

Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2019 to 31st March 2020.

Households registered with Devon Home Choice:

In the year to 31 March 2020, there has been a decrease in the total number of applicants placed in Band A – D of 11% (from 17,516 applicants to 15,529 applicants). The overall percentage of applications in Band E also decreased by 19% (a difference of 2,068 applicants). The majority of this reduction is due to renewal activity in Plymouth where the total number on the register fell by almost 36% from 11,916 to 7,819.

The largest increases in total register numbers (Bands A – E) came in Exeter (22%), North Devon (21%) and Torbay (21%).

The proportion of households in housing need in Band B remained at 16% in April 2020.

Across Devon, the proportion of households in housing need in Band B ranged from 11% in East Devon to 22% in South Hams and Teignbridge. The proportion of households in housing need in Band D ranged from 43% in Teignbridge to 57% in North Devon.

Table 1: Number of households in housing need (Bands A to D) as at 1st April 2020

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	243	11%	725	33%	1,245	56%	2,214	2,494	53%
Exeter	6	0%	501	19%	714	27%	1,377	53%	2,598	11	0%
Mid Devon	1	0%	118	19%	216	35%	282	46%	617	779	56%
North Devon	2	0%	157	13%	366	30%	691	57%	1,216	1,173	49%
Plymouth	5	0%	791	16%	1,440	28%	2,844	56%	5,080	2,739	35%
South Hams	0	0%	136	22%	139	22%	356	56%	631	664	51%
Teignbridge	4	0%	206	22%	318	34%	400	43%	928	-	0%
Torbay	3	0%	249	19%	324	25%	705	55%	1,281	-	0%
Torridge	0	0%	89	16%	208	36%	274	48%	571	412	42%
West Devon	1	0%	64	16%	124	32%	204	52%	393	404	51%
Total	23	0%	2,554	16%	4,574	29%	8,378	54%	15,529	8,676	36%

Apr 2019	27	0%	2,888	16%	5,211	30%	9,390	54%	17,516	10,744	38%
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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. 16% 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. 36% of households registered across Devon are in Band E).

Table 2 below shows the change in numbers on the register by local authority between 7th April 2019 and 1st April 2020. Six local authorities (Mid Devon, Plymouth, South Hams, Teignbridge, Torridge and West Devon) saw a reduction in the number of households in housing need over the year, whilst the other four local authorities saw an increase.

Table 2: Change in numbers on the register between 7th April 2019 and 1st April 2020

	Bands A - D			Band E		
	7 th April 19	1st April 20	% change in year	7 th April 19	1 st April 20	% change in year
East Devon	2,045	2,214	+8%	2,623	2,494	-5%
Exeter	2,136	2,598	+22%	5	11	N/A
Mid Devon	875	617	-29%	1,081	779	-28%
North Devon	947	1,216	+28%	1,030	1,173	+14%
Plymouth	7,599	5,080	-33%	4,317	2,739	-37%
South Hams	692	631	-9%	758	664	-12%
Teignbridge	1,033	928	-10%	0	0	N/A
Torbay	1,058	1,281	+21%	0	0	N/A
Torridge	713	571	-20%	474	412	-13%
West Devon	417	393	-6%	456	404	-11%
Total	17,516	15,529	-11%	10,744	8,676	-19%

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 2020

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,281	58%	448	20%	320	14%	165	7%	2,214
Exeter	1,565	60%	522	20%	349	13%	162	6%	2,598
Mid Devon	331	54%	129	21%	106	17%	51	8%	617
North Devon	674	55%	282	23%	178	15%	82	7%	1,216
Plymouth	2,993	59%	1,111	22%	692	14%	284	6%	5,080
South Hams	364	58%	156	25%	71	11%	40	6%	631
Teignbridge	463	50%	239	26%	158	17%	68	7%	928
Torbay	664	52%	309	24%	205	16%	103	8%	1,281
Torridge	292	51%	131	23%	102	18%	46	8%	571
West Devon	192	49%	87	22%	79	20%	35	9%	393
Total	8,819	57%	3,414	22%	2,260	15%	1,036	7%	15,529

Table 4 below shows the numbers on the register in housing need (Bands A – D) in each local authority area by quarter. Compared to the previous quarter, in quarter 4 of 2019/20

