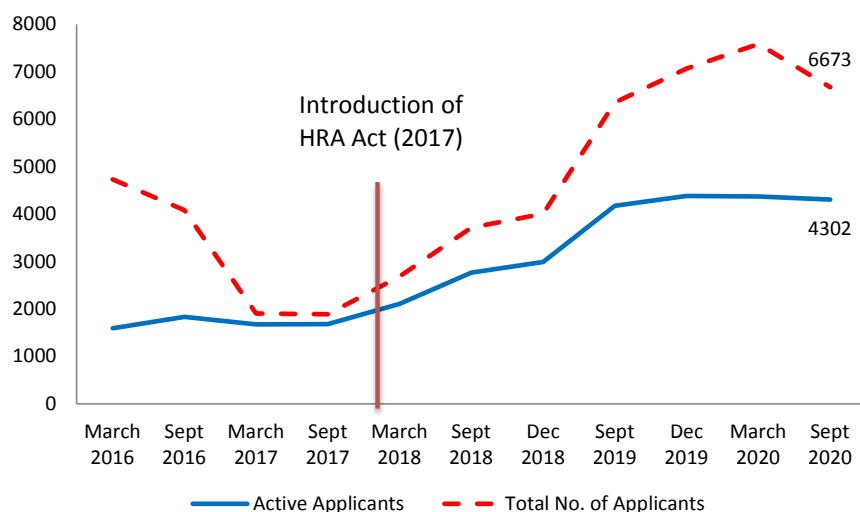


Demand for Housing and Applicant Profile (Housing Register Snapshot September 2020)

Number of applicants on the Housing Register

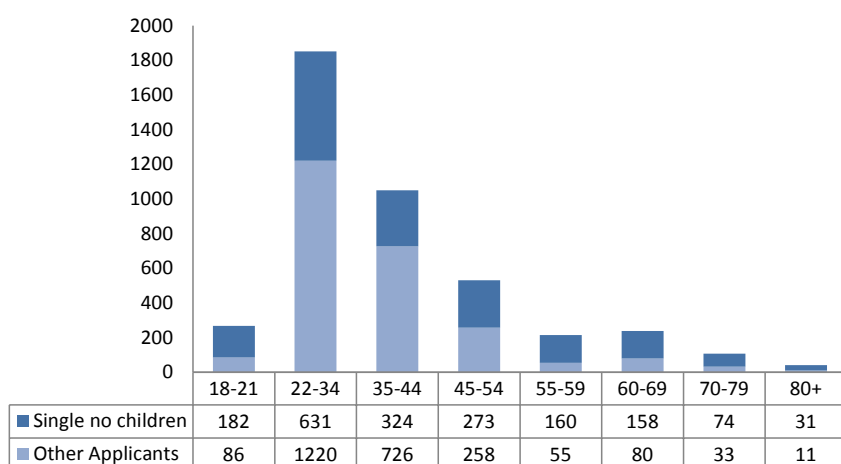


At the end of September 2020 there were 6,673 applicants on the housing register, 64% (4,302) have bid on a property in the last 12 months (active applicants).

During quarter one a review of applicants who had not placed a bid for more than 6 months was undertaken and applications were cancelled for those customers who did not wish to remain on the register resulting in a reduction in the total number of applicants.

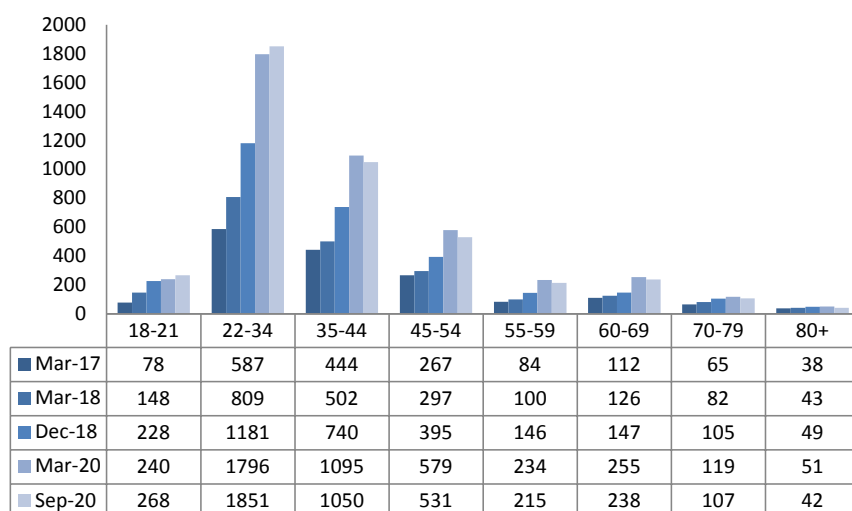
For the purpose of this report the data focuses on active applicants only.

