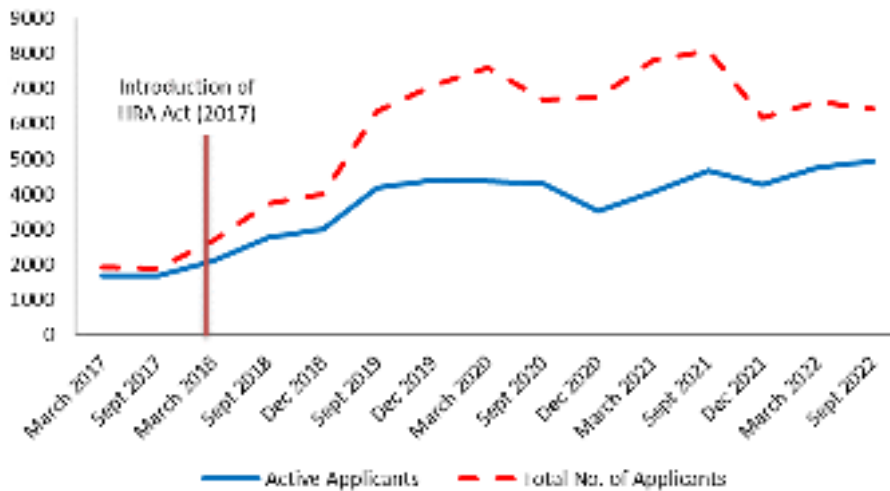


Homefinder Report Mid Year 2022-23

Demand for Housing and Applicant Profile (Housing Register Snapshot September 2022)

Number of applicants on the Housing Register

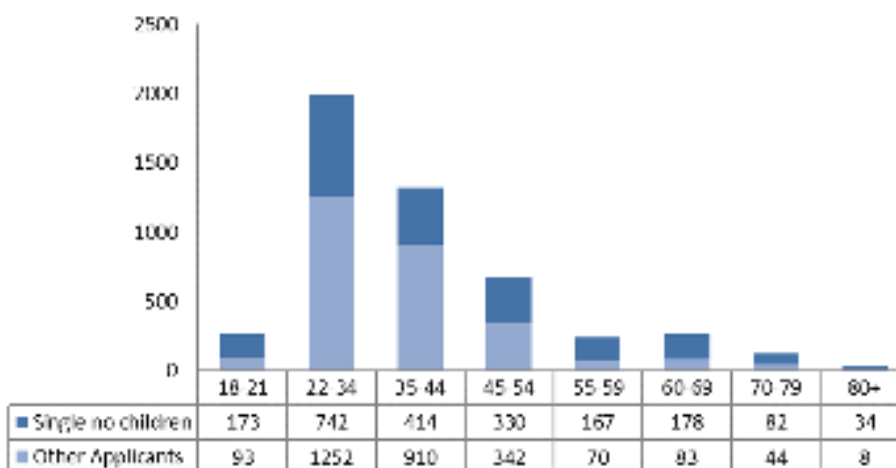


At the end of September 2022 there were 6,416 applicants on the housing register (compared to 6,633 in March 2022).

77% (4,922) have bid on a property in the last 12 months (active applicants) compared to 72% in March 2022.

