

## Contents

|  |    |
|--|----|
| <b>Introduction:</b> .....                                 | 1  |
| <b>Households registered with Devon Home Choice:</b> ..... | 1  |
| <b>Bidding patterns:</b> .....                             | 6  |
| <b>Homes let:</b> .....                                    | 12 |

## Introduction:

This report provides the latest key information from Devon Home Choice and covers 1<sup>st</sup> April 2024 to 30<sup>th</sup> June 2024.

## Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) increased slightly from 18,219 on 1<sup>st</sup> April 2024 to 18,260 on 1<sup>st</sup> July 2024, a rise of 0.2%.

In the first quarter of this year across Devon, East Devon, Exeter, Plymouth and Teignbridge had a reduction on the number of households in Bands A to D with Exeter having the highest decrease of 8.6% followed by Plymouth with drop of 2.5%. All other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with North Devon having the highest increase of 15.8% and Teignbridge having the lowest increase of 0.8% of households.

The number of households in Band E overall has decreased by 13% since 1<sup>st</sup> April 2024, from 9,965 to 8656 and is currently 32% of total DHC register.

**Table 1: Number of households in housing need (Bands A to D) as at 1st July 2024**

|                    | Band A |    | Band B |     | Band C |     | Band D |     | Total  | Band E |     |
|--------------------|--------|----|--------|-----|--------|-----|--------|-----|--------|--------|-----|
|                    | No.    | %  | No.    | %   | No.    | %   | No.    | %   |        | No.    | %   |
| <b>East Devon</b>  | 10     | 0% | 452    | 15% | 953    | 32% | 1,568  | 53% | 2,983  | 2,911  | 49% |
| <b>Exeter</b>      | 4      | 0% | 412    | 23% | 511    | 28% | 898    | 49% | 1,825  | 8      | 0%  |
| <b>Mid Devon</b>   | 1      | 0% | 159    | 16% | 312    | 32% | 493    | 51% | 965    | 878    | 48% |
| <b>North Devon</b> | 4      | 0% | 361    | 22% | 483    | 29% | 804    | 49% | 1,652  | 705    | 30% |
| <b>Plymouth</b>    | 6      | 0% | 1,203  | 25% | 1,383  | 28% | 2,280  | 47% | 4,872  | 1,944  | 29% |
| <b>South Hams</b>  | 2      | 0% | 265    | 29% | 195    | 21% | 462    | 50% | 924    | 765    | 45% |
| <b>Teignbridge</b> |        | 0% | 333    | 21% | 464    | 30% | 753    | 49% | 1,550  | 2      | 0%  |
| <b>Torbay</b>      | 1      | 0% | 294    | 17% | 457    | 27% | 930    | 55% | 1,682  | 1      | 0%  |
| <b>Torridge</b>    |        | 0% | 177    | 14% | 397    | 32% | 677    | 54% | 1,251  | 982    | 44% |
| <b>West Devon</b>  |        | 0% | 144    | 26% | 137    | 25% | 275    | 49% | 556    | 465    | 46% |
| <b>Total</b>       | 28     | 0% | 3,800  | 21% | 5,292  | 29% | 9,140  | 50% | 18,260 | 8,661  | 32% |
| <b>April 2024</b>  | 32     | 0% | 3,770  | 21% | 5,293  | 29% | 9,124  | 50% | 18,219 | 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. 21% 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).*

Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



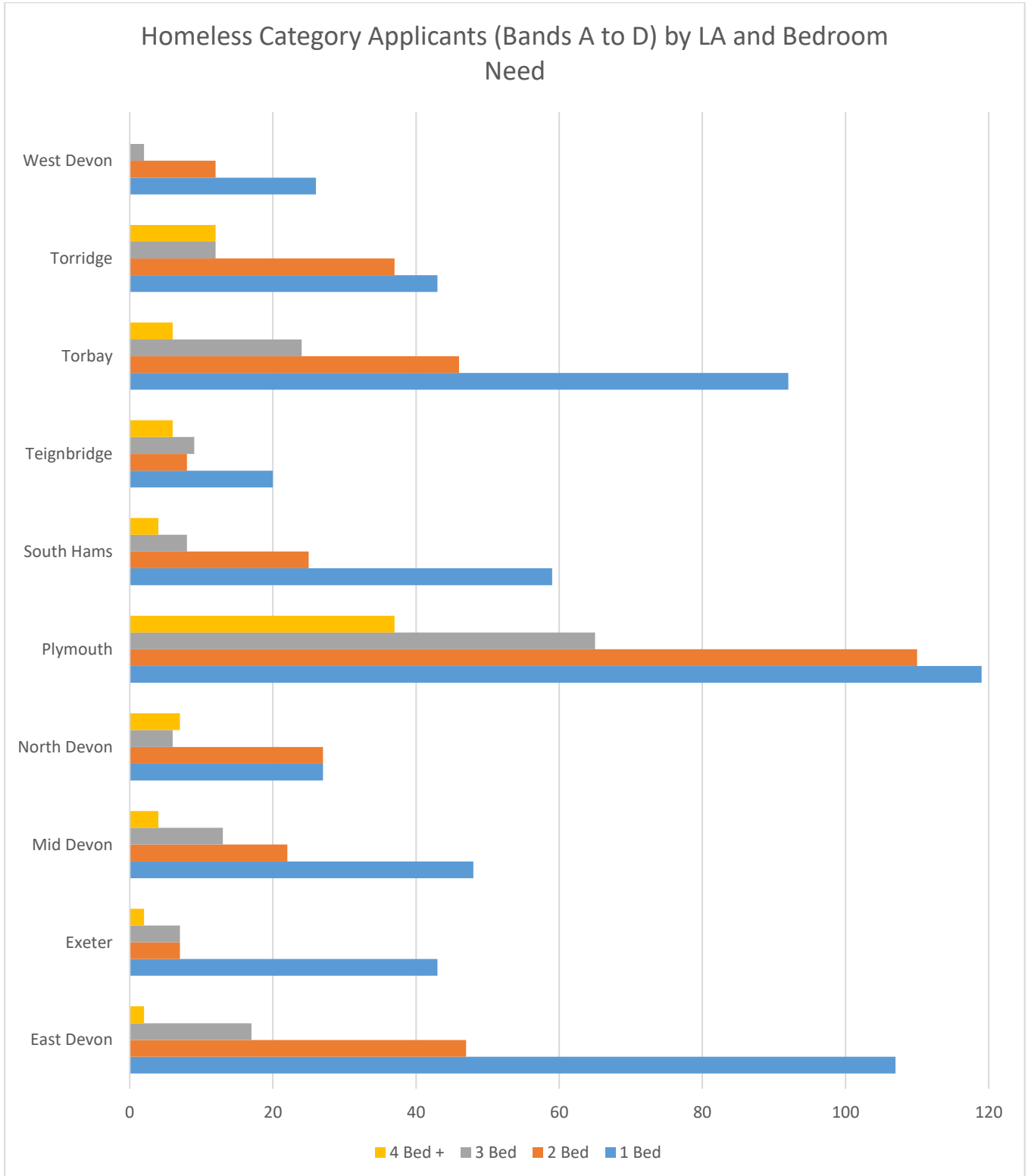
One bedroom properties remain the greatest need across all local authority areas (Table 2), with 54% of applicants requiring a one bedroom home.

**Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1<sup>st</sup> July 2024**

|                    | 1 Bed |     | 2 Bed |     | 3 Bed |     | 4 Bed + |     | Total  |
|--------------------|-------|-----|-------|-----|-------|-----|---------|-----|--------|
|                    | No.   | %   | No.   | %   | No.   | %   | No.     | %   |        |
| <b>East Devon</b>  | 1,616 | 54% | 634   | 21% | 497   | 17% | 236     | 8%  | 2,983  |
| <b>Exeter</b>      | 1,124 | 62% | 326   | 18% | 256   | 14% | 119     | 7%  | 1,825  |
| <b>Mid Devon</b>   | 493   | 51% | 208   | 22% | 184   | 19% | 80      | 8%  | 965    |
| <b>North Devon</b> | 795   | 48% | 449   | 27% | 272   | 16% | 136     | 8%  | 1,652  |
| <b>Plymouth</b>    | 2,612 | 54% | 1,136 | 23% | 754   | 15% | 370     | 8%  | 4,872  |
| <b>South Hams</b>  | 554   | 60% | 204   | 22% | 99    | 11% | 67      | 7%  | 924    |
| <b>Teignbridge</b> | 792   | 51% | 344   | 22% | 269   | 17% | 145     | 9%  | 1,550  |
| <b>Torbay</b>      | 905   | 54% | 372   | 22% | 284   | 17% | 121     | 7%  | 1,682  |
| <b>Torridge</b>    | 635   | 51% | 315   | 25% | 189   | 15% | 112     | 9%  | 1,251  |
| <b>West Devon</b>  | 297   | 53% | 115   | 21% | 85    | 15% | 59      | 11% | 556    |
| <b>Total</b>       | 9,823 | 54% | 4,103 | 22% | 2,889 | 16% | 1,445   | 8%  | 18,260 |

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 North Devon which has the same highest number for 1 bed as well as for 2 bed homeless applicants.

**Chart 1:**



Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



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, North Devon had the highest increase in numbers.

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

|              | Jul-22        | Oct-22        | Jan-23        | Apr-23        | Jul-23        | Oct-23        | Jan-24        | Apr-24        | July-24       | Change this quarter |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|
| East Devon   | 2,266         | 2,422         | 2,447         | 2,588         | 2,686         | 2,780         | 2,853         | 3,065         | 2,983         | -82                 |
| Exeter       | 2,867         | 2,769         | 2,691         | 2,195         | 2,245         | 2,169         | 2,189         | 1997          | 1,825         | -172                |
| Mid Devon    | 899           | 910           | 886           | 860           | 906           | 908           | 952           | 916           | 965           | +49                 |
| North Devon  | 1,415         | 1,422         | 1,458         | 1,490         | 1,452         | 1,474         | 1,477         | 1,427         | 1,652         | +225                |
| Plymouth     | 7,003         | 6,887         | 7,175         | 7,666         | 8,554         | 7,730         | 6,004         | 4,998         | 4,872         | -126                |
| South Hams   | 823           | 801           | 784           | 798           | 823           | 857           | 880           | 897           | 924           | +27                 |
| Teignbridge  | 1,007         | 1,164         | 1,192         | 1,132         | 1,130         | 1,299         | 1,449         | 1,537         | 1,550         | +13                 |
| Torbay       | 1,603         | 1,620         | 1,665         | 1,688         | 1,692         | 1,683         | 1,674         | 1,636         | 1,682         | +46                 |
| Torrige      | 898           | 1,039         | 1,142         | 1,144         | 1,162         | 1,208         | 1,234         | 1,215         | 1,251         | +36                 |
| West Devon   | 516           | 512           | 500           | 528           | 513           | 522           | 517           | 531           | 556           | +25                 |
| <b>Total</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>19,229</b> | <b>18,219</b> | <b>18,260</b> | <b>+41</b>          |

