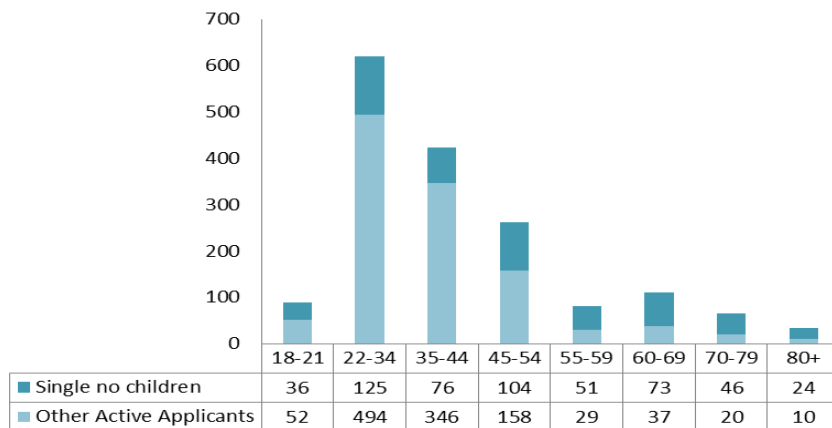


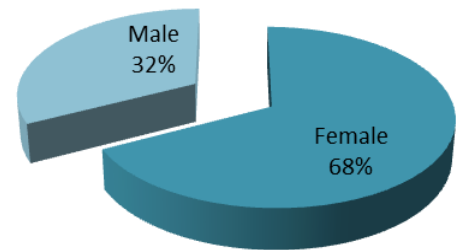
Homefinder Report – 2017/18 Mid-Year Report

Section 1: Housing Register Analysis (snapshot September 2017)

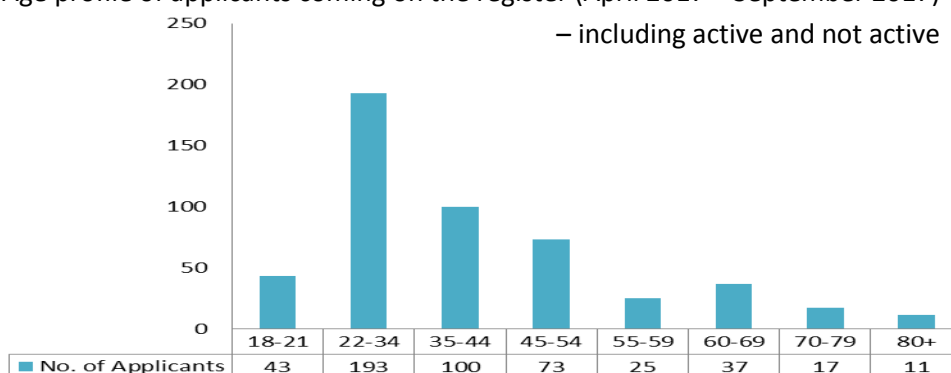
Age profile of the lead applicant (active only)



Gender profile of the lead applicant



Age profile of applicants coming on the register (April 2017 – September 2017) – including active and not active

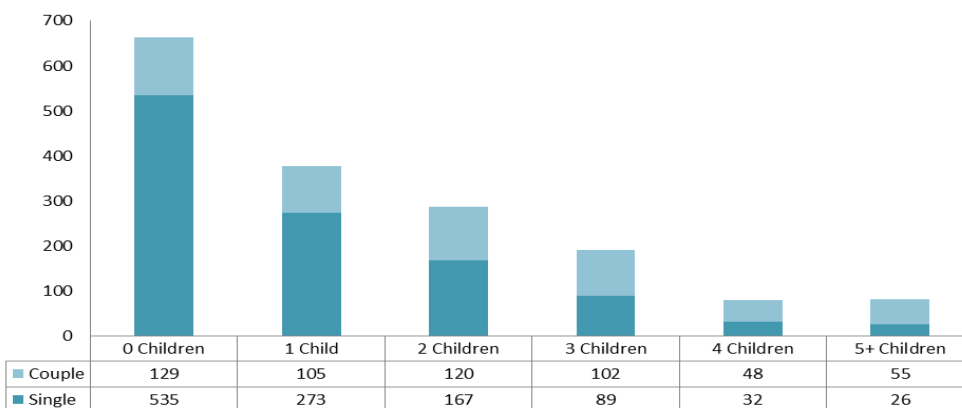


There were 1,681 active on the housing register at the end of September 2017. These applicants have made a bid within the last 12 months.

42% of lead applicants that are active on the housing register are between 18-34 years old (40% at March 2017). 161 in this age group (23%) are single with no children. 12% of lead applicants are 60 years old and over. 68% of lead applicants are female.

