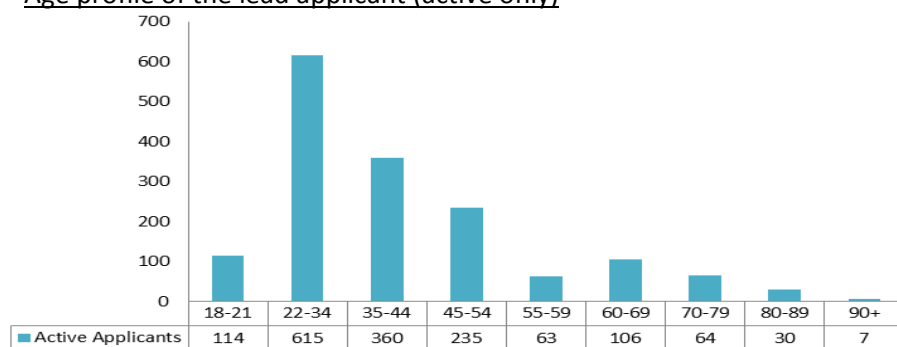


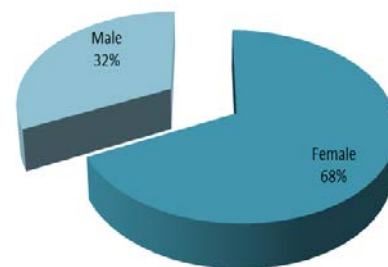
Homefinder Report 2015/16

Section 1: Housing Register Analysis (snapshot March 2016) – active applicants

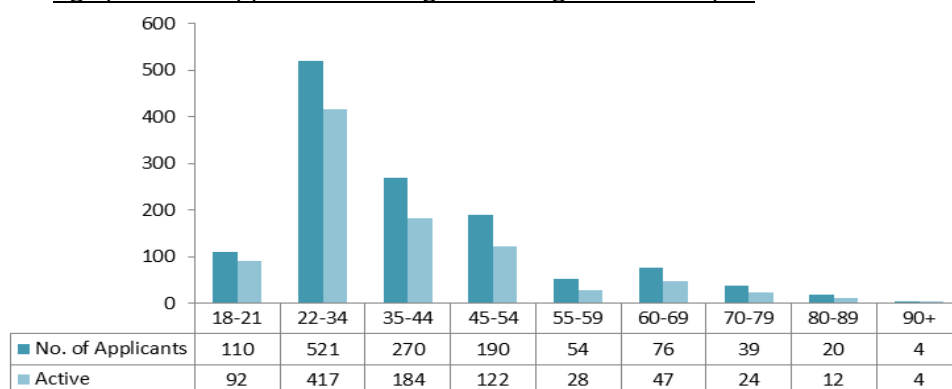
Age profile of the lead applicant (active only)



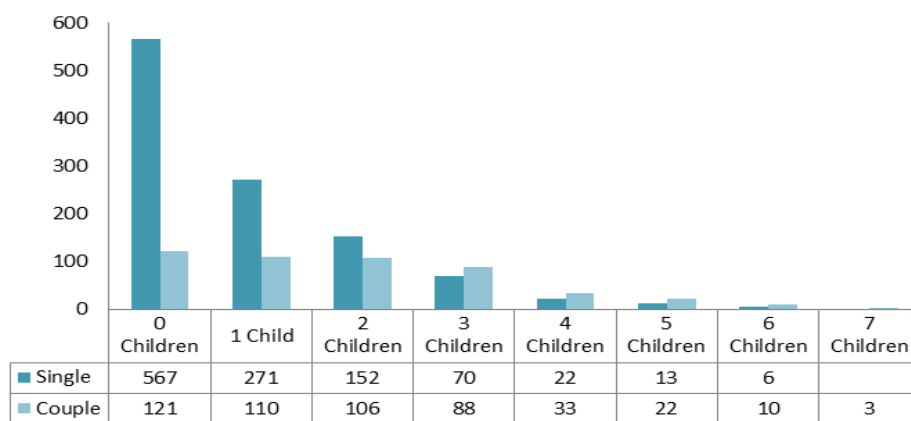
Gender profile of the lead applicant



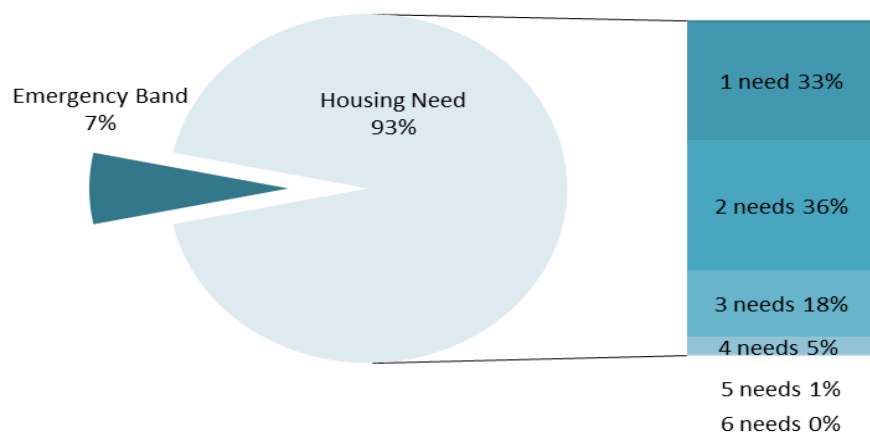
Age profile of applicants coming on the register in 2015/16



