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## Introduction:

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> July 2023 to 30<sup>th</sup> September 2023.

## Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) has decreased from 21,163 on 1<sup>st</sup> July 2023 to 20,630 on 1<sup>st</sup> October 2023, a drop of 2.5% although only Exeter, Plymouth and Torbay saw reductions.

Plymouth had the largest fall in the number of households in Bands A to D at 9.6%. This is mainly due to renewal processes. The largest increase was in Teignbridge at 15%

The number of households in Band E has decreased by 4.3% since 1<sup>st</sup> July 2023, from 10,304 to 9,858 and the percentage of the total register in Band E has dropped by 1% to 32%.

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

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
<b>East Devon</b>	3	0%	328	12%	923	33%	1,526	55%	2,780	2,952	52%
<b>Exeter</b>	4	0%	482	22%	564	26%	1,119	52%	2,169	8	0%
<b>Mid Devon</b>	4	0%	168	19%	304	33%	432	48%	908	782	46%
<b>North Devon</b>	5	0%	300	20%	415	28%	754	51%	1,474	683	32%
<b>Plymouth</b>	9	0%	1,698	22%	1,985	26%	4,038	52%	7,730	3,365	30%
<b>South Hams</b>		0%	229	27%	202	24%	426	50%	857	698	45%
<b>Teignbridge</b>	1	0%	276	21%	390	30%	632	49%	1,299		0%
<b>Torbay</b>	2	0%	305	18%	440	26%	936	56%	1,683		0%
<b>Torridge</b>	2	0%	175	14%	367	30%	664	55%	1,208	939	44%
<b>West Devon</b>		0%	135	26%	142	27%	245	47%	522	431	45%
<b>Total</b>	<b>30</b>	<b>0%</b>	<b>4,096</b>	<b>20%</b>	<b>5,732</b>	<b>28%</b>	<b>10,772</b>	<b>52%</b>	<b>20,630</b>	<b>9,858</b>	<b>32%</b>
<b>Jul 2023</b>	<b>26</b>	<b>0%</b>	<b>4,154</b>	<b>20%</b>	<b>5,808</b>	<b>27%</b>	<b>11,175</b>	<b>53%</b>	<b>21,163</b>	<b>10,304</b>	<b>33%</b>

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. 32% of households registered across Devon are in Band E).

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As per previous reports, one bedroom properties remains the greatest need across all local authority areas (Table 2), with 55% of applicants in Bands A to D requiring a one bedroom home.

**Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1<sup>st</sup> October 2023**

	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
<b>East Devon</b>	1,532	55%	585	21%	449	16%	214	8%	<b>2,780</b>
<b>Exeter</b>	1,280	59%	450	21%	303	14%	136	6%	<b>2,169</b>
<b>Mid Devon</b>	461	51%	180	20%	191	21%	76	8%	<b>908</b>
<b>North Devon</b>	710	48%	393	27%	254	17%	117	8%	<b>1,474</b>
<b>Plymouth</b>	4,384	57%	1,675	22%	1,120	14%	551	7%	<b>7,730</b>
<b>South Hams</b>	501	58%	178	21%	113	13%	65	8%	<b>857</b>
<b>Teignbridge</b>	626	48%	317	24%	241	19%	115	9%	<b>1,299</b>
<b>Torbay</b>	899	53%	363	22%	285	17%	136	8%	<b>1,683</b>
<b>Torridge</b>	608	50%	307	25%	194	16%	99	8%	<b>1,208</b>
<b>West Devon</b>	271	52%	107	20%	84	16%	60	11%	<b>522</b>
<b>Total</b>	<b>11,272</b>	<b>55%</b>	<b>4,555</b>	<b>22%</b>	<b>3,234</b>	<b>16%</b>	<b>1,569</b>	<b>8%</b>	<b>20,630</b>

Table 3 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter.

Reductions in the number of applications for individual LAs per quarter are likely to be the result of increased renewal activity.