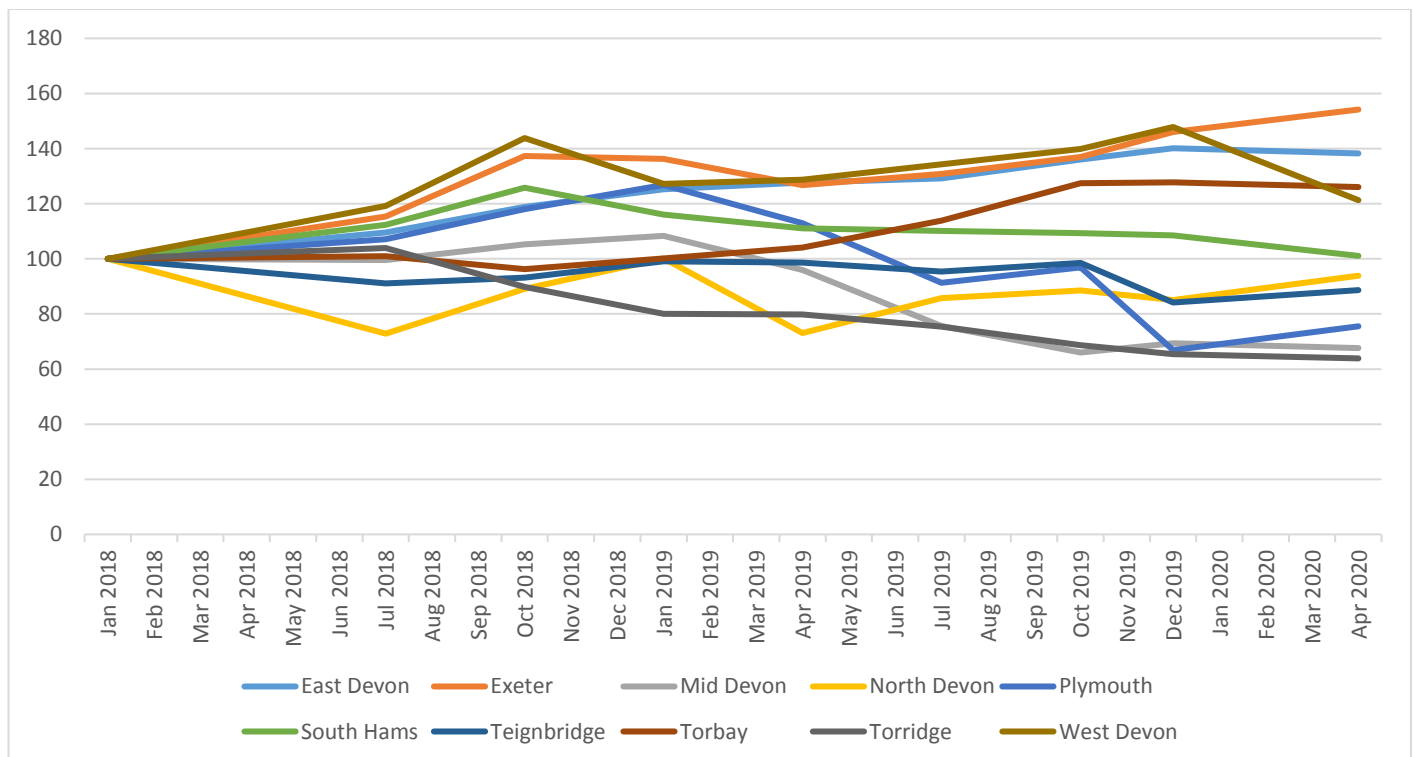
there has been an increase in the number of households in housing need (Bands A – D) of 5% from 14,859 applicants to 15,529. Six local authorities had a reduction in housing need in the last quarter with a decrease ranging from 1% in Torbay to 18% in West Devon. There were increases in numbers within 4 local authority areas ranging from 5% in Teignbridge to 13% in Plymouth.

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

	Apr 18	Jul 18	Oct 18	Jan 19	Apr 19	Jul 19	Oct 19	Jan 20	Apr 20
East Devon	1,713	1,755	1,903	2,007	2,045	2,070	2,180	2,245	2,214
Exeter	1,772	1,943	2,314	2,297	2,136	2,205	2,307	2,461	2,598
Mid Devon	891	908	960	988	875	690	602	632	617
North Devon	1,182	944	1,155	1,298	947	1,111	1,147	1,102	1,216
Plymouth	6,695	7,209	7,940	8,532	7,599	6,146	6,521	4,499	5,080
South Hams	629	701	785	724	693	687	682	677	631
Teignbridge	998	953	976	1,037	1,033	998	1,032	881	928
Torbay	1,073	1,026	978	1,018	1,058	1,157	1,295	1,298	1,281
Torrige	877	929	803	716	713	674	614	585	571
West Devon	345	386	466	412	417	435	453	479	393
Total	16,175	16,754	18,280	19,029	17,516	16,173	16,833	14,859	15,529

Chart 1 below shows the variance in the number of households in housing need by local authority, using January 2018 as the base year. The chart indicates a range between an increase of 54% in Exeter to a reduction of 37% in Torrige.

Chart 1: Number of households in housing need by local authority. January 2018 as the base.



Bidding Patterns

Table 5 and Charts 2 & 3 below show the number of bids placed in each month in the last two financial years (April 2018 until March 2019 and April 2019 until March 2020). This also includes the number of households who have placed at least one bid in each month.

The average number of bids placed per month in 2019/20 was 26,477 compared to a figure of 25,716 in 2018/19, an increase of 3%. The average number of bidders per month also rose from 6,066 to 6,346, an increase of nearly 5%.

Although there were 4 full letting cycles during March 2020 the slight reduction in numbers from the yearly average may reflect some concerns from bidders relating to the COVID-19 movement restrictions which came into force prior to the final letting cycle.

