

Devon Home Choice Quarterly Monitoring Report Summary (October 2013)



Introduction

This report provides the latest key information from Devon Home Choice.

Households registered with Devon Home Choice

18,988 (54%) of the 35,132 households registered with Devon Home Choice in October 2013 were assessed to be in housing need (in Bands A to D – see Table 1).

Across Devon 20% of those in housing need were in Band B, 28% in Band C and 51% in Band D. There are differences between local authority areas however, with the proportion of households in housing need in Band B ranging from just 13% in West Devon to 32% in Torridge.

Devon wide 46% of the register are in Band E (No housing need) but the figures again range across Local Authorities, from 37% in Teignbridge to 61% in North Devon.

Table 1: Number of households in housing need (Bands A to D) as at 10 October 2013

	Band A		Band B		Band C		Band D		Total	Band E	
	No.	%	No.	%	No.	%	No.	%		No.	%
East Devon	0	0%	320	20%	559	34%	762	46%	1641	1011	38%
Exeter	7	0%	641	27%	594	25%	1150	48%	2392	1943	45%
Mid Devon	0	0%	158	21%	271	35%	335	44%	764	1134	60%
North Devon	5	0%	211	19%	278	25%	620	56%	1114	1725	61%
Plymouth	5	0%	1074	18%	1488	25%	3348	57%	5915	4236	42%
South Hams	0	0%	186	21%	231	26%	481	54%	898	1064	54%
Teignbridge	4	0%	601	20%	990	33%	1385	46%	2980	1737	37%
Torbay	5	0%	349	22%	456	29%	778	49%	1588	1521	49%
Torridge	2	0%	189	32%	189	32%	212	36%	592	676	53%
West Devon	1	0%	145	13%	332	30%	626	57%	1104	1097	50%
Total	29	0%	3874	20%	5388	28%	9697	51%	18988	16144	46%

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. 46% of households registered across Devon are in Band E).

The greatest need across all Local Authority areas is for one bedroom properties, as can be seen from Table 2 below, with 57% of applicants in housing need requiring one bedroom.

**Devon Home Choice
Quarterly Monitoring Report
Summary (October 2013)**



Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 10 October 2013

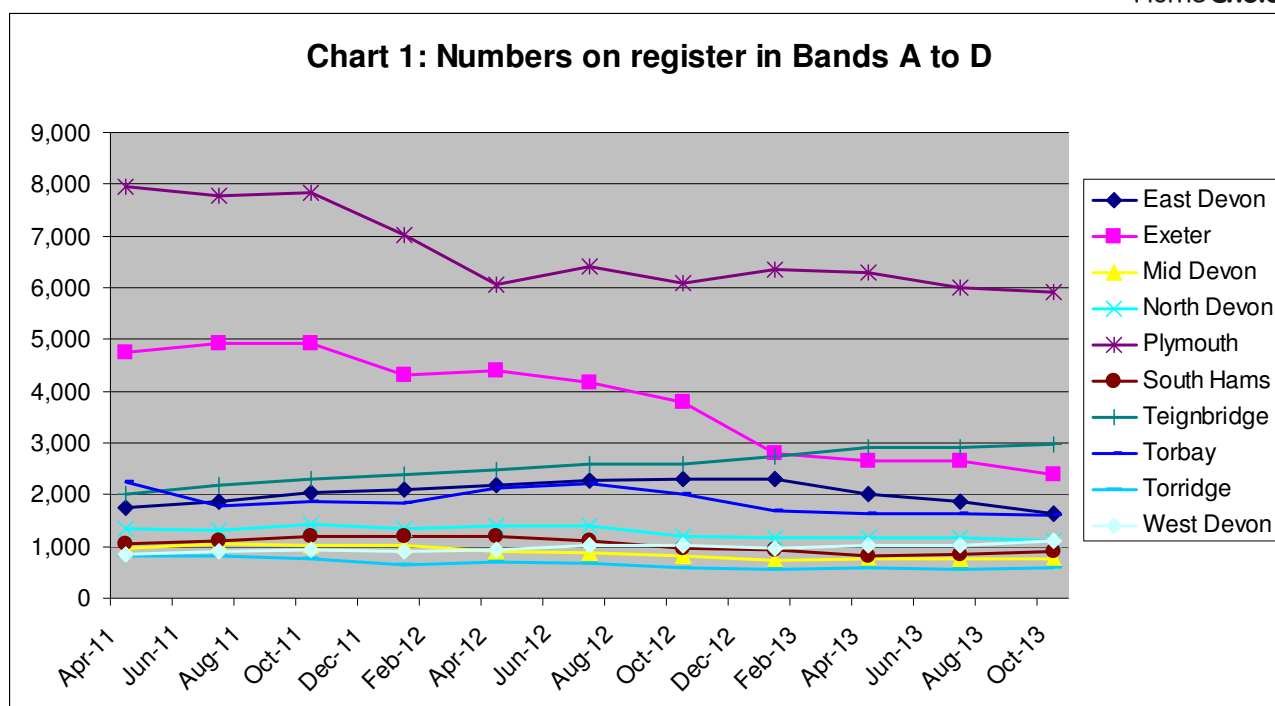
	1 Bed		2 Bed		3 Bed		4 Beds +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	895	54%	472	29%	176	11%	101	6%	1644
Exeter	1337	56%	655	27%	264	11%	136	6%	2392
Mid Devon	384	50%	242	32%	81	11%	56	7%	763
North Devon	636	57%	270	24%	125	11%	86	8%	1117
Plymouth	3657	62%	1396	24%	575	10%	289	5%	5917
South Hams	532	59%	237	26%	77	9%	52	6%	898
Teignbridge	1521	51%	951	32%	346	12%	163	5%	2981
Torbay	811	51%	455	29%	192	12%	121	8%	1579
Torridge	293	50%	174	30%	79	13%	43	7%	589
West Devon	673	61%	261	24%	114	10%	56	5%	1104
Total	10739	57%	5113	27%	2029	11%	1103	6%	18984

