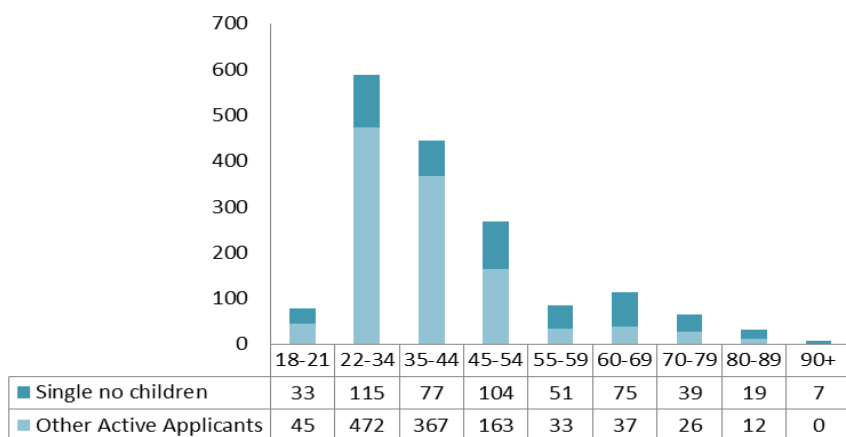


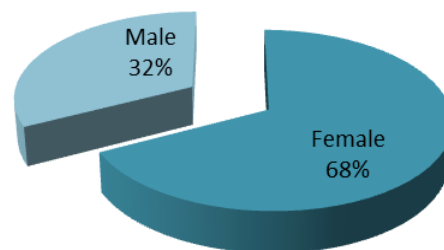
Homefinder Report – 2016/17

Section 1: Housing Register Analysis (snapshot March 2017) – active applicants

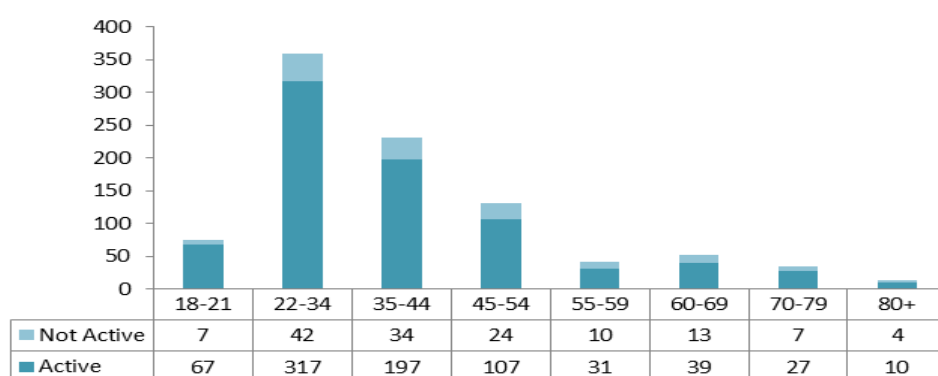
Age profile of the lead applicant (active only)



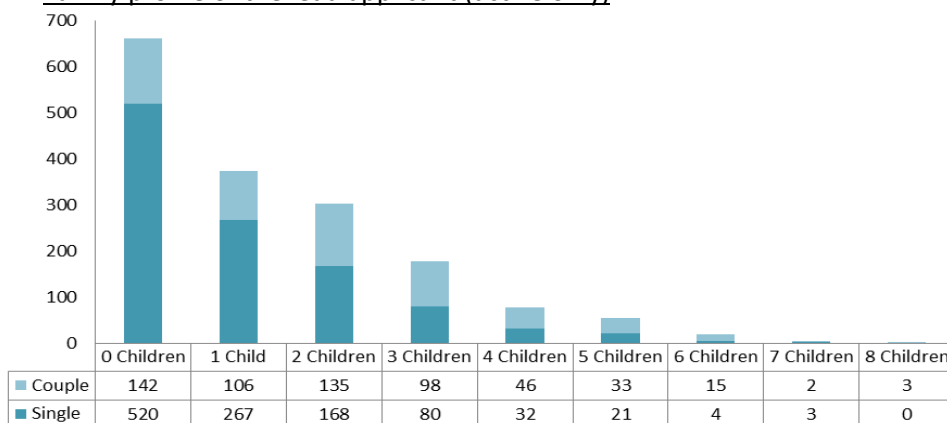
Gender profile of the lead applicant



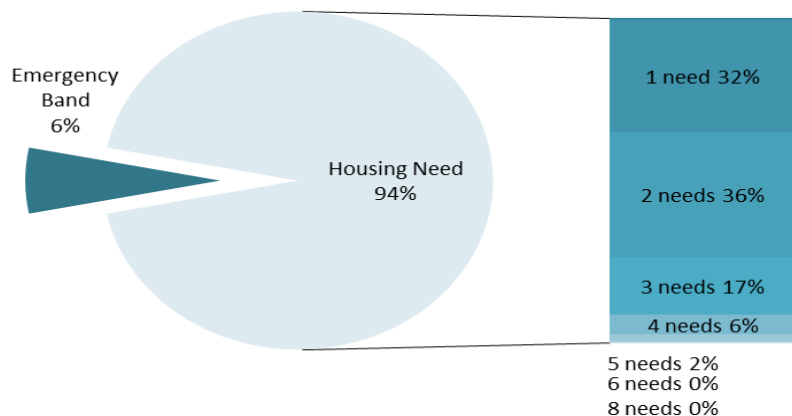
Age profile of applicants coming on the register (April 2016 – March 2017)



