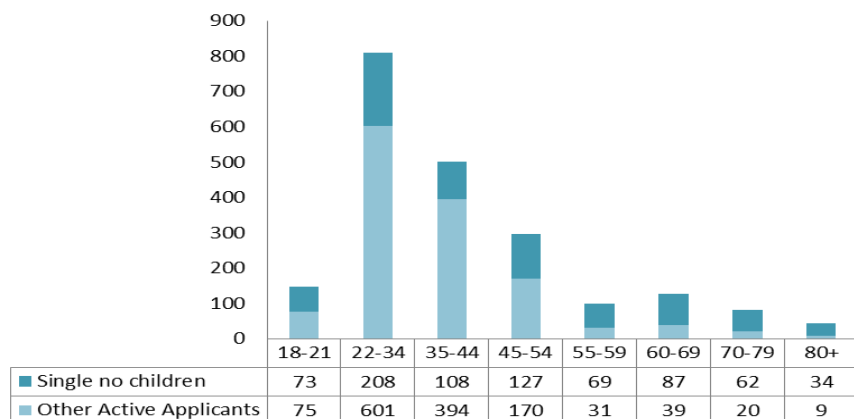


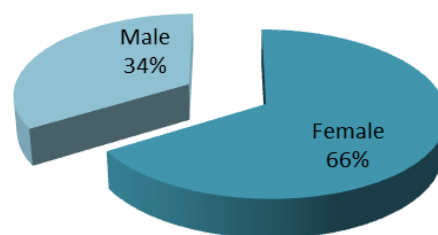
Homefinder Report – 2017/18

Section 1: Housing Register Analysis (snapshot March 2018)

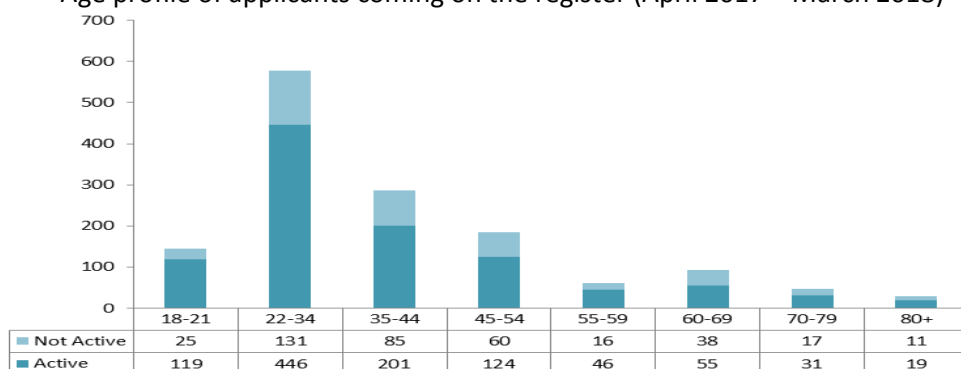
Age profile of the lead applicant (active only)



Gender profile of the lead applicant



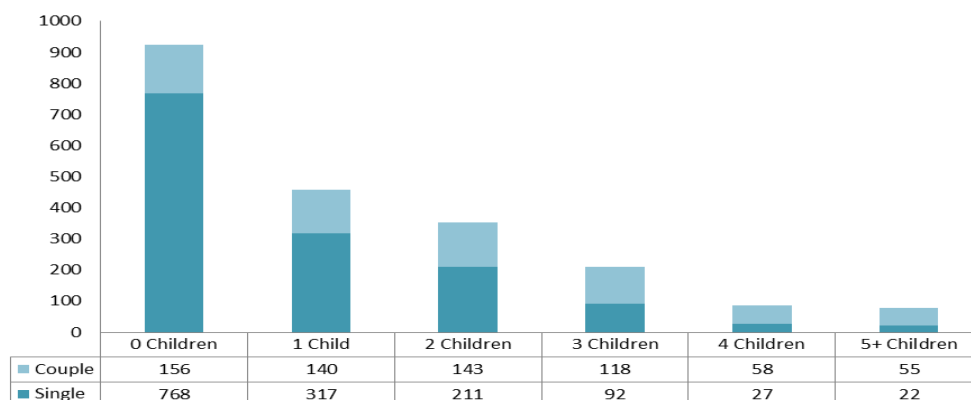
Age profile of applicants coming on the register (April 2017 – March 2018)



There were 2,107 active on the housing register at the end of March 2018. These applicants have made a bid within the last 12 months.