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

|              | Jul-22        | Oct-22        | Jan-23        | Apr-23        | Jul-23        | Oct-23        | Jan-24        | Apr-24        | Jul-24        | Change this quarter |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|
| East Devon   | 4,699         | 5,076         | 5,109         | 5,374         | 5,550         | 5,732         | 5,857         | 6,205         | 5,894         | -311                |
| Exeter       | 2,878         | 2,781         | 2,703         | 2,200         | 2,250         | 2,177         | 2,190         | 2,002         | 1,833         | -169                |
| Mid Devon    | 1,717         | 1,750         | 1,691         | 1,671         | 1,693         | 1,690         | 1,785         | 1,738         | 1,843         | +105                |
| North Devon  | 2,221         | 2,195         | 2,230         | 2,244         | 2,161         | 2,157         | 2,123         | 2,039         | 2,357         | +318                |
| Plymouth     | 10,403        | 10,200        | 10,626        | 11,302        | 12,503        | 11,095        | 8,601         | 7,010         | 6,816         | -194                |
| South Hams   | 1,579         | 1,515         | 1,487         | 1,478         | 1,501         | 1,555         | 1,568         | 1,613         | 1,689         | +76                 |
| Teignbridge  | 1,008         | 1,166         | 1,194         | 1,133         | 1,131         | 1,299         | 1,449         | 1,537         | 1,552         | +15                 |
| Torbay       | 1,603         | 1,621         | 1,665         | 1,688         | 1,693         | 1,683         | 1,674         | 1,636         | 1,683         | +47                 |
| Torrige      | 1,692         | 1,785         | 1,955         | 1,986         | 2,037         | 2,147         | 2,193         | 2,207         | 2,233         | +26                 |
| West Devon   | 986           | 970           | 946           | 978           | 948           | 953           | 943           | 945           | 1,021         | +76                 |
| <b>Total</b> | <b>28,786</b> | <b>29,059</b> | <b>29,606</b> | <b>30,054</b> | <b>31,467</b> | <b>30,488</b> | <b>28,383</b> | <b>26,932</b> | <b>26,921</b> | <b>-11</b>          |

Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



Table 4 below shows the number of New Applications received by each local authority in each of the last six quarters. North Devon saw the highest increase in numbers of new applications received during Q1 2024/25 compared to the previous quarter. Across Devon Q1 2024/25 also saw the highest increase in new applications compared to previous quarters. This could also be likely due to be a result of the system change and the way new applications are logged.

**Table 4: Number of New Applications received per Quarter by Local Authority**

|                    | Q1 2023/24   | Q2 2023/24   | Q3 2023/24   | Q4 2023/24   | Q1 2024/25   | Quarterly average |
|--------------------|--------------|--------------|--------------|--------------|--------------|-------------------|
| <b>East Devon</b>  | 189          | 204          | 227          | 248          | 303          | <b>234</b>        |
| <b>Exeter</b>      | 256          | 273          | 214          | 294          | 521          | <b>312</b>        |
| <b>Mid Devon</b>   | 132          | 133          | 102          | 135          | 191          | <b>139</b>        |
| <b>North Devon</b> | 183          | 167          | 146          | 233          | 366          | <b>219</b>        |
| <b>Plymouth</b>    | 666          | 713          | 530          | 784          | 1,076        | <b>754</b>        |
| <b>South Hams</b>  | 145          | 133          | 120          | 133          | 202          | <b>147</b>        |
| <b>Teignbridge</b> | 178          | 201          | 162          | 206          | 357          | <b>221</b>        |
| <b>Torbay</b>      | 276          | 291          | 230          | 334          | 509          | <b>328</b>        |
| <b>Torridge</b>    | 98           | 84           | 70           | 117          | 131          | <b>100</b>        |
| <b>West Devon</b>  | 85           | 86           | 58           | 95           | 142          | <b>93</b>         |
| <b>Total</b>       | <b>2,208</b> | <b>2,285</b> | <b>1,859</b> | <b>2,579</b> | <b>3,798</b> | <b>2,546</b>      |

**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 Q1 of 2024/25 and the corresponding quarter in the previous 3 years, as well as Q4 for 2023/24.