Family profile of the lead applicant (active only)



Housing Need and Emergency Band profile of the lead applicant



There were 1,675 active on the housing register at the end of March 2017. These applicants have made a bid within the last 12 months.

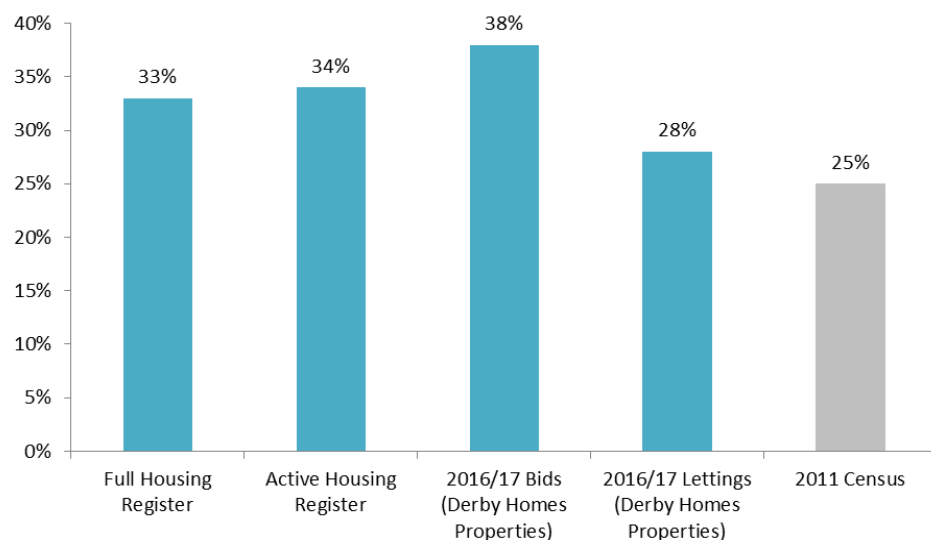
40% of lead applicants that are active on the housing register are between 18-34 years old (46% at March 2016). 148 in this age group (22%) are single with no children. 13% of lead applicants are 60 years old and over. 68% of lead applicants are female.

The age profile of those coming on the housing register in April 2016 – March 2017 shows there are a high proportion aged between 18 and 34 (46%).

40% of all active applicants on the housing register have no children, 20% have 3 children or more.

6% of the lead applicants on the housing register have an emergency need (7% at March 2016). Of the 94% with a number of general housing needs, 32% have 1 need and 36% have 2 needs.

Ethnicity: Percentage of BME lead applicants



34% 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 38%, with lettings at 28%. 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 / not stated.

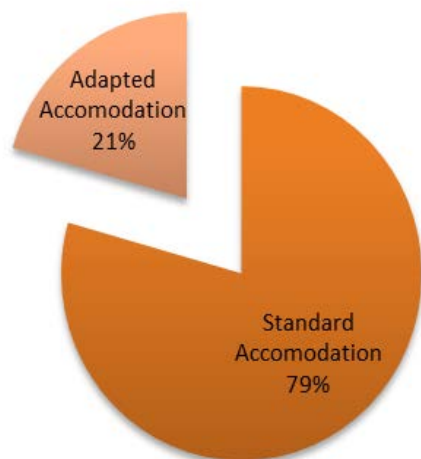
Data does not include open to all applicants (however for bids data it will include previous OTA bids made by an applicant now on the housing register).

