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Introduction:

This report provides the latest key information from Devon Home Choice and covers 1st October 2024 to 31st December 2024.

Households registered with Devon Home Choice:

The total number of households in housing need (Bands A to D) increased slightly from 18,634 on 1st October 2024 to 18,677 on 1st January 2025.

In the second quarter of this year across Devon, East Devon, Exeter, South Hams, Torridge and West Devon had a reduction on the number of households in Bands A to D with Torridge having the highest decrease of 26.6% followed by South Hams and West Devon with drops of 11% and 10.5% respectively. All other local authorities in Devon saw an increase in numbers of households in housing needs (Bands A to D) with Teignbridge having the highest increase of 13.6% and Torbay having the lowest increase of 2.5% of households.

The number of households in Band E overall has decreased by 1.7% since 1st October 2024, from 27,379 to 26,924 and is currently 31% of the total DHC register.

Table 1: Number of households in housing need (Bands A to D) as at 1st January 2025

	Band A		Band B		Band C		Band D		Total	Band E		Total
	No.	%	No.	%	No.	%	No.	%		No.	%	
East Devon	3	0%	445	16%	888	33%	1,396	51%	2,732	2,721	50%	5,453
Exeter	3	0%	409	23%	534	30%	829	47%	1,775	5	0%	1,780
Mid Devon	1	0%	171	17%	355	34%	505	49%	1,032	907	47%	1,939
North Devon	5	0%	364	23%	435	28%	761	49%	1,565	645	29%	2,210
Plymouth	8	0%	1,541	27%	1,619	28%	2,517	44%	5,685	2,114	27%	7,799
South Hams	2	0%	273	31%	172	20%	434	49%	881	720	45%	1,601
Teignbridge	4	0%	368	21%	510	29%	882	50%	1,764		0%	1,764
Torbay	5	0%	332	19%	466	26%	973	55%	1,776	1	0%	1,777
Torridge		0%	138	15%	266	29%	517	56%	921	710	44%	1,631
West Devon	3	1%	146	27%	132	24%	265	49%	546	424	44%	970
Total	34	0%	4,187	22%	5,377	29%	9,079	49%	18,677	8,247	31%	26,924

October 2024	42	0%	4,037	22%	5,401	29%	9,154	49%	18,634
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8,745	32%	27,379
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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. 22% 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. 31% of households registered across Devon are in Band E).

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As always, one bedroom properties remain the greatest need across all local authority areas (Table 2 & 2a), with 54% of applicants (Bands A to D) requiring a one bedroom home.

Table 2: Bedroom need of applicants in housing need (Bands A to D) as at 1st January 2025

	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	1,444	53%	587	21%	470	17%	231	8%	2,732
Exeter	1,071	60%	329	19%	248	14%	127	7%	1,775
Mid Devon	548	53%	209	20%	191	19%	84	8%	1,032
North Devon	761	49%	385	25%	282	18%	137	9%	1,565
Plymouth	3,091	54%	1,322	23%	845	15%	427	8%	5,685
South Hams	540	61%	179	20%	96	11%	66	7%	881
Teignbridge	884	50%	420	24%	300	17%	160	9%	1,764
Torbay	969	55%	387	22%	286	16%	134	8%	1,776
Torridge	477	52%	231	25%	135	15%	78	8%	921
West Devon	288	53%	113	21%	86	16%	59	11%	546
Total	10,073	54%	4,162	22%	2,939	16%	1,503	8%	18,677

Table 2a: Bedroom need of applicants in Band A to E per Local Authority as at 1st January 2025 (for LAs registering Bands A to E)