Family profile of the lead applicant (active only)



Housing Need and Emergency Band profile of the lead applicant



There were 1,594 active on the housing register at the end of March 2016. These applicants have made a bid within the last 12 months.

46% of lead applicants that are active on the housing register are between 18-34 years old. 13% of lead applicants are 60 years old and over, 68% of lead applicants are female.

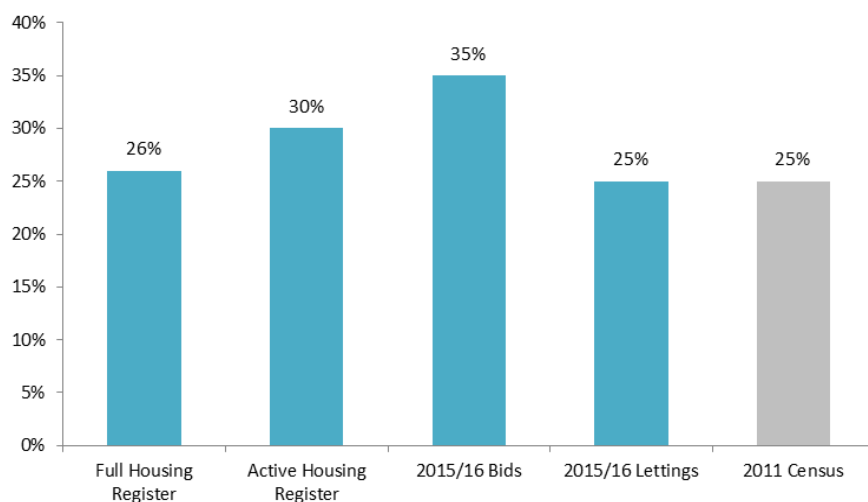
The age profile of those coming on the housing register in 2015/16 shows there are a high proportion aged 18-21 and 22-34.

43% of all active applicants on the housing register have no children, 17% have 3 children or more.

7% of the lead applicants on the housing register have an emergency need. Of the 93% with a number of general housing needs, 33% have 1 need and 36% have 2 needs.

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Ethnicity: Percentage of BME lead applicants



30% of lead applicants who are active on the housing register have a Black or Minority Ethnic (BME) origin or background. The percentage of bids on Derby Homes Properties is slightly higher from BME applicants at 35%, with lettings at 25%. For comparison to the profile of Derby City residents the 2011 census recorded the BME population in Derby at 25%.

Note that between 8-10% do not have a known ethnicity recorded.

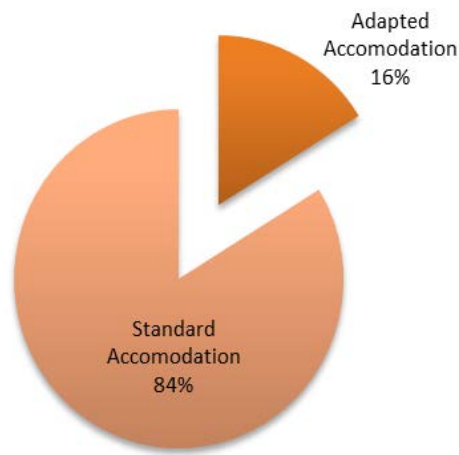
Nationality recorded of lead applicants active on the Housing Register

Nationality	Applicants
British Citizen	1.4%
Bulgaria	0.1%
Croatia	0.1%
Czech Republic	0.3%
Estonia	0.1%
Hungary	0.1%
Latvia	2.5%
Lithuania	0.3%
Non-EEA National	4.1%
Not stated	0.1%
Other EEA National	1.5%
Poland	2.2%
Romania	0.1%
Slovakia	0.6%
Uk National	63.7%
No Information	23.0%

