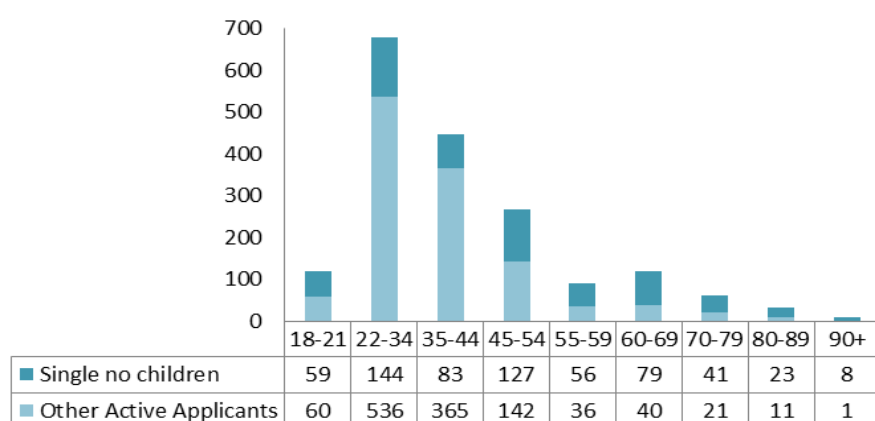


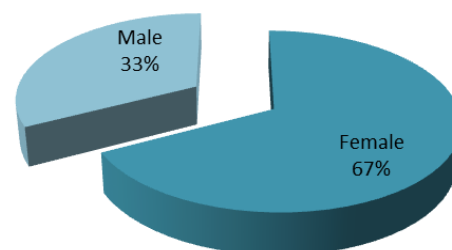
Homefinder Report – Mid-Year 2016/17

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

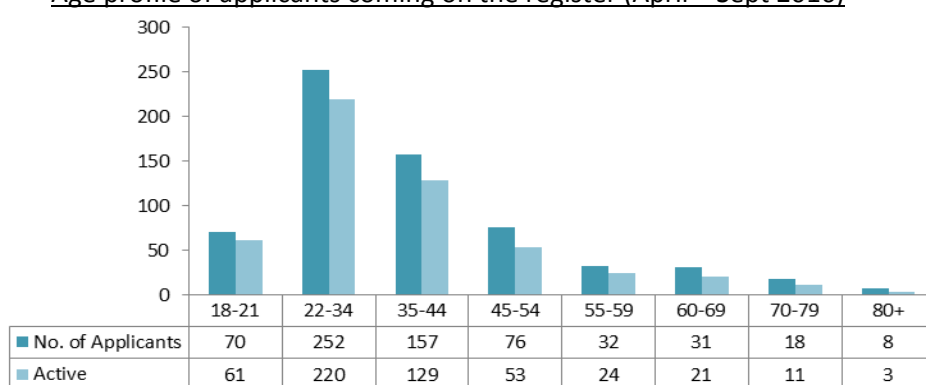
Age profile of the lead applicant (active only)



