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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st October 2025 to 31st December 2025.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 17,008 on 1st October 2025 to 16,863 on 1st January 2026.

In the third quarter of this year across Devon, Mid Devon, North Devon, Plymouth, Torbay and Torridge had a reduction on the number of households in Bands A to D with Torridge having the highest decrease to their register of 16% followed by North Devon with a drop of 5%. The other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with East Devon having the highest increase of 8%. West Devon had no changes to the number of households in Bands A to D on their register.

The number of households in Band E overall has decreased slightly since 1st October 2025, from 6,454 to 6,435 and currently makes up 28% of the total DHC register.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0%	392	23%	540	32%	737	44%	1,672	1,313	44%
Exeter	2	0%	446	23%	535	28%	949	49%	1,932	4	0%
Mid Devon	3	0%	177	17%	347	34%	487	48%	1,014	826	45%
North Devon	6	0%	326	23%	395	27%	715	50%	1,442	679	32%
Plymouth	6	0%	1,373	25%	1,525	28%	2,487	46%	5,391	1,998	27%
South Hams	2	0%	258	29%	166	18%	479	53%	905	712	44%
Teignbridge	1	0%	329	20%	509	31%	800	49%	1,639	-	0%
Torbay	2	0%	357	21%	464	28%	853	51%	1,676	1	0%
Torridge	1	0%	75	11%	171	26%	410	62%	657	449	41%
West Devon	1	0%	160	30%	120	22%	254	47%	535	453	46%
Total	27	0%	3,893	23%	4,772	28%	8,171	48%	16,863	6,435	28%

October 2025	26	0%	3,941	23%	4,817	28%	8,224	48%	17,008	6,454	28%
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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. 28% of households registered across Devon are in Band E).

As always, one bedroom properties remain the greatest need across all local authority areas (Table 2 & 2a), with 54% of applicants (Bands A to D) requiring a one bedroom home.

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

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	824	49%	390	23%	303	18%	155	9%	1,672
Exeter	1,194	62%	331	17%	262	14%	145	8%	1,932
Mid Devon	533	53%	197	19%	200	20%	84	8%	1,014
North Devon	727	50%	321	22%	265	18%	129	9%	1,442
Plymouth	2,895	54%	1,238	23%	843	16%	415	8%	5,391
South Hams	568	63%	164	18%	100	11%	73	8%	905
Teignbridge	792	48%	388	24%	308	19%	151	9%	1,639
Torbay	904	54%	370	22%	263	16%	139	8%	1,676
Torridge	335	51%	152	23%	112	17%	58	9%	657
West Devon	294	55%	100	19%	73	14%	68	13%	535
Total	9,066	54%	3,651	22%	2,729	16%	1,417	8%	16,863

Table 2a: Bedroom need of applicants in Band A to E per Local Authority as at 1st January 2026 (for LAs registering Bands A to E)

	1 Bed		2 Bed		3 Bed		4 Bed+		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,477	49%	826	28%	501	17%	181	6%	2,985
Exeter	1,197	62%	331	17%	263	14%	145	7%	1,936
Mid Devon	972	53%	443	24%	321	17%	104	6%	1,840
North Devon	1,081	51%	542	26%	356	17%	142	7%	2,121
Plymouth	3,954	54%	1,891	26%	1,091	15%	453	6%	7,389
South Hams	978	60%	372	23%	185	11%	82	5%	1,617
Teignbridge	792	48%	388	24%	308	19%	151	9%	1,639
Torbay	905	54%	370	22%	263	16%	139	8%	1,677
Torridge	551	50%	296	27%	190	17%	69	6%	1,106
West Devon	527	53%	258	26%	126	13%	77	8%	988
Total	12,434	53%	5,717	25%	3,604	15%	1,543	7%	23,298

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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 where the 1 bed need has been surpassed by 2 bed need.

