

Devon Home Choice
Quarterly Monitoring Report
(April 2021)



Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2020 to 31st March 2021.

Households registered with Devon Home Choice:

In the year to 31 March 2021 there has been 10.5% increase in the total number of applications placed in Band A – D from 15,529 on 01.04.2020 to 17,169 on 01.04.2021. The overall number of applications in Band E however has decreased by 3.3% (a difference of 285 applicants).

All Local Authorities have seen an increase in the number of applications in bands A – D.

The proportion of households in housing need in Band B has increased by 1% since April 2020, this equates to an increase of 380 applicants in total.

Across Devon, the percentage of households in housing need in Band B has increased in all Local Authority areas other than Teignbridge and Torridge which saw a slight decrease from 22% to 19% and 16% to 14% respectively.

Table 1: Number of households in housing need (Bands A to D) as at 1st April 2021

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0%	333	13%	836	32%	1,480	56%	2,652	2,254	46%
Exeter	10	0%	541	20%	754	27%	1,461	53%	2,766	23	1%
Mid Devon	3	0%	156	20%	288	37%	325	42%	772	775	50%
North Devon	1	0%	223	16%	392	28%	805	57%	1,421	964	40%
Plymouth	7	0%	900	17%	1,413	27%	3,009	56%	5,329	2,737	34%
South Hams	1	0%	152	22%	136	20%	401	58%	690	658	49%
Teignbridge	6	1%	188	19%	334	34%	468	47%	996		0%
Torbay	5	0%	262	19%	402	29%	694	51%	1,363		0%
Torridge	1	0%	102	14%	260	35%	371	51%	734	502	41%
West Devon		0%	77	17%	120	27%	249	56%	446	478	52%
Total	37	0%	2,934	17%	4,935	29%	9,263	54%	17,169	8,391	33%

Apr 2020	23	0%	2,554	16%	4,574	29%	8,378	54%	15,529	8,676	36%
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Note: The percentages given for Bands A – D refer to the proportion of households in housing need who are in that Band (e.g. 17% 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).

Table 2 below shows the change in numbers on the register by local authority between 1st April 2020 and 1st April 2021. All local authorities saw an increase in the number of households in housing need over the year ranging from a 4.9% increase in Plymouth to a 29% increase in Torridge.

Table 2: Change in numbers on the register between 1st April 2020 and 1st April 2021

	Bands A - D			Band E		
	1 st April 20	1 st April 21	% change in year	1 st April 20	1 st April 21	% change in year
East Devon	2,214	2,652	+20%	2,494	2,254	-10%
Exeter	2,598	2,766	+6%	11	23	+109%
Mid Devon	617	772	+25%	779	775	-0.5%
North Devon	1,216	1,421	+17%	1,173	964	-18%
Plymouth	5,080	5,329	+4.9%	2,739	2,737	-0.1%
South Hams	631	690	+9%	664	658	0.9%
Teignbridge	928	996	+7.32%	0	0	N/A
Torbay	1,281	1,363	+6.4%	0	0	N/A
Torridge	571	734	+29%	412	502	+22%
West Devon	393	446	+13%	404	478	+18%
Total	15,529	17,169	+11%	8,676	8,391	-3%

One bedroom properties remains the greatest need across all local authority areas, (Table 3) with 57% of applicants requiring a one bedroom home.

Table 3: Bedroom need of applicants in housing need (Bands A to D) as at 1st April 2021

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,540	58%	534	20%	386	15%	192	7%	2,652
Exeter	1,714	62%	533	19%	345	12%	174	6%	2,766
Mid Devon	402	52%	174	23%	136	18%	60	8%	772
North Devon	772	54%	344	24%	218	15%	87	6%	1,421
Plymouth	3,119	59%	1,138	21%	735	14%	337	6%	5,329
South Hams	415	60%	154	22%	82	12%	39	6%	690
Teignbridge	483	48%	260	26%	162	16%	91	9%	996
Torbay	707	52%	335	25%	213	16%	108	8%	1,363
Torridge	369	50%	201	27%	110	15%	54	7%	734
West Devon	234	52%	92	21%	81	18%	39	9%	446
Total	9,755	57%	3,765	22%	2,468	14%	1,181	7%	17,169

