

Devon Home Choice
Quarterly Monitoring Report
(April 2024)



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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2023 to 31st March 2024.

Households registered with Devon Home Choice:

There has been a 9.3% decrease in the number of applicants in Bands A to D between 1st April 2022 and 1st April 2023.

The number of households in Band E overall has decreased by 12.6% since 1st April 2023, from 9,965 to 8,713. Although the numbers of households in Band B has decreased, it has now makes up 21% of those on the register in housing need compared to last year’s figure of 20% and 18% in April 2022.

Table 1: Number of households in housing need (Bands A to D) as at 1st April 2023

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	9	0%	426	14%	981	32%	1,649	54%	3,065	3,140	51%
Exeter	5	0%	469	23%	533	27%	990	50%	1,997	5	0%
Mid Devon	1	0%	154	17%	310	34%	451	49%	916	822	47%
North Devon	6	0%	299	21%	422	30%	700	49%	1,427	612	30%
Plymouth	7	0%	1,237	25%	1,409	28%	2,345	47%	4,998	2,012	29%
South Hams	2	0%	250	28%	204	23%	441	49%	897	716	44%
Teignbridge	1	0%	337	22%	444	29%	755	49%	1,537		0%
Torbay	1	0%	286	17%	457	28%	892	55%	1,636		0%
Torridge		0%	173	14%	400	33%	642	53%	1,215	992	45%
West Devon		0%	139	26%	133	25%	259	49%	531	414	44%
Grand Total	32	0%	3,770	21%	5,293	29%	9,124	50%	18,219	8,713	32%
Apr 2023	30	0%	3,956	20%	5,537	28%	10,566	53%	20,089	9,965	33%

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. 21% 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. 32% 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 1st April 2023 and 1st April 2024. Exeter, North Devon, Plymouth and Torbay saw a reduction in the number of households in housing need (Bands A to D) over the last year whilst all others saw an increase with the largest coming in Teignbridge at 36%. Plymouth had the largest decrease in applicants at 35%, most likely due to regular renewal processes.

Table 2: Change in numbers on the register between 1st April 2023 and 1st April 2024

	Bands A - D			Band E		
	1st April 23	1st April 2024	% change in year	1st April 23	1st April 2024	% change in year
East Devon	2,588	3,065	+18%	2,786	3,140	+13%
Exeter	2,195	1,997	-9%	5	5	0%
Mid Devon	860	916	+7%	811	822	+1%
North Devon	1,490	1,427	-4%	754	612	-19%
Plymouth	7,666	4,998	-35%	3,636	2,012	-45%
South Hams	798	897	+12%	680	716	+5%
Teignbridge	1,132	1,537	+36%	-	-	-
Torbay	1,688	1,636	-3%	-	-	-
Torrige	1,144	1,215	+6%	842	992	+18%
West Devon	528	531	+1%	450	414	-8%
Total	20,089	18,219	-9%	9,959	8,713	-13%

As has been the case previously, one bedroom properties remain the greatest need across all local authority areas (Table 2), although this has dropped slightly from 55% to 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 1st April 2024

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,695	55%	647	21%	484	16%	239	8%	3,065
Exeter	1,216	61%	384	19%	280	14%	117	6%	1,997
Mid Devon	466	51%	198	22%	177	19%	75	8%	916
North Devon	703	49%	380	27%	230	16%	114	8%	1,427
Plymouth	2,677	54%	1,158	23%	785	16%	378	8%	4,998
South Hams	539	60%	189	21%	105	12%	64	7%	897
Teignbridge	773	50%	363	24%	254	17%	147	10%	1,537
Torbay	862	53%	382	23%	266	16%	126	8%	1,636
Torrige	606	50%	299	25%	201	17%	109	9%	1,215
West Devon	293	55%	101	19%	80	15%	57	11%	531
Total	9,830	54%	4,101	23%	2,862	16%	1,426	8%	18,219

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 increase of 2,920 applications since April 2021.