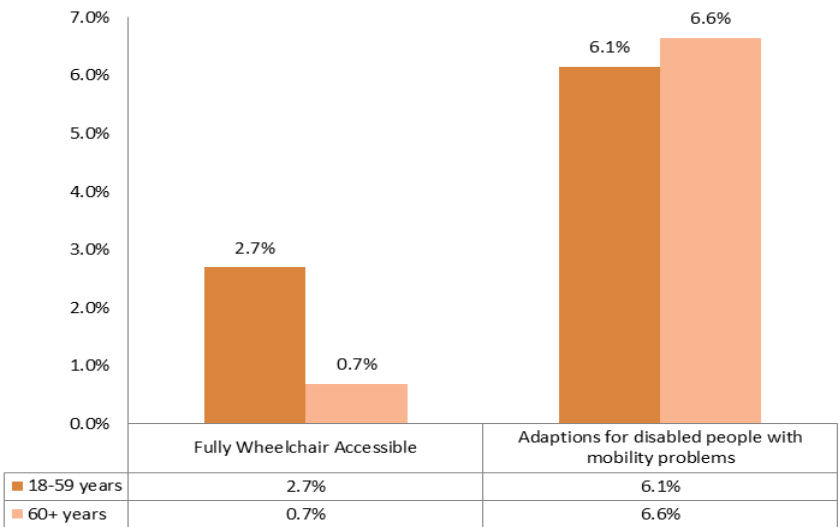
Classification: OFFICIAL

Section 2: Adapted properties required by active applicants on the housing register

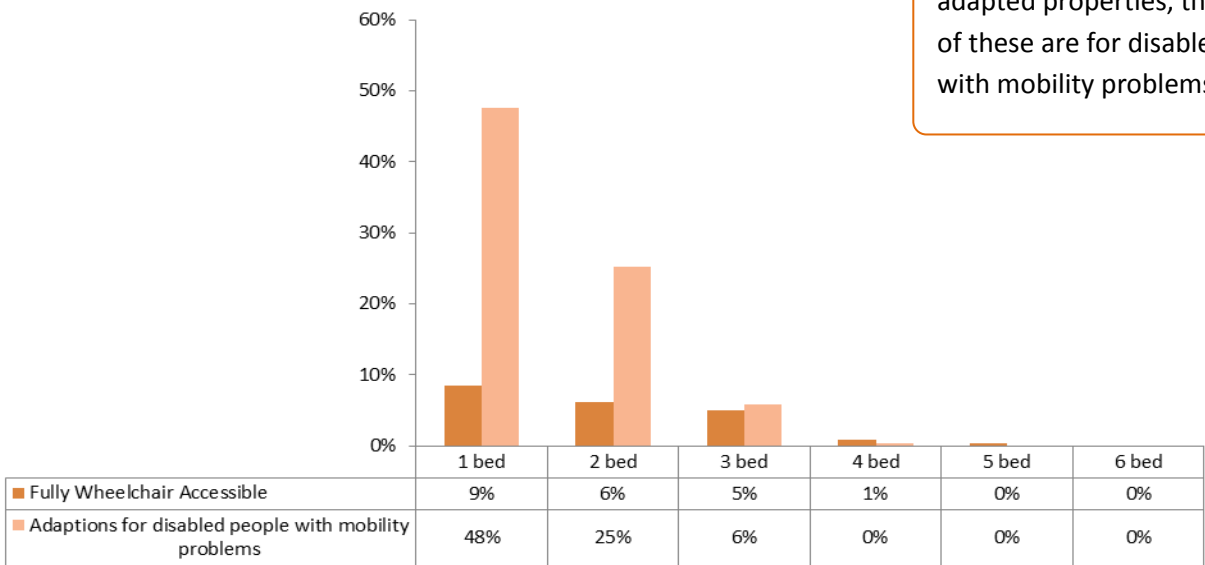
Percentage requiring an adapted property



Type of adapted property required



Minimum room size required by those needing adapted accommodation



16% (258) of all active applicants on the housing register require adapted properties, the majority of these are for disabled people with mobility problems.

Almost 60% of lead applicants which need an adapted property require a property with a minimum of one bedroom, a further 31% require a two bedroom property. This shows that almost all of the demand for adapted one or two bedroom properties.

Section 3: Impact on demand and turnover (Derby Homes Properties) 1 April to 31 March 2016

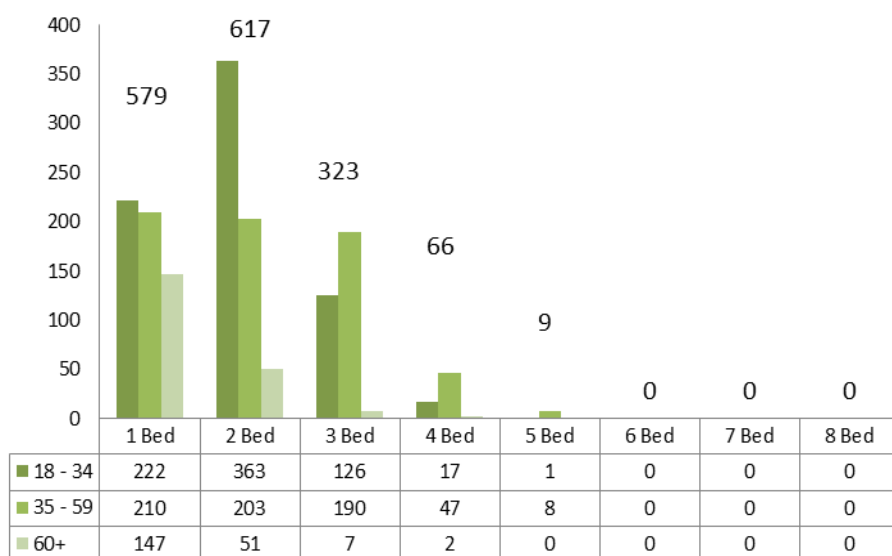
Number of properties advertised, total adverts and number of bids