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



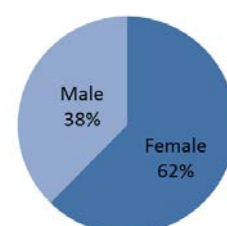
91% of lead applicants are aged between 18 and 59 years old, 62% of lead applicants are female.

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

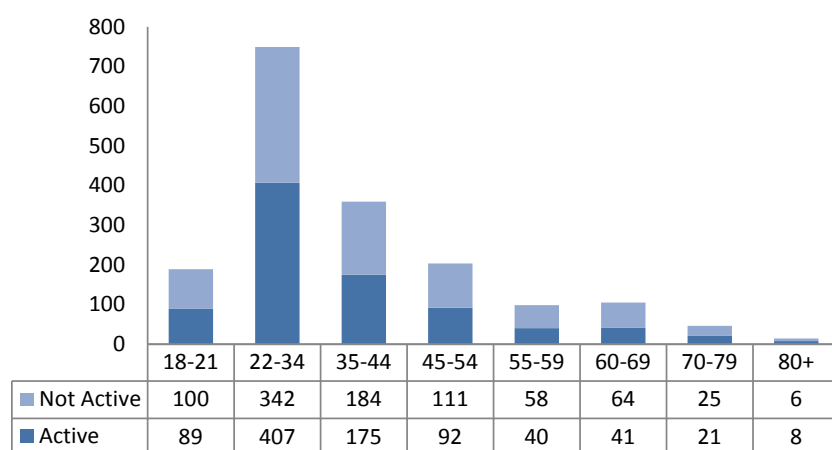


At 43% active applicants aged between 22 and 34 continues to be the highest age band on the housing register.

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



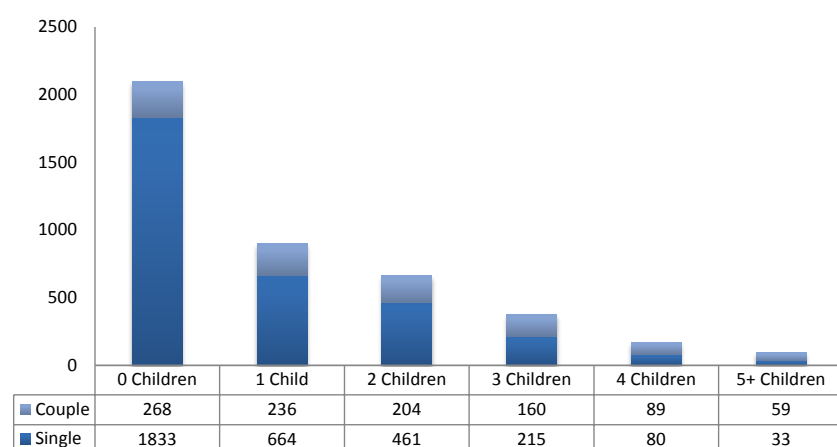
Age profile of those coming onto the Housing Register since April 2020 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register between April and September 2020 continues to reflect the trend in the age profile of active applicants in recent years. 53% are aged between 18 and 34 years old.

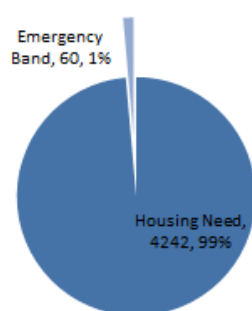
Note that because this is a snapshot of the Housing Register it does not include any applicants that have come on to the register since April 2020 but have since come off (for example, because they have found a property) before the snapshot has been taken.

Family Profile of the applicant (active applicants only)



49% of active applicants on the housing register have no children, this has increased from 44% in March 2018.