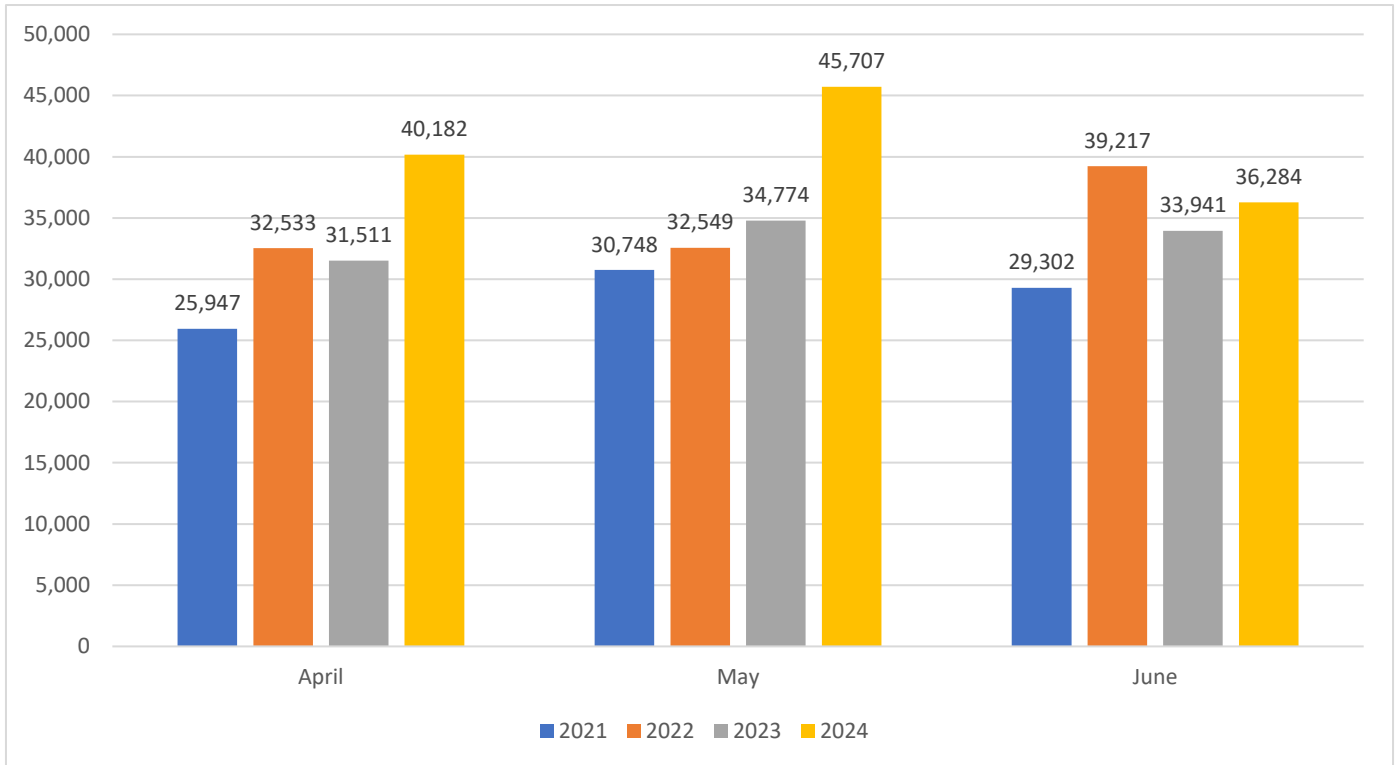
Quarter 1 figures for 2024/25 had the highest number of bid for April and May when compared to the previous Quarter 1 figures, however the number of bidders have reduced when compared to the previous quarter.

The total number of bids increased by 12.5% from the last quarter. This is surprising as this period also included the system downtime over the Easter Break due to the system maintenance, although unsurprisingly the number of bids in April 2024 is higher than that in March 2024 due to the downtime in March for system upgrade changes.

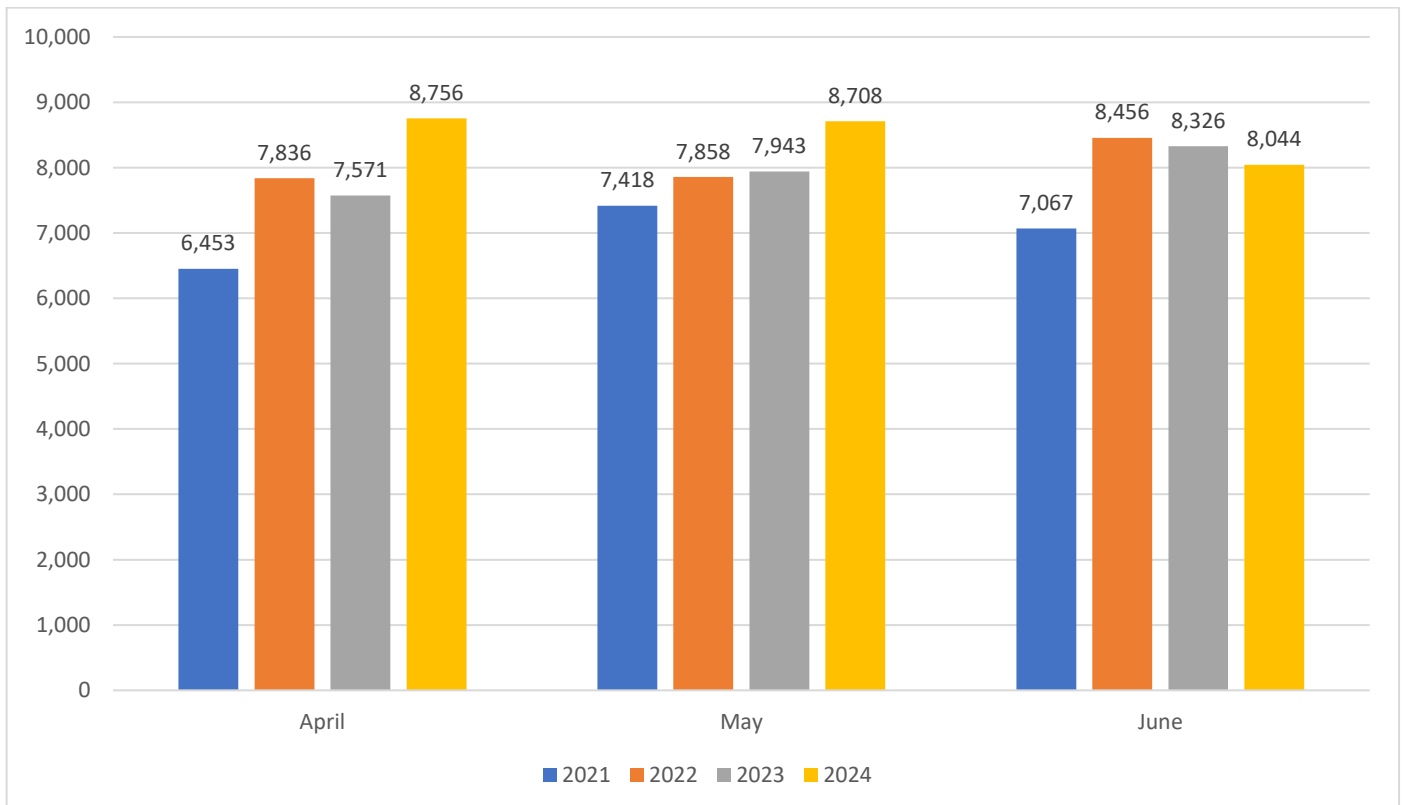
**Table 5: Numbers of bids and bidders by Q1 months including the figures for Q4 2023/24**