Chart 1:

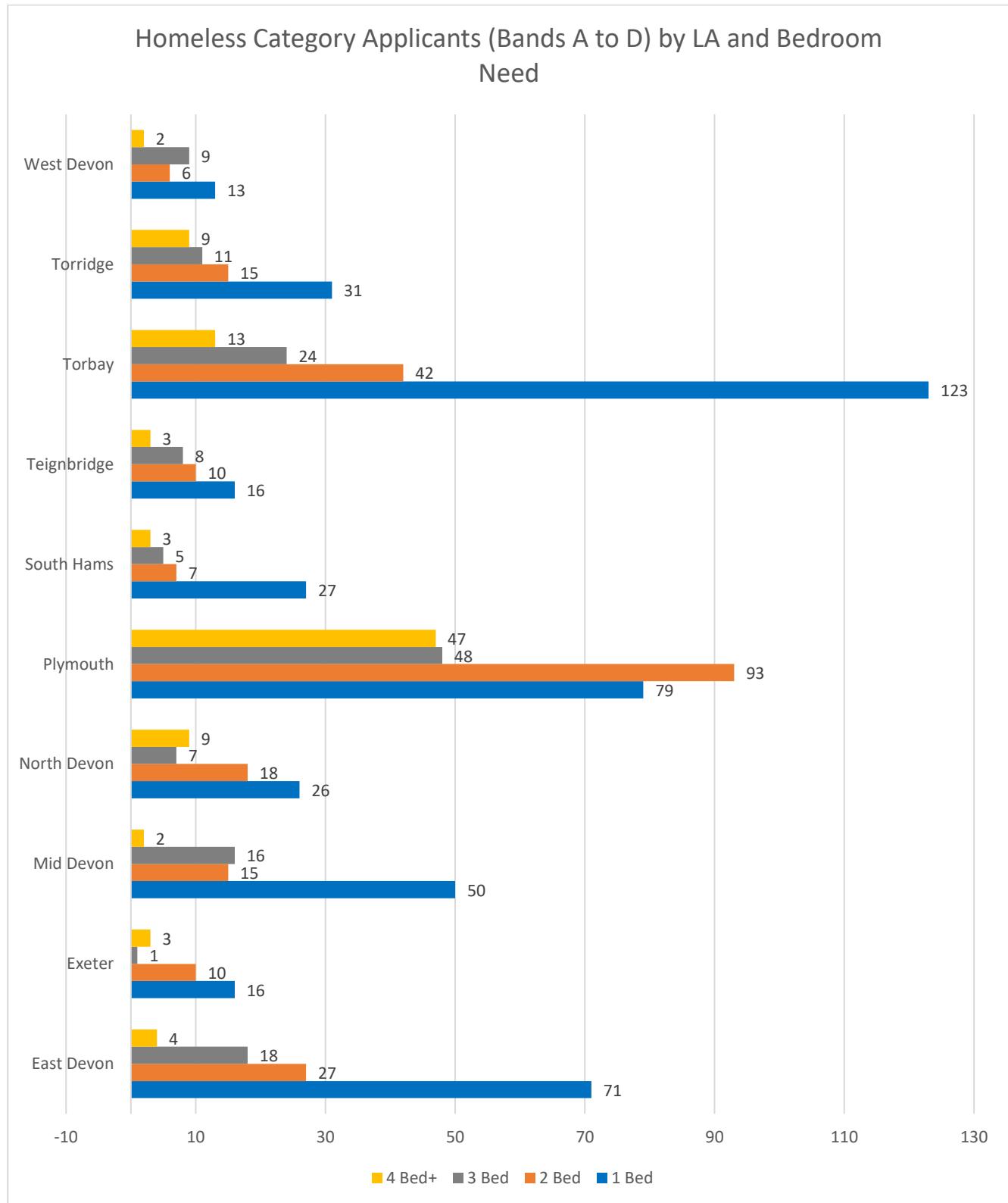


Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter whilst Table 3a shows the same for Bands A to E.

Decreases in applications for individual LAs per quarter are likely to be the result of increased renewal activity. Across Devon for both tables when compared to the previous quarter, Plymouth had the highest increase in numbers.

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

	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Change this quarter
East Devon	2,853	3,065	2,983	2,975	2,732	2,508	2,262	1,555	1,672	117
Exeter	2,189	1997	1,825	1,788	1,775	1,790	1,745	1,889	1,932	43
Mid Devon	952	916	965	1,002	1,032	1,045	1,057	1,033	1,014	-19
North Devon	1,477	1,427	1,652	1,516	1,565	1,561	1,576	1,513	1,442	-71
Plymouth	6,004	4,998	4,872	5,212	5,685	5,690	5,919	5,547	5,391	-156
South Hams	880	897	924	991	881	846	857	875	905	30
Teignbridge	1,449	1,537	1,550	1,553	1,764	1,514	1,619	1,545	1,639	94
Torbay	1,674	1,636	1,682	1,732	1,776	1,818	1,818	1,734	1,676	-58
Torridge	1,234	1,215	1,251	1,255	921	700	793	782	657	-125
West Devon	517	531	556	610	546	529	519	535	535	0
Total	19,229	18,219	18,260	18,634	18,677	18,001	18,165	17,008	16,863	-145