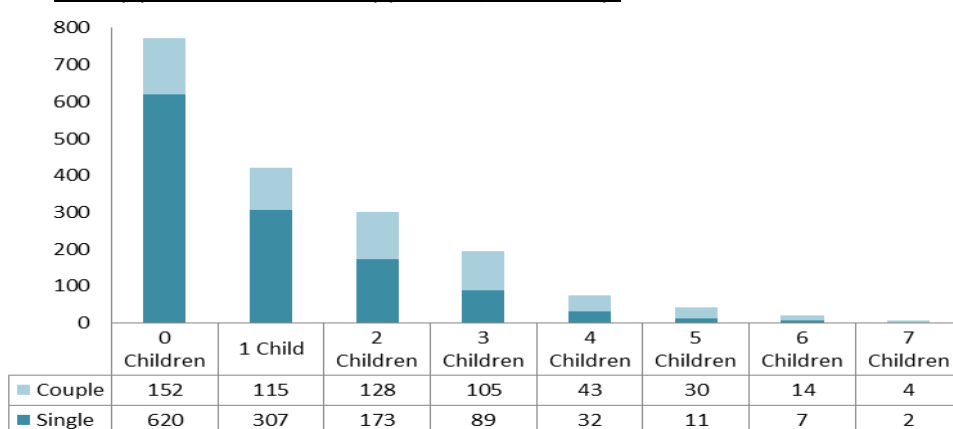
Gender profile of the lead applicant



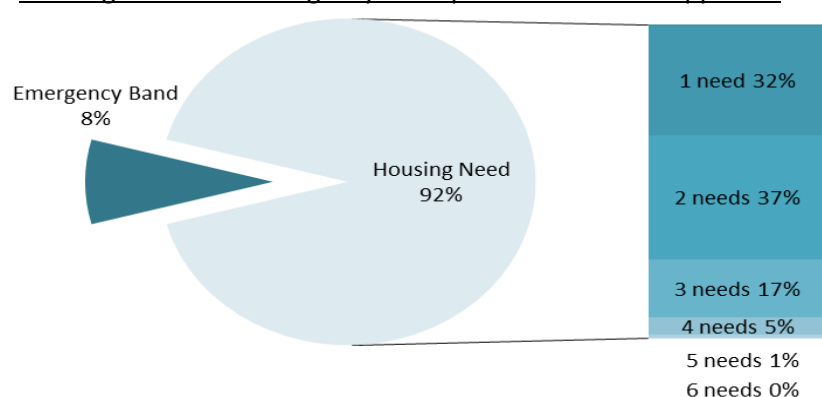
Age profile of applicants coming on the register (April – Sept 2016)



Family profile of the lead applicant (active only)



Housing Need and Emergency Band profile of the lead applicant



There were 1,832 active on the housing register at the end of September 2016. These applicants have made a bid within the last 12 months.

44% of lead applicants that are active on the housing register are between 18-34 years old (46% at March 2016). 203 in this age group (25%) are single with no children. 12% of lead applicants are 60 years old and over, 67% of lead applicants are female.

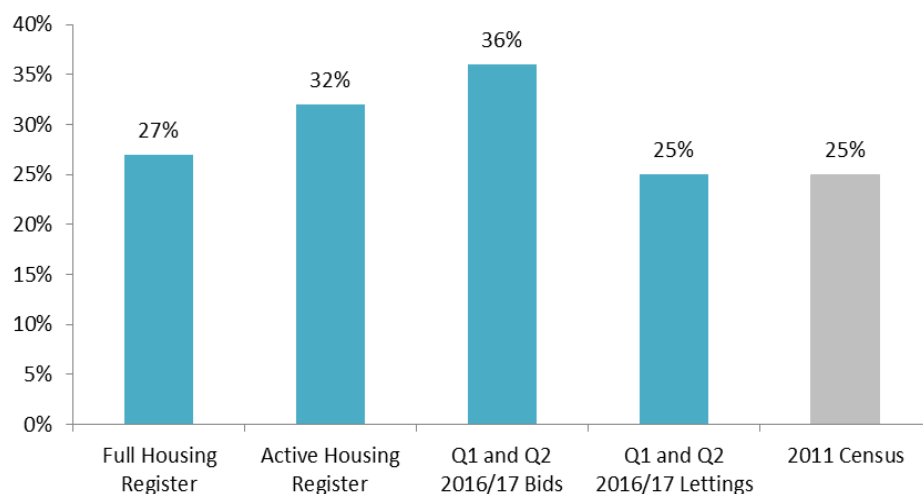
The age profile of those coming on the housing register in April – September 2016 shows there are a high proportion aged between 18 and 34.

42% of all active applicants on the housing register have no children, 18% have 3 children or more.

8% of the lead applicants on the housing register have an emergency need (7% at March 2016). Of the 92% with a number of general housing needs, 32% have 1 need and 37% have 2 needs.

Classification: OFFICIAL

Ethnicity: Percentage of BME lead applicants



32% 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 36%, 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 this does not include where there is no information recorded or ethnicity is not stated.

Nationality recorded of lead applicants active on the Housing Register

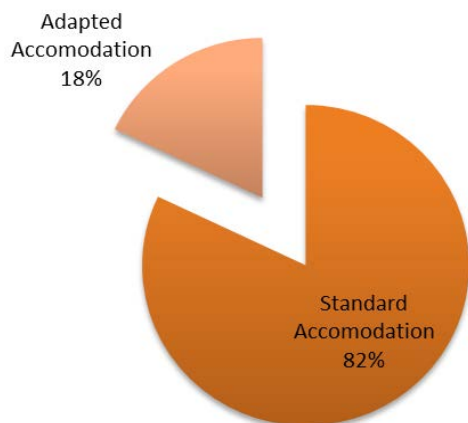
Nationality	Lead Applicant
British Citizen	1.5%
Bulgaria	0.1%
Croatia	0.1%
Czech Republic	0.3%
Estonia	0.2%
Hungary	0.1%
Latvia	2.0%
Lithuania	0.5%
Non-EEA National	5.8%
Not stated	0.1%
Other EEA National	1.5%
Poland	2.8%
Romania	0.0%
Slovakia	0.8%
Slovenia	0.1%
UK National	69.6%
No Information	14.8%

