

Devon Home Choice
Quarterly Monitoring Report
(April 2025)



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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2024 to 31st March 2025.

Households registered with Devon Home Choice:

There has been a 1.9% decrease in the number of applicants in Bands A to D between 1st April 2024 and 1st April 2025.

The number of households in Band E overall has decreased by 12.7% since 1st April 2024, from 8,713 to 7,603. The number of households in Band B has increased, it now makes up 23% of those on the register in housing need compared to last year's figure of 21% and 20% in April 2024 and 2023 respectively.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon		0%	433	17%	824	33%	1,251	50%	2508	2,400	49%
Exeter	6	0%	366	20%	547	31%	871	49%	1790		0%
Mid Devon	3	0%	177	17%	354	34%	511	49%	1045	882	46%
North Devon	5	0%	345	22%	432	28%	779	50%	1561	652	29%
Plymouth	9	0%	1,565	28%	1,579	28%	2,537	45%	5690	2,078	27%
South Hams	2	0%	262	31%	156	18%	426	50%	846	643	43%
Teignbridge	3	0%	326	22%	490	32%	695	46%	1514		0%
Torbay	2	0%	362	20%	488	27%	966	53%	1818		0%
Torridge		0%	97	14%	207	30%	396	57%	700	523	43%
West Devon	3	1%	172	33%	122	23%	232	44%	529	425	45%
Total	33	0%	4,105	23%	5,199	29%	8,664	48%	18,001	7,603	30%

Apr-24	32	0%	3,770	21%	5,293	29%	9,124	50%	18,219
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8,713	32%
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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 percentage given for Band E refers to the proportion of households in Band E of all those registered (e.g. 30% 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 2024 and 1st April 2025. East Devon, Exeter, South Hams and Teignbridge 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 in Plymouth and Mid Devon, both at 14%. Torridge had the largest decrease in applicants (42%), most likely due to regular renewal processes. Exeter is showing as 100% decrease for Band E as the 5 in 2024 related to test applications.

Table 2: Change in numbers on the register between 1st April 2024 and 1st April 2025

	Bands A - D			Band E		
	1st April 2024	1st April 2025	% change in year	1st April 2024	1st April 2025	% change in year
East Devon	3,065	2,508	-18%	3,140	2,400	-24%
Exeter	1,997	1,790	-10%	5		-100%
Mid Devon	916	,1045	14%	822	882	7%
North Devon	1,427	1,561	9%	612	652	7%
Plymouth	4,998	5,690	14%	2,012	2,078	3%
South Hams	897	846	-6%	716	643	-10%
Teignbridge	1,537	1,514	-1%			
Torbay	1,636	1,818	11%			
Torridge	1,215	700	-42%	992	523	-47%
West Devon	531	529	0%	414	425	3%
Total	18,219	18,001	-1%	8,713	7,603	-13%

As has been the case previously, one bedroom properties remain the greatest need across all local authority areas (Table 3 and Table 3a), and remain as 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 2025

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,306	52%	541	22%	439	18%	222	9%	2,508
Exeter	1,082	60%	333	19%	251	14%	124	7%	1,790
Mid Devon	555	53%	215	21%	194	19%	81	8%	1,045
North Devon	779	50%	351	22%	297	19%	134	9%	1,561
Plymouth	3,143	55%	1,297	23%	817	14%	433	8%	5,690
South Hams	511	60%	166	20%	106	13%	63	7%	846
Teignbridge	704	46%	370	24%	283	19%	157	10%	1,514
Torbay	970	53%	417	23%	295	16%	136	7%	1,818
Torridge	347	50%	170	24%	122	17%	61	9%	700
West Devon	276	52%	117	22%	77	15%	59	11%	529
Total	9,673	54%	3,977	22%	2,881	16%	1,470	8%	18,001

Table 3a: Bedroom need of applicants in housing need (Bands A to E) as at 1st April 2025

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	2,538	52%	1,317	27%	782	16%	271	6%	4,908
Exeter	1,082	60%	333	19%	251	14%	124	7%	1,790
Mid Devon	1,004	52%	496	26%	328	17%	99	5%	1,927
North Devon	1,114	50%	562	25%	385	17%	152	7%	2,213
Plymouth	4,201	54%	1,999	26%	1,095	14%	473	6%	7,768
South Hams	873	59%	360	24%	180	12%	76	5%	1,489
Teignbridge	704	46%	370	24%	283	19%	157	10%	1,514
Torbay	970	53%	417	23%	295	16%	136	7%	1,818
Torridge	604	49%	347	28%	197	16%	75	6%	1,223
West Devon	496	52%	260	27%	128	13%	70	7%	954
Total	13,586	53%	6,461	25%	3,924	15%	1,633	6%	25,604

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 decrease of 2,088 applications since April 2023.

