Devon Home Choice
Quarterly Monitoring Report
(October 2026)

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Introduction:

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

Households registered with Devon Home Choice:

There has been another decrease in the number of applicants in Bands A to D between 1st July 2026 and 30th September 2026 from 16,023 to 15,390, a drop of 3.95%. This is likely due to increased renewal exercises conducted by individual local authority areas.

The number of households in Band E has also decreased by 3% since 1st April 2026, from 6,302 to 6,111. In contrast, the number of households in Band B has increased by 1% although it still makes up 24% of those on the register in housing need.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0%	404	26%	471	30%	701	44%	1,579	1,082	41%
Exeter	2	0%	418	23%	508	28%	866	48%	1,794	18	1%
Mid Devon	4	0%	212	20%	344	33%	491	47%	1051	806	43%
North Devon	5	0%	339	24%	379	26%	711	50%	1434	725	34%
Plymouth	14	0%	1,229	27%	1,232	27%	2,072	46%	4,547	1,791	28%
South Hams	2	0%	280	31%	182	20%	449	49%	913	707	44%
Teignbridge	3	0%	309	26%	363	31%	510	43%	1,185	3	0%
Torbay	2	0%	414	25%	395	24%	824	50%	1,635	1	0%
Torridge		0%	116	17%	158	23%	414	60%	688	516	43%
West Devon		0%	165	29%	123	22%	276	49%	564	462	45%
Total	**35**	**0%**	**3,886**	**25%**	**4,155**	**27%**	**7,314**	**48%**	**15,390**	**6,111**	**28%**
July 2026	**34**	**0%**	**3,844**	**24%**	**4,395**	**27%**	**7,750**	**48%**	**16,023**	**6,302**	**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).

As always, one bedroom properties remain the greatest need across all local authority areas (Tables 2 and 3), with applicants requiring a one bedroom home accounting for 55% of housing need.

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

	1 Bed		2 Bed		3 Bed		4 Bed+		
	No.	%	No.	%	No.	%	No.	%	Total
East Devon	843	53%	356	23%	248	16%	132	8%	1,579
Exeter	1,116	62%	321	18%	236	13%	121	7%	1,794
Mid Devon	538	51%	202	19%	208	20%	103	10%	1,051
North Devon	728	51%	320	22%	261	18%	125	9%	1,434
Plymouth	2,512	55%	957	21%	714	16%	364	8%	4,547
South Hams	528	58%	203	22%	109	12%	73	8%	913
Teignbridge	551	46%	285	24%	238	20%	111	9%	1,185
Torbay	915	56%	376	23%	218	13%	126	8%	1,635
Torridge	370	54%	152	22%	102	15%	64	9%	688
West Devon	319	57%	110	20%	69	12%	66	12%	564
Total	8,420	55%	3,282	21%	2,403	16%	1,285	8%	15,390

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

	1 Bed		2 Bed		3 Bed		4 Bed+		
	No.	%	No.	%	No.	%	No.	%	Total
East Devon	1,400	53%	721	27%	389	15%	151	6%	2,661
Exeter	1,124	62%	326	18%	241	13%	121	7%	1,812
Mid Devon	959	52%	441	24%	329	18%	128	7%	1,857
North Devon	1,124	52%	525	24%	372	17%	138	6%	2,159
Plymouth	3,553	56%	1,485	23%	904	14%	396	6%	6,338
South Hams	944	58%	404	25%	186	11%	86	5%	1,620
Teignbridge	553	47%	286	24%	238	20%	111	9%	1,188
Torbay	915	56%	376	23%	219	13%	126	8%	1,636
Torridge	623	52%	317	26%	191	16%	73	6%	1,204
West Devon	563	55%	261	25%	129	13%	73	7%	1,026
Total	11,758	55%	5,142	24%	3,198	15%	1,403	7%	21,501

Chart 1 shows the breakdown of Homeless Category applicants by bedroom need across the local authority areas. One-bedroom accommodation represents the greatest need in almost all local authority areas. Plymouth is the only exception, where the need for two-bedroom accommodation exceeds the need for one-bedroom accommodation.

