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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st July 2024 to 30th September 2024.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) increased slightly from 18,260 on 1st July 2024 to 18,634 on 1st October 2024, a rise of 2.05%.

In the second quarter of this year across Devon, East Devon, Exeter and North Devon had a reduction on the number of households in Bands A to D with North Devon having the highest decrease of 8.23% followed by Exeter with drop of 2.03%. All other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with West Devon having the highest increase of 9.71% and Teignbridge having the lowest increase of 0.19% of households.

The number of households in Band E overall has increased by 0.97% since 1st July 2024, from 8,661 to 8,745 and is currently 32% of total DHC register.

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

	Band A		Band B		Band C		Band D		Total	Band E		Total
	No.	%	No.	%	No.	%	No.	%		No.	%	
East Devon	12	0%	437	15%	955	32%	1,571	53%	2,975	2,964	50%	5,939
Exeter	2	0%	425	24%	531	30%	830	46%	1,788	8	0%	1,796
Mid Devon	1	0%	176	18%	342	34%	483	48%	1,002	870	46%	1,872
North Devon	8	1%	361	24%	423	28%	724	48%	1,516	612	29%	2,128
Plymouth	11	0%	1,371	26%	1,509	29%	2,321	45%	5,212	1,961	27%	7,173
South Hams	2	0%	276	28%	203	20%	510	51%	991	805	45%	1,796
Teignbridge	2	0%	324	21%	446	29%	781	50%	1,553	3	0%	1,556
Torbay	2	0%	343	20%	469	27%	918	53%	1,732	17	1%	1,749
Torridge		0%	178	14%	372	30%	705	56%	1,255	1,006	44%	2,261
West Devon	2	0%	146	24%	151	25%	311	51%	610	499	45%	1,109
Total	42	0%	4,037	22%	5,401	29%	9,154	49%	18,634	8,745	32%	27,379
July 2024	28	0%	3,800	21%	5,292	29%	9,140	50%	18,260	8,661	32%	26,921

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. 22% of all households in housing need across Devon are in Band B). The

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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).

