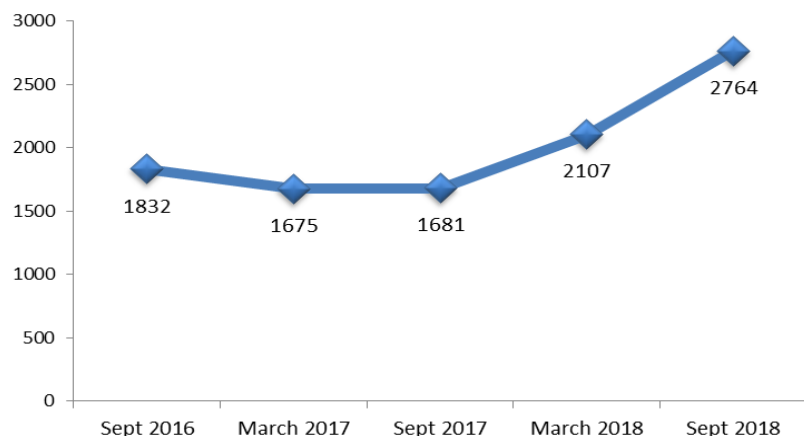


## Homefinder Report Mid Year 2018-19

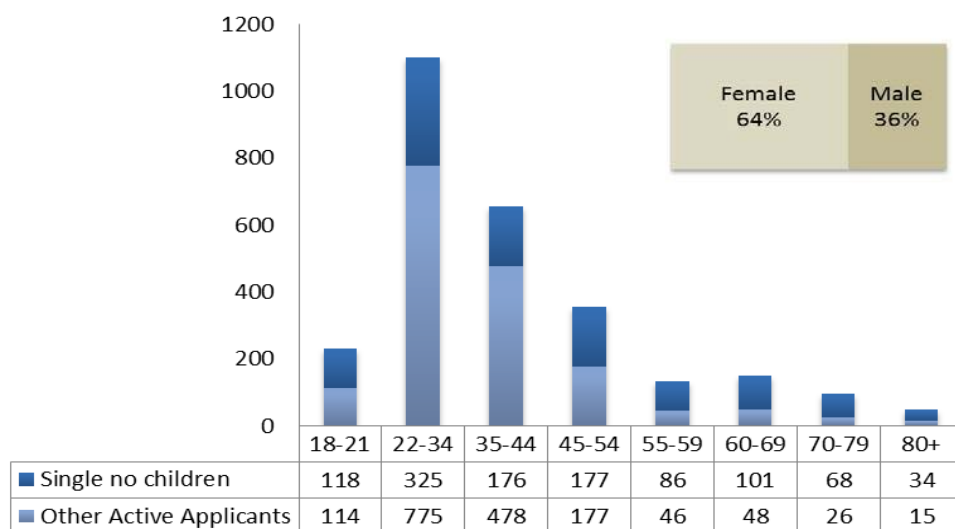
### Demand for Housing and Applicant Profile (Housing Register Snapshot September 2018)

#### Number of active applicants on the Housing Register



At the end of September 2018 there were 3,717 applicants on the housing register, 74% (2,764) were active applicants. Active means that a bid has been made within the last 12 months of the snapshot. Nearly 350 of these joined the housing register in 2015 or before. This does not include open to all applicants.

#### Age and gender profile of the lead applicant on the Housing Register (active only)

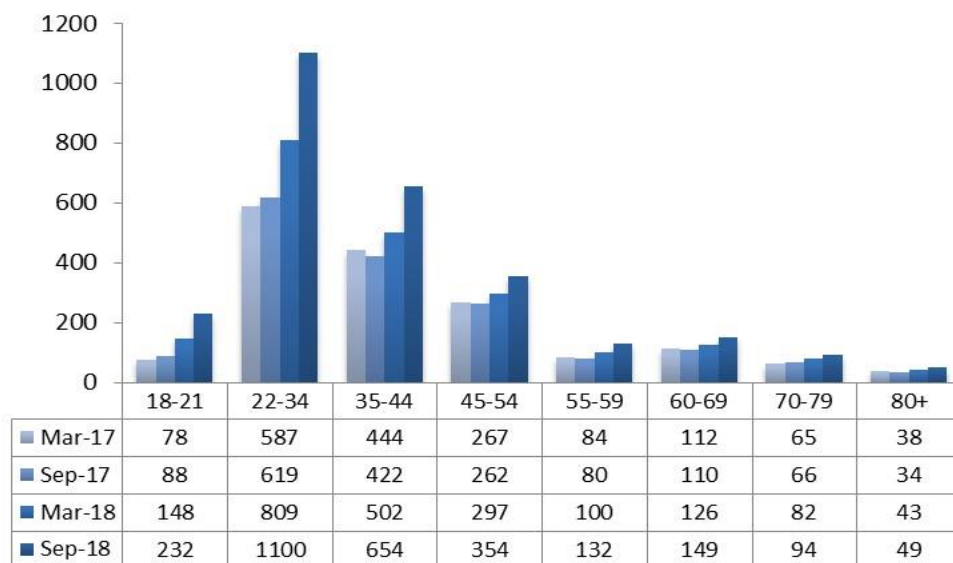


89% of those on the housing register are aged between 18 and 59 years old.

