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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st April 2022 to 31st March 2023.

Households registered with Devon Home Choice:

There has been a 2.2% increase in the number of applicants in Bands A to D between 1st April 2022 and 1st April 2023.

The number of households in Band E overall has increased by 3.9% since 1st April 2022, from 9,587 to 9,665 although this remains at 33% of the total number of households on the DHC register.

The proportion of households in Band B continues to increase and currently makes up 20% of those on the register in housing need compared to last year’s figure of 18% and 17% in April 2021.

Table 1: Number of households in housing need (Bands A to D) as at 1st April 2023

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	3	0%	333	13%	825	32%	1,427	55%	2,588	2,786	52%
Exeter	4	0%	488	22%	589	27%	1,114	51%	2,195	N/A	0%
Mid Devon		0%	155	18%	299	35%	406	47%	860	811	49%
North Devon	4	0%	311	21%	405	27%	770	52%	1,490	754	34%
Plymouth	10	0%	1,592	21%	1,937	25%	4,127	54%	7,666	3,636	32%
South Hams	4	1%	212	27%	184	23%	398	50%	798	680	46%
Teignbridge		0%	241	21%	350	31%	541	48%	1,132	N/A	0%
Torbay	4	0%	332	20%	435	26%	917	54%	1,688	N/A	0%
Torridge		0%	170	15%	366	32%	608	53%	1,144	842	42%
West Devon	1	0%	122	23%	147	28%	258	49%	528	450	46%
Total	30	0%	3,956	20%	5,537	28%	10,566	53%	20,089	9,965	33%

Apr 2022	24	0%	3,450	18%	5,505	28%	10,670	54%	19,649	9,587	33%
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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. 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. 33% of households registered across Devon are in Band E).

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Table 2 below shows the change in number on the register by local authority between 1st April 2022 and 1st April 2023. Exeter, Mid Devon, South Hams and West Devon saw a reduction in the number of households in housing need (Bands A to D) over the last year whilst all others saw an increase with the largest coming in Torridge at 18.9%. Exeter had the largest decrease in applicants at 29.9%, most likely due to regular renewal processes.

Table 2: Change in numbers on the register between 1st April 2022 and 1st April 2023

	Bands A - D			Band E		
	1st April 22	1st April 23	% change in year	1st April 22	1st April 23	% change in year
East Devon	2,221	2,588	+16.5%	2,326	2,786	+19.8%
Exeter	3,131	2,195	-29.9%	18	5	-72.2%
Mid Devon	868	860	-0.9%	807	811	+0.5%
North Devon	1,420	1,490	+4.9%	825	754	-8.6%
Plymouth	6,957	7,666	+10.2%	3,471	3,636	+4.8%
South Hams	895	798	-10.8%	901	680	-24.5%
Teignbridge	1,046	1,132	+9.6%	-	-	N/A
Torbay	1,570	1,688	+7.5%	2	-	N/A
Torridge	962	1,144	+18.9%	689	842	+22.2%
West Devon	579	528	-8.8%	548	450	-17.9%
Total	19,649	20,089	+2.2%	9,587	9,959	+3.9%

As has been the case previously, one bedroom properties remain the greatest need across all local authority areas (Table 2), with 55% of applicants requiring a one bedroom home. Applicants with a 1 bedroom need have made up at least 55% of the register since we began recording these figures.

Table 3: Bedroom need of applicants in housing need (Bands A to D) as at 1st April 2023

	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,460	56%	534	21%	389	15%	205	8%	2,588
Exeter	1,295	59%	475	22%	300	14%	125	6%	2,195
Mid Devon	419	49%	180	21%	174	20%	87	10%	860
North Devon	739	50%	386	26%	248	17%	117	8%	1,490
Plymouth	4,411	58%	1,619	21%	1,096	14%	540	7%	7,666
South Hams	464	58%	182	23%	93	12%	59	7%	798
Teignbridge	521	46%	293	26%	206	18%	112	10%	1,132
Torbay	871	52%	401	24%	273	16%	143	8%	1,688
Torridge	564	49%	305	27%	184	16%	91	8%	1,144
West Devon	269	51%	113	21%	88	17%	58	11%	528
Total	11,013	55%	4,488	22%	3,051	15%	1,537	8%	20,089

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Table 4 below shows the numbers on the register in housing need (Band A – D) in each local authority area by quarter.

Decreases in applications for individual LAs per quarter are likely to be the result of increased renewal activity. There has been a total increase of 2,920 applications since April 2021.

