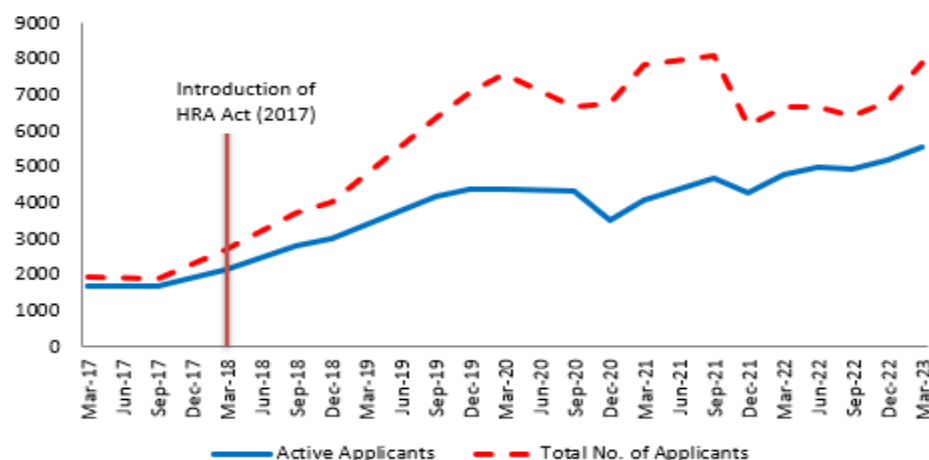


Homefinder Report Year End 2022-23

Demand for Housing and Applicant Profile (Housing Register Snapshot March 2023)

Number of applicants on the Housing Register

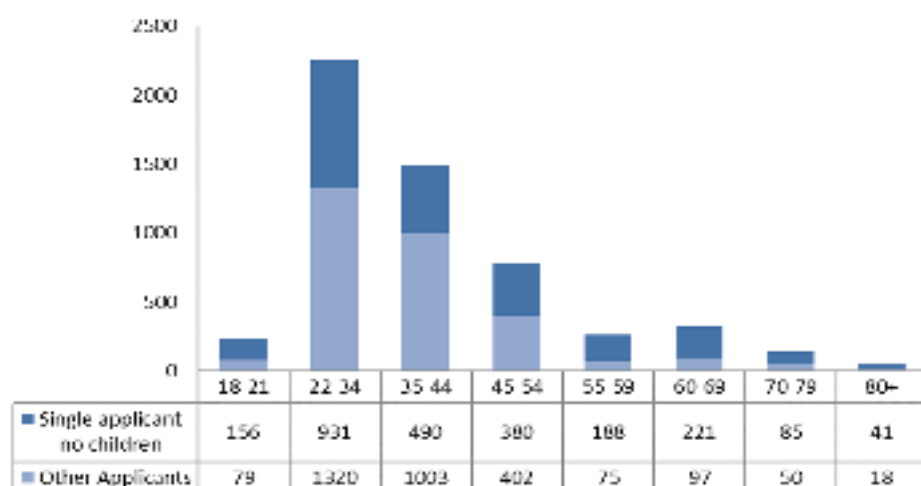


At the end of March 2023 there were 7,883 applicants on the housing register (compared to 6,795 in December 2022).

70% (5,536) have bid on a property in the last 12 months (active applicants) compared to 76% at December 2022.

For the purpose of this report the data focuses on active applicants only.

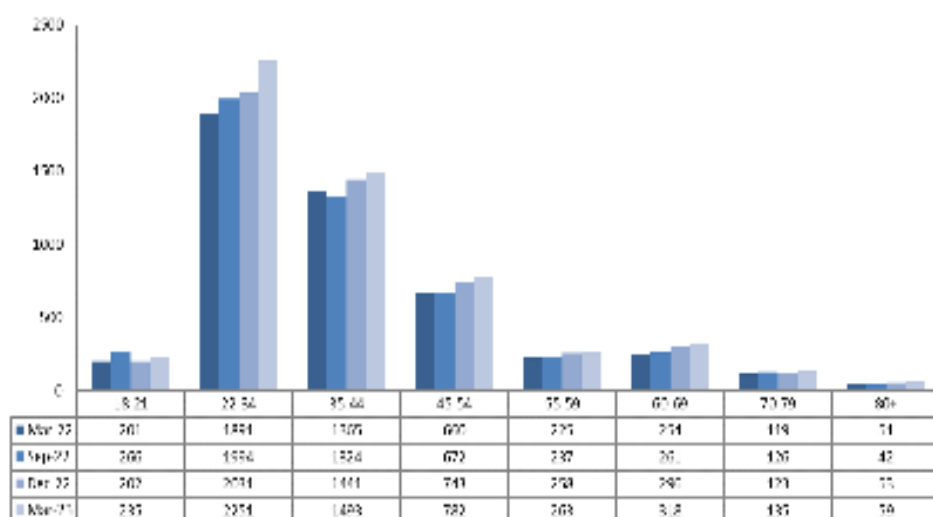
Age profile of the lead applicant on the Housing Register (active only)