The number in housing need on the register has fallen steadily from a peak of 24,269 in October 2011 to the current figure of 18,988 (Table 3 and Chart 3). The overall trend is reflected across the majority of Local Authority areas as can be seen in Chart 1, with only Teignbridge and West Devon showing an increase in numbers over that period.

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

	Apr-11	Jul-11	Oct-11	Jan-12	Apr-12	Jul-12	Oct-12	Jan-13	Apr-13	Jul-13	Oct-13
East Devon	1,734	1874	2030	2105	2194	2268	2288	2307	2022	1,878	1641
Exeter	4,756	4936	4921	4297	4398	4168	3778	2790	2651	2,663	2392
Mid Devon	947	1038	1025	1027	892	880	822	716	769	765	764
North Devon	1,328	1319	1418	1331	1410	1409	1185	1152	1172	1,166	1114
Plymouth	7,958	7767	7827	7031	6065	6401	6074	6349	6283	6,013	5915
South Hams	1,042	1120	1191	1191	1193	1104	947	929	825	834	898
Teignbridge	2,016	2173	2314	2387	2487	2588	2591	2736	2915	2,901	2980
Torbay	2,257	1786	1854	1839	2131	2203	2023	1690	1642	1,631	1588
Torridge	803	822	762	648	685	667	590	566	575	566	592
West Devon	836	893	927	908	925	1017	1014	949	1024	1,029	1104
Total	23,677	23,728	24,269	22,764	22,380	22,705	21,312	20,184	19,878	19,446	18,988

Devon Home Choice Quarterly Monitoring Report Summary (October 2013)



Devon wide the numbers in Band E have remained fairly consistent with the current total of 16,144 being only 5% less than the high point of 17,030 in October 2011 (Table 4 and Chart 3). There have however been more significant local variations as shown in Chart 2.