45% of lead applicants that are active on the housing register are between 18-34 years old (increasing from 40% at March 2017). 281 in this age group (29%) are single with no children. 12% of lead applicants are 60 years old and over. 66% of lead applicants are female.

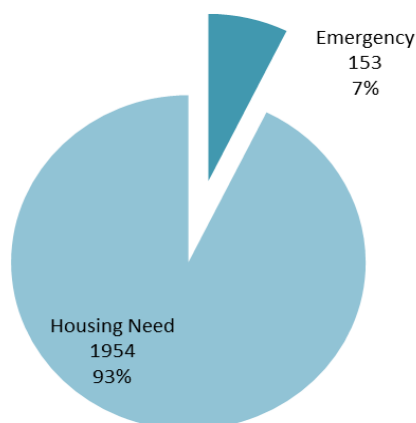
Family profile of the lead applicant (active only)



The age profile of those coming on the housing register in April 2017 – March 2018 shows there are a high proportion aged between 18 and 34 (51%, increasing from 46% last year).

44% of all active applicants on the housing register have no children, 18% have 3 children or more.

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

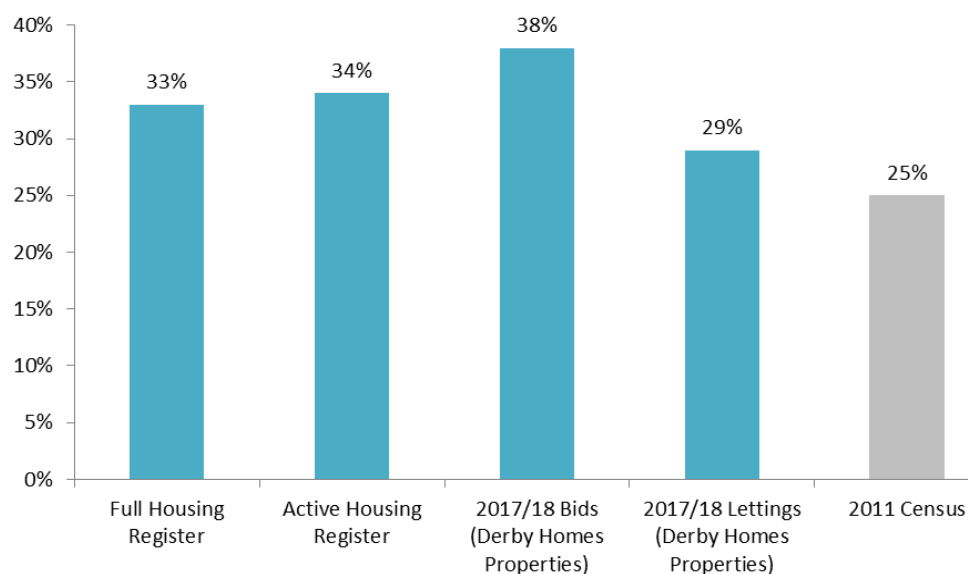


Breakdown of Housing Needs

No. of needs	Count	%
0 needs	35	2%
1 need	599	31%
2 needs	782	40%
3 needs	371	19%
4 needs	123	6%
5+ needs	44	2%

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, 31% have 1 need and 40% 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 29%. 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 (March 2018)

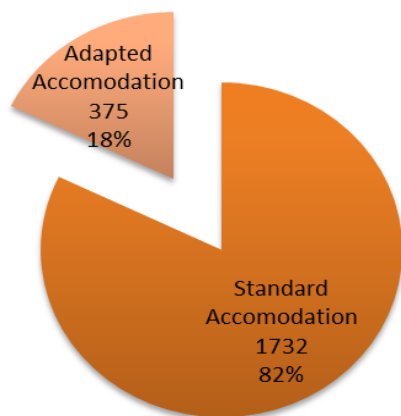
Nationality	Applicants
UK National	79%
Non-EEA National	6%
No information	5%
Other EEA National	4%
Poland	3%
Latvia	2%
British Citizen	1%
Slovakia	1%

Nationality recorded of lead applicant for 2017/18 lettings (Derby Homes Properties)