Classification: OFFICIAL

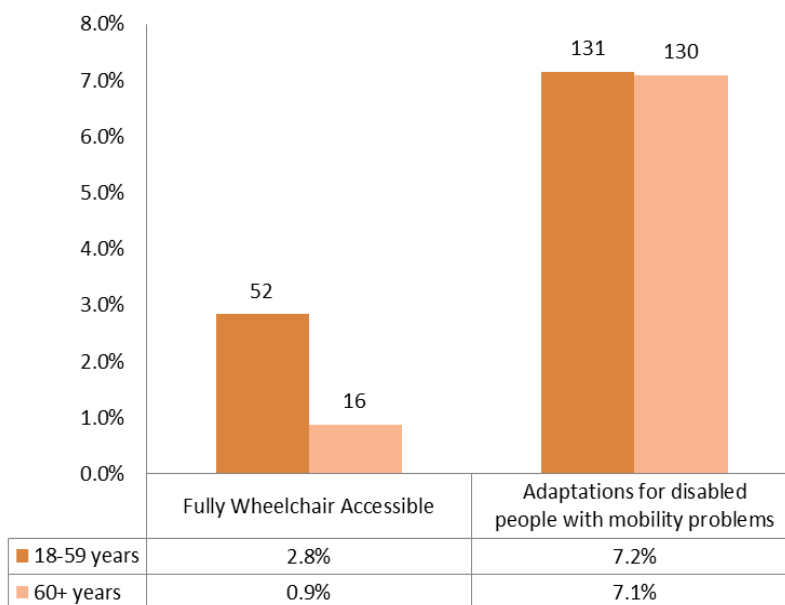
Performance and Intelligence, Organisation and Governance (Source data: Housing Options)

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

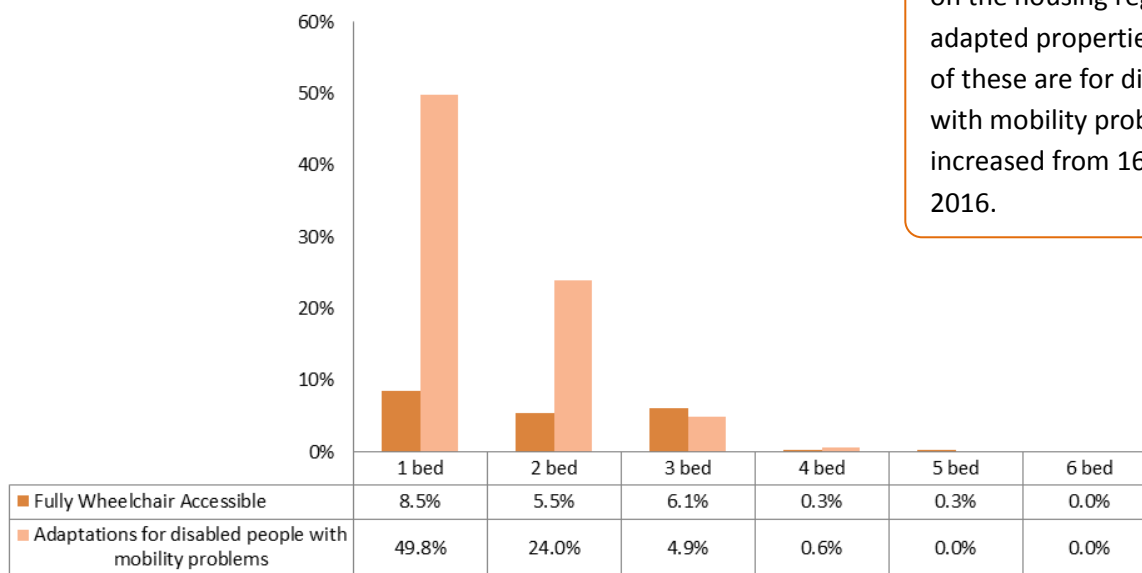
Percentage requiring an adapted property



Type of adapted property required



Minimum room size required by those needing adapted accommodation



18% (329) of all active applicants on the housing register require adapted properties, the majority of these are for disabled people with mobility problems. This has increased from 16% at March 2016.

58% of lead applicants which need an adapted property require a property with a minimum of one bedroom, a further 30% require a two bedroom property. This shows that the majority of the demand is for adapted one or two bedroom properties.

