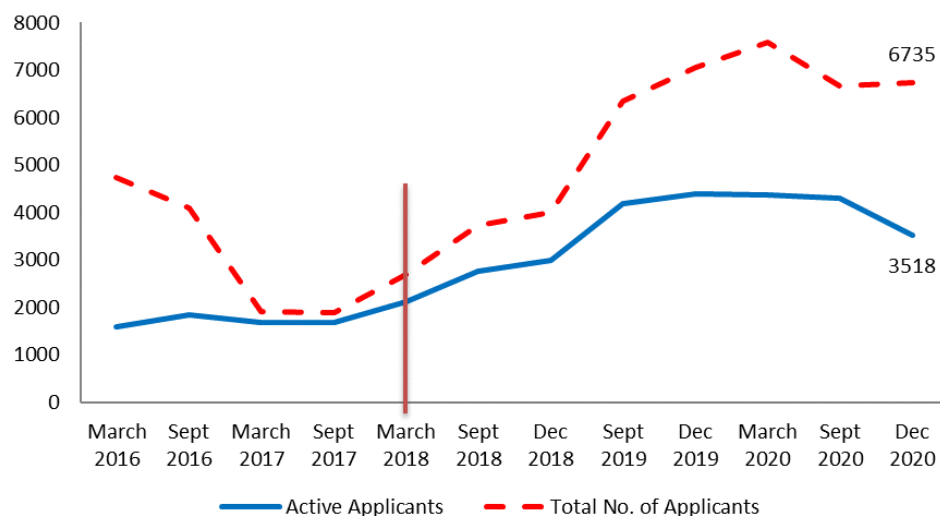


Demand for Housing and Applicant Profile (Housing Register Snapshot December 2020)

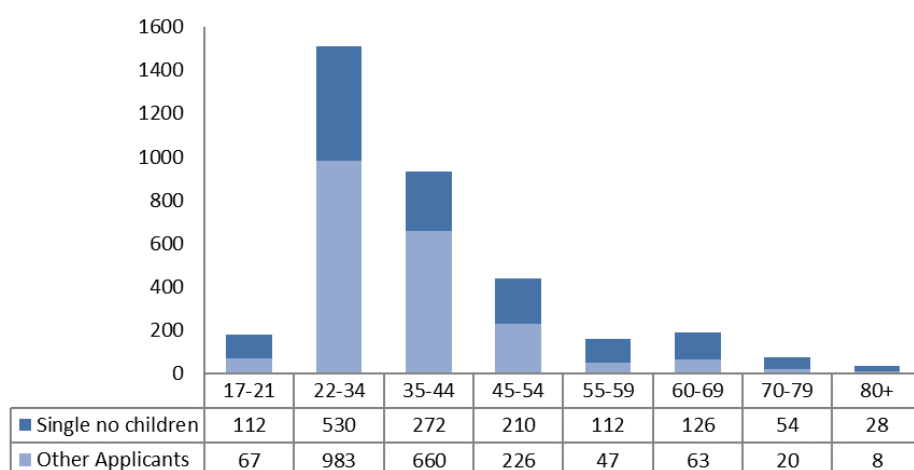
Number of applicants on the Housing Register



At the end of December 2020 there were 6,735 applicants on the housing register, 52% (3,518) have bid on a property in the last 12 months (active applicants). This is a 10% reduction on active applicants when compared to the same period the previous year, which may be attributed to the suspension of the Homefinder Choice based Lettings system in response to COVID-19 restrictions plus the cancellation of applicants who have not placed a bid for more than six months following a review earlier in the year.