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

	Oct-21	Jan-22	Apr-22	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23	Oct-23	Change this quarter
<b>East Devon</b>	2,468	2,409	2,221	2,266	2,422	2,447	2,588	2,686	2,780	<b>+94</b>
<b>Exeter</b>	3,202	3,009	3,131	2,867	2,769	2,691	2,195	2,245	2,169	<b>-76</b>
<b>Mid Devon</b>	820	803	868	899	910	886	860	906	908	<b>+2</b>
<b>North Devon</b>	1,474	1,388	1,420	1,415	1,422	1,458	1,490	1,452	1,474	<b>+22</b>
<b>Plymouth</b>	5,751	6,103	6,957	7,003	6,887	7,175	7,666	8,554	7,730	<b>-824</b>
<b>South Hams</b>	781	799	895	823	801	784	798	823	857	<b>+34</b>
<b>Teignbridge</b>	1,111	1,097	1,046	1,007	1,164	1,192	1,132	1,130	1,299	<b>+169</b>
<b>Torbay</b>	1,458	1,507	1,570	1,603	1,620	1,665	1,688	1,692	1,683	<b>-9</b>
<b>Torridge</b>	873	929	962	898	1,039	1,142	1,144	1,162	1,208	<b>+46</b>
<b>West Devon</b>	454	508	579	516	512	500	528	513	522	<b>+9</b>
<b>Total</b>	<b>18,392</b>	<b>18,552</b>	<b>19,649</b>	<b>19,388</b>	<b>19,546</b>	<b>19,940</b>	<b>20,089</b>	<b>21,163</b>	<b>20,630</b>	<b>-533</b>

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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. Only North Devon, South Hams and Torridge showed a decrease in the number of new applications received from July to September 2023.

**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	Q2 2023/24	Quarterly average
East Devon	254	254	186	253	189	204	223
Exeter	236	280	213	324	256	273	264
Mid Devon	142	119	112	144	132	133	130
North Devon	203	191	159	209	183	167	185
Plymouth	699	698	546	678	666	713	667
South Hams	128	115	136	143	145	133	133
Teignbridge	177	175	160	188	178	201	180
Torbay	298	296	224	290	276	291	279
Torridge	92	89	78	108	98	84	92
West Devon	82	89	63	96	85	86	84
<b>Total</b>	<b>2,311</b>	<b>2,306</b>	<b>1,877</b>	<b>2,433</b>	<b>2,208</b>	<b>2,285</b>	<b>2,237</b>

**Bidding patterns:**

Table 5 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 2023/24 and the figured for the corresponding quarter in the previous 3 years, and Q1 of 2023/24. The number of bids and bidders were highest in Q2 2023/24.