Table 5: Number of bids and bidders by month

Month	No. of bids	No. of bidders	Month	No. of bids	No. of bidders
Apr-18	21,404	5,080	Apr-19	24,803	6,221
May-18	24,725	5,683	May-19	29,861	6,650
Jun-18	20,410	5,304	Jun-19	25,625	5,986
Jul-18	23,550	6,008	Jul-19	28,655	6,590
Aug-18	27,019	6,227	Aug-19	27,815	6,576
Sep-18	24,334	5,857	Sep-19	25,472	6,599
Oct-18	27,920	6,129	Oct-19	34,418	7,311
Nov-18	28,175	6,357	Nov-19	26,341	6,433
Dec-18	20,552	5,676	Dec-19	23,076	5,551
Jan-19	32,428	6,972	Jan-20	24,978	6,207
Feb-19	27,869	6,505	Feb-20	24,041	6,158
Mar-19	30,203	6,990	Mar-20	22,635	5,868

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

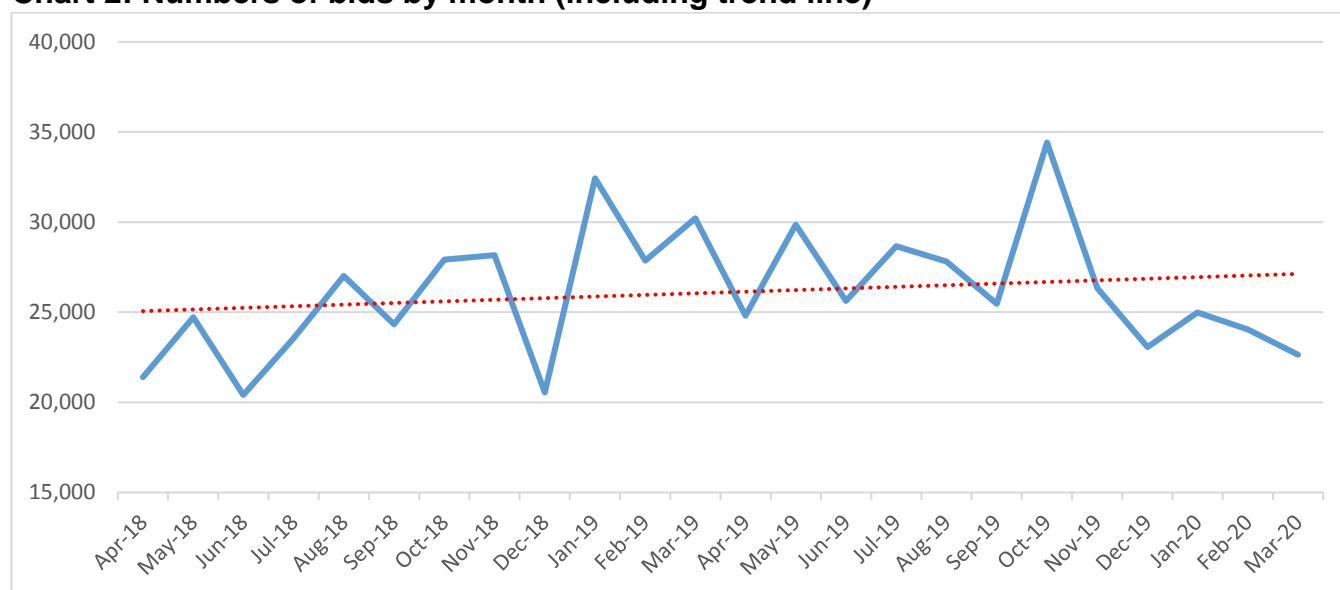


Chart 3: Numbers of bidders by month (including trend line):

Devon Home Choice
Quarterly Monitoring Report
(April 2020)