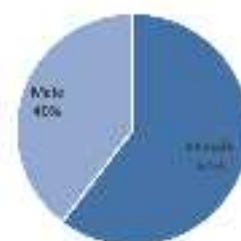
91% of lead applicants are aged between 18 and 59 years old, 60% of lead applicants are female.

At 41%, active applicants aged between 22 and 34 continues to be the highest age band on the housing register.

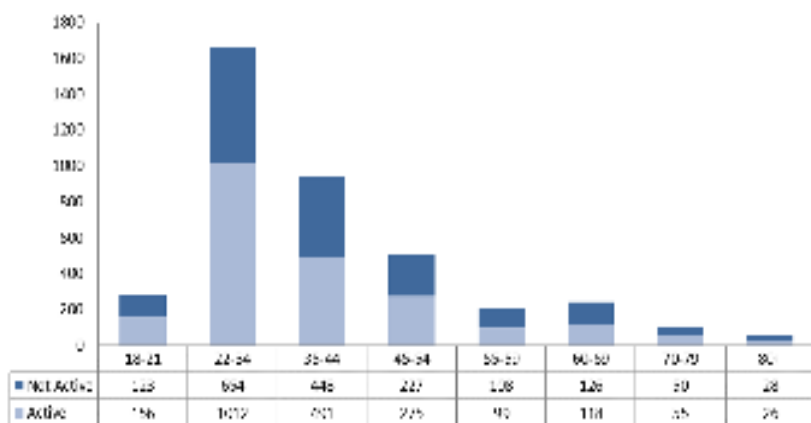
Age profile of the lead applicants compared to previous snapshots (active only)



Gender profile of the lead applicant on the Housing Register (active only)



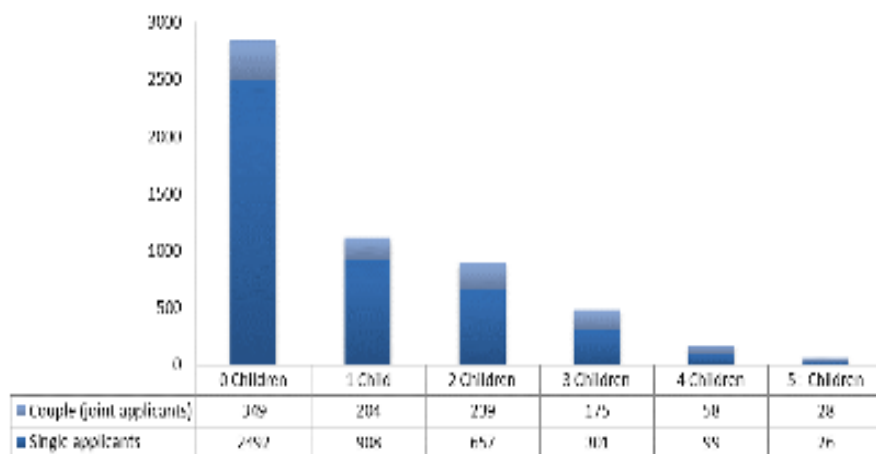
Age profile of those coming onto the Housing Register since April 2022 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register between April 2022 and March 2023 continues to reflect the trend in the age profile of active applicants in recent years.

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 2022 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)



51% of active applicants on the housing register have no children. This compares with 48% in March 2022.

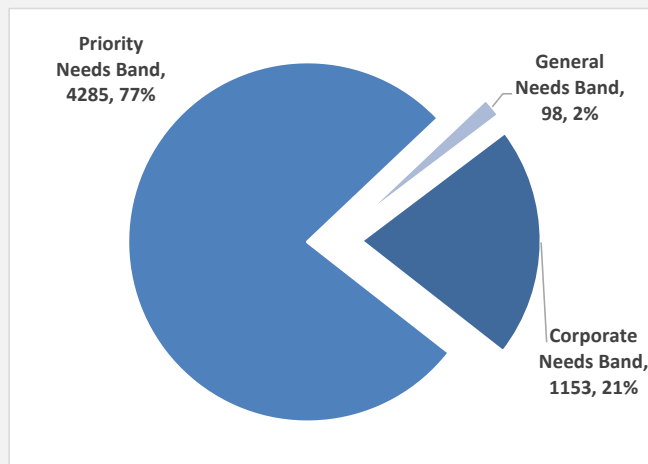
Housing Needs Bands of the lead applicant (active only)

The 2020-2025 Allocations Policy was approved by Council Cabinet in September 2020. The Allocations Policy prior to the review operated using 2 bands, Emergency & General Needs. The revised policy introduced a third band from October 2020, changing the priorities of those within each band.