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

	Apr-23	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Change this quarter
East Devon	2,588	2,686	2,780	2,853	3,065	2,983	2,975	2,732	2,508	-224
Exeter	2,195	2,245	2,169	2,189	1,997	1,825	1,788	1,775	1,790	+15

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Mid Devon	860	906	908	952	916	965	1,002	1,032	1,045	+13
North Devon	1,490	1,452	1,474	1,477	1,427	1,652	1,516	1,565	1,561	-4
Plymouth	7,666	8,554	7,730	6,004	4,998	4,872	5,212	5,685	5,690	+5
South Hams	798	823	857	880	897	924	991	881	846	-35
Teignbridge	1,132	1,130	1,299	1,449	1,537	1,550	1,553	1,764	1,514	-250
Torbay	1,688	1,692	1,683	1,674	1,636	1,682	1,732	1,776	1,818	+42
Torridge	1,144	1,162	1,208	1,234	1,215	1,251	1,255	921	700	-221
West Devon	528	513	522	517	531	556	610	546	529	-17
Total	20,089	21,163	20,630	19,229	18,219	18,260	18,634	18,677	18,001	-676

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 2024/25 was much higher (+1,391) compared to Q4 2023/24. The increase from Q3 to Q4 in 2024/25 was also higher (+1,006) compared to that in Q3 to Q4 2023/24. 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 2021/22	Q2 2021/22	Q3 2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Quarterly average
East Devon	228	249	187	256	254	254	238
Exeter	298	279	235	222	236	280	258
Mid Devon	135	150	114	150	142	119	135
North Devon	256	233	182	208	203	191	212
Plymouth	659	678	542	649	699	698	654
South Hams	157	119	130	156	128	115	134
Teignbridge	195	251	160	229	177	175	198
Torbay	311	304	233	300	298	296	290
Torridge	121	115	92	117	92	89	104
West Devon	104	86	65	98	82	89	87
Total	2,464	2,464	1,940	2,385	2,311	2,306	2,312

	Q1 2023/24	Q2 2023/24	Q3 2023/24	Q4 2023/24	Q1 2024/25	Q2 2024/25	Q3 2024/25	Q4 2024/25	Quarterly Average
East Devon	189	204	227	248	303	276	236	293	247
Exeter	256	273	214	294	521	446	377	492	359
Mid Devon	132	133	102	135	191	210	169	239	164
North Devon	183	167	146	233	366	358	258	377	261
Plymouth	666	713	530	784	1,076	1,148	865	1,134	865
South Hams	145	133	120	133	202	213	174	249	171
Teignbridge	178	201	162	206	357	366	258	386	264
Torbay	276	291	230	334	509	514	392	483	379
Torridge	98	84	70	117	131	157	116	181	119
West Devon	85	86	58	95	142	132	119	136	107
Total	2,208	2,285	1,859	2,579	3,798	3,820	2,964	3,970	2,935

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 2024/25 and the corresponding quarter in the previous 3 years, as well as the other quarters in 2024/25. Comparing all Q4 figures from 2022 to 2025, 2025 had the highest number of bids for the month of February, but 2024 remained the highest for the number of bids for January and 2023 was the highest for March. This was different for the number of bidders however, with 2025 having the highest number of bidders in January, February and March.

May 2024 shows the highest number of bids in any single month since we began recording these figures in April 2017, however the highest number of bidders in a single month remains as November 2023.