64% of lead applicants were female, this has reduced from 68% at September 2017.

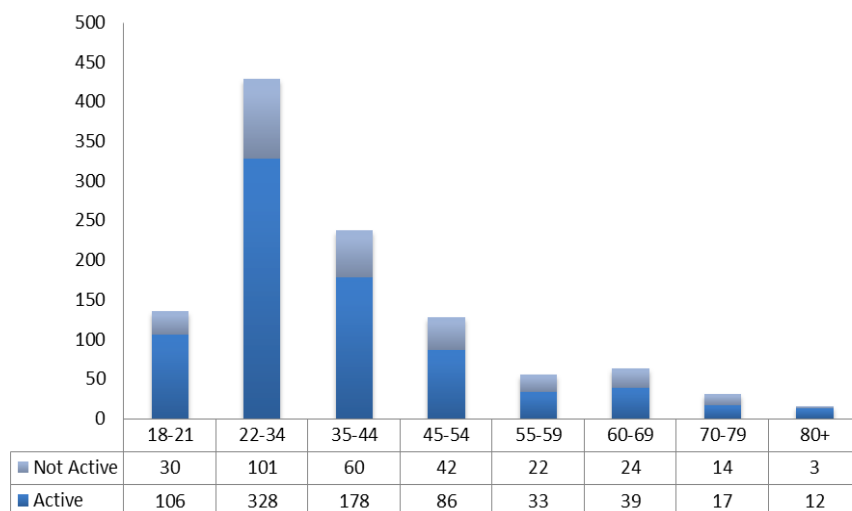
39% of lead applicants are single with no children, this has increased from 32% in September 2017.

#### Age profile of the lead applicants compared to previous snapshots (active only)



The age profile of the housing register has changed when compared to previous snapshots. 48% of lead applicants on the housing register at September 2018 were aged between 18 and 34 years old, this has increased from 42% at September 2017.

## Age profile of those coming onto the Housing Register since April 2018 (captured in the snapshot)

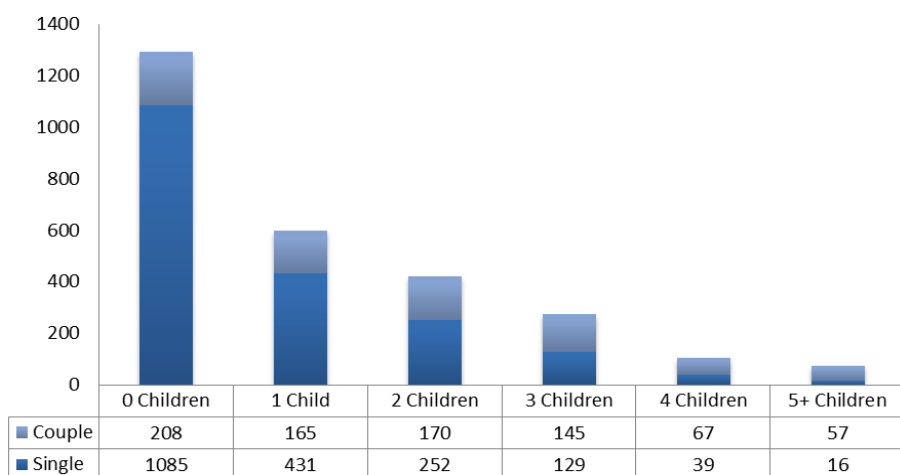


The age profile of lead applicants (both active and non-active) joining the Housing Register in the six months previous to the September snapshot reflects the trend in the age profile of active applicants in recent years. 52% are aged between 18 and 34 years old. This has increased from 46% of those joining the housing register in 2016/17.

The 18-21 age groups has increased from 8% to 12% when comparing the same snapshots.

Note that because this is a snapshot of the Housing Register it does not include any applicants that have come on to the register since April 2018 but have since come off (for example, because they have found a property) before the snapshot has been taken.