Landlord	Properties Advertised	Adverts on Properties	Total number of Bids
Derby Homes	931	1,356	20,068
Total	1,632	2,236	32,208

Stock Profile 31 March 2016

	60+ years	18-59 years
0 bed	23	12
1 bed	1,486	2,375
2 bed	154	3,267
3 bed	7	5,661
4 bed	0	129
5 bed	0	7
6 bed	0	5
Total	1,670	11,456

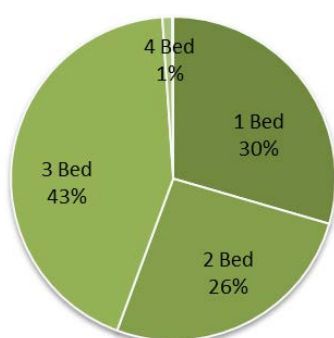
Breakdown of the property size required by the lead applicant active on the housing register



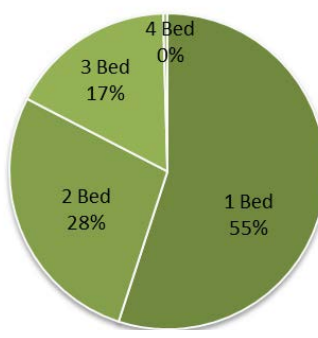
The highest requirement on the active housing register is for properties with a minimum of 2 bedrooms, 39% of active applicants require this. 36% require a 1 bed property as a minimum. A quarter of those requiring a 1 bed property are 60 years of age or above.

This compares with a current stock profile where 56% in total are 1 and 2 bedroom properties.

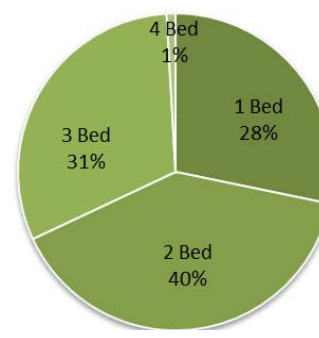
Percentage breakdown of stock, adverts and bids made by the size of the property



Stock



Adverts



Bids Made

Number of properties that have been empty during 2015/16, average days taken to re-let and turnover

No. of Beds	No. of Empty Properties	Average Days to re-let	Turnover
1 Bed	364	26.42	9%
2 Bed	253	21.79	7%
3 Bed	208	18.27	4%
4 Bed	2	10.00	2%
5 Bed	0	-	0%
6 Bed	1	48.00	20%
Total	828	22.95	6%

Over half of the properties advertised are 1 bedroom properties, however the proportion of bids made by those on the housing register suggest higher demand for 2 and 3 bedroom properties.

828 properties have been empty during 2015/16 and have been re-let in an average of 22.95 days. Turnover of empty properties to overall stock is 6%.

Section 4: Profile of demand by property type and area (1 April to 31 March 2016)

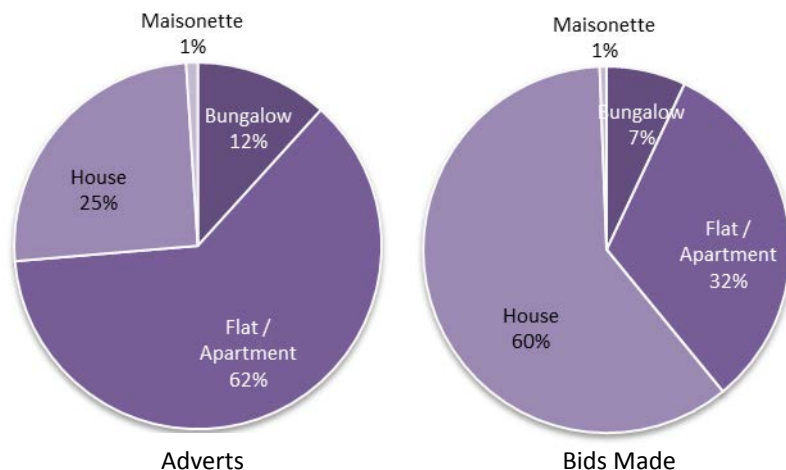
Derby Homes Properties

Property Type	Adverts		Bids	
Bedsit / Studio Flat	0	0%	0	0%
Bungalow	159	12%	1,402	7%
Flat / Apartment	840	62%	6,441	32%
House	343	25%	12,103	60%
Maisonette	14	1%	122	1%
Total	1,356		20,068	