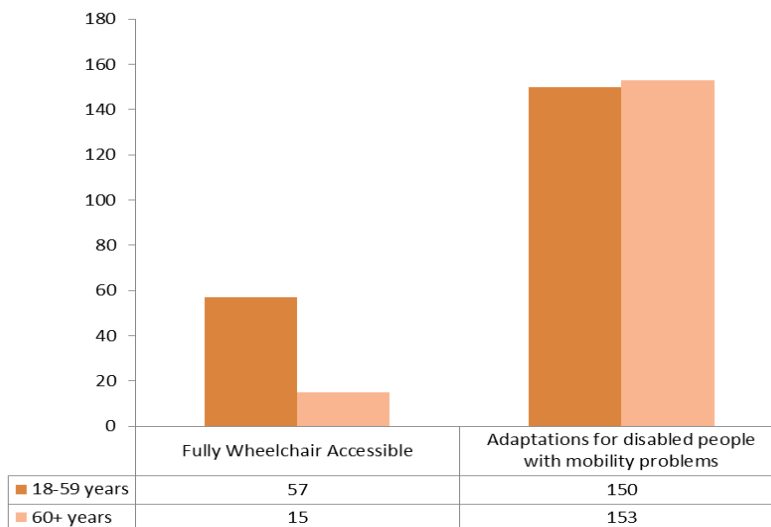
Nationality	Applicants
UK National	77%
No information	7%
Non-EEA National	5%
Other EEA National	5%
Poland	3%
Latvia	3%

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

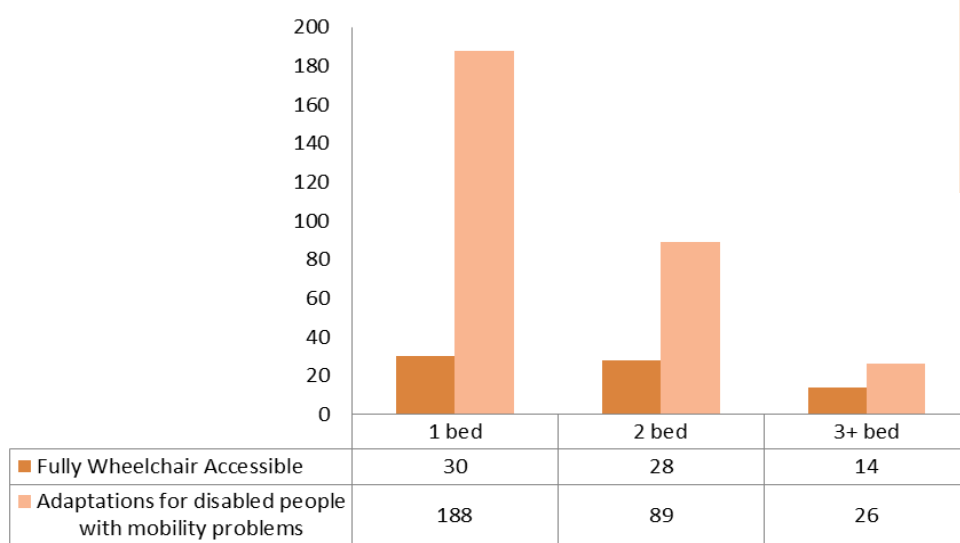
Percentage requiring an adapted property



Type of adapted property required



Minimum room size required by those needing adapted accommodation



18% of all active applicants on the housing register require adapted properties, the majority of these are for disabled people with mobility problems.

58% of lead applicants which need an adapted property require a property with a minimum of one bedroom, 31% 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. This is consistent with demand in 2016/17.

Section 3: Impact on demand and turnover (Derby Homes Properties) 1 April 2017 to 31 March 2018

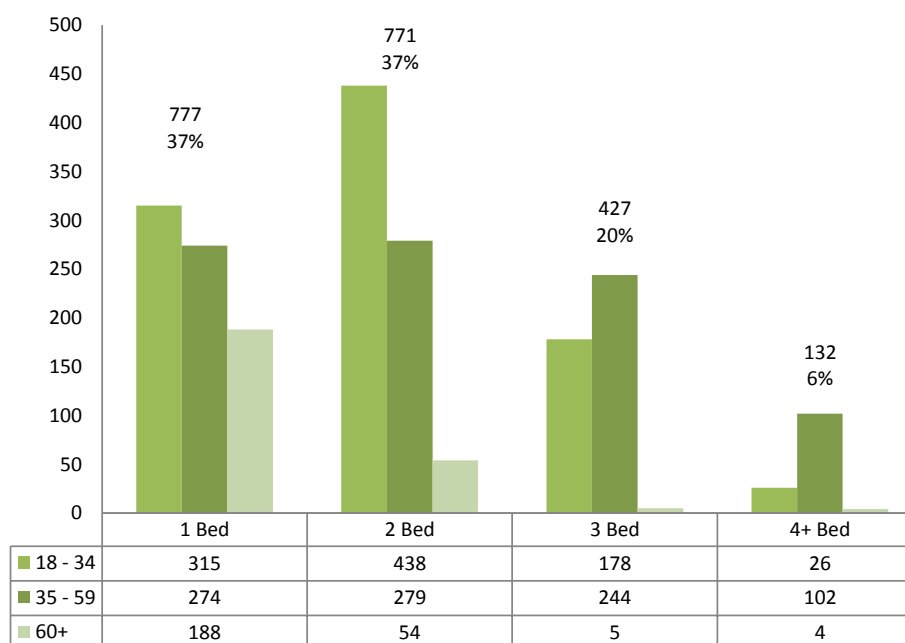
Number of properties advertised, total adverts and number of bids

