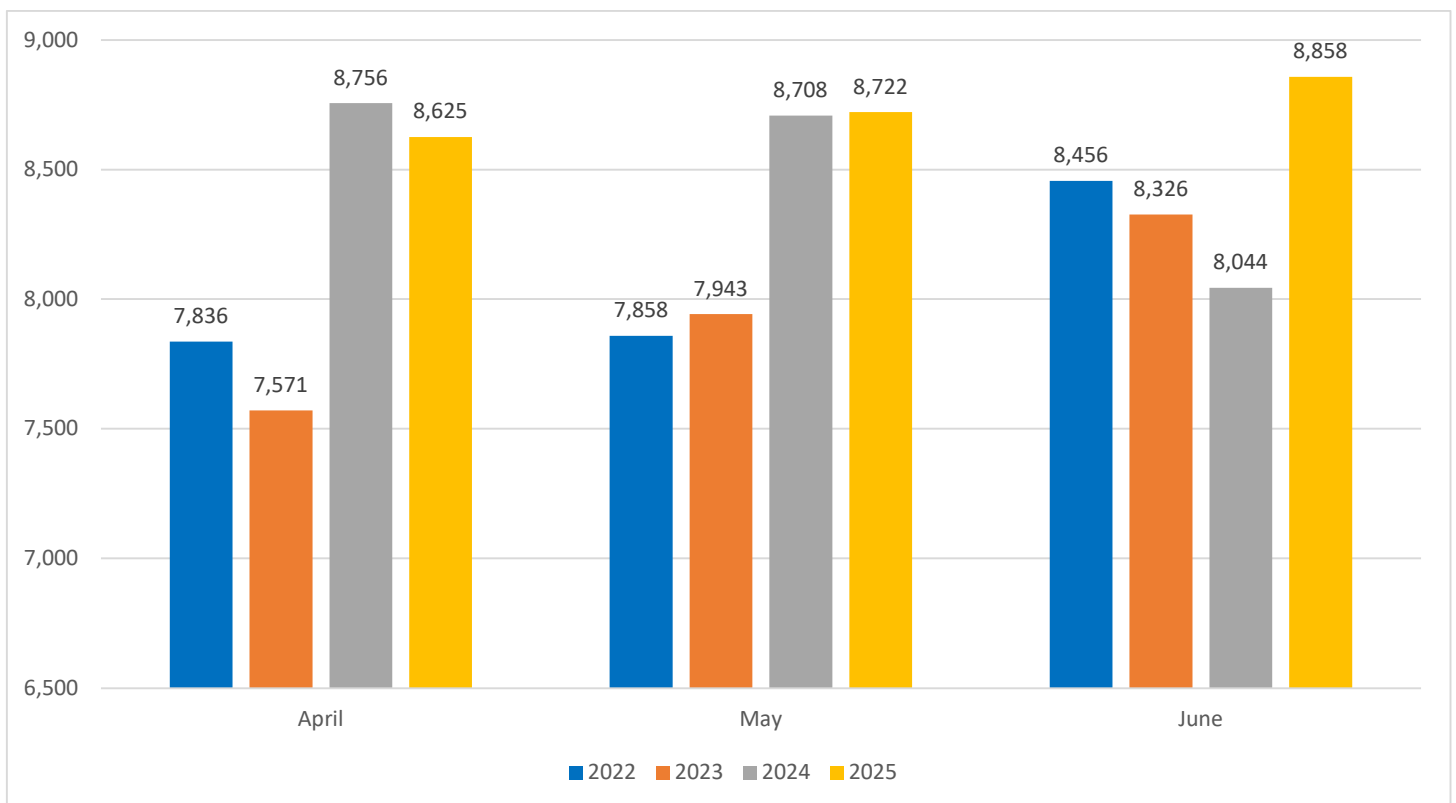


Chart 3 - Numbers of bidders by month:



Devon Home Choice
Quarterly Monitoring Report
(July 2025)



Table 6 shows how bids have been placed throughout the previous quarters (April 2024 to June 2025).

There has been a 1% increase in the figures for applicants using the mobile app to place bids whilst website figures have increased by 1% compared to the last quarter. Bids placed via the website remain the main method of placing bids for applicants.