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

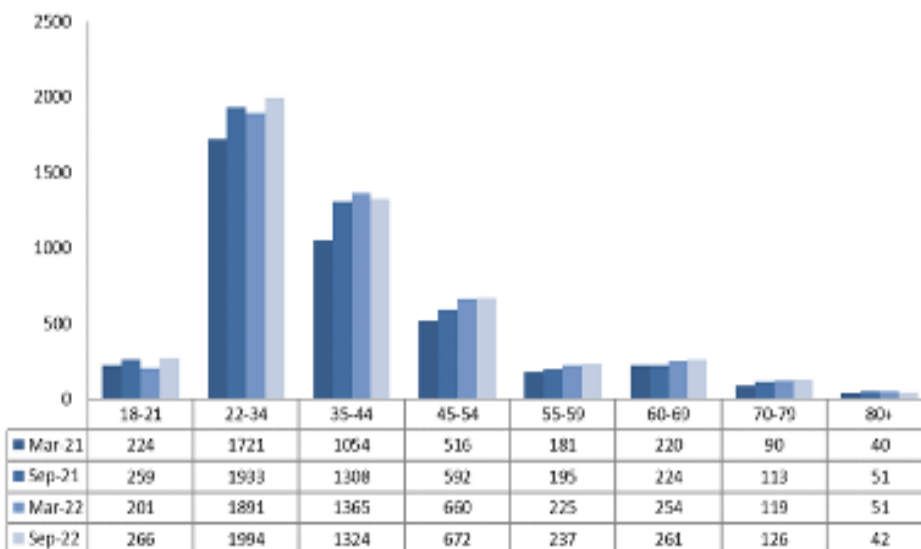
Age profile of the lead applicant on the Housing Register (active only)



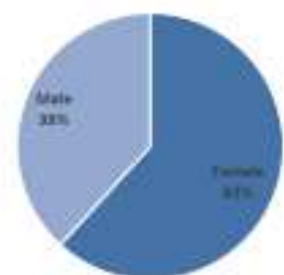
91% of lead applicants are aged between 18 and 59 years old, 62% of lead applicants are female.

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

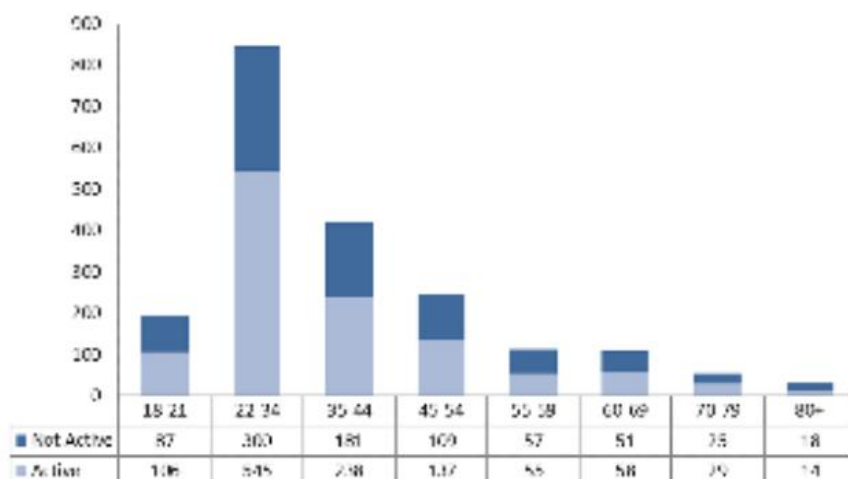
Age profile of the lead applicants compared to previous snapshots (active only)



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



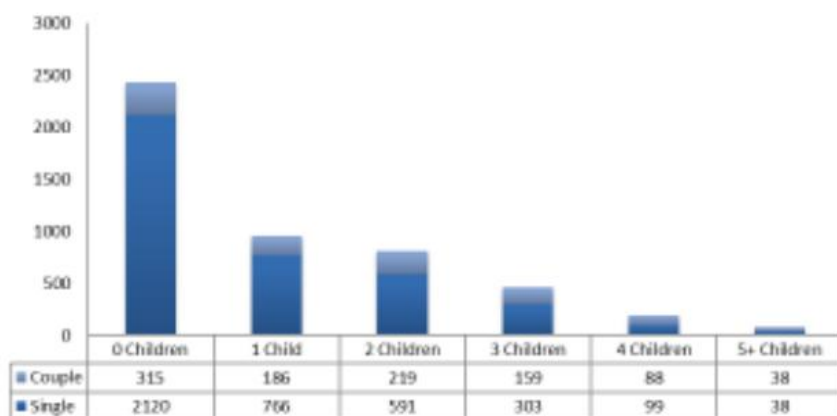
Age profile of those coming onto the Housing Register since April 2022 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register between April and September 2022 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)



49% of active applicants on the housing register have no children. This compares with 48% in March 2022.