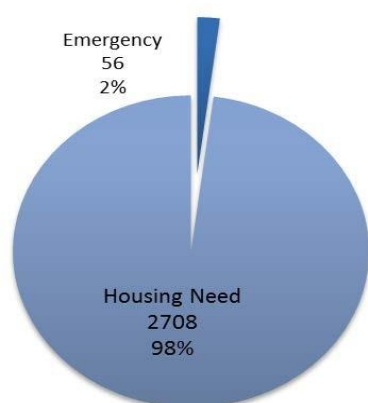
## Family Profile of the applicant (active applicants only)



47% of active applicants on the Housing Register have no children, this has increased from 40% in 2017. The majority (84%) of this group are single.

16% have families with 3 children or more, this was at 21% in September 2017.

## Housing or Emergency Needs of the lead applicant (active only)

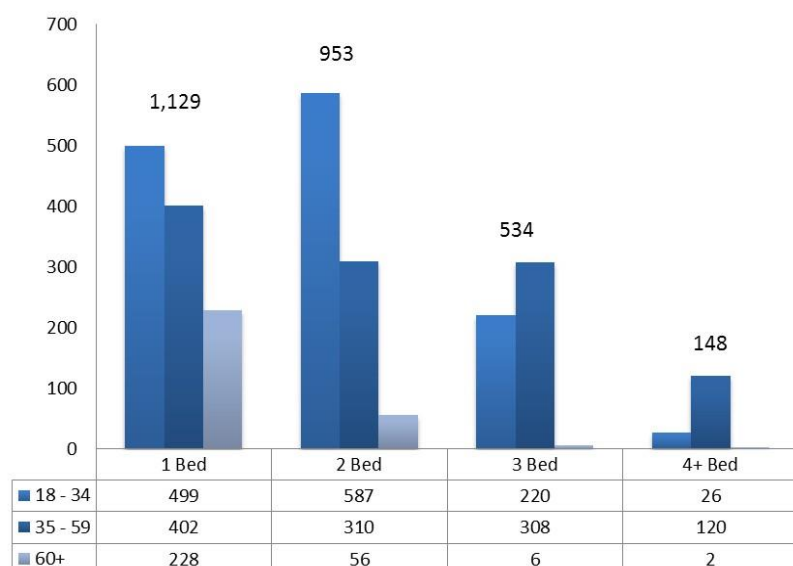


### Breakdown of Housing Needs

No. of Needs	Sept 2018		Comparison	
	Count	%	Mar 18	Sept 17
0 needs	39	1%	2%	1%
1 need	815	30%	31%	34%
2 needs	1,072	40%	40%	38%
3 needs	482	18%	19%	17%
4 needs	192	7%	6%	7%
5+ needs	108	4%	2%	2%

2% of the lead applicants on the housing register have an emergency housing need, this has reduced from 7% (153) at March 2018. 70% of those with a housing need have 1 or 2 needs, 4% have 5 or more needs which has increased from 2% at March 2018.

## Property size required by the applicant on the Housing Register (active only)

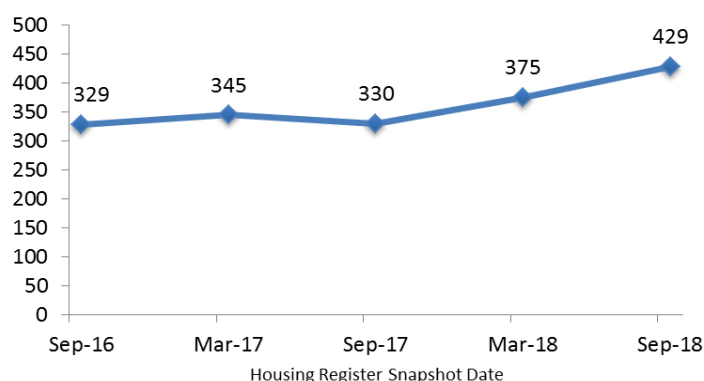
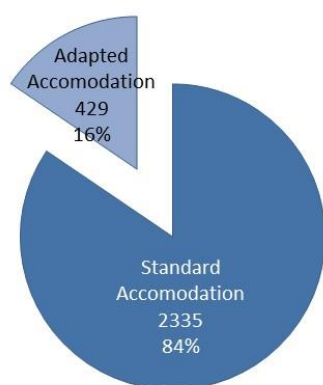


41% of active applicants on the housing register have a one bedroom requirement as a minimum, this has increased from March 2018 when this was 37% and 32% in September 2017.