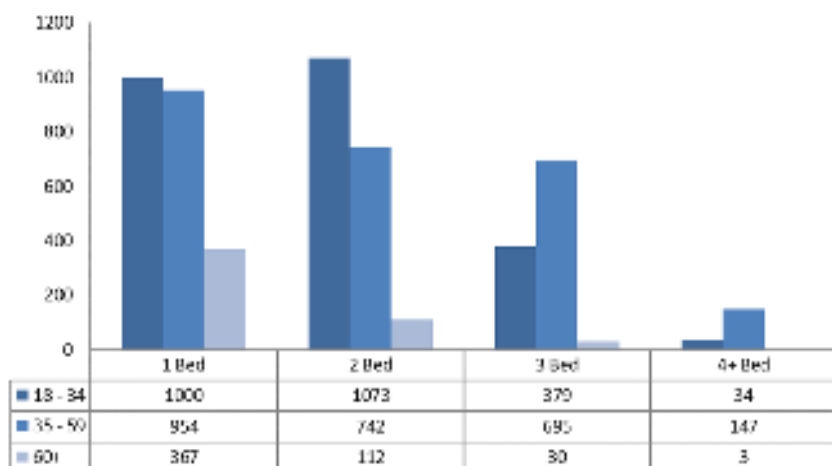
They are:

- Corporate Needs Band
- Priority Needs Band
- General Needs Band

More information on the allocation of properties can be found in the [Allocations Policy 2020-25](#).



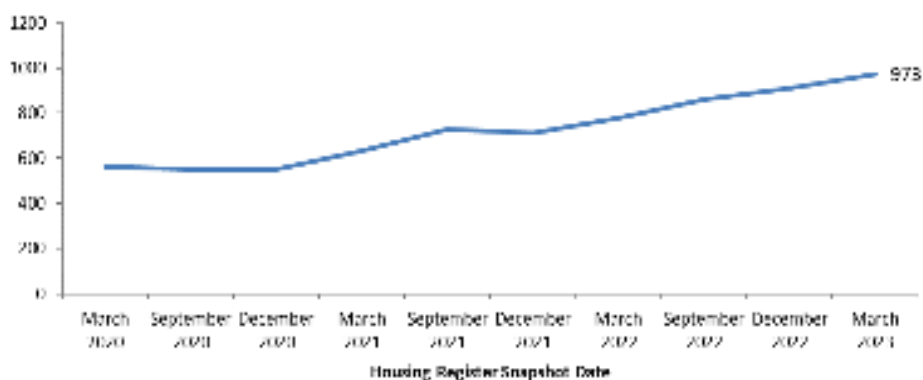
Property size required by the applicant on the Housing Register (active only)



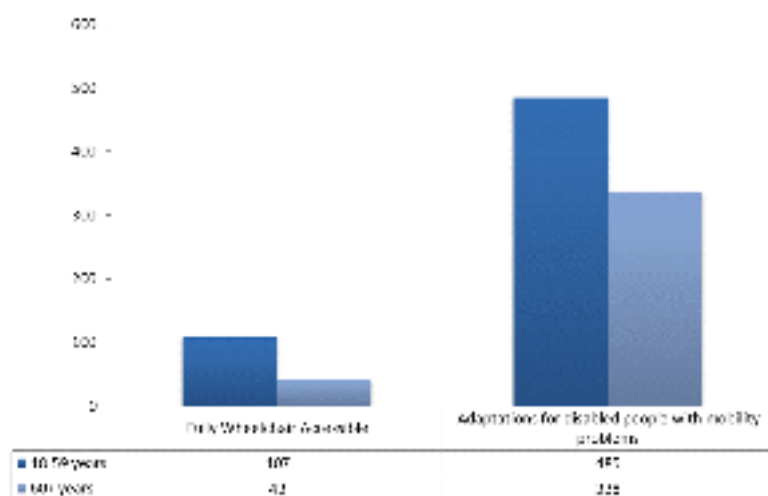
42% of active applicants on the housing register require a one bedroom property as a minimum (compared to 39% in March 2022).

35% require a two bedroom property as a minimum and 3% require a property with four or more bedrooms.

