

Devon Home Choice Quarterly Monitoring Report (April 2015)



Introduction

This report provides the latest key information from Devon Home Choice and covers 1st April 2014 to 31st March 2015

Households registered with Devon Home Choice

The total number of households in housing need (Bands A to D) has increased for the fourth quarter in succession from a figure of 16,032 in April 2014 to 18,901 on 1 April 2015, an increase of 17.8%. It is apparent that there are a number of out of date applications on the system, this should begin to be addressed when the renewals function is set up on the Home Connections system.

The percentage of all applicants in Band E has fallen slightly to 43% from 44% at the end of the previous quarter.

Table 1: Number of households in housing need (Bands A to D) as at 1 April 2015

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	1	0%	267	16%	508	31%	885	53%	1661	636	28%
Exeter	3	0%	481	21%	546	24%	1275	55%	2305	2437	51%
Mid Devon	0	0%	194	20%	306	32%	462	48%	962	1169	55%
North Devon	0	0%	245	18%	359	27%	721	54%	1325	1300	50%
Plymouth	9	0%	1365	20%	1705	26%	3580	54%	6659	5279	44%
South Hams	0	0%	166	17%	237	25%	561	58%	964	1286	57%
Teignbridge	3	0%	390	22%	571	32%	798	45%	1762	5	0%
Torbay	1	0%	340	18%	485	26%	1031	56%	1857	26	1%
Torridge	5	1%	250	34%	230	32%	243	33%	728	825	53%
West Devon	2	0%	103	15%	194	29%	379	56%	678	1015	60%
Total	24	0%	3801	20%	5141	27%	9935	53%	18901	13978	43%
Jan 2015 %		0%		21%		28%		51%			44%

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. 43% of households registered across Devon are in Band E).

The greatest need across all Local Authority areas remains for one bedroom properties, (Table 2) with the percentage of applicants requiring one bedroom rising to 58%, the highest figure reported.

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Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1 April 2015

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	971	58%	439	26%	154	9%	97	6%	1661
Exeter	1375	60%	560	24%	249	11%	121	5%	2305
Mid Devon	490	51%	280	29%	121	13%	71	7%	962
North Devon	737	56%	332	25%	142	11%	114	9%	1325
Plymouth	3987	60%	1635	25%	681	10%	356	5%	6659
South Hams	593	62%	223	23%	101	10%	47	5%	964
Teignbridge	910	52%	541	31%	194	11%	117	7%	1762
Torbay	1048	56%	480	26%	206	11%	123	7%	1857
Torrige	365	50%	223	31%	89	12%	51	7%	728
West Devon	411	61%	159	23%	81	12%	27	4%	678
Total	10887	58%	4872	26%	2018	11%	1124	6%	18901

Table 3 and Chart 1 below show the numbers on the register in housing need (Bands A to D) by quarter. Although this quarter has seen an increase in numbers in housing need for the fourth quarter in a row the figure remains 22% lower than the peak of 24,269 in October 2011.

