

Devon Home Choice
Quarterly Monitoring Report
(October 2025)



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Introduction:

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

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) decreased from 18,165 on 1st July 2025 to 17,008 on 1st October 2025, a drop of 6.4%.

In the second quarter of this year across Devon, East Devon, Mid Devon, North Devon, Plymouth, Teignbridge, and Torbay had a reduction in the number of households in Bands A to D with East Devon having the highest decrease of 31% (this is due to increased renewal activity) followed by Plymouth with drop of 6%. All other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with Exeter having the highest increase of 8% and South Hams having the lowest increase of 2% of households.

The number of households in Band E overall has decreased by 14% since 1st July 2025, from 7,469 to 6,454 and is currently 28% of total DHC register.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	376	24%	513	33%	665	43%	1,555	1,180	43%
Exeter	3	0%	416	22%	532	28%	938	50%	1,889	7	1%
Mid Devon	2	0%	183	18%	344	33%	504	49%	1,033	874	46%
North Devon	3	0%	348	23%	405	27%	757	50%	1,513	634	30%
Plymouth	8	0%	1,376	25%	1,570	28%	2,593	47%	5,547	2,078	27%
South Hams	2	0%	254	29%	166	19%	453	52%	875	686	44%
Teignbridge	5	0%	325	21%	471	30%	744	48%	1,545		
Torbay			383	22%	473	27%	878	51%	1,734	1	0%
Torridge			98	13%	228	29%	456	58%	782	552	41%
West Devon	2	0%	182	34%	115	21%	236	44%	535	439	45%
Total	26	0%	3,941	23%	4,817	28%	8,224	48%	17,008	6,454	28%

July 2025	27	0%	4,093	23%	5,279	29%	8,766	48%	18,165
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7,469	29%
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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

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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).

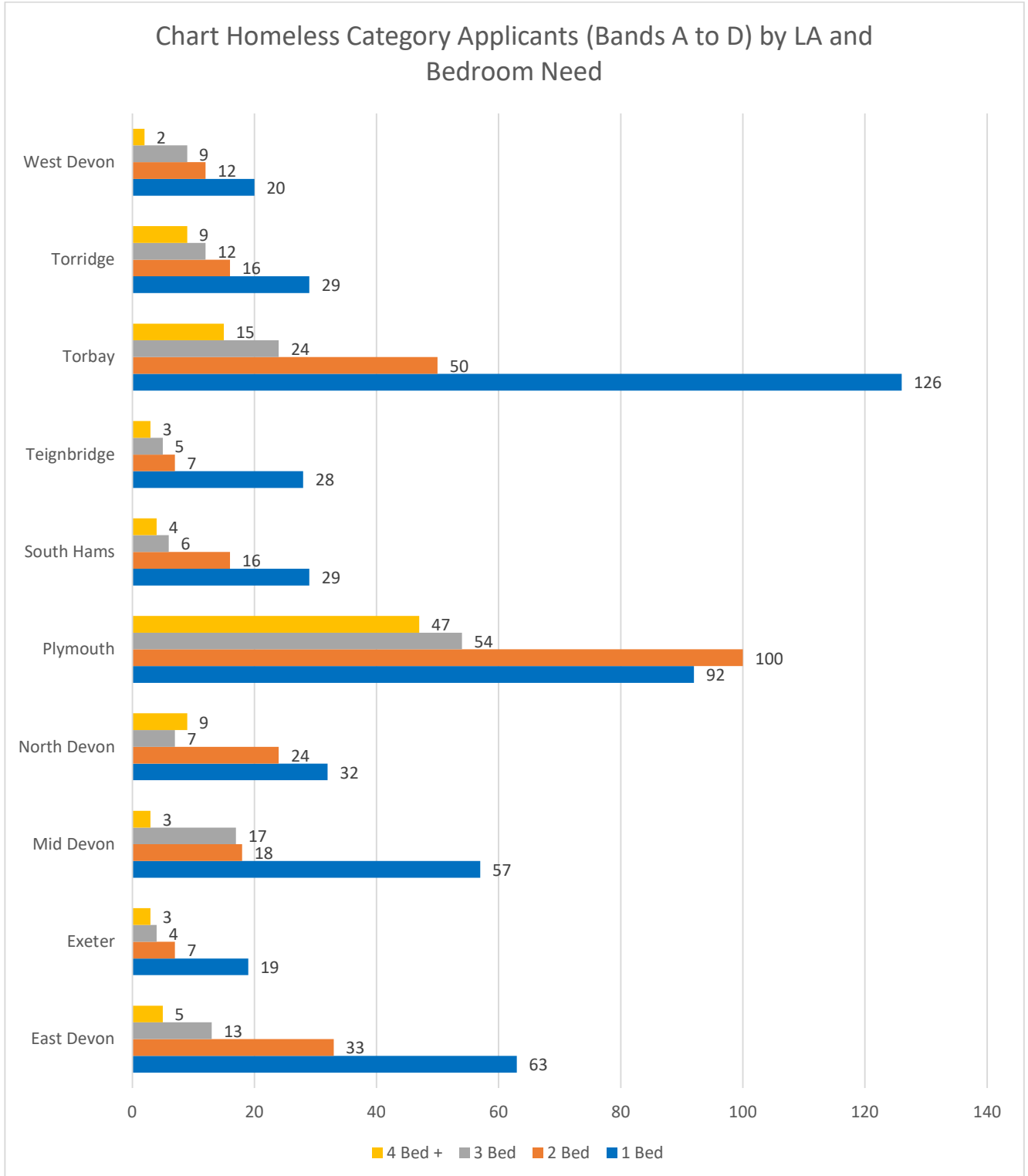
One bedroom properties remain the greatest need across all local authority areas (Table 2), with 54% of applicants requiring a one bedroom home.

