

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



Contents

Introduction:	1
Households registered with Devon Home Choice:	1
Bidding patterns:	6
Homes let:	11

Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2025 to 30th June 2026.

Households registered with Devon Home Choice:

There has been a decrease in the number of applicants in Bands A to D between 1st April 2026 and 30th June 2026 from 16,731 to 16,023, a drop of 4.2%

The number of households in Band E overall has decreased by 1% since 1st April 2026, from 6,374 to 6,302. The number of households in Band B has also decreased slightly by 2.9% although it still 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 July 2026

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	4	0%	400	25%	512	32%	702	43%	1,618	1,161	42%
Exeter	4	0%	409	21%	535	27%	1,016	52%	1,964	7	0%
Mid Devon	1	0%	193	19%	347	33%	497	48%	1,038	809	44%
North Devon	5	0%	358	21%	452	27%	875	52%	1,690	859	34%
Plymouth	12	0%	1,288	27%	1,245	27%	2,148	46%	4,693	1,800	28%
South Hams	2	0%	265	30%	186	21%	422	48%	875	676	44%
Teignbridge	1	0%	289	24%	388	32%	529	44%	1,207		0%
Torbay	4	0%	375	23%	433	26%	836	51%	1,648	1	0%
Torridge		0%	112	15%	171	23%	455	62%	738	536	42%
West Devon	1	0%	155	28%	126	23%	270	49%	552	453	45%
Total	34	0%	3,844	24%	4,395	27%	7,750	48%	16,023	6,302	28%
April 2026	28	0%	3,960	24%	4,587	27%	8,156	49%	16,731	6,374	28%

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. 28% of households registered across Devon are in Band E).

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



As always, one bedroom properties remain the greatest need across all local authority areas (Tables 2 and 3) and remain as 54% with applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st July 2026

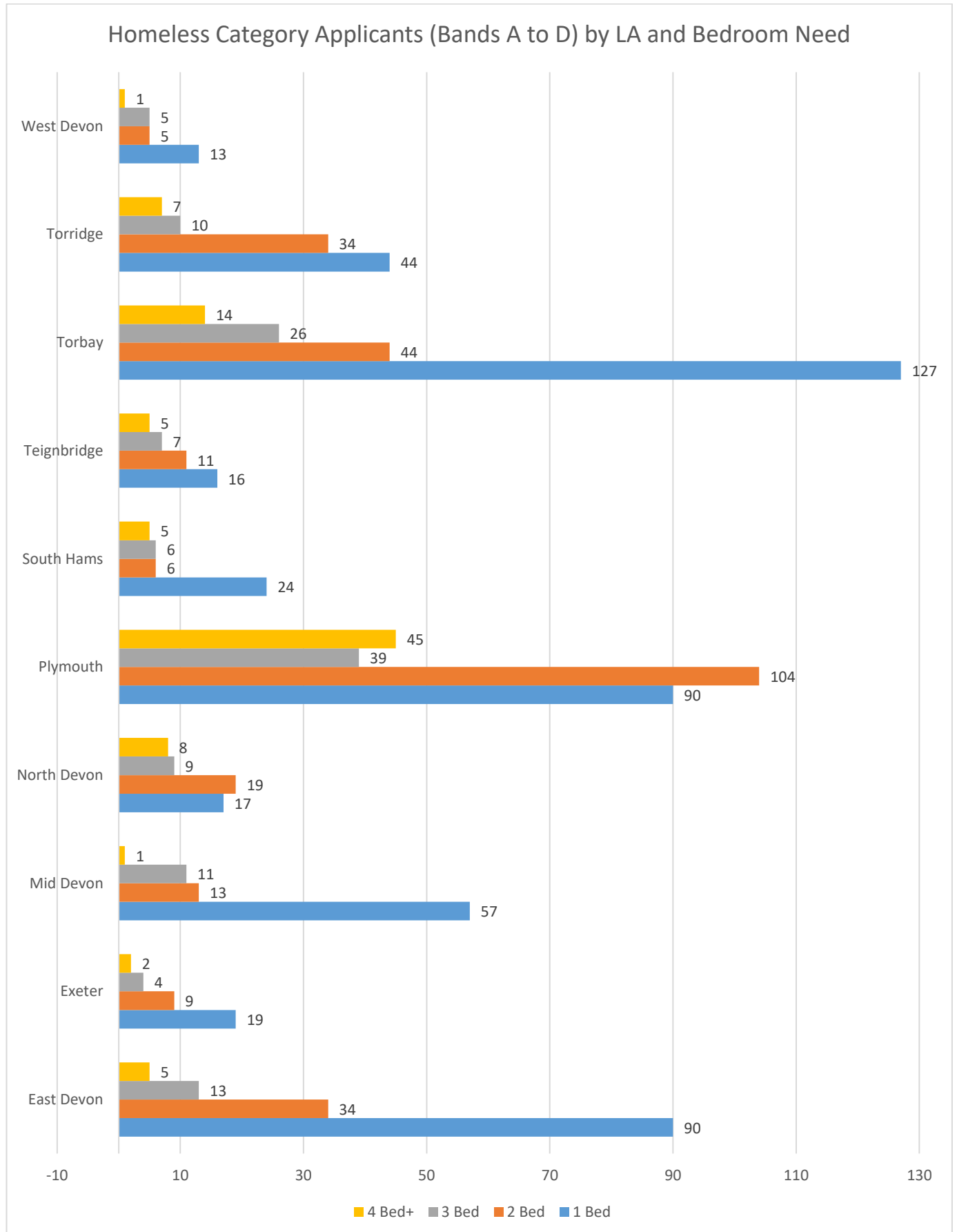
	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	813	50%	371	23%	282	17%	152	9%	1,618
Exeter	1,234	63%	341	17%	257	13%	132	7%	1,964
Mid Devon	543	52%	196	19%	213	21%	86	8%	1,038
North Devon	864	51%	378	22%	299	18%	149	9%	1,690
Plymouth	2,572	55%	1,008	21%	736	16%	377	8%	4,693
South Hams	509	58%	181	21%	111	13%	74	8%	875
Teignbridge	552	46%	310	26%	232	19%	113	9%	1,207
Torbay	918	56%	357	22%	242	15%	131	8%	1,648
Torridge	371	50%	177	24%	115	16%	75	10%	738
West Devon	307	56%	105	19%	72	13%	68	12%	552
Total	8,683	54%	3,424	21%	2,559	16%	1,357	8%	16,023