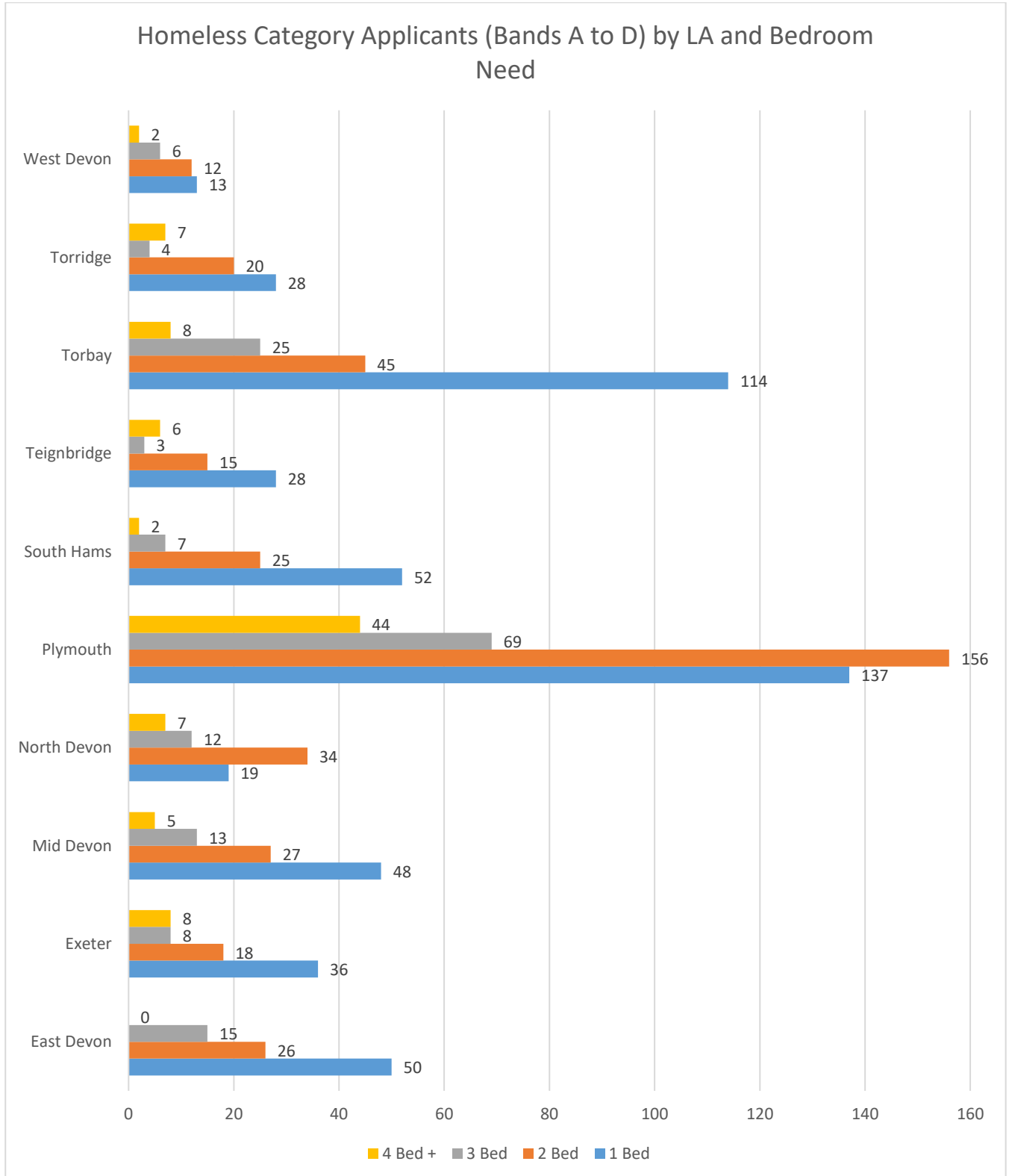
	1 Bed		2 Bed		3 Bed		4 Bed +		Total
	No.	%	No.	%	No.	%	No.	%	
East Devon	2,871	53%	1,458	27%	841	15%	283	5%	5,453
Exeter	1,076	60%	329	18%	248	14%	127	7%	1,780
Mid Devon	1,011	52%	498	26%	327	17%	103	5%	1,939
North Devon	1,095	50%	595	27%	371	17%	149	7%	2,210
Plymouth	4,188	54%	2,019	26%	1,129	14%	463	6%	7,799
South Hams	954	60%	391	24%	178	11%	78	5%	1,601
Teignbridge	884	50%	420	24%	300	17%	160	9%	1,764
Torbay	969	55%	388	22%	286	16%	134	8%	1,777
Torridge	821	50%	472	29%	242	15%	96	6%	1,631
West Devon	514	53%	246	25%	145	15%	65	7%	970
Total	14,383	53%	6,816	25%	4,067	15%	1,658	6%	26,924

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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 and Plymouth where the 1 bed need has been surpassed by 2 bed need. The number of 1 bed applicants in East Devon, Torridge and West Devon have 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, Plymouth had the highest increase in numbers.