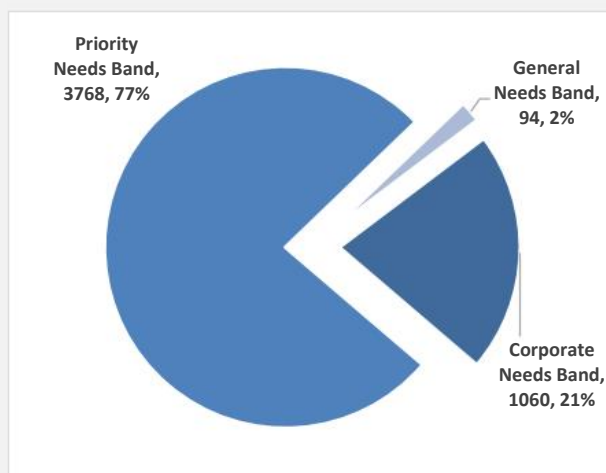
Housing Needs Bands of the lead applicant (active only)

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.

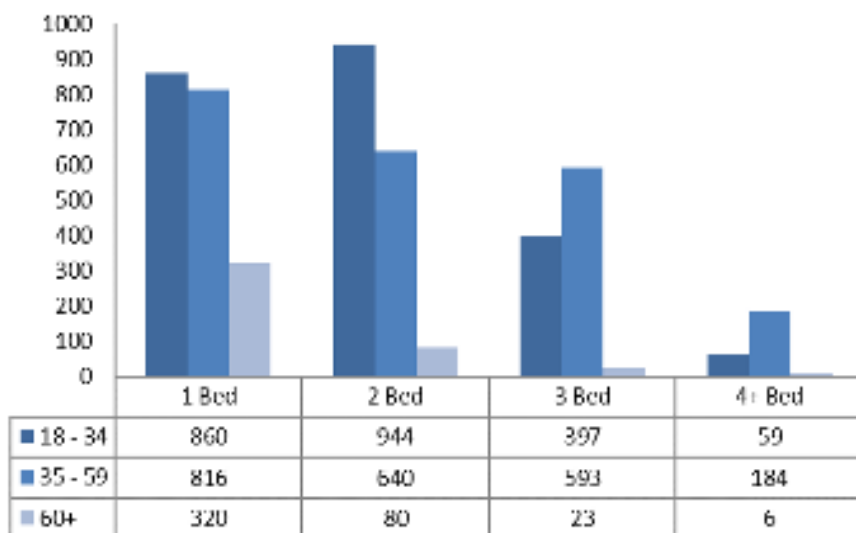
They are:

- 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](#).



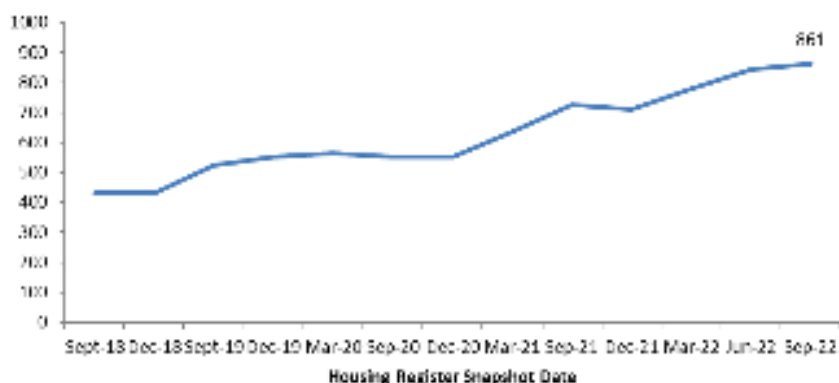
Property size required by the applicant on the Housing Register (active only)