Classification: OFFICIAL

Section 3: Impact on demand and turnover (Derby Homes Properties) 1 April to 30 September 2016

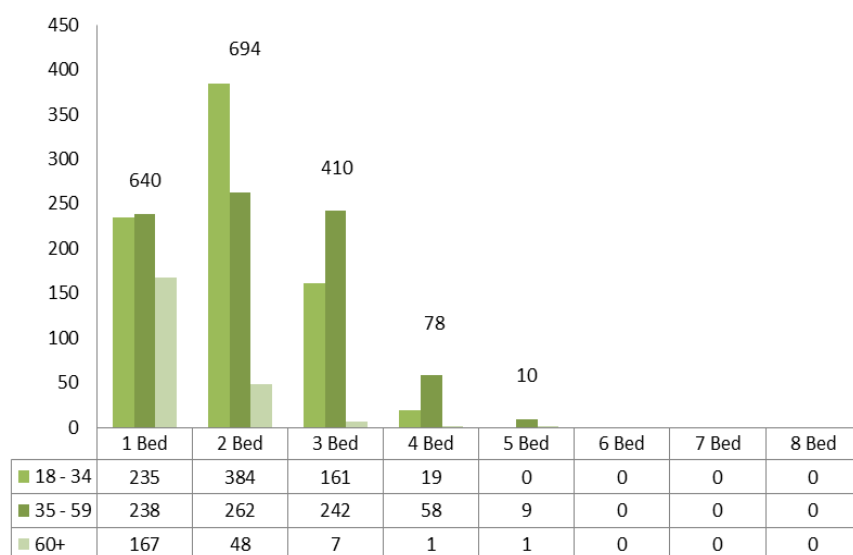
Number of properties advertised, total adverts and number of bids

Landlord	Properties Advertised	Adverts on Properties	Total number of Bids
Derby Homes	495	627	18,379
Total	851	1,039	32,316

Stock Profile 30 September 2016

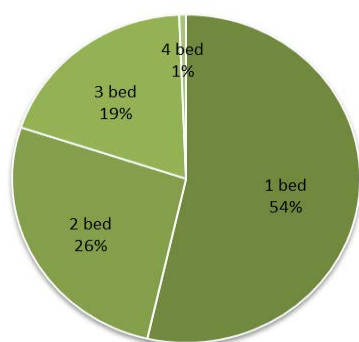
	60+ years	18-59 years
0 bed	23	12
1 bed	1,486	2,416
2 bed	154	3,323
3 bed	7	5,579
4 bed	0	129
5 bed	0	9
6 bed	0	6
Total	1,670	11,474

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

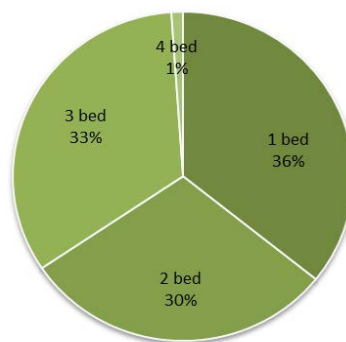


The highest requirement on the active housing register is for properties with a minimum of 2 bedrooms, 38% of active applicants require this. 35% require a 1 bed property as a minimum. A quarter of those requiring a 1 bed property are 60 years of age or above.

Percentage breakdown of supply and bids made by the size of the property



Supply



Bids Made

Over half of the properties advertised are 1 bedroom properties, however the proportion of bids made suggests higher demand for 2 and 3 bedroom properties. Note this does include bids made by open to all applicants.

Number of properties became vacant during April to Sept 2016, average days taken to re-let and turnover

No. of Beds	No. of Empty Properties	Average Days to re-let	Turnover	Annualised Turnover
1 Bed	215	25.52	6%	11%
2 Bed	112	22.75	3%	6%
3 Bed	94	19.02	2%	3%
4 Bed	2	6.50	2%	3%
5 Bed	0	-	0%	0%
6 Bed	1	0	17%	33%
Total	424	23.20	3%	6%

424 properties became vacant during April and September 2016 with an average re-let of 23.20 days. Turnover of empty properties to overall stock is 3%.

Classification: OFFICIAL

Section 4: Profile of demand by property type and area (1 April to 30 September 2016)

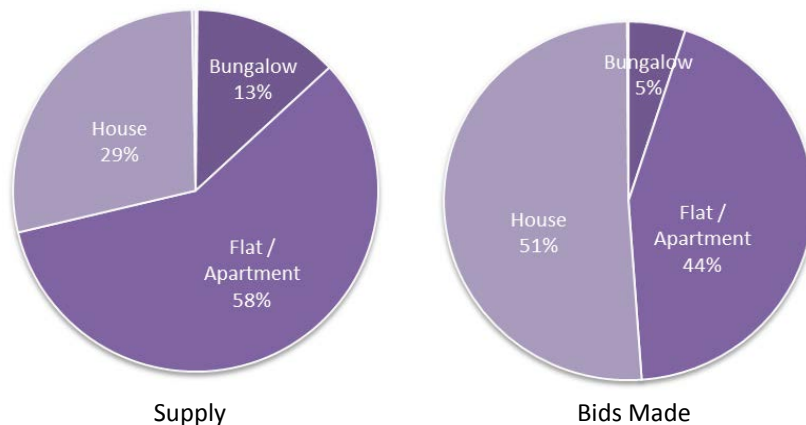
Derby Homes Properties

Property Type	Supply		Bids	
Bedsit / Studio Flat	1	0%	1	0%
Bungalow	81	13%	915	5%
Flat / Apartment	365	58%	8,064	44%
House	178	29%	9,377	51%
Maisonette	2	0%	22	1%
Total	627		18,379	

