

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st July 2016 to 30th September 2016.

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) fell from 19,627 in July 2016 to 19,202, a decrease of 2.2% compared to an increase of 0.6% during the previous quarter.

The reduction was largely the result of a 14% fall in the numbers in Bands A-D in Plymouth, where the number in Band D fell by 30%. Mid Devon and North Devon also saw slight reductions whilst all other areas saw increases.

Across Devon 20% of households in housing need are in Band B ranging from 10% in North Devon to 29% in West Devon.

The percentage of the overall applications which are in Band E fell from 34% to 32%. This was again the result of a reduction of 38% in the numbers in Band E in Plymouth.

Table 1: Number of households in housing need (Bands A to D) as at 1 July 2016

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	0	0%	276	19%	449	31%	710	49%	1,435	1,556	52%
Exeter	8	0%	540	18%	748	25%	1,757	58%	3,053	5	0%
Mid Devon	0	0%	167	19%	259	29%	452	51%	878	883	50%
North Devon	1	0%	143	10%	410	28%	902	62%	1,456	1,811	55%
Plymouth	3	0%	1,430	25%	2,058	36%	2,182	38%	5,673	2,603	31%
South Hams	0	0%	188	17%	243	21%	708	62%	1,139	738	39%
Teignbridge	0	0%	439	21%	645	31%	1,027	49%	2,111	0	0%
Torbay	6	0%	349	16%	560	26%	1,278	58%	2,193	0	0%
Torridge	0	0%	193	22%	290	33%	407	46%	890	932	51%
West Devon	1	0%	108	29%	94	25%	171	46%	374	425	53%
Total	19	0%	3833	20%	5756	30%	9594	50%	19,202	8,953	32%
July 2016	9	0%	3,882	20%	5,460	28%	10,276	52%	19,627	10,290	34%

Note: 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).

**Devon Home Choice
Quarterly Monitoring Report
(Oct 2016)**



The greatest need across all local authority areas remains for one bedroom properties, (Table 2) with 56% of applicants requiring one bedroom. This is down from a figure of 58% in the previous 2 quarters.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 3 October 2016

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	808	56%	389	27%	139	10%	99	7%	1,435
Exeter	1,883	62%	672	22%	321	11%	177	6%	3,053
Mid Devon	478	54%	223	25%	114	13%	63	7%	878
North Devon	796	55%	356	24%	168	12%	136	9%	1,456
Plymouth	3,137	55%	1,400	25%	744	13%	392	7%	5,673
South Hams	711	62%	259	23%	106	9%	63	6%	1,139
Teignbridge	1,074	51%	637	30%	247	12%	153	7%	2,111
Torbay	1,219	56%	580	26%	249	11%	145	7%	2,193
Torridge	472	53%	233	26%	119	13%	66	7%	890
West Devon	190	51%	112	30%	55	15%	17	5%	374
Total	10,768	56%	4,861	25%	2,262	12%	1,311	7%	19,202

Table 3 and Chart 1 below show the numbers on the register in housing need (Bands A to D) in each local authority area by quarter.