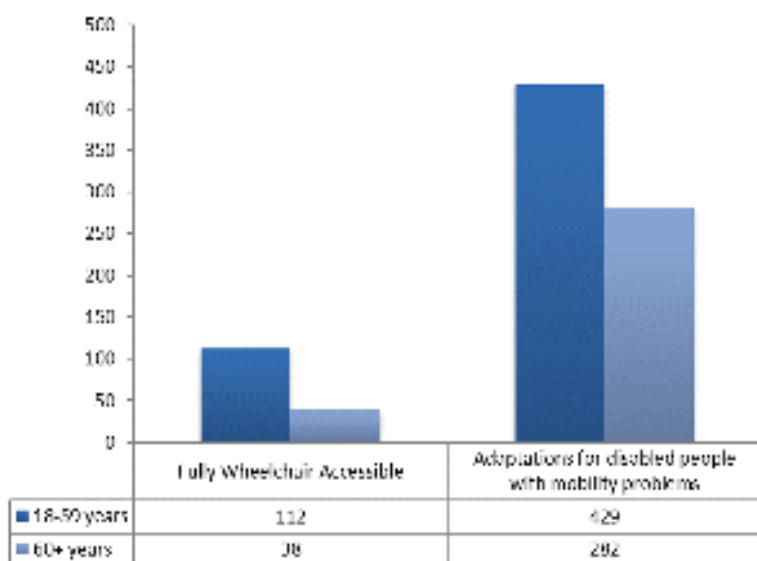
41% of active applicants on the housing register require a one bedroom property as a minimum (a slight increase from 39% in March 2022).

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

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



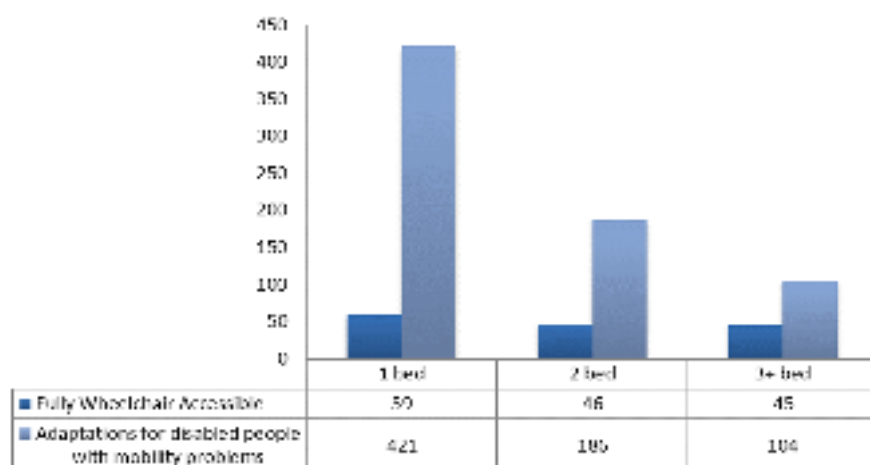
Type of adapted property required



17% of active applicants on the Housing Register require an adapted property compared to 16% in March 2022.

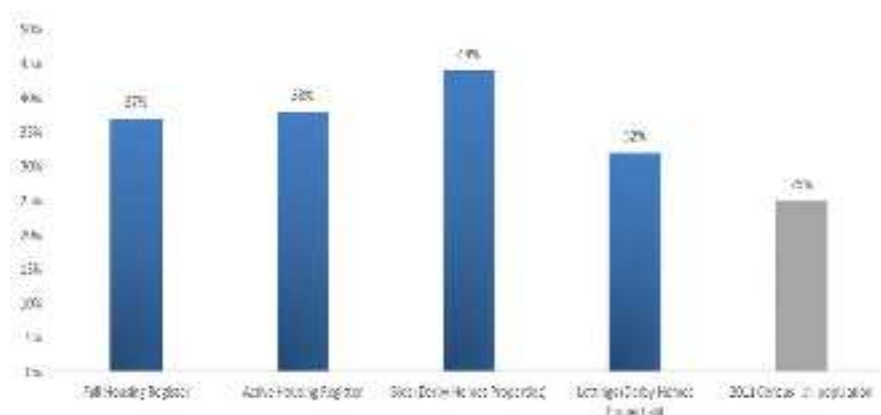
The majority of those that require adaptations are for disabled people with mobility problems.