All Landlords

Property Type	Adverts		Bids	
Bedsit / Studio Flat	17	1%	103	0%
Bungalow	167	7%	1,464	5%
Flat / Apartment	1,403	63%	10,509	33%
House	635	28%	20,010	62%
Maisonette	14	1%	122	0%
Total	2,236		32,208	

Percentage split of Derby Homes adverts and bids by type of property



62% of adverts in 2015/16 have been on flats and apartments (there will be repeated advertising where bids are lower). The highest demand in terms of bids made on properties has been for Houses (60%).

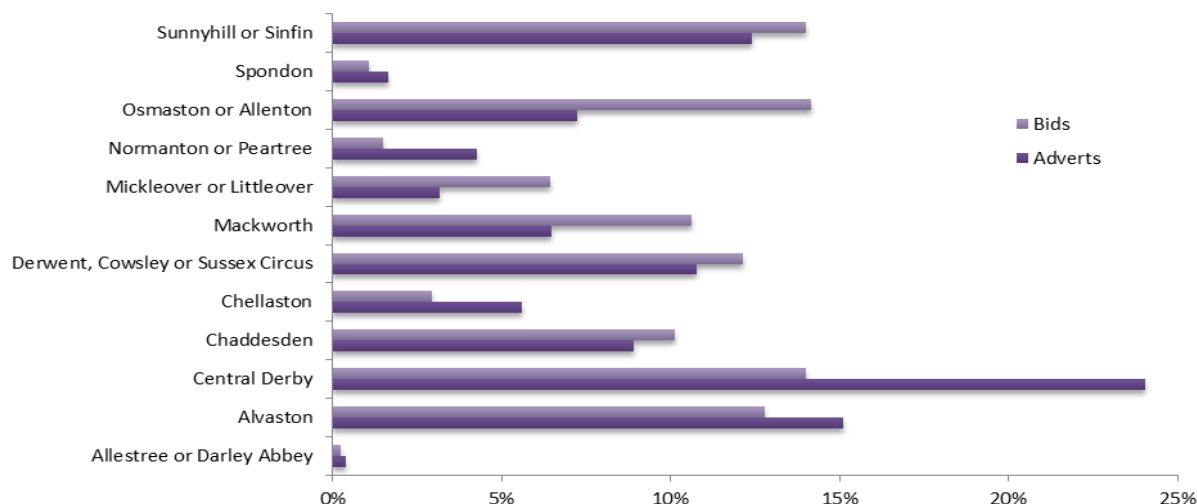
Stock profile by area

Area	Stock	Percentage
Allenton	1148	9%
Alvaston	1195	9%
Mackworth	1327	10%
Brook Street	835	6%
Sinfin	756	6%
Chellaston	477	4%
Osmaston	944	7%
Stockbrook St	1390	11%
Austin	1041	8%
Littleover	433	3%
Chaddesden	978	7%
Cowsley	942	7%
Spondon	452	3%
Sussex Circus	1181	9%
City Total	13099	

The proportion of bids made on properties in Osmaston/Allenton, Mickleover/Littleover and Mackworth are significantly higher than the adverts on properties within these areas.

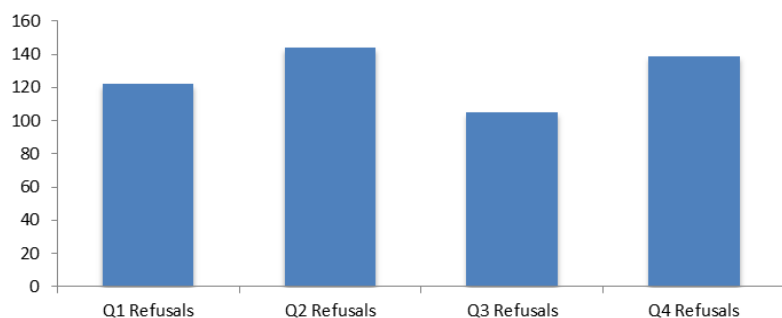
The proportion of bids on properties within central derby is a lot lower than the properties advertised suggesting that demand for properties here is less. This may reflect the higher number of properties available in central derby with 17% of the stock profile in Stockbrook Street and Brook Street.

