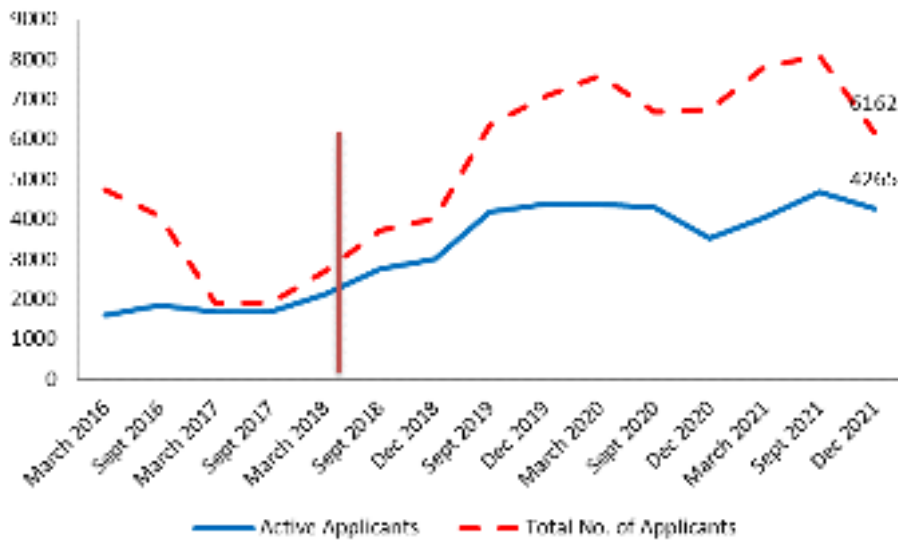


Demand for Housing and Applicant Profile (Housing Register Snapshot December 2021)

Number of applicants on the Housing Register

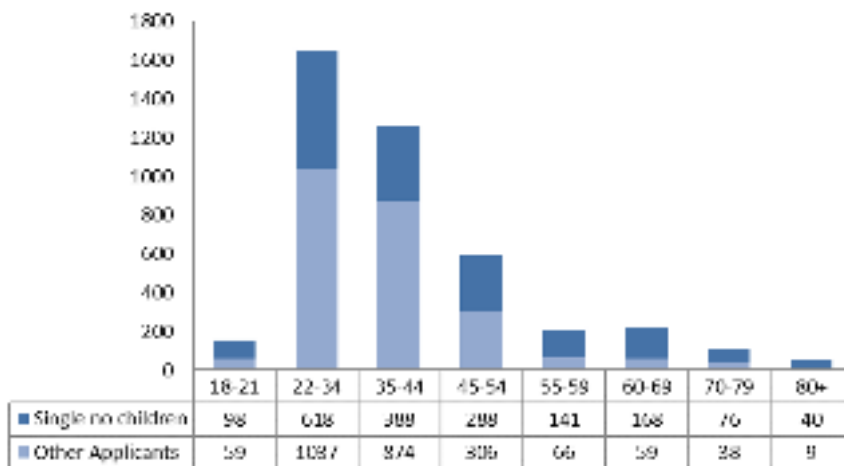


We have been undertaking a rolling review of the housing register and where people have not responded the applications have been closed. At the end of December 2021 there were 6,162 applicants on the housing register (compared to 8,078 in the previous quarter).

69% (4,265) have bid on a property in the last 12 months (active applicants) compared to 58% the previous quarter.