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 27% require a two bedroom property.

Ethnicity - Percentage of lead applicants with an ethnic minority background



We have seen a slight increase in the number of applicants with a minority ethnic origin or background compared to the previous year. 38% of active applicants on the housing register (38% in March 2022), compared to 37% on the full housing register (36% in March 2022).

44% of bids on Derby Homes properties are from applicants with a minority ethnic background and 32% 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	79%	73%	78%
EEA National	12%	14%	9%
Non-EEA National	8%	11%	12%
No Information	1%	1%	1%

Note: individual percentages may not add up due to rounding

79% of active lead applicants on the housing register are British Citizens or have a UK nationality. 12% have an EEA nationality.

14% of bids were from EEA nationals, as stated above this reflects the total number of direct bids not the number of applicants bidding*.

*includes any bids made by 'Open to all' applicants (where a property has been specifically advertised to this band).

Bids on Derby Homes Properties (April – September 2022)

231

Adverts on Properties

23,643*

Bids made on properties

* note this includes bids from open to all applicants where it has been advertised to this band

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

Property Type	Adverts	Bids	Average number of bids per advert
House	51	10,658	209
Flat / Apartment	137	11,286	82
Bungalow	43	1,699	40
Total	231	23,643	102

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

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

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	138	10,409	75
Two bedrooms	63	6,804	108
Three bedrooms	28	6,360	227
Four plus bedrooms	2	70	35
Total	231	23,643	102

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

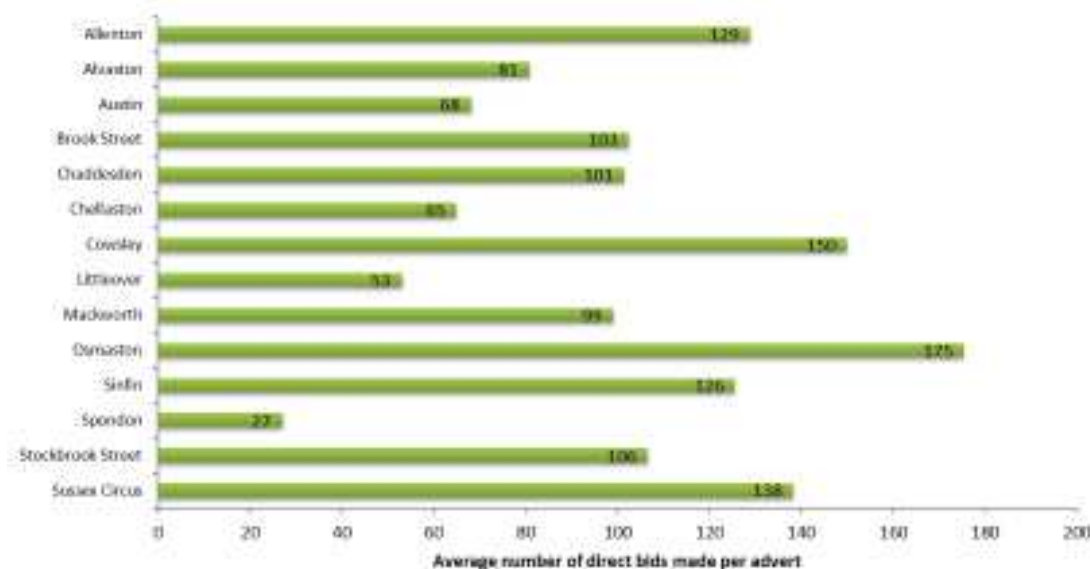
There were 23,643 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 102 direct bids per advert between April and September (this includes bids made by 'open to all' applicants where a property has been specifically advertised to this band).