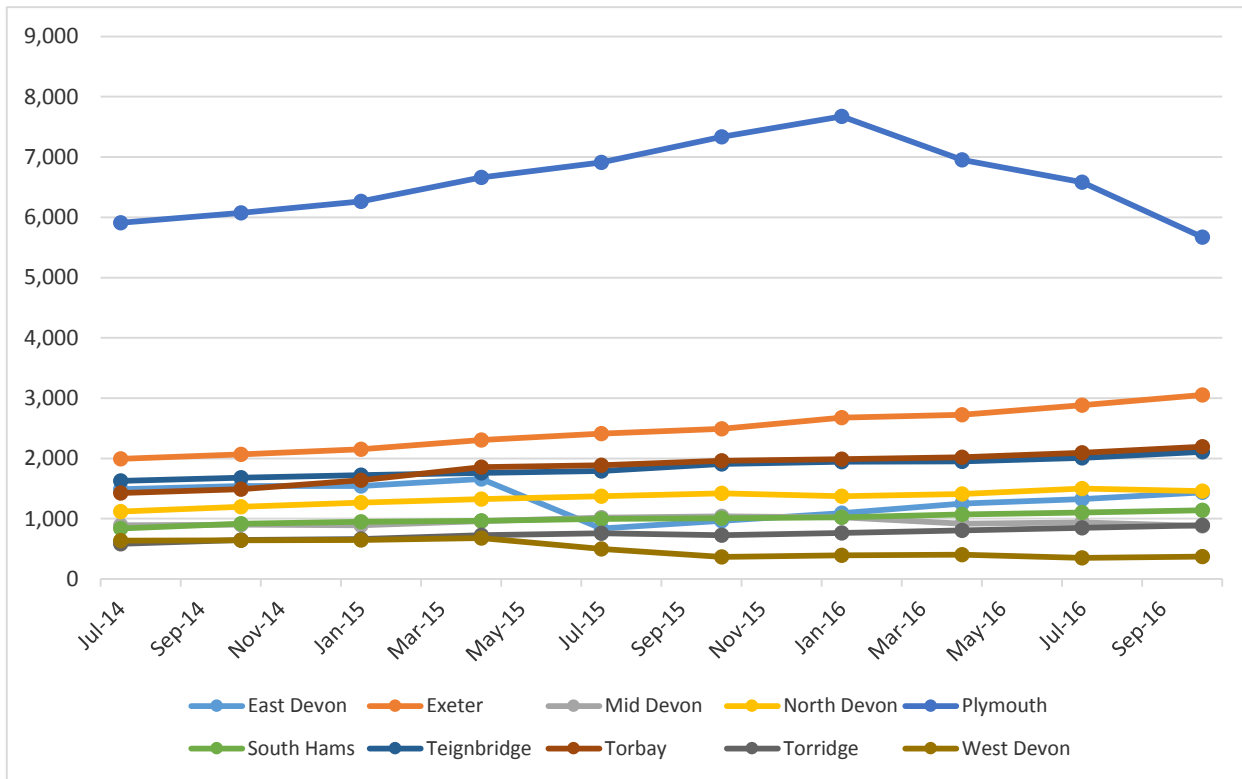
Table 3: Numbers on the register in Bands A to D per Local Authority by quarter

	Jul-14	Oct-14	Jan-15	Apr-15	July-15	Oct-15	Jan-16	Apr-16	Jul-16	Oct-16
East Devon	1,489	1,541	1,543	1,661	836	967	1,092	1,252	1,323	1,435
Exeter	1,993	2,069	2,150	2,305	2,409	2,492	2,674	2,724	2,883	3,053
Mid Devon	889	904	890	962	1,017	1,039	1,021	917	941	878
North Devon	1,117	1,199	1,265	1,325	1,373	1,423	1,375	1,410	1,499	1,456
Plymouth	5,908	6,074	6,264	6,659	6,909	7,335	7,672	6,952	6,581	5,673
South Hams	837	918	950	964	999	1,005	1,022	1,073	1,101	1,139
Teignbridge	1,630	1,681	1,721	1,762	1,794	1,906	1,944	1,950	2,011	2,111
Torbay	1,428	1,489	1,638	1,857	1,886	1,962	1,990	2,017	2,092	2,193
Torridge	585	649	661	728	757	729	763	804	848	890
West Devon	634	641	646	678	500	364	395	404	348	374
Total	16,510	17,165	17,728	18,901	18,480	19,222	19,948	19,503	19,627	19,202

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 1: Numbers on the register in Bands A to D per Local Authority by quarter



Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Bidding Patterns

Table 4 below shows the proportion of applicants by local authority and Band who are considered to be inactive (e.g. they have not logged in during the last 6 months and are not on autobid).

Across Devon 53% of applicants in Band B are not active. This ranges from 18% in North Devon to 63% in Plymouth. The overall percentage of applicants who are inactive has fallen from 60% in July to 58%. The overall reduction is due to falls in the Band D and E figures in Plymouth where a lot of inactive applications have been cancelled.

Table 4: 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	0%	30%	31%	53%	57%	50%
Exeter	38%	57%	42%	65%	0%	58%
Mid Devon	0%	43%	42%	59%	62%	57%
North Devon	0%	18%	45%	69%	68%	63%
Plymouth	0%	63%	54%	49%	55%	55%
South Hams	0%	56%	56%	67%	63%	63%
Teignbridge	0%	48%	49%	63%	0%	55%
Torbay	0%	50%	53%	74%	0%	65%
Torrige	0%	53%	62%	63%	80%	70%
West Devon	100%	24%	23%	50%	55%	46%
Total	21%	53%	49%	61%	62%	58%
Previous quarter	13%	50%	49%	63%	65%	60%

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Table 5 and Chart 2 below show the average number of bids received by property size. The average number of bids received in this quarter was again higher than the Home Connections average for all property sizes.