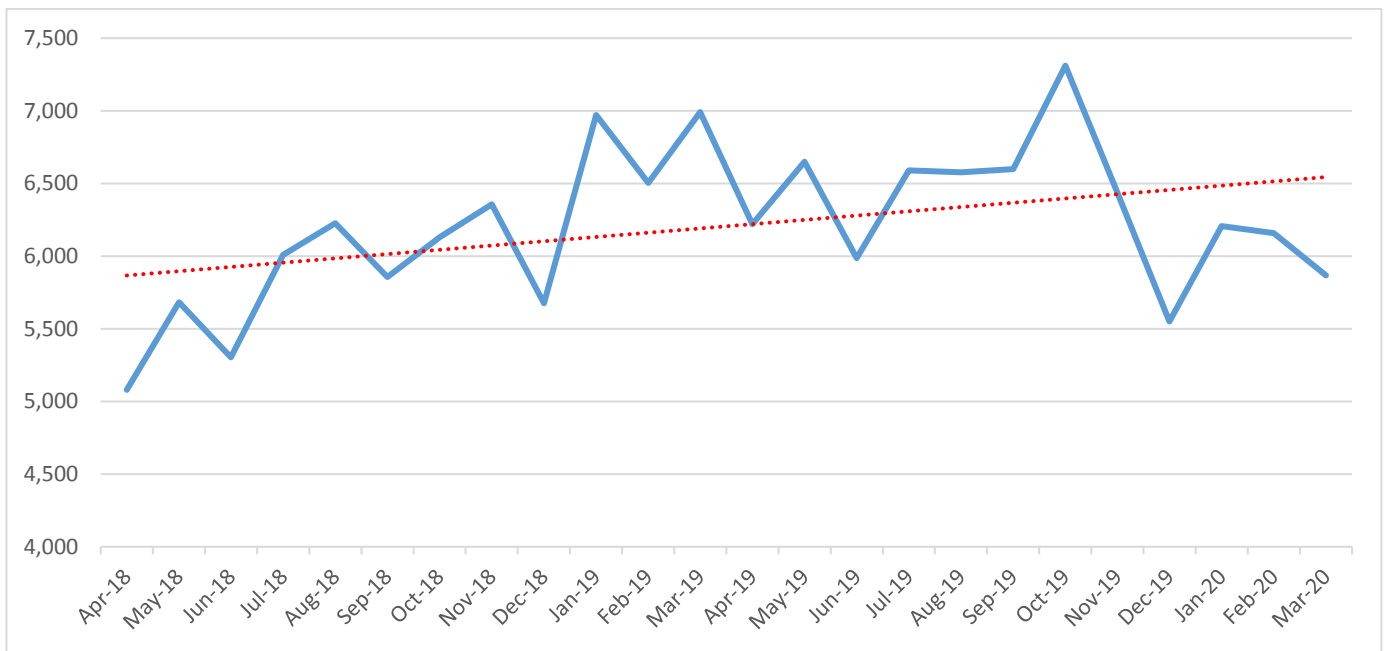


Table 6 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in or bid during the last 6 months and are not on autobid).

The proportion of inactive applicants has reduced across Bands B – E for the second year running. The Band A figure is based on a very small sample and may indicate that some applicants have had the band for a very short period of time.

Table 6: Percentage of applicants who have not 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	100%	9%	43%	65%	64%	58%
Exeter	0%	29%	23%	52%	36%	40%
Mid Devon	0%	14%	16%	41%	48%	39%
North Devon	0%	19%	20%	42%	43%	38%
Plymouth	20%	28%	25%	46%	51%	42%
South Hams	N/A	22%	22%	38%	41%	36%
Teignbridge	25%	15%	13%	38%	N/A	24%
Torbay	0%	16%	14%	41%	N/A	29%
Torrige	N/A	17%	23%	31%	48%	35%
West Devon	0%	20%	23%	48%	47%	41%
Total	13%	22%	25%	48%	52%	42%
April 2019 figures	0%	36%	35%	54%	60%	51%

Table 7 below shows the bid source for bids placed in March 2020 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 2018		March 2019		March 2020	
	No.	%	No.	%	No.	%
Autobid	1,336	6%	1,994	6%	1,472	7%
Direct matches	30	0%	39	0%	61	0%
Back office/Management bid	502	2%	637	2%	424	2%
Mobile app	6,001	29%	9,525	29%	7,062	31%
Website	13,174	63%	18,008	63%	13,616	60%
Total	20,918	100%	30,203	100%	22,635	100%

Table 8 and Chart 4 below show the average number of bids received for general needs homes let by property size. Quarter 3 of 2019/20 saw the highest average number of bids received for 1, 2 and 3 bedroom properties.