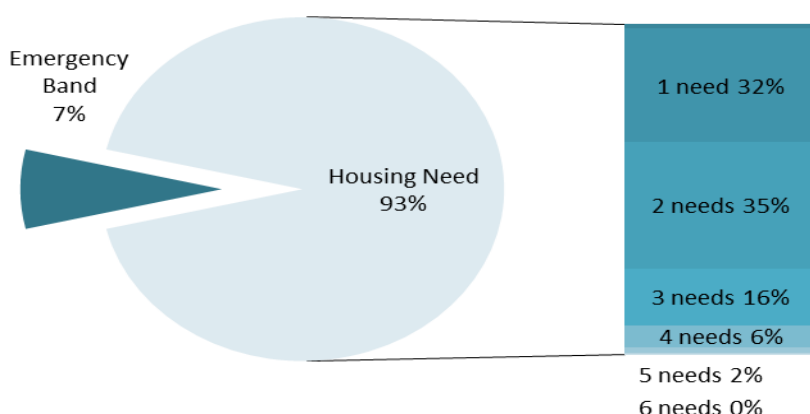
The age profile of those coming on the housing register in April 2017 – September 2017 shows there are a high proportion aged between 18 and 34 (47%).

Family profile of the lead applicant (active only)



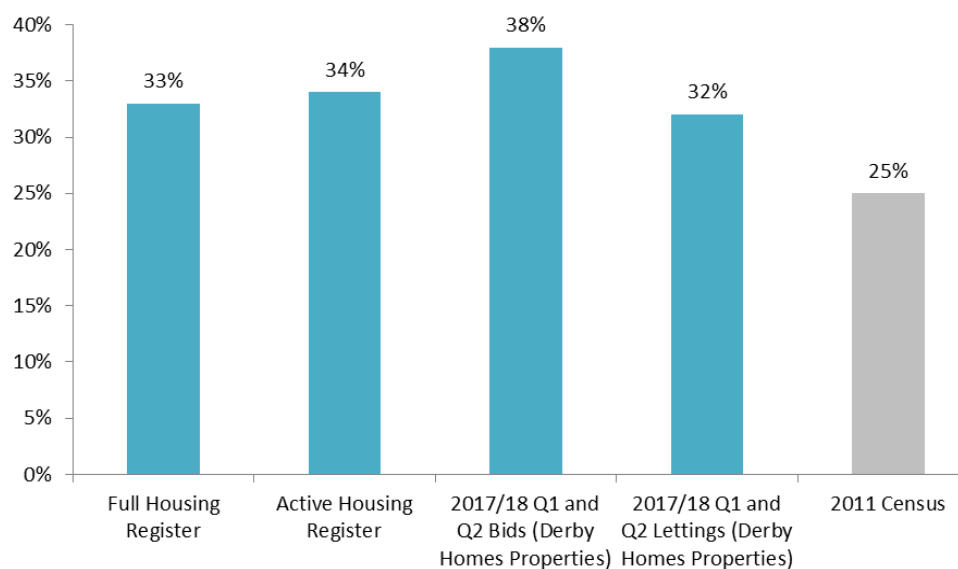
40% of all active applicants on the housing register have no children, 21% have 3 children or more.

Housing Need and Emergency Band profile of the lead applicant (active only)



7% of the lead applicants on the housing register have an emergency need (6% at March 2017). Of the 93% with a number of general housing needs, 32% have 1 need and 35% 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 32%. For comparison to the profile of Derby City residents the 2011 census recorded the BME population in Derby at 25%.

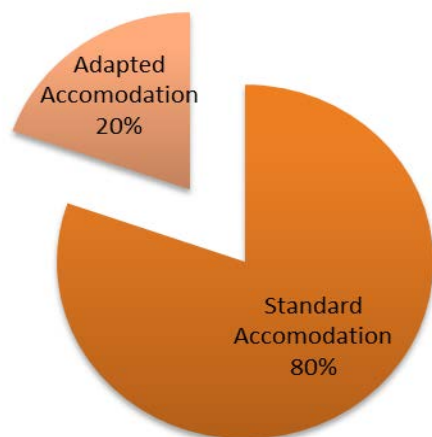
Note: Data does not include open to all applicants (however for bids data it will include previous OTA bids made by an applicant now on the housing register).