**Table 5: Numbers of bids and bidders by Q2 months including the figures for Q1 2023/24**

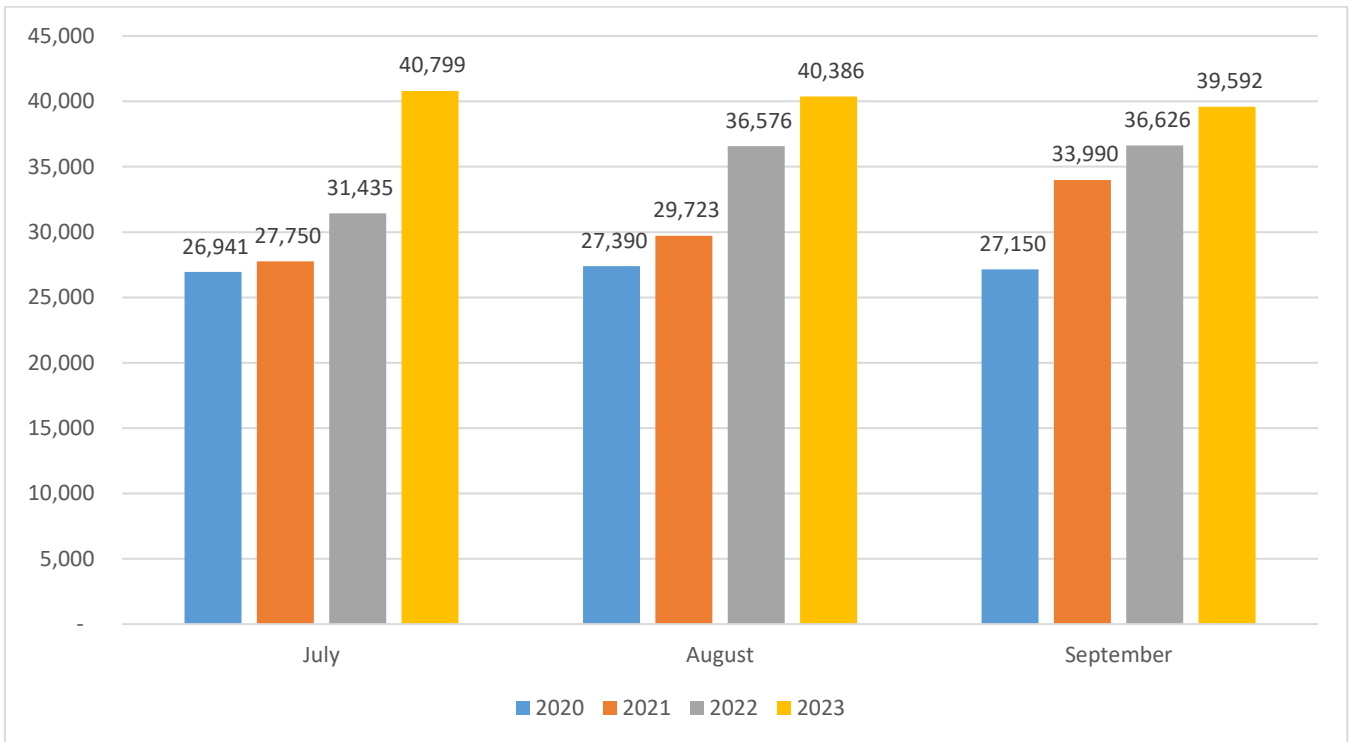
Quarter	Month	No. of bids	No of bidders
<b>2020/21 Q2</b>	Jul-20	26,941	6,398
	Aug-20	27,390	6,538
	Sep-20	27,150	6,739
<b>2021/22 Q2</b>	Jul-21	27,750	6,980
	Aug-21	29,723	7,321
	Sep-21	33,990	7,597
<b>2022/23 Q2</b>	Jul-22	31,435	7,820
	Aug-22	36,576	7,958
	Sep-22	36,626	8,279
<b>2023/24 Q1</b>	Apr-23	31,511	7,571
	May-23	34,774	7,943
	Jun-23	33,941	8,326
<b>2023/24 Q2</b>	Jul-23	40,799	8,748
	Aug-23	40,386	8,723
	Sep-23	39,592	8,621

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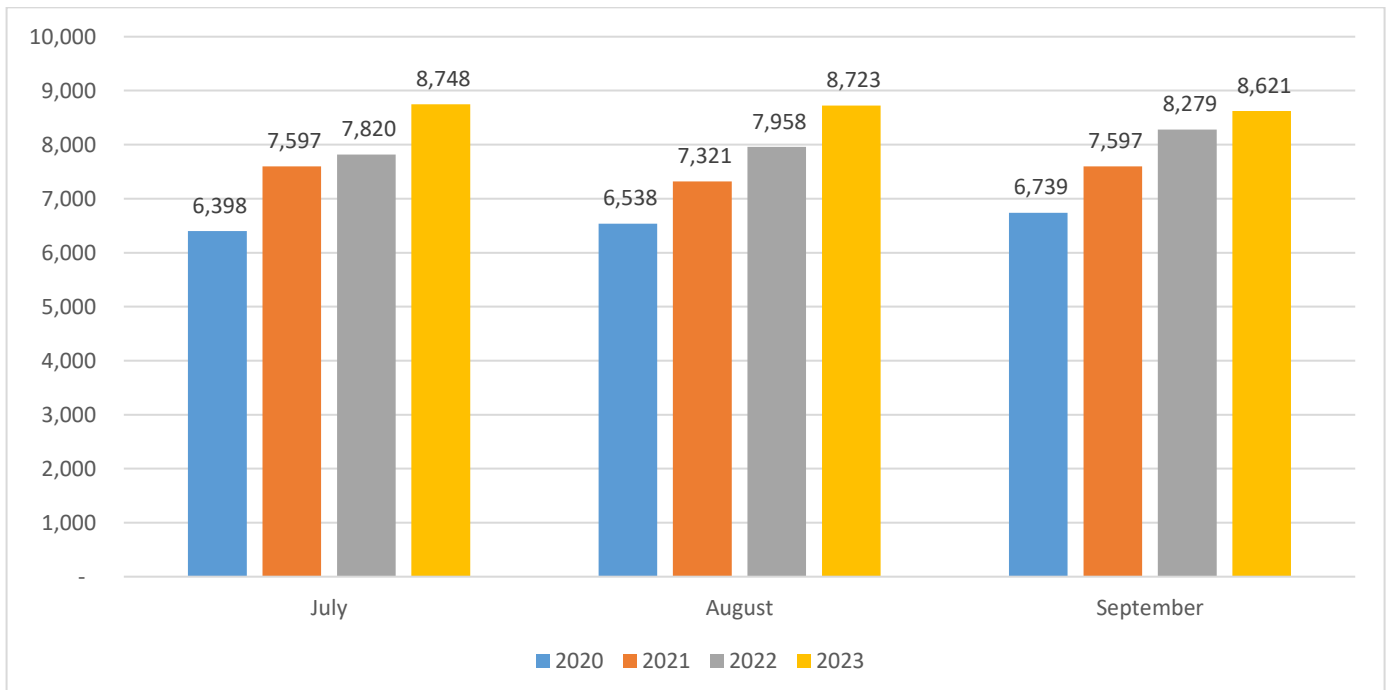