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

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

Housing Area (Derby Homes Properties) – 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 Spondon. 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 Derby Homes Properties (April – September 2022)

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	1858	1980	30.6%
2 bedroom	2985	376	26.8%
3 bedroom	5008	15	40.3%
4 bedroom	153	4	1.2%
5 bedroom	35	1	0.3%
6+ bedroom	15	0	0.1%
Total	10,060	2,403	

The number of properties within the housing stock profile as at 30 September 2022 was 12,463.

218 standard properties were re-let between April and September 2022 with an average re-let time of 18.66 days.

Number of properties re-let during April to September 2022, 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 Annualised Turnover	2021-22 Turnover	2020-21 Turnover
0 bedroom	-		1	6.1%	3.0%	-
1 bedroom	131	18.31	155	8.1%	9.2%	8.8%
2 bedroom	57	18.53	71	4.2%	5.4%	4.8%
3 bedroom	30	20.43	61	2.4%	2.6%	2.6%
4 bedroom	-	-	-	-	4.5%	4.7%
5 bedroom	-	-	-	-	8.3%	0.0%
6+ bedroom	-	-	-	-	-	14.3%
Total	218	18.66	288	4.6%	5.4%	5.1%

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

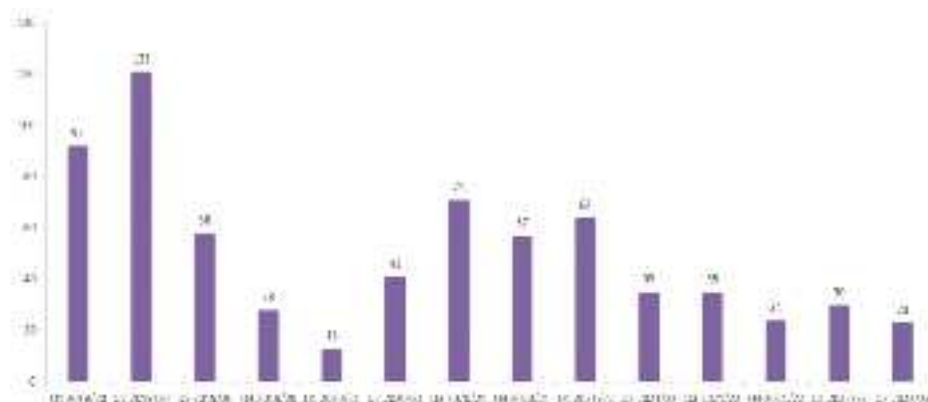
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

Housing Area	Stock	Percentage of all stock	No. of active re-lets	Average days to re-let (active)	No. of all properties re-let	Annualised Turnover of all stock
Allenton	1103	9%	23	16.00	29	5.3%
Alvaston	1124	9%	22	17.82	30	5.3%
Austin	933	7%	20	16.00	28	6.0%
Brook Street	792	6%	15	16.73	21	5.3%
Chaddesden	931	7%	21	14.62	24	5.2%
Chellaston	453	4%	10	25.80	13	5.7%
Cowsley	886	7%	14	23.86	22	5.0%
Littleover	399	3%	7	16.71	9	4.5%
Mackworth	1251	10%	22	18.09	28	4.5%
Sinfin	700	6%	7	27.00	16	4.6%
Osmaston	817	7%	7	11.57	8	2.0%
Spondon	436	3%	3	41.67	6	2.8%
Stockbrook Street	1321	11%	37	20.84	42	6.4%
Sussex Circus	1118	9%	10	15.57	12	2.2%
Parkland View	63	1%	-	-	-	-
Other	138	1%	-	-	-	-
Total	12,463	-	218	18.66	288	4.6%