Nationality recorded of lead applicants active on the Housing Register

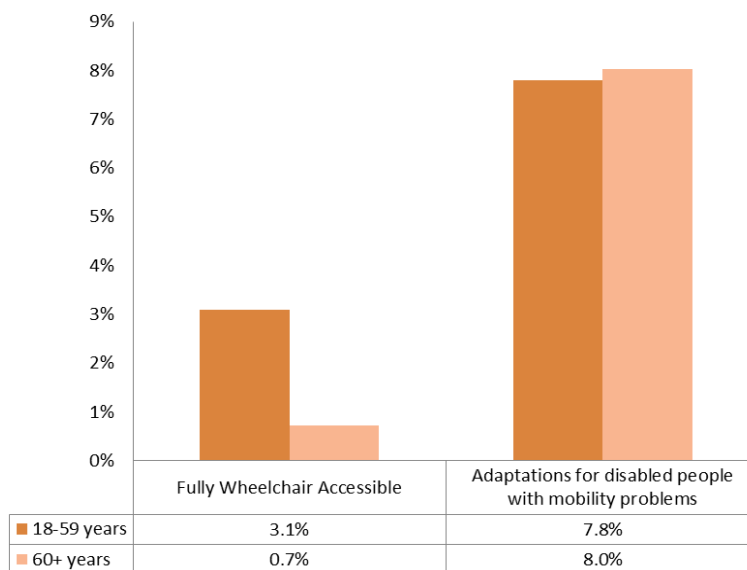
Nationality	Applicants
UK National	76%
No Information	7%
Non-EEA National	6%
Poland	3%
Other EEA National	3%
Latvia	2%
British Citizen	1%
Slovakia	1%

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

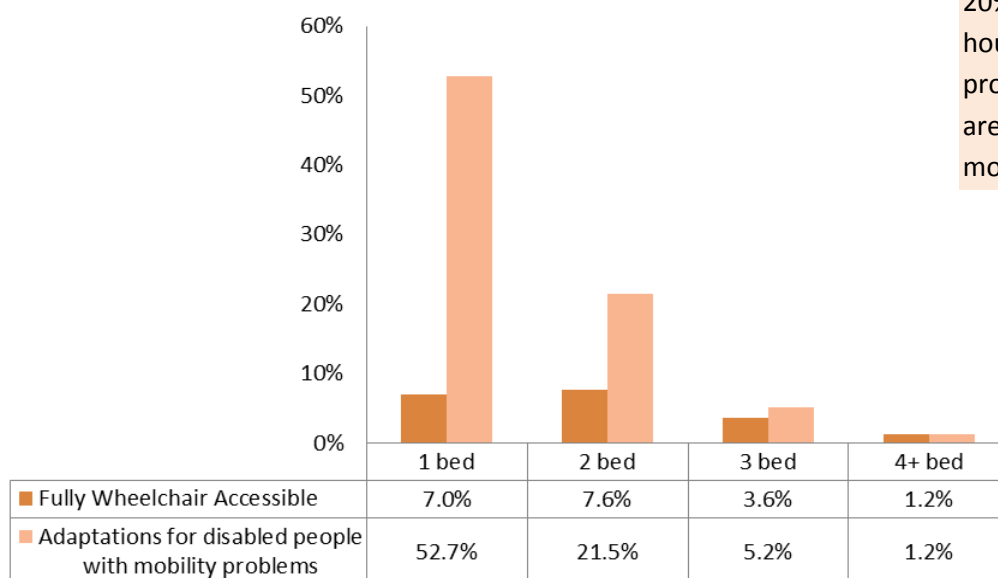
Percentage requiring an adapted property



Type of adapted property required



Minimum room size required by those needing adapted accommodation



20% of all active applicants on the housing register require adapted properties, the majority of these are for disabled people with mobility problems.

60% of lead applicants which need an adapted property require a property with a minimum of one bedroom, 29% require a two bedroom property as a minimum. This shows that the majority (almost 90%) of the demand is for adapted one or two bedroom properties.

Section 3: Impact on demand and turnover (Derby Homes Properties) 1 April 2017 to 30 September 2017

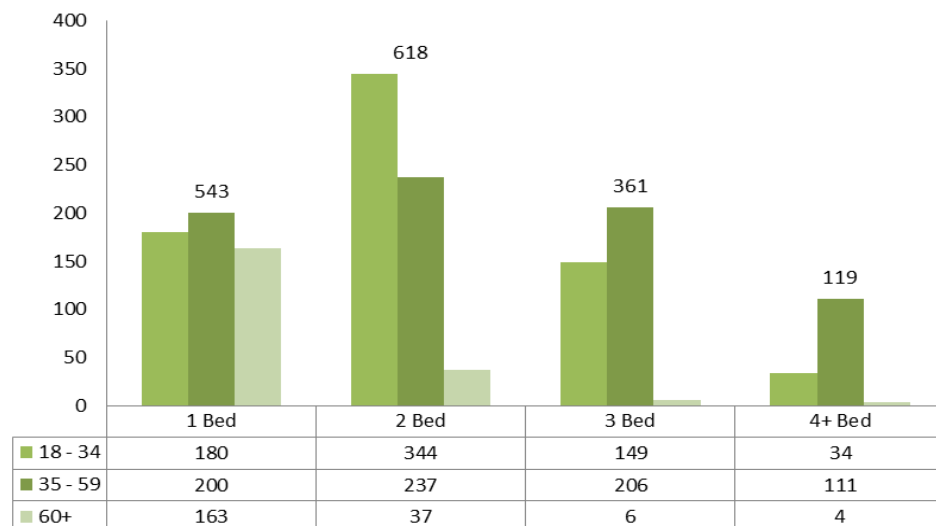
Number of properties advertised, total adverts and number of bids