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

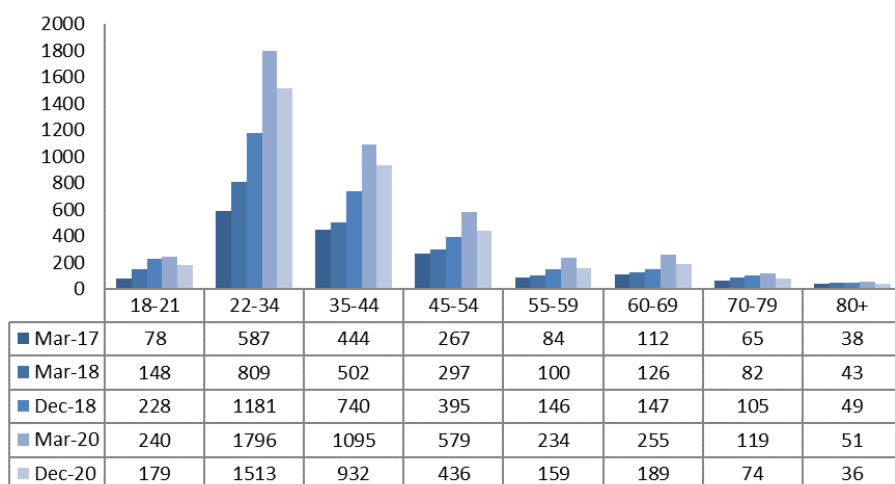
Age profile of the lead applicant on the Housing Register (active only)



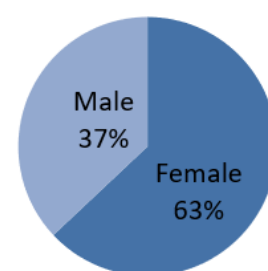
92% of lead applicants are aged between 18 and 59 years old, 63% of lead applicants are female.

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

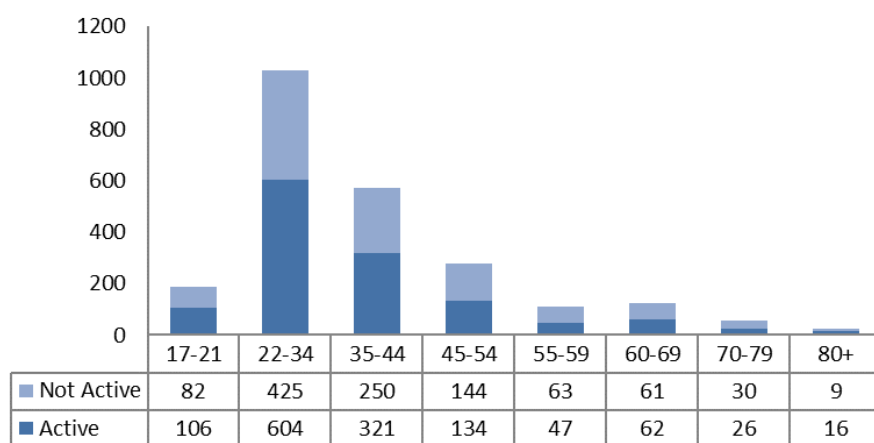
Age profile of the lead applicants compared to previous snapshots (active only)



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



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

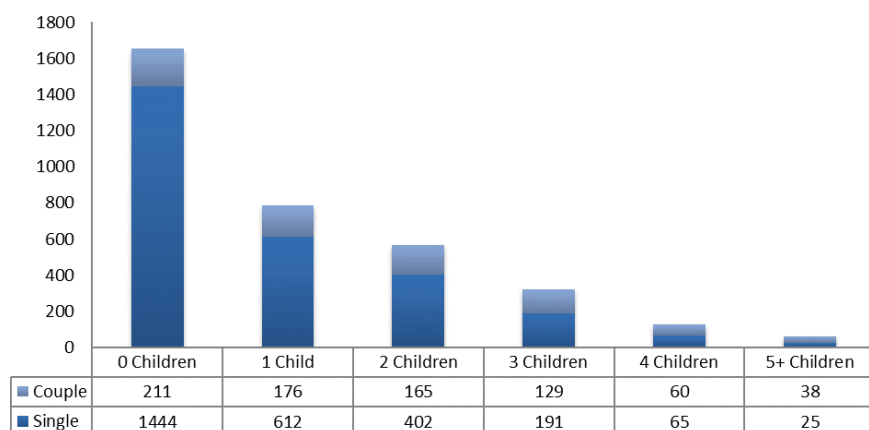


The age profile of lead applicants (both active and non-active) joining the Housing Register between April and December 2020 continues to reflect the trend in the age profile of active applicants in recent years. 51% are aged between 18 and 34 years old.

The percentage of applicants who have come onto the housing register since April 2020 as a percentage of the total number of applicants is 35%.