Chart 1:

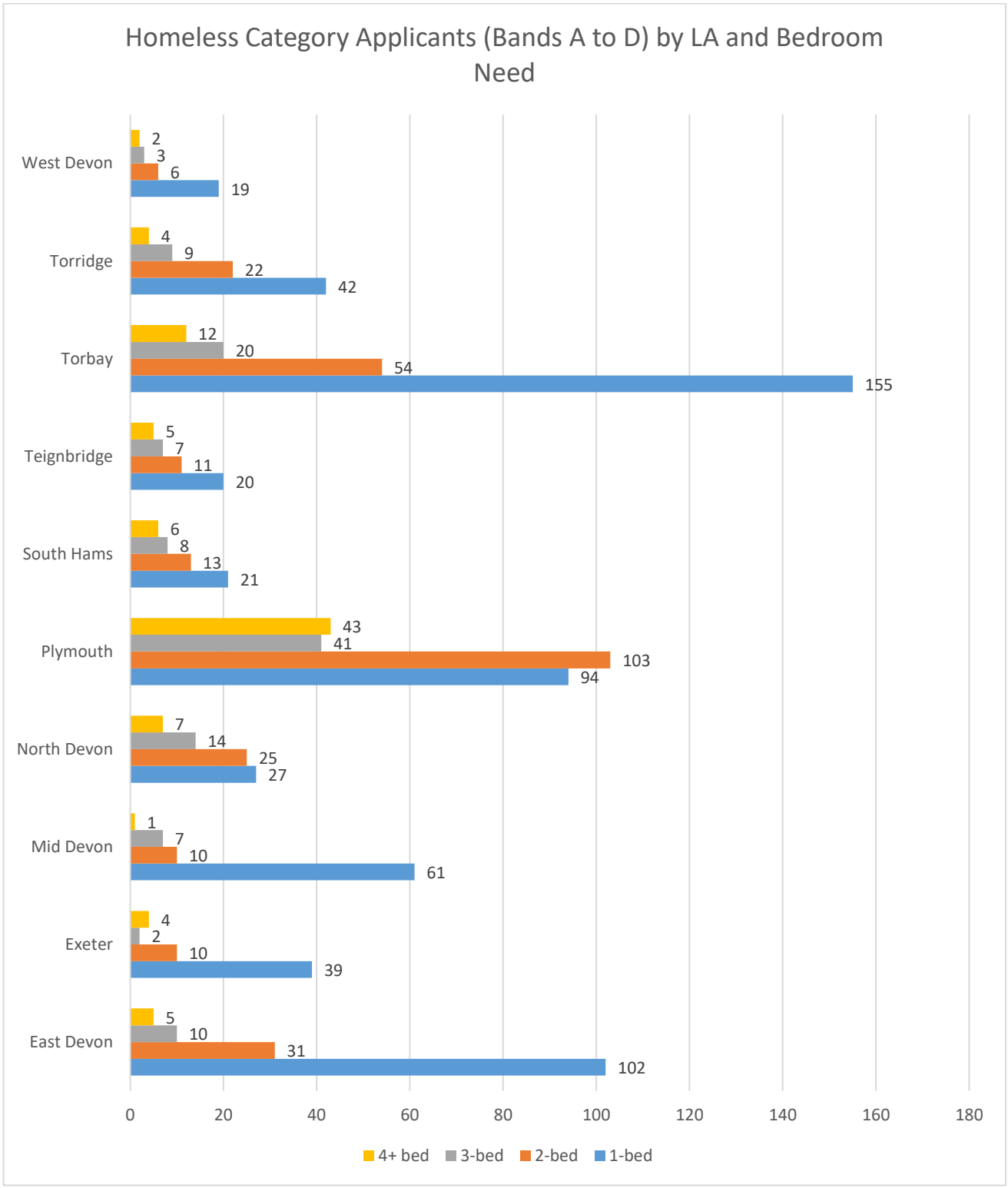


Table 4a and b below shows the numbers on the register in housing need (Band A – D) and (Band A – E) respectively, in each local authority area by quarter.