Landlord	Properties Advertised	Adverts on Properties	Total number of Bids
Derby Homes	838	1,126	31,686
Total	1,416	1,807	60,483

Stock Profile 31 March 2018

	Supported Living	General Needs
0 Bed	29	6
1 Bed	1,970	1,927
2 Bed	340	3,099
3 Bed	13	5,414
4 Bed	1	130
5 Bed	0	9
6+ Bed	0	8
Total	2,353	10,593

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 1 bedroom, 37% of active applicants require this (an increase from 32% in March 2017). 37% also require a 2 bed property as a minimum.

41% of those requiring a 1 bed property are between 18-34 years of age.

6% require a minimum of 4 or more bedrooms.

Number of properties becoming vacant during April 2017 to March 2018, average days taken to re-let and turnover

No. of Beds	No. of Empty Properties	Average Days to re-let	Turnover
0 Bed	0	#DIV/0!	0%
1 Bed	339	27.96	9%
2 Bed	229	21.58	7%
3 Bed	213	21.67	4%
4 Bed	1	84.00	1%
Total	782	24.45	6%

A total of 895 properties became vacant during April 2017 and March 2018, 113 of these properties are not included in this measure as they required major works prior to letting.

Turnover of voids to overall stock is 6% for this period.

Note: This does not include those properties requiring major works.

Section 4: Profile of demand by property type and area (1 April 2017 to 31 March 2018)

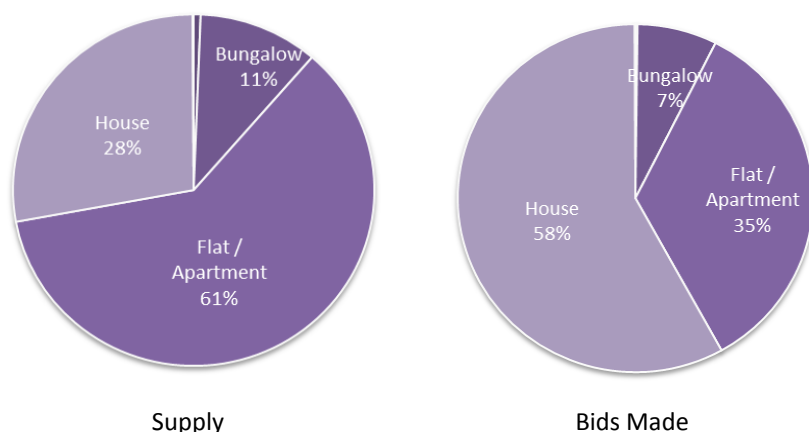
Derby Homes Properties

Property Type	Supply		Bids		Ratio
Bedsit / Studio Flat	7	1%	61	0%	1:9
Bungalow	121	11%	2,298	7%	1:19
Flat / Apartment	684	61%	10,932	35%	1:16
House	313	28%	18,378	58%	1:59
Maisonette	1	0%	17	0%	1:17
Total	1,126		31,686		1:28

All Landlords (total)

Supply		Bids		Ratio
15	1%	410	1%	1:27
126	7%	2,451	4%	1:19
1,086	60%	24,503	41%	1:23
579	32%	33,102	55%	1:57
1	0%	17	0%	1:17
1,807		60,483		1:33

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



61% of adverts in 2017/18 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 (58%). Note this does include bids made by open to all applicants.