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

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st October 2024

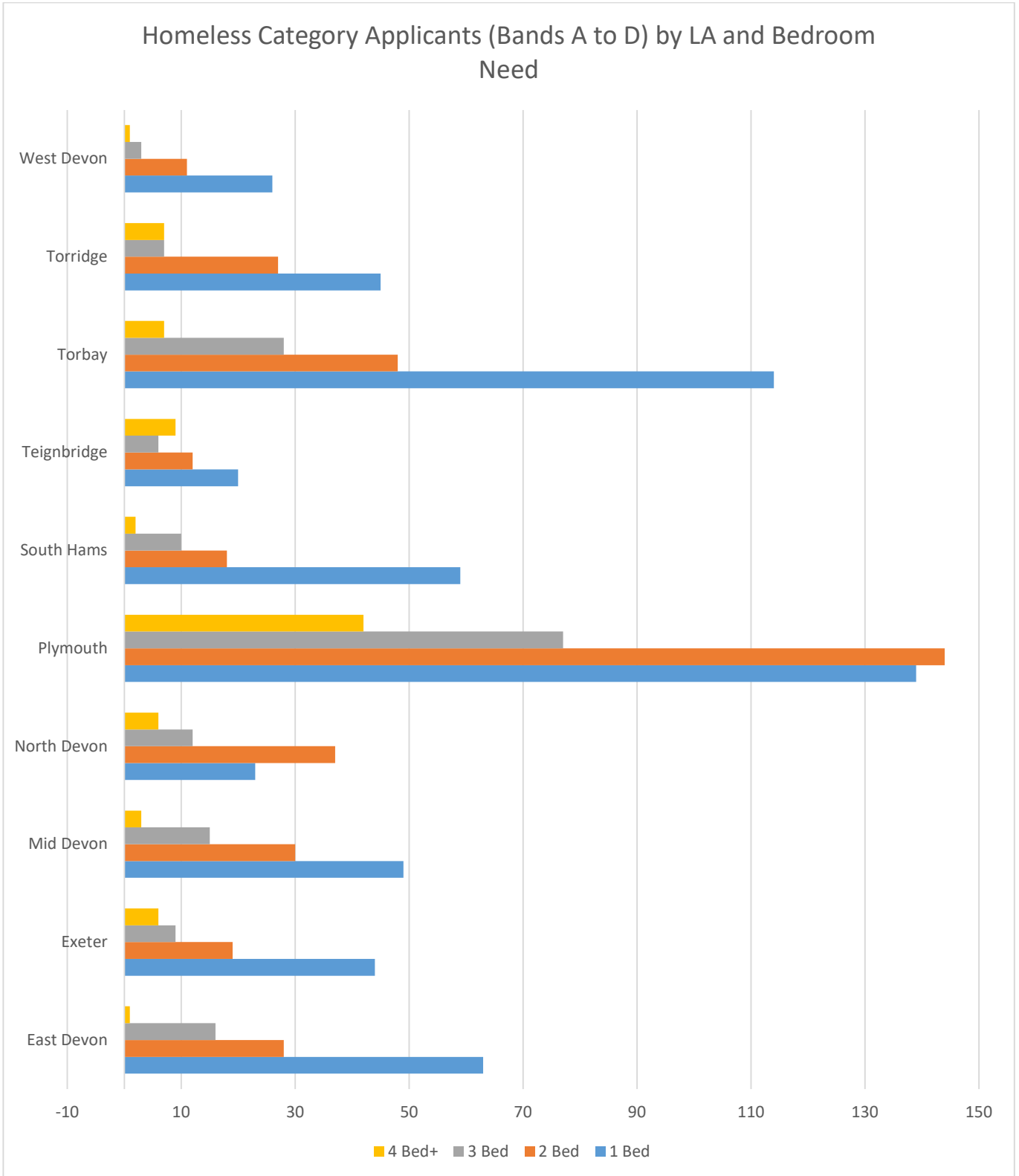
	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,616	54%	618	21%	500	17%	241	8%	2,975
Exeter	1,096	61%	318	18%	255	14%	119	7%	1,788
Mid Devon	508	51%	210	21%	203	20%	81	8%	1,002
North Devon	730	48%	404	27%	257	17%	125	8%	1,516
Plymouth	2,805	54%	1,201	23%	796	15%	410	8%	5,212
South Hams	617	62%	187	19%	110	11%	77	8%	991
Teignbridge	796	51%	356	23%	249	16%	152	10%	1,553
Torbay	946	55%	368	21%	286	17%	132	8%	1,732
Torrige	665	53%	301	24%	183	15%	106	8%	1,255
West Devon	331	54%	121	20%	92	15%	66	11%	610
Total	10,110	54%	4,084	22%	2,931	16%	1,509	8%	18,634

Table 2a: Bedroom need of applicants in Band A to E per Local Authority as at 1st October 2024 (for LAs registering Bands A to E)

	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	3,181	54%	1,560	26%	902	15%	296	5%	5,939
Exeter	1,103	61%	319	18%	255	14%	119	7%	1,796
Mid Devon	936	50%	505	27%	332	18%	99	5%	1,872
North Devon	1,052	49%	600	28%	338	16%	138	6%	2,128
Plymouth	3,799	53%	1,869	26%	1,059	15%	446	6%	7,173
South Hams	1,071	60%	426	24%	212	12%	87	5%	1,796
Teignbridge	798	51%	357	23%	249	16%	152	10%	1,556
Torbay	956	55%	372	21%	289	17%	132	8%	1,749
Torrige	1,161	51%	645	29%	319	14%	136	6%	2,261
West Devon	605	55%	273	25%	158	14%	73	7%	1,109
Total	14,662	54%	6,926	25%	4,113	15%	1,678	6%	27,379

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. The number of 1 bed applicants in East Devon has dropped since Q2, most likely due to extensive renewals exercise being undertaken.