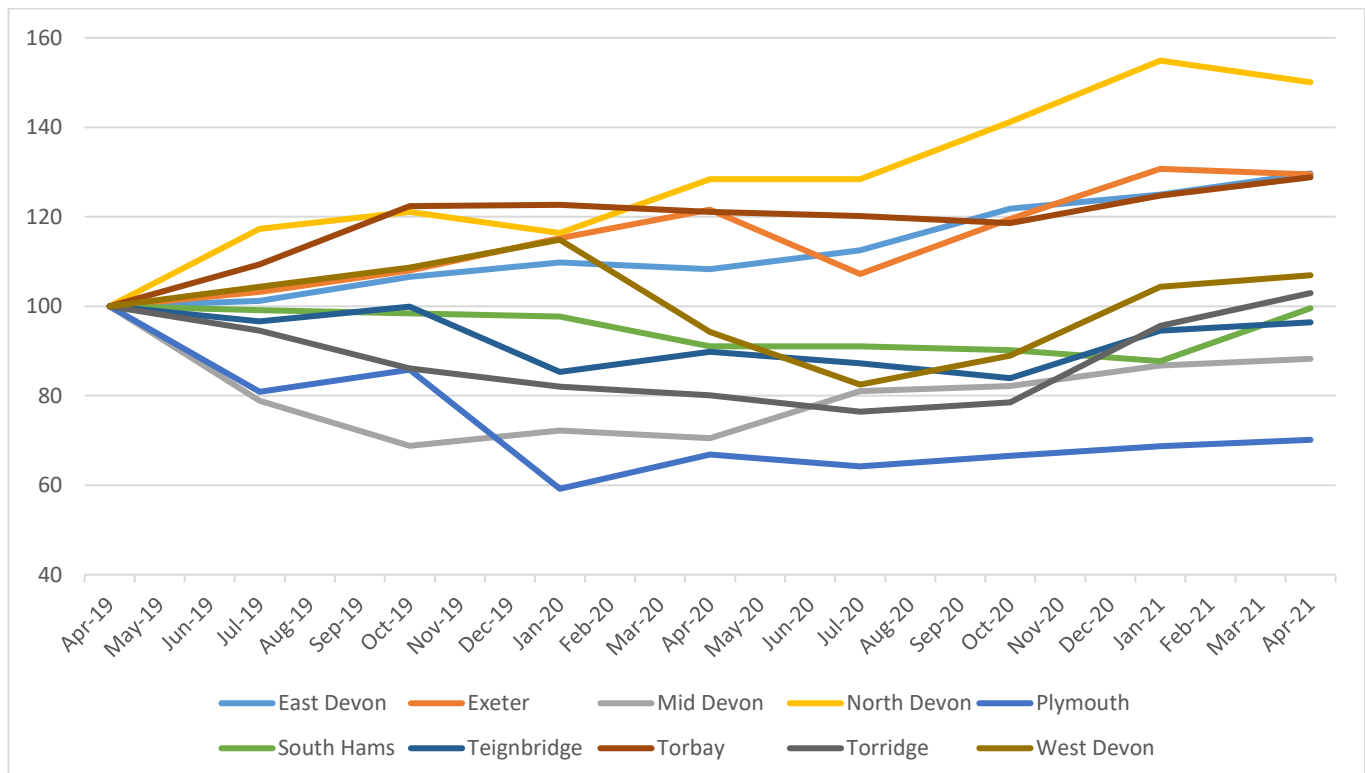
Table 4 below shows the numbers on the register in housing need (Bands A – D) in each local authority area by quarter. Q3 of 2020/21 saw the largest increase in the number of households in housing need, an increase of 6.5% from 15,820 to 16,912.

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

	Apr 19	Jul 19	Oct 19	Jan 20	Apr 20	Jul 20	Oct 20	Jan 21	Apr 21
East Devon	2,045	2,070	2,180	2,245	2,214	2,301	2,491	2,556	2,652
Exeter	2,136	2,205	2,307	2,461	2,598	2,290	2,553	2,792	2,766
Mid Devon	875	690	602	632	617	709	719	759	772
North Devon	947	1,111	1,147	1,102	1,216	1,216	1,337	1,467	1,421
Plymouth	7,599	6,146	6,521	4,499	5,080	4,880	5,059	5,221	5,329
South Hams	693	687	682	677	631	631	625	608	690
Teignbridge	1,033	998	1,032	881	928	901	867	977	996
Torbay	1,058	1,157	1,295	1,298	1,281	1,271	1,255	1,320	1,363
Torrige	713	674	614	585	571	545	560	682	734
West Devon	417	435	453	479	393	344	371	435	446
Total	17,516	16,173	16,833	14,859	15,529	15,082	15,820	16,912	17,169

Chart 1 below shows the variance in the number of households in housing need by local authority, using April 2019 as the base year. The chart indicates a range over the 2 year period between an increase of 50% in North Devon to a reduction of 30% in Plymouth

Chart 1: Number of households in housing need by local authority. April 2019 as the base.



Bidding Patterns

Table 5 and Charts 2 & 3 below show the number of bids placed in each month since May 2019. This also includes the number of households who have placed at least one bid in each month.

The data clearly indicates the effects of the Coronavirus pandemic particularly during April 2020 when no properties were advertised for 2 weeks due to the lockdown period and there was a phased return towards normal advertising and letting.

The effects of the pandemic can be seen throughout the first quarter of 2020/21 with the number of bids and bidders reflecting the reduced number of properties being advertised. The figures return to more normal levels in Q2.

Then number of bids and bidders during each month Q4 exceeds the corresponding month in the previous year, although it should be noted that the March 2020 figure will have been affected by the start of the Coronavirus restrictions.

Table 5: Number of bids and bidders by month

Month	No. of bids	No of bidders
May-19	29,861	6,650
Jun-19	25,625	5,986
Jul-19	28,655	6,590
Aug-19	27,815	6,576
Sep-19	25,472	6,599
Oct-19	34,418	7,311
Nov-19	26,341	6,433
Dec-19	23,076	5,551
Jan-20	24,978	6,207
Feb-20	24,041	6,158
Mar-20	22,635	5,868
Apr-20	2,100	1,120
May-20	7,924	2,848
Jun-20	21,073	5,727
Jul-20	26,941	6,398
Aug-20	27,390	6,538
Sept-20	27,150	6,739
Oct-20	29,045	6,879
Nov-20	28,893	6,725
Dec-20	25,366	6,318
Jan-21	28,020	6,799
Feb-21	28,718	6,764
Mar-21	30,292	7,052

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Chart 2: Numbers of bids by month (including trend line)