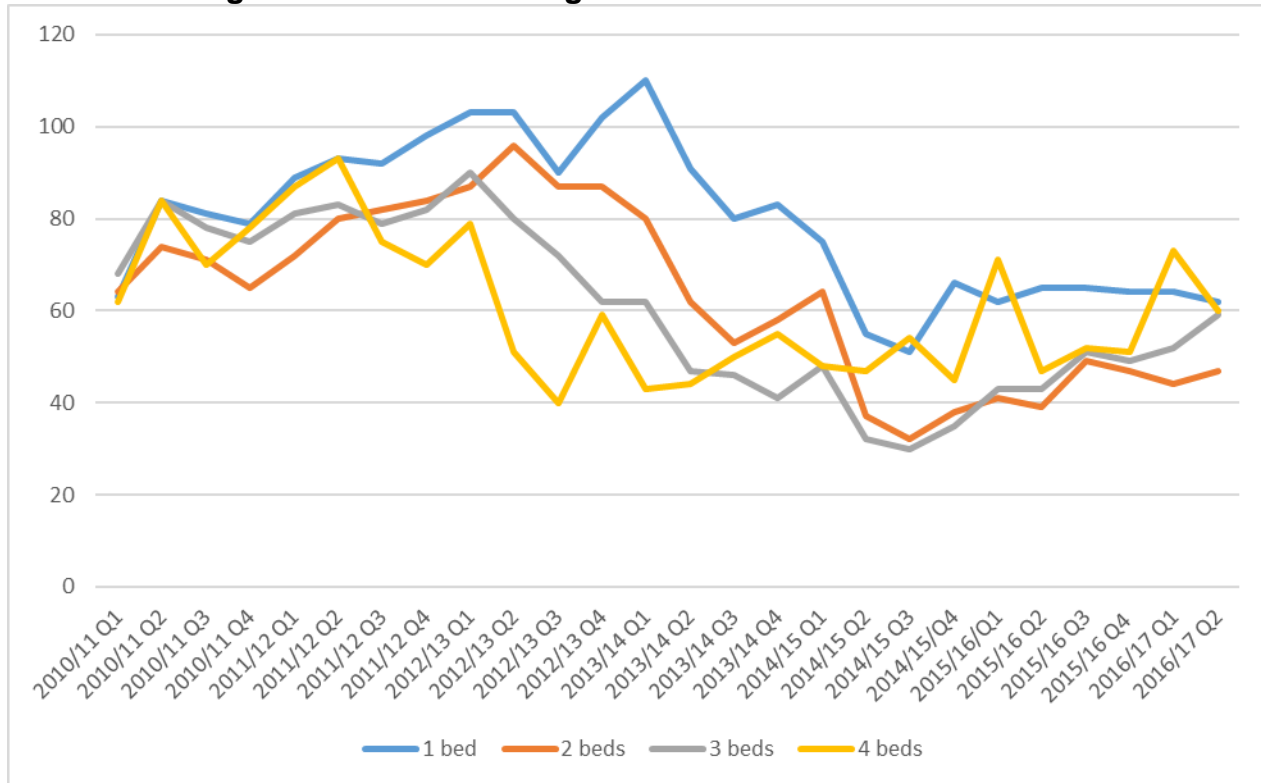
Table 5: Average number of bids for general needs homes

	1 bed	2 beds	3 beds	4 beds
2010/11 Q1	63	64	68	62
2010/11 Q2	84	74	84	84
2010/11 Q3	81	71	78	70
2010/11 Q4	79	65	75	78
2011/12 Q1	89	72	81	87
2011/12 Q2	93	80	83	93
2011/12 Q3	92	82	79	75
2011/12 Q4	98	84	82	70
2012/13 Q1	103	87	90	79
2012/13 Q2	103	96	80	51
2012/13 Q3	90	87	72	40
2012/13 Q4	102	87	62	59
2013/14 Q1	110	80	62	43
2013/14 Q2	91	62	47	44
2013/14 Q3	80	53	46	50
2013/14 Q4	83	58	41	55
2014/15 Q1	75	64	48	48
2014/15 Q2	55	37	32	47
2014/15 Q3	51	32	30	54
2014/15/Q4	66	38	35	45
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
Home Connections average	62	42	43	56
Overall average	80	63	60	61

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 2: Average number of bids for general needs homes



Devon Home Choice Quarterly Monitoring Report (Oct 2016)



The average number of bids received for 1 and 2 bedroom sheltered properties in the quarter (Table 6 and Chart 3 below) were both above Home Connections and overall average figures.