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)



47% of active applicants on the housing register have no children, this is slightly less than the same period in 2019/20 (50%)

Housing Needs Bands of the lead applicant (active only)

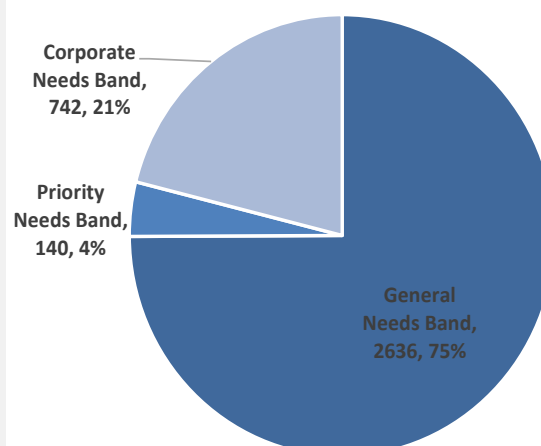
The Allocations Policy has been reviewed and the 2020-2025 policy approved by Council Cabinet in September 2020. The Allocations Policy prior to the review operated using 2 bands, Emergency & General Needs. The revised policy introduced a third band from October 2020, changing the priorities of those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

They are:

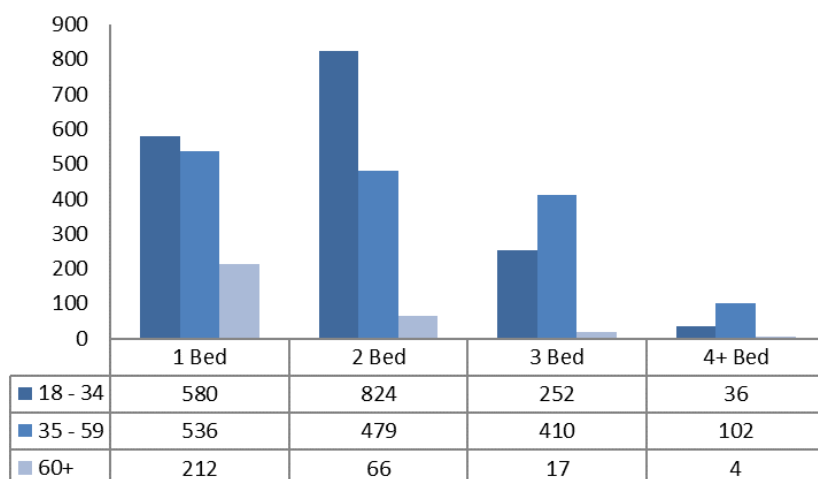
- Corporate Needs Band
- Priority Needs Band
- General Needs Band

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

Due to the change in which properties are allocated we are unable compare current data with previous reports.



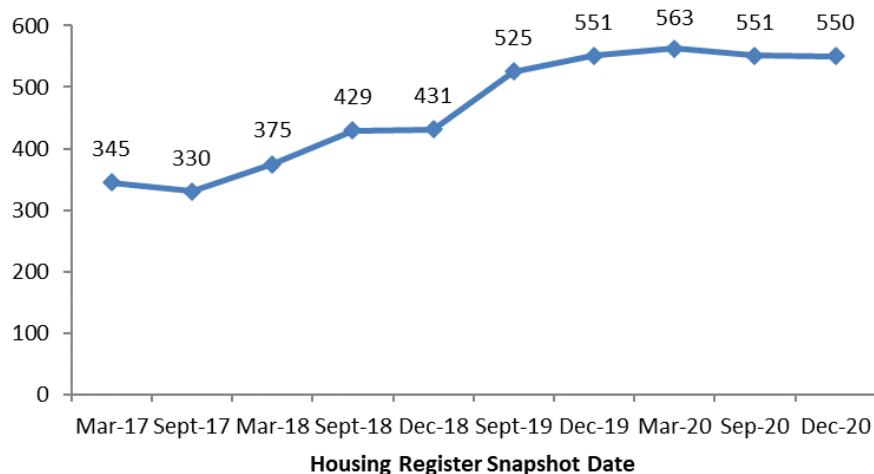
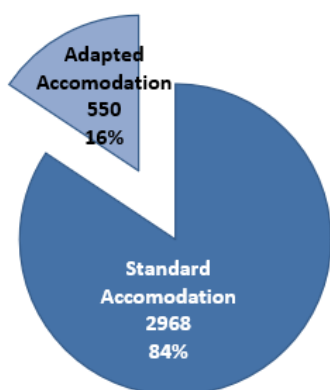
Property size required by the applicant on the Housing Register (active only)