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

	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25	Jul-25	Oct-25	Jan-26	Change this quarter
East Devon	5,857	6,205	5,894	5,939	5,453	4,908	4,302	2,735	2,985	250
Exeter	2,190	2,002	1,833	1,796	1,780	1,790	1,745	1,896	1,936	40
Mid Devon	1,785	1,738	1,843	1,872	1,939	1,927	1,973	1,907	1,840	-67
North Devon	2,123	2,039	2,357	2,128	2,210	2,213	2,240	2,147	2,121	-26
Plymouth	8,601	7,010	6,816	7,173	7,799	7,768	8,133	7,625	7,389	-236
South Hams	1,568	1,613	1,689	1,796	1,601	1,489	1,521	1,561	1,617	56
Teignbridge	1,449	1,537	1,552	1,556	1,764	1,514	1,619	1,545	1,639	94
Torbay	1,674	1,636	1,683	1,749	1,777	1,818	1,818	1,735	1,677	-58
Torridge	2,193	2,207	2,233	2,261	1,631	1,223	1,334	1,334	1,106	-228
West Devon	943	945	1,021	1,109	970	954	949	974	988	14
Total	28,383	26,932	26,921	27,379	26,924	25,604	25,634	23,462	23,298	-164

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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. The total number of New Applications across Devon for Q3 2025/26 is slightly lower than that of Q3 of 2024/25.

Table 4: 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	Quarterly Average
East Devon	276	236	293	301	245	244	266
Exeter	446	377	492	612	537	391	476
Mid Devon	210	169	239	233	227	163	207
North Devon	358	258	377	377	351	278	333
Plymouth	1,148	865	1,134	1,136	1,054	815	1,025
South Hams	213	174	249	226	195	186	207
Teignbridge	366	258	386	411	337	245	334
Torbay	514	392	483	494	446	373	450
Torridge	157	116	181	178	152	119	151
West Devon	132	119	136	144	121	126	130
Total	3,820	2,964	3,970	4,112	3,665	2,940	3,579

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 Q3 of 2025/26 and the corresponding quarter in the previous 3 years, as well as Q2 for 2025/26.

There was a total decrease of 4% in the number of bids placed from Q2 2025/26 to Q3 2025/26.

Table 5: Numbers of bids and bidders by Q3 months including the figures for Q2 2025/26

Quarter	Month	No. of Bids	No. of Bidders
2022/23 Q3	Oct-22	31,662	7,762
	Nov-22	40,928	8,571
	Dec-22	25,810	7,168
2023/24 Q3	Oct-23	38,486	8,857
	Nov-23	44,937	9,231
	Dec-23	26,218	7,382
2024/25 Q3	Oct-24	43,112	9,043
	Nov-24	40,436	8,530
	Dec-24	37,367	8,146
2025/26 Q2	Jul-25	43,631	9,327
	Aug-25	32,244	8,016
	Sep-25	37,752	8,709
2025/26 Q3	Oct-24	40,872	8,663
	Nov-24	35,900	8,559
	Dec-24	31,831	7,945

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Chart 2 - Numbers of bids by month:

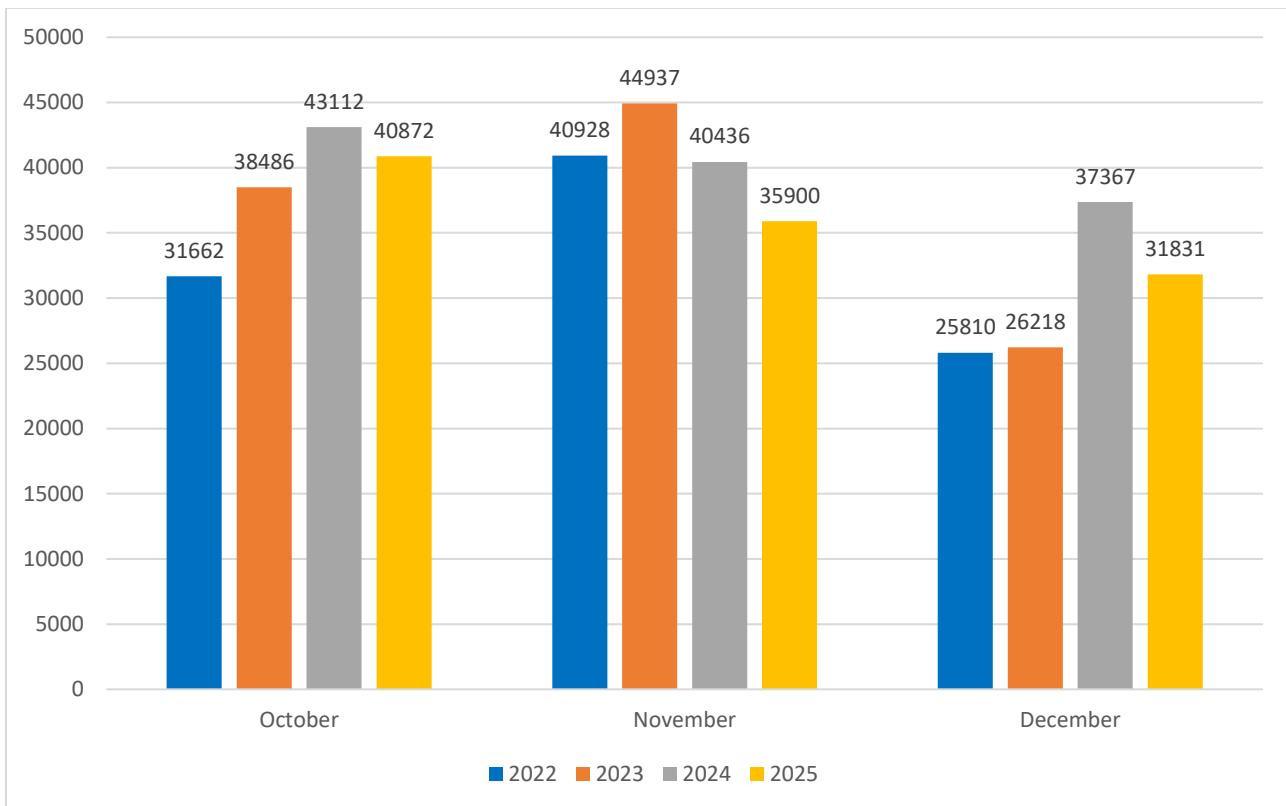
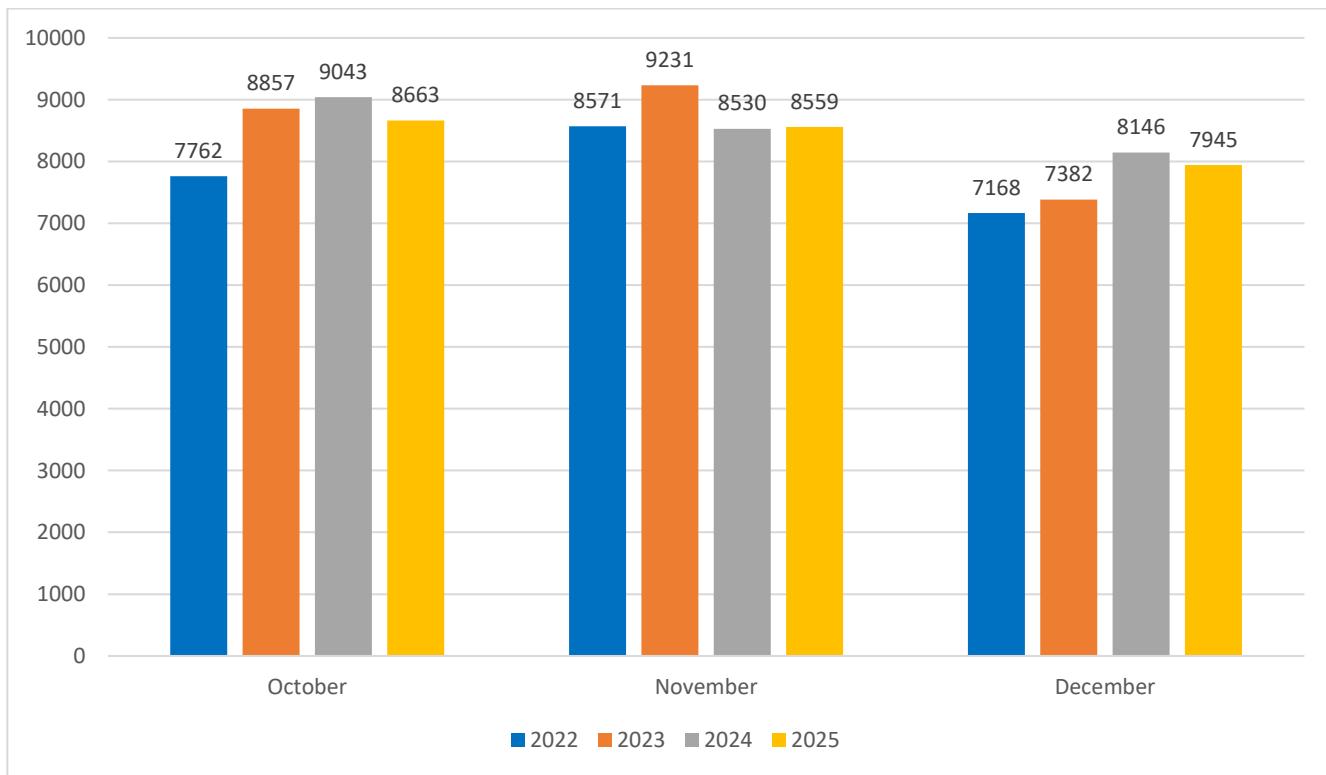