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

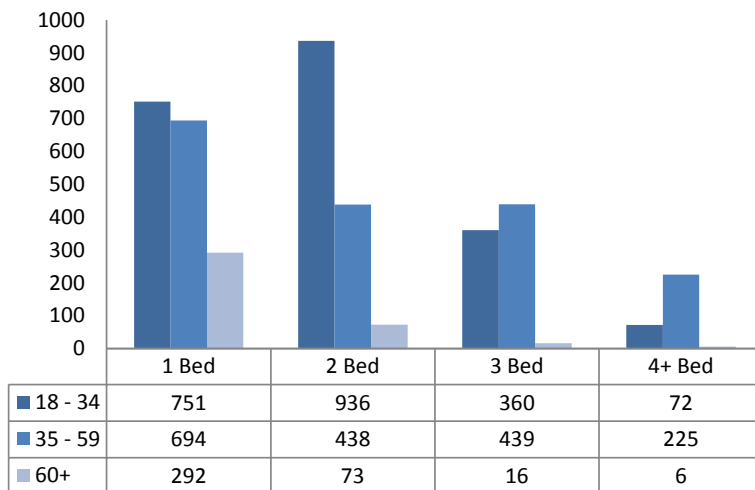


Breakdown of Housing Needs

No. of Needs	Sept 2020		Comparison	
	Count	%	Mar 20	Dec 18
0 needs	0	-	-	1%
1 need	1186	28%	29%	31%
2 needs	1567	37%	39%	40%
3 needs	966	23%	22%	19%
4 needs	363	9%	7%	6%
5+ needs	160	4%	3%	3%

The percentage of lead applicants with an emergency need has decreased to 1% (3% in March 2020), and a decrease from 7% in March 2018. 65% of active applicants have 1 or 2 needs. We continue to see a steady increase in the number of applicants with 3 or more needs (36% compared to 32% in March 2020 and 27% in March 2018).

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

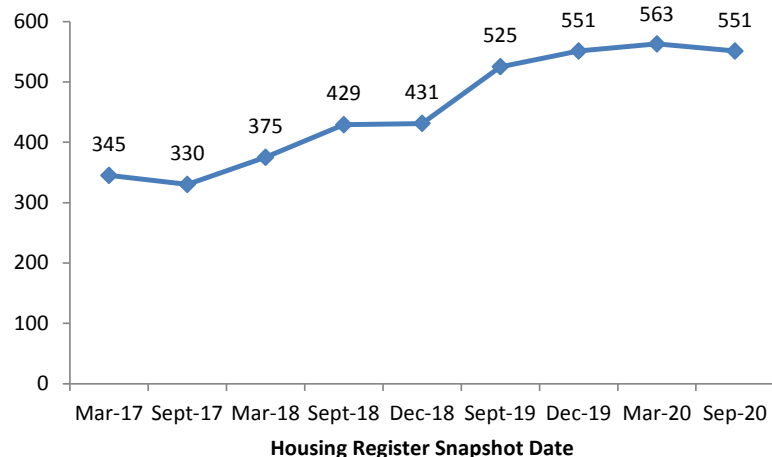
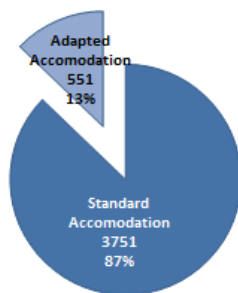


40% of active applicants on the housing register require a one bedroom property as a minimum, compared to 37% in March 2018.

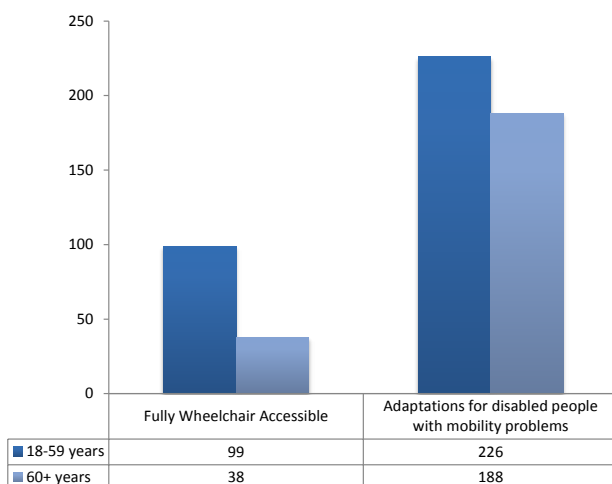
34% require a two bedroom property as a minimum and 7% require a property with four or more bedrooms.