| Quarter           | Month  | No. of bids | No of bidders |
|-------------------|--------|-------------|---------------|
| <b>2021/22 Q1</b> | Apr-21 | 25,947      | 6,453         |
|                   | May-21 | 30,748      | 7,418         |
|                   | Jun-21 | 29,302      | 7,067         |
| <b>2022/23 Q1</b> | Apr-22 | 32,533      | 7,836         |
|                   | May-22 | 32,549      | 7,858         |
|                   | Jun-22 | 39,217      | 8,456         |
| <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 Q4</b> | Jan-24 | 40,005      | 9,051         |
|                   | Feb-24 | 37,385      | 8,881         |
|                   | Mar-24 | 31,199      | 8,163         |
| <b>2024/25 Q1</b> | Apr-24 | 40,182      | 8,756         |
|                   | May-24 | 45,707      | 8,708         |
|                   | Jun-24 | 36,284      | 8,044         |

**Chart 2 - Numbers of bids by month:**



**Chart 3 - Numbers of bidders by month:**



Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



Table 6 shows how bids have been placed throughout the previous quarters (April 2023 to June 2024).

There has been a 1% decrease in the figures for applicants using the mobile app to place bids whilst aubid figures have increased by 1% compared to the last quarter. Bids placed via the website remain the main method of placing bids for applicants.

**Table 6: Bid Source**

| Bid Source                          | Q1 2023-24     |             | Q2 2023-24     |             | Q3 2023-24     |             | Q4 2023-24     |             | Q1 2024-25     |             |
|-------------------------------------|----------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|----------------|-------------|
|                                     | No.            | %           | No.            | %           | No.            | %           | No.            | %           | No.            | %           |
| <b>Autobid</b>                      | 12,953         | 13%         | 15,607         | 13%         | 12,603         | 11%         | 11,392         | 10%         | 13,290         | 11%         |
| <b>Direct matches</b>               | 105            | 0%          | 117            | 0%          | 90             | 0%          | 90             | 0%          | 80             | 0%          |
| <b>Back office / Management bid</b> | 2,170          | 2%          | 2,220          | 2%          | 1,807          | 2%          | 1,779          | 2%          | 1,105          | 1%          |
| <b>Mobile app</b>                   | 27,323         | 27%         | 38,199         | 32%         | 40,171         | 37%         | 42,180         | 39%         | 46,501         | 38%         |
| <b>Website</b>                      | 57,675         | 58%         | 64,634         | 54%         | 54,970         | 50%         | 53,224         | 49%         | 60,183         | 50%         |
| <b>Total</b>                        | <b>100,226</b> | <b>100%</b> | <b>120,777</b> | <b>100%</b> | <b>109,641</b> | <b>100%</b> | <b>108,665</b> | <b>100%</b> | <b>121,159</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      |
|--------------------|-------------------|------------|-------------|------------|------------|
|                    | No.               | %          | No          | %          |            |
| <b>East Devon</b>  | 84                | 98%        | 2           | 2%         | <b>86</b>  |
| <b>Exeter</b>      | 97                | 84%        | 19          | 16%        | <b>116</b> |
| <b>Mid Devon</b>   | 52                | 96%        | 2           | 4%         | <b>54</b>  |
| <b>North Devon</b> | 47                | 89%        | 6           | 11%        | <b>53</b>  |
| <b>Plymouth</b>    | 186               | 80%        | 46          | 20%        | <b>232</b> |
| <b>South Hams</b>  | 73                | 97%        | 2           | 3%         | <b>75</b>  |
| <b>Teignbridge</b> | 72                | 94%        | 5           | 6%         | <b>77</b>  |
| <b>Torbay</b>      | 42                | 91%        | 4           | 9%         | <b>46</b>  |
| <b>Torrige</b>     | 41                | 100%       | 0           | 0%         | <b>41</b>  |
| <b>West Devon</b>  | 25                | 100%       | 0           | 0%         | <b>25</b>  |
| <b>Total</b>       | <b>719</b>        | <b>89%</b> | <b>86</b>   | <b>11%</b> | <b>805</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).