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



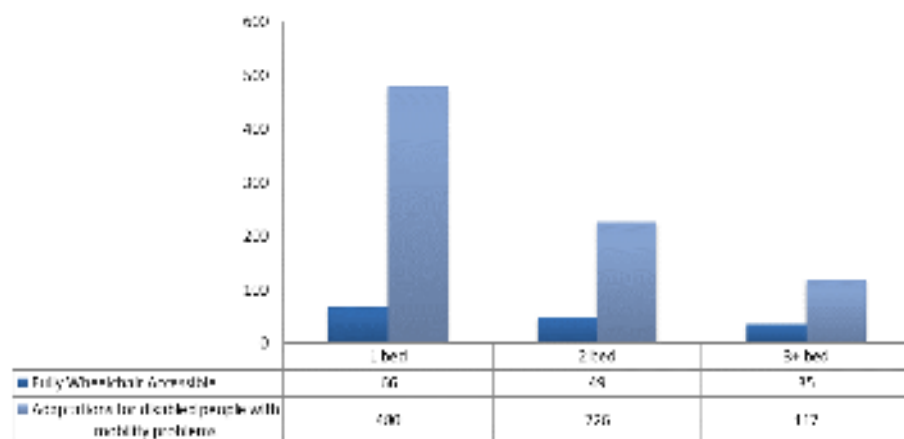
Type of adapted property required



18% of active applicants on the Housing Register require an adapted property compared to 16% in March 2022.

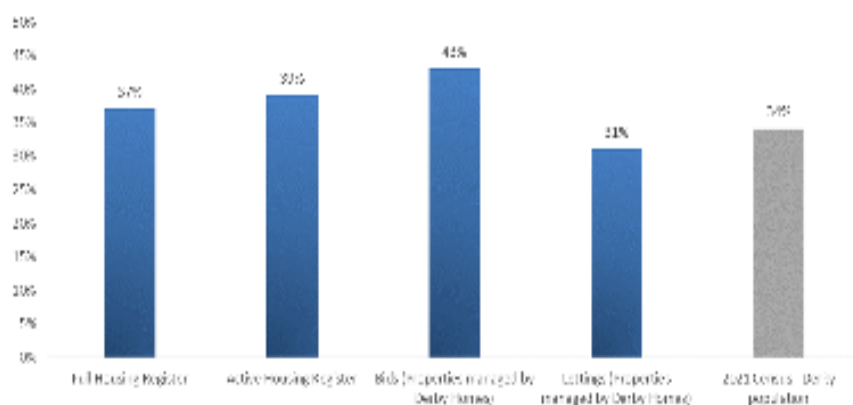
The majority of those that require adaptations are for disabled people with mobility problems.

Minimum room size required by those needing adapted accommodation



56% of applicants needing an adapted property require a property with a minimum of one bedroom and 28% require a two bedroom property.

Ethnicity - Percentage of lead applicants with an ethnic minority background



39% of active applicants on the housing register have a minority ethnic origin or background.

43% of bids on properties managed by Derby Homes are from applicants with a minority ethnic background and 31% of lettings. Note that bids are based on the total number of direct bids not the number of applicants bidding.

Nationality – Breakdown of the lead applicants recorded nationality for active applicants

Nationality	Active Housing Register	Bids	Lettings
UK National / British citizen	77%	73%	76%
EEA National	12%	13%	9%
Non-EEA National	9%	12%	10%
No Information	1%	2%	4%

Notes: individual percentages may not add up due to rounding.

Bids and Lettings are for properties managed by Derby Homes only.

77% of active lead applicants on the housing register are British Citizens or have a UK nationality. 12% have an EEA nationality.

13% of bids were from EEA nationals, as stated above this reflects the total number of direct bids not the number of applicants bidding.

Bids on properties managed by Derby Homes (April 2022 – March 2023)

472

Adverts on Properties managed by Derby Homes

35,822

Bids made on properties managed by Derby Homes

There were 35,822 direct bids on properties managed by Derby Homes during this period. This does not include autobids generated by the system.

Property Type – adverts, bids made and average bids to properties advertised

Property Type	Adverts	Bids	Average number of bids per advert
House	106	14,491	137
Flat / Apartment	266	18,053	68
Bungalow	100	3,278	33
Total	472	35,822	76

* note some properties may have been advertised more than once in a cycle

There was an average of 76 direct bids per advert between April 2022 and March 2023.

This has decreased from an average of 82 direct bids per Advert in the 2021/22 report.

The average number of bids per property continues to be greater for houses and for 3 bedroom properties.