Nationality recorded of lead applicants active on the Housing Register

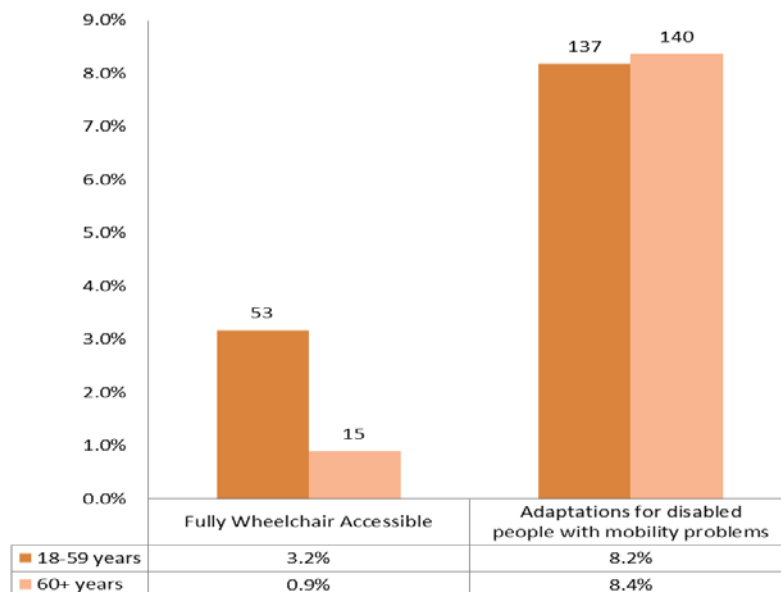
| Nationality | Applicants |
|--------------------|------------|
| British Citizen | 1.3% |
| Croatia | 0.1% |
| Czech Republic | 0.5% |
| Estonia | 0.1% |
| Hungary | 0.1% |
| Latvia | 2.6% |
| Lithuania | 0.4% |
| Non-EEA National | 6.0% |
| Not stated | 0.1% |
| Other EEA National | 2.0% |
| Poland | 3.0% |
| Slovakia | 1.0% |
| Slovenia | 0.1% |
| UK National | 72.5% |
| No Information | 10.4% |

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

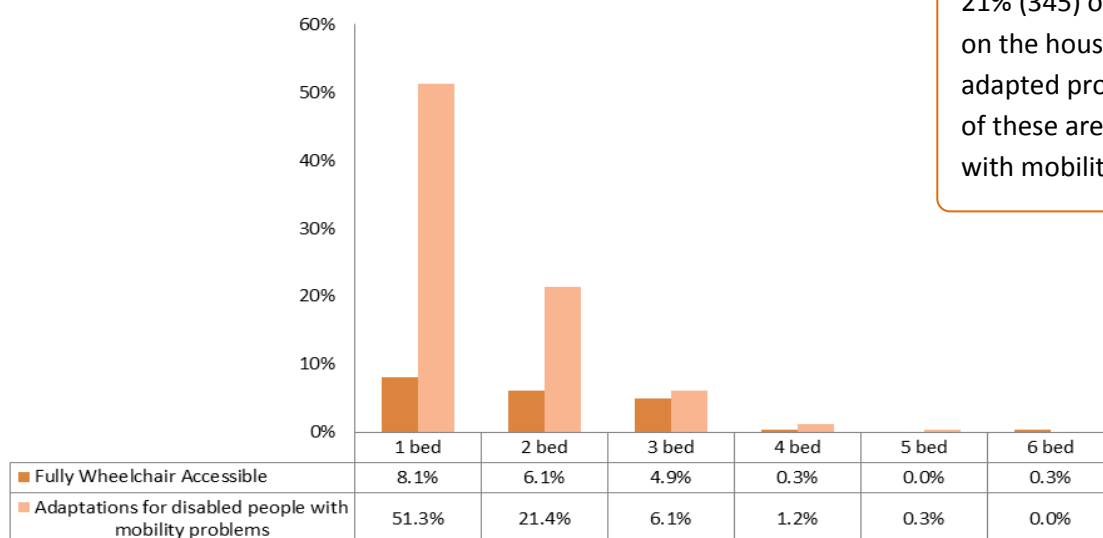
Percentage requiring an adapted property



Type of adapted property required



Minimum room size required by those needing adapted accommodation



21% (345) of all active applicants on the housing register require adapted properties, the majority of these are for disabled people with mobility problems.

59% of lead applicants which need an adapted property require a property with a minimum of one bedroom, a further 28% require a two bedroom property. This shows that the majority of the demand is for adapted one or two bedroom properties.

Section 3: Impact on demand and turnover (Derby Homes Properties) 1 April 2016 to 31 March 2017

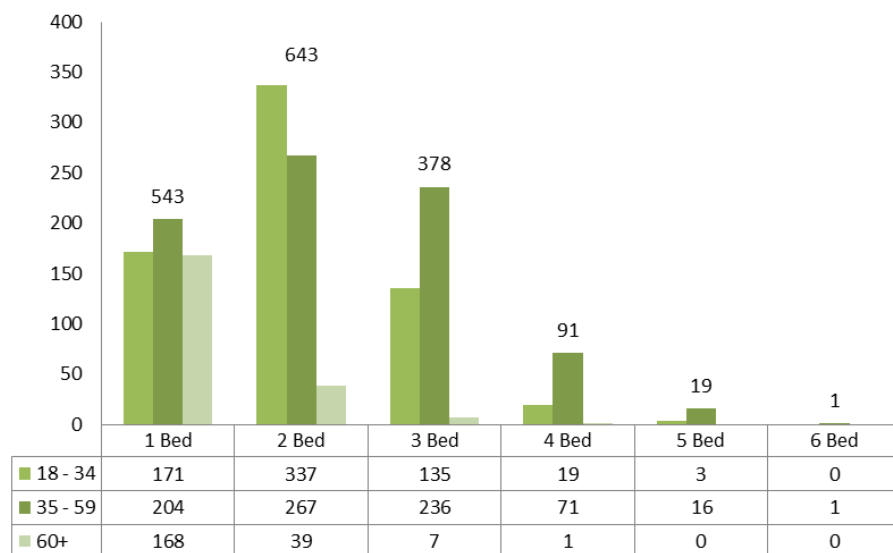
Number of properties advertised, total adverts and number of bids

| Landlord | Properties Advertised | Adverts on Properties | Total number of Bids |
|--------------|-----------------------|-----------------------|----------------------|
| Derby Homes | 957 | 1,227 | 35,774 |
| Total | 1,699 | 2,089 | 68,891 |