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

	Oct-22	Jan-23	Apr-23	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Change this quarter
East Devon	2,422	2,447	2,588	2,686	2,780	2,853	3,065	2,983	2,975	2,732	-243
Exeter	2,769	2,691	2,195	2,245	2,169	2,189	1,997	1,825	1,788	1,775	-13
Mid Devon	910	886	860	906	908	952	916	965	1,002	1,032	+30
North Devon	1,422	1,458	1,490	1,452	1,474	1,477	1,427	1,652	1,516	1,565	+49
Plymouth	6,887	7,175	7,666	8,554	7,730	6,004	4,998	4,872	5,212	5,685	+473
South Hams	801	784	798	823	857	880	897	924	991	881	-110
Teignbridge	1,164	1,192	1,132	1,130	1,299	1,449	1,537	1,550	1,553	1,764	+211
Torbay	1,620	1,665	1,688	1,692	1,683	1,674	1,636	1,682	1,732	1,776	+44
Torridge	1,039	1,142	1,144	1,162	1,208	1,234	1,215	1,251	1,255	921	-334
West Devon	512	500	528	513	522	517	531	556	610	546	-64
Total	19,546	19,940	20,089	21,163	20,630	19,229	18,219	18,260	18,634	18,677	+43

Table 3a: Numbers on the register in Band A to E per Local Authority by quarter (for LAs registering Bands A to E)

	Oct-22	Jan-23	Apr-23	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Change this quarter
East Devon	5,076	5,109	5,374	5,550	5,732	5,857	6,205	5,894	5,939	5,453	-486
Exeter	2,781	2,703	2,200	2,250	2,177	2,190	2,002	1,833	1,796	1,780	-16
Mid Devon	1,750	1,691	1,671	1,693	1,690	1,785	1,738	1,843	1,872	1,939	+67
North Devon	2,195	2,230	2,244	2,161	2,157	2,123	2,039	2,357	2,128	2,210	+82
Plymouth	10,200	10,626	11,302	12,503	11,095	8,601	7,010	6,816	7,173	7,799	+626
South Hams	1,515	1,487	1,478	1,501	1,555	1,568	1,613	1,689	1,796	1,601	-195
Teignbridge	1,166	1,194	1,133	1,131	1,299	1,449	1,537	1,552	1,556	1,764	+208
Torbay	1,621	1,665	1,688	1,693	1,683	1,674	1,636	1,683	1,749	1,777	+28
Torridge	1,785	1,955	1,986	2,037	2,147	2,193	2,207	2,233	2,261	1,631	-630
West Devon	970	946	978	948	953	943	945	1,021	1,109	970	-139
Total	29,059	29,606	30,054	31,467	30,488	28,383	26,932	26,921	27,379	26,924	-455

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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. The total number of New Applications across Devon for Q3 2024/25 has reduced compared to Q2 and Q1 figures for 2024/25.

Table 4: Number of New Applications received per Quarter by Local Authority

	Q2 2023/24	Q3 2023/24	Q4 2023/24	Q1 2024/25	Q2 2024/25	Q3 2024/25	Quarterly average
East Devon	204	227	248	303	276	236	249
Exeter	273	214	294	521	446	377	354
Mid Devon	133	102	135	191	210	169	157
North Devon	167	146	233	366	358	258	255
Plymouth	713	530	784	1,076	1,148	865	853
South Hams	133	120	133	202	213	174	163
Teignbridge	201	162	206	357	366	258	258
Torbay	291	230	334	509	514	392	378
Torridge	84	70	117	131	157	116	113
West Devon	86	58	95	142	132	119	105
Total	2,285	1,859	2,579	3,798	3,820	2,964	2,884

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 Q3 of 2024/25 and the corresponding quarter in the previous 3 years, as well as Q2 for 2024/25.