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	Oct-26
East Devon	2,983	2,975	2,732	2,508	2,262	1,555	1,672	1,643	1,618	1579
Exeter	1,825	1,788	1,775	1,790	1,745	1,889	1,932	2,004	1,964	1794
Mid Devon	965	1,002	1,032	1,045	1,057	1,033	1,014	1,060	1,038	1051
North Devon	1,652	1,516	1,565	1,561	1,576	1,513	1,442	1,551	1,690	1434
Plymouth	4,872	5,212	5,685	5,690	5,919	5,547	5,391	5,288	4,693	4547
South Hams	924	991	881	846	857	875	905	839	875	913
Teignbridge	1,550	1,553	1,764	1,514	1,619	1,545	1,639	1,389	1,207	1185
Torbay	1,682	1,732	1,776	1,818	1,818	1,734	1,676	1,714	1,648	1635
Torridge	1,251	1,255	921	700	793	782	657	756	738	688
West Devon	556	610	546	529	519	535	535	487	552	564
Total	18,260	18,634	18,677	18,001	18,165	17,008	16,863	16,731	16,023	15,390

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	Oct-26
East Devon	5,894	5,939	5,453	4,908	4,302	2,735	2,985	2,886	2,779	2661
Exeter	1,833	1,796	1,780	1,790	1,745	1,896	1,936	2,010	1,971	1812
Mid Devon	1,843	1,872	1,939	1,927	1,973	1,907	1,840	1,946	1,847	1857
North Devon	2,357	2,128	2,210	2,213	2,240	2,147	2,121	2,275	2,549	2159
Plymouth	6,816	7,173	7,799	7,768	8,133	7,625	7,389	7,235	6,493	6338
South Hams	1,689	1,796	1,601	1,489	1,521	1,561	1,617	1,460	1,551	1620
Teignbridge	1,552	1,556	1,764	1,514	1,619	1,545	1,639	1,389	1,207	1188
Torbay	1,683	1,749	1,777	1,818	1,818	1,735	1,677	1,715	1,649	1636
Torridge	2,233	2,261	1,631	1,223	1,334	1,334	1,106	1,297	1,274	1204
West Devon	1,021	1,109	970	954	949	974	988	892	1,005	1026
Total	26,921	27,379	26,924	25,604	25,634	23,462	23,298	23,105	22,325	21,501

Table 5 below shows the number of new applications received by each local authority over the last nine quarters. New applications decreased from 3,452 in Q1 2026/27 to 3,305 in Q2 2026/27, a drop of 147 applications.

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

	Q2 2024/25	Q3 2024/25	Q4 2024/25	Q1 2025/26	Q2 2025/26	Q3 2025/26	Q4 2025/26	Q1 2026/27	Q2 2026/27	Quarterly Average
East Devon	276	236	293	301	245	244	317	275	294	276
Exeter	446	377	492	612	537	391	551	466	474	483
Mid Devon	210	169	239	233	227	163	231	239	225	215
North Devon	358	258	377	377	351	278	434	389	308	348
Plymouth	1,148	865	1,134	1,136	1,054	815	1027	896	805	987
South Hams	213	174	249	226	195	186	267	190	209	212
Teignbridge	366	258	386	411	337	245	377	304	285	330
Torbay	514	392	483	494	446	373	482	398	428	446
Torridge	157	116	181	178	152	119	188	173	171	159
West Devon	132	119	136	144	121	126	139	122	106	127
Total	3,820	2,964	3,970	4,112	3,665	2,940	4,013	3,452	3,305	3,582

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 Q2 of 2026/27 and the corresponding quarter in the previous 3 years, as well as quarter 1 in 2026/27. Comparing all Q2 figures from 2023 to 2026, July 2025 had the highest number of bids and bidders.