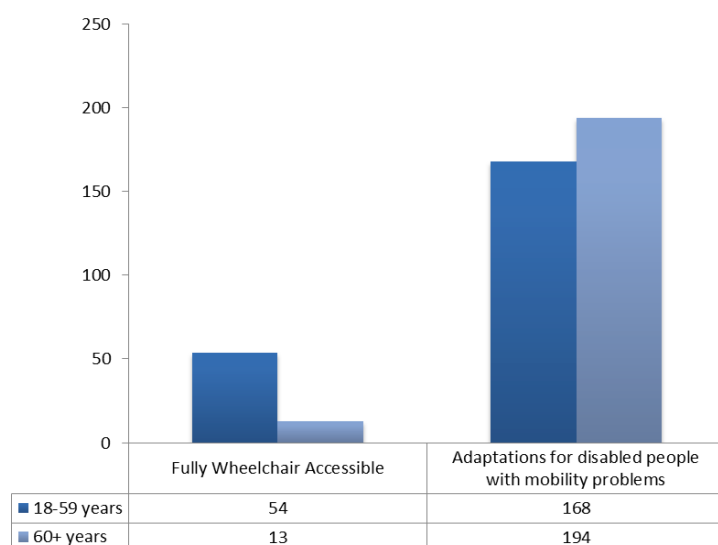
34% require a two bedroom property as a minimum and 5% require a property with four or more bedrooms.

For applicants with an emergency housing need only, 41% require a property with 3 or 4 bedrooms as a minimum.

## Adapted Properties - percentage of applicants that require an adapted property and trend (active only)



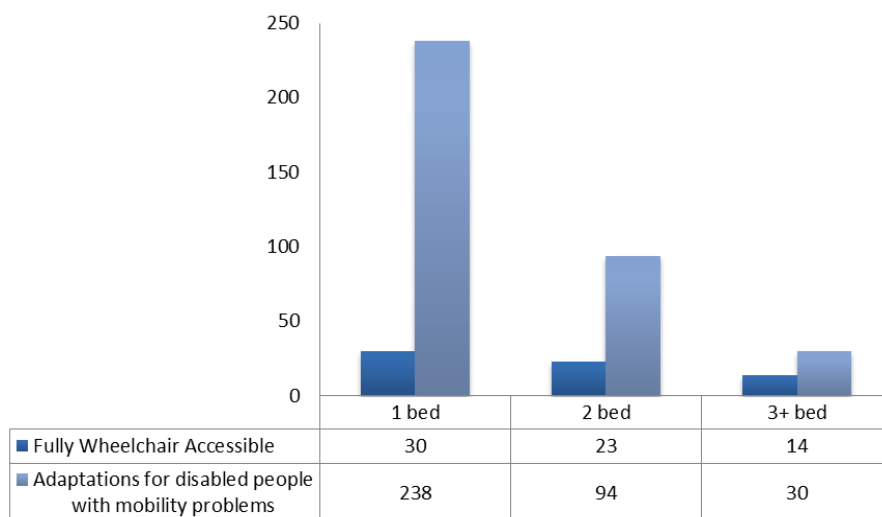
## Type of adapted property required



16% of active applicants on the Housing Register require an adapted property. The number has increased when compared to previous snapshots which reflect the overall increase in active applicants on the Housing Register. The percentage of the overall register has decreased slightly compared to 18% two years ago (September 2016).

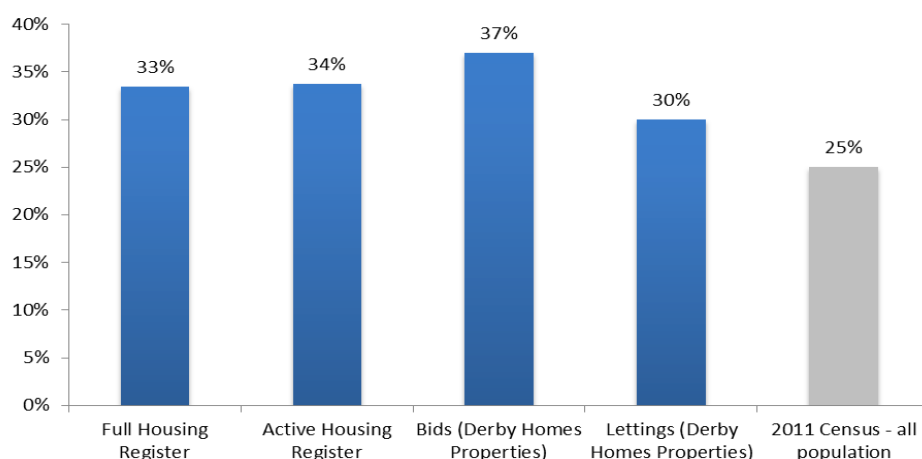
The majority of those that require adaptations are for disabled people with mobility problems.

## Minimum room size required by those needing adapted accommodation



62% of lead applicants who need an adapted property require a property with a minimum of one bedroom, 27% require a two bedroom property as a minimum. The majority of demand for adapted accommodation is for one or two bedrooms (90%).