Landlord	Properties Advertised	Adverts on Properties	Total number of Bids
Derby Homes	434	590	14,639
Total	745	958	29,457

Stock Profile 30 September 2017

	Supported Living	General Needs
0 Bed	29	6
1 Bed	1,970	1,931
2 Bed	340	3,120
3 Bed	13	5,480
4 Bed	1	129
5 Bed	0	9
6+ Bed	0	8
Total	2,353	10,683

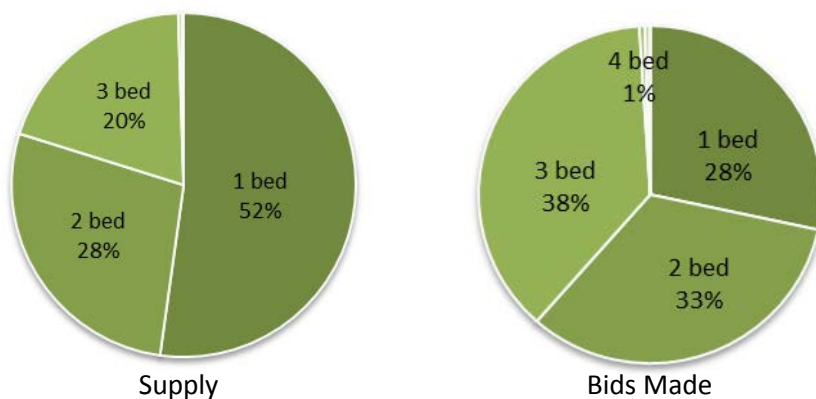
Breakdown of the property size required by the lead applicant active on the housing register



The highest requirement on the active housing register is for properties with a minimum of 2 bedrooms, 37% of active applicants require this. 32% require a 1 bed property as a minimum. 30% of those requiring a 1 bed property are 60 years of age or above.

9% require a minimum of 4 or more bedrooms.

Percentage breakdown of supply and bids made by the size of the property



Just 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 2017 to March 2017, average days taken to re-let and turnover

No. of Beds	No. of Empty Properties	Average Days to re-let	Turnover	Annualised Turnover
0 Bed	3	148.33	9%	17%
1 Bed	191	30.15	5%	10%
2 Bed	163	27.58	5%	9%
3 Bed	139	41.24	3%	5%
4 Bed	1	188.00	1%	2%
5 Bed	0	-	0%	0%
6+ Bed	1	132.00	13%	25%
Total	495	33.64	4%	8%

495 properties became vacant during April and September 2017 with an average re-let of 33.64 days. Turnover of empty properties to overall stock is 4% for this period.

Note: This includes both active and passive lettings.

Section 4: Profile of demand by property type and area (1 April 2017 to 30 September 2017)

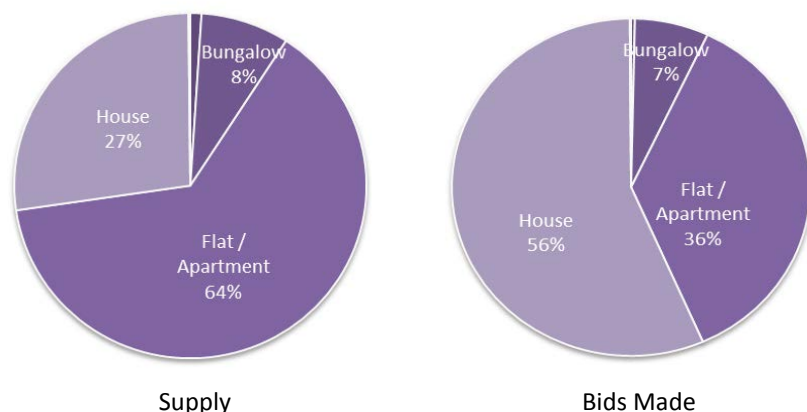
Derby Homes Properties

Property Type	Supply		Bids	
Bedsit / Studio Flat	6	1%	50	0%
Bungalow	48	8%	977	7%
Flat / Apartment	375	64%	5,333	36%
House	160	27%	8,262	56%
Maisonette	1	0%	17	0%
Total	590		14,639	

All Landlords (total)

Property Type	Supply		Bids	
Bedsit / Studio Flat	8	1%	140	0%
Bungalow	51	5%	1,104	4%
Flat / Apartment	591	62%	12,227	42%
House	307	32%	15,969	54%
Maisonette	1	0%	17	0%
Total	958		29,457	

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



64% 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 (56%). Note this does include bids made by open to all applicants.