Table 6: Bid Source

Bid Source	Q1 2024-25		Q2 2024-25		Q3 2024-25		Q4 2024-25		Q1 2025-26	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	13,290	11%	13,388	11%	14,260	12%	13,033	11%	12,974	11%
Direct Matches	80	0%	89	0%	72	0%	79	0%	98	0%
Back office / Management bid	1,105	1%	1,495	1%	1,937	2%	1,795	1%	1,627	1%
Mobile	46,501	38%	45,092	36%	43,598	36%	43,573	36%	43,972	37%
Website	60,183	50%	63,958	52%	61,048	50%	62,939	52%	60,514	51%
Total	121,159	100%	124,022	100%	120,915	100%	121,419	100%	119,185	100%

Table 7: Number of and Percentage of Direct Lets by Local Authority Area

Local Authority	Choice Based Lets		Direct Lets		Total
	No.	%	No.	%	
East Devon	83	91%	8	9%	91
Exeter	101	91%	10	9%	111
Mid Devon	78	96%	3	4%	81
North Devon	82	95%	4	5%	86
Plymouth	187	77%	56	23%	243
South Hams	68	96%	3	4%	71
Teignbridge	82	98%	2	2%	84
Torbay	55	92%	5	8%	60
Torridge	48	92%	4	8%	52
West Devon	24	100%	0	0%	24
Total	808	89%	95	11%	903

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
East Devon	0%	11%	32%	46%	55%	45%
Exeter	20%	22%	24%	48%	0%	35%
Mid Devon	0%	16%	13%	41%	43%	34%
North Devon	0%	6%	10%	24%	28%	20%
Plymouth	0%	9%	11%	24%	33%	21%
South Hams	0%	35%	18%	31%	32%	31%
Teignbridge	0%	16%	19%	39%	0%	27%
Torbay	0%	6%	12%	26%	0%	17%
Torridge	0%	15%	9%	23%	31%	23%
West Devon	50%	32%	19%	31%	36%	32%
Total for Jul 2024	7%	13%	16%	32%	40%	28%
April 2025 figures	19%	17%	19%	40%	51%	35%
Jan 2025 figures	3%	16%	19%	38%	48%	34%
Oct 2024 figures	7%	14%	18%	36%	47%	33%

The percentage of inactive applicants in Band B has decreased across Devon from 17% to 13%. Across the Bands, the number of inactive users has also decreased.

40% of applicants in Band E are considered to be inactive, a decrease from the previous Quarter of 51%.

The average number of bids received for general needs properties let during Q1 is shown in Tables 9 and 10 below.

Table 9: Average number of bids for general needs properties by property size and local authority during Q1 2025/26

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
East Devon	95	75	117		88
Exeter	131	60	116		99
Mid Devon	106	61	105	120	86
North Devon	110	98	107	243	114
Plymouth	231	229	216	38	224
South Hams	95	64	105		79
Teignbridge	104	72	106	171	94
Torbay	128	75	141	169	114
Torridge	44	61	87	158	67
West Devon	85	45	47		62
Total Average	155	105	133	146	130

Table 10: Average number of bids for general needs properties by property type and local authority during Q1 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon		83	53	136	18		88
Exeter	119	54	93	123	131		99
Mid Devon		96	61	112	142	72	86
North Devon		111	85	129	22		114
Plymouth	1	61	262	301	103		224
South Hams		112	53	107	69		79
Teignbridge		133	70	114	56		94
Torbay		102	99	136			114
Torridge		60	28	92	24		67
West Devon		33	79	50			62
Total Average	48	82	131	150	91	72	130

Table 11 and 12 presents the same information for homes advertised as sheltered.

Table 11: Average number of bids for sheltered homes by property size and local authority during Q1 2025/26

	1 Bed	2 Bed	Total Average
East Devon	63	11	59
Exeter	18	52	29
Mid Devon	57		57
North Devon	41	27	36
Plymouth	79	6	70
South Hams	43	19	39
Teignbridge	42	27	36
Torbay	24	27	25
Torridge	28	57	30
West Devon	52		52
Total Average	50	26	45

Table 12: Average number of bids for sheltered homes by property type and local authority during Q1 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon		80	47			59
Exeter		27	34			29
Mid Devon			57			57
North Devon		88	26			36
Plymouth		140	54		10	70
South Hams		103	27		1	39
Teignbridge		70	25	16	30	36
Torbay			25			25
Torridge	1	58	23			30
West Devon		84	20			52
Total Average	1	84	34	16	14	45

Homes let:

There were 799 general needs homes let in the 3 months from 1st April to 30th June 2025 (Table 13 below) compared to 541 lets in Q1 of 2024/25. There were 731 lets in Q1 of 2023/24 and 697 lets in Q1 of 2022/23.