All Landlords

Property Type	Supply		Bids	
Bedsit / Studio Flat	9	1%	82	0%
Bungalow	84	8%	923	3%
Flat / Apartment	626	60%	15,248	47%
House	318	31%	16,041	50%
Maisonette	2	0%	22	0%
Total	1,039		32,316	

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



58% of adverts in first 6 months of 2016/17 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 (51%).

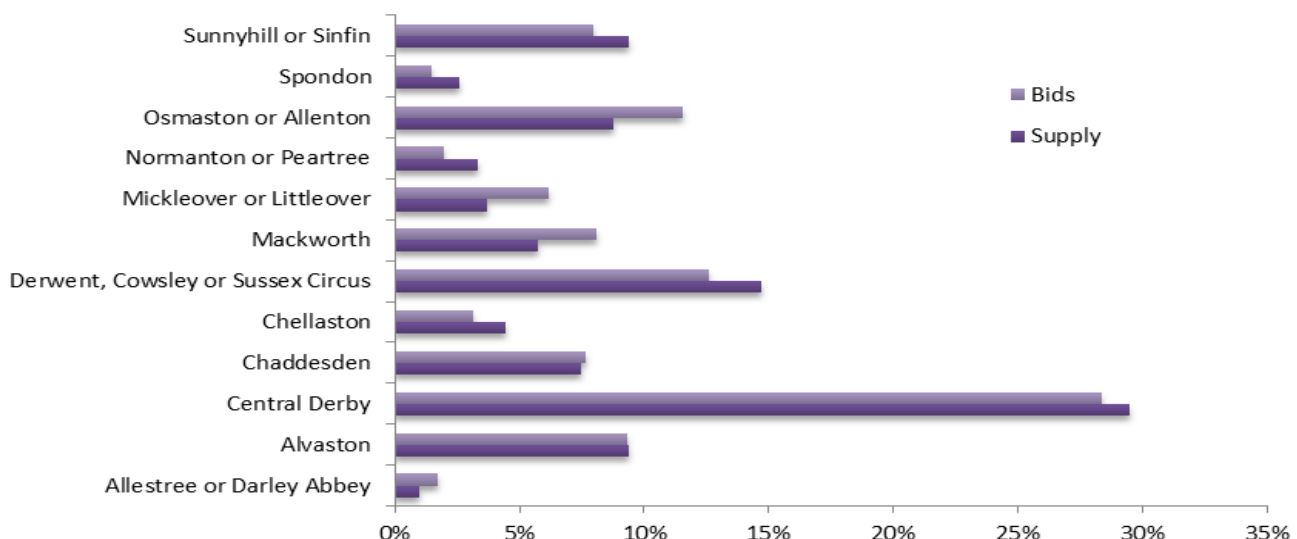
Stock profile by area

Area	Stock	Percentage
Allenton	1141	9%
Alvaston	1187	9%
Mackworth	1327	10%
Brook Street	895	7%
Sinfin	750	6%
Chellaston	473	4%
Osmaston	935	7%
Stockbrook St	1376	10%
Austin	1026	8%
Littleover	430	3%
Chaddesden	970	7%
Cowsley	938	7%
Spondon	450	3%
Sussex Circus	1177	9%
Other	72	
City Total	13,144	

The proportion of bids made on properties in Osmaston/Allenton, Mickleover/Littleover and Mackworth are higher than the adverts on properties within these areas. Note this now includes bids made by open to all applicants as well as applicants on the housing register.