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

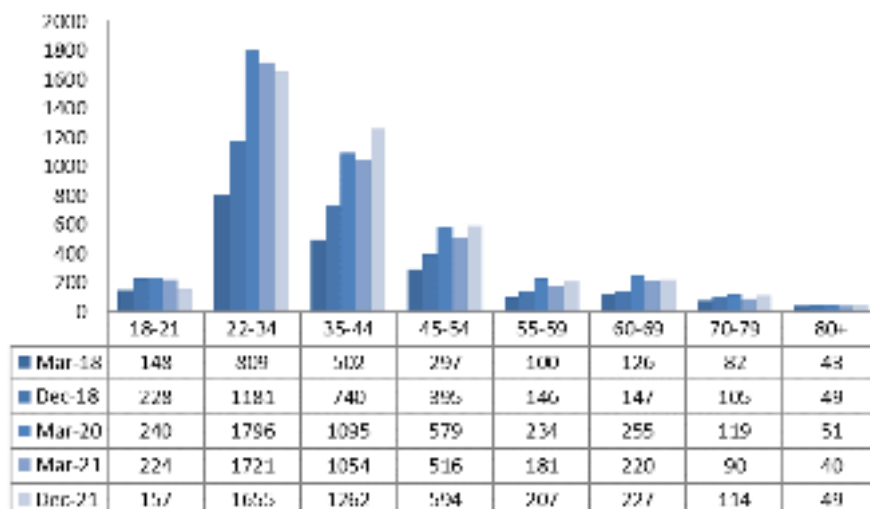
Age profile of the lead applicant on the Housing Register (active only)



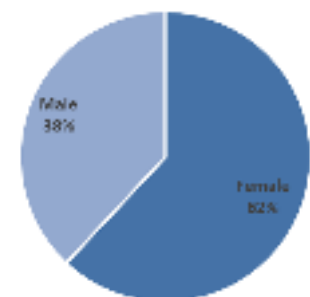
91% of lead applicants are aged between 18 and 59 years old, 62% of lead applicants are female.

At 39% active applicants aged between 22 and 34 continues to be the highest age band on the housing register.

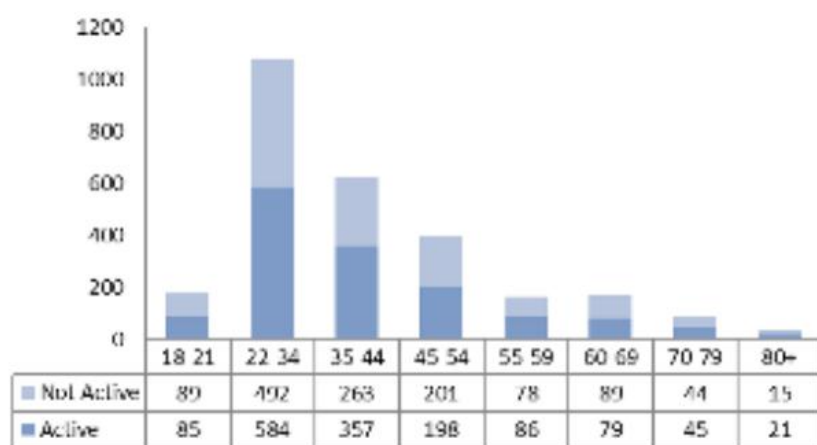
Age profile of the lead applicants compared to previous snapshots (active only)



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



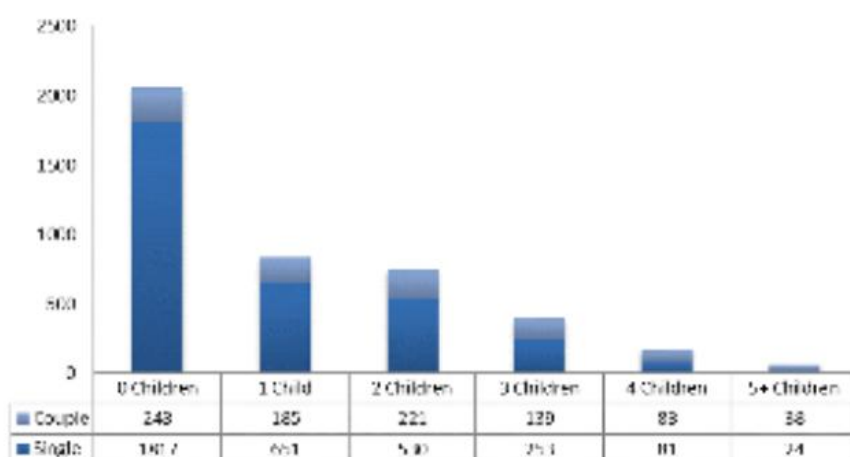
Age profile of those coming onto the Housing Register since April 2021 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register between April 2021 and December 2021 continues to reflect the trend in the age profile of active applicants in recent years. However, we have seen a slight reduction in the percentage of applicants aged between 18 and 34 (46% compared to 51% at year-end 2020/21).