Table 3: Bedroom need of applicants in housing need (Bands A to E) as at 1st July 2026

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,399	50%	765	28%	439	16%	176	6%	2,779
Exeter	1,238	63%	342	17%	259	13%	132	7%	1,971
Mid Devon	963	52%	431	23%	340	18%	113	6%	1,847
North Devon	1,316	52%	628	25%	442	17%	163	6%	2,549
Plymouth	3,576	55%	1,555	24%	945	15%	417	6%	6,493
South Hams	918	59%	363	23%	187	12%	83	5%	1,551
Teignbridge	552	46%	310	26%	232	19%	113	9%	1,207
Torbay	918	56%	358	22%	242	15%	131	8%	1,649
Torridge	629	49%	351	28%	208	16%	86	7%	1,274
West Devon	545	54%	261	26%	122	12%	77	8%	1,005
Total	12,054	54%	5,364	24%	3,416	15%	1,491	7%	22,325

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 and North Devon where the 1 bed need has been surpassed by 2 bed need.

Chart 1:



Devon Home Choice
Quarterly Monitoring Report
(July 2026)



Table 4a and b below shows the numbers on the register in housing need (Band A – D) and (Band A – E) respectively, 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.

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

	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Apr-26	Jul-26	Change this quarter
East Devon	2,983	2,975	2,732	2,508	2,262	1,555	1,672	1,643	1,618	-25
Exeter	1,825	1,788	1,775	1,790	1,745	1,889	1,932	2,004	1,964	-40
Mid Devon	965	1,002	1,032	1,045	1,057	1,033	1,014	1,060	1,038	-22
North Devon	1,652	1,516	1,565	1,561	1,576	1,513	1,442	1,551	1,690	139
Plymouth	4,872	5,212	5,685	5,690	5,919	5,547	5,391	5,288	4,693	-595
South Hams	924	991	881	846	857	875	905	839	875	36
Teignbridge	1,550	1,553	1,764	1,514	1,619	1,545	1,639	1,389	1,207	-182
Torbay	1,682	1,732	1,776	1,818	1,818	1,734	1,676	1,714	1,648	-66
Torridge	1,251	1,255	921	700	793	782	657	756	738	-18
West Devon	556	610	546	529	519	535	535	487	552	65
Total	18,260	18,634	18,677	18,001	18,165	17,008	16,863	16,731	16,023	-708