Stock Profile 31 March 2017

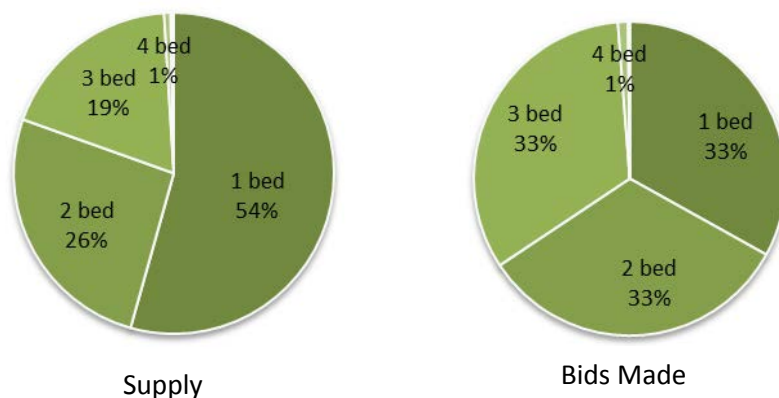
| | Supported Living | General Needs |
|--------------|------------------|---------------|
| 0 Bed | 29 | 6 |
| 1 Bed | 1,930 | 1,928 |
| 2 Bed | 334 | 3,127 |
| 3 Bed | 7 | 5,540 |
| 4 Bed | 1 | 129 |
| 5 Bed | 0 | 9 |
| 6+ Bed | 0 | 7 |
| Total | 2,301 | 10,746 |

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. 32% require a 1 bed property as a minimum. 31% 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



Over half of the properties advertised have 1 bedroom, 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 becoming vacant during April 2016 to March 2017, average days taken to re-let and turnover

| No. of Beds | No. of Empty Properties | Average Days to re-let | Turnover |
|--------------|-------------------------|------------------------|-----------|
| 1 Bed | 397 | 27.59 | 10% |
| 2 Bed | 234 | 25.58 | 7% |
| 3 Bed | 185 | 20.54 | 3% |
| 4 Bed | 3 | 4.33 | 2% |
| 5 Bed | 0 | - | 0% |
| 6+ Bed | 1 | 0 | 14% |
| Total | 820 | 25.31 | 6% |

820 properties became vacant during April 2016 and March 2017 with an average re-let of 25.31 days. Turnover of empty properties to overall stock is 6%.

Note: This refers to active lettings and mutual exchanges only.

Section 4: Profile of demand by property type and area (1 April 2016 to 31 March 2017)

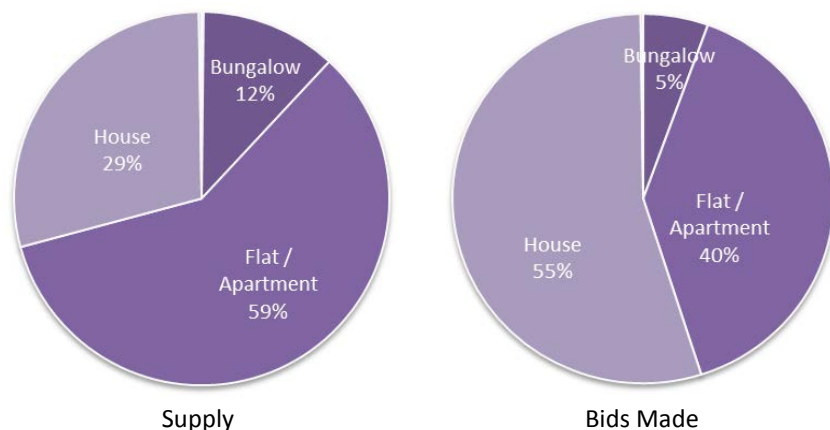
Derby Homes Properties

| Property Type | Supply | | Bids | |
|----------------------|--------------|-----|---------------|-----|
| Bedsit / Studio Flat | 2 | 0% | 2 | 0% |
| Bungalow | 144 | 12% | 1,970 | 6% |
| Flat / Apartment | 723 | 59% | 14,154 | 40% |
| House | 355 | 29% | 19,570 | 55% |
| Maisonette | 3 | 0% | 78 | 0% |
| Total | 1,227 | | 35,774 | |

All Landlords

| Property Type | Supply | | Bids | |
|----------------------|--------------|-----|---------------|-----|
| Bedsit / Studio Flat | 14 | 1% | 124 | 0% |
| Bungalow | 150 | 7% | 2,067 | 3% |
| Flat / Apartment | 1,265 | 61% | 30,241 | 44% |
| House | 657 | 31% | 36,381 | 53% |
| Maisonette | 3 | 0% | 78 | 0% |
| Total | 2,089 | | 68,891 | |

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



59% of adverts in 2016/17 were on flats and apartments (there will be repeated advertising where bids are lower). The highest demand in terms of bids made on Derby Homes properties has been for Houses (55%). Note this does include bids made by open to all applicants.