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 2021 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)



48% of active applicants on the housing register have no children. This remains comparable with previous years.

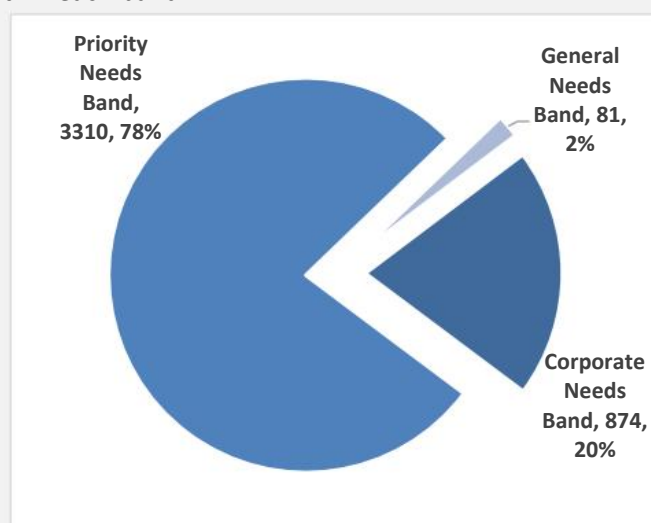
Housing Needs Bands of the lead applicant (active only)

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.

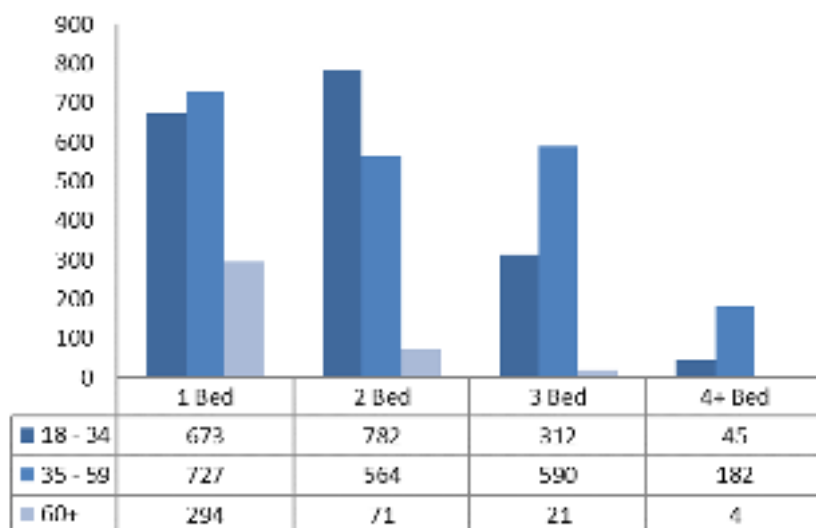
They are:

- 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](#).



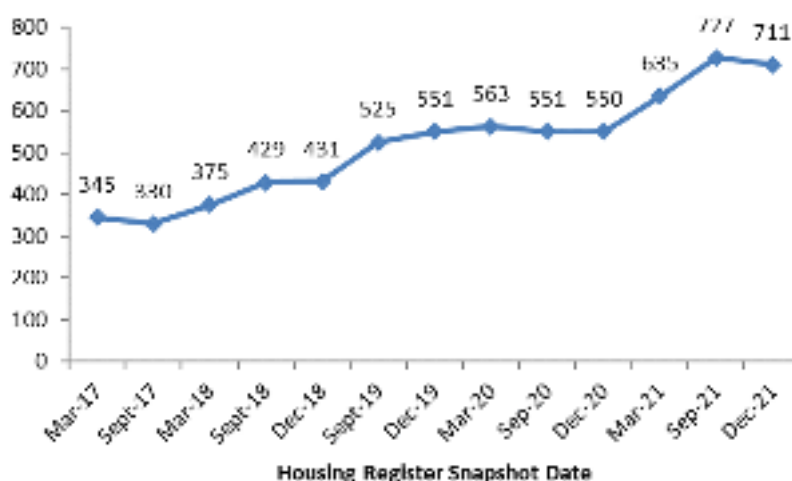
Property size required by the applicant on the Housing Register (active only)