Table 6: Numbers of bids and bidders by Q4 months and figures for 2024/25

Quarter	Month	No. of Bids	No. of Bidders
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 Q4	Jan-24	40,005	9,051
	Feb-24	37,385	8,881
	Mar-24	31,199	8,163
2024/25 Q1	Apr-24	40,182	8,756
	May-24	45,707	8,708
	Jun-24	36,284	8,044
2024/25 Q2	Jul-24	43,248	8,888
	Aug-24	42,315	8,774
	Sep-24	38,990	8,680
2024/25 Q3	Oct-24	43,112	9,043
	Nov-24	40,436	8,530
	Dec-24	37,367	8,146
2024/25 Q4	Jan-25	39,124	9,098
	Feb-25	42,483	9,238
	Mar-25	39,812	8,955

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Chart 1 - Numbers of bids by month:

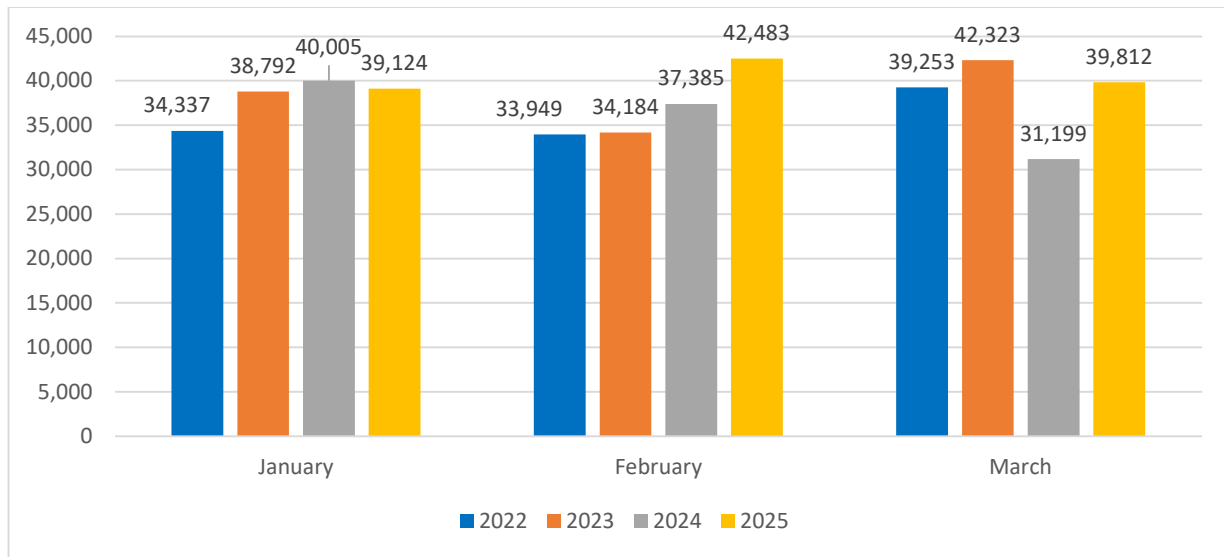


Chart 2 - Numbers of bidders by month:

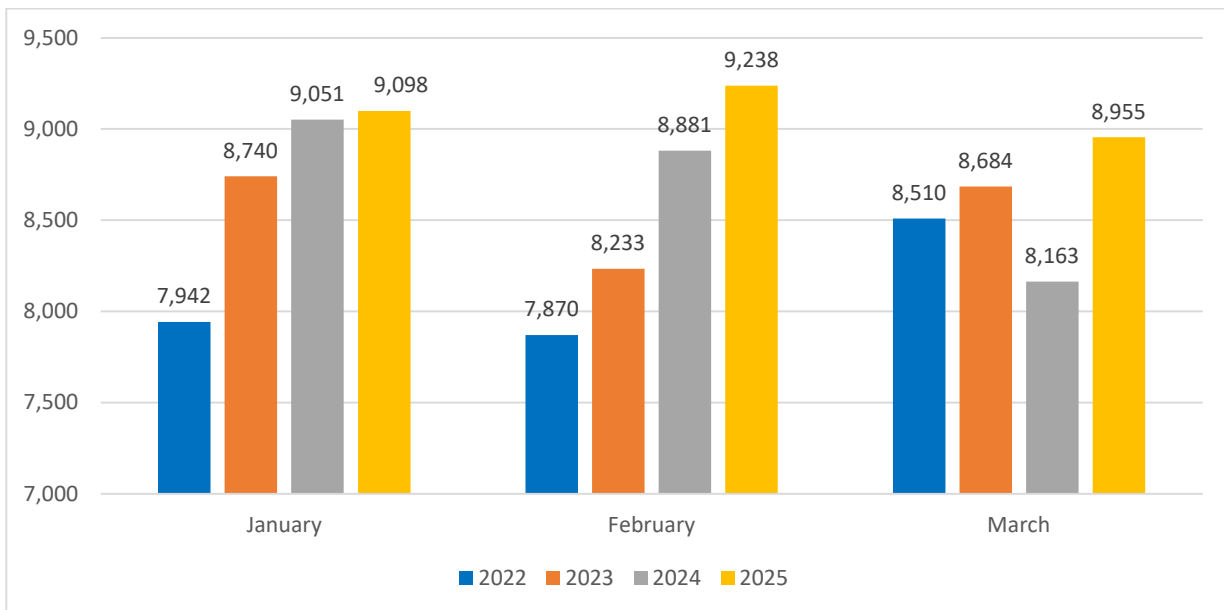


Table 7 shows how bids have been placed throughout the previous quarters (Jan 2023 to March 2025). The total number of bids has increased by 12% in Q4 2024/25 compared to the Q4 2023/24, however it was at the highest in Q2 2024/25.

Table 7: Bid Source

Bid Source	Q4 2023-24		Q1 2024-25		Q2 2024-25		Q3 2024-25		Q4 2024-25	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	11,392	10%	13,290	11%	13,388	11%	14,260	12%	13,033	11%
Direct Matches	90	0%	80	0%	89	0%	72	0%	79	0%

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Back office / Management bid	1,779	2%	1,105	1%	1,495	1%	1,937	2%	1,795	1%
Mobile	42,180	39%	46,501	38%	45,092	36%	43,598	36%	43,573	36%
Website	53,224	49%	60,183	50%	63,958	52%	61,048	50%	62,939	52%
Total	108,665	100%	121,159	100%	124,022	100%	120,915	100%	121,419	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%	19%	36%	57%	63%	53%
Exeter	17%	23%	22%	45%	0%	34%
Mid Devon	33%	16%	18%	47%	56%	43%
North Devon	20%	11%	11%	35%	42%	28%
Plymouth	0%	13%	14%	34%	44%	28%
South Hams	0%	33%	19%	33%	42%	35%
Teignbridge	67%	21%	20%	44%	0%	31%
Torbay	50%	6%	13%	37%	0%	24%
Torridge	0%	21%	9%	32%	38%	30%
West Devon	0%	31%	15%	37%	48%	38%
Total for April 2025	19%	17%	19%	40%	51%	35%
Jan 2025 figures	3%	16%	19%	38%	48%	34%
Oct 2024 figures	7%	14%	18%	36%	47%	33%
Jul 2024 figures	4%	10%	15%	23%	30%	22%
Apr 2024 figures	0%	14%	19%	37%	50%	35%

The percentage of inactive applicants in Band B has risen to 17%, ranging from 6% in Torbay to 3% in South Hams. 51% 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 type and size.

Table 9: Average number of bids for general needs homes let during 2024/25 by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Bedsit	189						189
Bungalow	112	59	21				91
Flat	177	76	74	118			131
House	213	170	164	166	60	1	167
Maisonette	167	76	82		30		100
Other	155	89					111

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Total	167	110	154	163	45	1	140
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Table 10: Average number of bids for general needs homes let during 2024/25 by property type.

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	115	73	81	129	111	86	107
Exeter	132	45	115	170	80		127
Mid Devon		111	71	120	119		99
North Devon		119	94	133	108		116
Plymouth	233	95	228	328	133		236
South Hams		98	50	122	151	69	93
Teignbridge		69	60	101	60	235	77
Torbay	132	99	100	156	1		114
Torridge		62	81	108	20	104	92
West Devon	10	47	45	71	30	86	57
Total	189	91	131	167	100	111	140

Across Devon, bedsits received the highest average number of bids whilst bungalows 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 2024/25 by property type and size

	1 Bed	2 Bed	3 Bed	Total
Bedsit	24			24
Bungalow	128	55		102
Flat	46	21		41
House		29		29
Maisonette	109	41	46	75
Total	67	36	46	59

Table 12: Average number of bids for sheltered homes let during 2024/25 by property type.