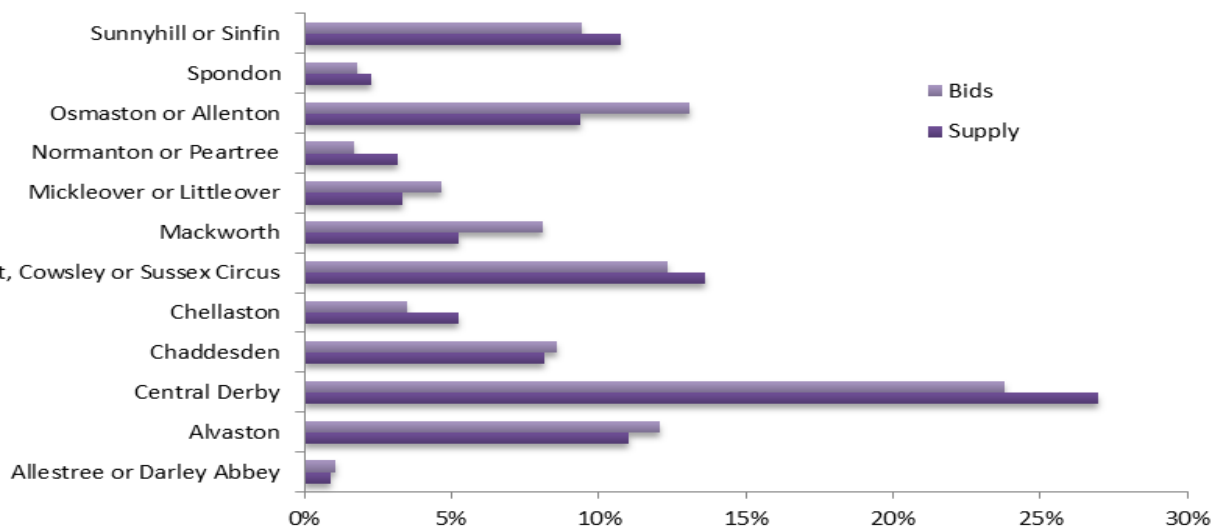
Stock profile by housing area

| Housing Area | Stock | Percentage |
|-------------------|---------------|------------|
| Allenton | 1,138 | 9% |
| Alvaston | 1,190 | 9% |
| Austin | 1,019 | 8% |
| Brook Street | 831 | 6% |
| Chaddesden | 966 | 7% |
| Chellaston | 473 | 4% |
| Cowsley | 935 | 7% |
| Littleover | 430 | 3% |
| Mackworth | 1,315 | 10% |
| Osmaston | 931 | 7% |
| Parkland View | 62 | 0.5% |
| Sinfin | 747 | 6% |
| Spondon | 449 | 3% |
| Stockbrook St | 1,368 | 10% |
| Sussex Circus | 1,171 | 9% |
| Other | 22 | 0.2% |
| City Total | 13,047 | - |

The proportion of bids made on properties in Osmaston/Allenton, Mickleover/Littleover, Mackworth, Chaddesden and Alvaston are higher than the proportion of 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.

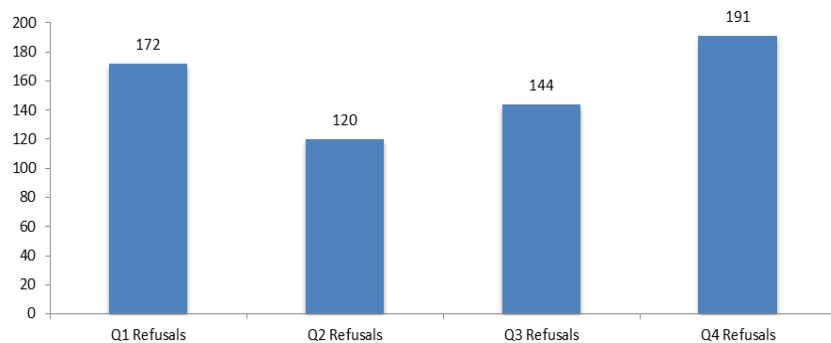
The proportion of bids on properties within central derby is lower than the supply suggesting that demand for properties here is less. This may reflect the higher number of properties available in central derby with 17% of the stock profile in Stockbrook Street and Brook Street.