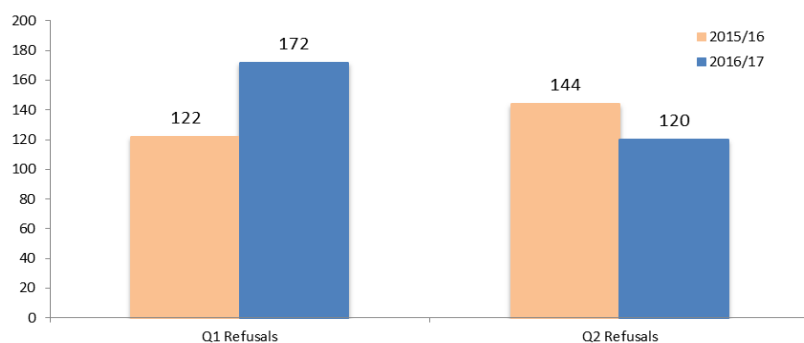
The proportion of bids on properties within central derby is lower than the supply suggesting that demand for properties here is less. This may reflect the higher number of properties available in central derby with 17% of the stock profile in Stockbrook Street and Brook Street.

Percentage of Supply and Bids on Derby Homes Houses by area



Section 5: Bids: Derby Homes Refusal Analysis (1 April 2016 to 30 September 2016)

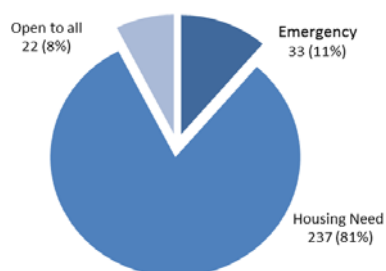
Number of times a property offer was refused by quarter in 2016/17



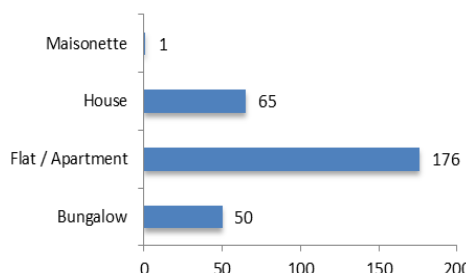
There were 292 occasions a property offer was refused in the first 6 months of 2016/17, compared to 266 in the same period in 2015/16. This relates to 181 properties.

67 properties were refused more than once, 60% of refusals were for 1 bedroom properties and 58% were flats / apartments. 11% of refusals were made by applicants within the emergency housing band.

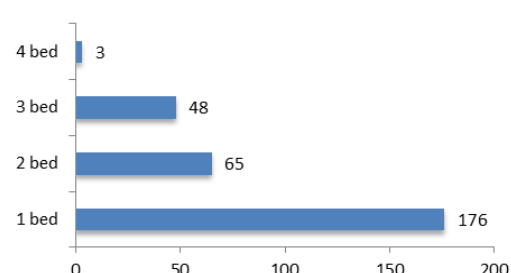
Refusals by housing need band



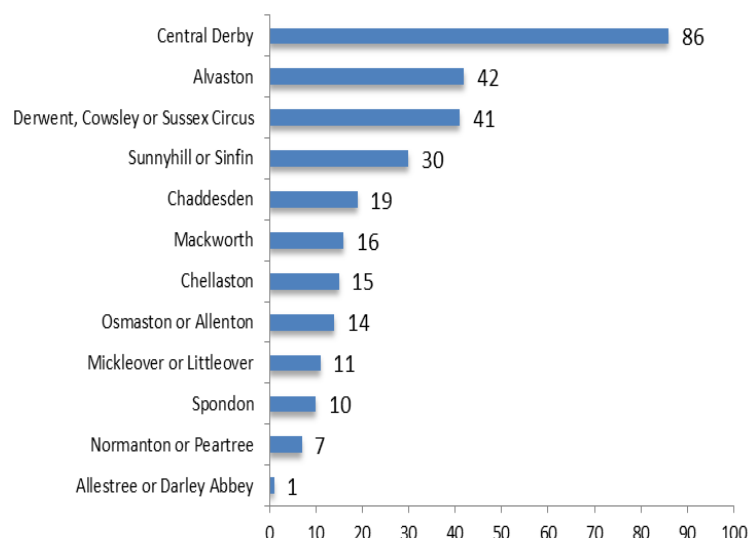
Refusals by property type



Refusals by property size



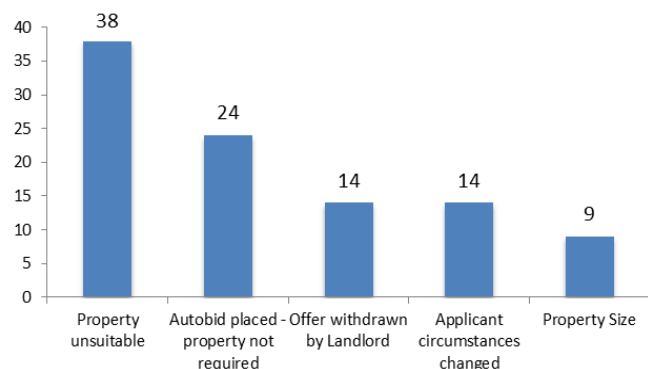
Refusals by housing area



30% of refusals were for properties within Central Derby and 14% within Alvaston. 42% of refusals by applicants were reasonable, with 13% because the property was unsuitable. 8% were due to an autobid placed and the property was not required.