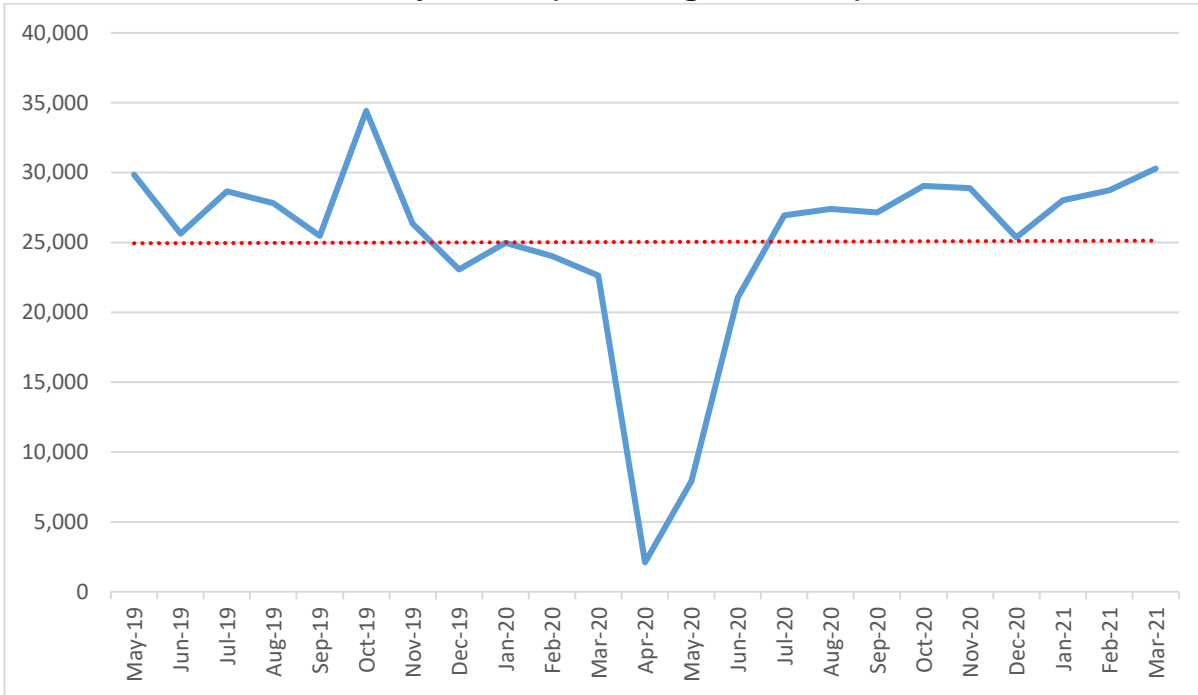


Chart 3: Numbers of bidders by month (including trend line):

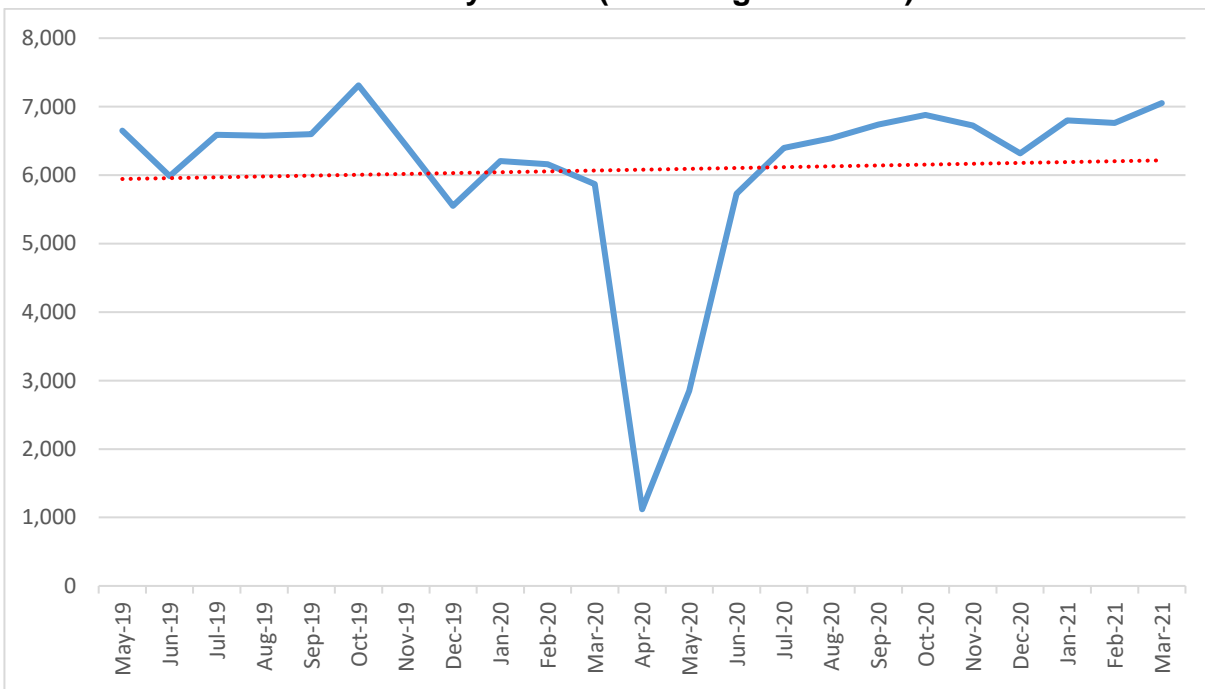


Table 6 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in or bid during the last 6 months and are not on autobid).

The proportion of inactive applicants across Bands B – E has reduced from the previous quarter's figures and are in line with the figures from April 2020. The proportion of inactive Band B applicants ranges from 11% in Mid Devon to 31% in Exeter.