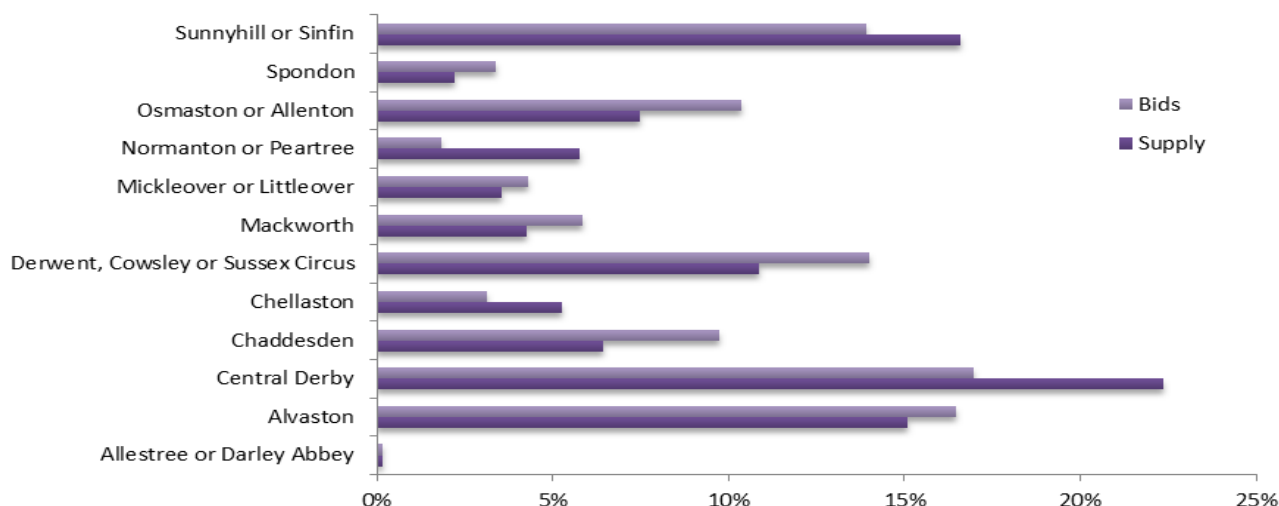
Stock profile by housing

Housing Area	Stock	Percentage
Allenton	1,147	9%
Alvaston	1,181	9%
Austin	1,007	8%
Brook Street	828	6%
Chaddesden	960	7%
Chellaston	472	4%
Cowsley	930	7%
Littleover	428	3%
Mackworth	1,308	10%
Sinfin	741	6%
Osmaston	917	7%
Spondon	446	3%
Stockbrook St	1,368	10%
Sussex Circus	1,163	9%
Parkland View	62	0.5%
Other	78	0.6%
City Total	13,036	-

The proportion of bids made on properties in Osmaston/Allenton, Mickleover/Littleover, Mackworth, Chaddesden, Alvaston, Spondon and Derwent 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.

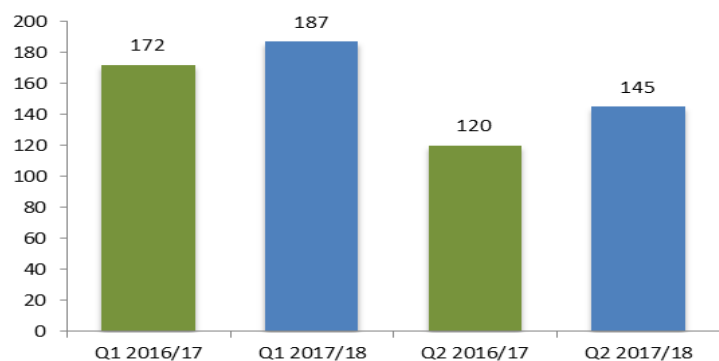
The proportion of bids on properties within central derby is lower than the supply suggesting that demand for properties here is less. This may reflect the higher number of properties available in central derby with 16% of the stock profile in Stockbrook Street and Brook Street.