58% of refusals were recorded as unreasonable, 17% were because the area was unsuitable, 11% because the property was unsuitable and 8% because of the property size. Where the unreasonable refusal was due to an unsuitable property, the majority was for 1 or 2 bedroom properties. The majority of unreasonable refusals for unsuitable area relate to properties within the Central Derby area.

Top 5 reasonable reasons given for refusal



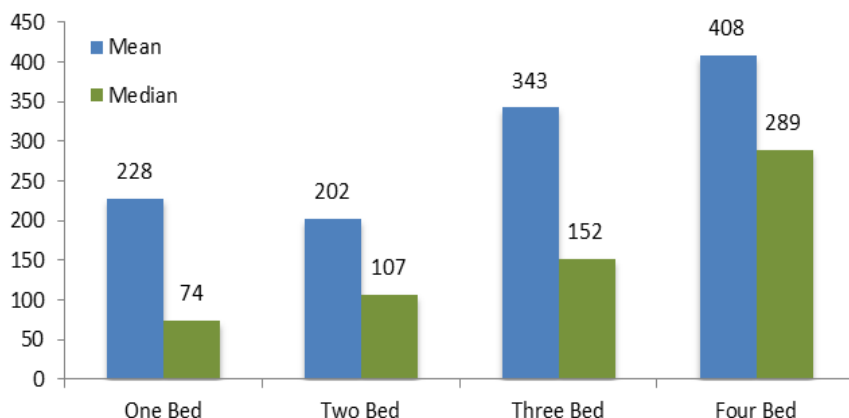
Top 5 unreasonable reasons given for refusal



Section 6: Lettings for all landlords: Analysis of length of time on the housing register for properties let between 1 April 2016 and 30 September 2016

Note that for the purpose of this analysis the calculation of average days is the difference between the letting 'accepted date' and the date the applicant joined the housing register. This analysis does not include open to all applicants, only those with a housing or emergency need. It does not take into account whether or not applicants 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.

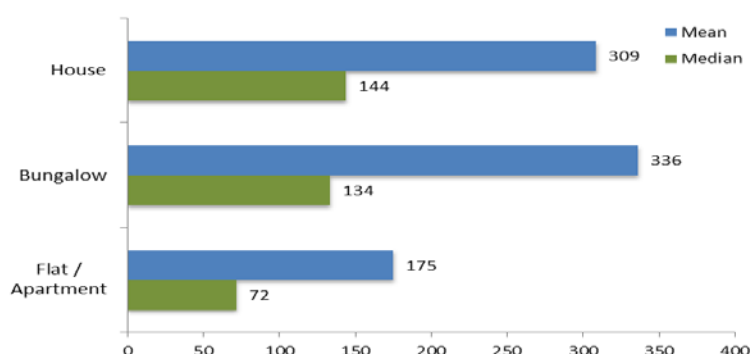
Breakdown of average length of time in days by property size



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

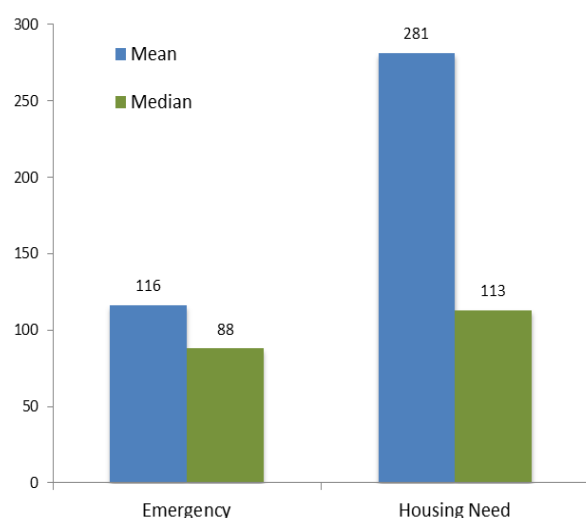
Property Size	Over 365 days	Total Lets	%
1 bed	34	300	11%
2 bed	35	259	14%
3 bed	27	121	22%
4+ bed	2	4	50%
Total	98	684	14%