69% of all general homes let were let to applicants in Band B.

Table 13: General needs homes let (1st April 2025 to 30th June 2025):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	3%	44	59%	20	27%	8	11%	1	1%	75
Exeter	4	4%	63	58%	28	26%	13	12%		0%	108
Mid Devon		0%	53	67%	19	24%	6	8%	1	1%	79
North Devon	4	6%	43	64%	11	16%	7	10%	2	3%	67
Plymouth	5	2%	198	88%	10	4%	8	4%	4	2%	225
South Hams		0%	34	57%	9	15%	13	22%	4	7%	60
Teignbridge		0%	46	68%	15	22%	7	10%		0%	68
Torbay	3	6%	43	80%	3	6%	3	6%	2	4%	54
Torridge		0%	12	29%	13	32%	15	37%	1	2%	41
West Devon		0%	14	64%	4	18%	3	14%	1	5%	22
Q1 2025/26 Total	18	2%	550	69%	132	17%	83	10%	16	2%	799

Q4 2024/25 Total	17	2%	576	73%	116	15%	65	8%	20	3%	794
Q3 2024/25 Total	15	2%	475	73%	92	14%	59	9%	12	2%	653

Devon Home Choice
Quarterly Monitoring Report
(July 2025)



There were a total of 104 homes advertised as sheltered (Table 14 below) let across Devon in the months of April to June 2025. This is down from the 113 sheltered lets in the previous quarter.

Table 14: Sheltered homes let (1st April 2024 to 30th June 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	10	63%	2	13%	2	13%	2	13%	16
Exeter		0%	3	100%		0%		0%		0%	3
Mid Devon		0%		0%		0%	1	50%	1	50%	2
North Devon		0%	12	63%	1	5%	4	21%	2	11%	19
Plymouth		0%	12	67%	4	22%	1	6%	1	6%	18
South Hams	1	9%	4	36%	1	9%	3	27%	2	18%	11
Teignbridge		0%	7	44%	3	19%	5	31%	1	6%	16
Torbay		0%	2	33%	1	17%	2	33%	1	17%	6
Torridge		0%	5	45%	1	9%	5	45%		0%	11
West Devon		0%	1	50%		0%	1	50%		0%	2
Q1 2025/26 Total	1	1%	56	54%	13	13%	24	23%	10	10%	104

Q4 2024/25 Total	2	1%	79	59%	23	17%	22	16%	8	6%	134
Q3 2024/25 Total	3	2%	70	53%	22	17%	31	23%	7	5%	133

**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.*

Devon Home Choice
Quarterly Monitoring Report
(July 2025)



Over 60,700 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 15.

Table 15: Number of properties let:

	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11	1,758	1,490	633	76	3,959
2011/12	1,798	1,666	758	76	4,302
2012/13	1,579	1,463	586	52	3,683
2013/14	1,893	2,051	997	121	5,071
2014/15	1,774	1,998	950	90	4,812
2015/16	1,655	1,819	780	91	4,345
2016/17	1,840	1,828	746	100	4,514
2017/18	1,608	1,676	729	80	4,093
2018/19	1,719	1,968	802	109	4,598
2019/20	1,688	1,788	646	82	4,204
2020/21	1,368	1,303	529	60	3,260
2021/22	1,417	1,357	490	34	3,298
2022/23	1,402	1,275	463	48	3,188
2023/24	1,344	1,253	456	53	3,106
2024/25	1,377	1,354	591	71	3,393
2025/26 Q1	380	368	136	19	903

Table 16: Homes let (1 April 2025 to 30th June 2026) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	32	45	14		91
Exeter	52	47	12		111
Mid Devon	37	35	6	3	81
North Devon	25	35	21	5	86
Plymouth	127	81	30	5	243
South Hams	26	36	9		71
Teignbridge	31	30	22	1	84
Torbay	23	22	11	4	60
Torridge	16	25	10	1	52
West Devon	11	12	1		24
Total	380	368	136	19	903

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