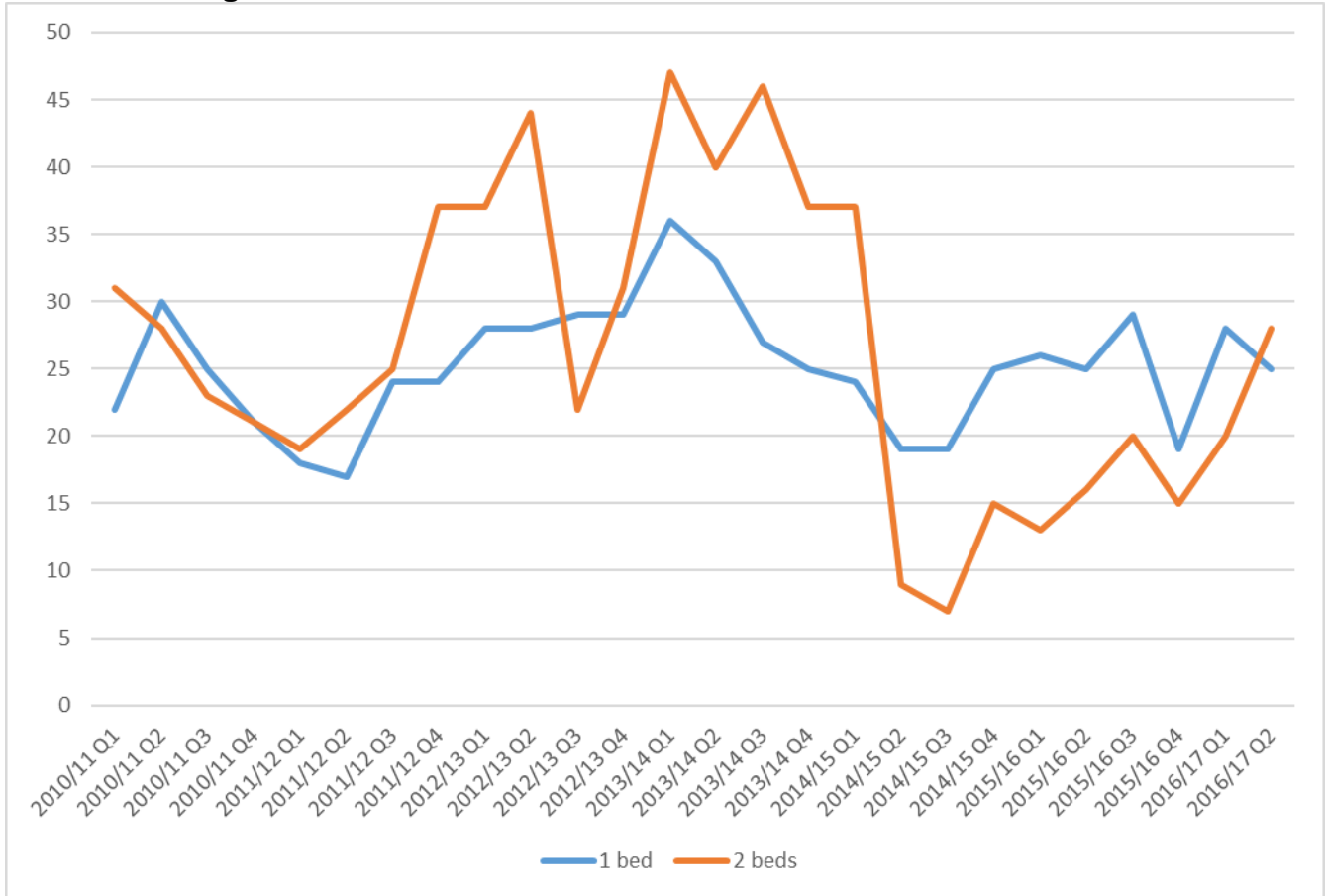
Table 6: Average number of bids for sheltered homes

	1 bed	2 beds
2010/11 Q1	22	31
2010/11 Q2	30	28
2010/11 Q3	25	23
2010/11 Q4	21	21
2011/12 Q1	18	19
2011/12 Q2	17	22
2011/12 Q3	24	25
2011/12 Q4	24	37
2012/13 Q1	28	37
2012/13 Q2	28	44
2012/13 Q3	29	22
2012/13 Q4	29	31
2013/14 Q1	36	47
2013/14 Q2	33	40
2013/14 Q3	27	46
2013/14 Q4	25	37
2014/15 Q1	24	37
2014/15 Q2	19	9
2014/15 Q3	19	7
2014/15 Q4	25	15
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
Home Connections average	24	15
Overall average	25	26

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 3: Average number of bids for sheltered homes



Devon Home Choice
Quarterly Monitoring Report
(Oct 2016)



Homes let

The proportion of general needs homes let to applicants in Band B during this quarter was the highest since the 2013/14 financial year at 53%. The figures range from 34% in South Hams to 66% in Exeter. All areas other than Plymouth saw an increase in the proportion of lets to Band B applicants.