Quarter 3 figures for 2024/25 had the highest number of bids for October and December when compared to the previous Quarter 3 figures, however there were more bids in November 2023.

The total number of bids decreased by 1% from the last quarter.

Table 5: Numbers of bids and bidders by Q3 months including the figures for Q2 2024/25

Quarter	Month	No. of Bids	No. of Bidders
2021/22 Q3	Oct-21	28,349	7,291
	Nov-21	31,416	7,309
	Dec-21	27,708	7,062
2022/23 Q3	Oct-22	31,662	7,762
	Nov-22	40,928	8,571
	Dec-22	25,810	7,168
2023/24 Q3	Oct-23	38,486	8,857
	Nov-23	44,937	9,231
	Dec-23	26,218	7,382
2024/25 Q2	Jul-24	40,182	8,756
	Aug-24	45,707	8,708
	Sep-24	36,284	8,044
2024/25 Q3	Oct-24	43,112	9,043
	Nov-24	40,436	8,530
	Dec-24	37,367	8,146

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Chart 2 - Numbers of bids by month:

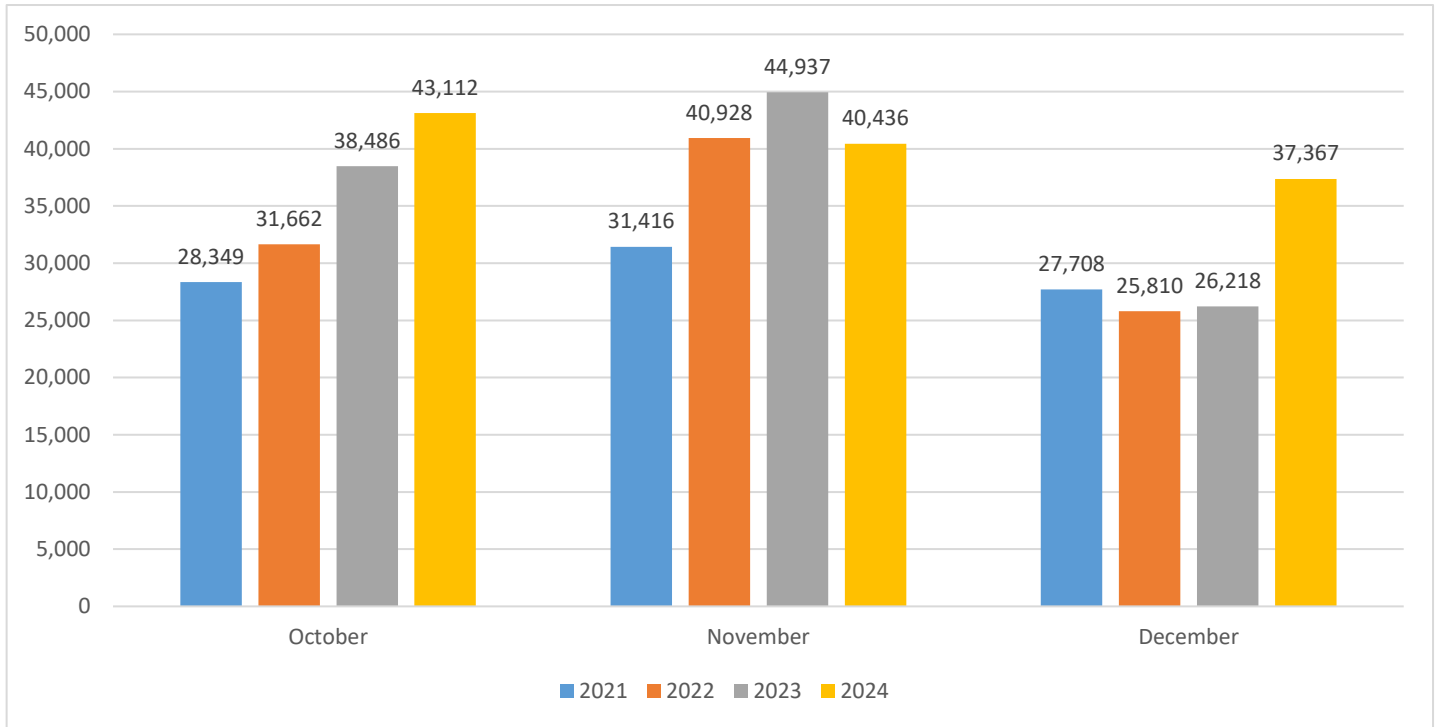
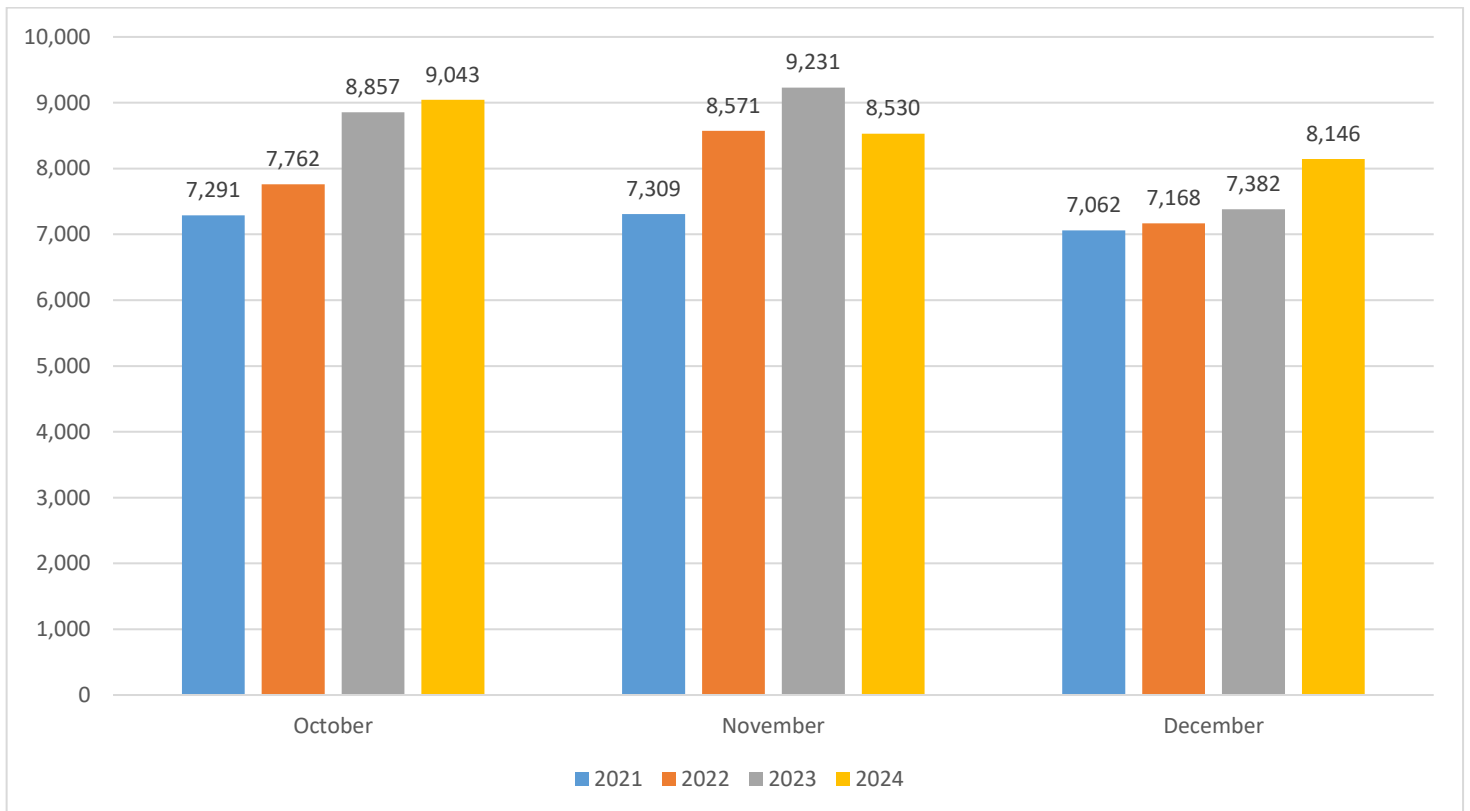