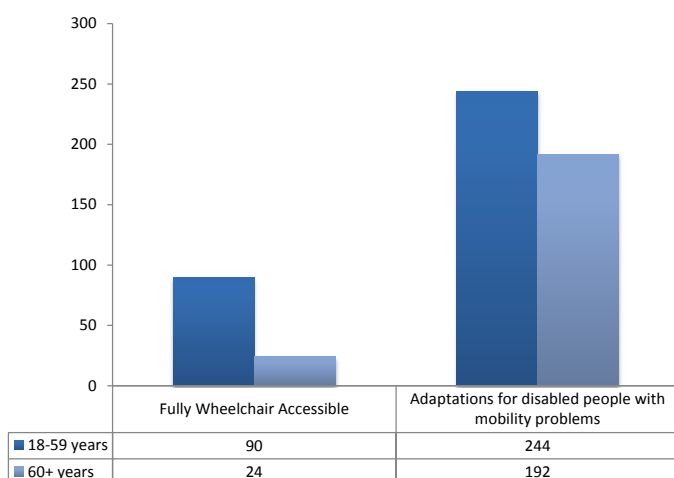
38% of active applicants on the housing register require a one bedroom property as a minimum, compared to 40% in December 2019.

39% require a two bedroom property as a minimum and 4% require a property with four or more bedrooms.

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



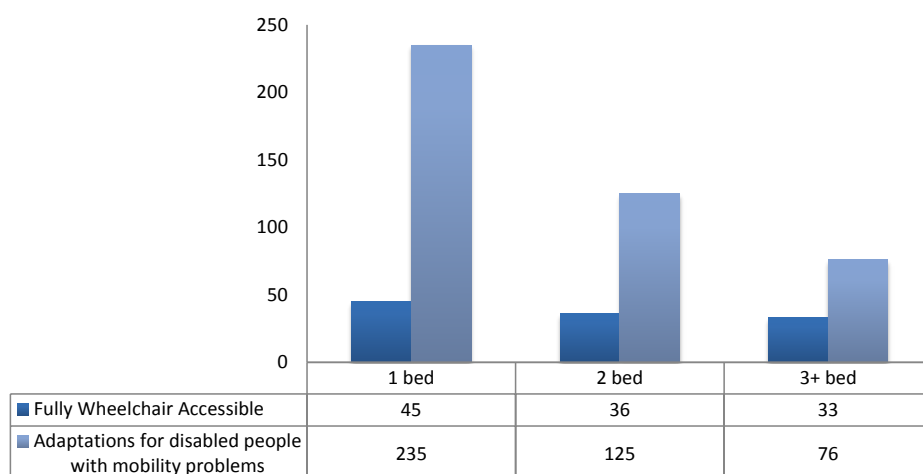
Type of adapted property required



16% of active applicants on the Housing Register require an adapted property.

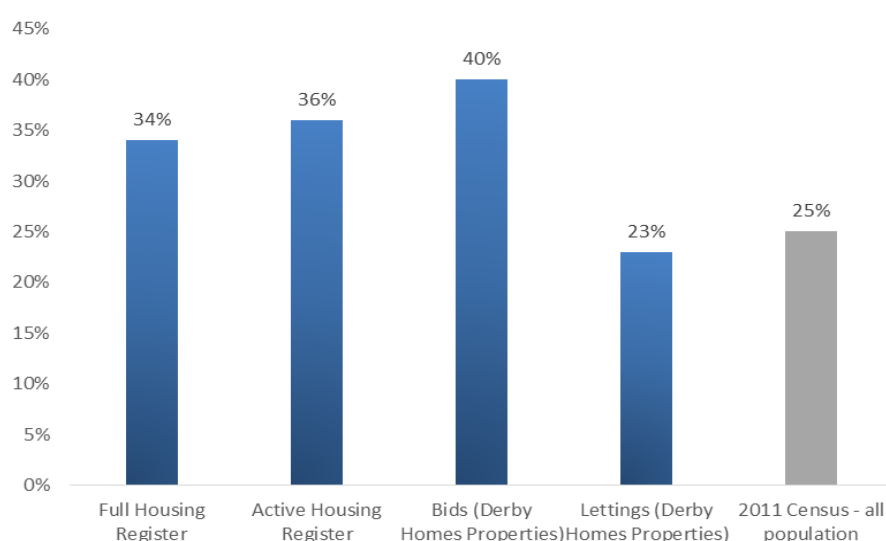
The majority of those that require adaptations are for disabled people with mobility problems.