Table 6: Percentage of applicants who have not 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%	43%	67%	62%	57%
Exeter	10%	31%	27%	50%	76%	40%
Mid Devon	33%	11%	19%	39%	48%	37%
North Devon	0%	20%	18%	40%	47%	37%
Plymouth	14%	22%	29%	49%	54%	44%
South Hams	0%	22%	24%	44%	47%	41%
Teignbridge	0%	13%	8%	31%	N/A	20%
Torbay	20%	18%	13%	39%	N/A	27%
Torridge	0%	18%	25%	45%	53%	42%
West Devon	N/A	29%	25%	51%	57%	49%
Total	11%	22%	26%	49%	54%	43%
January 2021 figures	31%	30%	33%	56%	65%	51%
April 2020 figures	13%	22%	25%	48%	52%	42%

Table 7 below shows the bid source for bids placed in March 2021 with the same month from previous years for comparison. The proportion of bids placed via the mobile app has remained steady at almost one third.

Table 7: Bid Source

Bid Source	March 2019		March 2020		March 2021	
	No.	%	No.	%	No.	%
Autobid	1,994	6%	1,472	7%	2,238	7%
Direct matches	39	0%	61	0%	40	0%
Back office/Management bid	637	2%	424	2%	322	1%
Mobile app	9,525	29%	7,062	31%	9,782	32%
Website	18,008	63%	13,616	60%	17,910	59%
Total	30,203	100%	22,635	100%	22,635	100%

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Table 8 and Chart 4 below show the average number of bids received for general needs homes let by property size. The first quarter of 2020/21 (largely pre-pandemic) saw lower than the average number of bids for 1 and 2 bedroom properties although each quarter since has seen an increase to higher than average levels.

Quarter 4 of 2020/21 saw the highest average number of bids for 1 bedroom homes at 114, with the quarter 3 figure also much higher than the overall average at 102.

Quarter 3 of 2020/21 saw the highest average number of bids for 3 bedroom homes at 107, with the quarter 4 figure also much higher than the overall average at 100. Quarter 3 also saw the highest number of bids for 4 bedroom homes

Table 8: Average number of bids for general needs homes

	1 bed	2 beds	3 beds	4 beds
2015/16/Q1	62	41	43	71
2015/16 Q2	65	39	43	47
2015/16 Q3	65	49	51	52
2015/16 Q4	64	47	49	51
2016/17 Q1	64	44	52	73
2016/17 Q2	62	47	59	60
2016/17 Q3	61	51	67	46
2016/17 Q4	64	53	59	53
2017/18 Q1	59	48	55	56
2017/18 Q2	63	52	63	61
2017/18 Q3	75	57	57	66
2017/18 Q4	79	63	60	93
2018/19 Q1	66	53	68	58
2018/19 Q2	69	53	70	90
2018/19 Q3	80	59	77	96
2018/19 Q4	82	63	100	94
2019/20 Q1	92	68	88	80
2019/20 Q2	86	65	92	87
2019/20 Q3	96	68	101	89
2019/20 Q4	83	51	87	86
2020/21 Q1	62	51	76	88
2020/21 Q2	92	66	96	90
2020/21 Q3	102	61	107	112
2020/21 Q4	114	69	101	91
Average	72	55	71	75