28% of active applicants on the housing register with an emergency need require a minimum of 3 or more bedrooms.

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



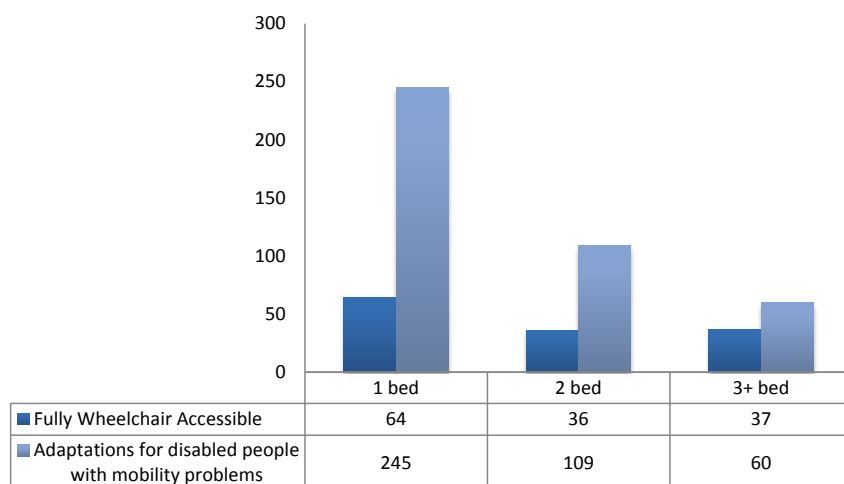
Type of adapted property required



13% of active applicants on the Housing Register require an adapted property.

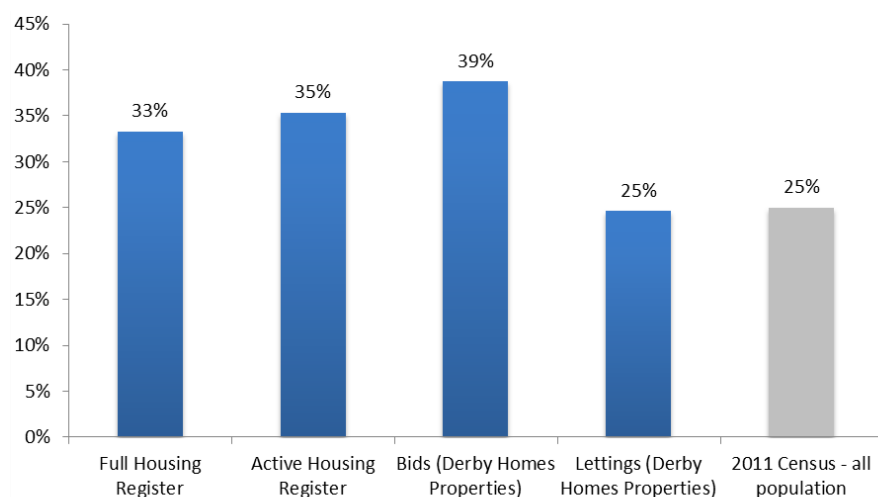
The majority of those that require adaptations are for disabled people with mobility problems. We have seen an increase in applicants with mobility problems aged between 18-59 years old compared to those over 60. A self-serve system introduced in January 2019 is likely to have contributed to this, verification checks have moved from the application process to the point of offer which is more efficient.

Minimum room size required by those needing adapted accommodation



The majority of demand for adapted accommodation is for one or two bedrooms (82%). 56% require a property with a minimum of one bedroom and 26% require a two bedroom property.

Ethnicity - Percentage of lead applicants with an ethnic minority background



35% of active applicants on the housing register have a minority ethnic origin or background, compared to 33% on the full housing register.