Minimum room size required by those needing adapted accommodation



51% of applicants needing an adapted property require a property with a minimum of one bedroom and 29% require a two bedroom property.

Ethnicity - Percentage of lead applicants with an ethnic minority background – required updated graph



36% of active applicants on the housing register have a minority ethnic origin or background, compared to 34% on the full housing register.

40% of bids on Derby Homes properties are from applicants with a minority ethnic background and 23% of lettings. Note that bids are based on the total number of direct bids not the number of applicants bidding (it also includes bids made by 'Open to all' applicants).

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

Nationality	Active Housing Register	Bids	Lettings
UK National / British citizen	85%	82%	86%
EEA National including:	9%	12%	5%
- Poland	(3%)	(4%)	(<1%)
- Latvia	(2%)	(3%)	(1%)
- Other EEA	(5%)	(5%)	(4%)
Non-EEA National	5%	5%	4%
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.

12% of bids were from EEA nationals, as stated above this reflects the total number of direct bids not the number of applicants bidding (it also includes bids made by 'Open to all' applicants).

Bids on Derby Homes Properties (April 2020 – December 2020)

344

Adverts on Properties

18,774*

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	118	11,704	99
Flat / Apartment	140	5,635	40
Bungalow	86	1,435	17
Total	344	18,774	55

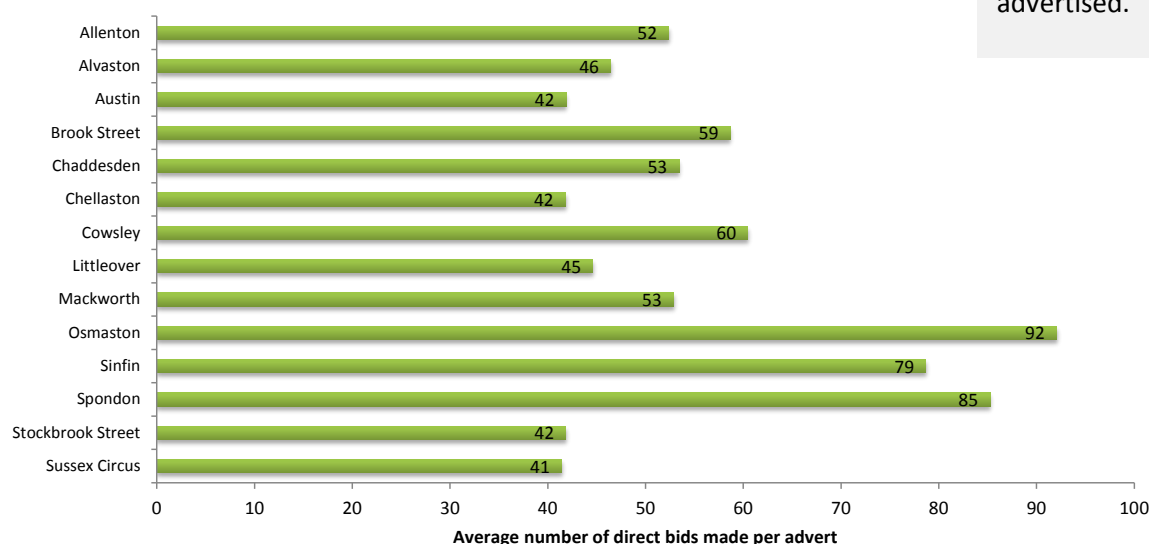
* note some properties may have been advertised more than once in a cycle

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

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	168	4,860	29
Two bedrooms	84	4,914	59
Three bedrooms	82	8,154	99
Four plus bedrooms	10	846	85
Total	344	18,774	55

* 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 (92). The lowest average number of bids made per advert was in Sussex Circus (41). The highest number of properties advertised as a percentage of all adverts was in the Allenton management area at 13%.