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

	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	744	48%	386	25%	281	18%	144	9%	1,555
Exeter	1,170	62%	334	18%	252	13%	133	7%	1,889
Mid Devon	547	53%	209	20%	198	19%	79	8%	1,033
North Devon	766	51%	358	24%	263	17%	126	8%	1,513
Plymouth	3,073	55%	1,223	22%	840	15%	411	7%	5,547
South Hams	539	62%	166	19%	98	11%	72	8%	875
Teignbridge	750	49%	362	23%	288	19%	145	9%	1,545
Torbay	947	55%	390	22%	268	15%	129	7%	1,734
Torridge	373	48%	194	25%	144	18%	71	9%	782
West Devon	294	55%	101	19%	73	14%	67	13%	535
Total	9,203	54%	3,723	22%	2,705	16%	1,377	8%	17,008

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:



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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.

Across Devon for both tables when compared to the previous quarter, Exeter had the highest increase in numbers. East Devon had a considerable reduction in numbers, largely due to increased renewal activity.

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

	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Change this quarter
East Devon	2,780	2,853	3,065	2,983	2,975	2,732	2,508	2,262	1,555	-707
Exeter	2,169	2,189	1,997	1,825	1,788	1,775	1,790	1,745	1,889	+144
Mid Devon	908	952	916	965	1,002	1,032	1,045	1,057	1,033	-24
North Devon	1,474	1,477	1,427	1,652	1,516	1,565	1,561	1,576	1,513	-63
Plymouth	7,730	6,004	4,998	4,872	5,212	5,685	5,690	5,919	5,547	-372
South Hams	857	880	897	924	991	881	846	857	875	+18
Teignbridge	1,299	1,449	1,537	1,550	1,553	1,764	1,514	1,619	1,545	-74
Torbay	1,683	1,674	1,636	1,682	1,732	1,776	1,818	1,818	1,734	-84
Torridge	1,208	1,234	1,215	1,251	1,255	921	700	793	782	-11
West Devon	522	517	531	556	610	546	529	519	535	+16
Total	20,630	19,229	18,219	18,260	18,634	18,677	18,001	18,165	17,008	-1,157

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

	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Change this quarter
East Devon	5,732	5,857	6,205	5,894	5,939	5,453	4,908	4,302	2,735	-1,567
Exeter	2,177	2,190	2,002	1,833	1,796	1,780	1,790	1,745	1,896	+151
Mid Devon	1,690	1,785	1,738	1,843	1,872	1,939	1,927	1,973	1,907	-66
North Devon	2,157	2,123	2,039	2,357	2,128	2,210	2,213	2,240	2,147	-93
Plymouth	11,095	8,601	7,010	6,816	7,173	7,799	7,768	8,133	7,625	-508
South Hams	1,555	1,568	1,613	1,689	1,796	1,601	1,489	1,521	1,561	+40
Teignbridge	1,299	1,449	1,537	1,552	1,556	1,764	1,514	1,619	1,545	-74
Torbay	1,683	1,674	1,636	1,683	1,749	1,777	1,818	1,818	1,735	-83
Torridge	2,147	2,193	2,207	2,233	2,261	1,631	1,223	1,334	1,334	0
West Devon	953	943	945	1,021	1,109	970	954	949	974	+25
Total	30,488	28,383	26,932	26,921	27,379	26,924	25,604	25,634	23,462	-2,172