Chart 4: Average number of bids for general needs homes

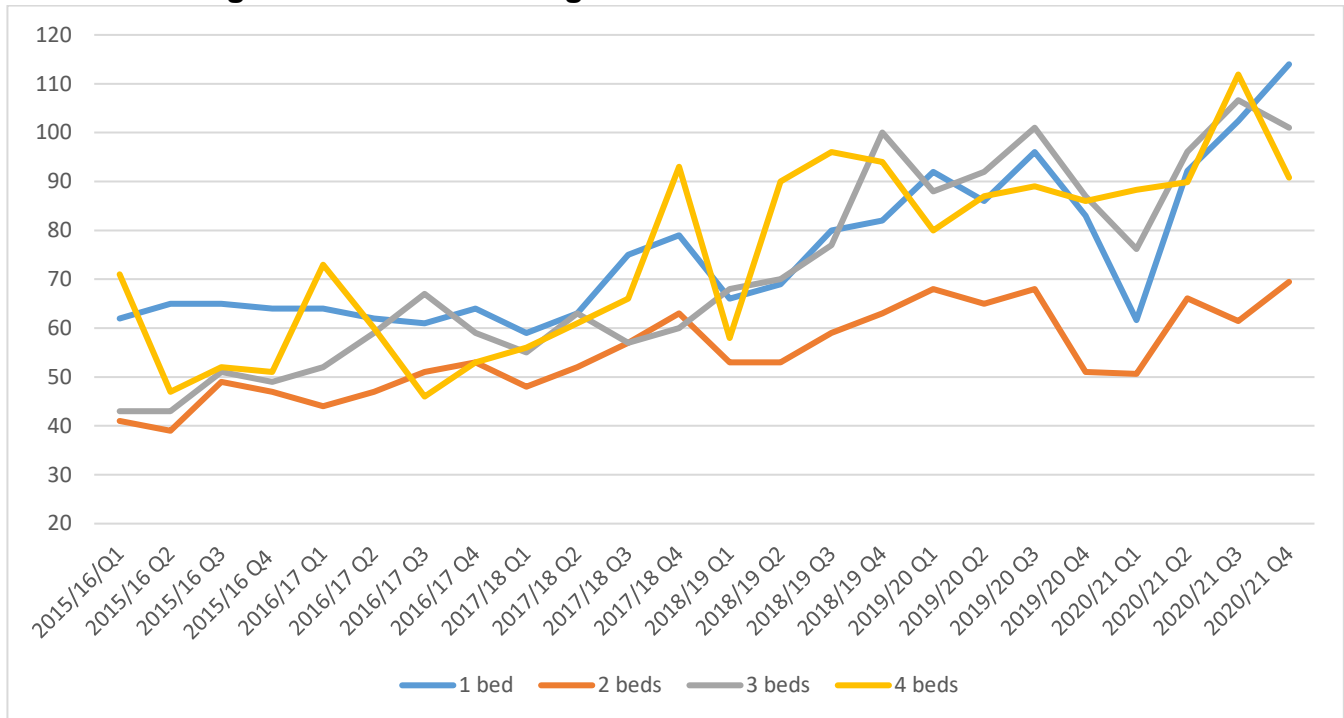


Table 9 below shows the average number of bids placed for general needs properties let during 2019/20 by local authority area and property type. The average number of bids increased for all property types and that was reflected across of LA areas. This may in part be due to the lower number of available properties over the course of the year.

Table 9: Average number of bids for general needs homes let during 2020/21 by property type.

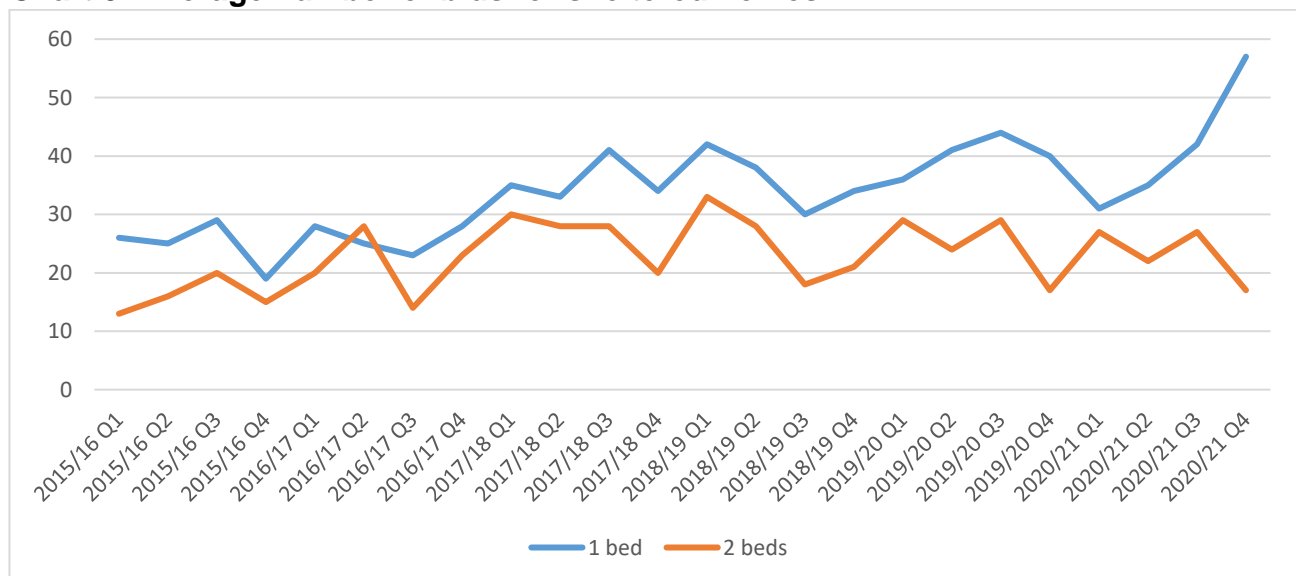
Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total	2019/20 Total
East Devon	1	96	55	92	51	63	72	60
Exeter	55	143	133	136	151	152	132	95
Mid Devon	30	85	44	81		43	63	55
North Devon		79	73	110	52	30	91	69
Plymouth	90	72	139	240	52		141	115
South Hams		85	26	84	66	47	52	38
Teignbridge	15	71	53	59	42		54	38
Torbay	60	142	71	105	23		84	58
Torridge		48	34	62	36		47	41
West Devon		71	39	69			53	37
Grand Total	68	81	92	121	62	93	97	
2019/20 average	56	58	64	106	47	47	78	

As was the case with general needs properties Quarter 4 of 2020/21 saw the highest average number of bids for 1 bedroom sheltered homes to date at 57, with the quarter 3 figure also much higher than the overall average at 42. (Table 10 below).

Table 10: Average number of bids for sheltered homes

	1 bed	2 beds
2015/16 Q1	26	13
2015/16 Q2	25	16
2015/16 Q3	29	20
2015/16 Q4	19	15
2016/17 Q1	28	20
2016/17 Q2	25	28
2016/17 Q3	23	14
2016/17 Q4	28	23
2017/18 Q1	35	30
2017/18 Q2	33	28
2017/18 Q3	41	28
2017/18 Q4	34	20
2018/19 Q1	42	33
2018/19 Q2	38	28
2018/19 Q3	30	18
2018/19 Q4	34	21
2019/20 Q1	36	29
2019/20 Q2	41	24
2019/20 Q3	44	29
2019/20 Q4	40	17
2020/21 Q1	31	27
2020/21 Q2	35	22
2020/21 Q3	42	27
2020/21 Q4	57	17
Average	34	23

Chart 5: Average number of bids for sheltered homes



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Homes let:

2,775 general need homes were let from 1st April 2020 to 31st March 2021 (Tables 11 and 12 below) this is down from a figure of 3,630 in 2019/20 and 4,009 in 2018/19. The reduction in the number of homes let is largely due the effects of the Coronavirus restrictions.