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

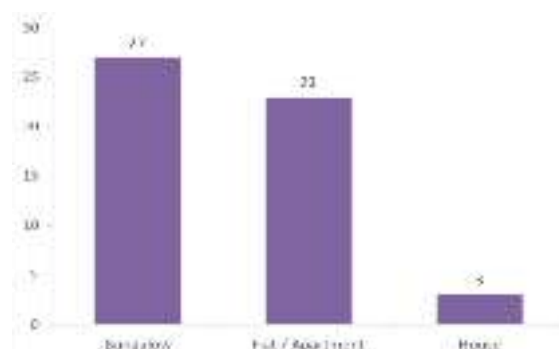
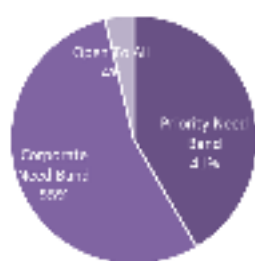
Offers on Derby Homes Properties that are refused (April to September 2022)

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

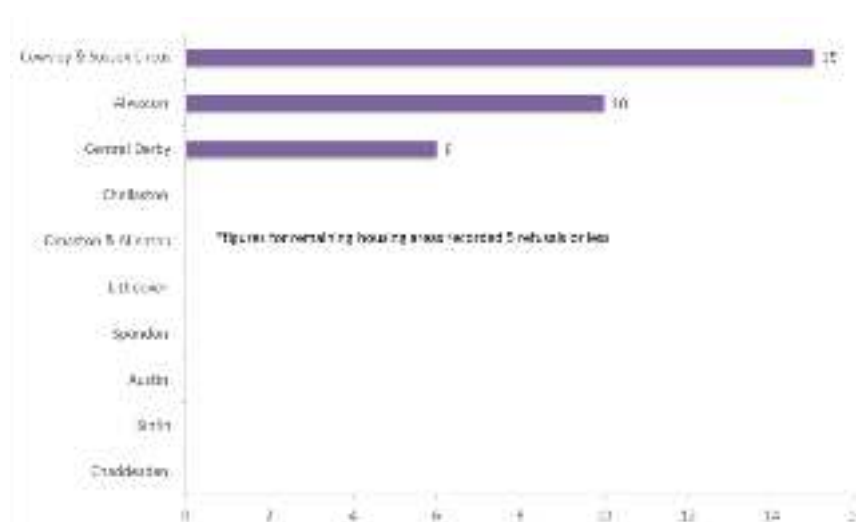


There were 53 occasions when a property offer was refused by the applicant between April and September 2022. This has decreased compared to the previous two quarters. These relate to 38 properties.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



81% of refusals were for one bedroom properties and 51% for bungalows.

28% of all refusals were for properties in Cowsley and Sussex Circus and 19% in Alvaston. 57% of refusals by applicants were reasonable, with 19% because the property was unsuitable.

43% of refusals were recorded as unreasonable.

Top 3 reasonable reasons given for refusal

Reasonable reason	
Autobid placed not suitable	21%
Property unsuitable	19%
Applicant change of circumstance	6%

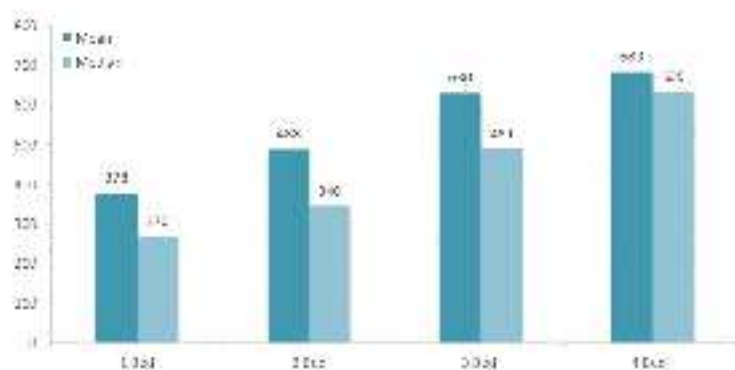
Top 3 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	17%
Property unsuitable	9%
Property size	8%

Average length of time on the Housing Register for properties let between April and September 2022 (lettings for all landlords including 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.