## Ethnicity - Percentage of lead applicants with a Black or Minority Ethnicity (BME)



34% of applicants 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 37%, with lettings at 30%. For comparison, at the last census (2011) 25% of the Derby population had a BME origin or background.

Note - data does not include open to all (OTA) applicants (however for Bids it will include previous OTA bids made by an applicant now on the housing register).

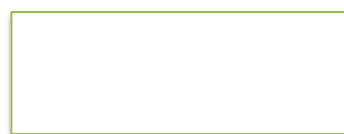
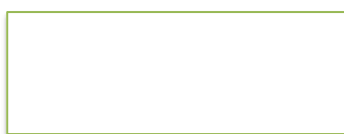
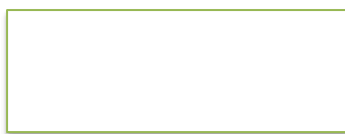
## Nationality - Breakdown of the lead applicants recorded nationality

Nationality	Active Housing Register	Bids (Derby Homes Properties)	Lettings (Derby Homes Properties)
UK National	79%	76%	82%
EEA National including:	11%	14%	9%
- Poland	(4%)	(5%)	(3%)
- Latvia	(2%)	(3%)	(2%)
- Other EEA	(5%)	(7%)	(4%)
Non-EEA National	6%	6%	4%
No Information	3%	2%	4%
British Citizen	1%	1%	-

79% of lead applicants active on the housing register have a UK nationality. 11% have an EEA (EU) nationality, including 4% Polish and 2% Latvian nationality.

82% of lettings for Derby Homes properties were made to applicants with a UK nationality and 9% to applicants with an EEA nationality.

## Bids on Derby Homes Properties (April - September 2018)



\* note this includes bids from open to all applicants, it also includes autobids placed on behalf of the applicant

### Property Type - adverts, bids made and ratio of bids to properties advertised

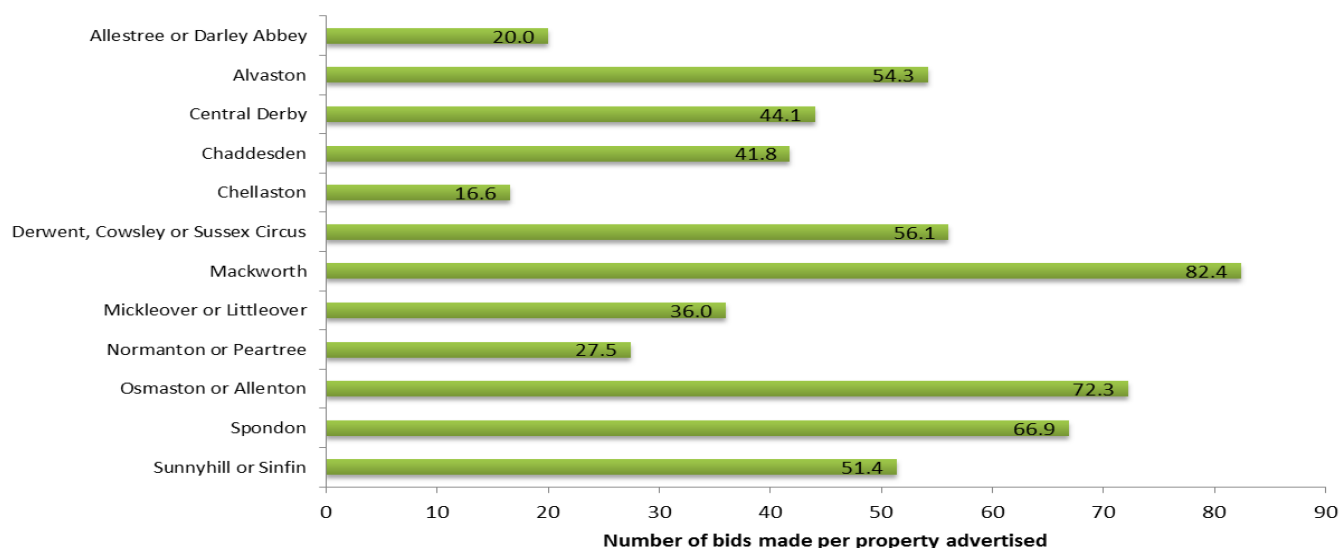
Property Type	Supply	Bids	Average number of bids per property
House	121	12,514	<b>103</b>
Flat / Apartment	296	9,450	<b>32</b>
Bungalow	49	1,132	<b>23</b>
Total	466	23,096	<b>50</b>

The ratio of bids made to properties advertised between April and September 2018 is 50 bids per property (this does include bids made by 'open to all' applicants). The number of bids per property is higher for houses and highest for 3 bedroom properties.