Charts 1 and 2 below show the year on year increase in the number of bids and bidders each month.

**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 (July 2022 to September 2023). The total number of bids increased by 20.5% from the last quarter and is at the highest level compared to previous years. The number of direct lets recorded also increased by 11% from the previous quarter.

**Table 6: Bid Source**

Bid Source	Q2 2022-23		Q3 2022-23		Q4 2022-23		Q1 2023-24		Q2 2023-24	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	9,912	9%	9,562	10%	12,518	11%	12,953	13%	15,607	13%
Direct matches	83	0%	94	0%	70	0%	105	0%	117	0%
Back office / Management bid	1,549	1%	1,861	2%	2,415	2%	2,170	2%	2,220	2%
Mobile app	32,675	31%	30,381	31%	34,065	30%	27,323	27%	38,199	32%
Website	60,418	58%	56,502	57%	66,231	57%	57,675	58%	64,634	54%
<b>Total</b>	<b>104,637</b>	<b>100%</b>	<b>98,400</b>	<b>100%</b>	<b>115,299</b>	<b>100%</b>	<b>100,226</b>	<b>100%</b>	<b>120,777</b>	<b>100%</b>

**Table 7: Number of and Percentage of Direct Lets by Local Authority Area**

Local authority	Choice Based Lets		Direct Lets		Total
	N	%	Y	%	
East Devon	120	79%	32	21%	152
Exeter	160	92%	14	8%	174
Mid Devon	42	86%	7	14%	49
North Devon	63	97%	2	3%	65
Plymouth	195	84%	36	16%	231
South Hams	55	87%	8	13%	63
Teignbridge	91	97%	3	3%	94
Torbay	64	96%	3	4%	67
Torridge	24	89%	3	11%	27
West Devon	32	97%	1	3%	33
<b>Total</b>	<b>846</b>	<b>89%</b>	<b>109</b>	<b>11%</b>	<b>955</b>

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 all bands has decreased to 42% from 47% in the previous quarter . The figures for inactive applicants in Band B reduced back to 20% from 27% in the previous quarter and range from 8% in North Devon to 35% in Torridge.

56% 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%	20%	38%	63%	68%	<b>59%</b>
Exeter	25%	19%	13%	38%	25%	<b>27%</b>
Mid Devon	0%	13%	19%	41%	47%	<b>37%</b>
North Devon	20%	8%	10%	28%	37%	<b>25%</b>
Plymouth	0%	23%	29%	50%	56%	<b>44%</b>
South Hams	0%	21%	18%	33%	41%	<b>33%</b>
Teignbridge	0%	16%	18%	39%	0%	<b>28%</b>
Torbay	0%	9%	13%	32%	0%	<b>23%</b>
Torridge	0%	35%	41%	60%	63%	<b>56%</b>
West Devon	0%	21%	15%	40%	44%	<b>36%</b>
<b>Total for Oct 2023</b>	<b>7%</b>	<b>20%</b>	<b>25%</b>	<b>46%</b>	<b>56%</b>	<b>42%</b>
<b>Jul 2023 figures</b>	<b>15%</b>	<b>27%</b>	<b>32%</b>	<b>50%</b>	<b>62%</b>	<b>47%</b>
<b>Apr 2023 figures</b>	<b>0%</b>	<b>20%</b>	<b>11%</b>	<b>52%</b>	<b>61%</b>	<b>46%</b>
<b>Jan 2023 figures</b>	<b>0%</b>	<b>20%</b>	<b>35%</b>	<b>46%</b>	<b>54%</b>	<b>42%</b>
<b>Oct 2022 figures</b>	<b>7%</b>	<b>22%</b>	<b>26%</b>	<b>51%</b>	<b>59%</b>	<b>45%</b>