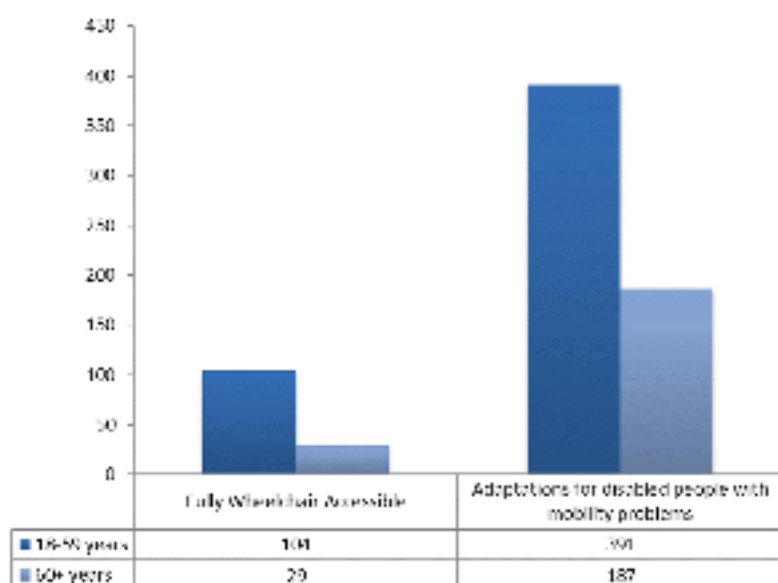
40% of active applicants on the housing register require a one bedroom property as a minimum, which is comparable with the same period last year.

33% 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)



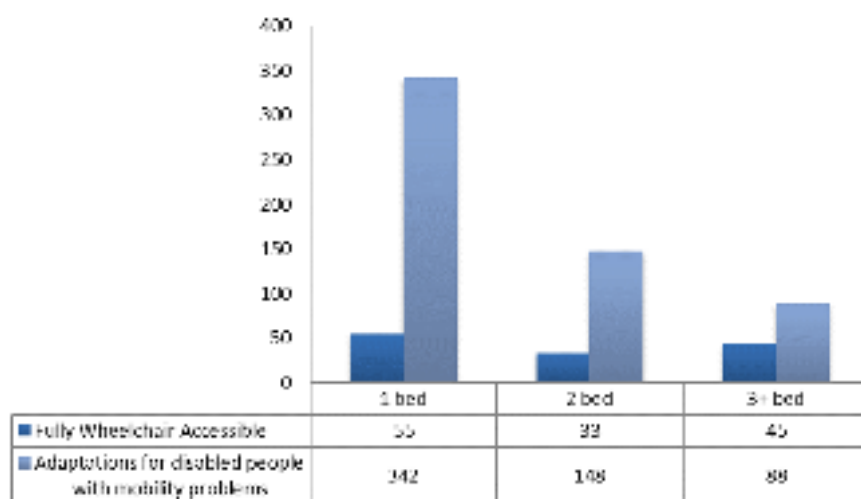
Type of adapted property required



17% of active applicants on the Housing Register require an adapted property compared to 16% at year-end 2020/21.