Table 4: Numbers on the register in Band E by Local Authority by quarter

	Apr-11	Jul-11	Oct-11	Jan-12	Apr-12	Jul-12	Oct-12	Jan-13	Apr-13	Jul-13	Oct-13
East Devon	1,317	1443	1,559	1,635	1,802	1,891	2,114	1,237	903	943	1011
Exeter	3,159	3310	3,338	2,705	2,836	2,802	2,367	1,722	1890	1,926	1943
Mid Devon	1,021	1063	1,102	1,094	931	908	931	962	1107	1,124	1134
North Devon	1,424	1376	1,483	1,405	1,472	1,379	1,320	1,370	1646	1,654	1725
Plymouth	4,107	4183	4,297	3,856	3,113	3,311	3,437	3,722	4175	4,211	4236
South Hams	959	1075	1,137	1,116	1,094	950	822	884	1006	1,028	1064
Teignbridge	1,442	1467	1,523	1,507	1,579	1,602	1,678	1,721	1741	1,745	1737
Torbay	1,739	1102	1,125	1,255	1,291	1,226	1,260	1,282	1431	1,427	1521
Torrige	524	544	527	498	536	540	593	599	645	652	676
West Devon	830	888	939	936	968	1,004	1,065	1,012	1089	1,087	1097
Total	16,522	16,451	17,030	16,007	15,622	15,613	15,587	14,511	15,633	15,797	16,144

Devon Home Choice Quarterly Monitoring Report Summary (October 2013)



Chart 2: Numbers on register in Band E

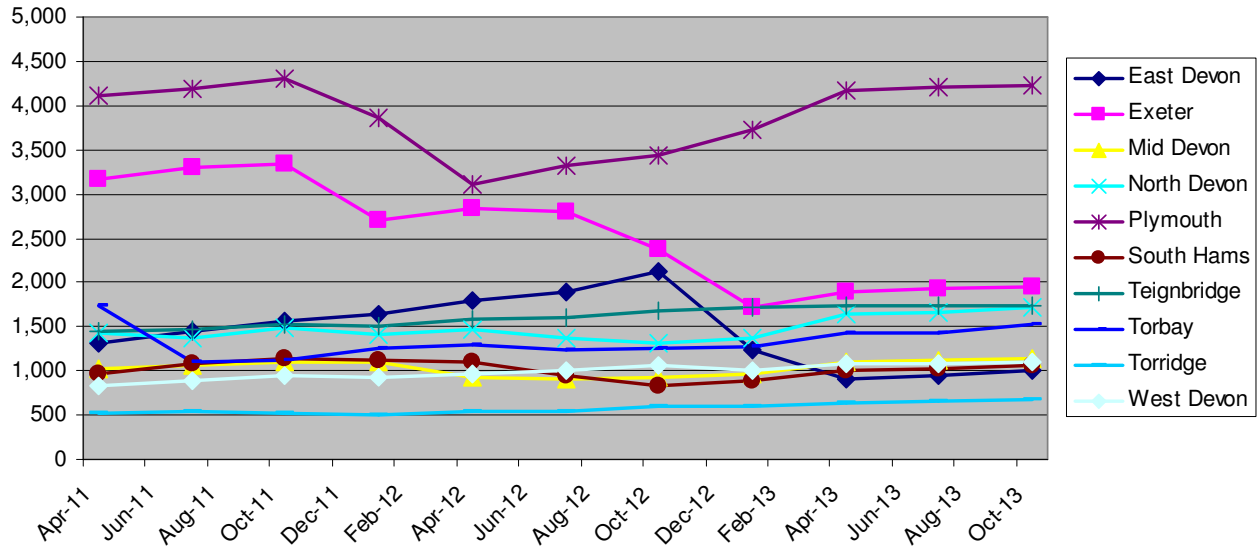
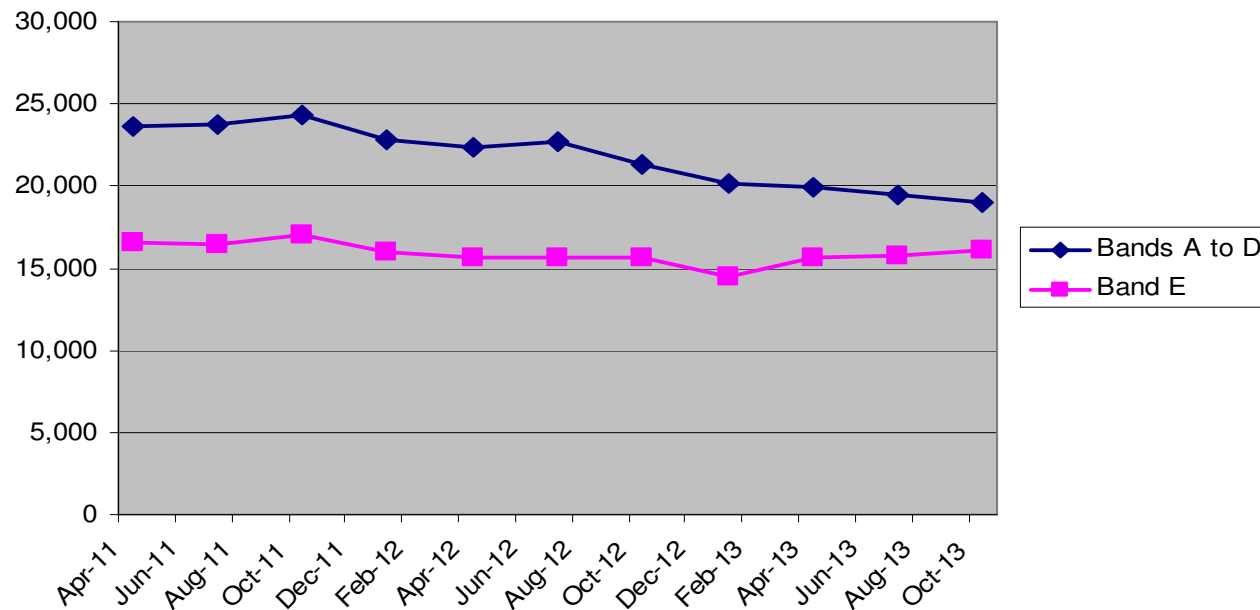