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

	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Apr-26	Jul-26	Change this quarter
East Devon	5,894	5,939	5,453	4,908	4,302	2,735	2,985	2,886	2,779	-107
Exeter	1,833	1,796	1,780	1,790	1,745	1,896	1,936	2,010	1,971	-39
Mid Devon	1,843	1,872	1,939	1,927	1,973	1,907	1,840	1,946	1,847	-99
North Devon	2,357	2,128	2,210	2,213	2,240	2,147	2,121	2,275	2,549	274
Plymouth	6,816	7,173	7,799	7,768	8,133	7,625	7,389	7,235	6,493	-742
South Hams	1,689	1,796	1,601	1,489	1,521	1,561	1,617	1,460	1,551	91
Teignbridge	1,552	1,556	1,764	1,514	1,619	1,545	1,639	1,389	1,207	-182
Torbay	1,683	1,749	1,777	1,818	1,818	1,735	1,677	1,715	1,649	-66
Torridge	2,233	2,261	1,631	1,223	1,334	1,334	1,106	1,297	1,274	-23
West Devon	1,021	1,109	970	954	949	974	988	892	1,005	113
Total	26,921	27,379	26,924	25,604	25,634	23,462	23,298	23,105	22,325	-780

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



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	Q1 2026/27	Quarterly Average
East Devon	303	276	236	293	301	245	244	317	275	277
Exeter	521	446	377	492	612	537	391	551	466	488
Mid Devon	191	210	169	239	233	227	163	231	239	211
North Devon	366	358	258	377	377	351	278	434	389	354
Plymouth	1,076	1,148	865	1,134	1,136	1,054	815	1027	896	1,017
South Hams	202	213	174	249	226	195	186	267	190	211
Teignbridge	357	366	258	386	411	337	245	377	304	338
Torbay	509	514	392	483	494	446	373	482	398	455
Torridge	131	157	116	181	178	152	119	188	173	155
West Devon	142	132	119	136	144	121	126	139	122	131
Total	3,798	3,820	2,964	3,970	4,112	3,665	2,940	4,013	3,452	3,637

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



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 Q1 of 2026/27 and the corresponding quarter in the previous 4 years, as well as quarter 4 in 2025/26. Comparing all Q4 figures from 2023 to 2026, May 2024 had the highest number of bids and June 2025 with the highest number of bidders..

Table 6: Numbers of bids and bidders by Q1 months and Q4 figures for 2025/26

Quarter	Month	No. of bids	No of bidders
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
2025/26 Q1	Apr-25	40,339	8,625
	May-25	38,559	8,722
	Jun-25	40,287	8,858
2025/26 Q4	Jan-26	37,936	8,592
	Feb-26	40,707	8,994
	Mar-26	38,782	8,617
2026/27 Q1	Apr-24	38,084	8,453
	May-24	35,842	8,098
	Jun-24	37,280	8,310

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



Chart 1 - Numbers of bids by month:

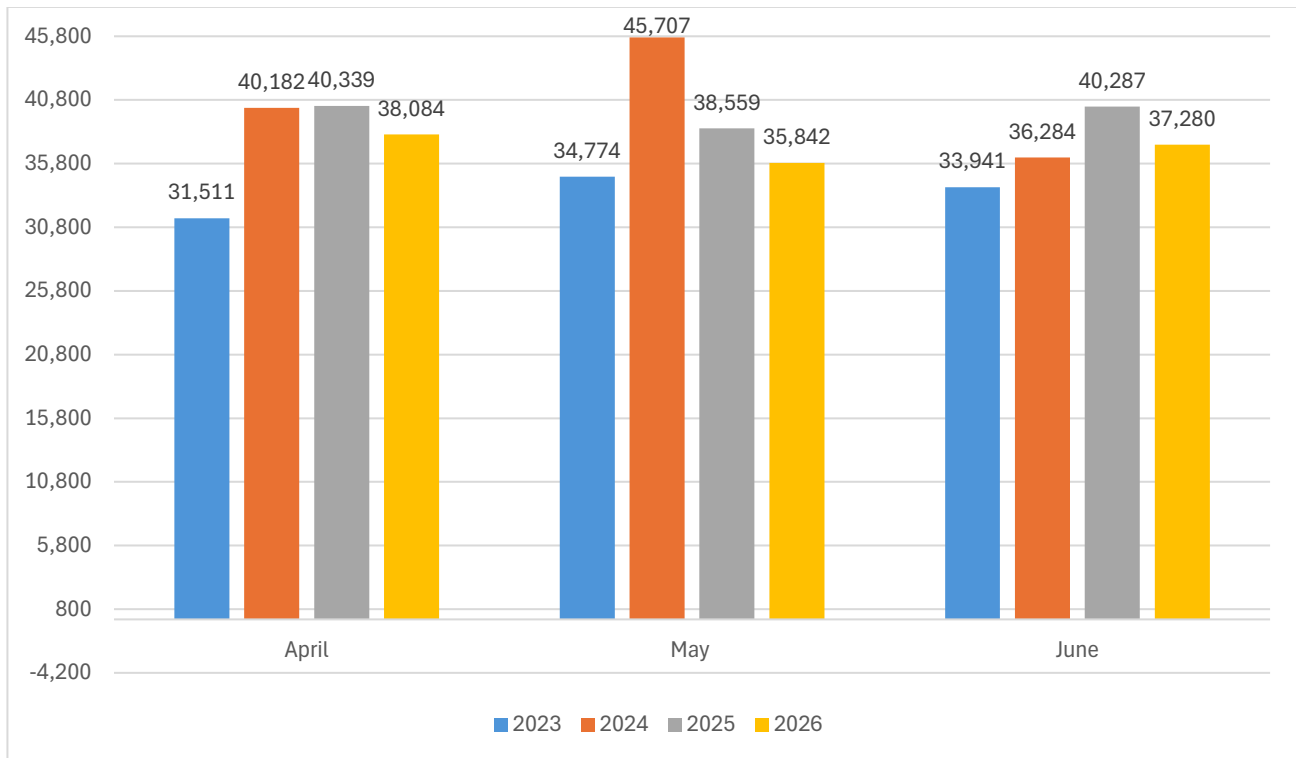
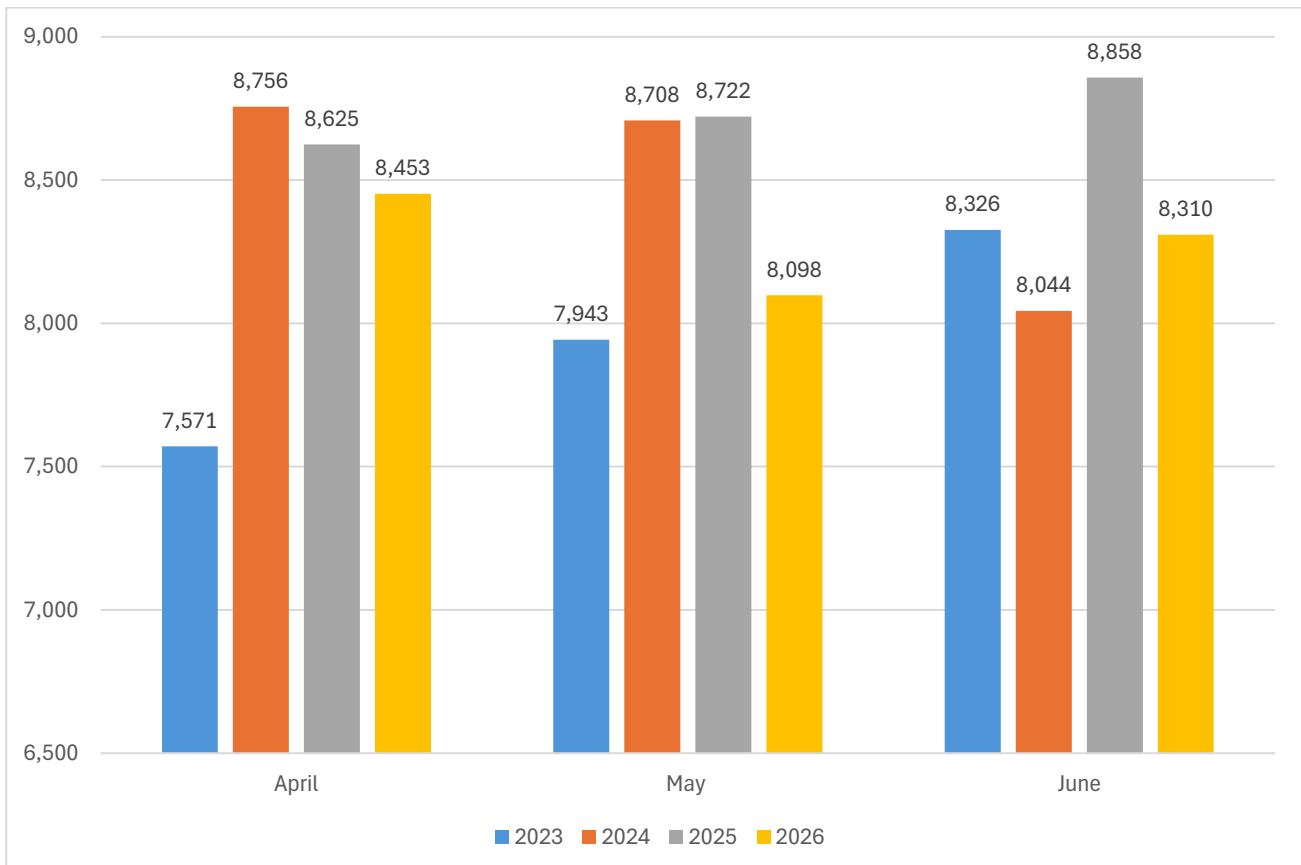


