

Devon Home Choice
Quarterly Monitoring Report
(July 2023)



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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2023 to 30th June 2023.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has increased from 20,089 on 1st April 2023 to 21,163 on 1st July 2023, a rise of 5.3%.

East Devon, Exeter, Mid Devon, Plymouth, South Hams and and Torridge all saw an increase in numbers in Bands A to D with the largest rise of 12% in Plymouth.

Teignbridge and Torbay numbers saw very little variation whilst North Devon and West Devon's numbers decreased by 3%.

The number of households in Band E has increased by 3% since 1st April 2023 although this still remains at 33% of the total number of households on the DHC register.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	329	12%	878	33%	1,478	55%	2,686	2,864	52%
Exeter	3	0%	513	23%	596	27%	1,133	50%	2,245	5	0%
Mid Devon	2	0%	174	19%	309	34%	421	46%	906	787	46%
North Devon	2	0%	309	21%	388	27%	753	52%	1,452	709	33%
Plymouth	12	0%	1,745	20%	2,162	25%	4,635	54%	8,554	3,949	32%
South Hams	1	0%	205	25%	190	23%	427	52%	823	678	45%
Teignbridge		0%	247	22%	344	30%	539	48%	1,130	1	0%
Torbay	4	0%	340	20%	423	25%	925	55%	1,692	1	0%
Torridge		0%	170	15%	371	32%	621	53%	1,162	875	43%
West Devon	1	0%	122	24%	147	29%	243	47%	513	435	46%
Total	26	0%	4,154	20%	5,808	27%	11,175	53%	21,163	10,304	33%
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. 20% 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. 33% of households registered across Devon are in Band E).

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One bedroom properties remains the greatest need across all local authority areas (Table 2), with 55% of applicants requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st July 2023

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,520	57%	555	21%	410	15%	201	7%	2,686
Exeter	1,333	59%	473	21%	304	14%	135	6%	2,245
Mid Devon	447	49%	183	20%	191	21%	85	9%	906
North Devon	720	50%	371	26%	245	17%	116	8%	1,452
Plymouth	4,943	58%	1,826	21%	1,206	14%	579	7%	8,554
South Hams	492	60%	178	22%	94	11%	59	7%	823
Teignbridge	530	47%	285	25%	211	19%	104	9%	1,130
Torbay	880	52%	384	23%	280	17%	148	9%	1,692
Torridge	580	50%	298	26%	190	16%	94	8%	1,162
West Devon	265	52%	107	21%	82	16%	59	12%	513
Total	11,710	55%	4,660	22%	3,213	15%	1,580	7%	21,163

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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.

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

	Jul-21	Oct-21	Jan-22	Apr-22	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23	Change this quarter
East Devon	2,733	2,468	2,409	2,221	2,266	2,422	2,447	2,588	2,686	+98
Exeter	3,053	3,202	3,009	3,131	2,867	2,769	2,691	2,195	2,245	+50
Mid Devon	819	820	803	868	899	910	886	860	906	+46
North Devon	1,450	1,474	1,388	1,420	1,415	1,422	1,458	1,490	1,452	-38
Plymouth	5,455	5,751	6,103	6,957	7,003	6,887	7,175	7,666	8,554	+888
South Hams	768	781	799	895	823	801	784	798	823	+25
Teignbridge	1,050	1,111	1,097	1,046	1,007	1,164	1,192	1,132	1,130	-2
Torbay	1,424	1,458	1,507	1,570	1,603	1,620	1,665	1,688	1,692	+4
Torridge	825	873	929	962	898	1,039	1,142	1,144	1,162	+18
West Devon	482	454	508	579	516	512	500	528	513	-15
Total	18,059	18,392	18,552	19,649	19,388	19,546	19,940	20,089	21,163	+1074

Table 4 below shows the number of New Applications received by each local authority in each of the last five quarters.