Chart 1:



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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 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	Jul-24	Oct-24	Change this quarter
East Devon	2,266	2,422	2,447	2,588	2,686	2,780	2,853	3,065	2,983	2,975	8
Exeter	2,867	2,769	2,691	2,195	2,245	2,169	2,189	1,997	1,825	1,788	37
Mid Devon	899	910	886	860	906	908	952	916	965	1,002	-37
North Devon	1,415	1,422	1,458	1,490	1,452	1,474	1,477	1,427	1,652	1,516	136
Plymouth	7,003	6,887	7,175	7,666	8,554	7,730	6,004	4,998	4,872	5,212	-340
South Hams	823	801	784	798	823	857	880	897	924	991	-67
Teignbridge	1,007	1,164	1,192	1,132	1,130	1,299	1,449	1,537	1,550	1,553	-3
Torbay	1,603	1,620	1,665	1,688	1,692	1,683	1,674	1,636	1,682	1,732	-50
Torrige	898	1,039	1,142	1,144	1,162	1,208	1,234	1,215	1,251	1,255	-4
West Devon	516	512	500	528	513	522	517	531	556	610	-54
Total	19,388	19,546	19,940	20,089	21,163	20,630	19,229	18,219	18,260	18,634	-374

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	Oct-24	Change this quarter
East Devon	4,699	5,076	5,109	5,374	5,550	5,732	5,857	6,205	5,894	5,939	45
Exeter	2,878	2,781	2,703	2,200	2,250	2,177	2,190	2,002	1,833	1,796	-37
Mid Devon	1,717	1,750	1,691	1,671	1,693	1,690	1,785	1,738	1,843	1,872	29
North Devon	2,221	2,195	2,230	2,244	2,161	2,157	2,123	2,039	2,357	2,128	-229
Plymouth	10,403	10,200	10,626	11,302	12,503	11,095	8,601	7,010	6,816	7,173	357
South Hams	1,579	1,515	1,487	1,478	1,501	1,555	1,568	1,613	1,689	1,796	107
Teignbridge	1,008	1,166	1,194	1,133	1,131	1,299	1,449	1,537	1,552	1,556	4
Torbay	1,603	1,621	1,665	1,688	1,693	1,683	1,674	1,636	1,683	1,749	66
Torrige	1,692	1,785	1,955	1,986	2,037	2,147	2,193	2,207	2,233	2,261	28
West Devon	986	970	946	978	948	953	943	945	1,021	1,109	88
Total	28,786	29,059	29,606	30,054	31,467	30,488	28,383	26,932	26,921	27,379	458

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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. Plymouth saw the highest increase in numbers of new applications received during Q2 2024/25 compared to the previous quarter. The total number of New Applications across Devon for Q2 2024/25 was the highest since figures were monitored back in Q1 2021/22.

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	Q2 2024/25	Quarterly average
East Devon	189	204	227	248	303	276	241
Exeter	256	273	214	294	521	446	334
Mid Devon	132	133	102	135	191	210	151
North Devon	183	167	146	233	366	358	242
Plymouth	666	713	530	784	1,076	1,148	820
South Hams	145	133	120	133	202	213	158
Teignbridge	178	201	162	206	357	366	245
Torbay	276	291	230	334	509	514	359
Torrige	98	84	70	117	131	157	110
West Devon	85	86	58	95	142	132	100
Total	2,208	2,285	1,859	2,579	3,798	3,820	2,758

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 Q2 of 2024/25 and the corresponding quarter in the previous 3 years, as well as Q1 for 2024/25.

Quarter 2 figures for 2024/25 had the highest number of bids for July and August when compared to the previous Quarter 2 figures, however September had more bids in 2023/24.

The total number of bids increased by 3.13% from the last quarter.