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
Average	72	54	67	70

Chart 4: Average number of bids for general needs homes

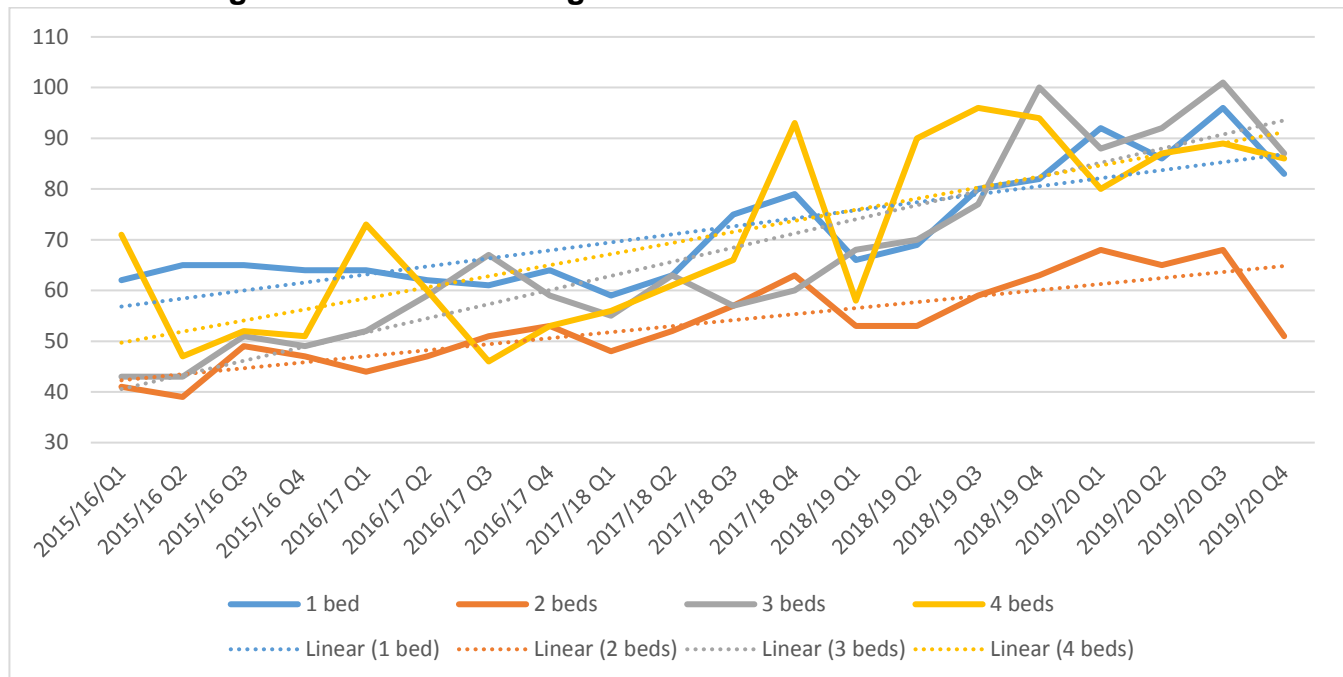


Table 9 below shows the average number of bids placed for general needs properties let during 2019/20 by local authority area and property type. Devon wide the average number of bids received for houses was 65% higher than the average number of bids received for flats.

Table 9: Average number of bids for general needs homes let during 2019/20 by property type.

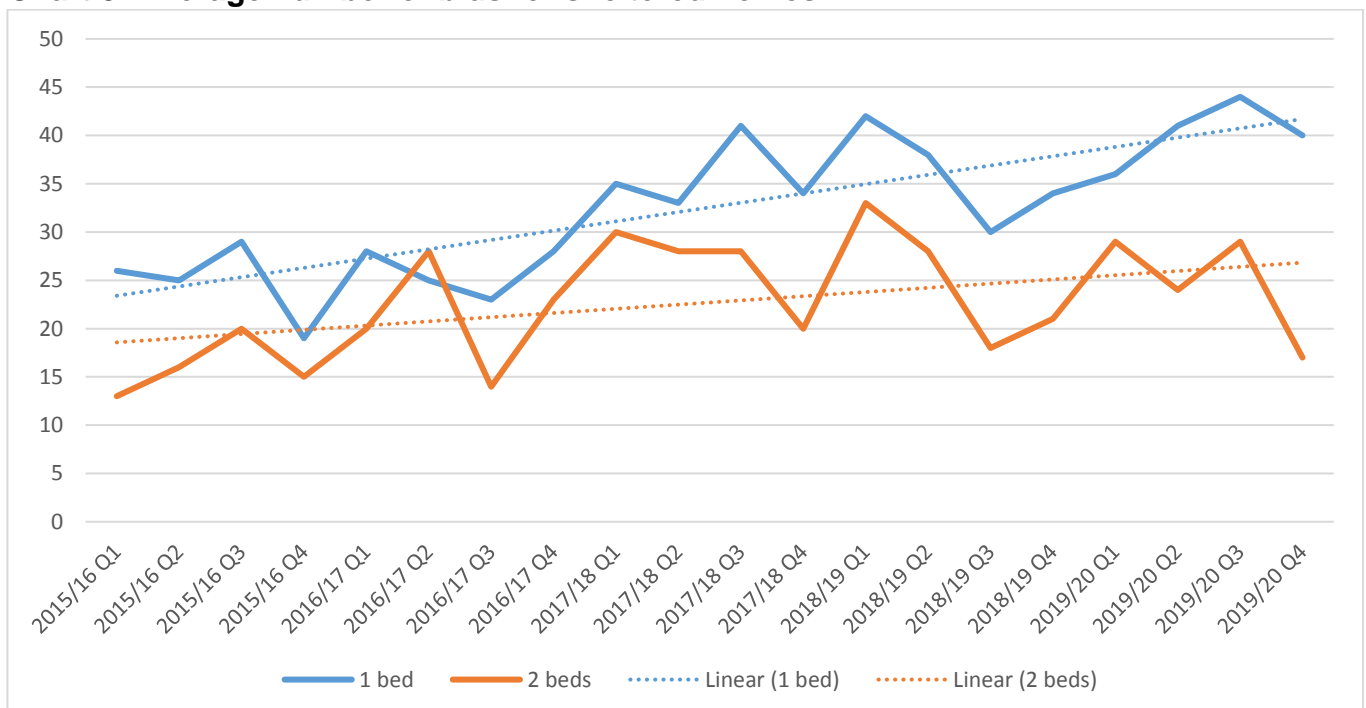
Row Labels	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total
East Devon	48	109	36	81	68	55	60
Exeter	90	115	86	136	55		95
Mid Devon	30	74	37	67	27		55
North Devon		62	52	79	19	30	69
Plymouth	50	48	93	192	53		115
South Hams		50	20	53	25	20	38
Teignbridge		44	25	59	24		38
Torbay	1	97	40	94	37		58
Torrige		42	24	53	26		41
West Devon	1	45	34	40	11		37
Grand Total	56	58	64	106	47	47	78

As with general needs properties Quarter 3 of 2019/20 saw the highest average number of bids received for 1 bedroom sheltered properties (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
Average	33	23

Chart 5: Average number of bids for sheltered homes



Homes let:

3,630 general need homes were let from 1st April 2010 to 31st March 2020 (Table 11 below) this is down from a figure of 4,009 in 20118/19, a reduction of 9.5%.