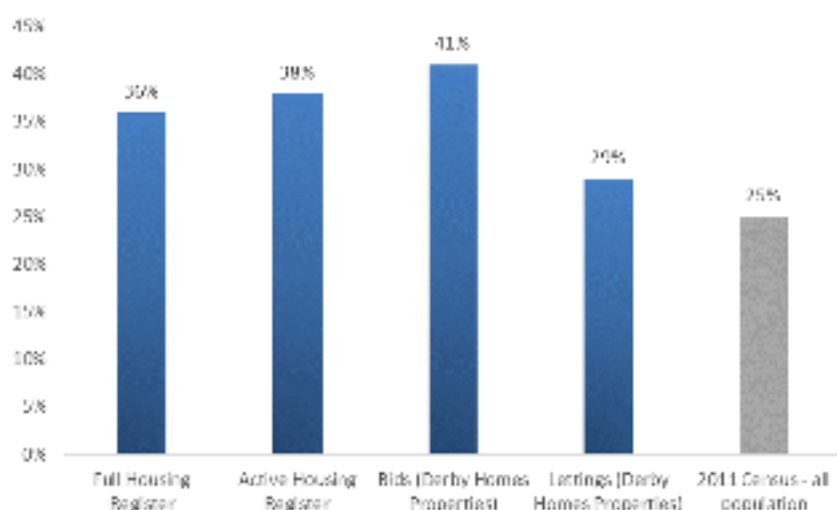
The majority of those that require adaptations are for disabled people with mobility problems.

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 26% 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 with 38% of active applicants on the housing register (36% in December 2020), compared to 36% on the full housing register (34% in December 2020).

41% of bids on Derby Homes properties are from applicants with a minority ethnic background and 29% 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	80%	78%	83%
EEA National	12%	14%	7%
Non-EEA National	4%	8%	7%
No Information	1%	1%	2%

Note: individual percentages may not add up due to rounding

80% 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 bids made by 'Open to all' applicants where a property has been specifically advertised to this band).

Bids on Derby Homes Properties (April 2021 – December 2021)

507

Adverts on Properties

38,373*

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	170	23,101	136
Flat / Apartment	258	12,833	50
Bungalow	79	2,439	31
Total	507	38,373	76

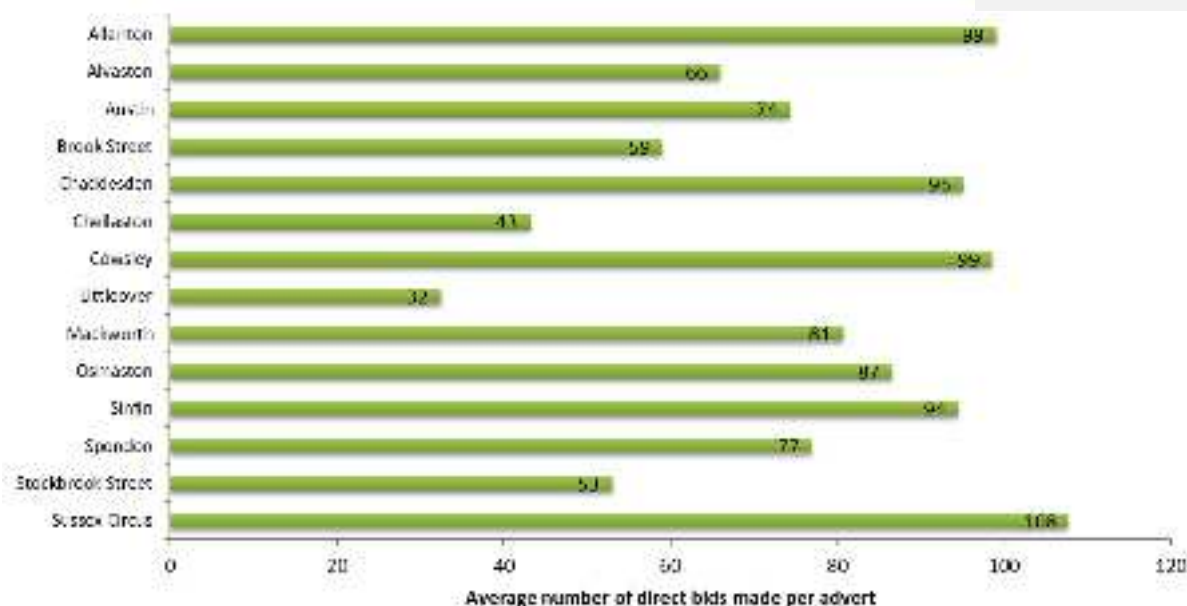
* note some properties may have been advertised more than once in a cycle

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

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	247	10,856	44
Two bedrooms	145	14,506	100
Three bedrooms	105	12,657	121
Four plus bedrooms	10	354	35
Total	507	38,373	76

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

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



There were 38,373 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 76 direct bids per advert between April and December (this includes bids made by 'open to all' applicants where a property has been specifically advertised to this band).