Table 5: Numbers of bids and bidders by Q2 months including the figures for Q1 2024/25

Quarter	Month	No. of bids	No of bidders
2021/22 Q2	Jul-21	27,750	7,597
	Aug-21	29,723	7,321
	Sep-21	33,990	7,597
2022/23 Q2	Jul-22	31,435	7,820
	Aug-22	36,576	7,958
	Sep-22	36,626	8,279
2023/24 Q2	Jul-23	40,799	8,748
	Aug-23	40,386	8,723
	Sep-23	39,592	8,621
2024/25 Q1	Apr-24	40,182	8,756
	May-24	45,707	8,708
	Jun-24	36,284	8,044
2024/25 Q2	Jul-24	43,248	8,888
	Aug-24	42,315	8,774
	Sep-24	38,990	8,680

Chart 2 - Numbers of bids by month:

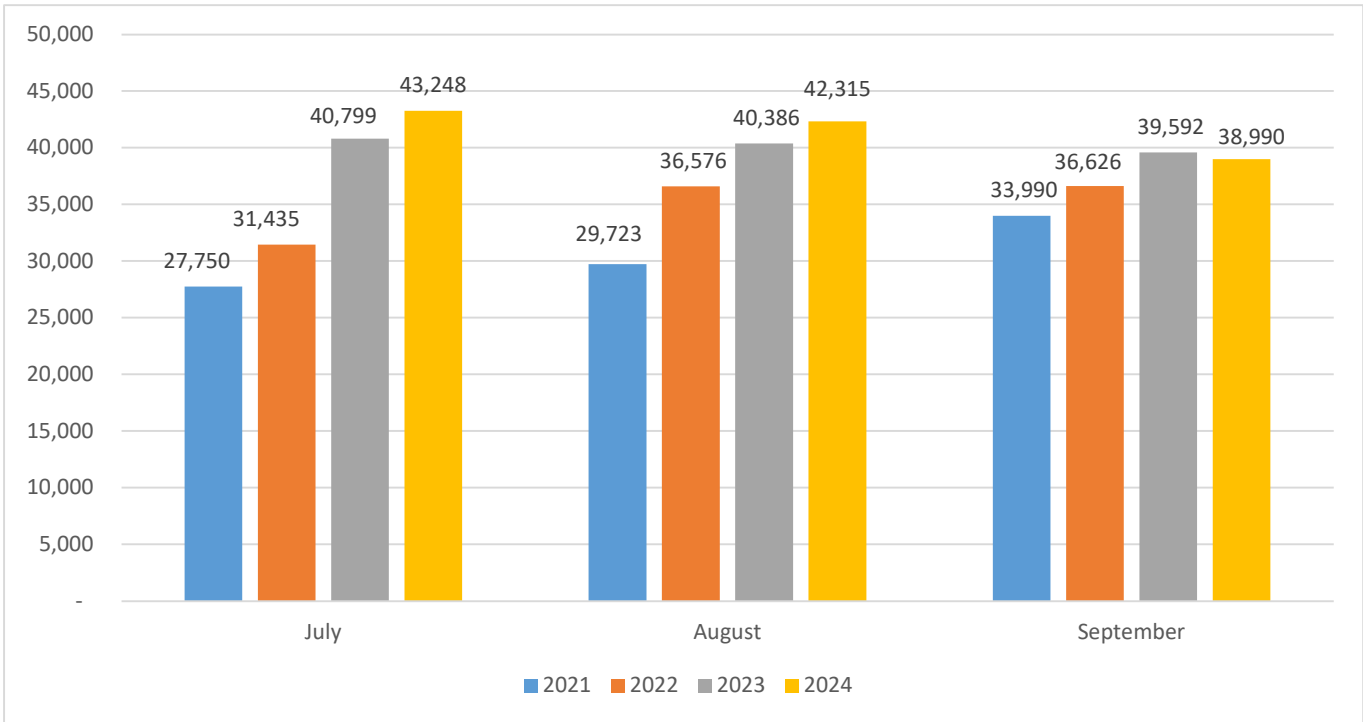


Chart 3 - Numbers of bidders by month:

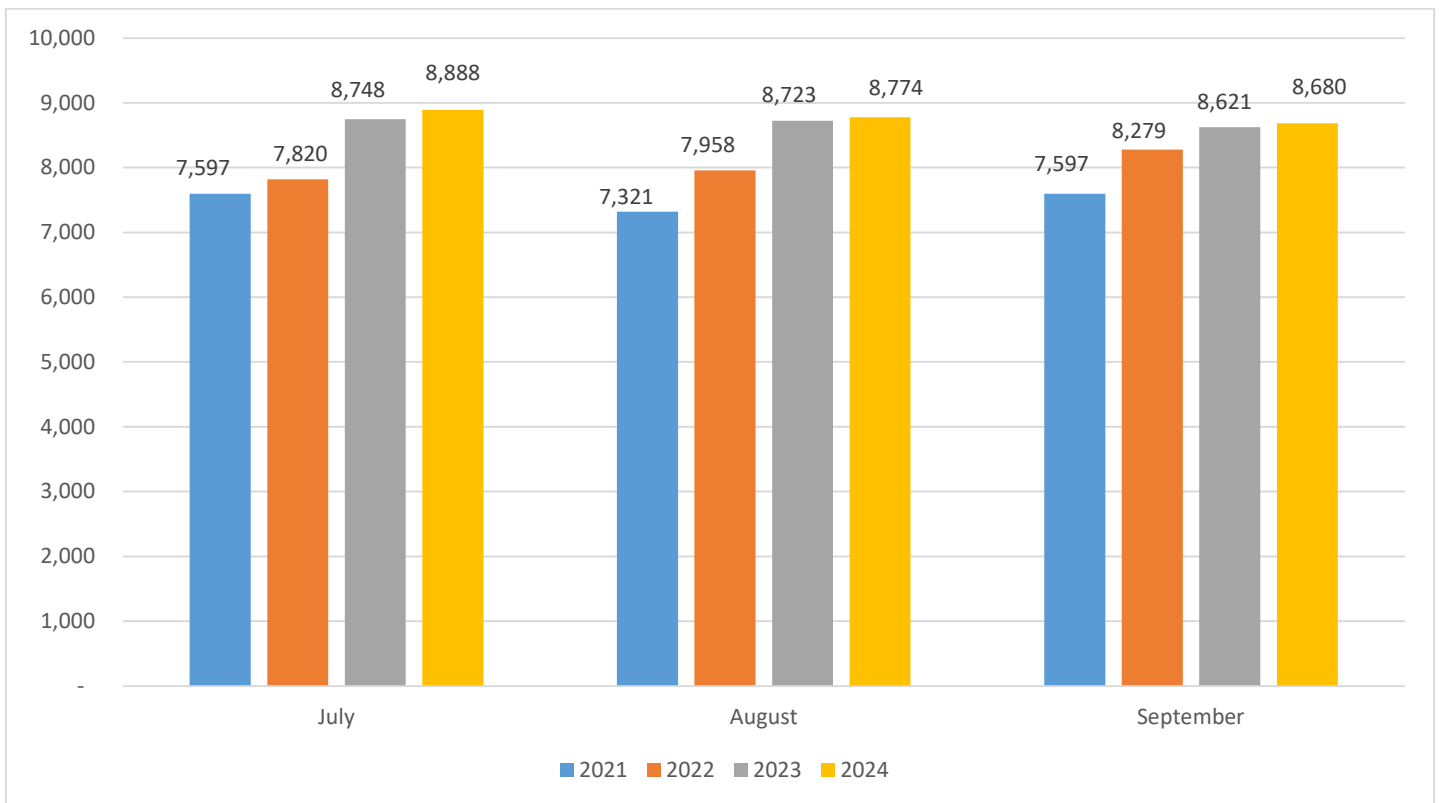


Table 6 shows how bids have been placed throughout the previous quarters (July 2023 to September 2024).