### Property Size - adverts, bids made and ratio of bids to properties advertised

Property Size	Supply	Bids	Average number of bids per property
One bedroom	243	7,795	<b>32</b>
Two bedrooms	135	7,185	<b>53</b>
Three bedrooms	84	7,820	<b>93</b>
Four plus bedrooms	4	323	<b>81</b>
Total	466	23,096	<b>50</b>

### Housing Area - Average number of bids per property advertised



The highest number of bids made per property advertised was in Mackworth (82.4) and Osmaston / Allenton (72.3). The lowest number of bids made per property was in Chellaston (16.6). The majority of properties advertised are within Central Derby (27%).

## Stock Profile and Turnover for Derby Homes Properties (April - September 2018)

### Overall stock profile - breakdown by property size, general needs or supported living

Property Size	General Needs	Supported Living	Percentage of all stock
0 bedroom	6	29	0%
1 bedroom	1,923	1,923	30%
2 bedroom	3,084	336	27%
3 bedroom	5,369	12	42%
4 bedroom	131	1	1%
5 bedroom	10	0	0%
6+ bedroom	8	0	0%
<b>Total</b>	<b>10,531</b>	<b>2,301</b>	

The total number of homes within the stock profile is 12,832. 366 of these properties became vacant between April and September 2018 with an average re-let time of 24.92 days.

Turnover is higher for 1 bedroom properties and properties within Central Derby.

### Number of properties becoming vacant during April to September 2018, average days taken to re-let and turnover

Property Size	No. of Voids	Average days to re-let	Turnover	Annualised Turnover	2017-18 Turnover
1 bedroom	167	29	4.3%	9%	10%
2 bedroom	120	23	3.5%	7%	7%
3 bedroom	76	20	1.4%	3%	5%
4 bedroom	2	35	1.5%	3%	2%
5 bedroom	1	0	10.0%	20%	11%
6+ bedroom	0	-	-	-	13%
<b>Total</b>	<b>366</b>	<b>25</b>	<b>2.9%</b>	<b>6%</b>	<b>7%</b>

Note - this includes active lettings only, and does not include those properties requiring major works.

### Stock profile and number of properties becoming vacant by housing area, average days taken to re-let and turnover

Housing Area	Stock	Percentage of all stock	No. of voids	Average days to re-let	Turnover	Annualised Turnover
Allenton	1,136	9%	29	24	2.6%	5%
Alvaston	1,170	9%	30	23	2.6%	5%
Austin	986	8%	21	21	2.1%	4%
Brook Street	820	6%	34	28	4.1%	8%
Chaddesden	955	7%	35	23	3.7%	7%
Chellaston	470	4%	16	25	3.4%	7%
Cowsley	919	7%	18	24	2.0%	4%
Littleover	423	3%	8	19	1.9%	4%
Mackworth	1,286	10%	34	22	2.6%	5%
Sinfin	736	6%	21	35	2.9%	6%
Osmaston	889	7%	8	20	0.9%	2%
Spondon	445	3%	9	22	2.0%	4%
Stockbrook Street	1,354	11%	70	25	5.2%	10%
Sussex Circus	1,141	9%	33	28	2.9%	6%
Parkland View	59	0.5%	-	-	-	-
Other	43	0.3%	-	-	-	-
<b>Total</b>	<b>12,832</b>	<b>-</b>	<b>366</b>	<b>25</b>	<b>2.9%</b>	<b>6%</b>

Note - this includes active lettings only, and does not include those properties requiring major works.

## Offers on Derby Homes Properties that are refused (April to September 2018)

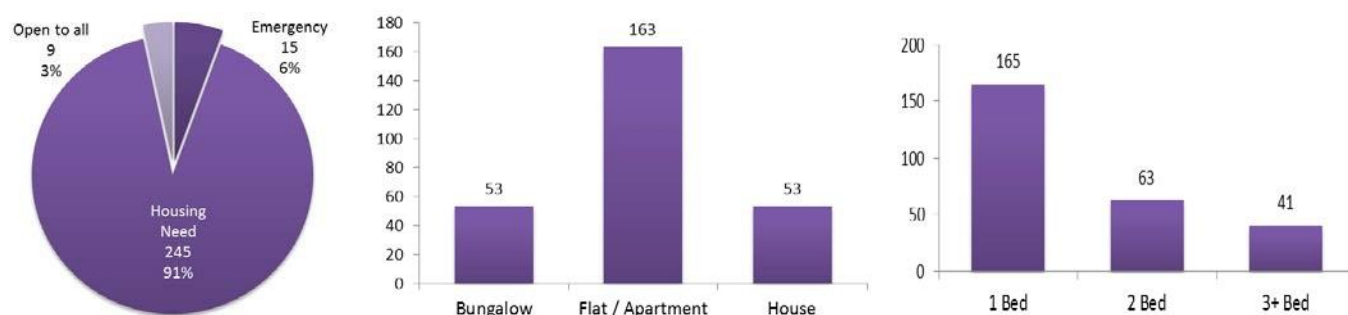
### Number of times a property was refused - comparison to previous quarters