Percentage of Supply and Bids on Derby Homes Houses by area



Section 5: Bids: Derby Homes Refusal Analysis (1 April 2016 to 31 March 2017)

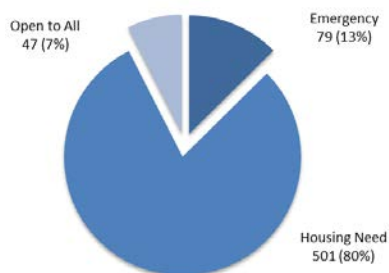
Number of times a property offer was refused by quarter in 2016/17



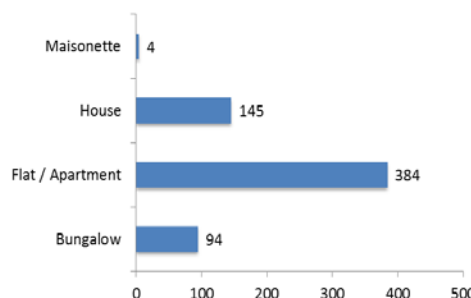
There were 627 occasions a property offer was refused by an applicant in 2016/17, compared to 510 in 2015/16. This relates to 360 properties and includes open to all applicants.

147 properties were refused more than once, 59% of refusals were for 1 bedroom properties and 61% were flats / apartments. 13% of refusals were made by applicants within the emergency housing band.

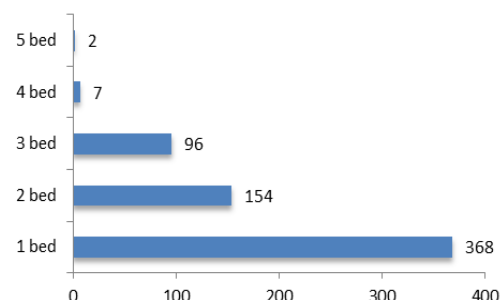
Refusals by housing need band



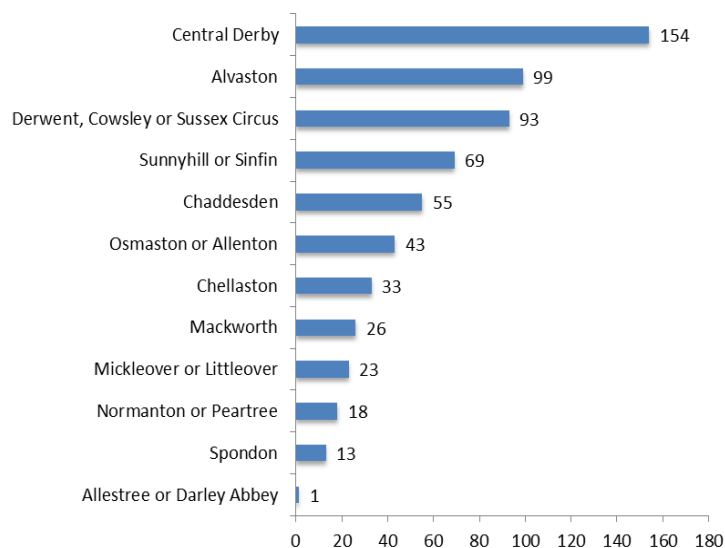
Refusals by property type



Refusals by property size



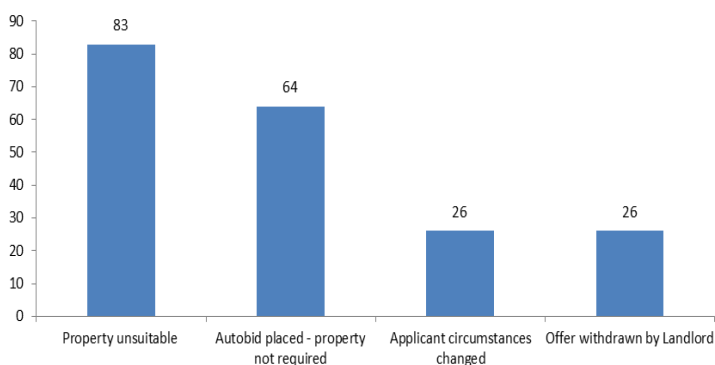
Refusals by housing area



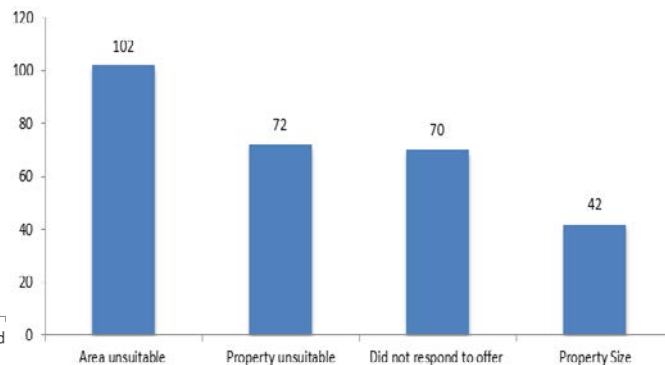
25% of refusals were for properties within Central Derby and 16% within Alvaston. 39% of refusals by applicants were reasonable, with 13% because the property was unsuitable. 10% were due to an autobid placed and the property was not required.