Chart 3: Devon wide register numbers



**Devon Home Choice
Quarterly Monitoring Report
Summary (October 2013)**



Are households in housing need bidding for homes?

It is important to ensure that households in housing need are actively participating in Devon Home Choice, by either bidding for homes or are at least considering the homes that are being advertised.

Table 5 provides information on households in housing need who have not bid for any homes or logged into the Devon Home Choice website, and so do not appear to be participating in Devon Home Choice.

Table 5: Households who have not bid or logged into the Devon Home Choice website

	Band A		Band B		Band C		Band D	
	No	%	No.	%	No.	%	No.	%
East Devon	0	N/A	37	12%	65	12%	199	26%
Exeter	1	14%	80	12%	93	16%	382	33%
Mid Devon	0	N/A	40	25%	53	20%	113	34%
North Devon	1	20%	33	16%	59	21%	247	40%
Plymouth	0	0%	300	28%	264	18%	1061	32%
South Hams	0	N/A	29	16%	46	20%	146	30%
Teignbridge	0	0%	107	18%	192	19%	467	34%
Torbay	0	0%	52	15%	65	14%	245	31%
Torridge	0	0%	33	17%	44	23%	70	33%
West Devon	0	0%	37	26%	115	35%	295	47%
Total	2	7%	748	19%	996	18%	3225	33%

Note: There are no Band A households in East Devon, Mid Devon or South Hams

These figures show an improvement over the June 2013 figures which showed that the percentages who had not bid or logged into the website across Devon were:

- Band A – 18%
- Band B – 21%
- Band C – 27%
- Band D – 46%.

**Devon Home Choice
Quarterly Monitoring Report
Summary (October 2013)**



Homes let

The number of homes let in the first half of this year has risen to 2,682 compared with 1,934 in the corresponding half of 2012-13, with the number of 2 and 3 bedroom lets having increased steadily since the start of 2013 (see chart 4).

Table 6: General needs homes let (1 April 2013 to 30 September 2013)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	125	69%	45	25%	8	4%	4	2%	182
Exeter	10	4%	190	82%	21	9%	11	5%	1	0%	233
Mid Devon	2	1%	82	53%	52	33%	13	8%	7	4%	156
North Devon	1	1%	70	74%	9	9%	12	13%	3	3%	95
Plymouth	13	1%	594	69%	181	21%	61	7%	18	2%	867
South Hams	2	2%	49	43%	44	38%	18	16%	2	2%	115
Teignbridge	5	2%	128	60%	69	32%	8	4%	3	1%	213
Torbay	6	3%	113	59%	59	31%	9	5%	6	3%	193
Torrige	0	0%	68	81%	11	13%	3	4%	2	2%	84
West Devon	0	0%	46	46%	33	33%	12	12%	8	8%	99
Total	39	2%	1465	65%	524	23%	155	7%	54	2%	2237