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Table 4 below shows the number of New Applications received by each local authority in each of the last six quarters. All Local Authorities saw a decrease in numbers of new applications received during Q2 2025/26 compared to the previous quarter, with Plymouth having the biggest drop.

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	Q2 2025/26	Quarterly Average
East Devon	303	276	236	293	301	245	276
Exeter	521	446	377	492	612	537	498
Mid Devon	191	210	169	239	233	227	212
North Devon	366	358	258	377	377	351	348
Plymouth	1,076	1,148	865	1,134	1,136	1,054	1,069
South Hams	202	213	174	249	226	195	210
Teignbridge	357	366	258	386	411	337	353
Torbay	509	514	392	483	494	446	473
Torridge	131	157	116	181	178	152	153
West Devon	142	132	119	136	144	121	132
Total	3,798	3,820	2,964	3,970	4,112	3,665	3,722

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 Q2 of 2025/26 and the corresponding quarter in the previous 3 years, as well as Q1 for 2025/26.

Quarter 2 figures for 2025/26 had the highest number of bids for July when compared to the previous Quarter 2 figures, and the number of bidders have increased in July and September when compared to the previous quarter.

The total number of bids decreased by 4.66% from the last quarter, and the number of bidders have decreased by 0.58%.

Table 5: Numbers of bids and bidders by Q2 months including the figures for Q1 2025/26

Quarter	Month	No. of bids	No of bidders
2022/23 Q2	Jul-22	31,435	7,820
	Aug-22	36,576	7,958
	Sep-22	36,626	8,279
2023/24 Q2	Jul-23	40,799	8,748
	Aug-23	40,386	8,723
	Sep-23	39,592	8,621
2024/25 Q2	Jul-24	43,248	8,888
	Aug-24	42,315	8,774
	Sep-24	38,990	8,680
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

Chart 2 - Numbers of bids by month:

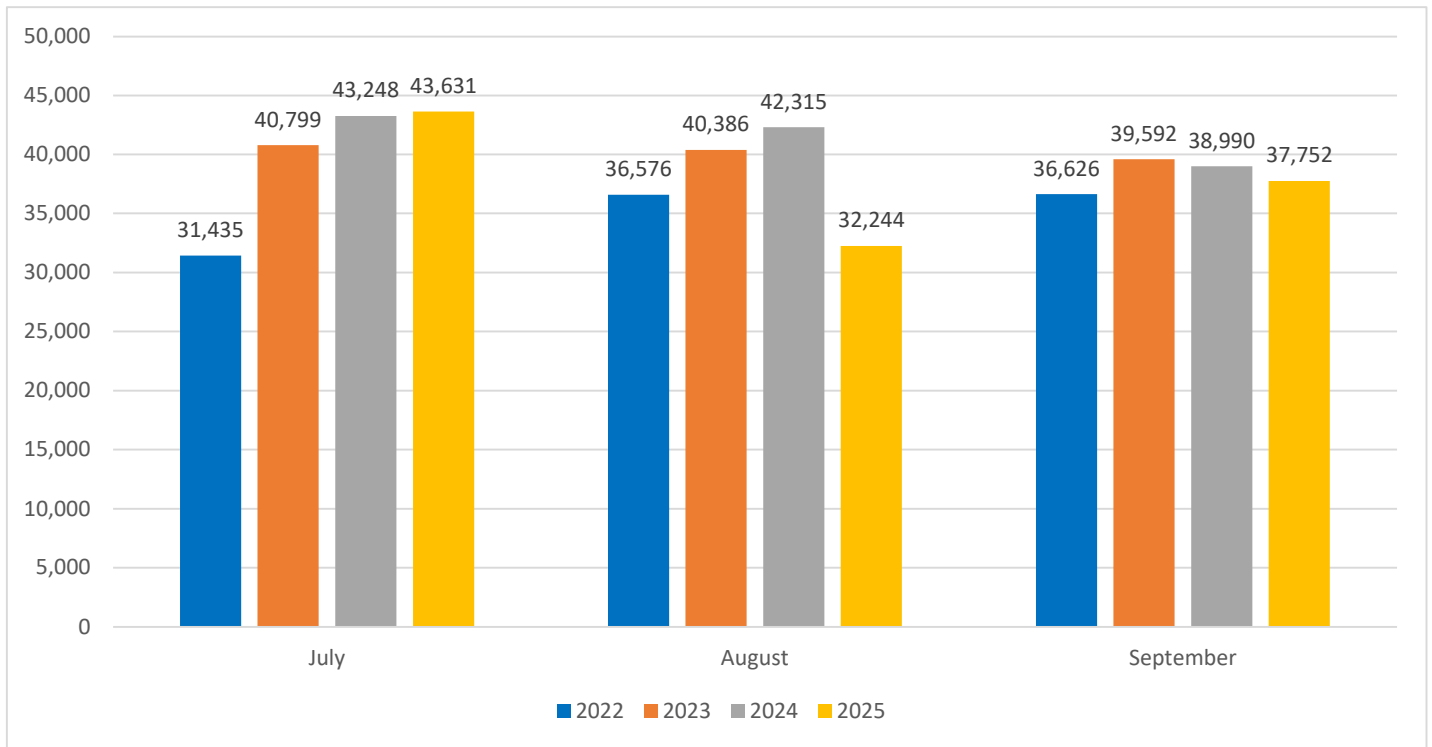
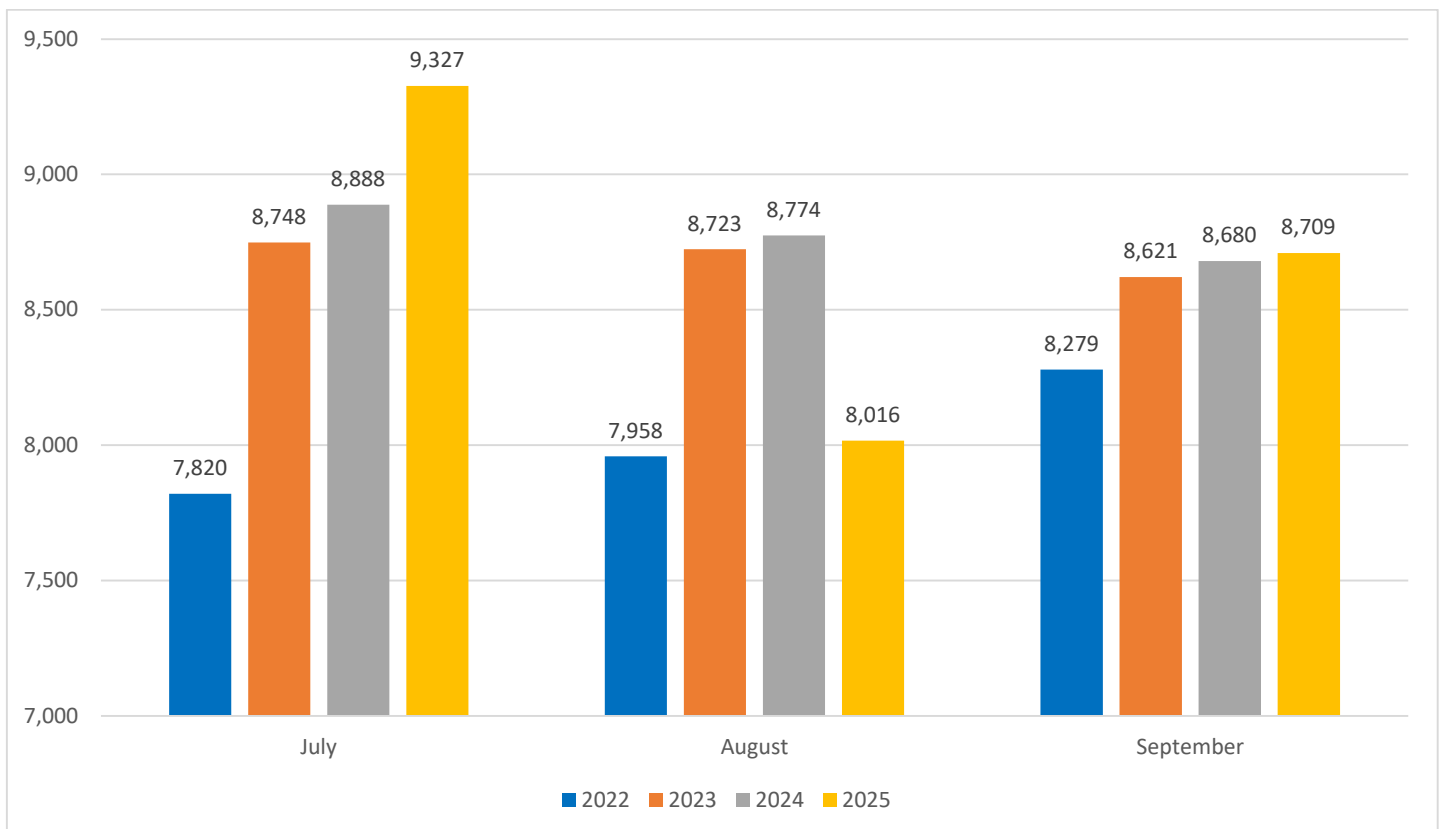