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

	Apr 22	Jul 22	Oct 22	Jan 23	Apr 23	Jul 23	Oct 23	Jan 24	Apr 24	Change this quarter
East Devon	2,221	2,266	2,422	2,447	2,588	2,686	2,780	2,853	3,065	+212
Exeter	3,131	2,867	2,769	2,691	2,195	2,245	2,169	2,189	1997	-192
Mid Devon	868	899	910	886	860	906	908	952	916	-36
North Devon	1,420	1,415	1,422	1,458	1,490	1,452	1,474	1,477	1,427	-50
Plymouth	6,957	7,003	6,887	7,175	7,666	8,554	7,730	6,004	4,998	-1,006
South Hams	895	823	801	784	798	823	857	880	897	+17
Teignbridge	1,046	1,007	1,164	1,192	1,132	1,130	1,299	1,449	1,537	+88
Torbay	1,570	1,603	1,620	1,665	1,688	1,692	1,683	1,674	1,636	-38
Torrige	962	898	1,039	1,142	1,144	1,162	1,208	1,234	1,215	-19
West Devon	579	516	512	500	528	513	522	517	531	+14
Total	19,649	19,388	19,546	19,940	20,089	21,163	20,630	19,229	18,219	-1,010

Table 5 below shows the number of New Applications received by each local authority in each of the last seven quarters. The number of new applications received in Q4 2024 was slightly higher (+146) compared to Q4 2022/23. The increase from Q3 to Q4 in 2023/24 was much higher at (+ 720) compared to that in Q3 to Q4 2022/23 at (+556). 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 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Q1 2023/24	Q2 2023/24	Q3 2023/24	Q4 2023/24	Quarterly average
East Devon	254	254	186	253	189	204	227	248	227
Exeter	236	280	213	324	256	273	214	294	261
Mid Devon	142	119	112	144	132	133	102	135	127
North Devon	203	191	159	209	183	167	146	233	186
Plymouth	699	698	546	678	666	713	530	784	664
South Hams	128	115	136	143	145	133	120	133	132
Teignbridge	177	175	160	188	178	201	162	206	181
Torbay	298	296	224	290	276	291	230	334	280
Torrige	92	89	78	108	98	84	70	117	92
West Devon	82	89	63	96	85	86	58	95	82
Total	2,311	2,306	1,877	2,433	2,208	2,285	1,859	2,579	2,232

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 2023/24 and the corresponding quarter in the previous 3 years, as well as the other quarters in 2023/24. Comparing all Q4 figures from 2021 to 2024, 2024 had the highest number of bids for the months of January and February but 2023 remained the highest for the number of bids for March. This was also the case for the number of bidders and is most likely due to the system downtime due to maintenance works in March 2024.

November 2023 shows the highest number of bids and the highest number of bidders in any single month since we began recording these figures in April 2017.

Table 6: Numbers of bids and bidders by Q4 months and figures for 2023/24

Quarter	Month	No. of Bids	No. of Bidders
2020/21 Q4	Jan-21	28,020	6,799
	Feb-21	28,718	6,764
	Mar-21	30,292	7,052
2021/22 Q4	Jan-22	34,337	7,942
	Feb-22	33,949	7,870
	Mar-22	39,253	8,510
2022/23 Q4	Jan-23	38,792	8,740
	Feb-23	34,184	8,233
	Mar-23	42,323	8,684
2023/24 Q1	Apr-23	31,511	7,571
	May-23	34,774	7,943
	Jun-23	33,941	8,326
2023/24 Q2	Jul-23	40,799	8,748
	Aug-23	40,386	8,723
	Sep-23	39,592	8,621
2023/24 Q3	Oct-23	38,486	8,857
	Nov-23	44,937	9,231
	Dec-23	26,218	7,382
2023/24 Q4	Jan-24	40,005	9,051
	Feb-24	37,385	8,881
	Mar-24	31,199	8,163

Chart 1 - Numbers of bids by month:

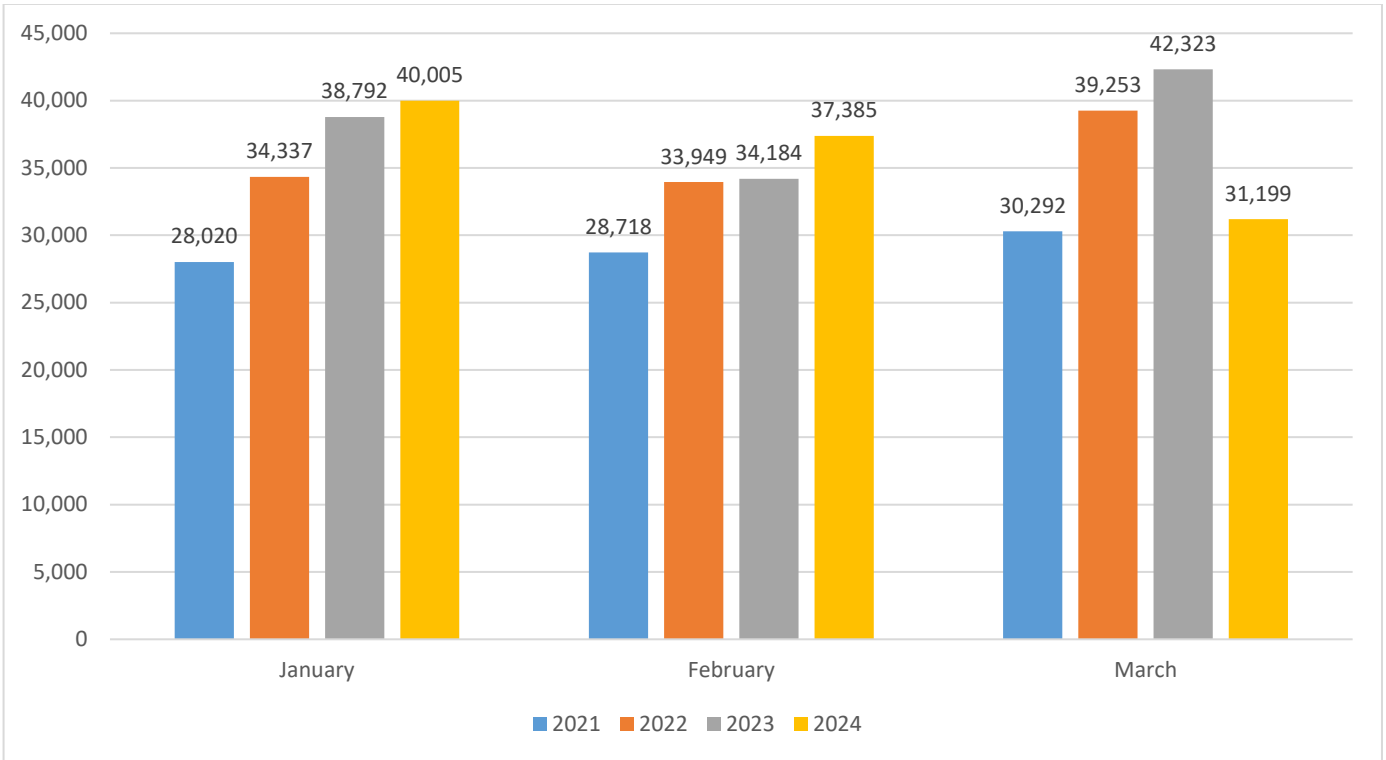


Chart 2 - Numbers of bidders by month:

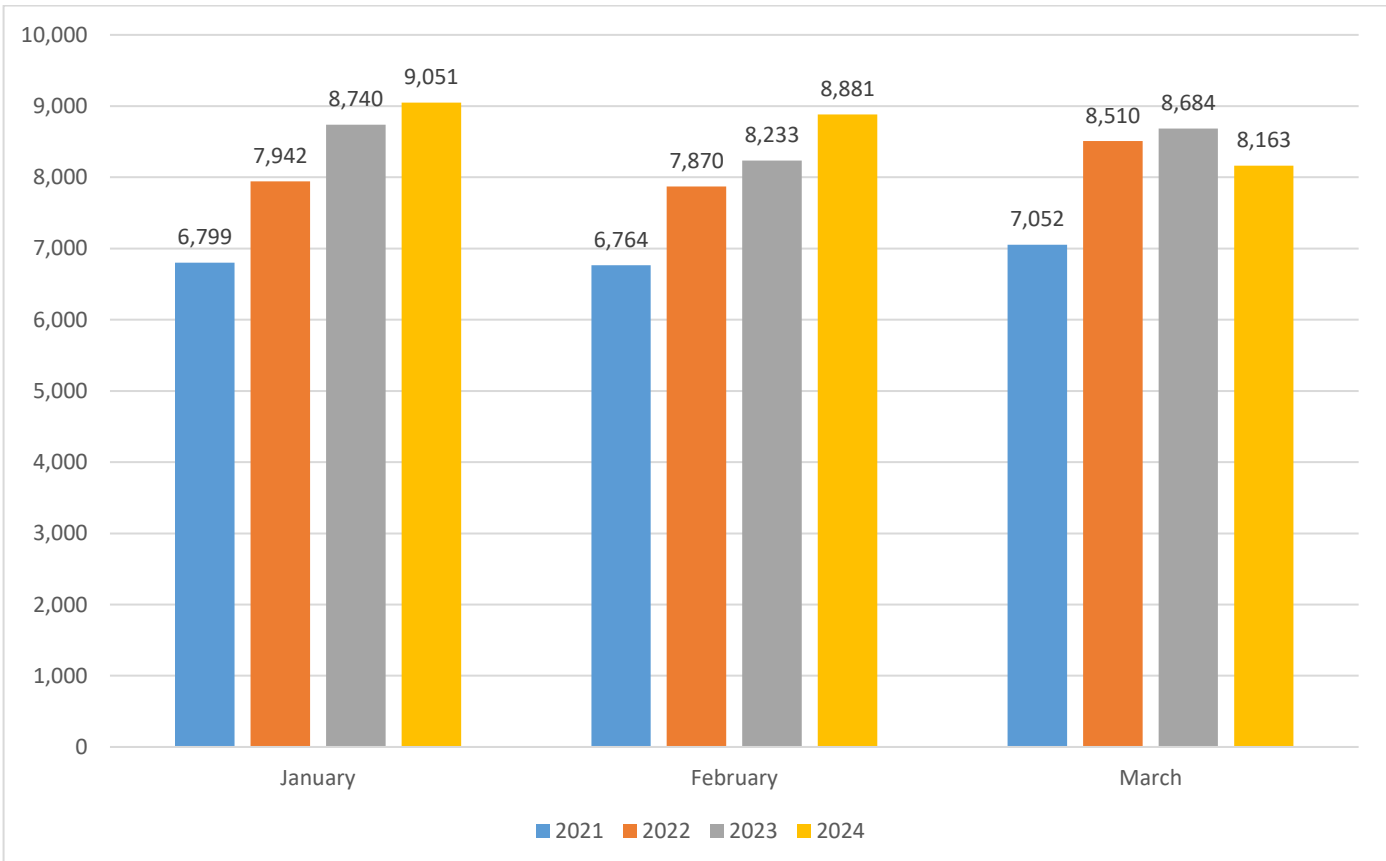


Table 7 shows how bids have been placed throughout the previous quarters (Jan 2022 to March 2023). The total number of bids has increased by 17% in Q4 2023 compared to the previous quarter and is at the highest level to date per quarter.

Table 7: Bid Source

Bid Source	Q4 2022-23		Q1 2023-24		Q2 2023-24		Q3 2023-24		Q4 2023-24	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	12,518	11%	12,953	13%	15,607	13%	12,603	11%	11,392	10%
Direct matches	70	0%	105	0%	117	0%	90	0%	90	0%
Back office / Management bid	2,415	2%	2,170	2%	2,220	2%	1,807	2%	1,779	2%
Mobile app	34,065	30%	27,323	27%	38,199	32%	40,171	37%	42,180	39%
Website	66,231	57%	57,675	58%	64,634	54%	54,970	50%	53,224	49%
Total	115,299	100%	100,226	100%	120,777	100%	109,641	100%	108,665	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%	18%	38%	61%	65%	57%
Exeter	0%	18%	13%	35%	0%	25%
Mid Devon	0%	13%	15%	32%	42%	32%
North Devon	0%	8%	9%	26%	34%	22%
Plymouth	0%	7%	10%	28%	35%	22%
South Hams	0%	24%	16%	32%	37%	31%
Teignbridge	0%	16%	19%	40%	0%	29%
Torbay	0%	6%	10%	25%	0%	17%
Torridge	0%	35%	35%	53%	63%	53%
West Devon	0%	25%	15%	34%	46%	35%
Total for April 2024	0%	14%	19%	37%	50%	35%
Jan 2024 figures	3%	17%	22%	46%	58%	41%
Oct 2023 figures	7%	20%	25%	46%	56%	42%
Jul 2023 figures	15%	27%	32%	50%	62%	47%
Apr 2023 figures	0%	20%	11%	52%	61%	46%

The percentage of inactive applicants in Band B has fallen to 14%, ranging from 6% in Torbay to 35% in Torridge. 50% of applicants in Band E are classed as inactive.

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

Table 9: Average number of bids for general needs homes let during 2023/24 by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Bedsit	125	n/a	n/a	n/a	n/a	125
Bungalow	105	67	83			90
Flat	179	67	70	135		127
House	249	174	162	179	123	172
Maisonette	198	82	102			110
Other		74				74
Total	164	106	155	177	123	137

Table 10: Average number of bids for general needs homes let during 2023/24 by property type.

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	2023/24 Overall average	2022/23 Overall average
East Devon		67	67	113	38	93	85	99
Exeter	132	110	107	186	113		132	144
Mid Devon		107	78	117	28		100	90
North Devon	29	131	97	159	146		133	118
Plymouth	132	85	217	325	131		217	169
South Hams		103	55	124	50	87	89	77
Teignbridge		58	53	100	39		74	76
Torbay	140	54	84	148	134		107	109
Torridge		67	47	140	114		97	62
West Devon	61	85	53	76	30	25	66	66
Total Average	125	90	127	172	110	74	137	n/a
2022/23 Total Average	98	81	110	161	75	90	n/a	122

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 Teignbridge.