The proportion of general needs homes let to applicants in Band B during 2020/21 was 49%. This is up from a figure of 45% in 2019/20 and 44% in 2018/19.

There is a significant range between the proportions of general need properties let to households in Band B between local authorities – from 26% in South Hams to 73% in Torbay. 13% of general needs homes let in South Hams were let to households deemed to be in no housing need (Band E).

Table 11: General needs homes let (1 April 2020 to 31 March 2021)

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	3	1%	130	50%	94	36%	26	10%	9	3%	262
Exeter	6	2%	217	61%	99	28%	34	10%	1	0%	357
Mid Devon	2	1%	97	53%	46	25%	28	15%	9	5%	182
North Devon	2	1%	97	41%	72	31%	55	23%	10	4%	236
Plymouth	12	1%	463	51%	230	25%	188	21%	23	3%	916
South Hams	2	1%	57	26%	64	29%	66	30%	28	13%	217
Teignbridge	7	3%	97	46%	61	29%	47	22%		0%	212
Torbay	8	5%	129	73%	26	15%	13	7%		0%	176
Torrige		0%	36	39%	22	24%	29	31%	6	6%	93
West Devon	1	1%	43	35%	34	27%	34	27%	12	10%	124
Total	43	2%	1366	49%	748	27%	520	19%	98	4%	2775

Table 12: General needs homes let (1 April 2020 to 31 March 2021) by local authority and property size.

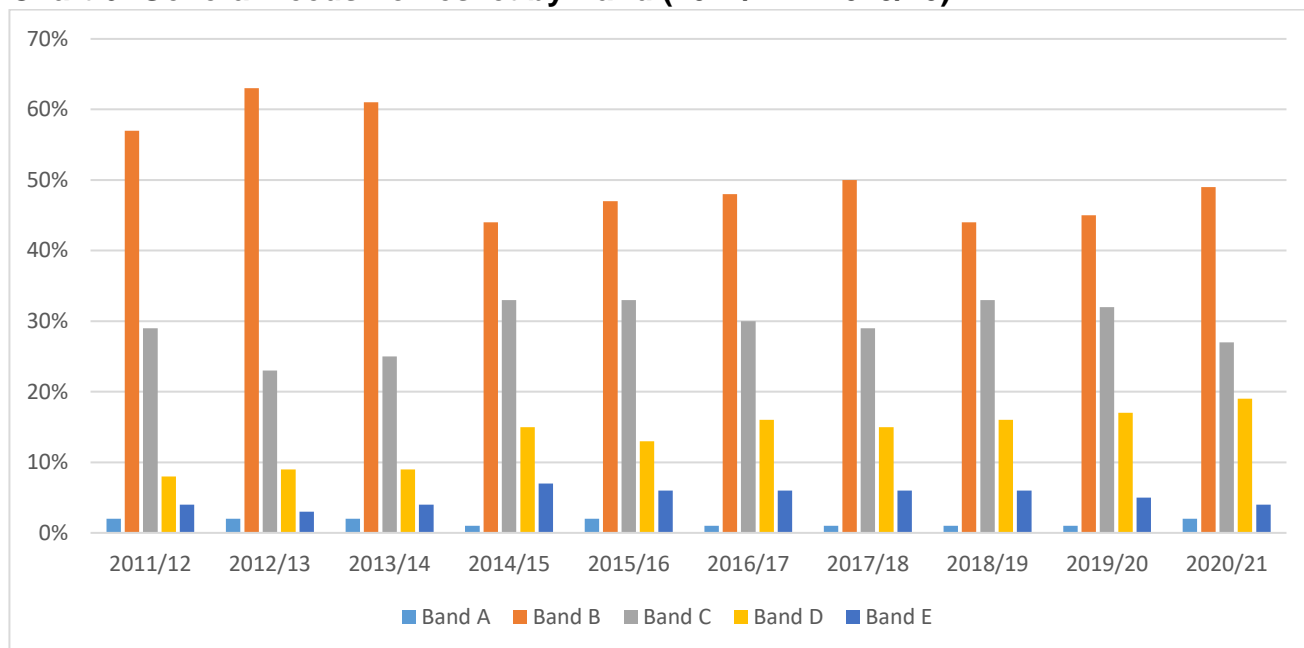
Local Authority	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
East Devon	45	139	69	9		262
Exeter	119	163	64	11		357
Mid Devon	56	83	40	3		182
North Devon	74	112	44	5	1	236
Plymouth	401	359	142	14		916
South Hams	80	91	40	6		217
Teignbridge	59	106	44	3		212
Torbay	58	77	39	1	1	176
Torridge	23	48	18	4		93
West Devon	46	51	25	2		124
Grand Total	961	1229	525	58	2	2775

Table 13 and chart 6 below show the overall proportion of general needs homes let by band for each financial year since 2011/12.

Table 13: General needs homes let by Band (2011/12 – 2020/21)

Year	Band A	Band B	Band C	Band D	Band E
2011/12	2%	57%	29%	8%	4%
2012/13	2%	63%	23%	9%	3%
2013/14	2%	61%	25%	9%	4%
2014/15	1%	44%	33%	15%	7%
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%

Chart 6: General needs homes let by Band (2011/12 – 2019/20):



485 sheltered homes were let from the 1st April 2020 to 31st March 2021 (Tables 14 and 15 below) this was also down from a figure of 574 in 2019/20 and 589 in 2018/19.