There has been a 2% decrease in the figures for applicants using the mobile app to place bids whilst website figures have increased by 2% 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	Q2 2023-24		Q3 2023-24		Q4 2023-24		Q1 2024-25		Q2 2024-25	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	15,607	13%	12,603	11%	11,392	10%	13,290	11%	13,388	11%
Direct matches	117	0%	90	0%	90	0%	80	0%	89	0%
Back office / Management bid	2,220	2%	1,807	2%	1,779	2%	1,105	1%	1,495	1%
Mobile app	38,199	32%	40,171	37%	42,180	39%	46,501	38%	45,092	36%
Website	64,634	54%	54,970	50%	53,224	49%	60,183	50%	63,958	52%
Total	120,777	100%	109,641	100%	108,665	100%	121,159	100%	124,022	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	89	92%	8	8%	97
Exeter	103	89%	13	11%	116
Mid Devon	51	93%	4	7%	55
North Devon	57	90%	6	10%	63
Plymouth	234	91%	23	9%	257
South Hams	65	98%	1	2%	66
Teignbridge	57	88%	8	12%	65
Torbay	57	97%	2	3%	59
Torridge	70	96%	3	4%	73
West Devon	48	91%	5	9%	53
Total	831	92%	73	8%	904

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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).

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	18%	17%	35%	60%	65%	55%
Exeter	0%	16%	15%	37%	50%	25%
Mid Devon	0%	14%	13%	35%	41%	32%
North Devon	13%	4%	9%	18%	23%	16%
Plymouth	0%	7%	10%	24%	30%	19%
South Hams	0%	29%	15%	34%	38%	33%
Teignbridge	0%	22%	22%	50%	50%	36%
Torbay	0%	4%	10%	22%	67%	16%
Torridge	0%	36%	40%	49%	61%	52%
West Devon	0%	30%	17%	36%	40%	35%
Total for Oct 2024	7%	14%	18%	36%	47%	33%
Jul 2024 figures	4%	10%	15%	23%	30%	22%
Apr 2024 figures	0%	14%	19%	37%	50%	35%
Jan 2024 figures	3%	17%	22%	46%	58%	41%

The percentage of inactive applicants in Band B has increased since the previous quarter across Devon by 4%. Across all Bands, the number of inactive users has also increased since the last Quarter.

47% of applicants in Band E are considered to be inactive, an increase from the previous Quarter of 17%.

The average number of bids received for general needs 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 during Q2 2024/25

	1 Bed	2 Bed	3 Bed	4 Bed	Total Average
Bedsit	203				203
Bungalow	107	59			90
Flat	166	80	90		126
House	110	164	144	188	156
Maisonette	171	57	91		99
Other		69			69
Total Average	164	116	138	188	137

Table 10: Average number of bids for general needs properties by property type and local authority during Q2 2024/25

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon		83	68	128	91		102
Exeter	139		126	127	51		121
Mid Devon			74	111			96
North Devon		59	85	101	92		91
Plymouth	215	116	192	319	196		226
South Hams			49	125	58	69	98
Teignbridge		40	64	82	36		70
Torbay			77	158			106
Torridge		59	86	116	20		105
West Devon			38	60			53
Total Average	203	90	126	156	99	69	137
Previous Quarter	17	98	128	182	97	104	146

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 size during Q2 2024/25

	1 Bed	2 Bed	3 Bed	Total Average
Bungalow	155	61		116
Flat	42	22		38
House		54		54
Maisonette	124	1	46	60
Total Average	72	37	46	61

Table 12: Average number of bids for sheltered homes by property type and local authority during Q2 2024/25