Percentage of Adverts and Bids on Derby Homes Houses by area



Section 5: Bids: Derby Homes Refusal Analysis (1 April 2015 to 31 March 2016)

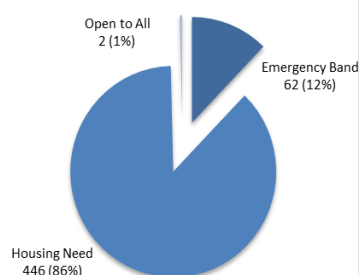
Number of times a property offer was refused by quarter in 2015/16



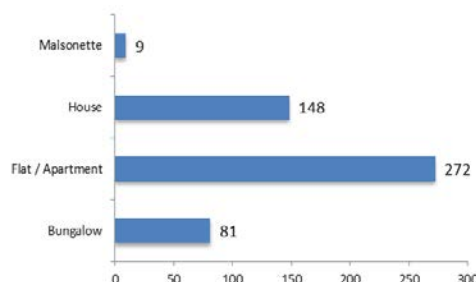
There were 510 occasions a property offer was refused in 2015/16. This relates to 363 properties.

96 properties were refused more than once, 52% of refusals were for 1 bedroom properties and 53% were flats / apartments. 12% of refusals were made by applicants within the emergency housing band.

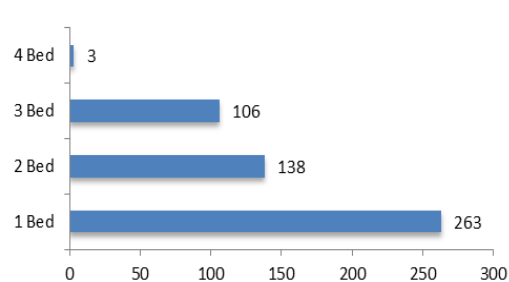
Refusals by housing need band



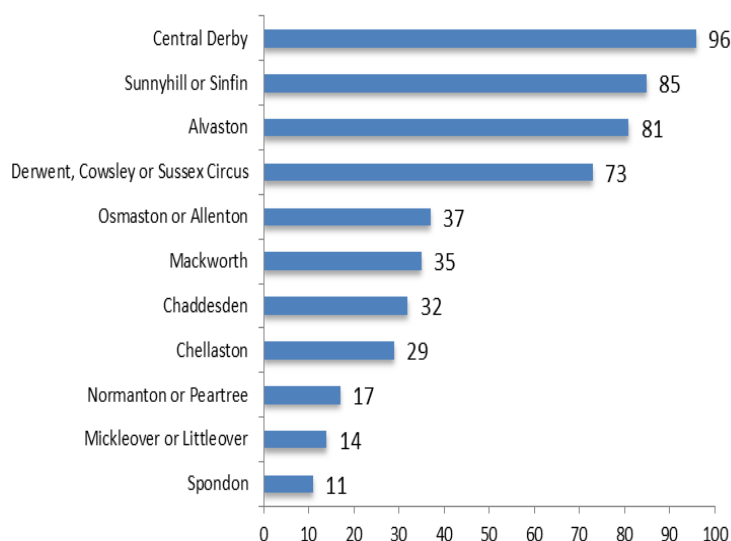
Refusals by property type



Refusals by property size



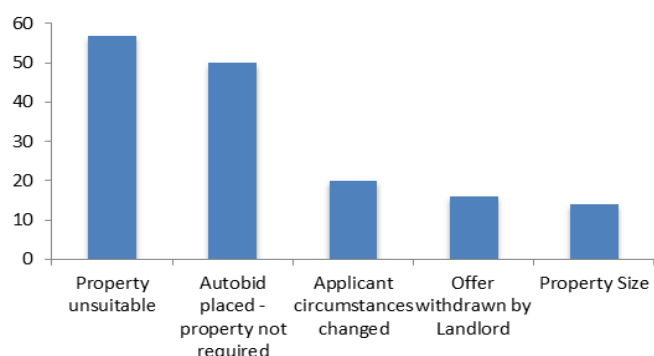
Refusals by housing area



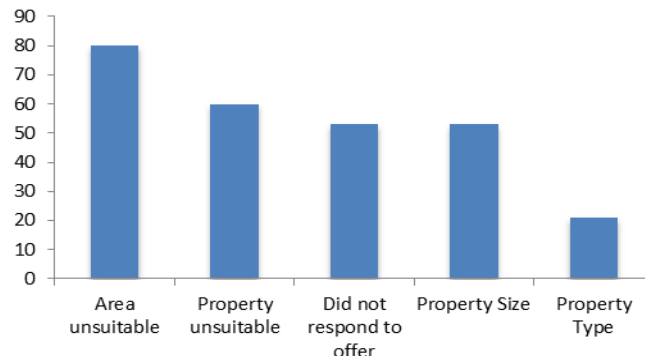
19% of refusals were for properties within Central Derby and 17% within Sunnyhill or Sinfen. 35% of refusals by applicants were reasonable, with 11% because the property was unsuitable. 10% were due to an autobid placed and property was not required.

65% of refusals were recorded as unreasonable, 16% were because the area was unsuitable, 12% because the property was unsuitable and 10% because of the property size. Where the unreasonable refusal was due to an unsuitable property, the majority was for 1 or 3 bedroom properties. The majority of unreasonable refusals for unsuitable area relate to properties within Derwent/Cowsley/Sussex Circus and Sunnyhill/Sinfen housing areas.