Table 8: General needs homes let (1 July 2016 to 30 September 2016)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	19	42%	12	27%	9	20%	5	11%	45
Exeter	1	1%	72	66%	30	28%	6	6%	0	0%	109
Mid Devon	0	0%	26	49%	15	28%	9	17%	3	6%	53
North Devon	1	2%	38	61%	7	11%	9	15%	7	11%	62
Plymouth	2	1%	144	54%	59	22%	46	17%	18	7%	269
South Hams	0	0%	20	34%	16	27%	17	29%	6	10%	59
Teignbridge	0	0%	20	42%	19	40%	9	19%	0	0%	48
Torbay	2	3%	29	50%	11	19%	14	24%	2	3%	58
Torridge	0	0%	26	62%	11	26%	4	10%	1	2%	42
West Devon	0	0%	22	56%	13	33%		0%	4	10%	39
Total	6	1%	416	53%	193	25%	123	16%	46	6%	784

Table 9 and chart 4 below show the overall proportion of general needs lets by band and quarter.

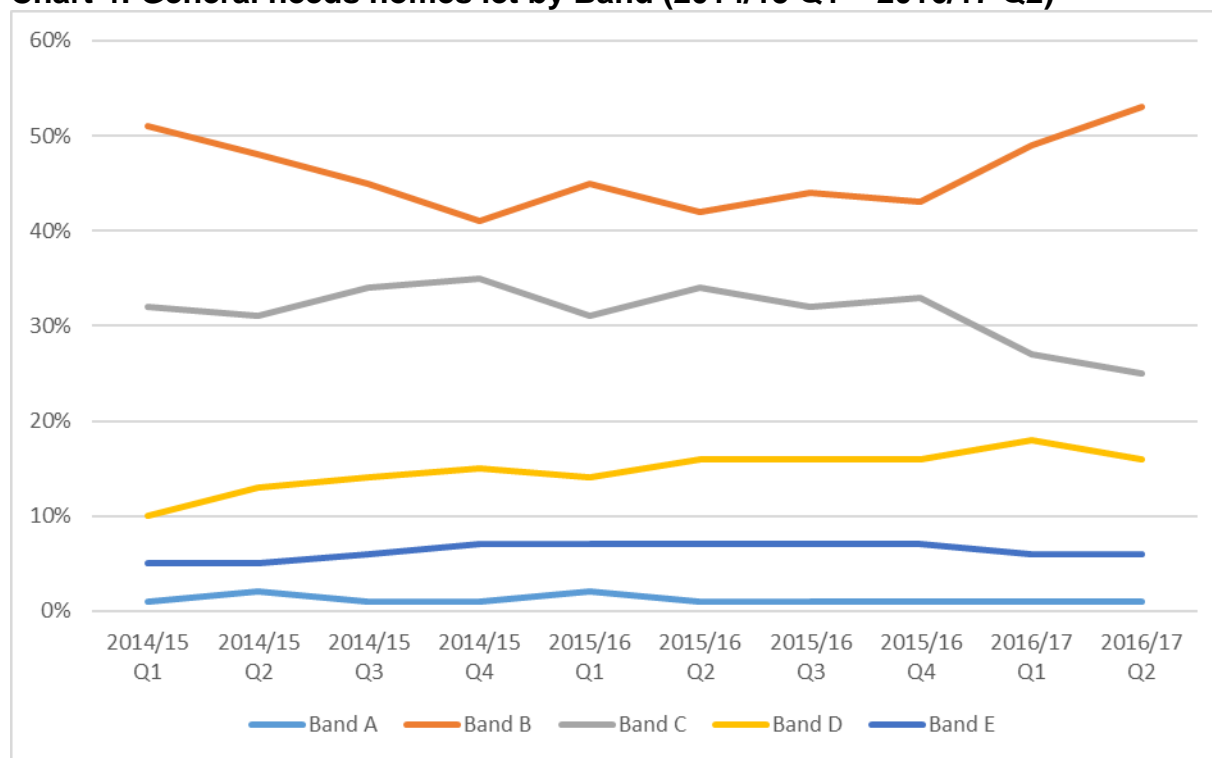
Table 9: General needs homes let by Band (2014/15 Q1 – 2016/17 Q2)

	Band A	Band B	Band C	Band D	Band E
2014/15					
Q1	1%	51%	32%	10%	5%
Q2	2%	48%	31%	13%	5%
Q3	1%	45%	34%	14%	6%
Q4	1%	41%	35%	15%	7%
2015/16					
Q1	2%	45%	31%	14%	7%
Q2	1%	42%	34%	16%	7%
Q3	1%	44%	32%	16%	7%
Q4	1%	43%	33%	16%	7%
2016/17					
Q1	1%	49%	27%	18%	6%
Q2	1%	53%	25%	16%	6%

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 4: General needs homes let by Band (2014/15 Q1 – 2016/17 Q2)



The proportion of sheltered lets to Band B applicants over the quarter was 41%, up from 36% last quarter.