Percentage of Supply and Bids on Derby Homes Houses by area



Section 5: Bids: Derby Homes Refusal Analysis (1 April 2017 to 30 September 2017)

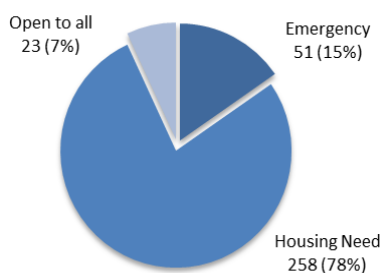
Number of times a property offer was refused by quarter



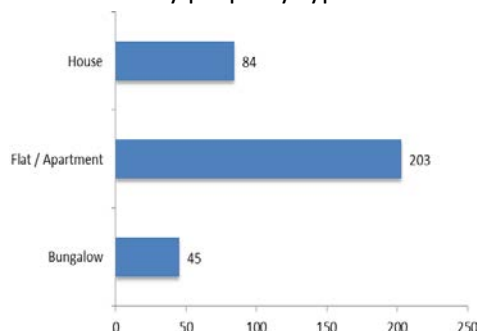
There were 322 occasions a property offer was refused by an applicant between April and September 2017, compared to 292 for this period in 2016. This relates to 179 properties and includes open to all applicants.

46% of properties were refused more than once, 52% of refusals were for 1 bedroom properties and 61% were flats / apartments. 15% of refusals were made by applicants within the emergency housing band.

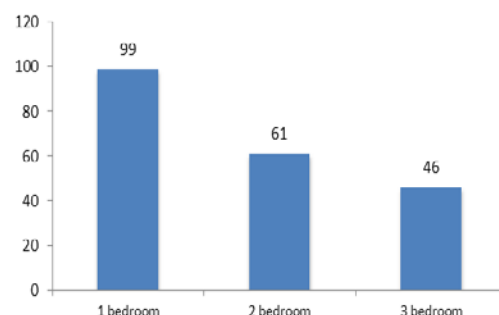
Refusals by housing need band



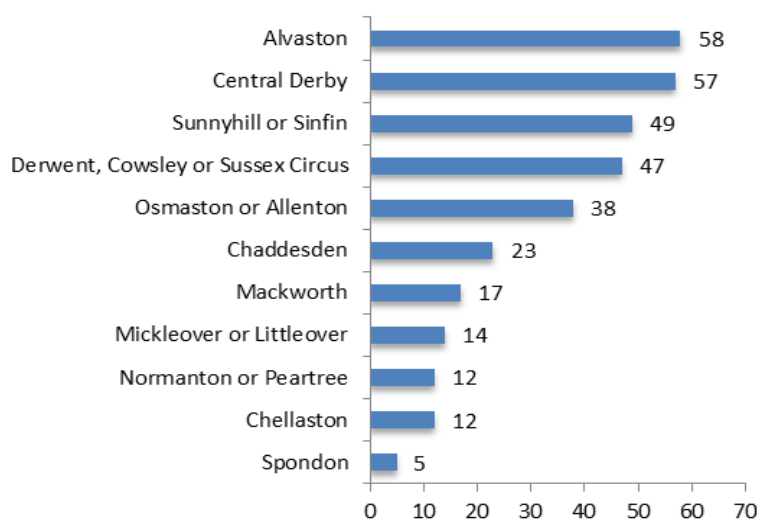
Refusals by property type



Refusals by property size



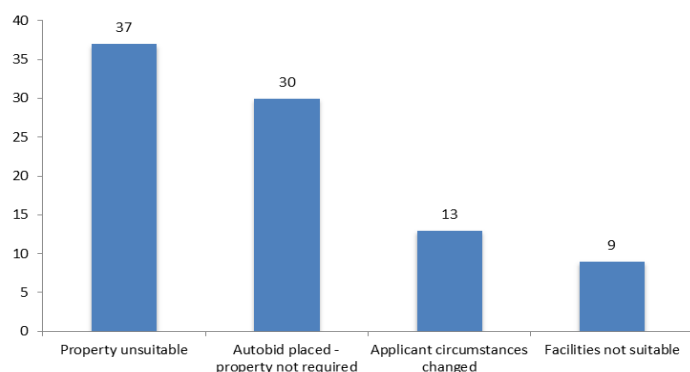
Refusals by housing area



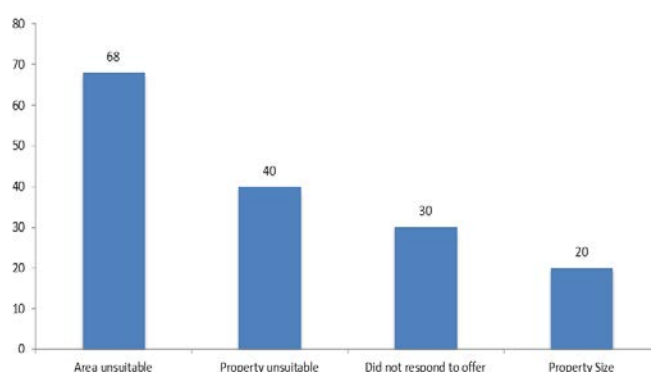
17% of refusals were for properties within Central Derby and 17% within Alvaston. 33% of refusals by applicants were reasonable, with 11% because the property was unsuitable. 9% were due to an autobid placed and the property was not required.