**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                | 11%       | 12%        | 28%        | 40%        | 41%        | 36%        |
| Exeter                    | 0%        | 13%        | 12%        | 23%        | 0%         | 17%        |
| Mid Devon                 | 0%        | 10%        | 13%        | 20%        | 25%        | 20%        |
| North Devon               | 0%        | 5%         | 9%         | 14%        | 21%        | 14%        |
| Plymouth                  | 0%        | 6%         | 7%         | 15%        | 20%        | 13%        |
| South Hams                | 0%        | 22%        | 16%        | 20%        | 26%        | 22%        |
| Teignbridge               | 0%        | 12%        | 13%        | 28%        | 0%         | 20%        |
| Torbay                    | 0%        | 3%         | 9%         | 15%        | 0%         | 11%        |
| Torrige                   | 0%        | 27%        | 29%        | 32%        | 35%        | 32%        |
| West Devon                | 0%        | 22%        | 16%        | 22%        | 22%        | 21%        |
| <b>Total for Jul 2024</b> | <b>4%</b> | <b>10%</b> | <b>15%</b> | <b>23%</b> | <b>30%</b> | <b>22%</b> |
| <b>Apr 2024 figures</b>   | <b>0%</b> | <b>14%</b> | <b>19%</b> | <b>37%</b> | <b>50%</b> | <b>35%</b> |
| <b>Jan 2024 figures</b>   | <b>3%</b> | <b>17%</b> | <b>22%</b> | <b>46%</b> | <b>58%</b> | <b>41%</b> |
| <b>Oct 2023 figures</b>   | <b>7%</b> | <b>20%</b> | <b>25%</b> | <b>46%</b> | <b>56%</b> | <b>42%</b> |

The percentage of inactive applicants in Band B has continued to decrease across Devon from 14% to 10%. Across the Bands, the number of inactive users has also decreased.

30% of applicants in Band E are considered to be inactive, a decrease from the previous Quarter of 50%.

The average number of bids received for general needs properties let during Q1 is shown in Tables 9 and 10 below.

**Table 9: Average number of bids for general needs properties by property size and local authority during Q1 2024/25**

|                      | 1 Bed      | 2 Bed      | 3 Bed      | 4 Bed      | 5 Bed     | Total Average |
|----------------------|------------|------------|------------|------------|-----------|---------------|
| <b>Bedsit</b>        | 17         |            |            |            |           | <b>17</b>     |
| <b>Bungalow</b>      | 122        | 59         |            |            |           | <b>98</b>     |
| <b>Flat</b>          | 173        | 79         | 79         |            |           | <b>128</b>    |
| <b>House</b>         | 162        | 202        | 168        | 177        |           | <b>182</b>    |
| <b>Maisonette</b>    | 160        | 52         | 64         |            | 30        | <b>97</b>     |
| <b>Other</b>         |            | 104        |            |            |           | <b>104</b>    |
| <b>Total Average</b> | <b>163</b> | <b>125</b> | <b>157</b> | <b>177</b> | <b>30</b> | <b>146</b>    |

**Table 10: Average number of bids for general needs properties by property type and local authority during Q1 2024/25**

|                         | Bedsit     | Bungalow  | Flat       | House      | Maisonette | Other      | Total Average |
|-------------------------|------------|-----------|------------|------------|------------|------------|---------------|
| <b>East Devon</b>       |            | 114       | 77         | 135        | 330        |            | <b>110</b>    |
| <b>Exeter</b>           | 22         |           | 111        | 207        | 113        |            | <b>147</b>    |
| <b>Mid Devon</b>        |            | 160       | 80         | 141        | 134        |            | <b>126</b>    |
| <b>North Devon</b>      |            | 151       | 74         | 128        | 112        |            | <b>114</b>    |
| <b>Plymouth</b>         | 10         | 105       | 209        | 301        | 87         |            | <b>226</b>    |
| <b>South Hams</b>       |            | 1         | 77         | 117        |            |            | <b>100</b>    |
| <b>Teignbridge</b>      | 26         | 78        | 58         | 113        | 68         |            | <b>74</b>     |
| <b>Torbay</b>           |            | 1         | 90         | 156        | 1          |            | <b>99</b>     |
| <b>Torridge</b>         |            | 72        | 69         | 131        |            | 104        | <b>103</b>    |
| <b>West Devon</b>       |            |           | 47         | 99         | 30         |            | <b>66</b>     |
| <b>Total Average</b>    | <b>17</b>  | <b>98</b> | <b>128</b> | <b>182</b> | <b>97</b>  | <b>104</b> | <b>146</b>    |
| <b>Previous Quarter</b> | <b>189</b> | <b>94</b> | <b>124</b> | <b>182</b> | <b>109</b> | <b>25</b>  | <b>144</b>    |

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 local authority during Q1 2024/25**

|                      | <b>1 Bed</b> | <b>2 Bed</b> | <b>Total Average</b> |
|----------------------|--------------|--------------|----------------------|
| <b>Bedsit</b>        | 24           |              | <b>24</b>            |
| <b>Bungalow</b>      | 129          | 102          | <b>121</b>           |
| <b>Flat</b>          | 51           | 28           | <b>47</b>            |
| <b>House</b>         |              | 20           | <b>20</b>            |
| <b>Maisonette</b>    | 53           | 60           | <b>58</b>            |
| <b>Total Average</b> | <b>69</b>    | <b>54</b>    | <b>65</b>            |