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

The suspension of the Homefinder Choice based Lettings system, in response to COVID-19 restrictions impacted on the 2020/21 data and we are therefore unable to compare figures to the previous year.

The highest average number of bids made per advert for properties was in Sussex Circus (108) and the lowest average number of bids made per advert was Littleover (32). The highest number of properties advertised as a percentage of all adverts was in the Stockbrook Street management area at 17%.

Stock Profile and Turnover for Derby Homes Properties (April 2021 – December 2021)

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	1894	1956	30.6%
2 bedroom	3014	375	26.9%
3 bedroom	5096	14	40.6%
4 bedroom	149	3	1.2%
5 bedroom	34	1	0.3%
6+ bedroom	15	0	0.1%
Total	10,208	2,376	

The number of properties within the housing stock profile as at 31 December 2021 was 12,584.

374 standard properties were re-let between April 2021 and December 2021 with an average re-let time of 21.51 days.

Number of properties re-let during April 2021 to December 2021, 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	2021-22 Annualised Turnover	2020-21 Turnover	2019-20 Turnover
1 bedroom	217	20.92	284	9.8%	8.8%	8.7%
2 bedroom	104	21.09	150	5.9%	4.8%	5.5%
3 bedroom	50	24.92	104	2.7%	2.6%	2.6%
4 bedroom	3	22.33	6	5.3%	4.7%	4.1%
5 bedroom	-	-	2	7.8%	0.0%	15.0%
6+ bedroom	-	-	-	-	14.3%	16.7%
Total	374	21.51	546	5.8%	5.1%	5.3%

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

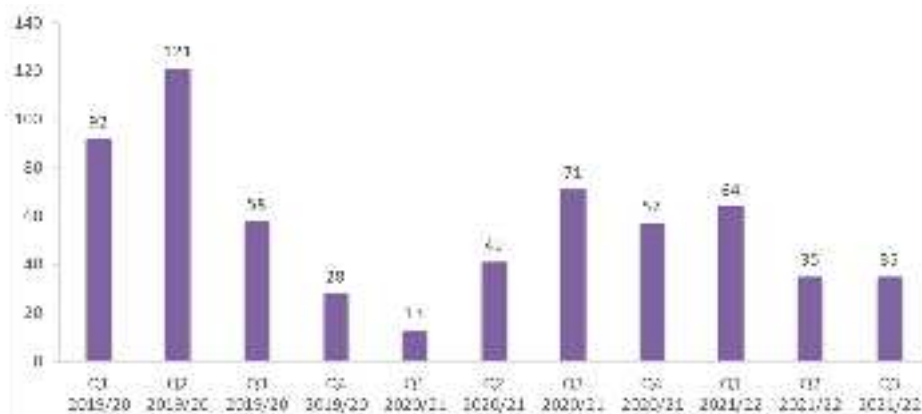
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

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	1108	8.8%	22	24.45	39	4.7%
Alvaston	1132	9.0%	45	19.16	60	7.1%
Austin	947	7.5%	21	18.38	32	4.5%
Brook Street	800	6.4%	38	24.76	46	7.7%
Chaddesden	937	7.4%	26	26.19	37	5.3%
Chellaston	458	3.6%	22	17.86	26	7.6%
Cowsley	899	7.1%	27	19.11	47	7.0%
Littleover	406	3.2%	9	16.11	13	4.3%
Mackworth	1256	10.0%	37	22.84	62	6.6%
Sinfin	715	5.7%	17	16.47	27	3.4%
Osmaston	828	6.6%	9	23.11	18	4.3%
Spondon	440	3.5%	7	25.00	13	3.9%
Stockbrook Street	1334	10.6%	65	20.86	83	8.3%
Sussex Circus	1121	8.9%	29	24.83	43	5.1%
Parkland View	63	0.5%	-	-	-	-
Other	140	1.1%	-	-	-	-
Total	12,584	-	374	21.51	546	5.8%