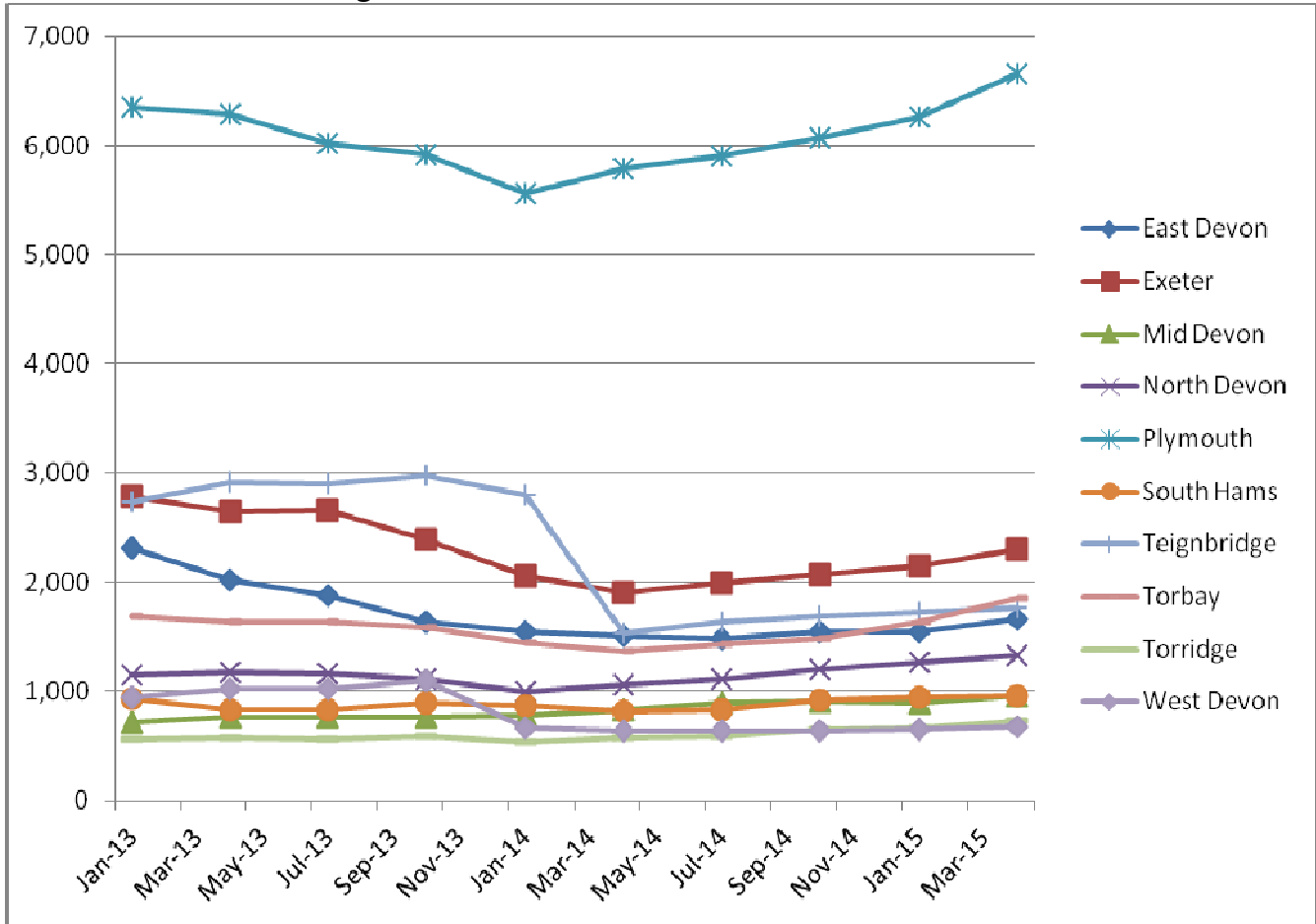
Table 3: Numbers on the register in Bands A to D by Local Authority by quarter

	Jan-13	Apr-13	Jul-13	Oct-13	Jan-14	Apr-14	Jul-14	Oct-14	Jan-15	Apr-15
East Devon	2,307	2,022	1,878	1,641	1,551	1,509	1,489	1,541	1,543	1661
Exeter	2,790	2,651	2,663	2,392	2,061	1,900	1,993	2,069	2,150	2305
Mid Devon	716	769	765	764	780	832	889	904	890	962
North Devon	1,152	1,172	1,166	1,114	1,002	1,065	1,117	1,199	1,265	1325
Plymouth	6,349	6,283	6,013	5,915	5,556	5,789	5,908	6,074	6,264	6659
South Hams	929	825	834	898	874	820	837	918	950	964
Teignbridge	2,736	2,915	2,901	2,980	2,796	1,540	1,630	1,681	1,721	1762
Torbay	1,690	1,642	1,631	1,588	1,448	1,372	1,428	1,489	1,638	1857
Torrige	566	575	566	592	533	570	585	649	661	728
West Devon	949	1,024	1,029	1,104	663	635	634	641	646	678
Total	20,184	19,878	19,446	18,988	17,264	16,032	16,510	17,165	17,728	18901

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Chart 1: Numbers on register in Bands A to D



Bidding Patterns

Table 4 below shows the percentage of applicants in each Local Authority and Band who have not logged in or bid since the Home Connections system went live in June 2014.

The total percentage of applicants who have not logged in or bid has decreased in all LA areas from the figures in December 2014. This is likely to be the result of efforts which have been made to contact applicants who had not logged in or bid on the new system to ensure that they understand how the system works.