Table 6: Number of Bids and Bidders by Q2 months and Q1 figures for 2026/27

Quarter	Month	No. of bids	No of bidders
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 Q2	Jul-24	43,631	9,327
	Aug-24	32,244	8,016
	Sep-24	37,752	8,709
2026/27 Q1	Jul-26	38,084	8,453
	Aug-26	35,842	8,098
	Sep-26	37,280	8,310
2026/27 Q2	Jul-26	41,492	8,390
	Aug-26	29,889	7,758
	Sep-26	39,027	8,221

Chart 1 - Numbers of bids by month:

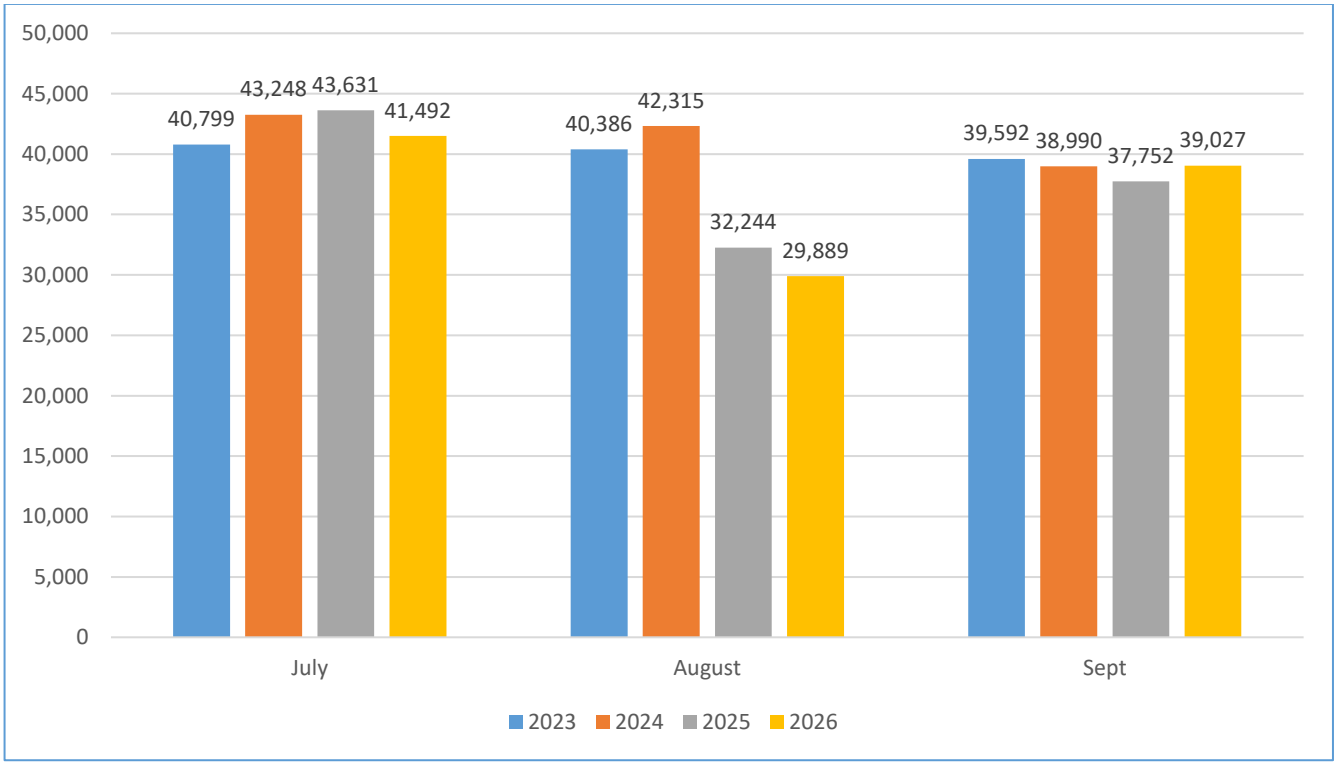


Chart 2 - Numbers of bidders by month:

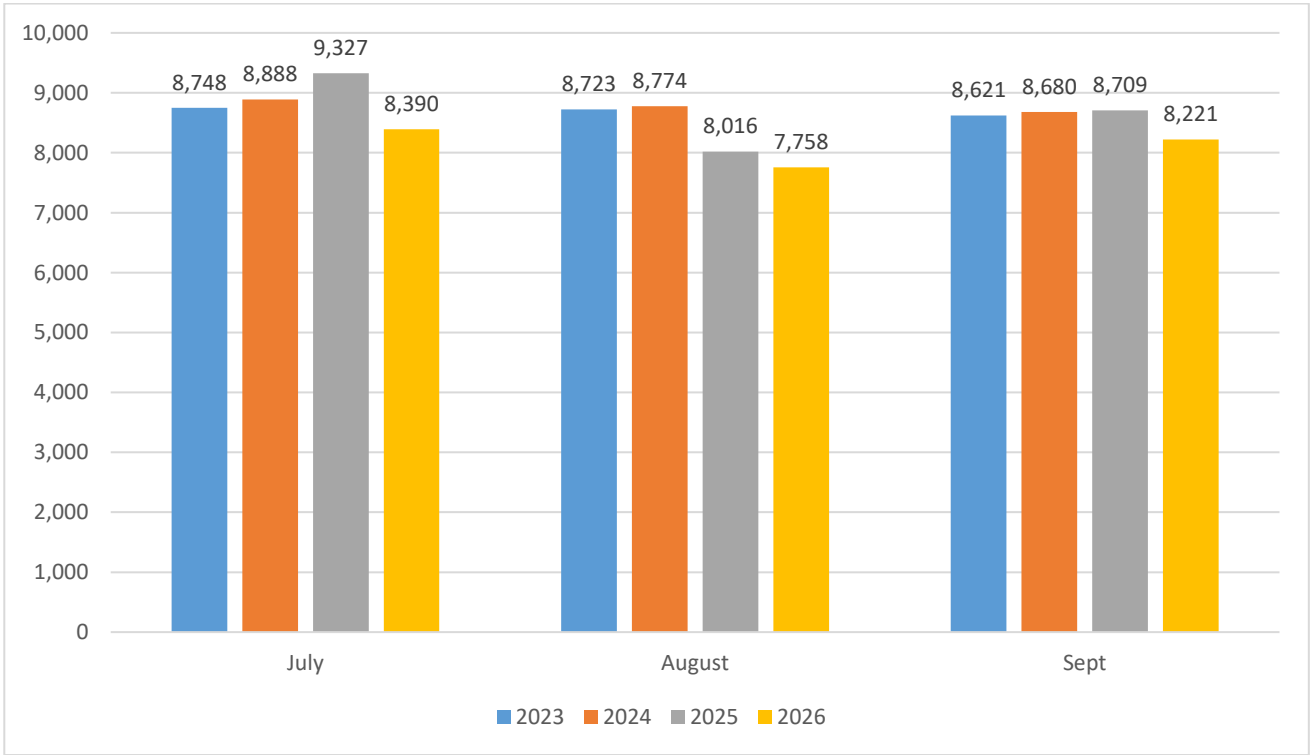


Table 7 shows how bids have been placed throughout the previous quarters (July 2025 to Sept 2026). The total number of bids has decreased compared to the previous quarter.