Table 7: Sheltered homes let (1 April 2013 to 30 September 2013)

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East Devon	0	0%	46	65%	20	28%	4	6%	1	1%	71
Exeter	2	5%	21	50%	9	21%	10	24%	0	0%	42
Mid Devon	1	3%	15	50%	7	23%	5	17%	2	7%	30
North Devon	1	2%	16	37%	11	26%	12	28%	3	7%	43
Plymouth	0	0%	34	44%	18	23%	23	30%	3	4%	78
South Hams	0	0%	7	23%	8	27%	13	43%	2	7%	30
Teignbridge	0	0%	31	46%	24	36%	9	13%	3	4%	67
Torbay	0	0%	16	44%	11	31%	5	14%	4	11%	36
Torrige	2	7%	11	41%	7	26%	6	22%	1	4%	27
West Devon	0	0%	5	24%	5	24%	8	38%	3	14%	21
Total	6	1%	202	45%	120	27%	95	21%	22	5%	445

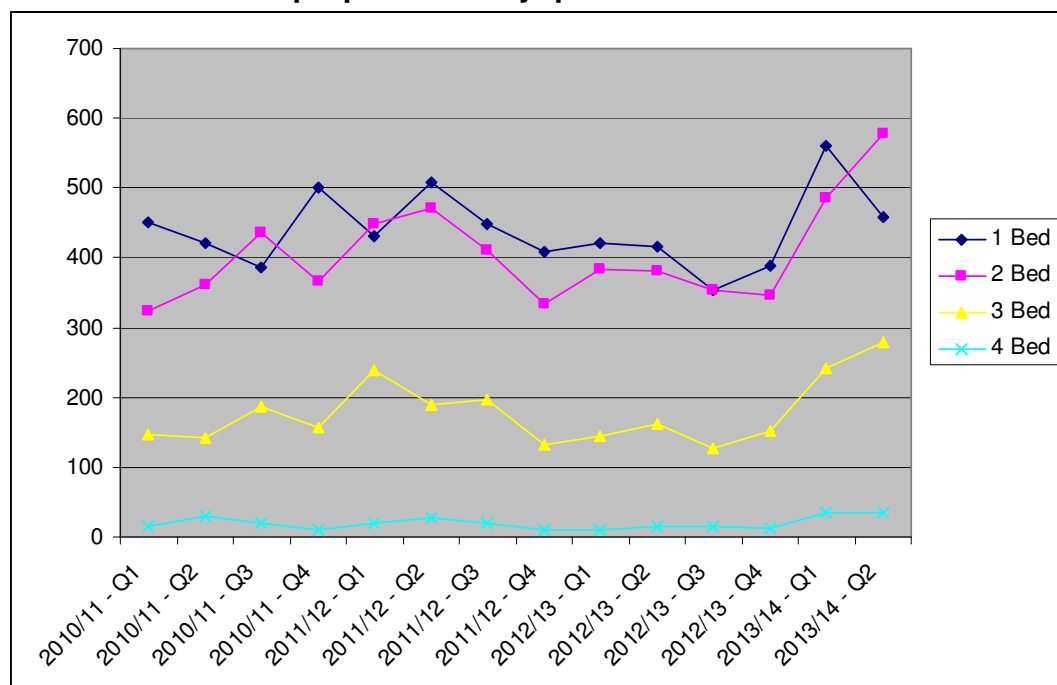
Devon Home Choice Quarterly Monitoring Report Summary (October 2013)



Table 8: 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	1029
2010/11 - Q4	501	367	158	10	1037
2011/12 - Q1	432	448	240	20	1140
2011/12 - Q2	508	472	190	27	1198
2011/12 - Q3	449	411	197	20	1080
2011/12 - Q4	409	335	131	9	884
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
2013/14 - Q1	561	486	241	34	1324
2013/14 - Q2	459	579	279	34	1358

Chart 4: Number of properties let by quarter



For more information please contact Rupert Warren (rupert.warren@exeter.gov.uk) or Gary Pitman (gary.pitman@exeter.gov.uk).