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Table 4: Proportion of applicants who have not logged in or bid on Home Connections.

	Band A	Band B	Band C	Band D	Band E	Total	Dec 14 total
East Devon	100%	25%	42%	57%	29%	42%	58%
Exeter	0%	44%	35%	54%	72%	60%	66%
Mid Devon	N/A	44%	41%	54%	67%	59%	66%
North Devon	N/A	31%	40%	55%	50%	48%	59%
Plymouth	11%	42%	39%	56%	73%	59%	65%
South Hams	N/A	39%	39%	54%	67%	59%	64%
Teignbridge	0%	45%	42%	47%	80%	45%	49%
Torbay	100%	36%	41%	56%	23%	48%	53%
Torrige	20%	28%	40%	59%	73%	59%	65%
West Devon	50%	42%	56%	69%	75%	69%	75%
Total	21%	39%	40%	55%	68%	56%	63%

The increases in the number of applicants logging in and bidding is reflected in an increase in the average number of bids received for 1, 2 and 3 bed general needs homes – Table 5 and Chart 2.

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

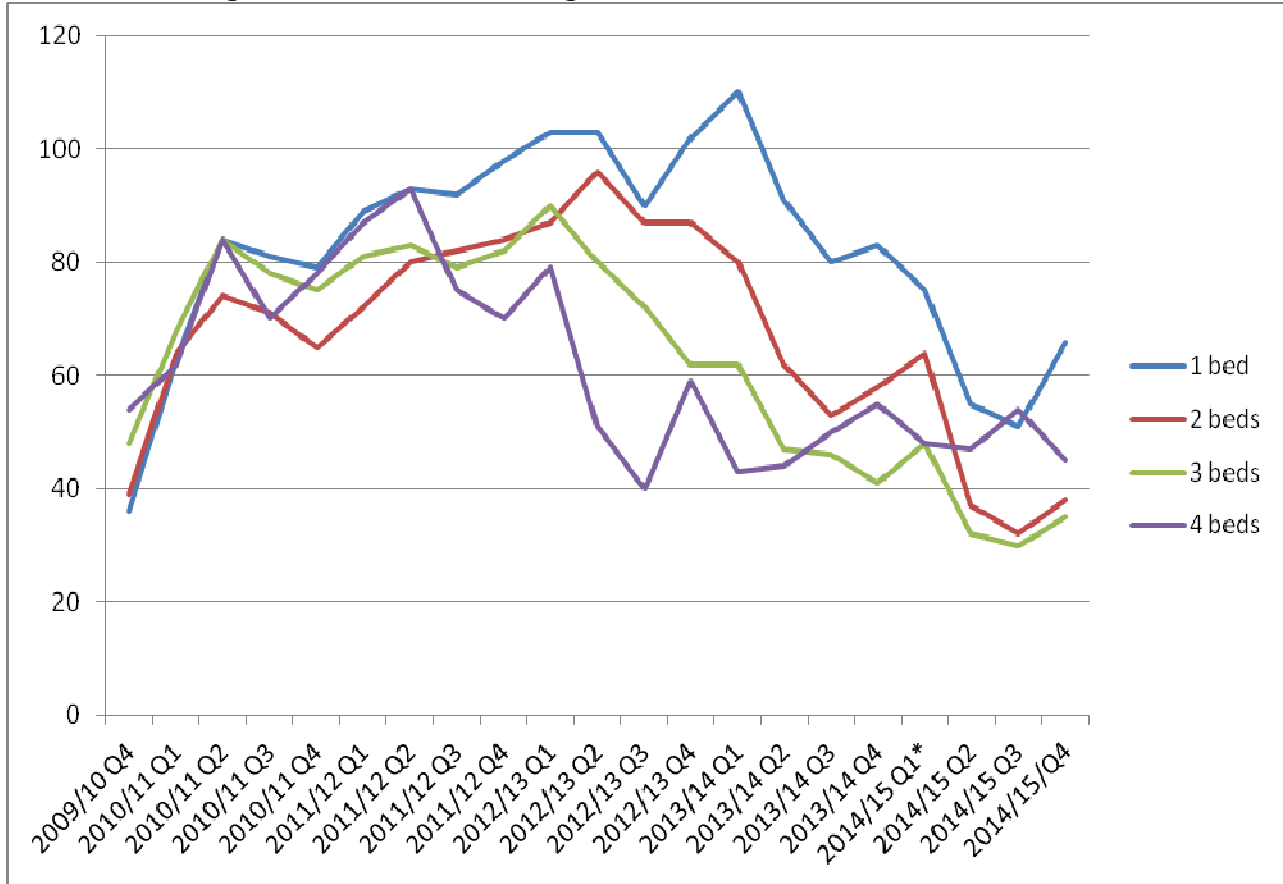
* Q1 2014-15 includes homes let on both the Abritas and Home Connections IT systems