67% of refusals were recorded as unreasonable, 20% were because the area was unsuitable, 12% because the property was unsuitable and 6% because of the property size. Where the unreasonable refusal was due to an unsuitable property, 35% of these relate to one bedroom properties. The highest number of unreasonable refusals for unsuitable area relate to properties within the Sunnyhill or Sinfon area.

Top 4 reasonable reasons given for refusal



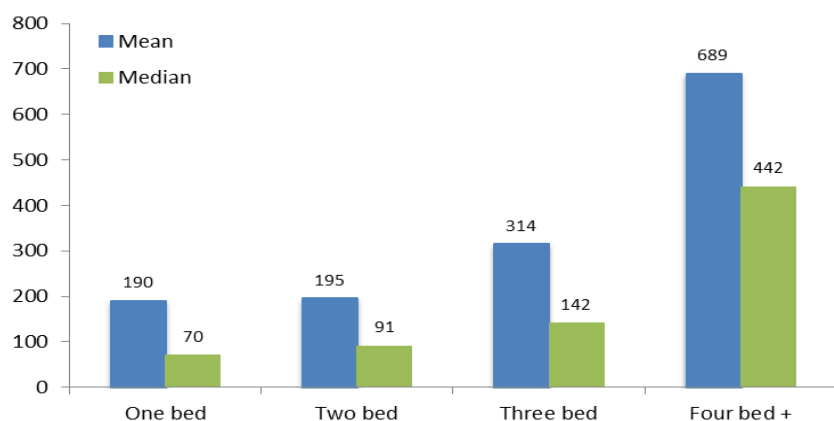
Top 4 unreasonable reasons given for refusal



Section 6: Lettings for all landlords: Analysis of length of time on the housing register for properties let between 1 April 2017 and 30 September 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.

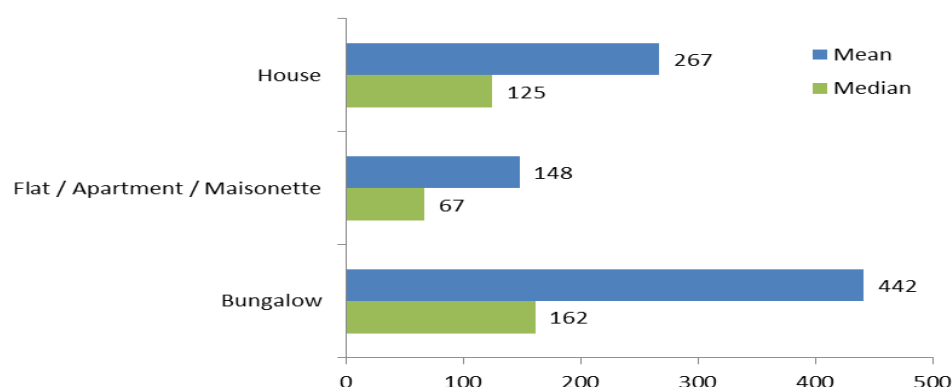
Breakdown of average length of time in days by property size



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

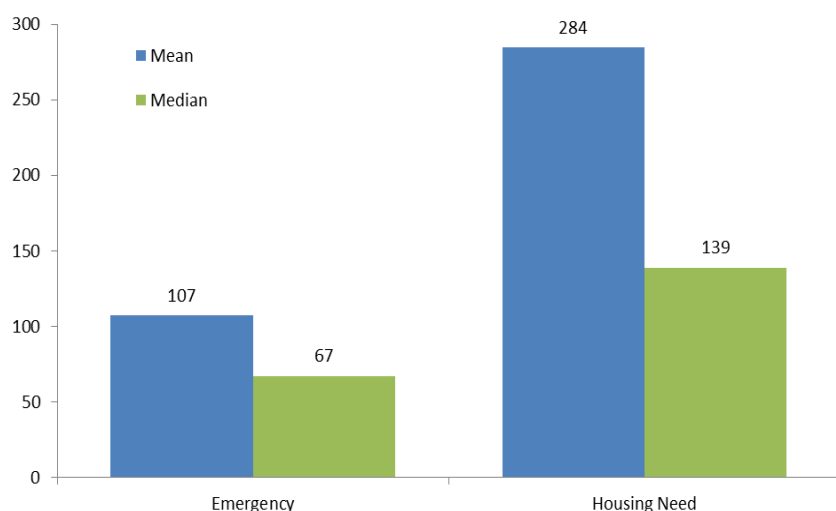
Property Size	Total Lets	% over 365 days
1 bed	223	9%
2 bed	254	15%
3 bed	144	26%
4+ bed	8	50%
Total	629	16%