The average number of bids received for properties let during Q2 is shown in Tables 9 and 10 below).

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

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
<b>Bedsit</b>	134				<b>134</b>
<b>Bungalow</b>	145	87			<b>124</b>
<b>Flat</b>	227	75	58	135	<b>152</b>
<b>House</b>	238	221	197	222	<b>209</b>
<b>Maisonette</b>	211	134	135		<b>160</b>
<b>Other</b>		93			<b>93</b>
<b>Total Average</b>	<b>208</b>	<b>129</b>	<b>190</b>	<b>208</b>	<b>170</b>

The average number of bids received per advert was 170 compared to 123 in the previous quarter.

**Table 10: Average number of bids for general needs properties by property type and local authority during Q2 2023/24**

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
<b>East Devon</b>		194	76	129	330	93	<b>105</b>
<b>Exeter</b>	175	259	105	208	132		<b>142</b>
<b>Mid Devon</b>		126	80	129			<b>112</b>
<b>North Devon</b>		175	82	177			<b>128</b>
<b>Plymouth</b>	60	116	298	418	214		<b>299</b>
<b>South Hams</b>		158	58	123	20		<b>95</b>
<b>Teignbridge</b>		70	56	116	54		<b>85</b>
<b>Torbay</b>	140	89	97	166			<b>123</b>
<b>Torridge</b>		73	25	158			<b>121</b>
<b>West Devon</b>	76		80	106			<b>94</b>
<b>Total Average</b>	<b>134</b>	<b>124</b>	<b>152</b>	<b>209</b>	<b>160</b>	<b>93</b>	<b>170</b>
<b>Previous Quarter</b>	<b>100</b>	<b>74</b>	<b>121</b>	<b>145</b>	<b>107</b>	<b>72</b>	<b>123</b>

Table 11 and 12 present the same information for homes advertised as sheltered. The average number of bids placed per sheltered property has increased to 73 from 48 in the last quarter.

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

	1 Bed	2 Bed	Total Average
<b>Bedsit</b>	43		<b>43</b>
<b>Bungalow</b>	163	88	<b>140</b>
<b>Flat</b>	56	38	<b>52</b>
<b>House</b>		23	<b>23</b>
<b>Maisonette</b>	62	17	<b>47</b>
<b>Total Average</b>	<b>78</b>	<b>53</b>	<b>73</b>

**Table 12: Average number of bids for sheltered homes by property type and local authority during Q2 2023/24**

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
<b>East Devon</b>	60	170	77			<b>118</b>
<b>Exeter</b>			107		129	<b>113</b>
<b>Mid Devon</b>			46			<b>46</b>
<b>North Devon</b>		88	43			<b>51</b>
<b>Plymouth</b>	18	128	71		80	<b>79</b>
<b>South Hams</b>			28		2	<b>25</b>
<b>Teignbridge</b>	48	52	23		32	<b>33</b>
<b>Torbay</b>			33			<b>33</b>
<b>Torridge</b>	9	102	43		30	<b>52</b>
<b>West Devon</b>				23	10	<b>17</b>
<b>Total Average</b>	<b>43</b>	<b>140</b>	<b>52</b>	<b>23</b>	<b>47</b>	<b>73</b>
<b>Previous Quarter</b>	<b>13</b>	<b>106</b>	<b>29</b>	<b>-</b>	<b>50</b>	<b>48</b>

### Homes let:

There were 812 general needs homes let in the 3 months from 1<sup>st</sup> July to 30<sup>th</sup> September 2023 (Table 13 below). This figure is higher than the same quarter in the previous 2 years. There were 668 lets in Q2 of 2022/2023 and 753 lets in Q2 of 2021/2022.