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The highest average number of bids for one bedroom properties is in Plymouth where the average is 91, compared to 51 in the rest of Devon.

Chart 2: Average number of bids for general needs homes



The average number of bids placed on sheltered properties has also increased from the previous quarter (Table 6 and Chart 3 below) although the figures remain 30% lower for one bedroom properties and 68% lower for two bedroom properties compared to the peak in 2013/14 Q1. .

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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

Chart 3: Average number of bids for sheltered homes



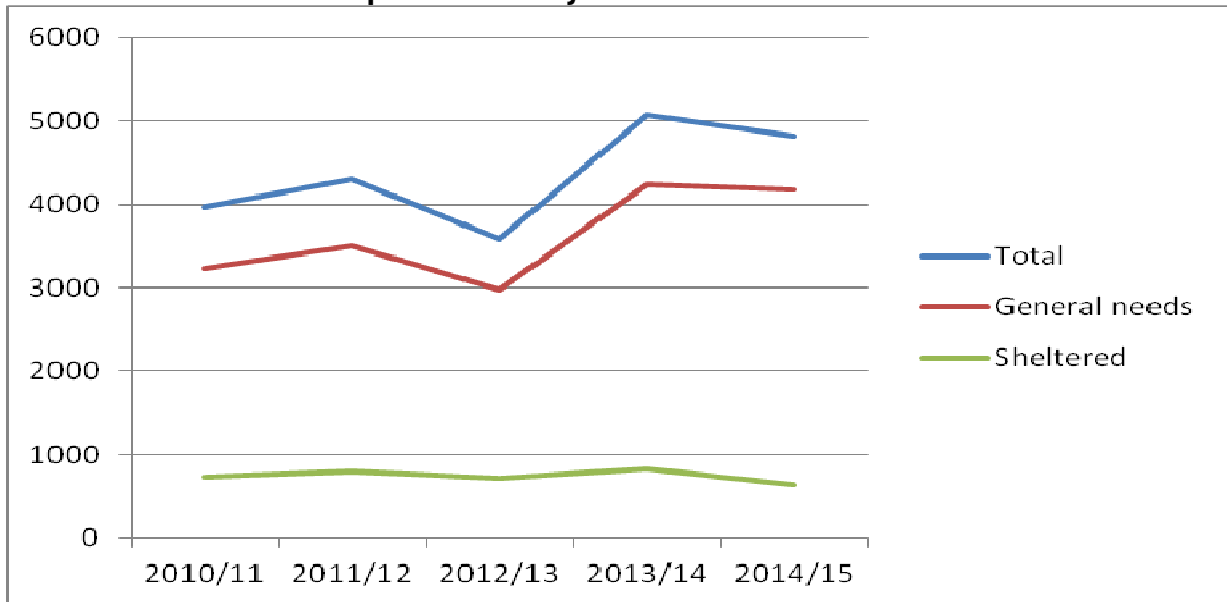
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Homes let

A total of 4,812 homes were let through Devon Home Choice in the 2014/15 financial year. 4,182 of these were general needs homes and 630 were sheltered. This is down from a figure of 5,070 lets in 2013/14 but is the second highest figure in the five years that Devon Home Choice has been live – see Chart 4.