61% of refusals were recorded as unreasonable, 16% were because the area was unsuitable, 11% because the property was unsuitable and 7% 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 4 reasonable reasons given for refusal



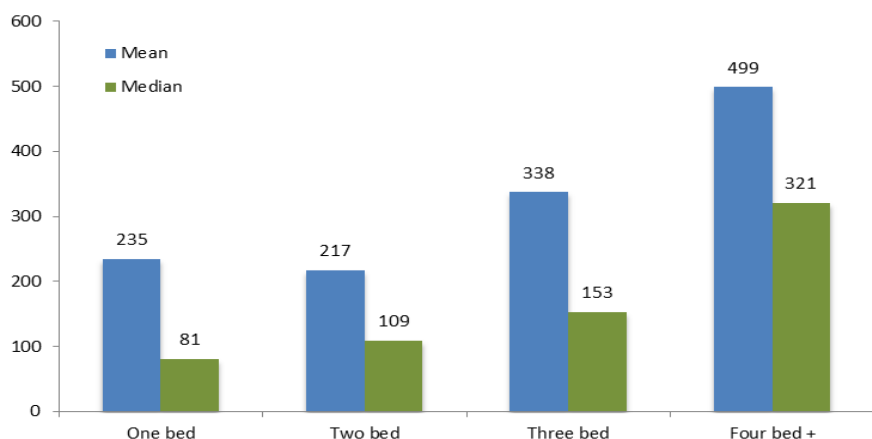
Top 4 unreasonable reasons given for refusal



Section 6: Lettings for all landlords: Analysis of length of time on the housing register for properties let between 1 April 2016 and 31 March 2017

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.

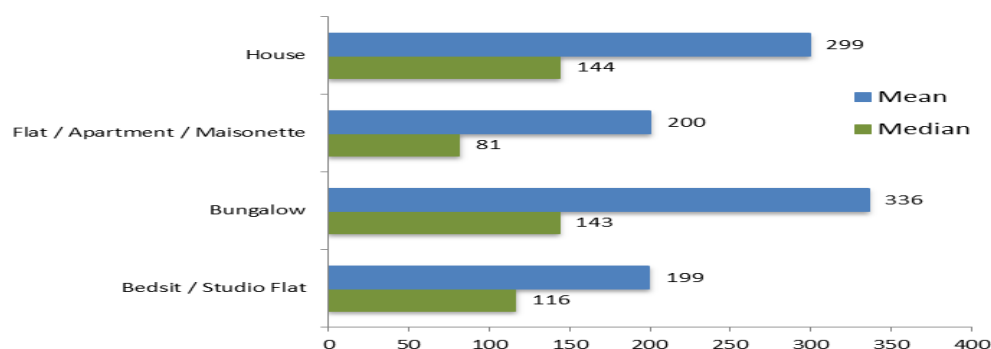
Breakdown of average length of time in days by property size



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

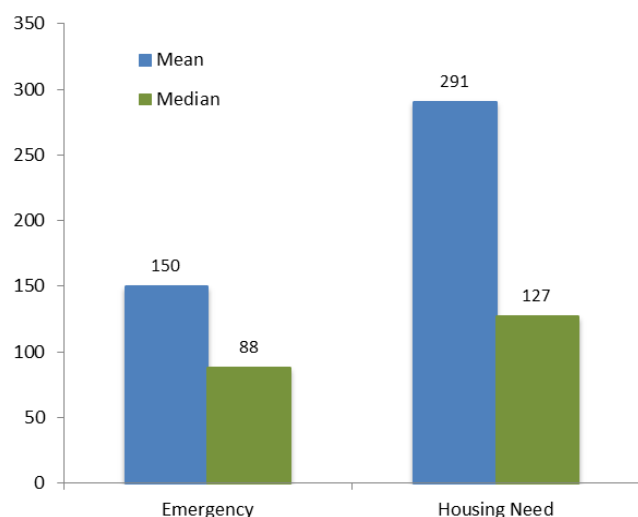
| Property Size | Total Lets | % over 365 days |
|---------------|------------|-----------------|
| 1 bed | 588 | 14% |
| 2 bed | 525 | 18% |
| 3 bed | 274 | 22% |
| 4+ bed | 14 | 50% |
| Total | 1,401 | 17% |

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



| Property Type | Total Lets |
|-------------------------------|------------|
| House | 564 |
| Flat / Apartment / Maisonette | 717 |
| Bungalow | 115 |
| Bedsit | 5 |