Chart 3 - Numbers of bidders by month:



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

There has been a 2% decrease in the figures for applicants using the mobile app to place bids whilst website figures have increased by 3% compared to the last quarter. Bids placed via Autobid have also decreased by 1%. Bids placed via the website remain the main method of placing bids for applicants.

Table 6: Bid Source

Bid Source	Q2 2024-25		Q3 2024-25		Q4 2024-25		Q1 2025-26		Q2 2025-26	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	13,388	11%	14,260	12%	13,033	11%	12,974	11%	11,198	10%
Direct Matches	89	0%	72	0%	79	0%	98	0%	82	0%
Back office / Management bid	1,495	1%	1,937	2%	1,795	1%	1,627	1%	1,302	1%
Mobile	45,092	36%	43,598	36%	43,573	36%	43,972	37%	39,740	35%
Website	63,958	52%	61,048	50%	62,939	52%	60,514	51%	61,305	54%
Total	124,022	100%	120,915	100%	121,419	100%	119,185	100%	113,627	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	63	93%	5	7%	68
Exeter	97	88%	13	12%	110
Mid Devon	50	94%	3	6%	53
North Devon	63	95%	3	5%	66
Plymouth	214	87%	32	13%	246
South Hams	80	92%	7	8%	87
Teignbridge	96	92%	8	8%	104
Torbay	48	92%	4	8%	52
Torridge	44	94%	3	6%	47
West Devon	27	96%	1	4%	28
Total	782	91%	79	9%	861

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%	8%	9%	22%	29%	21%
Exeter	67%	23%	23%	46%	22%	34%
Mid Devon	0%	11%	14%	40%	42%	33%
North Devon	0%	5%	8%	22%	24%	17%
Plymouth	0%	7%	11%	21%	32%	20%
South Hams	0%	38%	19%	39%	39%	37%
Teignbridge	20%	15%	20%	42%	0%	30%
Torbay	0%	5%	12%	24%	0%	17%
Torridge	0%	15%	11%	24%	32%	24%
West Devon	0%	31%	20%	40%	44%	37%
Total for Oct 2025	12%	13%	14%	29%	34%	25%
July 2025 figures	7%	13%	16%	32%	40%	28%
April 2025 figures	19%	17%	19%	40%	51%	35%
Jan 2025 figures	3%	16%	19%	38%	48%	34%

The percentage of inactive applicants in Band A has increased across Devon from 7% to 12%. Across all Bands, the number of inactive users has decreased. Band E showed the largest decrease of inactive applicants at 34% compared to 40% in the previous Quarter, possibly due to increased renewals.