Chart 3 - Numbers of bidders by month:



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

There has been a 1% increase in the figures for applicants on autobids and backoffice/management bids whilst bids placed on the website have dropped by 2%. However, bids placed via the website remain the main method of placing bids for applicants.

Table 6: Bid Source

Bid Source	Q3 2023-24		Q4 2023-24		Q1 2024-25		Q2 2024-25		Q3 2024-25	
	No.	%	No.	%	No.	%	No.	%	No.	%
Autobid	12,603	11%	11,392	10%	13,290	11%	13,388	11%	14,260	12%
Direct matches	90	0%	90	0%	80	0%	89	0%	72	0%
Back office / Management bid	1,807	2%	1,779	2%	1,105	1%	1,495	1%	1,937	2%
Mobile app	40,171	37%	42,180	39%	46,501	38%	45,092	36%	43,598	36%
Website	54,970	50%	53,224	49%	60,183	50%	63,958	52%	61,048	50%
Total	109,641	100%	108,665	100%	121,159	100%	124,022	100%	120,915	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	86	88%	12	12%	98
Exeter	89	91%	9	9%	98
Mid Devon	56	98%	1	2%	57
North Devon	63	97%	2	3%	65
Plymouth	182	88%	26	13%	208
South Hams	59	97%	2	3%	61
Teignbridge	59	88%	8	12%	67
Torbay	66	96%	3	4%	69
Torridge	34	94%	2	6%	36
West Devon	26	96%	1	4%	27
Total	720	92%	66	8%	786

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.

	Band A	Band B	Band C	Band D	Band E	Total
East Devon	0%	20%	37%	60%	65%	56%
Exeter	0%	18%	19%	42%		30%
Mid Devon	0%	19%	15%	41%	47%	37%
North Devon	20%	9%	12%	23%	31%	21%
Plymouth	0%	9%	12%	28%	35%	22%
South Hams	0%	34%	17%	36%	36%	34%
Teignbridge	0%	25%	25%	53%		39%
Torbay	0%	8%	12%	27%		19%
Torridge	0%	29%	27%	41%	48%	41%
West Devon	0%	35%	19%	34%	43%	36%
Total for Jan 2025	3%	16%	19%	38%	48%	34%
Oct 2024 figures	7%	14%	18%	36%	47%	33%
Jul 2024 figures	4%	10%	15%	23%	30%	22%
Apr 2024 figures	0%	14%	19%	37%	50%	35%

The percentage of inactive applicants in Band B has increased since the previous quarter across Devon by 2%. Across all Bands, the number of inactive users has also increased since the last Quarter by 2%.

48% of applicants in Band E are considered to be inactive, also increased from the previous Quarter by 1%.

The average number of bids received for general needs properties let during Q3 is shown in Tables 9 and 10 below.

Table 9: Average number of bids for general needs properties by property type and size during Q3 2024/25

	1 Bed	2 Bed	3 Bed	4+ Bed	Total Average
Bedsit	194				194
Bungalow	106	76			96
Flat	190	85	43	110	144
House	293	163	171	183	171
Maisonette	129	113	68		103
Other		92			92
Total Average	176	116	159	167	148

Table 10: Average number of bids for general needs properties by property type and local authority during Q3 2024/25

	Bedsit	Bungalow	Flat	House	Maisonette	Other	Total Average
East Devon	115	51	79	122	51	97	103
Exeter	99	88	108	169	67		120
Mid Devon		123	68	109	39		92
North Devon		154	122	155			144
Plymouth	293	70	265	340	155		258
South Hams		108	42	119	151		103
Teignbridge		60	43	100	70		72
Torbay	132	108	81	182			109
Torridge		65	78	89			82
West Devon			42	68		86	56
Total Average	194	96	144	171	103	92	148