Table 10: Sheltered homes let (1 July 2016 to 30 September 2016)

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	0	0%	4	50%	2	25%	2	25%	0	0%	8
Exeter	0	0%	1	33%	2	67%	0	0%	0	0%	3
Mid Devon	0	0%	2	33%	3	50%	1	17%	0	0%	6
North Devon	1	5%	8	42%	2	11%	5	26%	3	16%	19
Plymouth	0	0%	7	32%	2	9%	8	36%	5	23%	22
South Hams	0	0%	0	0%	0	0%	1	25%	3	75%	4
Teignbridge	0	0%	8	53%	4	27%	3	20%	0	0%	15
Torbay	0	0%	5	42%	1	8%	4	33%	2	17%	12
Torrige	0	0%	4	57%	2	29%	1	14%	0	0%	7
West Devon	0	0%	2	40%	2	40%	1	20%	0	0%	5
Total	1	1%	41	41%	20	20%	26	26%	13	13%	101

Devon Home Choice Quarterly Monitoring Report (Oct 2016)

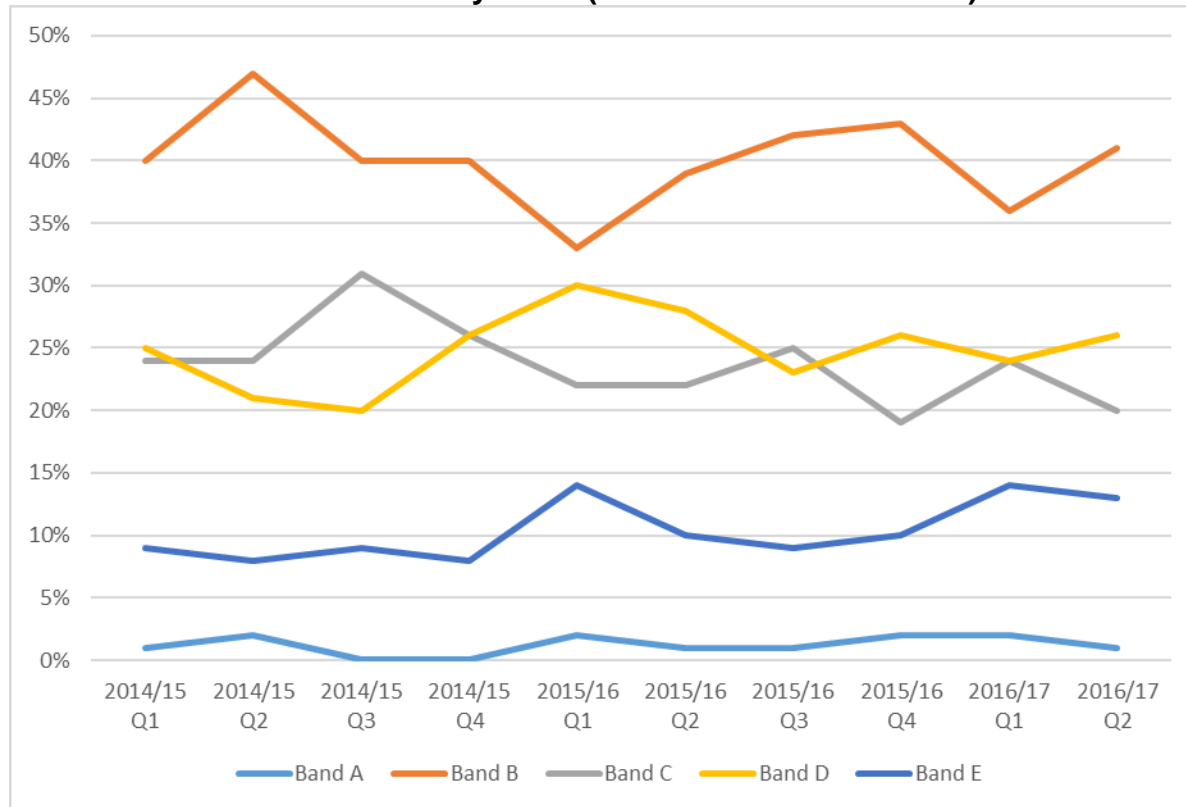


Table 11 and chart 5 below show the overall proportion of sheltered lets by band and quarter.