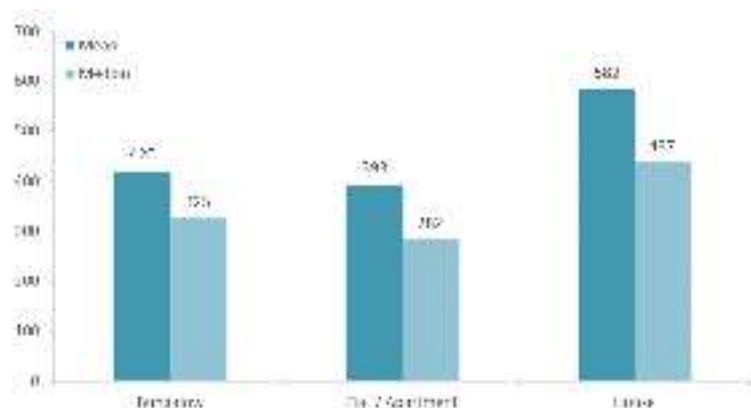
Property Size - average length of time on the register (in days)



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	207	38%
2 bedrooms	117	49%
3+ bedrooms	74	66%
Total	398	46%

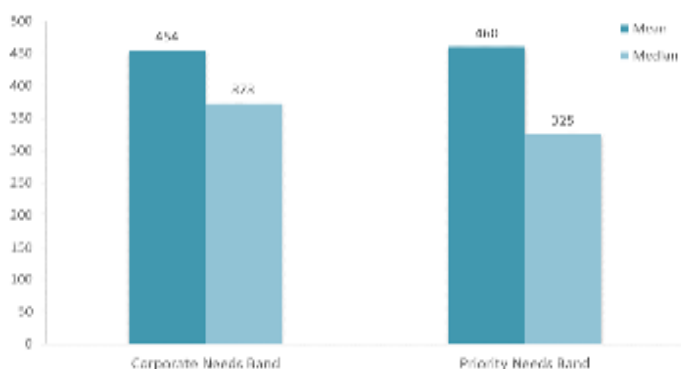
Property Type - average length of time on the register (in days)



Lettings for all landlords between April and September 2022 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.

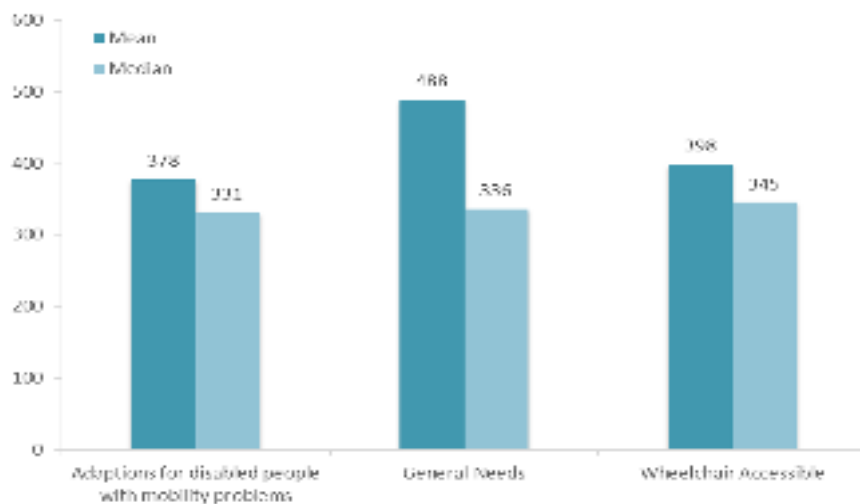
Housing Need - average length of time on the register (in days)



Lettings show that on average applicants are on the housing register for a similar period of time within the Corporate and Priority Needs Bands (the current allocations policy has been in place since October 2020).

(Note that the waiting times now 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.)

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



28% of lettings during April and September 2022 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)