Table 7: Bid Source

	Q2 2025-26		Q3 2025-26		Q4 2025-26		Q1 2026-27		Q2 2026-27	
Bid Source	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
Autobid	11,198	10%	10,557	10%	11,156	10%	11,205	10%	11,399	10%
Direct Matches	82	0%	96	0%	83	0%	89	0%	62	0%
Back office / Management bid	1,302	1%	1,799	2%	1,577	1%	1,544	1%	1795	2%
Mobile	39,740	35%	35,213	32%	39,733	34%	37,926	34%	36,627	33%
Website	61,305	54%	61,260	56%	64,876	55%	60,442	54%	60,525	55%
Total	**113,627**	**100%**	**108,603**	**100%**	**117,425**	**100%**	**111,206**	**100%**	**110,408**	**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%	10%	12%	23%	35%	24%
Exeter	0%	28%	26%	47%	53%	37%
Mid Devon	0%	11%	16%	34%	40%	31%
North Devon	0%	11%	13%	27%	32%	24%
Plymouth	7%	9%	14%	31%	44%	27%
South Hams	0%	35%	19%	36%	39%	35%
Teignbridge	0%	6%	11%	28%	33%	17%
Torbay	0%	13%	12%	29%	100%	21%
Torridge	0%	20%	18%	29%	38%	30%
West Devon	0%	39%	22%	38%	49%	41%
Total for October 2026	**3%**	**15%**	**16%**	**32%**	**40%**	**28%**
July 2026 figures	**0%**	**22%**	**19%**	**31%**	**40%**	**30%**
April 2026 figures	**0%**	**12%**	**12%**	**26%**	**29%**	**22%**
Jan 2026 figures	**0%**	**13%**	**14%**	**31%**	**35%**	**25%**
October 2025 figures	**12%**	**13%**	**14%**	**29%**	**34%**	**25%**

The percentage of inactive applicants in Band B has reduced by 7% in Q2 when compared to Q1 2026/27 figures. However the number of inactive Band B applicants is still 2% higher than previous quarters. 28% 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 Q2 2026/27 by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Average
East Devon	144	82	129	166		111
Exeter	144	60	137	178	65	117
Mid Devon	124	72	71	77		101
North Devon	116	80	97	141		99
Plymouth	324	177	197	203		239
South Hams	97	92	121	166		108
Teignbridge	133	64	107			95
Torbay	107	98	70	170		97
Torridge	58	50	98	163		62
West Devon	77	54	68			63
Total Average	184	99	131	165	65	137

Table 10: Average number of bids for general needs homes let during Q2 2026/27 by property type.

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon		84	75	139			111
Exeter	78	346	97	146	102		117
Mid Devon		111	87	105	160		101
North Devon		84	94	106			99
Plymouth	217	117	236	306	136		239
South Hams		144	45	124	82	1	108
Teignbridge		145	59	139	69		95
Torbay		150	82	120	113		97
Torridge		33	37	84	39		62
West Devon		73	49	73	36		63
Total Average	148	109	132	150	105	1	137

Across Devon, houses received the highest average number of bids whilst Other 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 Q2 2026/27 by property type and size

	1 Bed	2 Bed	Total Average
East Devon	66	7	48
Exeter	68		68
Mid Devon	22	17	21
North Devon	50	11	44
Plymouth	62	18	57
South Hams	37		37
Teignbridge	38	23	34
Torbay	49	25	47
Torridge	35		35
Total Average	50	15	44

Table 12: Average number of bids for sheltered homes let during Q2 2026/27 by property type.

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon		66	44	1	1	48
Exeter	11		87			68
Mid Devon		31	16	17		21
North Devon		79	37			44
Plymouth		181	44		22	57
South Hams			37			37
Teignbridge		54	24		26	34
Torbay		100	38			47
Torridge		61	23			35
Total Average	11	73	38	9	20	44

Homes let:

There were 704 general needs homes let between 1st July 2026 to 30th September 2026 (Table 13 below) compared to 653 lets in Q1 of 2026/27.

The percentage of lets to Band A stayed the same as last quarter although Band B lets increased by 2%, from 68% in Q1 2026/27 to 70% in Q2. Band C and D lets also increased by 2% in this quarter whilst Band E lets remained at 4%.