Table 11: Sheltered needs homes let by Band (2014/15 Q1 – 2016/17 Q2)

	Band A	Band B	Band C	Band D	Band E
2014/15					
Q1	1%	40%	24%	25%	9%
Q2	2%	47%	24%	21%	8%
Q3	0%	40%	31%	20%	9%
Q4	0%	40%	26%	26%	8%
2015/16					
Q1	2%	33%	22%	30%	14%
Q2	1%	39%	22%	28%	10%
Q3	1%	42%	25%	23%	9%
Q4	2%	43%	19%	26%	10%
2016/17					
Q1	2%	36%	24%	24%	14%
Q2	1%	41%	20%	26%	13%

Chart 5: Sheltered homes let by Band (2014/15 Q1 – 2016/17 Q2)



Devon Home Choice
Quarterly Monitoring Report
(Oct 2016)



The total number of lets by quarter is shown in Table 12 and Chart 6 below. The total number of properties let in this quarter was the lowest Q2 figure since Devon Home Choice started and follows on from a Q1 figure which was the lowest since 2012/13.

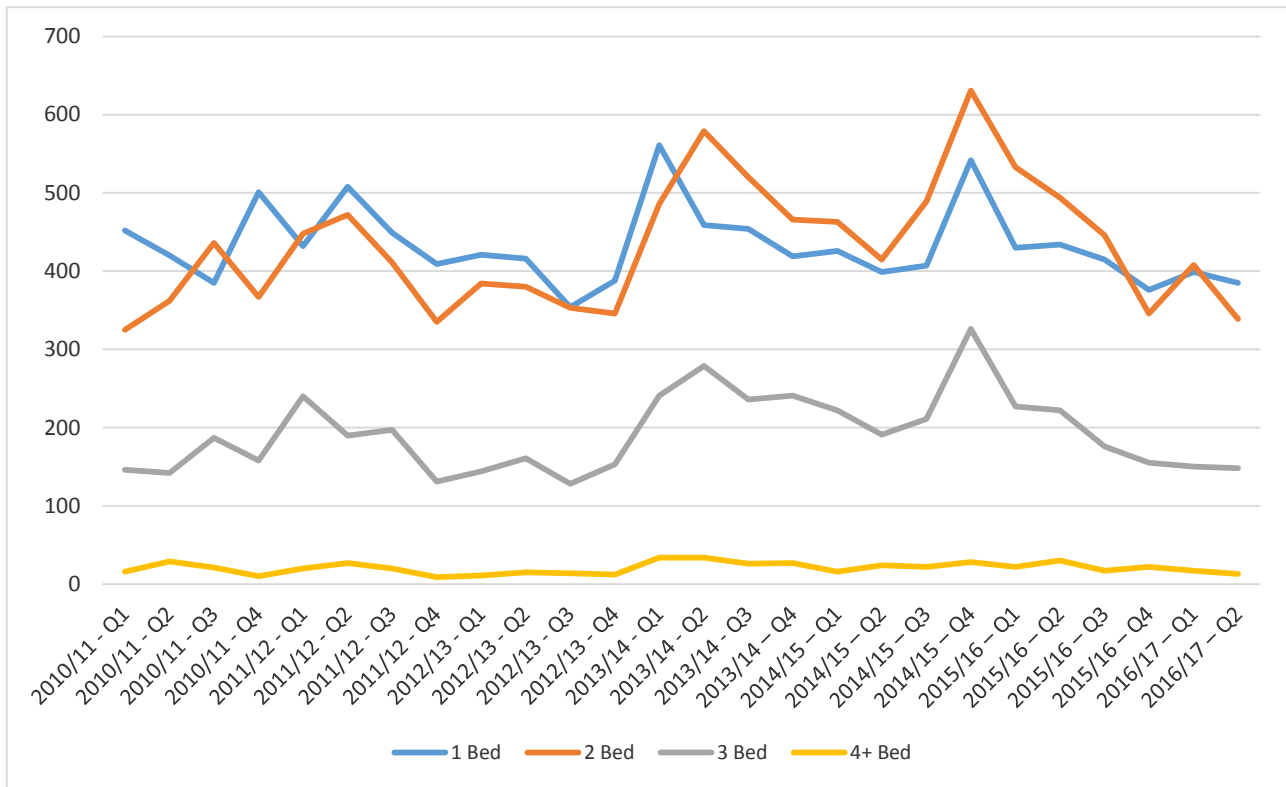
Table 12: Number of properties let by quarter