The proportion of general needs homes let to applicants in Band B during 2019/20 was 45%. This is up slightly from a figure of 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 59% in Torbay.

It should be noted that the proportion of homes lets to households in Band B may be affected by the higher number of homes that require a local connection in some local authority areas.

Table 11: General needs homes let (1 April 2019 to 31 March 2020)

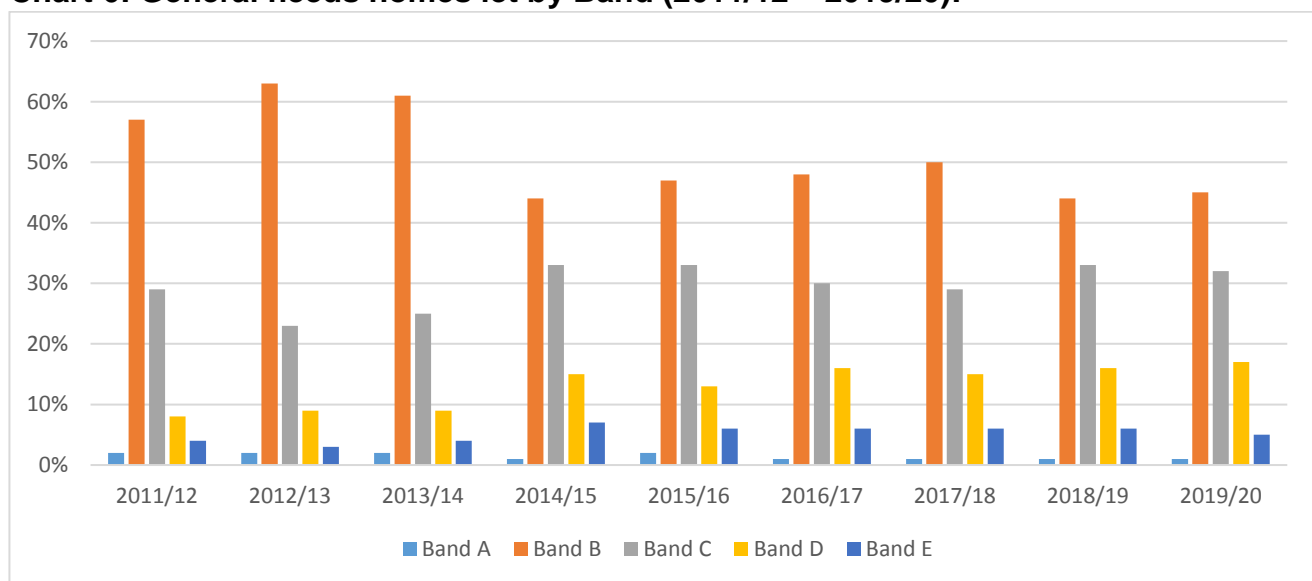
	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	8	2%	153	44%	109	32%	49	14%	26	8%	345
Exeter	5	1%	267	56%	149	31%	49	10%	8	2%	478
Mid Devon	5	2%	104	42%	85	34%	42	17%	12	5%	248
North Devon		0%	124	41%	115	38%	53	17%	14	5%	306
Plymouth	14	1%	539	46%	380	33%	190	16%	37	3%	1160
South Hams	1	0%	77	26%	88	29%	84	28%	50	17%	300
Teignbridge	4	2%	111	42%	102	39%	44	17%	1	0%	262
Torbay	5	2%	154	59%	64	25%	35	13%	3	1%	261
Torridge		0%	50	37%	46	34%	23	17%	15	11%	134
West Devon	1	1%	44	32%	29	21%	48	35%	14	10%	136
Total	43	1%	1623	45%	1167	32%	617	17%	180	5%	3630

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

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

	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%

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



574 sheltered homes were let from the 1st April 2019 to 31st March 2020 (Table 13 below) this was also down from a figure of 589 in 2018/19.

The proportion of sheltered properties let to applicants in Band B in 2019/20 was 43%, this is slightly higher than the percentage for the 2 previous years. 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 17% in South Hams to 61% in East Devon and Torridge. It should be noted that not all properties which are subject to an age restriction are advertised as sheltered.

Table 13: Sheltered homes let (1 April 2019 to 31 March 2020)