Chart 4: Number of lets per financial year



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Table 7: General needs homes let (1 April 2014 to 31 March 2015)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	3	1%	132	29%	207	46%	61	14%	45	10%	448
Exeter	9	2%	275	52%	158	30%	74	14%	11	2%	527
Mid Devon	3	1%	96	34%	104	37%	54	19%	23	8%	280
North Devon	2	1%	163	56%	75	26%	28	10%	21	7%	289
Plymouth	29	2%	775	56%	358	26%	155	11%	73	5%	1390
South Hams	5	2%	69	31%	83	37%	48	21%	21	9%	226
Teignbridge	6	1%	147	36%	201	49%	43	10%	16	4%	413
Torbay	7	2%	135	46%	97	33%	48	16%	6	2%	293
Torrige	0	0%	89	53%	46	28%	16	10%	16	10%	167
West Devon	2	1%	64	43%	39	26%	26	17%	18	12%	149
Total	66	2%	1945	47%	1368	33%	553	13%	250	6%	4182

The proportion of general needs homes let to applicants in Band B at 47% is the lowest annual figure reported to date, falling from 61% in 2013/14 and a high of 63% in 2012/13 (see Table 8 and Chart 5).

The proportion of lets to Band B applicants varies from 29% in East Devon to 56% in North Devon and Plymouth – Table 7 above.

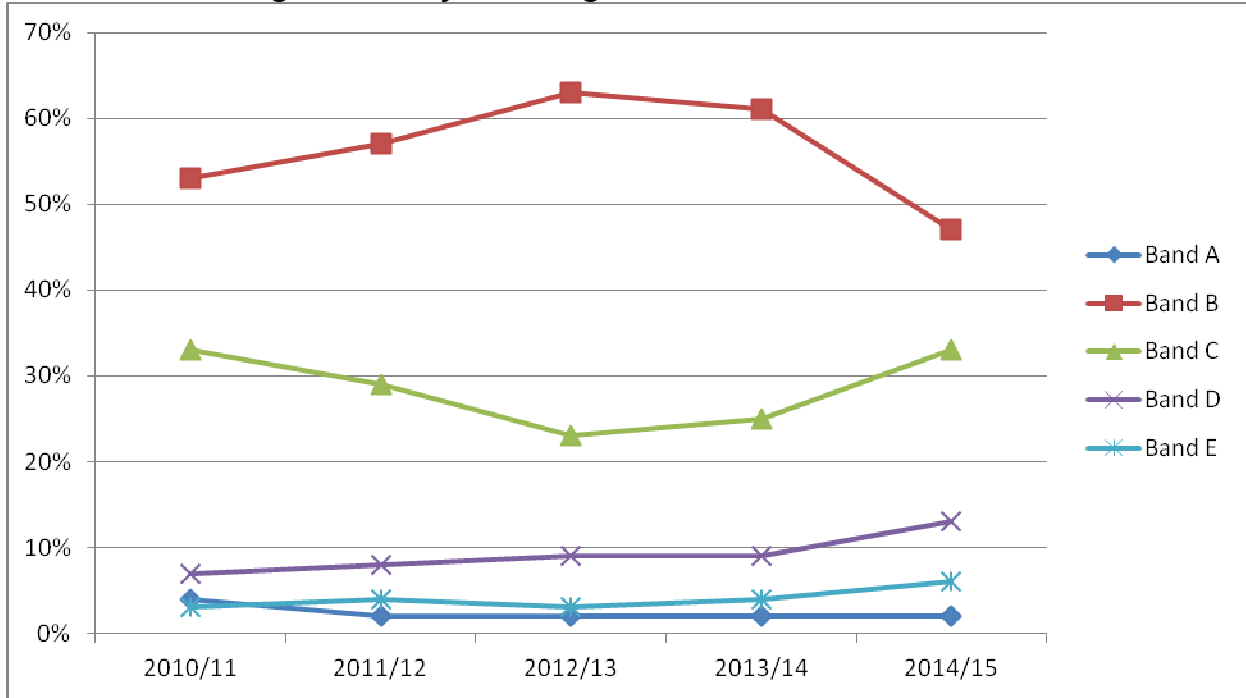
Table 8: General needs homes let by Band (2010/11 – 2014/15)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
2010/11	140	4%	1721	53%	1053	33%	225	7%	89	3%	3,228
2011/12	67	2%	1,992	57%	1,027	29%	297	8%	126	4%	3,509
2012/13	68	2%	1,880	63%	675	23%	254	9%	94	3%	2,971
2013/14	80	2%	2,580	61%	1,065	25%	364	9%	159	4%	4,248
2014/15	66	2%	1,945	47%	1,368	33%	553	13%	250	6%	4,182

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Chart 5: Percentage of lets by Band – general needs