The lower than average number of applications for all Local Authorities in Quarter 3 of 2022/23 was likely due to be a seasonal reduction. The number of new applications received during Q1 of 2023/24 was lower than during the previous quarter in all other areas whilst Exeter, South Hams, Teignbridge, Torridge and West Devon all saw higher figures than in the corresponding quarter in 2022/23.

Table 4: 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	Quarterly average
East Devon	254	254	186	253	189	227
Exeter	236	280	213	324	256	262
Mid Devon	142	119	112	144	132	130
North Devon	203	191	159	209	183	189
Plymouth	699	698	546	678	666	657
South Hams	128	115	136	143	145	133
Teignbridge	177	175	160	188	178	176
Torbay	298	296	224	290	276	277
Torridge	92	89	78	108	98	93
West Devon	82	89	63	96	85	83
Total	2,311	2,306	1,877	2,433	2,208	2,227

Bidding patterns:

Table 5 and Charts 1 & 2 below show the number of bids placed during Q1 of 2023/24 and the corresponding quarter in the previous 3 years, as well as for Q4 of the last year and the number of households who have placed at least one bid in each month.

The figures for both the number of bids and the number of bidders remain higher than average but are lower than both the previous quarter and the corresponding quarter of the last financial year.

Table 5: Numbers of bids and bidders by Q1 months including the figures for Q4 2022/23

Quarter	Month	No. of bids	No of bidders
2020/21 Q1	Apr-20	2,100	1,120
	May-20	7,924	2,848
	Jun-20	21,073	5,727
2021/22 Q1	Apr-21	25,947	6,453
	May-21	30,748	7,418
	Jun-21	29,302	7,067
2022/23 Q1	Apr-22	32,533	7,836
	May-22	32,549	7,858
	Jun-22	39,217	8,456
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

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Chart 1 - Numbers of bids by month:

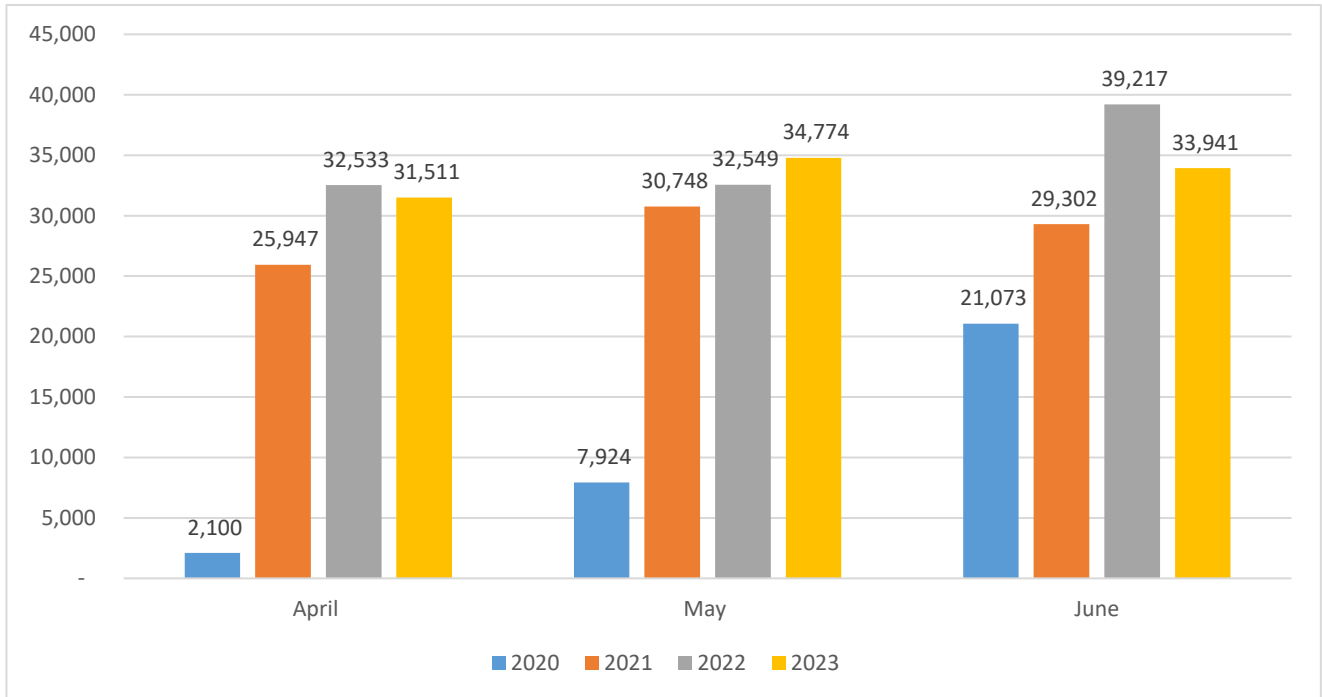
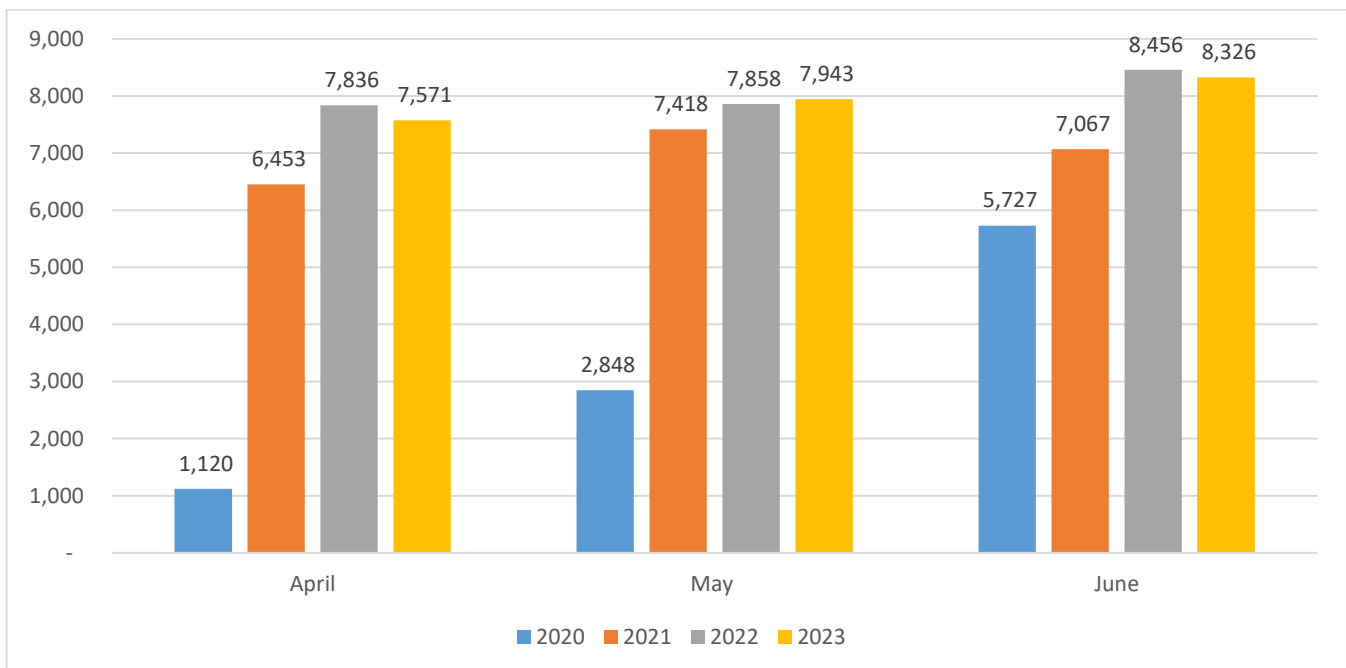


Chart 2 - Numbers of bidders by month:



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Table 6 shows how bids have been placed throughout the previous quarters (April 2022 to June 2023). The total number of bids placed fell by 13% from the previous quarter but still remain at high levels in comparison to previous years. The number and proportion of bids placed via the app reduced during this quarter possibly partly due to issues following the launch of the updated app which have now been resolved.