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Total
East Devon		117	69	34	23	92
Exeter	19	1	36		34	32
Mid Devon		108	59	25		87
North Devon		89	46		46	54
Plymouth	34	124	45		169	68
South Hams		128	29		37	35
Teignbridge	26	74	26		54	44
Torbay	48	40	35		45	36
Torridge	1	98	29		23	37
West Devon		39	34	20		33
Total	24	102	41	29	75	59

Homes let:

There were 2,910 general needs homes let between 1st April 2024 to 31st March 2025 (Table 13 below) compared to 2,634 lets in 2023/24.

The percentage of lets to Band B increased to 72% from 71% last year. Mid Devon, South Hams, Torbay, and Torridge saw the total number of lets increased compared to the 2023/24 figures.

Table 13: General needs homes let (1st April 2024 to 31st March 2025):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	9	3%	178	60%	73	25%	30	10%	7	2%	297
Exeter	13	3%	304	73%	68	16%	31	7%	2	0%	418
Mid Devon	5	2%	132	66%	44	22%	13	6%	7	3%	201
North Devon	11	5%	171	76%	22	10%	16	7%	4	2%	224
Plymouth	14	2%	731	90%	32	4%	18	2%	15	2%	810
South Hams	1	0%	136	55%	61	25%	36	15%	14	6%	248
Teignbridge	2	1%	144	65%	51	23%	23	10%		0%	220
Torbay	5	2%	166	83%	18	9%	10	5%	2	1%	201
Torridge	1	1%	70	40%	51	29%	44	25%	10	6%	176
West Devon		0%	55	48%	28	24%	20	17%	12	10%	115
Total	61	2%	2,087	72%	448	15%	241	8%	73	3%	2,910

Table 14: Percentage of General needs homes let by Band (2015/16 to 2024/25):

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%
2024/25	2%	72%	15%	8%	3%

There were a total of 483 homes advertised as sheltered (Table 15 below) let across Devon in the months of April 2024 to March 2025. This figure is increased from the total of 472 sheltered homes let the previous year. Like the general homes, the number of sheltered homes let to Band B applicants has increased, from 49% last year to 57% this year. The number of sheltered homes lets decreased for East Devon, Exeter, Mid Devon, Plymouth, South Hams, Torridge, and West Devon. All other local authorities saw an increase with Teignbridge having the highest sheltered homes let increase of 18 homes (32% increase).

Table 15: Sheltered homes let (1st April 2024 to 31st March 2025):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	1%	54	49%	20	18%	25	23%	11	10%	111
Exeter		0%	13	62%	4	19%	4	19%		0%	21
Mid Devon		0%	9	45%	5	25%	4	20%	2	10%	20
North Devon	2	3%	29	48%	15	25%	14	23%	1	2%	61
Plymouth	2	3%	57	79%	6	8%	7	10%		0%	72
South Hams	3	8%	20	56%	2	6%	6	17%	5	14%	36
Teignbridge		0%	49	65%	16	21%	10	13%		0%	75
Torbay		0%	28	54%	11	21%	10	19%	3	6%	52
Torridge		0%	8	36%	3	14%	8	36%	3	14%	22
West Devon	1	8%	6	46%		0%	4	31%	2	15%	13
Total	9	2%	273	57%	82	17%	92	19%	27	6%	483

**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 – 2024/25):

	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%
2024/25	2%	57%	17%	19%	6%

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Over 59,800 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 17.

Since 2020/21, the number of lets had been decreasing yearly, however 2024/25 has shown a 9.2% increase from the previous year.

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
2024/25	1,377	1,354	591	71	3,393
Total	24,220	24,289	10,156	1,143	59,808

Table 18: Homes let (1 April 2024 to 31st March 2025) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	126	187	76	19	408
Exeter	192	163	73	11	439
Mid Devon	93	91	34	3	221
North Devon	123	109	46	7	285
Plymouth	405	312	156	9	882
South Hams	94	127	57	6	284
Teignbridge	114	119	59	3	295
Torbay	125	86	37	5	253
Torridge	61	97	33	7	198
West Devon	44	63	20	1	128
Total	1,377	1,354	591	71	3,393

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