There were 18,744 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 55 direct bids per advert between April and December (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 – December 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	6	29	0.3%
1 bedroom	1905	1,976	30.6%
2 bedroom	3047	339	26.7%
3 bedroom	5181	7	40.9%
4 bedroom	147	1	1.2%
5 bedroom	23	0	0.2%
6+ bedroom	13	0	0.1%
Total	10,322	2,352	

The number of properties within the housing stock profile as at 31 December 2020 was 12,674.

300 properties were re-let between April and December 2020 with an average re-let time of 48.71 days on standard re-let properties. The re-let time has been substantially affected by COVID restrictions on the letting of properties in this period.

Number of properties re-let during April 2020 to December 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	178	44.85	229	7.9%	8.7%
2 bedroom	78	50.68	112	4.4%	5.5%
3 bedroom	42	60.33	94	2.4%	2.6%
4 bedroom	2	71.50	5	4.5%	4.1%
5 bedroom	-	-	-	0.0%	15.0%
6+ bedroom	-	-	1	10.3%	16.7%
Total	300	48.71	441	4.6%	5.3%

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

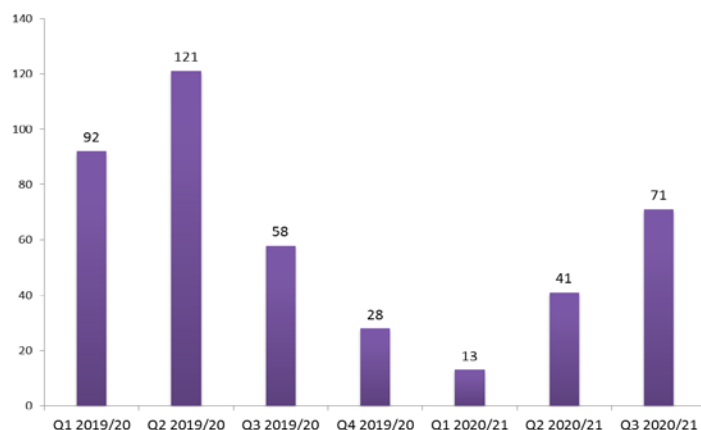
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

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	1115	8.8%	38	53.50	57	6.8%
Alvaston	1136	9.0%	33	52.64	44	5.2%
Austin	954	7.5%	24	34.17	41	5.7%
Brook Street	805	6.4%	17	58.12	24	4.0%
Chaddesden	947	7.5%	21	44.33	30	4.2%
Chellaston	463	3.7%	19	40.47	22	6.3%
Cowsley	904	7.1%	19	58.05	32	4.7%
Littleover	410	3.2%	6	78.50	14	4.6%
Mackworth	1273	10.0%	24	41.75	41	4.3%
Sinfin	727	5.7%	18	64.50	20	2.9%
Osmaston	847	6.7%	9	33.00	16	3.1%
Spondon	444	3.5%	6	63.33	12	3.6%
Stockbrook Street	1335	10.5%	44	37.32	56	5.6%
Sussex Circus	1124	8.9%	22	58.14	32	3.8%
Parkland View	62	0.5%	-	-	-	-
Other	128	1.0%	-	-	-	-
Total	12,674	-	300	48.71	441	4.6%

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

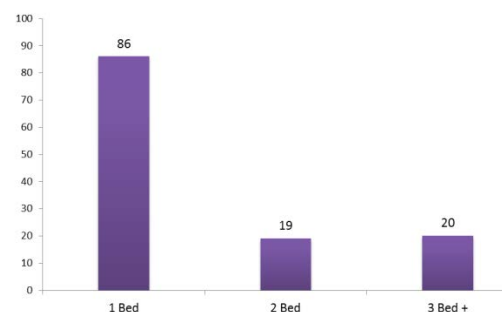
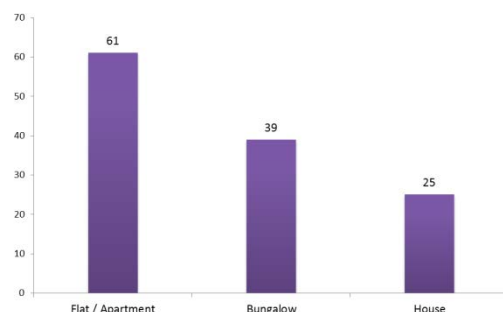
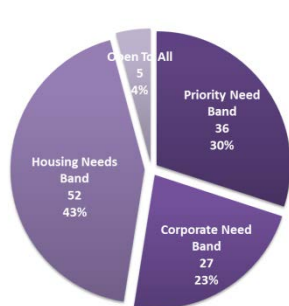
Offers on Derby Homes Properties that are refused (April 2020 to December 2020)