Table 13: General needs homes let (1st July 2026 to 30th September 2026):

	Band A		Band B		Band C		Band D		Band E		
	No.	%	No.	%	No.	%	No.	%	No.	%	Total
East Devon	1	1%	46	67%	13	19%	6	9%	3	4%	69
Exeter	2	2%	54	62%	24	28%	6	7%	1	1%	87
Mid Devon	1	2%	33	61%	14	26%	4	7%	2	4%	54
North Devon		1%	49	69%	13	18%	7	10%	2	3%	71
Plymouth	3	1%	194	85%	13	6%	11	5%	6	3%	227
South Hams	1	3%	19	59%	5	16%	4	13%	3	9%	32
Teignbridge	2	4%	32	65%	6	12%	8	16%	1	2%	49
Torbay		0%	39	87%	4	9%		0%	2	4%	45
Torridge		0%	13	27%	13	27%	17	35%	5	10%	48
West Devon	1	5%	13	59%	5	23%	2	9%	1	5%	22
Total	11	2%	492	70%	110	16%	65	9%	26	4%	704

There were a total of 109 homes advertised as sheltered (Table 14 below) let across Devon in the months of July 2026 to September 2026. This is an increase of 12.3% compared to 97 sheltered lets in the last quarter.

In a similar trend to general needs homes let, the proportion of sheltered homes let to Band B applicants increased by 13% in the last quarter.

Table 14: Sheltered homes let (1st July 2026 to 30th September 2026):

	Band A		Band B		Band C		Band D		Band E		
	No.	%	No.	%	No.	%	No.	%	No.	%	Total
East Devon	1	4%	13	57%	3	13%	4	17%	2	9%	23
Exeter	0	0%	4	67%	1	17%	1	17%	0	0%	6
Mid Devon	0	0%	4	57%	1	14%	2	29%	0	0%	7
North Devon	0	0%	6	75%	0	0%	2	25%	0	0%	8
Plymouth	0	0%	10	50%	6	30%	3	15%	1	5%	20
South Hams	0	0%	5	50%	1	10%	4	40%	0	0%	10
Teignbridge	0	0%	15	75%	2	10%	3	15%	0	0%	20
Torbay	1	10%	5	50%	3	30%	1	10%	0	0%	10
Torridge	0	0%	2	50%	0	0%	2	50%	0	0%	4
West Devon	0	0%	0	50%	0	0%	0	0%	1	100%	1
Total	2	2%	64	59%	17	16%	22	20%	4	4	109

**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.*

Over 64,600 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	1,423	1,273	503	95	**3.294**
Q1 2026/27	295	325	110	20	**750**
Q2 2026/27	330	313	148	22	**813**
Total	**26,268**	**26,200**	**10,917**	**1,280**	**64,665**

Table 16: Homes let (1st July 2026 to 30th September 2026) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	32	34	17	9	92
Exeter	40	32	18	3	93
Mid Devon	35	21	4	1	61
North Devon	32	33	13	1	79
Plymouth	97	90	56	4	247
South Hams	26	8	8	0	42
Teignbridge	27	32	10	0	69
Torbay	20	21	12	2	55
Torridge	13	32	5	2	52
West Devon	8	10	5	0	23
Total	**330**	**313**	**148**	**22**	**813**

Table 17: Number of and Percentage of Direct Lets by Local Authority Area (1st July 2026 to 30th September 2026)

	Choice Based Lets		Direct Lets		
Local Authority	**No.**	**%**	**No.**	**%**	**Total**
East Devon	84	91%	8	9%	**92**
Exeter	90	97%	3	3%	**93**
Mid Devon	57	93%	4	7%	**61**
North Devon	75	95%	4	5%	**79**
Plymouth	222	90%	25	10%	**247**
South Hams	37	88%	5	12%	**42**
Teignbridge	63	91%	6	9%	**69**
Torbay	52	95%	3	5%	**55**
Torridge	50	96%	2	4%	**52**
West Devon	22	96%	1	4%	**23**
Total	**752**	**92%**	**61**	**8%**	**813**

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