We have seen a slight decrease in the percentage of bids from applicants with a minority ethnic background at mid-year (39% compared to 41% in 2019/20). Note that this is 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	85%	83%	84%
EEA National including:	9%	11%	5%
- Poland	(3%)	(4%)	(0%)
- Latvia	(2%)	(3%)	(2%)
- Other EEA	(5%)	(4%)	(3%)
Non-EEA National	5%	5%	7%
No Information	1%	1%	4%

Note: individual percentages may not add up due to rounding

85% of lead applicants active on the housing register are British Citizens or have a UK nationality. 9% have an EEA nationality.

11% 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 Derby Homes Properties (April 2020 – September 2020)

182

Adverts on Properties

9,100*

Bids made on properties

* note this includes bids from open to all applicants

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

Property Type	Adverts	Bids	Average number of bids per advert
House	57	5,991	105
Flat / Apartment	74	2,251	30
Bungalow	51	858	17
Total	182	9,100	50

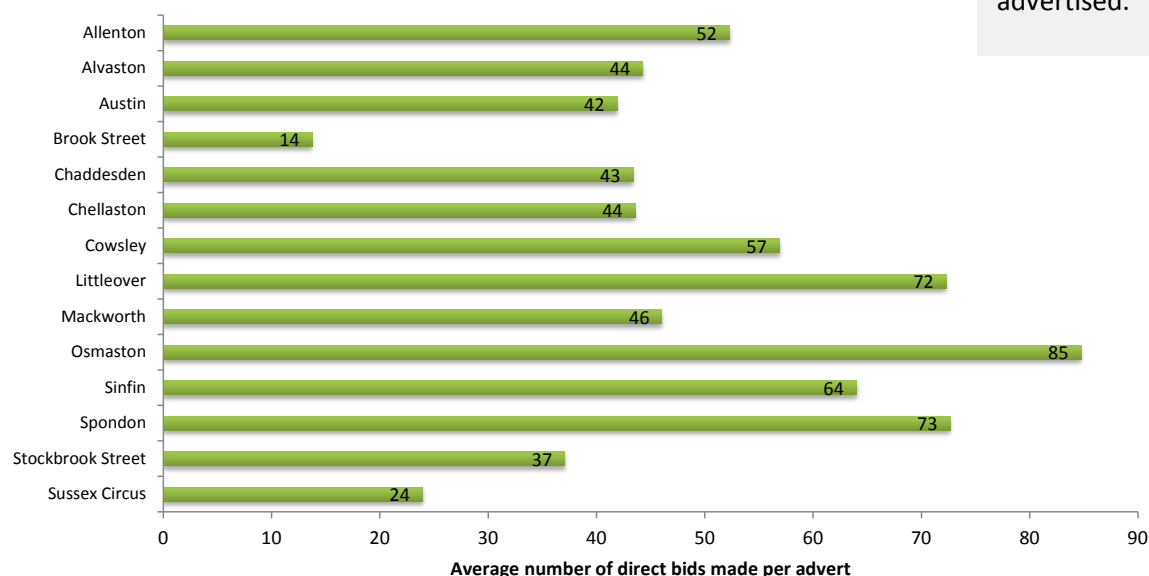
* note some properties may have been advertised more than once in a cycle

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

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	103	2,564	25
Two bedrooms	32	1,908	60
Three bedrooms	40	4,017	100
Four plus bedrooms	7	611	87
Total	182	9,100	50

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

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



The highest average number of bids made per advert for properties continues to be in Osmaston (85). The lowest average number of bids made per advert continues is in Brook Street (14). The highest number of properties advertised as a percentage of all adverts was in the Allenton management area at 12%.

There have been 9,100 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 50 direct bids per advert between April and September (this includes bids made by 'open to all' applicants).

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

Note that the suspension of the Homefinder Choice based Lettings system until 1 September 2020 (in response to COVID-19 restrictions) will have impacted on the number of bids captured due to vacant properties not being advertised.

Stock Profile and Turnover for Derby Homes Properties (April 2020 – September 2020)

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

Property Size	General Needs	Supported Living	Percentage of all stock
0 bedroom	8	27	0.3%
1 bedroom	1,903	1,976	30.6%
2 bedroom	3,044	339	26.7%
3 bedroom	5,190	7	41.0%
4 bedroom	147	1	1.2%
5 bedroom	21	0	0.2%
6+ bedroom	12	0	0.1%
Total	10,325	2,350	

The number of properties within the housing stock profile as at 30 September 2020 was 12,675.