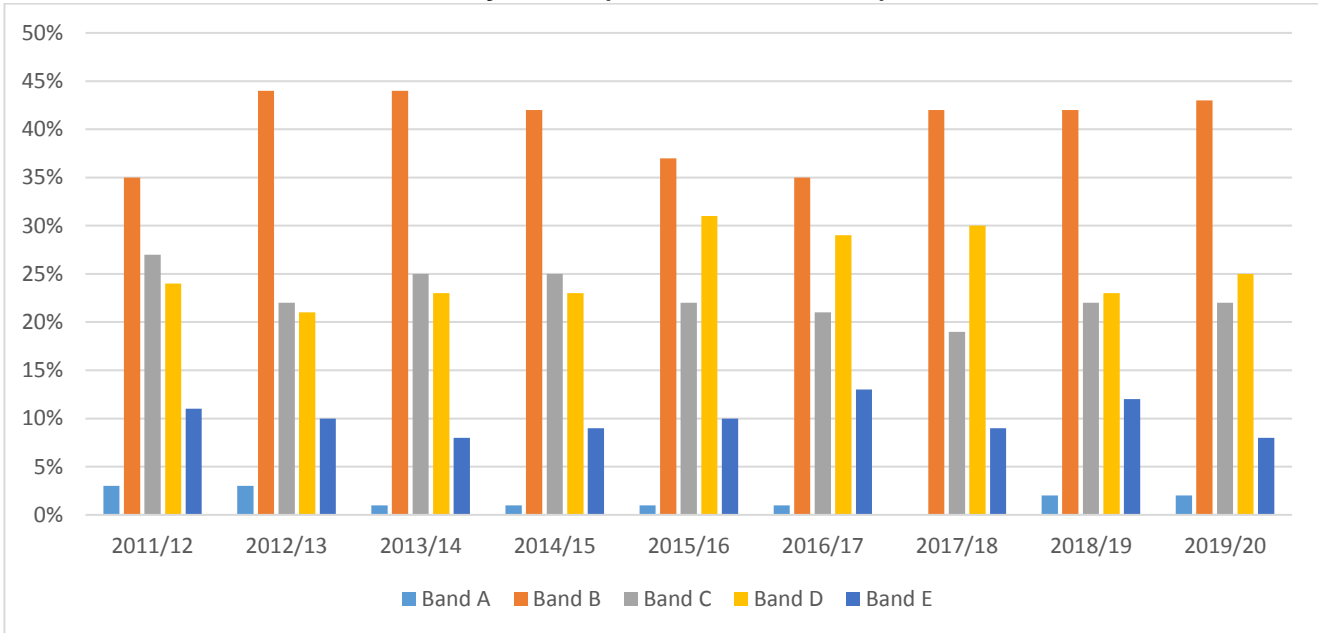
	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	5	5%	66	61%	23	21%	11	10%	3	3%	108
Exeter	1	2%	22	38%	12	21%	21	36%	2	3%	58
Mid Devon	1	3%	14	42%	8	24%	7	21%	3	9%	33
North Devon	1	1%	31	34%	18	20%	33	36%	9	10%	92
Plymouth		0%	39	40%	23	23%	26	27%	10	10%	98
South Hams		0%	7	17%	10	24%	14	34%	10	24%	41
Teignbridge		0%	32	43%	21	28%	18	24%	3	4%	74
Torbay	1	3%	18	56%	5	16%	7	22%	1	3%	32
Torridge		0%	14	61%	5	22%	3	13%	1	4%	23
West Devon		0%	3	20%	3	20%	5	33%	4	27%	15
Total	9	2%	246	43%	128	22%	145	25%	46	8%	574

Table 14 and chart 7 below show the overall proportion of sheltered lets by band for each financial year since 2011/12.

Table 14: Sheltered needs homes let by Band (2011/12 – 2018/19)

	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%

Chart 7: Sheltered homes let by Band (2011/12 – 2018/19)



Over 43,000 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 15 and Chart 8 below. The total number of homes let during 2019/20 (4,204) is lower than the yearly average of 4,358 and is 8.5% fewer than the number let in 2018/19.

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
Total	17,312	17,747	7,627	877	43,581