Chart 3 - Numbers of bidders by month:



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

There has been a 1% increase in the figures for backoffice/management bids whilst bids placed on the website have also increased by 2%. Mobile phone bids using the app has decreased by 2%. This is likely due to the recent system security update which meant that the app was no longer supported for those with older versions of mobile devices.

Table 6: Bid Source

Bid Source	Q3 2024-25		Q4 2024-25		Q1 2025-26		Q2 2025-26		Q3 2025-26	
	No.	%								
Autobid	14,260	12%	13,033	11%	12,974	11%	11,198	10%	10,557	10%
Direct Matches	72	0%	79	0%	98	0%	82	0%	96	0%
Back office / Management bid	1,937	2%	1,795	1%	1,627	1%	1,302	1%	1,799	2%
Mobile	43,598	36%	43,573	36%	43,972	37%	39,740	35%	35,213	32%
Website	61,048	50%	62,939	52%	60,514	51%	61,305	54%	61,260	56%
Total	120,915	100%	121,419	100%	119,185	100%	113,627	100%	108,603	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	64	94%	4	6%	68
Exeter	109	91%	11	9%	120
Mid Devon	79	93%	6	7%	85
North Devon	74	94%	5	6%	79
Plymouth	158	82%	34	18%	192
South Hams	54	95%	3	5%	57
Teignbridge	63	95%	3	5%	66
Torbay	73	82%	16	18%	89
Torridge	69	97%	2	3%	71
West Devon	27	100%		0%	27
Total	770	90%	84	10%	854

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.

	Band A	Band B	Band C	Band D	Band E	Total
East Devon	0%	9%	11%	28%	34%	25%
Exeter	0%	24%	25%	48%	0%	36%
Mid Devon	0%	9%	15%	33%	41%	31%
North Devon	0%	8%	11%	25%	25%	19%
Plymouth	0%	7%	10%	21%	30%	19%
South Hams	0%	37%	20%	45%	44%	41%
Teignbridge	0%	16%	21%	45%	0%	32%
Torbay	0%	4%	10%	24%	0%	16%
Torridge	0%	20%	12%	22%	30%	24%
West Devon	0%	36%	14%	43%	49%	41%
Total for Jan 2026	0%	13%	14%	31%	35%	25%
Oct 2025 figures	12%	13%	14%	29%	34%	25%
Jul 2025 figures	7%	13%	16%	32%	40%	28%
Apr 2025 figures	19%	17%	19%	40%	51%	35%

The number of inactive applicants has increased by 1% for Bands D and E respectively.

The average number of bids received for general needs properties let during Q3 is shown in Tables 9 and 10 below.