	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11 - Q1	452	325	146	16	939
2010/11 - Q2	420	362	142	29	954
2010/11 - Q3	385	436	187	21	1,029
2010/11 - Q4	501	367	158	10	1,037
2010/11 Total	1,758	1,490	633	76	3,959
2011/12 - Q1	432	448	240	20	1,140
2011/12 - Q2	508	472	190	27	1,198
2011/12 - Q3	449	411	197	20	1,080
2011/12 - Q4	409	335	131	9	884
2011/12 Total	1,798	1,666	758	76	4,302
2012/13 - Q1	421	384	144	11	961
2012/13 - Q2	416	380	161	15	973
2012/13 - Q3	354	353	128	14	849
2012/13 - Q4	388	346	153	12	900
2012/13 Total	1,579	1,463	586	52	3,683
2013/14 - Q1	561	486	241	34	1,324
2013/14 - Q2	459	579	279	34	1,358
2013/14 - Q3	454	520	236	26	1,236
2013/14 - Q4	419	466	241	27	1,153
2013/14 Total	1,893	2,051	997	121	5,071
2014/15 - Q1	426	463	222	16	1,127
2014/15 - Q2	399	415	191	24	1,029
2014/15 - Q3	407	489	211	22	1,129
2014/15 - Q4	542	631	326	28	1,527
2014/15 Total	1,774	1,998	950	90	4,812
2015/16 - Q1	430	533	227	22	1,212
2015/16 - Q2	434	494	222	30	1,180
2015/16 - Q3	415	446	176	17	1,054
2015/16 - Q4	376	346	155	22	899
2015/16 Total	1,655	1,819	780	91	4,345
2016/17 - Q1	399	408	150	17	974
2016/17 - Q2	385	339	148	13	885

Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 6: Number of lets by quarter

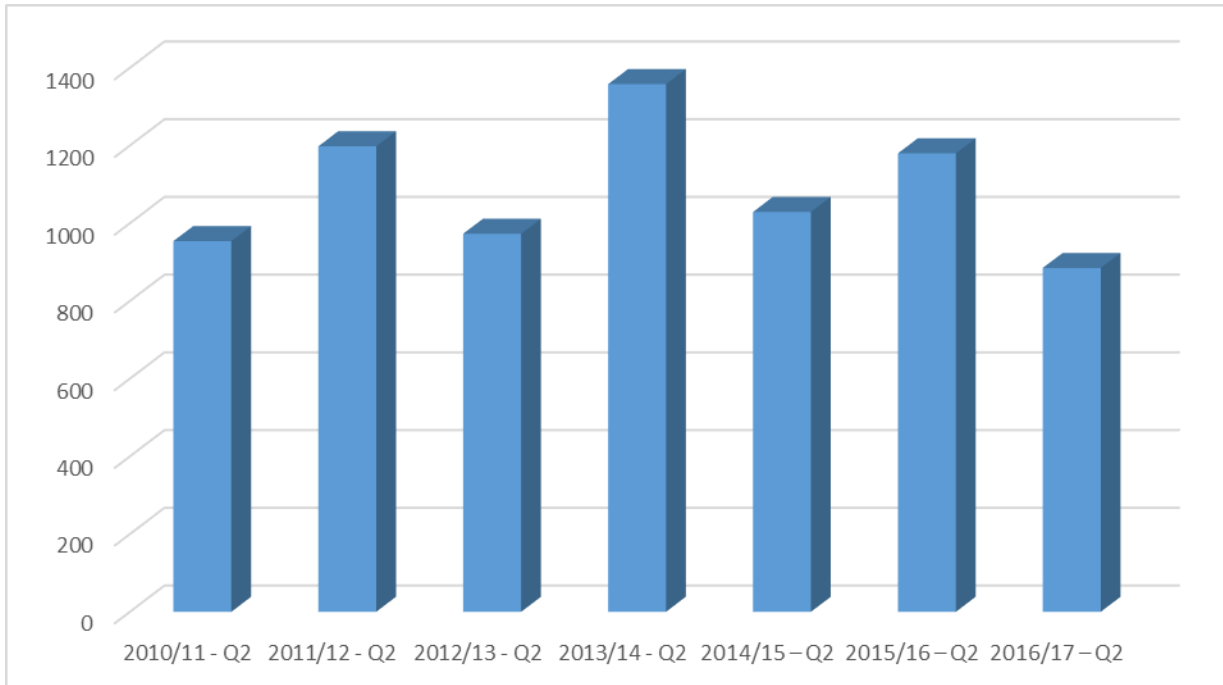


Devon Home Choice Quarterly Monitoring Report (Oct 2016)



Chart 7 below provides a comparison of the total number of properties let during quarter 2 of each financial year that Devon Home Choice has been operating.

Chart 7: Quarter 2 lets



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