Chart 2 - Numbers of bidders by month:



Devon Home Choice
Quarterly Monitoring Report
(July 2026)



Table 7 shows how bids have been placed throughout the previous quarters (April 2025 to June 2026). The total number of bids has decreased compared to the previous quarter.

Table 7: Bid Source

Bid Source	Q1 2025-26		Q2 2025-26		Q3 2025-26		Q4 2025-26		Q1 2026-27	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	12,974	11%	11,198	10%	10,557	10%	11,156	10%	11,205	10%
Direct Matches	98	0%	82	0%	96	0%	83	0%	89	0%
Back office / Management bid	1,627	1%	1,302	1%	1,799	2%	1,577	1%	1,544	1%
Mobile	43,972	37%	39,740	35%	35,213	32%	39,733	34%	37,926	34%
Website	60,514	51%	61,305	54%	61,260	56%	64,876	55%	60,442	54%
Total	119,185	100%	113,627	100%	108,603	100%	117,425	100%	111,206	100%

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%	21%	19%	26%	41%	30%
Exeter	0%	38%	33%	54%	50%	45%
Mid Devon	0%	17%	18%	33%	42%	33%
North Devon	0%	21%	16%	29%	35%	27%
Plymouth	0%	12%	14%	25%	38%	24%
South Hams	0%	44%	24%	35%	45%	40%
Teignbridge	0%	18%	18%	30%		23%
Torbay	0%	17%	14%	24%	0%	20%
Torridge	0%	28%	22%	29%	36%	31%
West Devon	0%	51%	33%	41%	52%	46%
Total for July 2026	0%	22%	19%	31%	40%	30%
Apr 2026 Figures	0%	12%	12%	26%	29%	22%
Jan 2026 figures	0%	13%	14%	31%	35%	25%
Oct 2025 figures	12%	13%	14%	29%	34%	25%
Jul 2025 figures	7%	13%	16%	32%	40%	28%

The percentage of inactive applicants in Band B increased by 10% for Q1 2026. 30% 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 Q1 2026/27 by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
East Devon	155	79	146		113
Exeter	182	43	137	157	110
Mid Devon	127	49	89	148	86
North Devon	142	87	123	190	114
Plymouth	251	174	217	224	215
South Hams	104	86	128	121	100
Teignbridge	107	63	126	138	89
Torbay	129	56	167	171	105
Torridge	103	49	76	184	70
West Devon	55	15	74		47
Total Average	164	83	146	163	123

Table 10: Average number of bids for general needs homes let during Q1 2026/27 by property type.

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon	1	116	81	151			113
Exeter	106	1	91	154	52		110
Mid Devon		77	81	100	112		86
North Devon		98	106	123	51		114
Plymouth	1	115	225	270	96		215
South Hams		79	74	125			100
Teignbridge		183	58	120	36		89
Torbay		112	74	140	190		105
Torridge		45	68	79	118	32	70
West Devon		63	41	51			47
Total Average	64	97	113	146	84	32	123

Across Devon, houses received the highest average number of bids whilst bedsits 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 Torridge.