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 Q3 2024/25

	1 Bed	2 Bed	Total Average
Bedsit	32		32
Bungalow	123	38	100
Flat	46	23	42
House		11	11
Maisonette	130	62	100
Total Average	68	33	60

Table 12: Average number of bids for sheltered homes by property type and local authority during Q3 2024/25

	Bedsit	Bungalow	Flat	House	Maisonette	Total Average
East Devon		92	68	11	5	77
Exeter	15		39		34	33
Mid Devon		117	46			81
North Devon		54	65			63
Plymouth	34	172	50		334	105
South Hams		128	28		16	49
Teignbridge		83	25		54	42
Torbay	48		32		45	34
Torridge		124	37		23	52
West Devon		39	17			23
Total Average	32	100	42	11	100	60

Homes let:

There were 653 general needs homes let in the 3 months from 1st October to 31st December 2024 (Table 13 below) compared to 679 lets in Q3 of 2023/24. There were 813 lets in Q3 of 2022/2023 and 736 lets in Q3 of 2021/22.

73% of all general homes let were let to applicants in Band B.

Table 13: General needs homes let (1st October 2024 to 31st December 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	3	4%	41	59%	16	23%	9	13%		0%	69
Exeter	4	4%	66	71%	13	14%	9	10%	1	1%	93
Mid Devon	1	2%	38	72%	12	23%	1	2%	1	2%	53
North Devon	2	4%	41	79%	4	8%	4	8%	1	2%	52
Plymouth	2	1%	173	92%	6	3%	5	3%	3	2%	189
South Hams		0%	30	58%	12	23%	9	17%	1	2%	52
Teignbridge	1	2%	29	69%	8	19%	4	10%		0%	42
Torbay	2	4%	38	78%	5	10%	2	4%	2	4%	49
Torridge		0%	11	35%	8	26%	11	35%	1	3%	31
West Devon		0%	8	35%	8	35%	5	22%	2	9%	23
Q3 2024/25 Total	15	2%	475	73%	92	14%	59	9%	12	2%	653

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

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There were a total of 133 homes advertised as sheltered (Table 14 below) let across Devon in the months of October to December 2024. This is an increase of 18.75% from the 112 sheltered lets in the previous quarter.

Table 14: Sheltered homes let (1st October 2024 to 31st December 2024):

	Band A		Band B		Band C		Band D		Band E		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East Devon	1	3%	13	45%	4	14%	6	21%	5	17%	29
Exeter		0%	1	20%	1	20%	3	60%		0%	5
Mid Devon		0%	2	50%	1	25%	1	25%		0%	4
North Devon		0%	4	31%	4	31%	4	31%	1	8%	13
Plymouth	1	5%	15	79%	1	5%	2	11%		0%	19
South Hams	1	11%	5	56%		0%	2	22%	1	11%	9
Teignbridge		0%	13	52%	6	24%	6	24%		0%	25
Torbay		0%	11	55%	5	25%	4	20%		0%	20
Torridge		0%	3	60%		0%	2	40%		0%	5
West Devon		0%	3	75%		0%	1	25%		0%	4
Q3 2024/25 Total	3	2%	70	53%	22	17%	31	23%	7	5%	133
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

**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 58,900 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
2024/25 Q3	343	291	138	14	786

Table 16: Homes let (1st October 2024 to 31st December 2024) by local authority and property size.

Local Authority	1 Bed	2 Bed	3 Bed	4+ Bed	Total
East Devon	29	47	18	4	98
Exeter	44	36	17	1	98
Mid Devon	27	23	7		57
North Devon	24	30	9	2	65
Plymouth	102	62	40	4	208
South Hams	26	20	14	1	61
Teignbridge	34	17	15	1	67
Torbay	35	24	10		69
Torridge	12	20	3	1	36
West Devon	10	12	5		27
Total	343	291	138	14	786

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