176 properties were re-let to new tenants between April and September 2020 with an average re-let time of 56.69 days on standard re-let properties. The re-let time in the first quarter has been substantially affected by covid restrictions on the letting of properties in this period. Over half of the units let during this period were for one bedroom properties.

Number of properties re-let during April 2020 to September 2020, 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	2020-21 Annualised Turnover	2019-20 Turnover
1 bedroom	102	52.49	130	6.7%	8.7%
2 bedroom	44	61.68	60	3.5%	5.5%
3 bedroom	29	62.00	58	2.2%	2.6%
4 bedroom	1	111.00	2	2.7%	4.1%
5 bedroom	-	-	-	0.0%	15.0%
6+ bedroom	-	-	-	0.0%	16.7%
Total	176	56.69	250	3.9%	5.3%

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

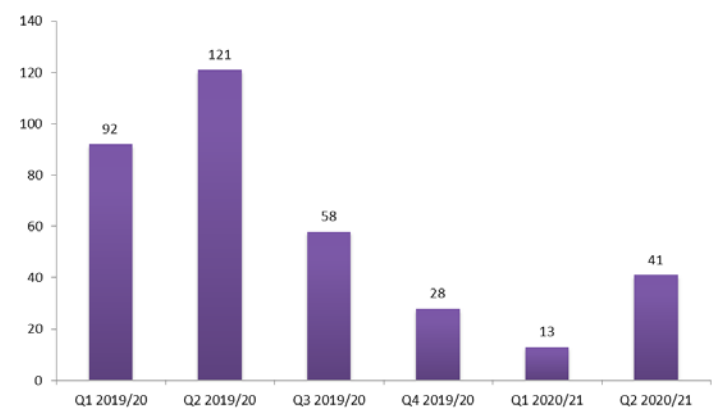
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

Housing Area	Stock	Percentage of all stock	No. of active re-lets	Average days to re-let (active)	No. of all properties re-let	Turnover of all stock
Allenton	1116	8.8%	20	65.85	31	5.6%
Alvaston	1137	9.0%	22	59.23	27	4.7%
Austin	959	7.6%	15	41.47	24	5.0%
Brook Street	808	6.4%	11	71.55	16	4.0%
Chaddesden	943	7.4%	17	50.88	21	4.5%
Chellaston	463	3.7%	9	56.56	11	4.8%
Cowsley	904	7.1%	13	61.46	21	4.6%
Littleover	410	3.2%	5	88.60	9	4.4%
Mackworth	1270	10.0%	18	47.61	25	3.9%
Sinfin	730	5.8%	7	55.00	8	2.5%
Osmaston	847	6.7%	4	41.00	9	1.9%
Spondon	444	3.5%	3	92.33	7	3.2%
Stockbrook Street	1337	10.5%	19	37.00	22	3.3%
Sussex Circus	1127	8.9%	13	72.77	19	3.4%
Parkland View	62	0.5%	-	-	-	-
Other	118	0.9%	-	-	-	-
Total	12,675	-	176	56.69	250	3.9%

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

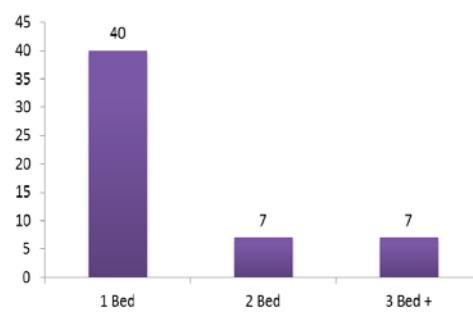
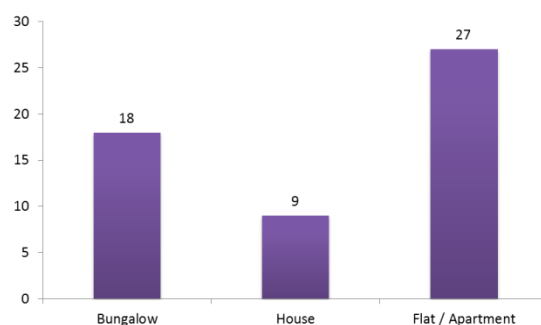
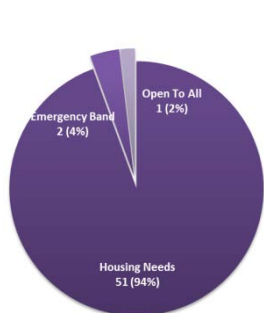
Offers on Derby Homes Properties that are refused (April 2020 to September 2020)