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



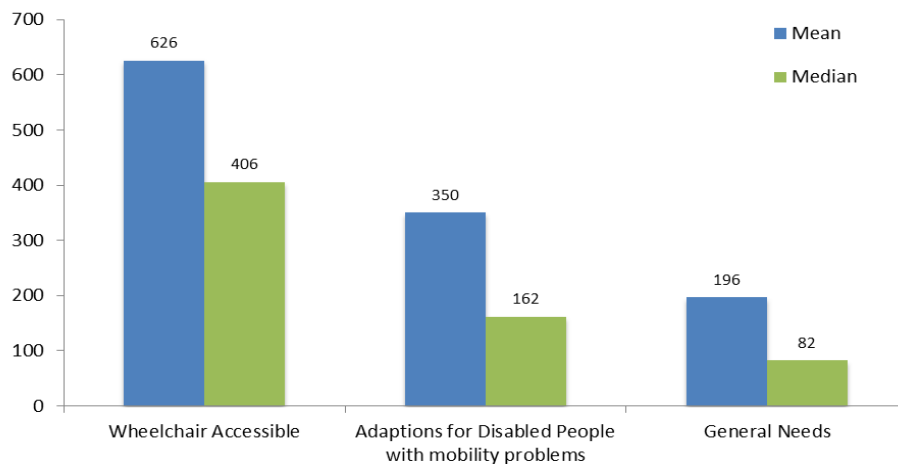
Lettings between April and September 2017 show that applicants are on the housing register for a longer period of time on average for a larger property. There are also less 3 and 4+ bedroom properties being let in total. This is a continued trend.

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



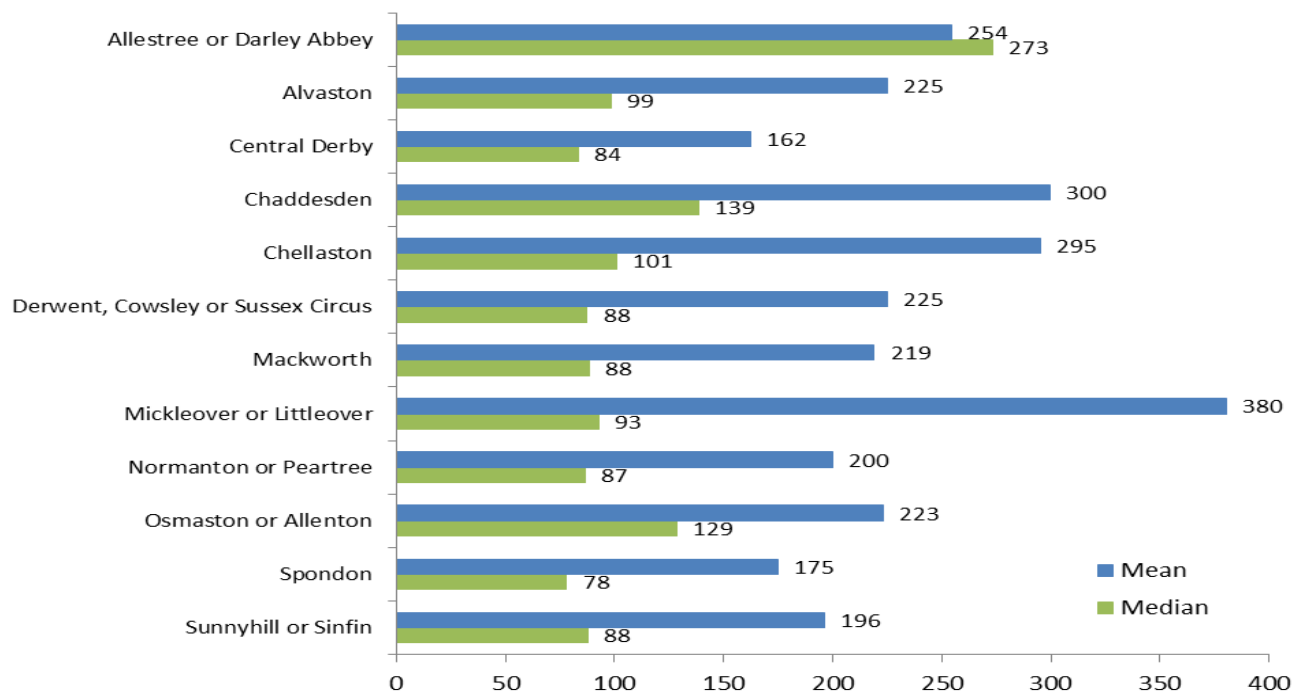
Housing Band	Total Lets
Housing Need	425
Emergency	204

Average length of time on the housing register in days by the adaption level required by lead applicant



Adaption Level	Total Lets
General Needs	527
Wheelchair accessible or adaptions for disabled people with mobility problems	101

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



Lettings between April and September 2017 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.