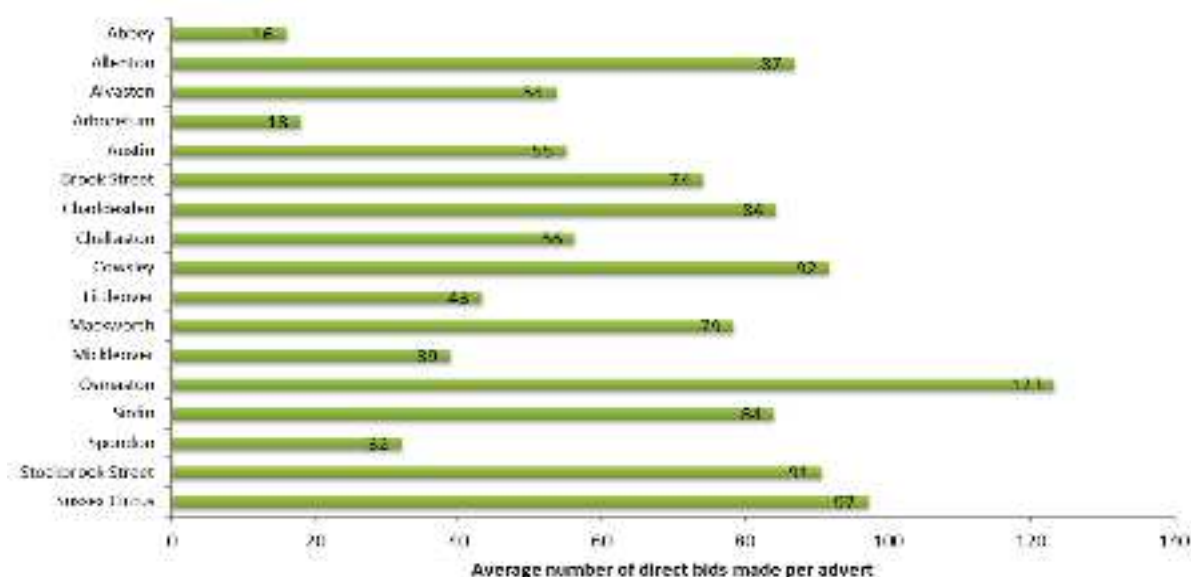
(Note that properties managed by Derby Homes refers to properties that are managed on behalf of Derby City Council by Derby Homes.)

Property Size – adverts, bids made and average bids to properties advertised

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	265	16,356	61
Two bedrooms	139	10,380	75
Three bedrooms	63	8,962	142
Four plus bedrooms	4	124	31
Total	472	35,822	76

* note some properties may have been advertised more than once in a cycle

Housing Area (Properties managed by Derby Homes) – Average number of bids per advert



The highest average number of bids made per advert for properties during the year was in the Osmaston area and the lowest average number of bids made per advert was Abbey and Arboretum. The highest number of properties advertised as a percentage of all adverts was in the Stockbrook Street management area at 16%.

Stock Profile and Turnover for properties managed by Derby Homes (April 2022 – March 2023)

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	27	0.3%
1 bedroom	1,855	1,981	31.0%
2 bedroom	2,962	375	27.0%
3 bedroom	4,933	16	40.0%
4 bedroom	150	5	1.3%
5 bedroom	36	1	0.3%
6+ bedroom	16	0	0.1%
Total	9,958	2,405	

The number of properties within the housing stock profile as at 31 March 2023 was 12,363.

417 standard properties were re-let between April 2022 and March 2023 with an average re-let time of 22.69 days.

Number of properties re-let during April 2022 to March 2023, average days taken to re-let and turnover

Property Size	No. of active re-lets	Average days to re-let (active)	No. of all properties re-let	2022-23 Turnover	2021-22 Turnover	2020-21 Turnover
0 bedroom	2	36.00	3	9.1%	3.0%	-
1 bedroom	243	21.86	296	7.7%	9.2%	8.8%
2 bedroom	120	23.31	158	4.7%	5.4%	4.8%
3 bedroom	50	24.54	100	2.0%	2.6%	2.6%
4 bedroom	2	26.50	3	1.9%	4.5%	4.7%
5 bedroom	-	-	-	-	8.3%	0.0%
6+ bedroom	-	-	1	6.3%	-	14.3%
Total	417	22.69	561	4.5%	5.4%	5.1%

Note – total of all re-let properties include those properties requiring major works.