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

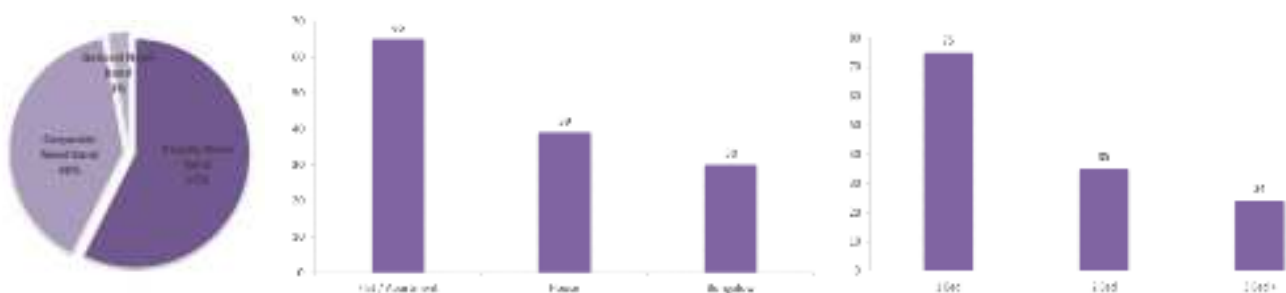
Offers on Derby Homes Properties that are refused (April 2021 to December 2021)

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

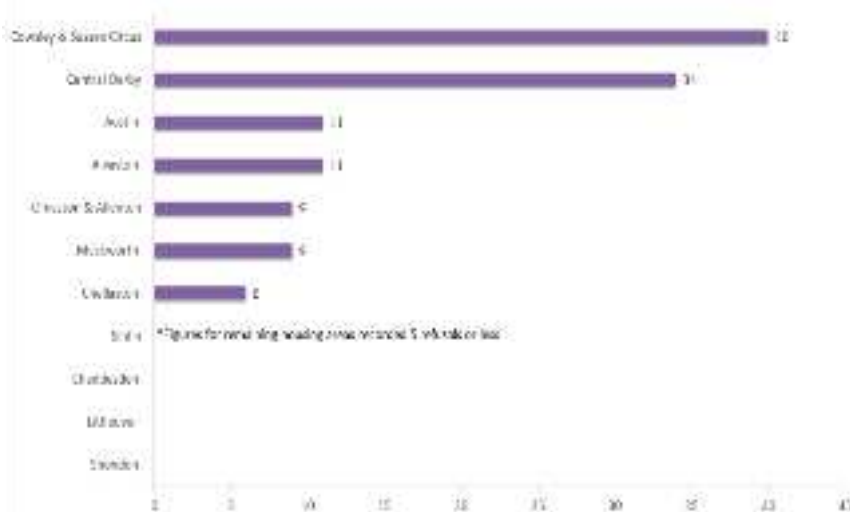


There were 134 occasions when a property offer was refused by the applicant between April and December 2021. This has decreased in the last two quarters compared to previous periods. These relate to 103 properties.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



56% of refusals were for one bedroom properties and 49% for flats/apartments.

30% of all refusals were for properties in Cowsley and Sussex Circus and 25% in Central Derby. 49% of refusals by applicants were reasonable, with 19% because the property was unsuitable. 13% were due to an autobid placed and the property was not suitable.

49% 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	13%
Applicant change of circumstance	8%

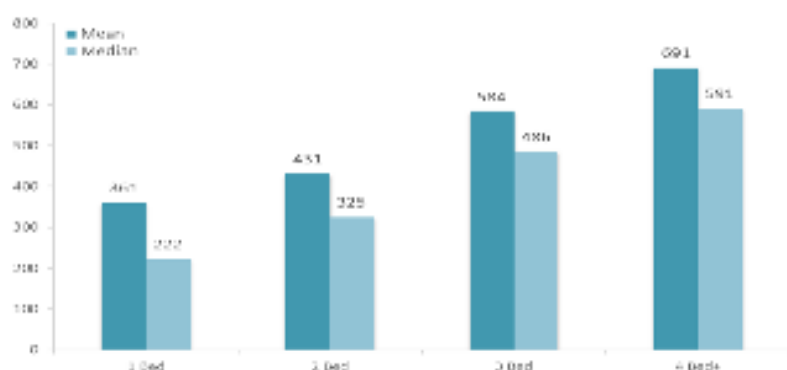
Top 3 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	22%
Property size	5%
Property unsuitable	4%

Average length of time on the Housing Register for properties let between April 2021 and December 2021 (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.