**Table 12: Average number of bids for sheltered homes by property type and local authority during Q1 2024/25**

|                      | <b>Bedsit</b> | <b>Bungalow</b> | <b>Flat</b> | <b>House</b> | <b>Maisonette</b> | <b>Total Average</b> |
|----------------------|---------------|-----------------|-------------|--------------|-------------------|----------------------|
| <b>East Devon</b>    |               | 171             | 127         |              | 84                | <b>150</b>           |
| <b>Exeter</b>        | 22            |                 | 32          |              |                   | <b>30</b>            |
| <b>Mid Devon</b>     |               | 145             |             |              |                   | <b>145</b>           |
| <b>North Devon</b>   |               | 84              | 36          |              |                   | <b>48</b>            |
| <b>Plymouth</b>      |               | 88              | 36          |              | 45                | <b>40</b>            |
| <b>South Hams</b>    |               |                 | 36          |              |                   | <b>36</b>            |
| <b>Teignbridge</b>   | 26            | 66              | 29          |              |                   | <b>46</b>            |
| <b>Torbay</b>        |               |                 | 40          |              |                   | <b>40</b>            |
| <b>Torrige</b>       |               |                 | 36          |              |                   | <b>36</b>            |
| <b>West Devon</b>    |               |                 | 96          | 20           |                   | <b>58</b>            |
| <b>Total Average</b> | <b>24</b>     | <b>121</b>      | <b>47</b>   | <b>20</b>    | <b>58</b>         | <b>65</b>            |

Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



**Homes let:**

There were 541 general needs homes let in the 3 months from 1<sup>st</sup> April to 30<sup>th</sup> June 2024 (Table 13 below) compared to 731 lets in Q1 of 2023/24. There were 1041 lets in Q1 of 2019/20 and 781 lets in Q3 of 2021/22).

72% of all general homes let were let to applicants in Band B.

**Table 13: General needs homes let (1<sup>st</sup> April 2024 to 30<sup>th</sup> June 2024):**

|                         | Band A    |           | Band B     |            | Band C    |            | Band D    |           | Band E    |           | Total      |
|-------------------------|-----------|-----------|------------|------------|-----------|------------|-----------|-----------|-----------|-----------|------------|
|                         | No.       | %         | No.        | %          | No.       | %          | No.       | %         | No.       | %         |            |
| <b>East Devon</b>       | 2         | 3%        | 34         | 59%        | 14        | 24%        | 8         | 14%       |           | 0%        | <b>58</b>  |
| <b>Exeter</b>           | 2         | 3%        | 60         | 82%        | 10        | 14%        | 1         | 1%        |           | 0%        | <b>73</b>  |
| <b>Mid Devon</b>        | 2         | 6%        | 23         | 66%        | 9         | 26%        | 1         | 3%        |           | 0%        | <b>35</b>  |
| <b>North Devon</b>      | 3         | 8%        | 29         | 74%        | 2         | 5%         | 5         | 13%       |           | 0%        | <b>39</b>  |
| <b>Plymouth</b>         | 4         | 2%        | 148        | 88%        | 8         | 5%         | 3         | 2%        | 6         | 4%        | <b>169</b> |
| <b>South Hams</b>       | 1         | 2%        | 25         | 52%        | 15        | 31%        | 6         | 13%       | 1         | 2%        | <b>48</b>  |
| <b>Teignbridge</b>      |           | 0%        | 22         | 51%        | 10        | 23%        | 11        | 26%       |           | 0%        | <b>43</b>  |
| <b>Torbay</b>           |           | 0%        | 28         | 93%        | 1         | 3%         |           | 0%        | 1         | 3%        | <b>30</b>  |
| <b>Torridge</b>         |           | 0%        | 8          | 29%        | 9         | 32%        | 8         | 29%       | 3         | 11%       | <b>28</b>  |
| <b>West Devon</b>       |           | 0%        | 10         | 56%        | 5         | 28%        | 3         | 17%       |           | 0%        | <b>18</b>  |
| <b>Q1 2024/25 Total</b> | <b>14</b> | <b>3%</b> | <b>387</b> | <b>72%</b> | <b>83</b> | <b>15%</b> | <b>46</b> | <b>9%</b> | <b>11</b> | <b>2%</b> | <b>541</b> |

|                         |           |           |            |            |            |            |           |            |           |           |            |
|-------------------------|-----------|-----------|------------|------------|------------|------------|-----------|------------|-----------|-----------|------------|
| <b>Q4 2023/24 Total</b> | <b>6</b>  | <b>1%</b> | <b>402</b> | <b>71%</b> | <b>78</b>  | <b>14%</b> | <b>71</b> | <b>13%</b> | <b>10</b> | <b>2%</b> | <b>567</b> |
| <b>Q3 2023/24 Total</b> | <b>15</b> | <b>2%</b> | <b>476</b> | <b>70%</b> | <b>115</b> | <b>17%</b> | <b>59</b> | <b>9%</b>  | <b>14</b> | <b>2%</b> | <b>679</b> |

Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



There were a total of 113 homes advertised as sheltered (Table 14 below) let across Devon in the months of April to June 2024. This is down from the 144 sheltered lets in the previous quarter.