The average number of bids received for general needs properties let during Q2 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 Q2 2025/26

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
East Devon	117	74	133	1	98
Exeter	136	78	149	224	109
Mid Devon	108	59	144	99	95
North Devon	128	69	107	282	113
Plymouth	271	232	335	60	260
South Hams	101	80	110	183	98
Teignbridge	99	62	110	220	87
Torbay	119	88	182		121
Torridge	78	65	70	57	68
West Devon	75	43	59		57
Total Average	169	115	168	139	145

Table 10: Average number of bids for general needs properties by property type and local authority during Q2 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon		75	83	116	200	101	98
Exeter	123	38	81	187	67		109
Mid Devon		101	52	129			95
North Devon	82	117	95	128			113
Plymouth	295	114	260	349	201		260
South Hams		129	75	119	86		98
Teignbridge		84	67	110			87
Torbay			87	178	75		121
Torridge		57	45	83			68
West Devon		111	52	58			57
Total Average	205	101	133	177	124	101	145

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 Q2 2025/26

	1 Bed	2 Bed	Total Average
East Devon	72	5	63
Exeter	41		41
Mid Devon	15		15
North Devon	55	52	54
Plymouth	75	11	65
South Hams	28	10	26
Teignbridge	39	28	35
Torbay	43	32	42
Torridge	38	18	34
West Devon	22		22
Total Average	52	24	47

Table 12: Average number of bids for sheltered homes by property type and local authority during Q2 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon	16	119	42	1	34	63
Exeter			41			41
Mid Devon			15			15
North Devon		118	44			54
Plymouth	72	149	49			65
South Hams		10	28			26
Teignbridge		56	20		32	35
Torbay			42			42
Torridge	1	50	35			34
West Devon	29		14			22
Total Average	30	88	38	1	33	47

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Homes let:

There were 759 general needs homes let in the 3 months from 1st July to 30th September 2025 (Table 13 below) compared to 622 lets in Q2 of 2024/25. There were 812 lets in Q2 of 2023/24 and 668 lets in Q2 of 2022/23.

71% of all general needs homes let were let to applicants in Band B.

Table 13: General needs homes let (1st July 2025 to 30th September 2025):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	31	58%	16	30%	6	11%		0%	53
Exeter	2	2%	72	69%	22	21%	5	5%	3	3%	104
Mid Devon	3	6%	34	67%	14	27%		0%		0%	51
North Devon	1	2%	36	69%	8	15%	5	10%	2	4%	52
Plymouth	2	1%	201	89%	12	5%	9	4%	2	1%	226
South Hams		0%	47	59%	12	15%	15	19%	5	6%	79
Teignbridge	1	1%	54	64%	18	21%	11	13%		0%	84
Torbay		0%	38	90%	1	2%	2	5%	1	2%	42
Torridge		0%	12	29%	16	38%	12	29%	2	5%	42
West Devon		0%	13	50%	5	19%	7	27%	1	4%	26
Q2 2025/26 Total	9	1%	538	71%	124	16%	72	9%	16	2%	759

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

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There were a total of 101 homes advertised as sheltered (Table 14 below) let across Devon in the months of July to September 2025. This is down from the 104 sheltered lets in the previous quarter.

Table 14: Sheltered homes let (1st July 2025 to 30th September 2025:

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	8	53%	2	13%	4	27%	1	7%	15
Exeter		0%	4	80%	1	20%		0%		0%	5
Mid Devon		0%	1	50%		0%	1	50%		0%	2
North Devon		0%	5	36%	3	21%	6	43%		0%	14
Plymouth		0%	10	50%	6	30%	4	20%		0%	20
South Hams		0%	3	38%		0%	2	25%	3	38%	8
Teignbridge		0%	12	60%	4	20%	4	20%		0%	20
Torbay		0%	7	70%	2	20%	1	10%		0%	10
Torridge		0%	1	20%		0%	3	60%	1	20%	5
West Devon		0%	2	100%		0%		0%		0%	2
Q2 2025/26 Total		1%	53	52%	18	18%	25	25%	5	5%	101

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

**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.*

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Over 61,500 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
2025/26 Q2	374	338	129	19	860

Table 16: Homes let (1 July 2025 to 30th Septmber 2025) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	32	26	9	1	68
Exeter	40	55	12	2	109
Mid Devon	24	18	7	4	53
North Devon	30	18	15	3	66
Plymouth	121	91	29	5	246
South Hams	43	28	14	2	87
Teignbridge	39	44	20	1	104
Torbay	23	19	10		52
Torridge	11	27	8	1	47
West Devon	11	12	5		28
Total	374	338	129	19	860

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