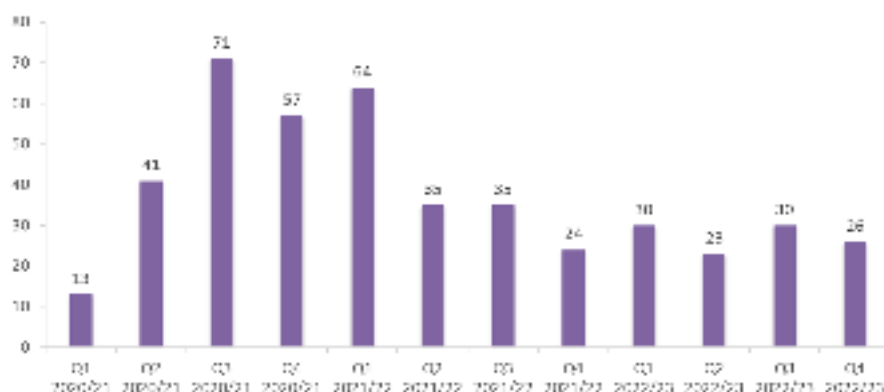
Stock profile and number of properties re-let by housing area, average days taken to re-let and annual turnover

Housing Area	Stock	Percentage of all stock	No. of active re-lets	Average days to re-let (active)	No. of all properties re-let	Annual Turnover of all stock
Allenton	1,092	9%	36	20.47	48	4.4%
Alvaston	1,116	9%	37	21.27	53	4.7%
Austin	921	7%	31	21.94	44	4.8%
Brook Street	790	6%	30	22.20	38	4.8%
Chaddesden	927	7%	37	21.43	48	5.2%
Chellaston	451	4%	28	25.79	34	7.5%
Cowsley	878	7%	26	27.35	40	4.6%
Littleover	395	3%	17	22.35	25	6.3%
Mackworth	1,241	10%	36	18.92	53	4.3%
Sinfin	692	6%	20	27.85	22	3.2%
Osmaston	808	7%	11	19.00	25	3.1%
Spondon	431	3%	9	32.56	15	3.5%
Stockbrook Street	1,314	11%	72	23.93	84	6.4%
Sussex Circus	1,103	9%	27	19.37	32	2.9%
Parkland View	63	1%	-	-	-	-
Other	141	1%	-	-	-	-
Total	12,363	-	417	22.69	561	4.5%

Note – total of all re-let properties include those properties requiring major works.

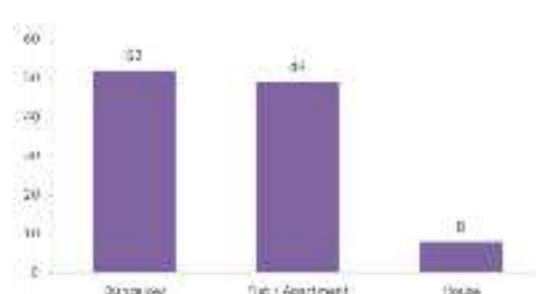
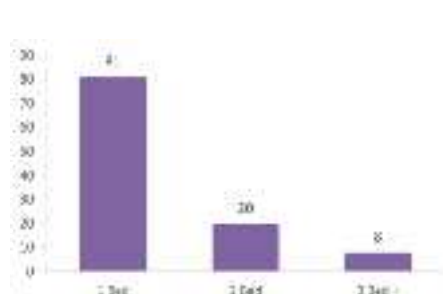
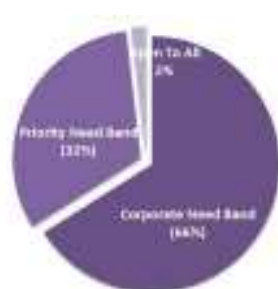
Offers on properties managed by Derby Homes that are refused (April 22 to March 23)

Number of times a property was refused – comparison to previous quarters

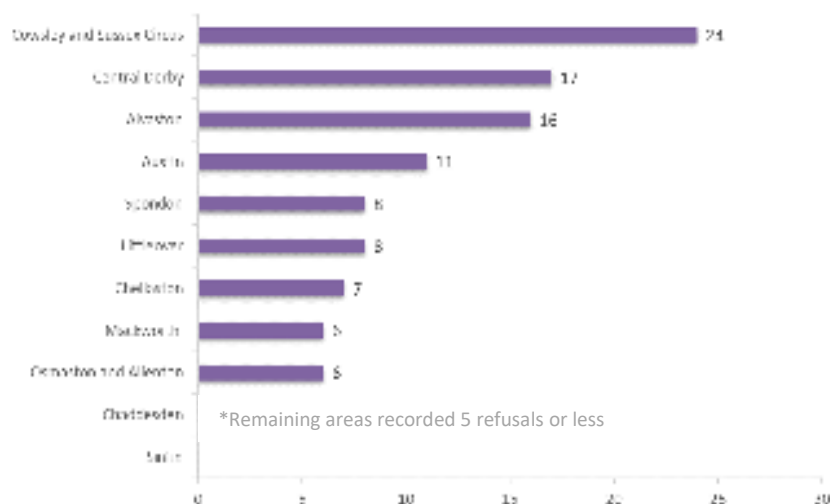


There were 109 occasions when a property offer was refused by the applicant between April 2022 and March 2023. This has decreased overall compared to the previous year. These relate to 80 properties.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



74% of refusals were for one bedroom properties and 45% for flats / apartments.