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

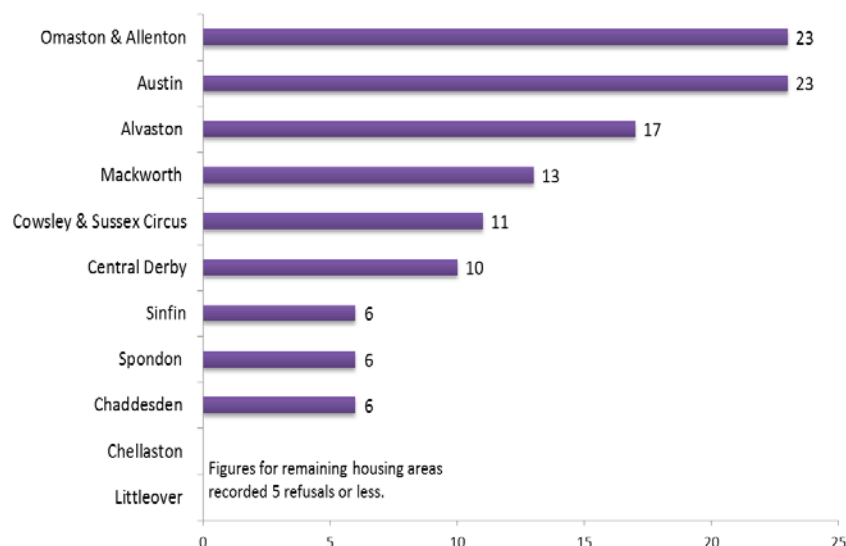


There were 125 occasions when a property offer was refused by the applicant between April 2020 and December 2020. This has decreased compared to the previous year. This relates to 91 properties and includes open to all applicants. Note that the suspension of the Homefinder Choice based lettings system 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



69% of refusals were for one bedroom properties and 49% for flats/apartments.

18% of all refusals were for properties in Osmaston and Allenton and 18% in Austin. 67% of refusals by applicants were reasonable, with 19% because the property was unsuitable. 17% were due to an autobid placed and the property was not suitable.

31% of refusals were recorded as unreasonable and 2% were refused due to being rehoused by another landlord.

Top 3 reasonable reasons given for refusal

Reasonable reason	
Property unsuitable	19%
Autobid placed not suitable	17%
Facilities not suitable	8%

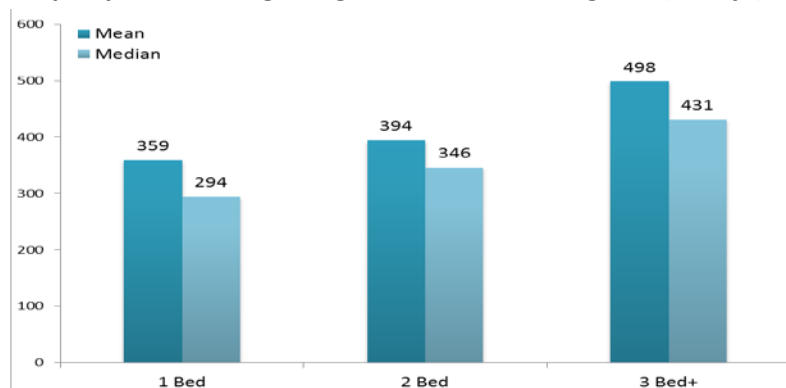
Top 2 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	10%
Property size	6%

Average length of time on the Housing Register for properties let between April and December 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 (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.