Table 9: Average number of bids for general needs properties by property type and size during Q3 2025/26

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
Bedsit	194				194
Bungalow	114	53			92
Flat	165	72	93	96	124
House	162	131	128	177	135
Maisonette	123	79	175		118
Other		70			70
Total Average	155	93	127	174	125

Table 10: Average number of bids for general needs properties by property type and local authority during Q3 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon	83	84	78	113	106		95
Exeter	125	62	80	173	64		100
Mid Devon		77	53	108	137	70	80
North Devon		125	105	124			119
Plymouth	388	94	264	244	204		226
South Hams		81	54	135	134		100
Teignbridge		78	58	113	45		82
Torbay		192	87	139	221		101
Torridge			46	97	76		83
West Devon			76	74			75
Total Average	194	92	124	135	118	70	125

Table 11 and 12 presents the same information for homes advertised as sheltered.

Table 11: Average number of bids for sheltered homes by property type and size during Q3 2025/26

	1 Bed	2 Bed	Total Average
Bedsit	17		17
Bungalow	107	51	96
Flat	39	13	36
House		27	27
Maisonette	53	29	45
Total Average	52	27	49

Table 12: Average number of bids for sheltered homes by property type and local authority during Q3 2025/26

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon		123	62			103
Exeter	17		33		81	37
Mid Devon			15			15
North Devon		51	41			42
Plymouth		120	74			91
South Hams			19			19
Teignbridge		69	23	27	29	38
Torbay		6	29		24	27
Torridge		58	23			32
West Devon			39			39
Total Average	17	96	36	27	45	49

Homes let:

There were 749 general needs homes let in the 3 months from 1st October to 31st December 2025 (Table 13 below) compared to 653 lets in Q3 of 2024/25.

68% of all general homes let were let to applicants in Band B.

Table 13: General needs homes let (1st October 2024 to 31st December 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	2%	38	64%	16	27%	4	7%		0%	59
Exeter	3	3%	74	67%	15	14%	18	16%	1	1%	111
Mid Devon	1	1%	50	60%	17	20%	11	13%	5	6%	84
North Devon		0%	47	68%	14	20%	4	6%	4	6%	69
Plymouth	1	1%	156	89%	10	6%	6	3%	3	2%	176
South Hams	1	2%	23	51%	14	31%	4	9%	3	7%	45
Teignbridge	1	2%	35	70%	10	20%	4	8%		0%	50
Torbay	2	3%	45	73%	12	19%	3	5%		0%	62
Torridge		0%	24	36%	32	48%	10	15%	1	1%	67
West Devon		0%	19	73%	2	8%	4	15%	1	4%	26
Q3 2025/26 Total	10	1%	511	68%	142	19%	68	9%	18	2%	749
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

There were a total of 94 homes advertised as sheltered (Table 14 below) let across Devon in the months of October to December 2025.

Table 14: Sheltered homes let (1st October 2025 to 31st December 2025):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	6	67%	1	11%	2	22%		0%	9
Exeter		0%	6	67%		0%	3	33%		0%	9
Mid Devon		0%		0%	1	100%		0%		0%	1
North Devon		0%	7	70%	3	30%		0%		0%	10
Plymouth	1	6%	12	75%	2	13%	1	6%		0%	16
South Hams		0%	6	50%	1	8%	3	25%	2	17%	12
Teignbridge		0%	9	56%	3	19%	4	25%		0%	16
Torbay		0%	7	44%	1	6%	8	50%		0%	16
Torridge		0%		0%	2	50%	1	25%	1	25%	4
West Devon		0%		0%		0%	1	100%		0%	1
Q3 2025/26 Total	1	1%	53	56%	14	15%	23	24%	3	3%	94
Q2 2025/26 Total		0%	53	52%	18	18%	25	25%	5	5%	101
Q1 2025/26 Total	1	1%	56	54%	13	13%	24	23%	10	10%	104

**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 62,430 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
2025/26 Q3	362	327	128	26	843

Table 16: Homes let (1st October 2025 to 31st December 2025) by local authority and property size.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
East Devon	25	35	7	1	68
Exeter	60	45	14	1	120
Mid Devon	32	38	14	1	85
North Devon	28	32	14	5	79
Plymouth	99	62	26	5	192
South Hams	23	17	13	4	57
Teignbridge	26	32	5	3	66
Torbay	40	29	9		78
Torridge	18	26	21	6	71
West Devon	11	11	5		27
Total	362	327	128	26	843

For more information please contact Lena Macfarlane (lena.macfarlane@exeter.gov.uk).