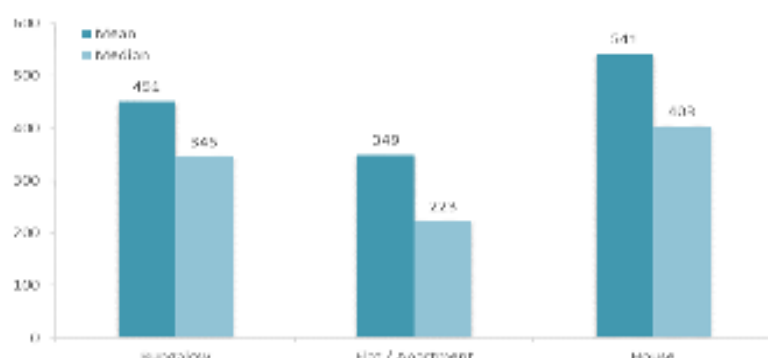
Property Size - average length of time on the register (in days)



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	336	35%
2 bedrooms	239	45%
3+ bedrooms	167	44%
Total	742	45%

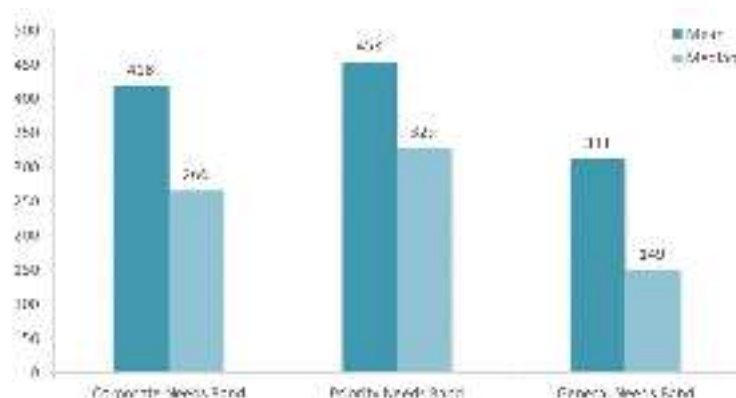
Property Type - average length of time on the register (in days)



Lettings for all landlords between April and September 2021 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 4 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.

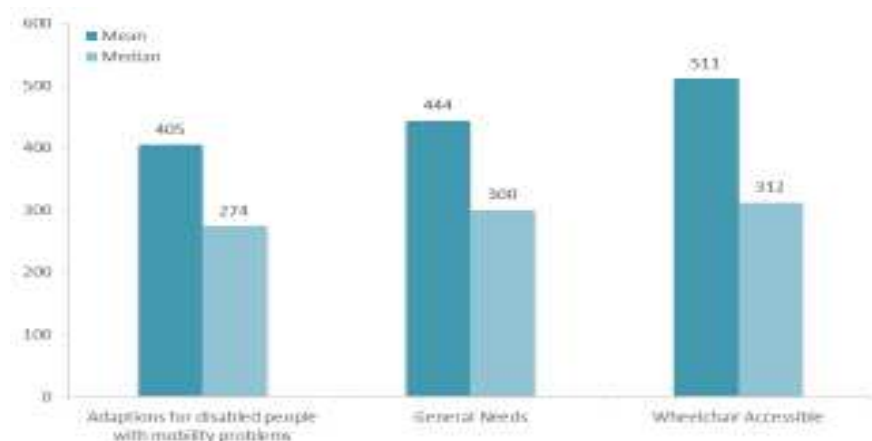
Housing Need - average length of time on the register (in days)



99% of lettings during April to December 2021 were made to applicants 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)



29% of lettings during April to December 2021 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)