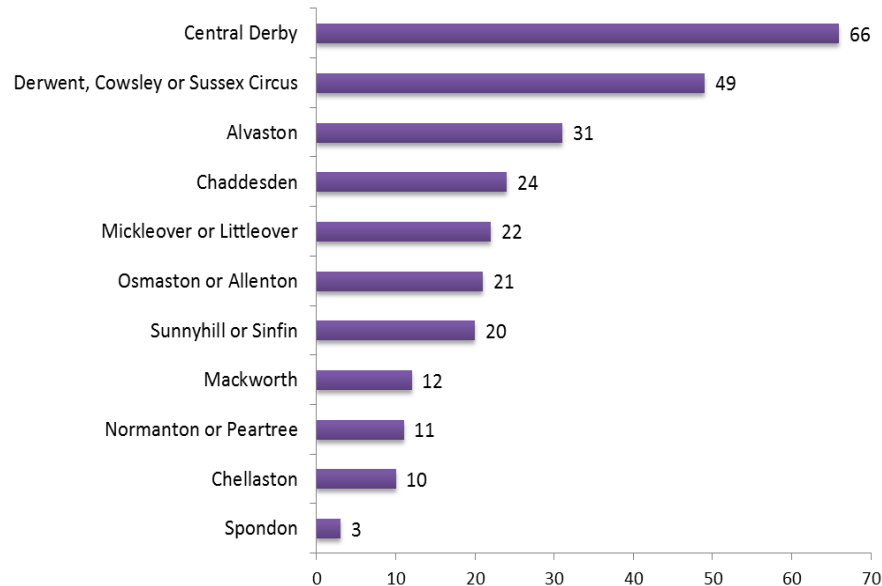
There were 269 occasions when a property offer was refused by the applicant between April and September 2018. This compares to 285 in the previous six months. This relates to 144 properties and includes open to all applicants.

44% of properties were refused more than once, 61% of refusals were for one bedroom properties and 61% for flats/apartments.

### Breakdown of refusals by housing need, property type and size



### Refusals by housing area



25% of all refusals were for properties in central Derby. 46% of refusals by applicants were reasonable, with 16% because the property was unsuitable. 10% were due to an autobid placed and the property was not required.

54% of refusals were recorded as unreasonable, 15% because the area was unsuitable. Over a third relate to properties within the central Derby area.

### Top 3 reasonable reasons given for refusal

Reasonable reason	
Property unsuitable	16%
Autobid placed - property not required	10%
Applicant circumstances changed	6%

### Top 3 unreasonable reasons given for refusal

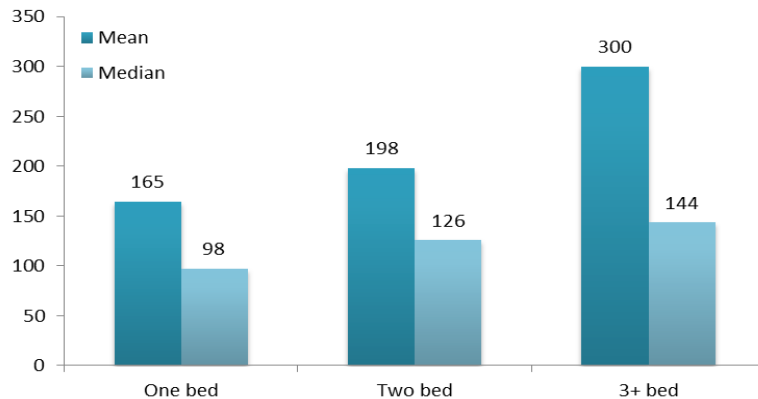
Unreasonable reason	
Area unsuitable	15%
Did not respond to offer	9%
Property unsuitable	8%



## Average length of time on the Housing Register for properties let between April and September 2018 (lettings for all landlords including Derby Homes)

**Notes** - for the purpose of the analysis the calculation of average days is the difference between the letting accepted date and the date the applicant joined the Housing Register with a housing need. The analysis does not include lettings to open to all applicants, only those with a housing or emergency need. It does not take into account whether or not applicants have made any bids during this time or refusals made. The mean average can be affected significantly by a small number of applicants therefore the median average (middle value) is also displayed.