Chart 8: Number of properties let by bedroom size

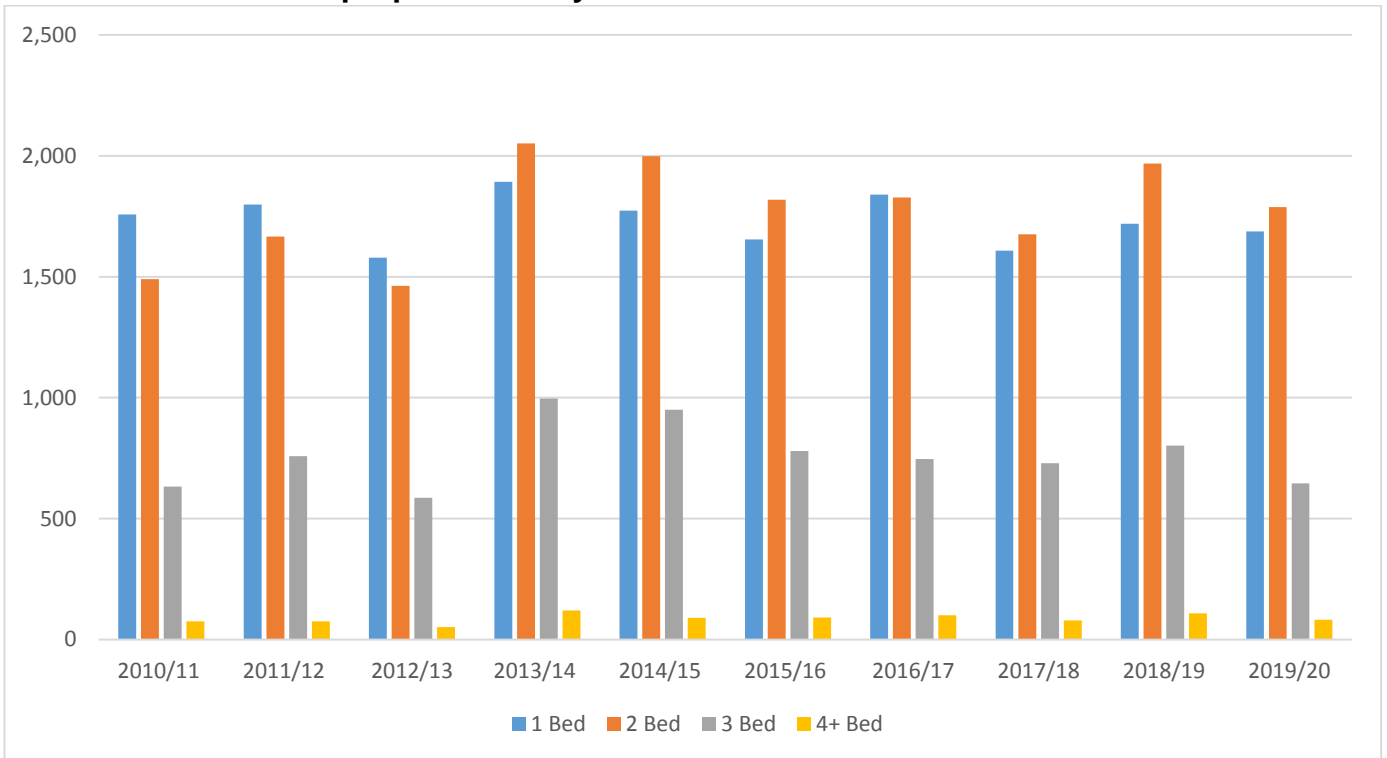
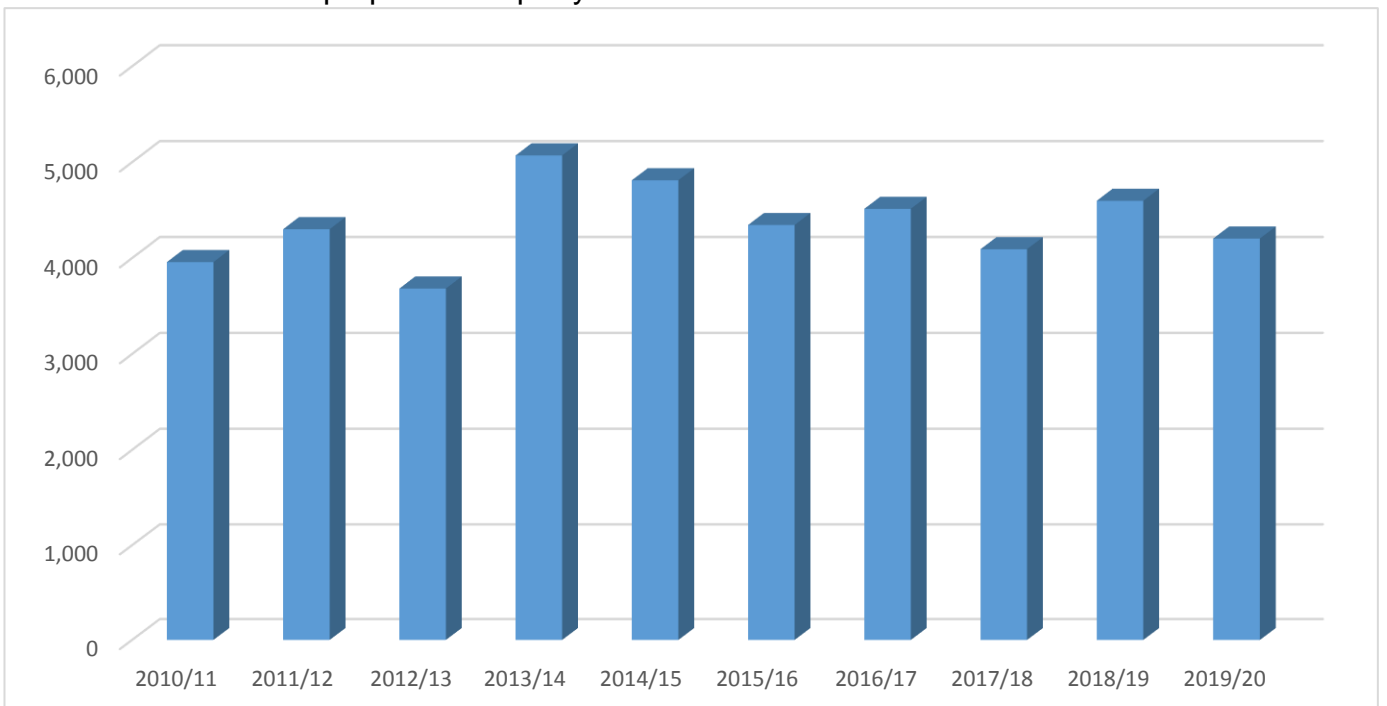


Chart 9: Number of properties let per year



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