Table 6: Bid Source

Bid Source	Q1 2022-23		Q2 2022-23		Q3 2022-23		Q4 2022-23		Q1 2023-24	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	7,773	7%	9,912	9%	9,562	10%	12,518	11%	12,953	13%
Direct matches	76	0%	83	0%	94	0%	70	0%	105	0%
Back office / Management bid	1,645	2%	1,549	1%	1,861	2%	2,415	2%	2,170	2%
Mobile app	33,109	32%	32,675	31%	30,381	31%	34,065	30%	27,323	27%
Website	61,696	59%	60,418	58%	56,502	57%	66,231	57%	57,675	58%
Total	104,299	100%	104,637	100%	98,400	100%	115,299	100%	100,226	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	62	83%	13	17%	75
Exeter	119	92%	11	8%	130
Mid Devon	47	81%	11	19%	58
North Devon	73	96%	3	4%	76
Plymouth	191	88%	25	12%	216
South Hams	55	90%	6	10%	61
Teignbridge	88	85%	15	15%	103
Torbay	55	90%	6	10%	61
Torrige	36	92%	3	8%	39
West Devon	44	94%	3	6%	47
Total	770	89%	96	11%	866

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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).

The percentage of inactive applicants in Band B has increased from 20% in April 2023 to 27% in July 2023. The figures range from 13% in North Devon to 41% in Torridge.

62% of applicants in Band E are considered to be inactive.

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%	27%	45%	67%	73%	64%
Exeter	33%	28%	17%	36%	0%	29%
Mid Devon	0%	19%	26%	39%	47%	38%
North Devon	50%	13%	11%	29%	41%	28%
Plymouth	0%	32%	38%	57%	64%	52%
South Hams	0%	37%	27%	34%	44%	38%
Teignbridge	0%	23%	27%	37%	0%	31%
Torbay	50%	12%	19%	34%	50%	26%
Torridge	0%	41%	44%	62%	68%	60%
West Devon	0%	30%	24%	42%	50%	41%
Total for Jul 2023	15%	27%	32%	50%	62%	47%
Apr 2023 figures	0%	20%	11%	52%	61%	46%
Jan 2023 figures	0%	20%	35%	46%	54%	42%
Oct 2022 figures	7%	22%	26%	51%	59%	45%
Jul 2022 figures	0%	21%	27%	50%	58%	45%

The average number of bids received for properties let during Q1 is shown in tables 9 and 10 below. Across Devon, houses received the highest number of bids and Plymouth once again had the highest average number of bids overall on properties advertised in the region. Properties in Teignbridge and West Devon received the lowest number of bids overall.

Table 9: Average number of bids for general needs properties by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Average
Bedsit	100					100
Bungalow	83	63	42			74
Flat	159	66	60			121
House	274	135	138	250	123	145
Maisonette	221	59	59			107
Other		72				72
Total Average	148	92	132	250	123	123

Table 10: Average number of bids for general needs properties by property type and local authority during Q1 2023/24

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon	172	71	65	102	23	56	83
Exeter		1	108	204	145		134
Mid Devon		98	81	104	20		95
North Devon	29	125	104	171	165		142
Plymouth	100	51	221	269	89		194
South Hams		28	60	112	109	87	86
Teignbridge		59	42	72	14		53
Torbay		7	67	119	134		83
Torridge		58	34	124			83
West Devon		105	40	64			58
Total Average	100	74	121	145	107	72	123

Table 11 and 12 present the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has decreased slightly to 48 from 52 in the previous quarter.