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Table 9: Sheltered homes let (1 April 2014 to 31 March 2015)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	63	64%	25	25%	11	11%	0	0%	99
Exeter	1	2%	22	36%	16	26%	18	30%	4	7%	61
Mid Devon	0	0%	11	37%	8	27%	7	23%	4	13%	30
North Devon	2	3%	26	38%	13	19%	21	31%	6	9%	68
Plymouth	0	0%	35	34%	24	23%	32	31%	13	13%	104
South Hams	1	2%	14	23%	16	27%	17	28%	12	20%	60
Teignbridge	0	0%	44	46%	31	33%	14	15%	6	6%	95
Torbay	1	2%	26	43%	15	25%	15	25%	4	7%	61
Torrige	0	0%	14	56%	5	20%	2	8%	4	16%	25
West Devon	0	0%	10	37%	7	26%	7	26%	3	11%	27
Total	5	1%	265	42%	160	25%	144	23%	56	9%	630

The proportion of sheltered lets to Band B applicants has remained more consistent, falling to 42% from 44% in 2013/14 (Table 10 and Chart 6 below). The figures vary widely between LA areas though from 23% in South Hams to 64% in East Devon (Table 9 above).

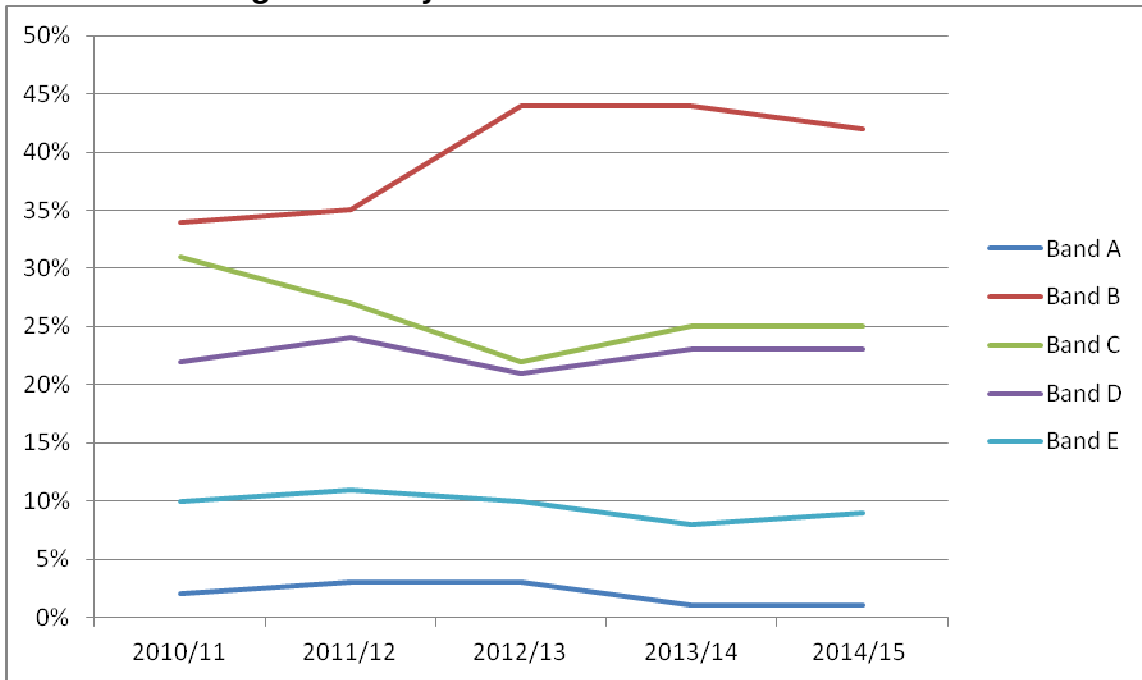
Table 10: Sheltered homes let (2010/11 – 2014/15 Q3)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
2010/11	15	2%	253	34%	232	31%	162	22%	77	10%	739
2011/12	21	3%	277	35%	217	27%	191	24%	87	11%	793
2012/13	20	3%	311	44%	157	22%	153	21%	72	10%	713
2013/14	8	1%	360	44%	203	25%	188	23%	63	8%	822
2014/15	5	1%	265	42%	160	25%	144	23%	56	9%	630