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

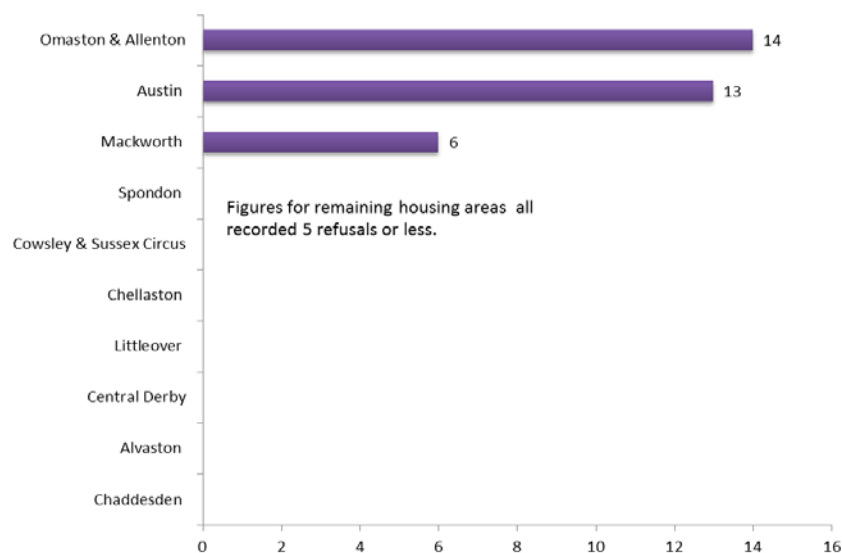


There were 54 occasions when a property offer was refused by the applicant between April 2020 and September 2020. This has decreased compared to the previous year. This relates to 43 properties and includes open to all applicants. Note that the suspension of the Homefinder Choice based lettings system until 1 September 2020 will have impacted on the number of refusals captured due to vacant properties not being advertised through this system.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



74% of refusals were for one bedroom properties and 50% for flats/apartments.

26% of all refusals were for properties in Osmaston and Allenton. 70% of refusals by applicants were reasonable, with 32% because the property was unsuitable. 21% were due to an autobid placed and the property was not suitable.

26% of refusals were recorded as unreasonable and 4% were refused due to being rehoused by another landlord.

Top 2 reasonable reasons given for refusal

Reasonable reason	
Property unsuitable	32%
Autobid placed not suitable	21%

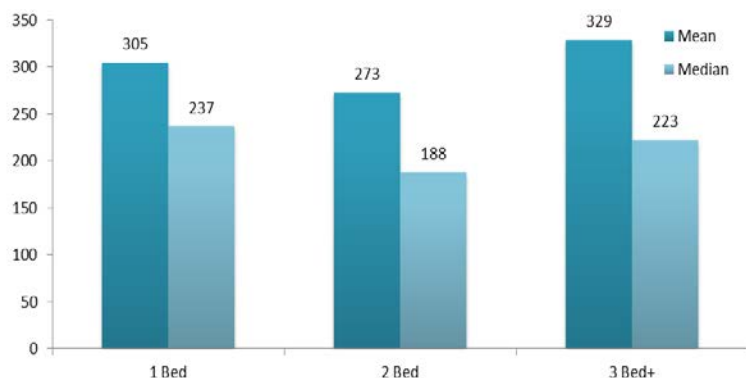
Top 2 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	50%
Property size	21%

Average length of time on the Housing Register for properties let between April and September 2020 (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 with a housing or emergency need (category award 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. The mean average can be affected significantly by a small number of applicants therefore the median average (middle value) is also displayed.