Table 11: Average number of bids for sheltered homes by property type and size

	1 Bed	2 Bed	Total Average
Bedsit	13		13
Bungalow	111	75	106
Flat	32	12	29
Maisonette	55	38	50
Total Average	52	30	48

Table 12: Average number of bids for sheltered homes by property type and local authority during Q1 2023/24

Local Authority	Bedsit	Bungalow	Flat	Maisonette	Total Average
East Devon		136	35	119	108
Exeter	11		31	21	29
Mid Devon		144			144
North Devon			38	60	40
Plymouth	14	80	38		42
South Hams		192	16		30
Teignbridge		37	13	11	18
Torbay		6	28		26
Torridge		97	19		58
West Devon		44	63		57
Total Average	13	106	29	50	48

Homes let:

There were 731 general needs homes let in the 3 months from 1st April to 30th June 2023 (Table 13 below). This is an increase from the last quarter (656 lets) and from the corresponding quarter in 2022/23 (697) but still relatively low compared to the general needs homes let pre-covid (there were 1,041 lets in Q1 of 2019/20 and the 781 lets in Q1 of 2021/2022).

The percentage of homes let to applicants in Band B was 66% ranging from 32% in West Devon to 89% in North Devon. In Mid Devon 16% of lets went to applicants in Band E (No housing need).

Table 13: General needs homes let (1st April 2023 to 30th June 2023):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	31	60%	14	27%	6	12%	1	2%	52
Exeter	2	2%	73	65%	28	25%	7	6%	2	2%	112
Mid Devon		0%	38	69%	4	7%	4	7%	9	16%	55
North Devon	1	2%	58	89%	4	6%	2	3%		0%	65
Plymouth	4	2%	166	83%	19	10%	9	5%	1	1%	199
South Hams	1	2%	24	49%	12	24%	7	14%	5	10%	49
Teignbridge		0%	29	37%	29	37%	19	24%	2	3%	79
Torbay		0%	36	75%	7	15%	5	10%		0%	48
Torridge		0%	17	55%	6	19%	6	19%	2	6%	31
West Devon	1	2%	13	32%	14	34%	8	20%	5	12%	41
Q1 2023/24 Total	9	1%	485	66%	137	19%	73	10%	27	4%	731

Q4 2022/23 Total	12	2%	446	68%	118	18%	66	10%	14	2%	656
Q3 2022/23 Total	16	2%	495	61%	164	20%	107	13%	31	4%	813

There were a total of 135 homes advertised as sheltered (Table 14 below) let across Devon in the months of April to June 2023. This is an increase on the lets in the last 2 quarters and the Q1 figure in 2022/23 (115 lets).

Table 14: Sheltered homes let (1st April 2023 to 30th June 2023):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	16	70%	5	22%	2	9%		0%	23
Exeter		0%	10	56%	5	28%	3	17%		0%	18
Mid Devon	1	33%	2	67%		0%		0%		0%	3
North Devon		0%	6	55%	2	18%	3	27%		0%	11
Plymouth		0%	10	59%	3	18%	3	18%	1	6%	17
South Hams		0%	4	33%	3	25%	1	8%	4	33%	12
Teignbridge		0%	9	38%	2	8%	11	46%	2	8%	24
Torbay		0%	6	46%		0%	7	54%		0%	13
Torridge		0%	3	38%	3	38%	1	13%	1	13%	8
West Devon		0%	3	50%	2	33%	1	17%		0%	6
Q1 2023/24 Total	1	1%	69	51%	25	19%	32	24%	8	6%	135

Q4 2022/23 Total	2	2%	67	54%	19	15%	31	25%	6	5%	125
Q3 2022/23 Total	1	1%	40	41%	23	23%	28	29%	6	6%	98

**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 54,100 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 Q1	400	335	122	9	866

Table 16: Homes let (1 April 2023 to 30 June 2023) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+Bed	Total
East Devon	33	29	13		75
Exeter	61	50	18	1	130
Mid Devon	22	26	9	1	58
North Devon	33	28	11	4	76
Plymouth	116	74	26		216
South Hams	24	30	6	1	61
Teignbridge	45	42	16		103
Torbay	34	19	8		61
Torridge	15	16	6	2	39
West Devon	17	21	9		47
Total	400	332	138	9	866

For more information please contact Gary Pitman (gary.pitman@exeter.gov.uk) or Lena Macfarlane (lena.macfarlane@exeter.gov.uk).