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Chart 6: Percentage of lets by band – sheltered



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Table 9: Number of properties let by quarter

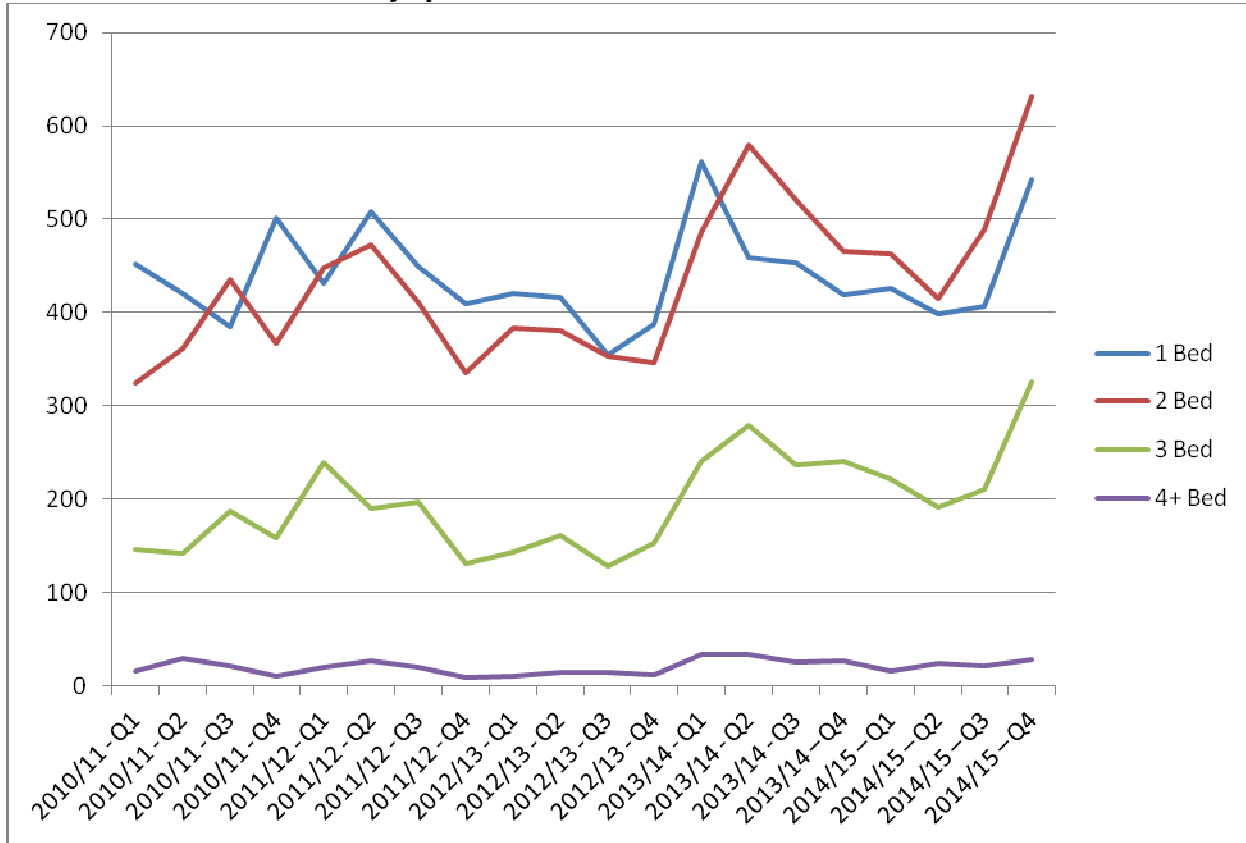
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
2010/11 - Q1	452	325	146	16	939
2010/11 - Q2	420	362	142	29	954
2010/11 - Q3	385	436	187	21	1,029
2010/11 - Q4	501	367	158	10	1,037
2010/11 Total	1,758	1,490	633	76	3,959
2011/12 - Q1	432	448	240	20	1,140
2011/12 - Q2	508	472	190	27	1,198
2011/12 - Q3	449	411	197	20	1,080
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

The number of lets recorded in Q4 of 2014/15 increased by 35% from the previous quarter but this is likely to be largely due to a focus on updating old shortlists.

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Chart 7: Number of lets by quarter



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