Top 5 reasonable reasons given for refusal



Top 5 unreasonable reasons given for refusal

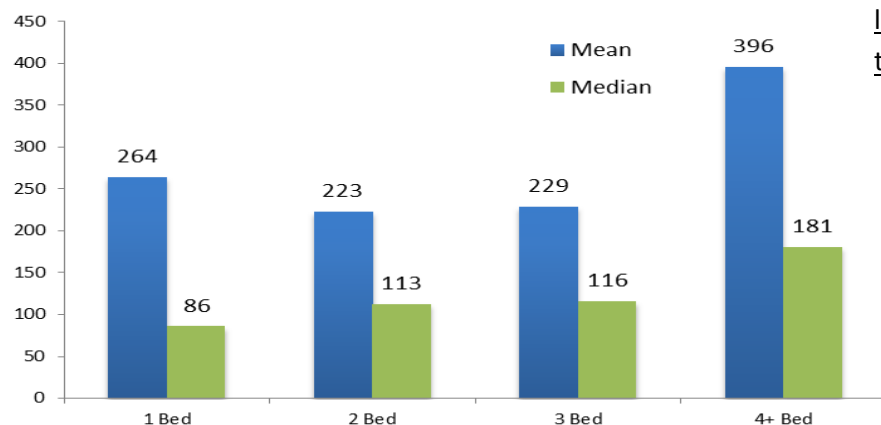


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Section 6: Lettings for all landlords: Analysis of length of time on the housing register for properties let between 1 April 2015 and 31 March 2016

Note that for the purpose of this analysis the calculation of average days is the difference between the letting 'accepted date' and the housing register 'effective date'. The 'effective date' is the date that the lead applicant first joined the housing register, it does not take into account whether or not they have been an active bidder during this time or any offer refusals made. The mean average can be affected significantly by a small number of applicants with particularly long lengths of time on the register therefore the median average (middle value) is also displayed.

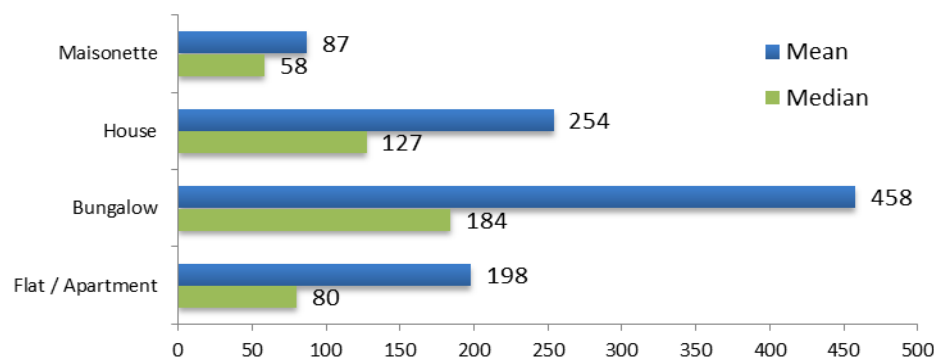
Breakdown of average length of time in days by property size



Number and percentage of occasions where length of time on housing register was more than 365 days before accepting a letting

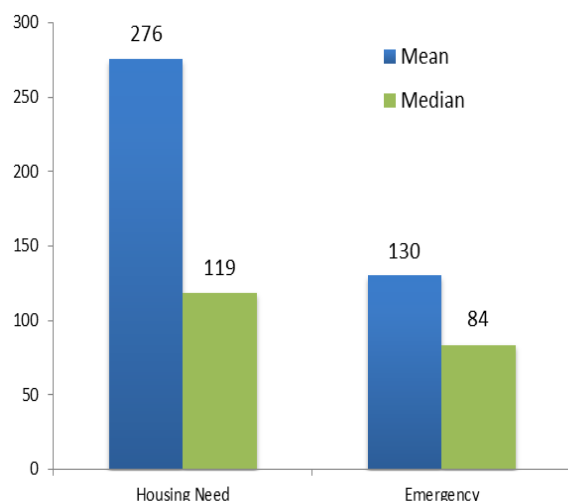
Property Size	Over 365 days	Total Lets	%
1 bed	92	554	17%
2 bed	64	496	13%
3 bed	38	266	14%
4+ bed	5	15	33%
Total	199	1331	15%

Breakdown of average length of time in days on housing register by property type



Property Type	Total Lets
Flat / Apartment	643
Bungalow	112
House	567
Maisonette	9

Average length of time in days on the Housing Register by Housing Need and Emergency Band