68% percent of all general homes let were let to applicants in Band B. Like previous quarters the higher percentage of Band B lets is likely due to the continued preference to homeless applicants.



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**Table 13: General needs homes let (1<sup>st</sup> July 2023 to 30<sup>th</sup> September 2023):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	43	40%	34	32%	18	17%	12	11%	107
Exeter	1	1%	110	65%	44	26%	11	7%	3	2%	169
Mid Devon	2	5%	27	63%	10	23%	3	7%	1	2%	43
North Devon		0%	43	91%	1	2%	3	6%		0%	47
Plymouth	10	5%	185	87%	10	5%	3	1%	5	2%	213
South Hams		0%	38	72%	6	11%	8	15%	1	2%	53
Teignbridge		0%	39	52%	21	28%	15	20%		0%	75
Torbay	3	5%	46	82%	6	11%	1	2%		0%	56
Torridge		0%	13	65%	3	15%	3	15%	1	5%	20
West Devon		0%	11	38%	5	17%	11	38%	2	7%	29
Q2 2023/24 Total	16	2%	555	68%	140	17%	76	9%	25	3%	812

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

There were a total of 143 homes advertised as sheltered (Table 14 below) let across Devon in the months of July to September 2023. This is an increase compared to the corresponding quarters in the last 2 quarters. There were 88 lets in Quarter 2 2022/23 and 132 lets in Quarter 2 2021/22 respectively.

**Table 14: Sheltered homes let (1<sup>st</sup> July 2023 to 30<sup>th</sup> September 2023):**

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	24	53%	7	16%	12	27%	2	4%	45
Exeter		0%	4	80%	1	20%		0%		0%	5
Mid Devon		0%	2	33%		0%	2	33%	2	33%	6
North Devon		0%	10	56%	3	17%	4	22%	1	6%	18
Plymouth		0%	9	50%	4	22%	5	28%		0%	18
South Hams		0%	1	10%		0%	9	90%		0%	10
Teignbridge		0%	5	26%	8	42%	6	32%		0%	19
Torbay		0%	8	73%	2	18%	1	9%		0%	11
Torridge		0%	2	29%	2	29%	3	43%		0%	7
West Devon		0%	2	50%		0%	2	50%		0%	4
Q2 2023/24 Total	-	0%	67	47%	27	19%	44	31%	5	3%	143

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

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*\*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 51,7000 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:**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
2010/11	1,758	1,490	633	76	<b>3,959</b>
2011/12	1,798	1,666	758	76	<b>4,302</b>
2012/13	1,579	1,463	586	52	<b>3,683</b>
2013/14	1,893	2,051	997	121	<b>5,071</b>
2014/15	1,774	1,998	950	90	<b>4,812</b>
2015/16	1,655	1,819	780	91	<b>4,345</b>
2016/17	1,840	1,828	746	100	<b>4,514</b>
2017/18	1,608	1,676	729	80	<b>4,093</b>
2018/19	1,719	1,968	802	109	<b>4,598</b>
2019/20	1,688	1,788	646	82	<b>4,204</b>
2020/21	1,368	1,303	529	60	<b>3,260</b>
2021/22	1,417	1,357	490	34	<b>3,298</b>
2022/23	1,402	1,275	463	48	<b>3,188</b>
2023/24 Q1	400	335	122	9	<b>866</b>
2023/24 Q2	415	390	133	17	<b>955</b>

**Table 16: Homes let (1 July 2023 to 30 September 2023) by local authority and property size.**

<b>Local Authority</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>	<b>Total</b>
<b>East Devon</b>	73	59	19	1	<b>152</b>
<b>Exeter</b>	71	75	26	2	<b>174</b>
<b>Mid Devon</b>	24	17	8		<b>49</b>
<b>North Devon</b>	30	24	11		<b>65</b>
<b>Plymouth</b>	102	87	37	5	<b>231</b>
<b>South Hams</b>	35	24	4		<b>63</b>
<b>Teignbridge</b>	24	50	16	4	<b>94</b>
<b>Torbay</b>	22	33	8	4	<b>67</b>
<b>Torrridge</b>	10	12	4	1	<b>27</b>
<b>West Devon</b>	24	9			<b>33</b>
<b>Total</b>	<b>415</b>	<b>390</b>	<b>133</b>	<b>17</b>	<b>955</b>

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