**Table 14: Sheltered homes let (1<sup>st</sup> April 2024 to 30<sup>th</sup> June 2024):**

|                         | Band A   |           | Band B    |            | Band C    |            | Band D    |            | Band E   |           | Total      |
|-------------------------|----------|-----------|-----------|------------|-----------|------------|-----------|------------|----------|-----------|------------|
|                         | No.      | %         | No.       | %          | No.       | %          | No.       | %          | No.      | %         |            |
| <b>East Devon</b>       | 0        | 0%        | 12        | 52%        | 4         | 17%        | 6         | 26%        | 1        | 4%        | <b>23</b>  |
| <b>Exeter</b>           | 0        | 0%        | 5         | 83%        | 1         | 17%        |           | 0%         |          | 0%        | <b>6</b>   |
| <b>Mid Devon</b>        | 0        | 0%        | 1         | 50%        | 1         | 50%        |           | 0%         |          | 0%        | <b>2</b>   |
| <b>North Devon</b>      | 0        | 0%        | 7         | 58%        | 2         | 17%        | 3         | 25%        |          | 0%        | <b>12</b>  |
| <b>Plymouth</b>         | 0        | 0%        | 16        | 76%        | 1         | 5%         | 4         | 19%        |          | 0%        | <b>21</b>  |
| <b>South Hams</b>       | 0        | 0%        | 9         | 69%        | 1         | 8%         | 3         | 23%        |          | 0%        | <b>13</b>  |
| <b>Teignbridge</b>      | 0        | 0%        | 17        | 77%        | 3         | 14%        | 2         | 9%         |          | 0%        | <b>22</b>  |
| <b>Torbay</b>           | 0        | 0%        | 5         | 63%        |           | 0%         | 1         | 13%        | 2        | 25%       | <b>8</b>   |
| <b>Torridge</b>         | 0        | 0%        |           | 0%         | 1         | 25%        | 3         | 75%        |          | 0%        | <b>4</b>   |
| <b>West Devon</b>       | 0        | 0%        | 1         | 50%        |           | 0%         | 1         | 50%        |          | 0%        | <b>2</b>   |
| <b>Q1 2024/25 Total</b> | <b>0</b> | <b>0%</b> | <b>73</b> | <b>65%</b> | <b>14</b> | <b>12%</b> | <b>23</b> | <b>20%</b> | <b>3</b> | <b>3%</b> | <b>113</b> |

|                         |          |           |           |            |           |            |           |            |          |           |            |
|-------------------------|----------|-----------|-----------|------------|-----------|------------|-----------|------------|----------|-----------|------------|
| <b>Q4 2023/24 Total</b> | <b>4</b> | <b>3%</b> | <b>66</b> | <b>46%</b> | <b>28</b> | <b>19%</b> | <b>37</b> | <b>26%</b> | <b>9</b> | <b>6%</b> | <b>144</b> |
| <b>Q3 2023/24 Total</b> | <b>1</b> | <b>1%</b> | <b>54</b> | <b>51%</b> | <b>18</b> | <b>17%</b> | <b>25</b> | <b>24%</b> | <b>8</b> | <b>8%</b> | <b>106</b> |

*\*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.*

Devon Home Choice  
Quarterly Monitoring Report  
(July 2024)



Over 57,200 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> |
|-------------------|--------------|--------------|--------------|---------------|--------------|
| <b>2010/11</b>    | 1,758        | 1,490        | 633          | 76            | <b>3,959</b> |
| <b>2011/12</b>    | 1,798        | 1,666        | 758          | 76            | <b>4,302</b> |
| <b>2012/13</b>    | 1,579        | 1,463        | 586          | 52            | <b>3,683</b> |
| <b>2013/14</b>    | 1,893        | 2,051        | 997          | 121           | <b>5,071</b> |
| <b>2014/15</b>    | 1,774        | 1,998        | 950          | 90            | <b>4,812</b> |
| <b>2015/16</b>    | 1,655        | 1,819        | 780          | 91            | <b>4,345</b> |
| <b>2016/17</b>    | 1,840        | 1,828        | 746          | 100           | <b>4,514</b> |
| <b>2017/18</b>    | 1,608        | 1,676        | 729          | 80            | <b>4,093</b> |
| <b>2018/19</b>    | 1,719        | 1,968        | 802          | 109           | <b>4,598</b> |
| <b>2019/20</b>    | 1,688        | 1,788        | 646          | 82            | <b>4,204</b> |
| <b>2020/21</b>    | 1,368        | 1,303        | 529          | 60            | <b>3,260</b> |
| <b>2021/22</b>    | 1,417        | 1,357        | 490          | 34            | <b>3,298</b> |
| <b>2022/23</b>    | 1,402        | 1,275        | 463          | 48            | <b>3,188</b> |
| <b>2023/24</b>    | 1,344        | 1,253        | 456          | 53            | <b>3,106</b> |
| <b>2024/25 Q1</b> | 329          | 308          | 150          | 18            | <b>805</b>   |

**Table 16: Homes let (1 April 2024 to 30<sup>th</sup> June 2024) 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>      | 30           | 41           | 13           | 2             | <b>86</b>    |
| <b>Exeter</b>          | 45           | 43           | 23           | 5             | <b>116</b>   |
| <b>Mid Devon</b>       | 21           | 20           | 11           | 2             | <b>54</b>    |
| <b>North Devon</b>     | 20           | 18           | 13           | 2             | <b>53</b>    |
| <b>Plymouth</b>        | 98           | 86           | 44           | 4             | <b>232</b>   |
| <b>South Hams</b>      | 32           | 21           | 21           | 1             | <b>75</b>    |
| <b>Teignbridge</b>     | 34           | 37           | 6            |               | <b>77</b>    |
| <b>Torbay</b>          | 26           | 12           | 7            | 1             | <b>46</b>    |
| <b>Torrige</b>         | 13           | 19           | 9            |               | <b>41</b>    |
| <b>West Devon</b>      | 10           | 11           | 3            | 1             | <b>25</b>    |
| <b>Total</b>           | <b>329</b>   | <b>308</b>   | <b>150</b>   | <b>18</b>     | <b>805</b>   |

For more information please contact Lena Macfarlane ([lena.macfarlane@exeter.gov.uk](mailto:lena.macfarlane@exeter.gov.uk)) or Laura Acton ([laura.acton@exeter.gov.uk](mailto:laura.acton@exeter.gov.uk)).