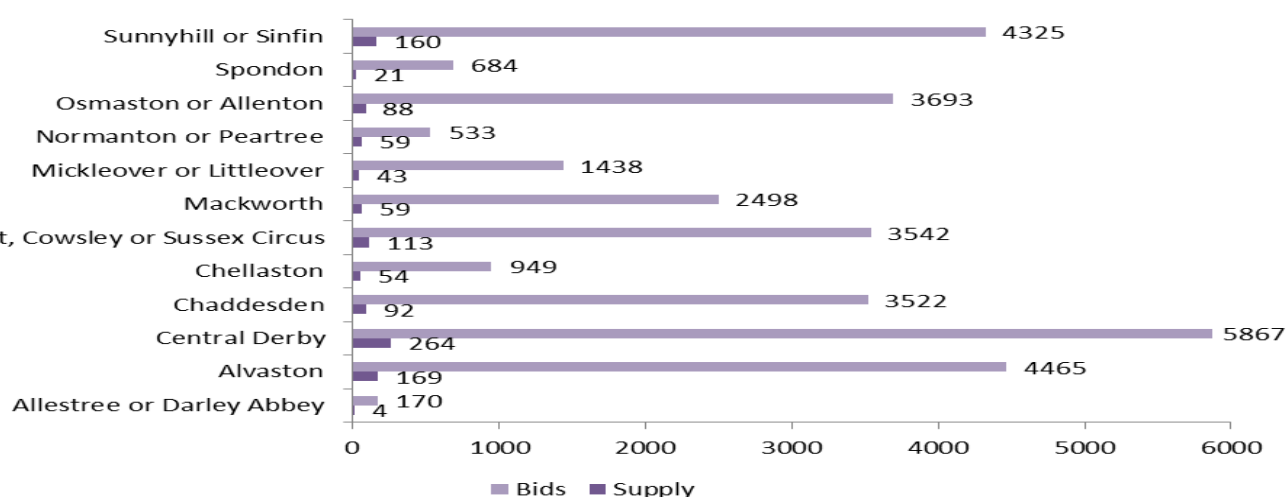
Stock profile by housing

Housing Area	Stock	Percentage
Allenton	1,152	9%
Alvaston	1,165	9%
Austin	997	8%
Brook Street	822	6%
Chaddesden	961	7%
Chellaston	473	4%
Cowsley	921	7%
Littleover	424	3%
Mackworth	1,299	10%
Sinfin	736	6%
Osmaston	896	7%
Spondon	442	3%
Stockbrook St	1,355	10%
Sussex Circus	1,155	9%
Parkland View	62	1%
Other	86	1%
City Total	12,946	-

The highest number of adverts are for properties within Central Derby, there are also the highest number of bids on properties here. Note this now includes bids made by open to all applicants as well as applicants on the housing register. The ratio of bids to supply is 22 bids per property advertised in Central Derby.

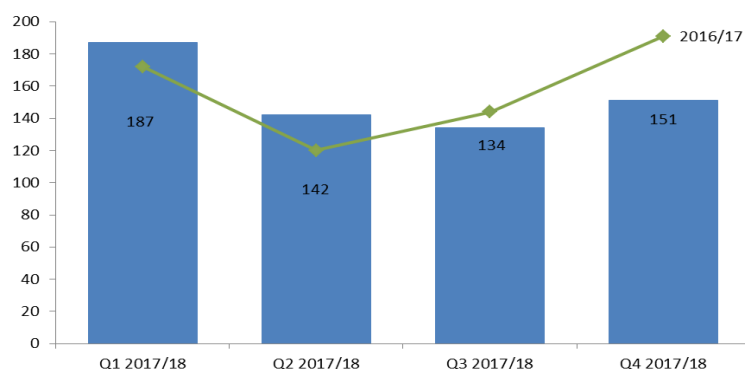
The highest ratio of bids to supply is for properties advertised in Allestree or Darley Abbey, 43 bids per property. 42 bids per property advertised in Mackworth and Osmaston / Allenton. The lowest ratio is in Normanton / Peartree with 9 bids per property advertised.