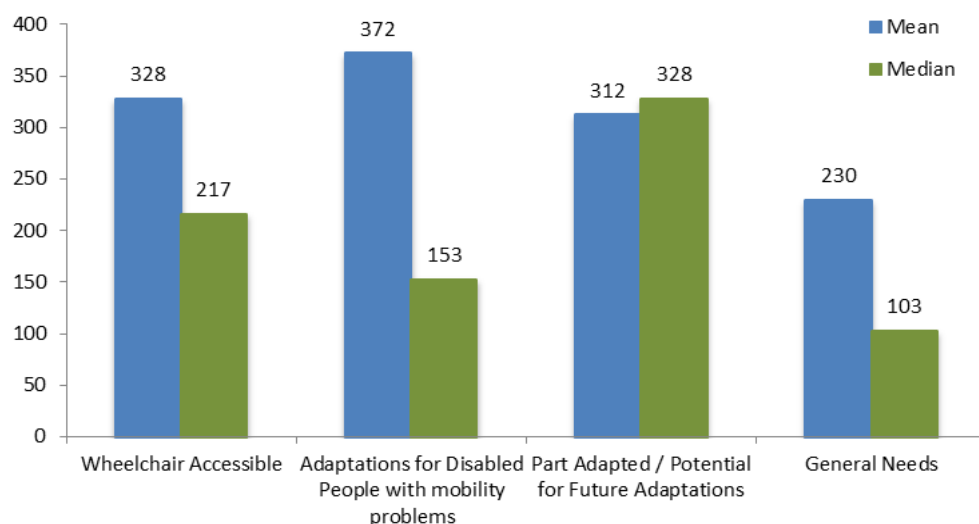
Average length of time in days on the Housing Register by Housing Need and Emergency Band



Lettings within 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.

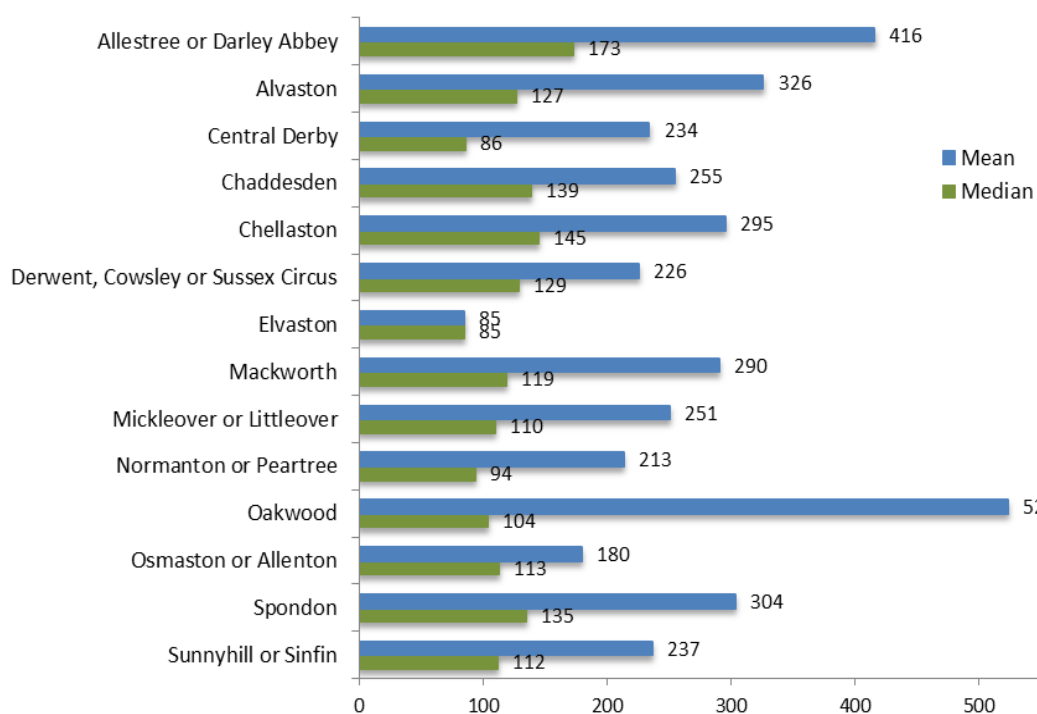
| Housing Band | Total Lets |
|--------------|------------|
| Housing Need | 1,004 |
| Emergency | 397 |

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 | 28 |
| Adaptations for Disabled People with mobility problems | 186 |
| Part Adapted / Potential for Future Adaptations | 5 |
| General Needs | 1,182 |

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



| Housing Area | Total Lets |
|-----------------------------------|------------|
| Allestree or Darley Abbey | 13 |
| Alvaston | 149 |
| Central Derby | 409 |
| Chaddesden | 96 |
| Chellaston | 58 |
| Derwent, Cowsley or Sussex Circus | 123 |
| Mackworth | 73 |
| Mickleover or Littleover | 79 |
| Normanton or Peartree | 120 |
| Oakwood | 7 |
| Osmaston or Allenton | 93 |
| Spondon | 40 |
| Sunnyhill or Sinfen | 140 |

Lettings within 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.