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

Table 11: Average number of bids for sheltered homes let during 2023/24 by property type and size

	1 Bed	2 Bed	Total
Bedsit	38		38
Bungalow	118	52	99
Flat	42	23	40
House		23	23
Maisonette	70	35	63
Total	62	36	57

Table 12: Average number of bids for sheltered homes let during 2023/24 by property type.

	Bedsit	Bungalow	Flat	House	Maisonette	2023/24 Overall average	2022/23 Overall average
East Devon	62	118	55		96	84	86
Exeter		6	24		68	27	35
Mid Devon		133	39			89	94
North Devon		125	38		44	53	57
Plymouth	26	96	58		86	65	55
South Hams		159	15		38	20	27
Teignbridge	32	44	24		25	30	25
Torbay		74	38		51	45	40
Torrige	9	78	31		30	48	44
West Devon	18	58	41	23	10	41	22
2023/24 Total Average	38	99	40	23	63	57	n/a
2022/23 Total Average	25	96	37	51	21	n/a	52

Homes let:

There were 2,634 general needs homes let between 1st April 2023 to 31st March 2024 (Table 13 below) compared to 2,769 lets in 2022/23.

The percentage of lets to Band B increase to 71% from 65% last year. Exeter, Teignbridge, Torridge and West Devon saw the total number of lets increased compared to the 2022/23 figures.

Table 13: General needs homes let (1st April 2023 to 31st March 2024):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	0%	105	46%	74	33%	32	14%	14	6%	226
Exeter	4	1%	289	70%	86	21%	27	7%	9	2%	415
Mid Devon	6	3%	126	69%	30	16%	9	5%	12	7%	183
North Devon	4	2%	161	84%	10	5%	16	8%	1	1%	192
Plymouth	22	3%	701	88%	39	5%	26	3%	8	1%	796
South Hams	3	2%	108	55%	43	22%	31	16%	10	5%	195
Teignbridge	1	0%	125	53%	66	28%	44	18%	2	1%	238
Torbay	2	1%	140	92%	7	5%	3	2%		0%	152
Torridge		0%	55	54%	21	21%	23	23%	3	3%	102
West Devon	1	1%	58	43%	35	26%	31	23%	10	7%	135
Total	44	2%	1,868	71%	411	16%	242	9%	69	3%	2,634

Table 14: Percentage of General needs homes let by Band (2015/16 to 2023/24):

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%

There were a total of 472 homes advertised as sheltered (Table 15 below) let across Devon in the months of April 2023 to March 2024. This figure is increased from the total of 419 sheltered homes let the previous year. Like the general homes, the number of sheltered homes let to Band B applicants has increased slightly to 49% this year (up from 47% in the last year). The number of sheltered homes lets decreased for Exeter, Mid Devon, South Hams, Teignbridge and West Devon and remained the same for Plymouth. All other local authorities saw an increase with East Devon having the highest sheltered homes let increase of 47 homes (70% increase).

Table 15: Sheltered homes let (1st April 2023 to 31st March 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	2	2%	56	49%	21	18%	27	24%	8	7%	114
Exeter		0%	15	68%	2	9%	5	23%		0%	22
Mid Devon	2	7%	10	33%	10	33%	5	17%	3	10%	30
North Devon		0%	33	56%	9	15%	13	22%	4	7%	59
Plymouth	1	1%	44	56%	11	14%	17	22%	5	6%	78
South Hams		0%	10	26%	3	8%	20	53%	5	13%	38
Teignbridge		0%	26	46%	11	19%	18	32%	2	4%	57
Torbay		0%	22	63%	5	14%	8	23%		0%	35
Torridge	1	4%	7	29%	8	33%	7	29%	1	4%	24
West Devon		0%	6	40%	4	27%	4	27%	1	7%	15
Total	6	1%	229	49%	84	18%	124	26%	29	6%	472

**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 – 2023/24):

	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%

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Over 56,400 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 has been decreasing yearly. The number of homes let during 2023/24 is now the lowest since Devon Home Choice went live in 2010.

Table 17: 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
Total	22,843	22,935	9,565	1,072	56,433

Table 18: Homes let (1 April 2022 to 31st March 2023) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	133	156	50	1	340
Exeter	180	183	69	5	437
Mid Devon	99	79	32	3	213
North Devon	113	89	41	8	251
Plymouth	432	324	108	10	874
South Hams	96	98	34	5	233
Teignbridge	95	140	53	7	295
Torbay	83	70	30	4	187
Torridge	45	58	18	5	126
West Devon	68	56	21	5	150
Total	1,344	1,253	456	53	3,106

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