	Bungalow	Flat	House	Maisonette	Total Average
East Devon	119	48	83	1	80
Exeter	1	39			31
Mid Devon	143	55	25		94
North Devon	189	46		46	68
Plymouth	165	39		129	70
South Hams		23		58	31
Teignbridge	83	31			66
Torbay	9	40			38
Torridge		20			20
West Devon		17			17
Total Average	116	38	54	60	61

Homes let:

There were 622 general needs homes let in the 3 months from 1st July to 30th September 2024 (Table 13 below) compared to 812 lets in Q2 of 2023/24. There were 753 lets in Q2 of 2021/222 and 668 lets in Q3 of 2022/23.

71% of all general homes let were let to applicants in Band B.

Table 13: General needs homes let (1st July 2024 to 30th September 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	2%	35	53%	19	29%	7	11%	4	6%	66
Exeter	1	1%	53	75%	14	20%	3	4%		0%	71
Mid Devon		0%	23	62%	9	24%	3	8%	2	5%	37
North Devon	1	3%	29	76%	5	13%	3	8%		0%	38
Plymouth	2	1%	176	90%	7	4%	7	4%	3	2%	195
South Hams		0%	24	55%	8	18%	10	23%	2	5%	44
Teignbridge		0%	30	71%	7	17%	5	12%		0%	42
Torbay	1	2%	36	80%	4	9%	3	7%	1	2%	45
Torridge		0%	20	41%	11	22%	16	33%	2	4%	49
West Devon		0%	14	40%	11	31%	6	17%	4	11%	35
Q2 2024/25 Total	6	1%	440	71%	95	15%	63	10%	18	3%	622
Q1 2024/25 Total	14	3%	387	72%	83	15%	46	9%	11	2%	541
Q4 2023/24 Total	6	1%	402	71%	78	14%	71	13%	10	2%	567

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There were a total of 112 homes advertised as sheltered (Table 14 below) let across Devon in the months of July to September 2024. This is down from the 113 sheltered lets in the previous quarter.

Table 14: Sheltered homes let (1st July 2024 to 30th September 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon		0%	16	52%	6	19%	6	19%	3	10%	31
Exeter		0%	3	60%	2	40%		0%		0%	5
Mid Devon		0%	1	17%	2	33%	2	33%	1	17%	6
North Devon	1	8%	6	46%	5	38%	1	8%		0%	13
Plymouth	1	6%	15	83%	1	6%	1	6%		0%	18
South Hams	1	11%	3	33%		0%	3	33%	2	22%	9
Teignbridge		0%	7	78%	1	11%	1	11%		0%	9
Torbay		0%	5	45%	4	36%	1	9%	1	9%	11
Torridge		0%	1	20%	2	40%	2	40%		0%	5
West Devon	1	20%	1	20%		0%	1	20%	2	40%	5
Q2 2024/25 Total	4	4%	58	52%	23	21%	18	16%	9	8%	112
Q1 2024/25 Total	0	0%	73	65%	14	12%	23	20%	3	3%	113
Q4 2023/24 Total	4	3%	66	46%	28	19%	37	26%	9	6%	144

**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 58,100 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	1,344	1,253	456	53	3,106
2024/25 Q1	329	308	150	18	805
2024/25 Q2	18	335	188	363	904

Table 16: Homes let (1st July 2024 to 30th September 2024) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4 Bed	Total
East Devon	34	41	18	4	97
Exeter	43	51	21	1	116
Mid Devon	21	24	9	1	55
North Devon	38	14	11		63
Plymouth	117	102	37	1	257
South Hams	19	37	8	2	66
Teignbridge	19	32	13	1	65
Torbay	24	24	8	3	59
Torrige	22	33	12	6	73
West Devon	14	30	9		53
Total	351	388	146	19	904

For more information please contact Lena Macfarlane (lena.macfarlane@exeter.gov.uk) or Laura Noon (laura.noon@exeter.gov.uk).