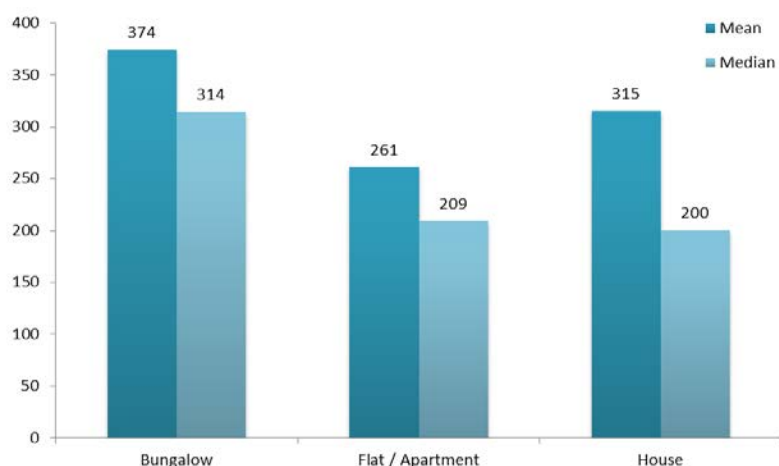
Property Size - average length of time on the register (in days)



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	148	34%
2 bedrooms	107	28%
3+ bedrooms	78	32%
Total	333	32%

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

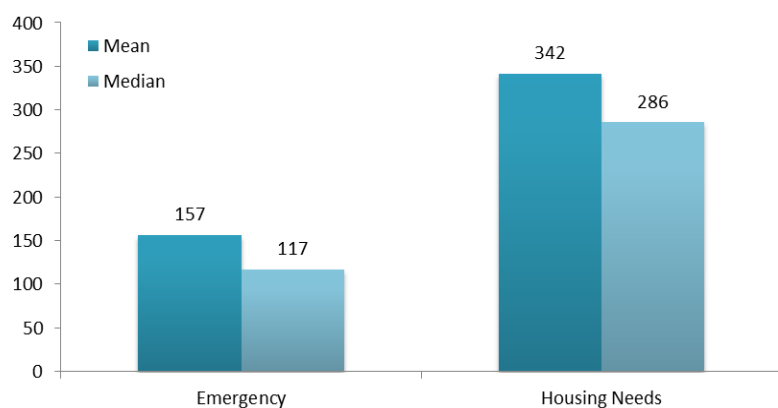


The suspension of the Homefinder Choice Based Lettings system until 1 September will have had an impact on lettings information captured due to vacant properties not being advertised.

Lettings for all landlords between April and September 2020 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 more bedrooms being let in total. This is a continued trend.

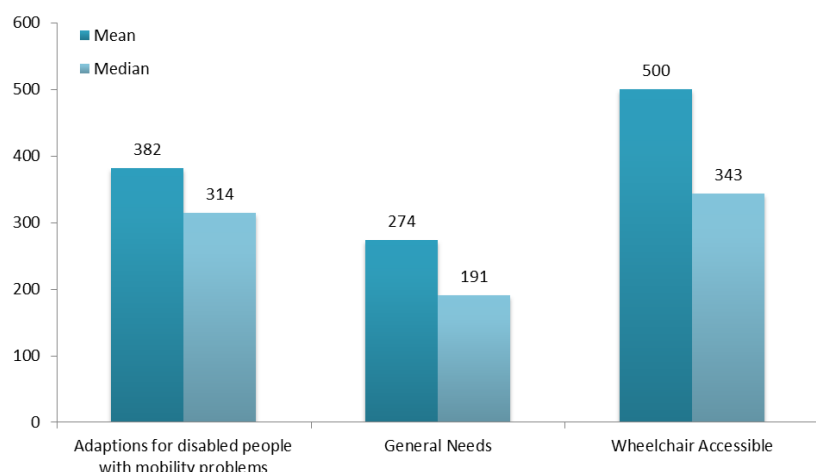
In terms of property type, applicants are on the housing register for a longer period of time on average for a house or bungalow, than a flat or apartment.

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



23% of lettings during April to September 2020 were made to applicants with an emergency need. The average wait time is less for applicants with an emergency need than a housing need.

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



23% of lettings during April to September 2020 were made to applicants with an adaption required or for wheelchair access. On average an applicant is generally 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)