The proportion of sheltered properties let to applicants in Band B in 2020/21 was 38%, this is down from a figure of 43%. Once again, there is a vast range in the proportion of sheltered properties let to applicants in Band B between the local authorities in Devon, ranging from 14% in South Hams to 58% in East Devon. 21% of sheltered homes let in West Devon were let to households deemed to be in no housing need (Band E).

Table 14: Sheltered homes let (1 April 2020 to 31 March 2021)

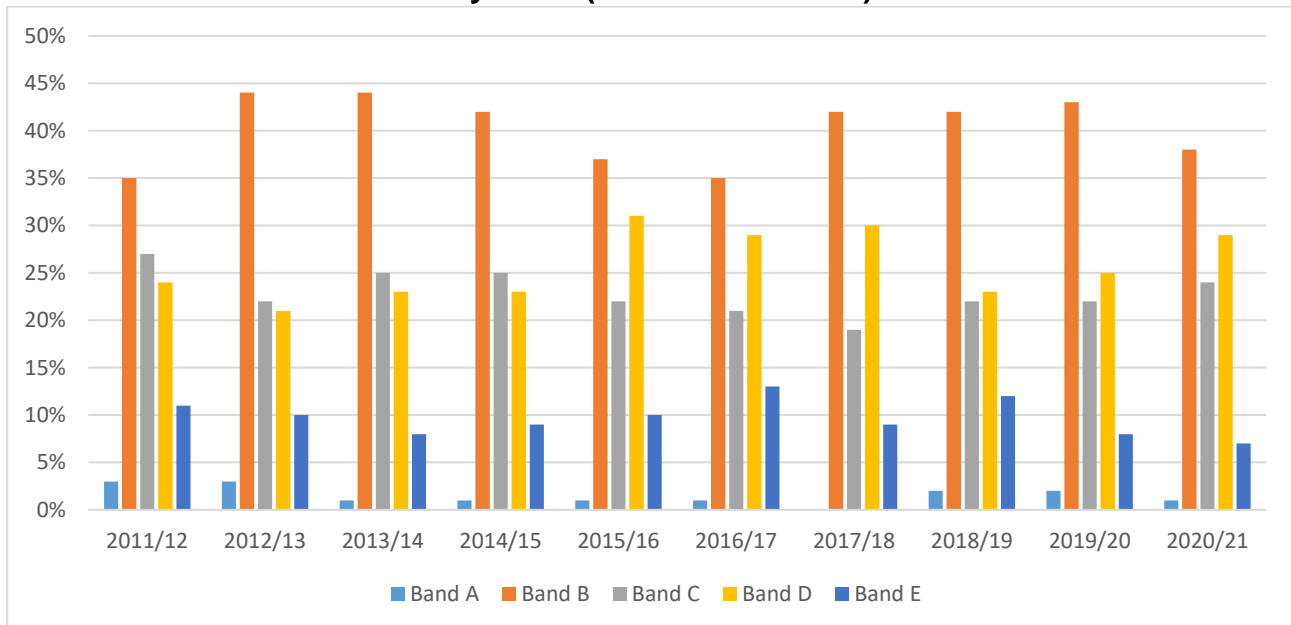
	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	52	58%	23	26%	11	12%	4	4%	90
Exeter	2	5%	17	43%	8	20%	13	33%		0%	40
Mid Devon	1	4%	12	48%	7	28%	4	16%	1	4%	25
North Devon		0%	22	41%	10	19%	19	35%	3	6%	54
Plymouth	1	1%	21	23%	22	24%	36	40%	11	12%	91
South Hams		0%	6	14%	8	19%	23	55%	5	12%	42
Teignbridge	1	2%	22	37%	19	32%	18	30%		0%	60
Torbay		0%	20	54%	9	24%	5	14%	3	8%	37
Torrige	2	7%	8	30%	8	30%	7	26%	2	7%	27
West Devon		0%	5	26%	4	21%	6	32%	4	21%	19
Total	7	1%	185	38%	118	24%	142	29%	33	7%	485

Table 15 and chart 7 below show the overall proportion of sheltered lets by band for each financial year since 2011/12.

Table 15: Sheltered needs homes let by Band (2011/12 – 2020/21)

Year	Band A	Band B	Band C	Band D	Band E
2011/12	3%	35%	27%	24%	11%
2012/13	3%	44%	22%	21%	10%
2013/14	1%	44%	25%	23%	8%
2014/15	1%	42%	25%	23%	9%
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%

Chart 7: Sheltered homes let by Band (2011/12 – 2020/21)



Over 46,000 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 16 and Chart 8 below. The total number of homes let during 2020/21 (3,620) is the lowest annual figure since DHC began. That is due the effects of the Coronavirus pandemic and the restrictions imposed as a result.