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

Table 11: Average number of bids for sheltered homes let during Q1 2026/27 by property type and size

	1 Bed	2 Bed	Total Average
East Devon	63	4	39
Exeter	28		28
Mid Devon	25	16	23
North Devon	40		40
Plymouth	66		66
South Hams	19		19
Teignbridge	54	49	52
Torbay	46	10	35
Torridge	23	15	20
West Devon		4	4
Total Average	42	19	38

Table 12: Average number of bids for sheltered homes let during Q1 2026/27 by property type.

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon		50	22			39
Exeter	16		30			28
Mid Devon	43		19	16		23
North Devon		78	32			40
Plymouth		101	61			66
South Hams			20		12	19
Teignbridge		81	30	49	33	52
Torbay		8	36		49	35
Torridge			20			20
West Devon			4			4
Total Average	30	67	30	33	31	38

Homes let:

There were 653 general needs homes let between 1st April 2026 to 30th June 2026 (Table 13 below) compared to 799 lets in Q1 of 2025/26.

The percentage of lets to Band B increased by 2% to 68% from Q4 2025/26.

Table 13: General needs homes let (1st April 2026 to 30th June 2026):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	3%	43	73%	8	14%	6	10%		0%	59
Exeter	2	2%	65	69%	18	19%	8	9%	1	1%	94
Mid Devon	2	3%	33	50%	15	23%	11	17%	5	8%	66
North Devon	1	1%	59	75%	10	13%	7	9%	2	3%	79
Plymouth	1	1%	120	86%	8	6%	4	3%	7	5%	140
South Hams	1	2%	27	49%	14	25%	9	16%	4	7%	55
Teignbridge	2	3%	48	81%	6	10%	3	5%		0%	59
Torbay		0%	21	81%	1	4%	3	12%	1	4%	26
Torridge		0%	22	37%	13	22%	18	30%	7	12%	60
West Devon		0%	9	60%	1	7%	5	33%		0%	15
Total	11	2%	447	68%	94	14%	74	11%	27	4%	653

Devon Home Choice
Quarterly Monitoring Report
(July 2026)



There were a total of 404 homes advertised as sheltered (Table 14 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 14: Sheltered homes let (1st April 2026 to 30th June 2026):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	8%	6	50%	2	17%	2	17%	1	8%	12
Exeter		0%	4	57%		0%	3	43%		0%	7
Mid Devon		0%	1	20%		0%	3	60%	1	20%	5
North Devon		0%	6	35%	2	12%	7	41%	2	12%	17
Plymouth		0%	6	86%		0%	1	14%		0%	7
South Hams		0%	1	13%	1	13%	5	63%	1	13%	8
Teignbridge		0%	16	84%		0%	3	16%		0%	19
Torbay		0%	6	46%	2	15%	5	38%		0%	13
Torridge		0%	3	38%	1	13%	3	38%	1	13%	8
West Devon		0%		0%		0%	1	100%		0%	1
Total	1	1%	49	51%	8	8%	33	34%	6	6%	97

**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 2026)



Over 63,800 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.

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

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	1,423	1,273	503	95	3,294
Q1 2026/27	295	325	110	20	750
Total	25,938	25,887	10,769	1,258	63,870

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

Local Authority	1 Bed	2 Bed	3 Bed	4 Bed	Total
East Devon	21	36	14		71
Exeter	34	41	22	4	101
Mid Devon	30	34	4	3	71
North Devon	41	40	11	4	96
Plymouth	67	53	26	1	147
South Hams	18	31	11	3	63
Teignbridge	33	34	10	1	78
Torbay	20	15	1	3	39
Torridge	22	36	9	1	68
West Devon	9	5	2		16
Total	295	325	110	20	750

Table 19: Number of and Percentage of Direct Lets by Local Authority Area (1 April 2025 to 30th June 2026)

Local Authority	Choice Based Lets		Direct Lets		Total
	No.	%	No.	%	
East Devon	66	93%	5	7%	71
Exeter	93	92%	8	8%	101
Mid Devon	66	93%	5	7%	71
North Devon	96	100%		0%	96
Plymouth	120	82%	27	18%	147
South Hams	57	90%	6	10%	63
Teignbridge	73	94%	5	6%	78
Torbay	35	90%	4	10%	39
Torridge	63	93%	5	7%	68
West Devon	12	75%	4	25%	16
Total	681	91%	69	9%	750

For more information please contact Lena Macfarlane (lena.macfarlane@exeter.gov.uk) or James Gregory (james.gregory@exeter.gov.uk).