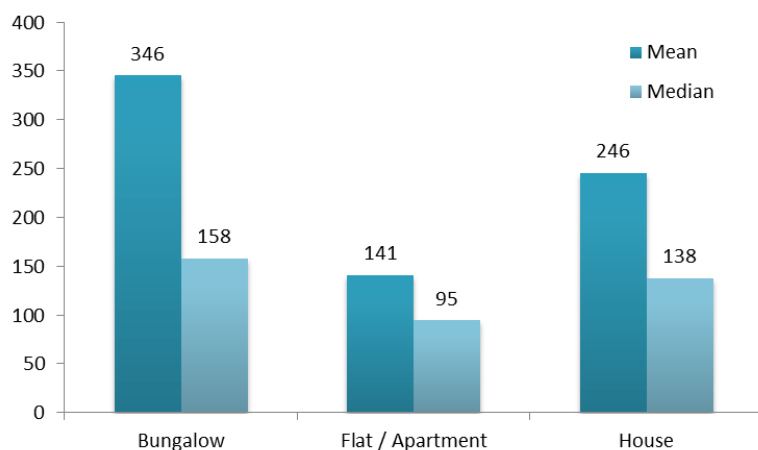
### Property Size - average length of time on the register (in days)



### Percentage of lettings where the length of time on housing register was more than 365 days before accepting

Property Size	Total lets	% over 365 days
1 bedroom	245	10%
2 bedrooms	205	12%
3+ bedrooms	117	27%
Total	567	14%

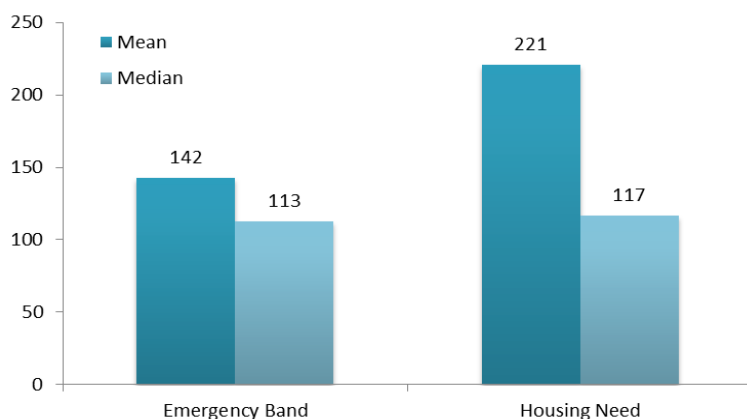
### Property Type - average length of time on the register (in days)



Lettings for all landlords between April and September 2018 show that applicants are on the housing register for a longer period of time on average for a larger property. There are also fewer properties with 3 or 4 bedrooms being let in total. This is a continued trend.

In terms of property type, applicants are on the housing register for a longer period of time on average for a house or bungalow, than a flat or apartment.

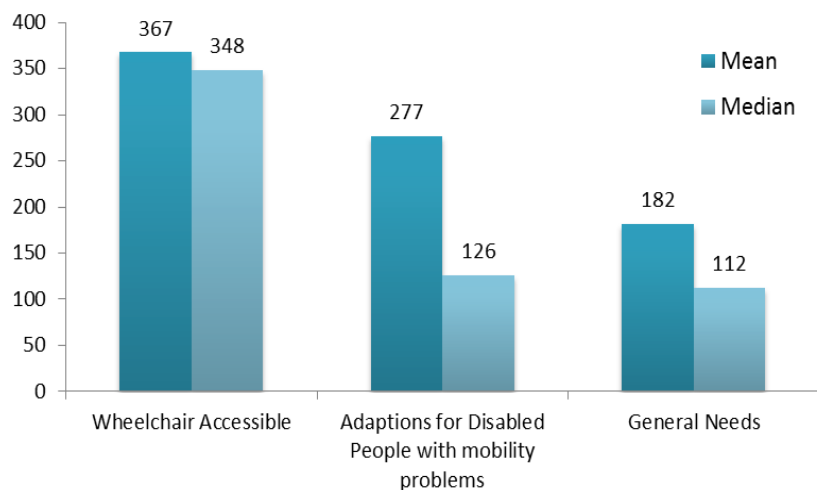
### Housing Need and Emergency Need - average length of time on the register (in days)



21% of lettings during April to September were made to applicants with an emergency need. The average wait time is slightly less for emergency need than applicants with a housing need.



## Adaption level required - average length of time on the housing register (in days)



22% of lettings during April to September were made to applicants with an adaption required or for wheelchair access. On average an applicant is on the housing register for a longer period of time for adapted properties compared with general needs properties.

The average length of time on the housing register for properties in different areas of the city varies depending on the housing area.

## Housing Area - average length of time on the housing register (in days)