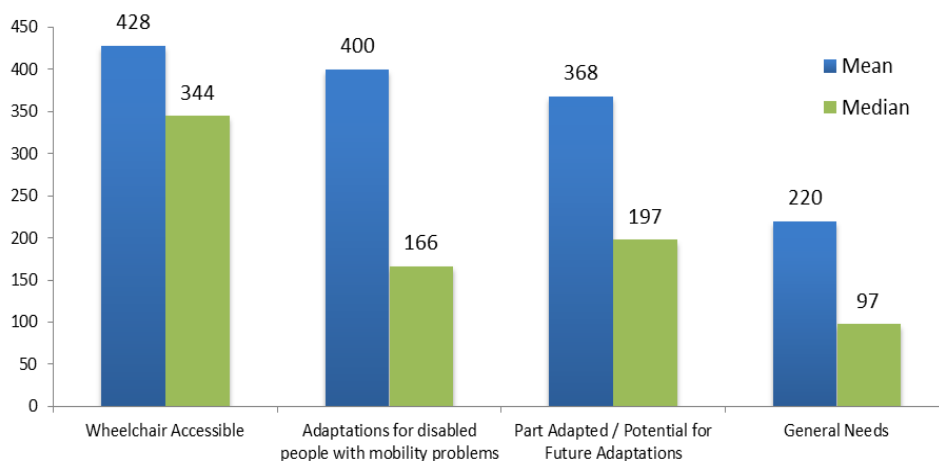
Lettings within 2015/16 show that applicants are on the housing register for a longer period of time on average for a larger property. There are also less 3 and 4 bedroom properties being let in total.

Housing Band	Total Lets
Housing Need	1040
Emergency	280

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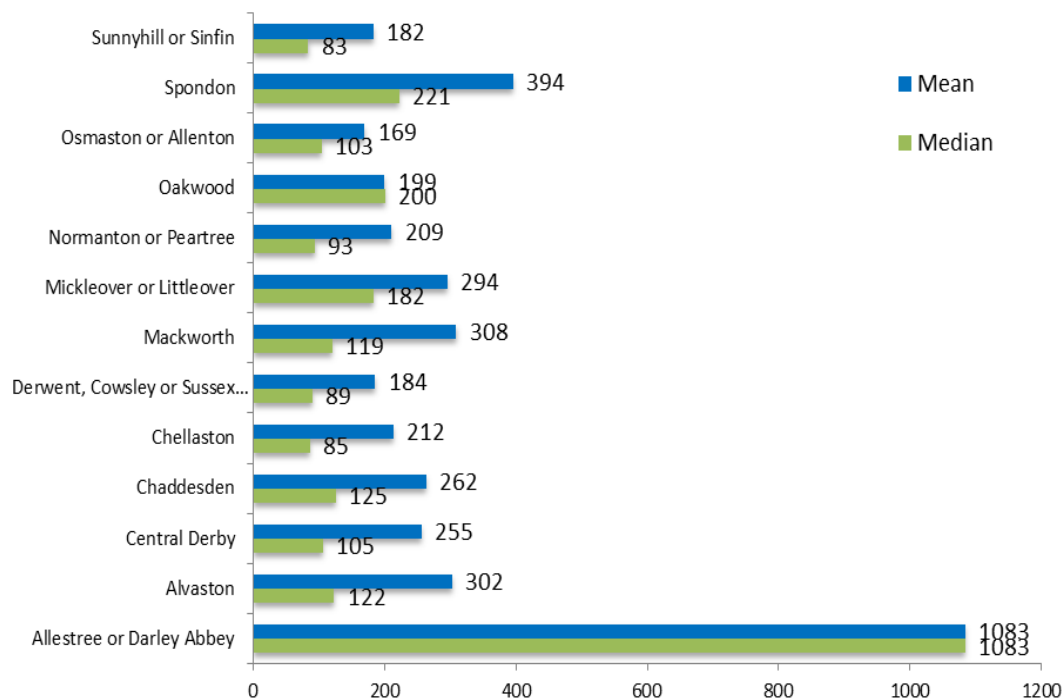
Classification: OFFICIAL

Average length of time on the housing register in days by the adaption level required by lead applicant



Adaption Level Required	Total Lets
Wheelchair Accessible	22
Adaptations for Disabled People with mobility problems	133
Part Adapted / Potential for Future Adaptations	17
General Needs	1159

Average length of time on housing register in days split by housing area



Housing Area	Total Lets
Allestree or Darley Abbey	2
Alvaston	167
Central Derby	365
Chaddesden	142
Chellaston	43
Derwent, Cowsley or Sussex Circus	115
Mackworth	57
Mickleover or Littleover	56
Normanton or Peartree	122
Oakwood	3
Osmaston or Allenton	93
Spondon	21
Sunnyhill or Sinfon	145

Lettings within 2015/16 show that applicants are on the housing register for a longer period of time on average for adapted properties (particularly wheelchair accessible properties). The average length of time on the housing register for lettings in different areas of the city varies depending on the housing area.

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