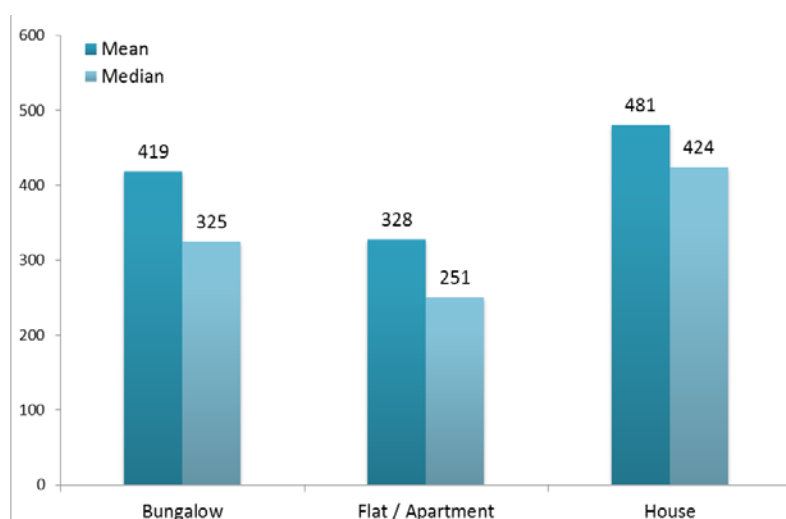
Property Size - average length of time on the register (in days)



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	273	41%
2 bedrooms	199	49%
3+ bedrooms	155	55%
Total	627	47%

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

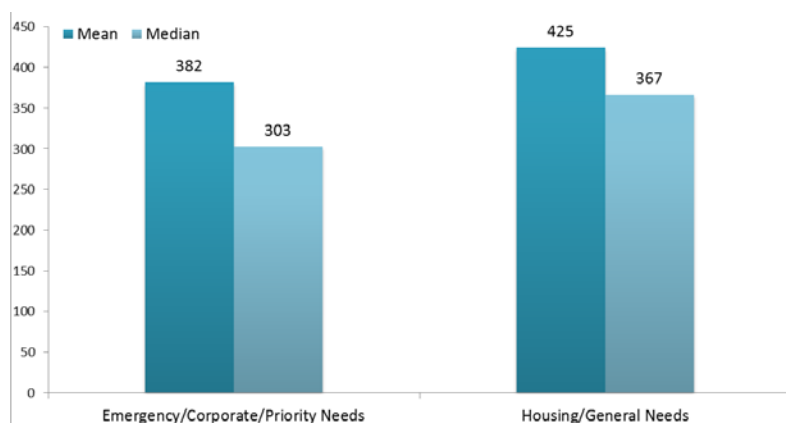


The suspension of the Homefinder Choice Based Lettings system until 1 September will have had an impact on lettings information captured due to vacant properties not being advertised.

Lettings for all landlords between April and December 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.

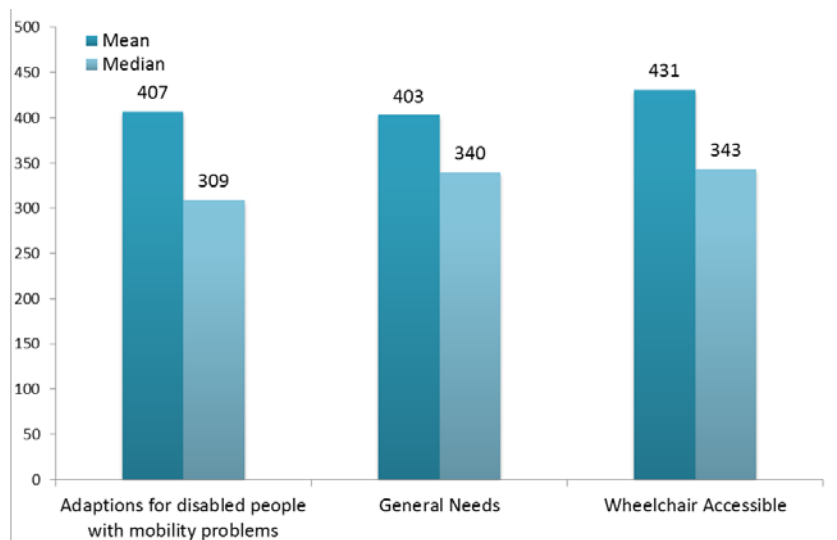
Housing Need - average length of time on the register (in days)



48% of lettings during April to December 2020 were made to applicants with an emergency need or in the corporate or priority banding within the new allocations policy (in place from 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 (or 'Open to All') rather than band awarded at the time of the letting.

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



21% of lettings during April to December 2020 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)