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



Property Type	Total Lets
Flat / Apartment	367
Bungalow	62
House	255

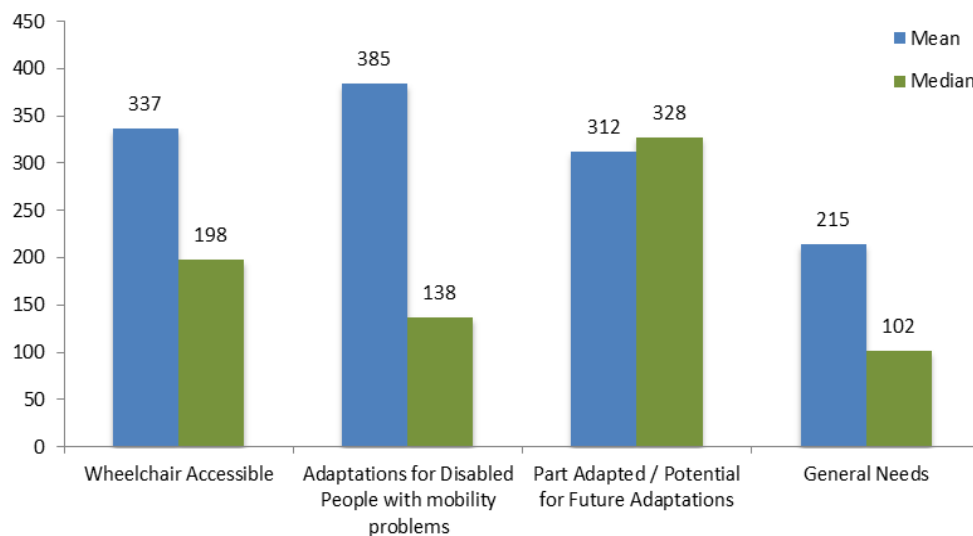
Average length of time in days on the Housing Register by Housing Need and Emergency Band



Lettings within the first six months of 2016/17 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. This is a continued trend.

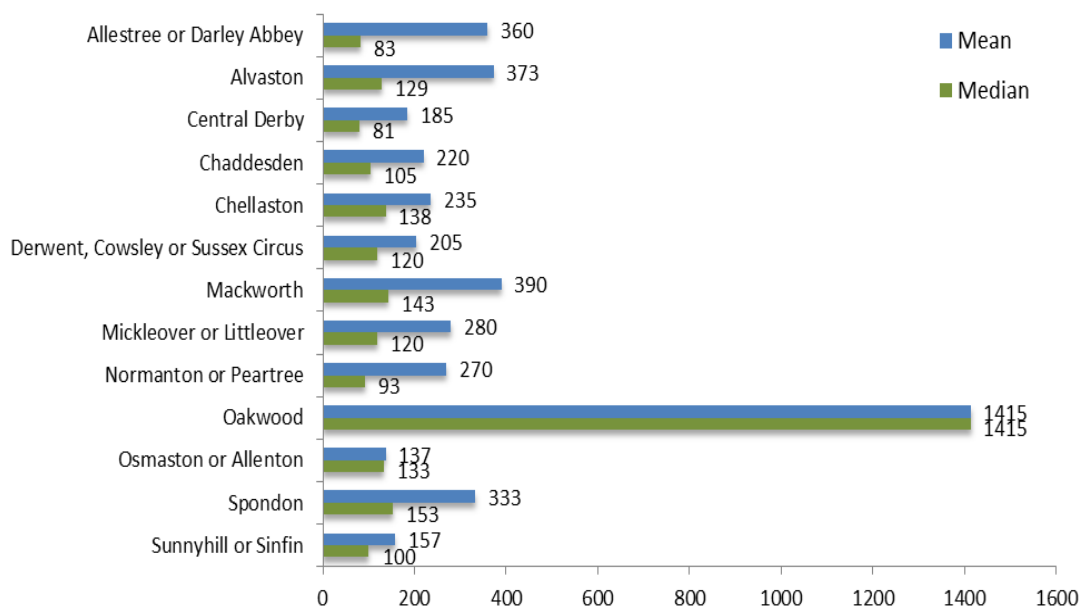
Housing Band	Total Lets
Housing Need	512
Emergency	172

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	16
Adaptations for Disabled People with mobility problems	86
Part Adapted / Potential for Future Adaptations	5
General Needs	577

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



Housing Area	Total Lets
Allestree or Darley Abbey	7
Alvaston	71
Central Derby	210
Chaddesden	43
Chellaston	26
Derwent, Cowsley or Sussex Circus	58
Mackworth	38
Mickleover or Littleover	47
Normanton or Peartree	57
Oakwood	2
Osmaston or Allenton	39
Spondon	21
Sunnyhill or Sinfin	65

Lettings within the first six months of 2016/17 continue to show that applicants are on the housing register for a longer period of time on average for adapted properties. The average length of time on the housing register for lettings in different areas of the city varies depending on the housing area.