22% of all refusals were for properties in Cowsley and Sussex Circus and 16% in Central Derby. 58% of refusals by applicants were reasonable, with 16% because the property was unsuitable.

42% of refusals were recorded as unreasonable.

Top 3 reasonable reasons given for refusal

Reasonable reason	Percentage
Autobid placed not suitable	20%
Property unsuitable	16%
Facilities not suitable	7%

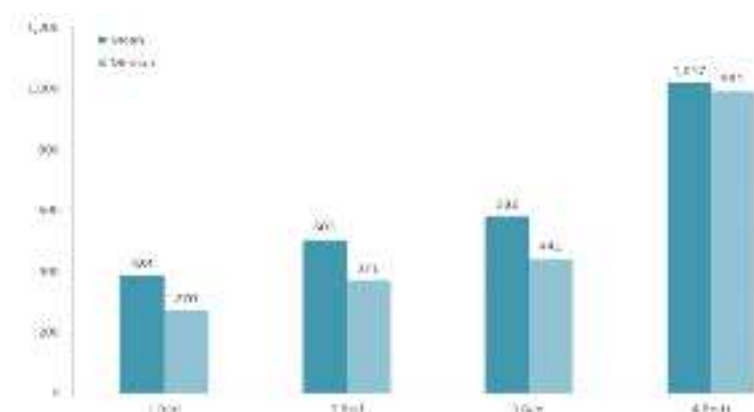
Top 3 unreasonable reasons given for refusal

Unreasonable reason	Percentage
Area unsuitable	21%
Property unsuitable	8%
Property size	5%

Average length of time on the Housing Register for properties let between April 2022 and March 2023 (lettings for all landlords including properties managed by Derby Homes)

Notes – for the purpose of the analysis the calculation of average days is the difference between the application closed date and the date the applicant joined the Housing Register (application date). The analysis does not include lettings to open to all applicants. It does not take into account whether or not applicants have made any bids during this time or refusals made. This methodology has changed compared to previous reports where the category award date was used, this is due to policy changes affecting banding, therefore the waiting time includes the entire time since application date including any time in previous bandings. The mean average can be affected significantly by a small number of applicants therefore the median average (middle value) is also displayed.

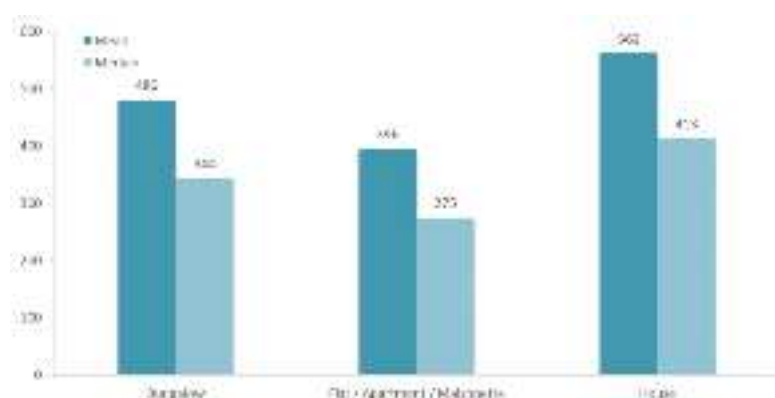
Property Size - average length of time on the register (in days)



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

Property Size	Total lets	% over 365 days
1 bedroom	402	37%
2 bedrooms	230	51%
3+ bedrooms	136	60%
Total	768	45%

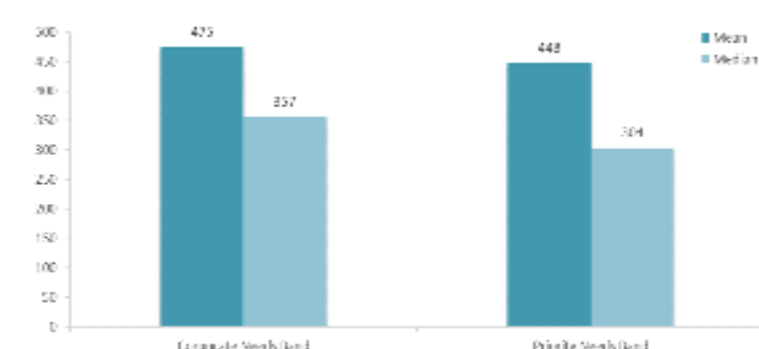
Property Type - average length of time on the register (in days)



Lettings for all landlords (including properties managed by Derby Homes) between April 2022 and March 2023 show that applicants are on the housing register for a longer period of time on average for larger properties. There are also fewer properties with 3 or more bedrooms being let in total.