Table 16: Number of properties let

Year	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
Total	17,312	17,747	7,627	877	46,841

Chart 8: Number of properties let by bedroom size

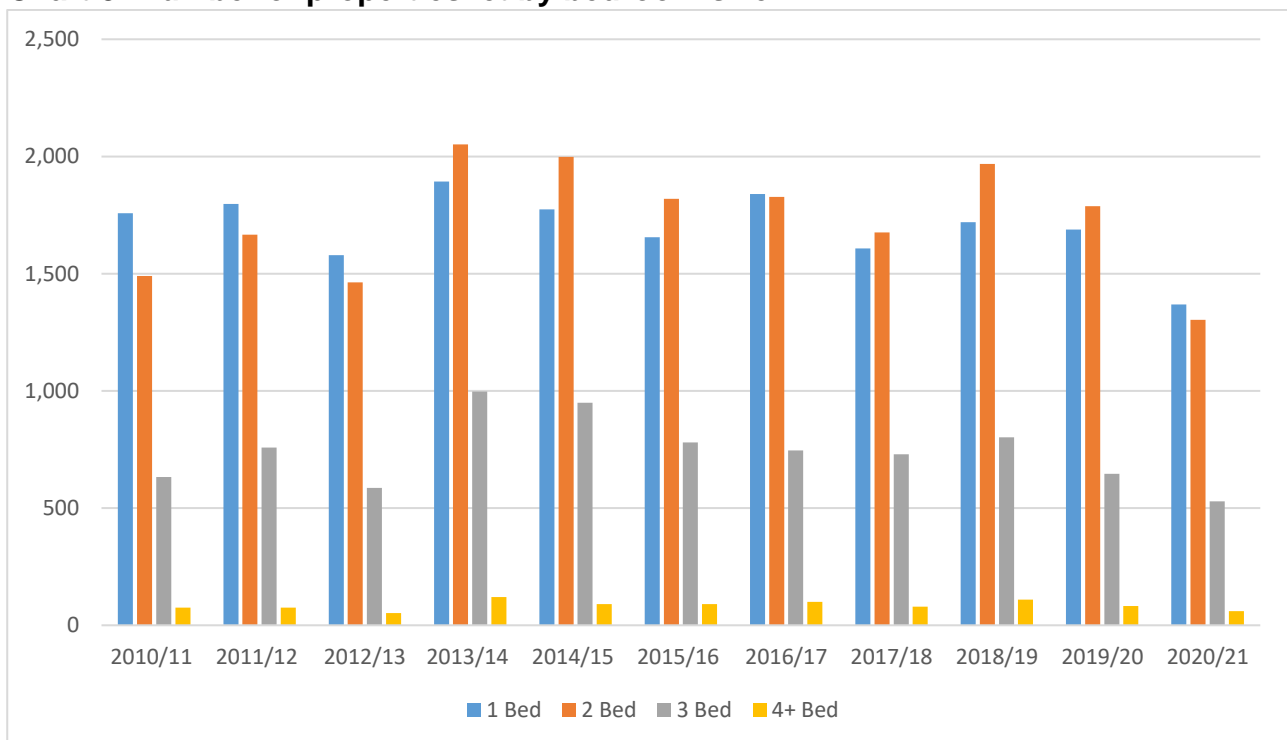
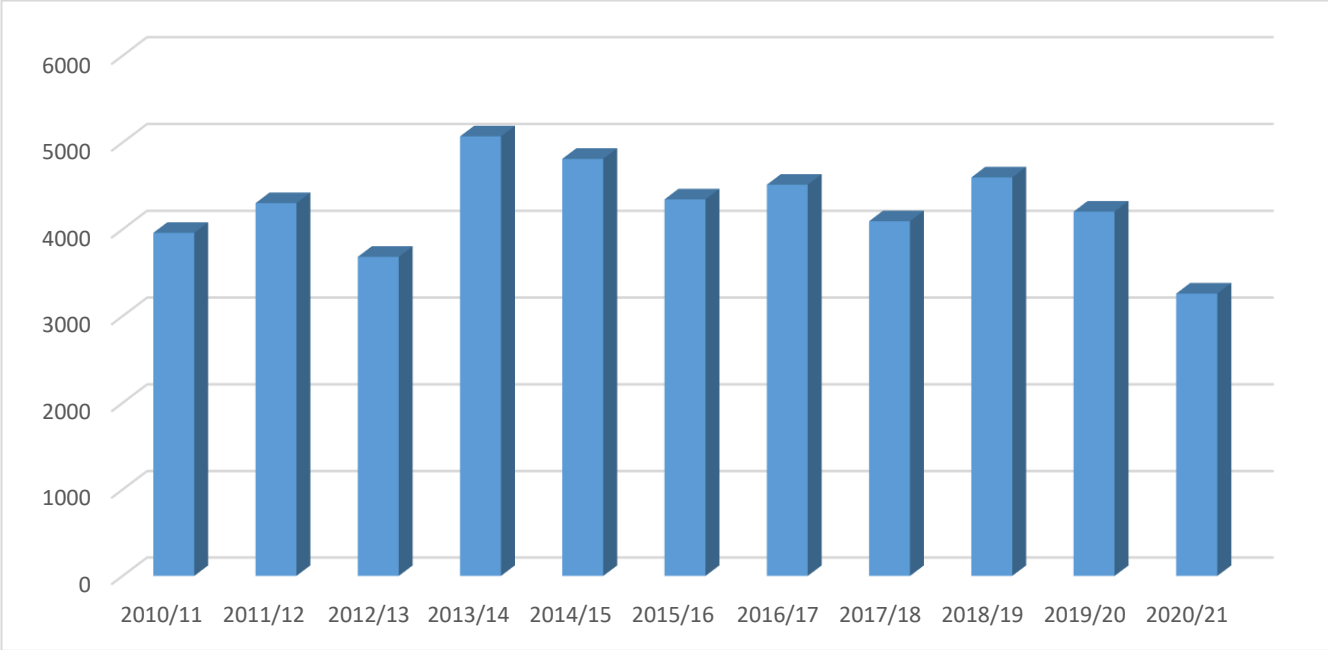


Chart 9: Number of properties let per year



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