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

	Apr 21	Jul 21	Oct 21	Jan 22	Apr 22	Jul 22	Oct 22	Jan 23	Apr 23	Change this quarter
East Devon	2,652	2,733	2,468	2,409	2,221	2,266	2,422	2,447	2,588	+141
Exeter	2,766	3,053	3,202	3,009	3,131	2,867	2,769	2,691	2,195	-496
Mid Devon	772	819	820	803	868	899	910	886	860	-26
North Devon	1,421	1,450	1,474	1,388	1,420	1,415	1,422	1,458	1,490	+32
Plymouth	5,329	5,455	5,751	6,103	6,957	7,003	6,887	7,175	7,666	+491
South Hams	690	768	781	799	895	823	801	784	798	+14
Teignbridge	996	1,050	1,111	1,097	1,046	1,007	1,164	1,192	1,132	-60
Torbay	1,363	1,424	1,458	1,507	1,570	1,603	1,620	1,665	1,688	+23
Torrige	734	825	873	929	962	898	1,039	1,142	1,144	+2
West Devon	446	482	454	508	579	516	512	500	528	+28
Total	17,169	18,059	18,392	18,552	19,649	19,388	19,546	19,940	20,089	+149

Table 5 below shows the number of New Applications received by each local authority in each of the last seven quarters. The number of new applications received in Q4 2023 was slightly higher (+48) compared to Q4 2021/22 although the increase from Q3 to Q4 in 2022/23 was much higher (+556). Q3 usually sees a lower number of new applications due to the Christmas period.

Table 5: Number of New Applications received per Quarter by Local Authority

	Q1 2021/22	Q2 2021/22	Q3 2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Quarterly average
East Devon	228	249	187	256	254	254	186	253	233
Exeter	298	279	235	222	236	280	213	324	261
Mid Devon	135	150	114	150	142	119	112	144	133
North Devon	256	233	182	208	203	191	159	209	205
Plymouth	659	678	542	649	699	698	546	678	644
South Hams	157	119	130	156	128	115	136	143	136
Teignbridge	195	251	160	229	177	175	160	188	192
Torbay	311	304	233	300	298	296	224	290	282
Torrige	121	115	92	117	92	89	78	108	102
West Devon	104	86	65	98	82	89	63	96	85
Total	2,464	2,464	1,940	2,385	2,311	2,306	1,877	2,433	2,273

Bidding patterns:

Table 6 and Charts 2 & 3 below show the number of bids placed, and the number of households who have placed at least one bid, during Q4 of 2022/23 and the corresponding quarter in the previous 3 years, as well as the other quarters in 2022/23.

March 2023 shows the highest number of bids and January 2023 the highest number of bidders in any single month since we began recording these figures in April 2017.

Table 6: Numbers of bids and bidders by Q4 months and figures for 2022/23

Quarter	Month	No. of Bids	No. of Bidders
2019/20 Q4	Jan 20	24,978	6,207
	Feb 20	24,041	6,158
	Mar 20	22,635	5,868
2020/21 Q4	Jan 21	28,020	6,799
	Feb 21	28,718	6,764
	Mar 21	30,292	7,052
2021/22 Q4	Jan 22	34,337	7,942
	Feb 22	33,949	7,870
	Mar 22	39,253	8,510
2022/23 Q1	Apr 22	32,533	7,836
	May 22	32,549	7,858
	Jun 22	39,217	8,456
2022/23 Q2	Jul 22	31,435	7,820
	Aug 22	36,576	7,958
	Sep 22	36,626	8,279
2022/23 Q3	Oct 22	31,662	7,762
	Nov 22	40,928	8,571
	Dec 22	25,810	7,168
2022/23 Q4	Jan 23	38,792	8,740
	Feb 23	34,184	8,233
	Mar 23	42,323	8,684

Chart 2 - Numbers of bids by month:

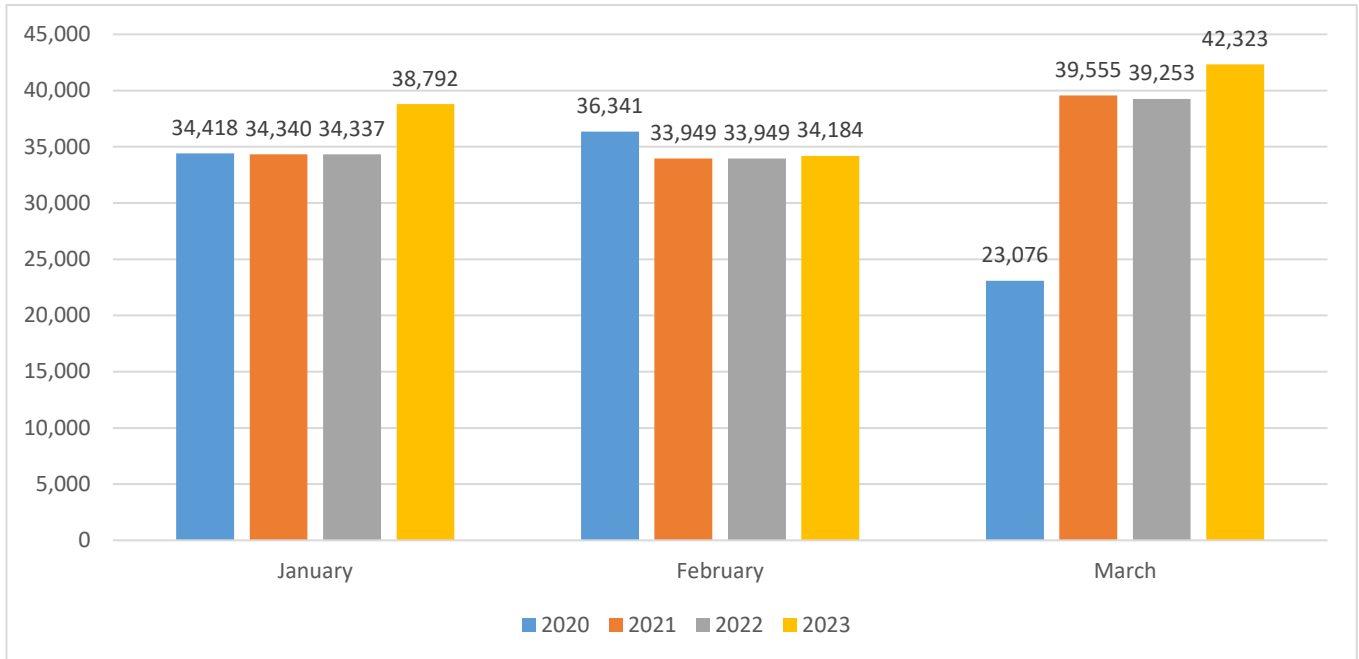


Chart 3 - Numbers of bidders by month:

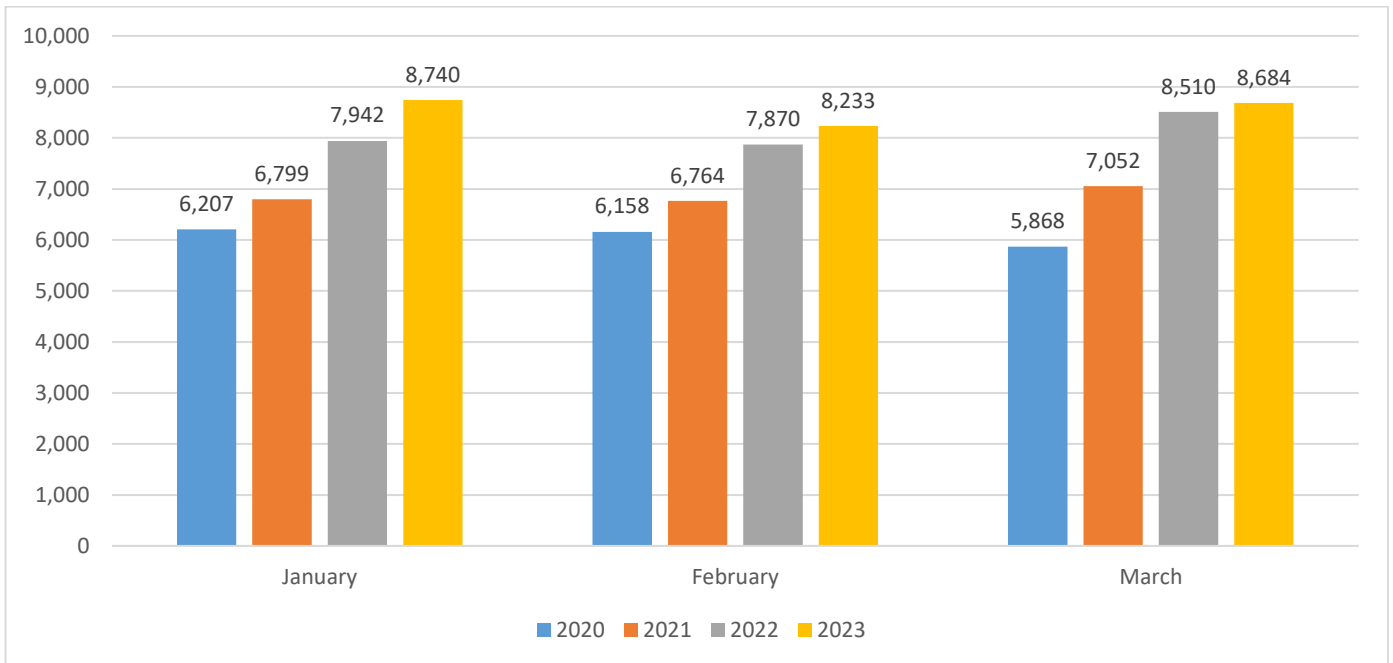


Table 7 shows how bids have been placed throughout the previous quarters (Jan 2022 to March 2023). The total number of bids has increased by 17% in Q4 2023 compared to the previous quarter and is at the highest level to date per quarter.

Table 7: Bid Source

Bid Source	Q4 2021-22		Q1 2022-23		Q2 2022-23		Q3 2022-23		Q4 2022-23	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	8,540	8%	7,773	7%	9,912	9%	9,562	10%	12,518	11%
Direct matches	96	0%	76	0%	83	0%	94	0%	70	0%
Back office / Management bid	1,394	1%	1,645	2%	1,549	1%	1,861	2%	2,415	2%
Mobile app	35,122	33%	33,109	32%	32,675	31%	30,381	31%	34,065	30%
Website	62,692	58%	61,696	59%	60,418	58%	56,502	57%	66,231	57%
Total	107,844	100%	104,299	100%	104,637	100%	98,400	100%	115,299	100%

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	0%	16%	38%	64%	68%	59%
Exeter	0%	20%	15%	41%	0%	29%
Mid Devon	0%	10%	19%	47%	52%	41%
North Devon	0%	7%	10%	38%	48%	32%
Plymouth	0%	27%	33%	60%	65%	52%
South Hams	0%	19%	19%	40%	44%	36%
Teignbridge	0%	13%	14%	34%	0%	23%
Torbay	0%	11%	15%	39%	0%	27%
Torrige	0%	28%	13%	55%	62%	53%
West Devon	0%	22%	26%	45%	47%	38%
Total for April 2023	0%	20%	11%	52%	61%	46%
Jan 2023 figures	0%	20%	35%	46%	54%	42%
Oct 2022 figures	7%	22%	26%	51%	59%	45%
Jul 2022 figures	0%	21%	27%	50%	58%	45%
Apr 2022 figures	0%	20%	25%	44%	52%	40%

The percentage of inactive applicants in Band B remains at 20%, ranging from 7% in North Devon to 28% in Torrige. 61% of applicants in Band E are classed as inactive.

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Table 9 below shows the average number of bids received for general needs homes let by property and size.

Table 9: Average number of bids for general needs homes by property type and size

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Bedsit	98	n/a	n/a	n/a	n/a	98
Bungalow	91	64	109			81
Flat	152	57	79	106		110
House	195	160	158	197	40	161
Maisonette	146	53	54	84		75
Other	137	43				90
Total	140	96	146	191	40	122

Table 10: Average number of bids for general needs homes let during 2022/23 by property type.

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	Other	2022/23 Overall average	2021/22 Overall average
East Devon	95	85	71	131	67	43	99	85
Exeter	136	72	129	197	72	210	144	130
Mid Devon		110	64	111	62	63	90	76
North Devon		124	84	141	137		118	99
Plymouth	93	59	157	284	87		169	136
South Hams		87	42	101	55		77	57
Teignbridge	9	66	60	97	37		76	70
Torbay	80	127	93	156	139		109	92
Torridge		49	50	99	32		62	63
West Devon	10	67	57	79	15	42	66	53
Total Average	98	81	110	161	75	90	122	104
2021/22 Total Average	77	71	87	149	53	73	n/a	97

Across Devon, houses received the highest average number of bids whilst Maisonettes received the fewest. Plymouth once again had the highest average number of bids in total on properties advertised in the region. Torridge lets received the lowest average number of bids overall, followed by West Devon.

Tables 11 and 12 present the same information for homes advertised as sheltered.

Table 11: Average number of bids for sheltered homes by property type and size

	1 Bed	2 Bed	3 Bed	Total
Bedsit	25	n/a	n/a	25
Bungalow	108	64		96
Flat	40	19	1	37
House		63	13	51
Maisonette	31	9		21
Total	55	39	5	52

Table 12: Average number of bids for sheltered homes let during 2022/23 by property type.