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

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

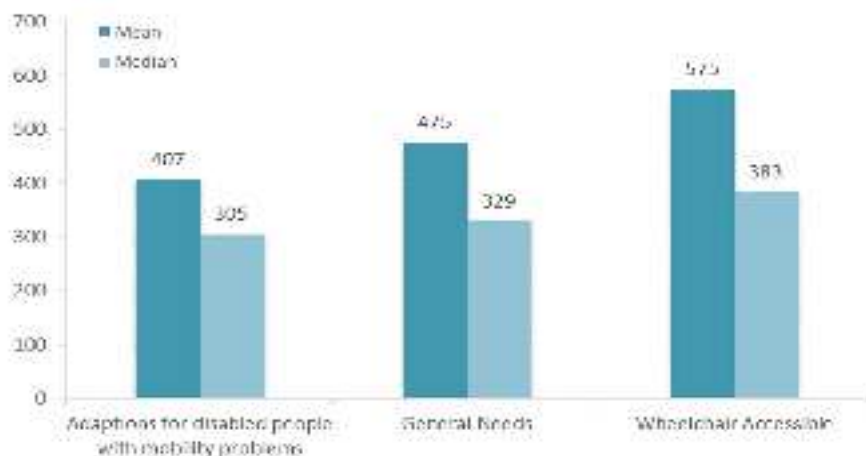


Lettings show that on average applicants are on the housing register for a similar period of time within the Corporate and Priority Needs Bands.

(Note that the waiting times reflect waiting times from start of the application which may include time in other housing need bands rather than the band awarded at the time of the letting.)

(Note: Chart excludes General Needs band as less than 5 lettings)

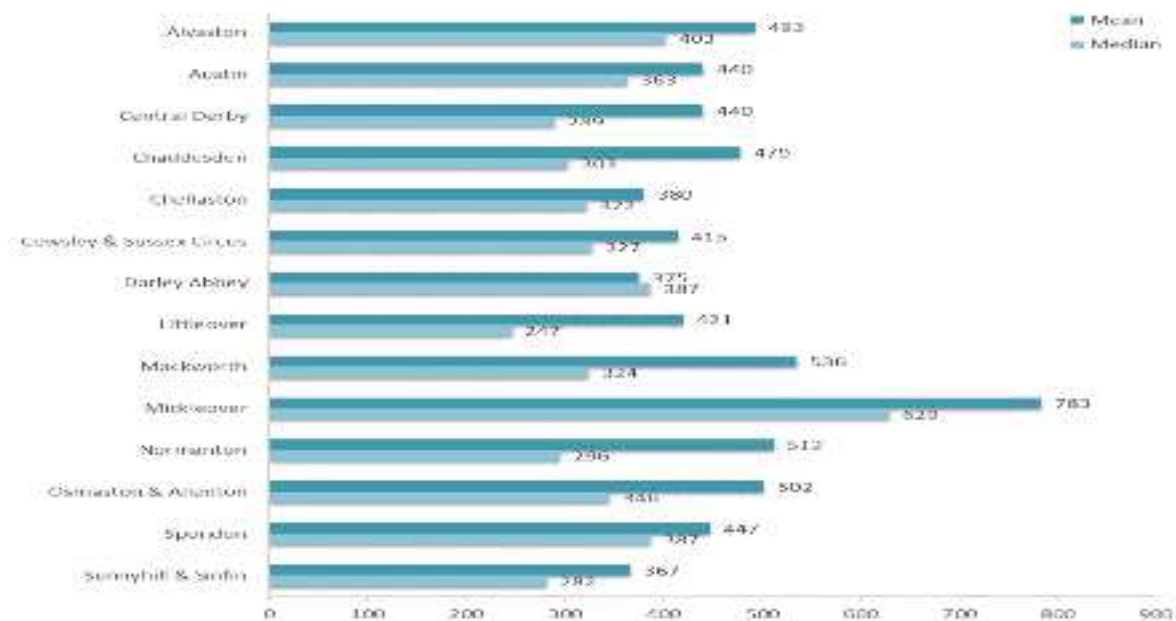
Adaption level required - average length of time on the housing register (in days)



30% of lettings during April 2022 and March 2023 were made to applicants with an adaption required or for wheelchair access.

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)



(Note: the bar chart excludes areas with 5 lettings or less)