Local Authority	Bedsit	Bungalow	Flat	House	Maisonette	2022/23 Overall average	2021/22 Overall average
East Devon	37	132	58	86	1	86	86
Exeter	19	60	33		32	35	30
Mid Devon		113	60			94	70
North Devon			57			57	45
Plymouth	22	103	42		6	55	32
South Hams		136	19			27	25
Teignbridge	1	36	18	15	19	25	27
Torbay		102	35			40	35
Torrige	17	73	35		26	44	47
West Devon		106	16			22	24
Total Average	25	96	37	51	21	52	42
2021/22 Total Average	10	61	24	56	26	n/a	33

Homes let:

There were 2,769 general needs homes let between 1st April 2022 to 31st March 2023 (Table 13 below) compared to 2,802 lets in 2021/22.

The percentage of lets to Band B increase to 65% from 58% last year. Exeter, Plymouth, Torbay and Torridge saw the total number of lets reduce compared to the 2021/22 figures.

Table 13: General needs homes let (1st April 2022 to 31st March 2023):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	8	3%	127	51%	75	30%	31	12%	10	4%	251
Exeter	10	3%	258	69%	75	20%	25	7%	4	1%	372
Mid Devon	6	3%	131	66%	46	23%	13	7%	3	2%	199
North Devon	4	2%	178	76%	28	12%	20	9%	3	1%	233
Plymouth	20	2%	672	77%	113	13%	58	7%	11	1%	874
South Hams		0%	96	38%	83	33%	60	24%	14	6%	253
Teignbridge	1	0%	103	44%	81	35%	45	19%	2	1%	232
Torbay	2	1%	150	90%	7	4%	5	3%	2	1%	166
Torridge		0%	45	59%	9	12%	16	21%	6	8%	76
West Devon	1	1%	44	39%	29	26%	31	27%	8	7%	113
Total	52	2%	1,804	65%	546	20%	304	11%	63	2%	2,769

Table 14: Percentage of General needs homes let by Band (2015/16 to 2022/23):

Year	Band A	Band B	Band C	Band D	Band E
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%
2020/21	2%	49%	27%	19%	4%
2021/22	2%	58%	23%	14%	3%
2022/23	2%	65%	20%	11%	2%

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There were a total of 419 homes advertised as sheltered (Table 15 below) let across Devon in the months of April 2022 to March 2023. This figure is much reduced from the total of 495 sheltered homes let the previous year. Like the general homes, the number of sheltered homes let to Band B applicants has also increased to 47% this year (up from 40% in the last year). The number of sheltered homes in Plymouth reduced from 106 in the last year to 78 this year (a decrease of 26.4%).

Table 15: Sheltered homes let (1st April 2022 to 31st March 2023):

	Band A		Band B		Band C		Band D		Band E		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	1%	34	51%	18	27%	10	15%	4	6%	67
Exeter		0%	18	58%	6	19%	7	23%		0%	31
Mid Devon	1	3%	24	71%	5	15%	3	9%	1	3%	34
North Devon	1	3%	22	59%	3	8%	10	27%	1	3%	37
Plymouth	1	1%	34	44%	16	21%	22	28%	5	6%	78
South Hams		0%	7	17%	6	15%	23	56%	5	12%	41
Teignbridge	1	2%	24	40%	13	22%	22	37%		0%	60
Torbay		0%	20	67%	4	13%	3	10%	3	10%	30
Torrige	1	4%	12	48%	5	20%	3	12%	4	16%	25
West Devon		0%	4	25%	2	13%	8	50%	2	13%	16
Total	6	1%	199	47%	78	19%	111	26%	25	6%	419

**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.*

Table 16: Percentage of Sheltered homes let by Band (2015/16 – 2022/23):

	Band A	Band B	Band C	Band D	Band E
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%
2020/21	1%	38%	24%	29%	7%
2021/22	2%	40%	22%	26%	9%
2022/23	1%	47%	19%	26%	6%

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Over 53,300 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 17.

The number of homes let during 2022/23 is the lowest since Devon Home Choice went live in 2010.

Table 17: 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
Total	21,499	21,682	9,109	1,019	53,327

Table 18: Homes let (1 April 2022 to 31st March 2023) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	132	142	40	4	318
Exeter	164	173	58	8	403
Mid Devon	91	108	32	2	233
North Devon	117	99	50	4	270
Plymouth	460	358	121	13	952
South Hams	115	111	58	10	294
Teignbridge	106	129	53	4	292
Torbay	100	71	22	3	196
Torrige	51	42	8		101
West Devon	66	42	21		129
Total	1,402	1,275	463	48	3,188

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