Supply and Bids on Derby Homes Houses by area



Section 5: Bids: Derby Homes Refusal Analysis (1 April 2017 to 31 March 2018)

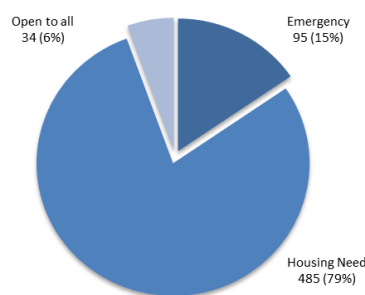
Number of times a property offer was refused by quarter



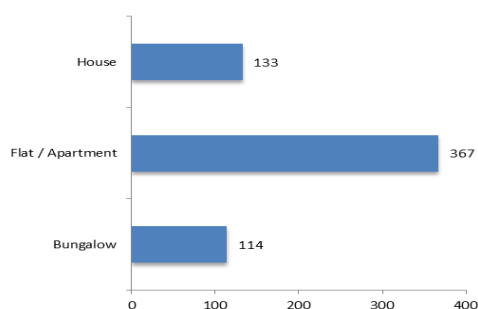
There were 614 occasions a property offer was refused by an applicant between April 2017 and March 2018, compared to 627 in 2016/17. This relates to 321 properties and includes open to all applicants.

48% of properties were refused more than once, 56% of refusals were for 1 bedroom properties and 60% were flats / apartments. 15% of refusals were made by applicants within the emergency housing band.

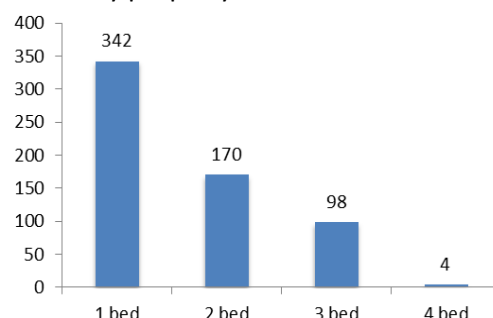
Refusals by housing need band



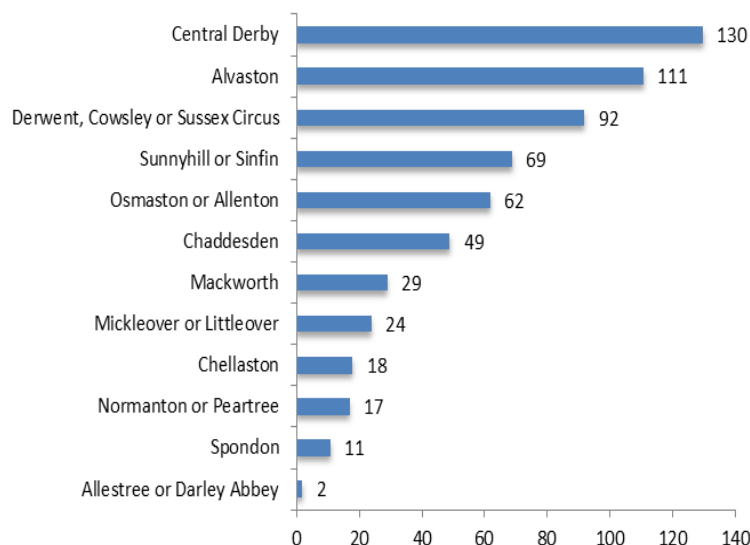
Refusals by property type



Refusals by property size



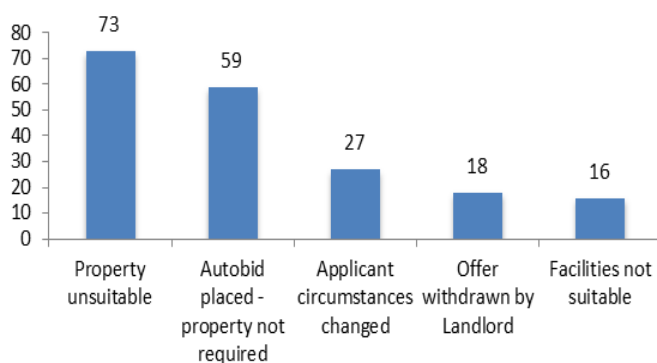
Refusals by housing area



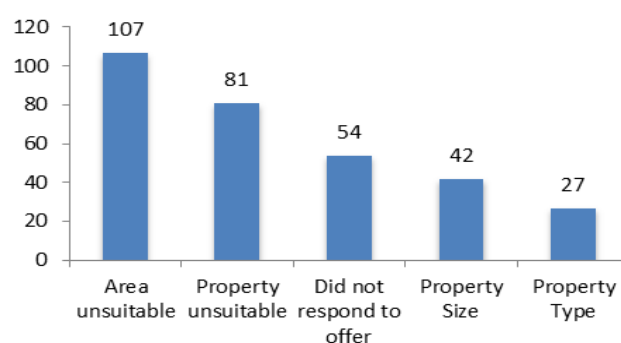
21% of refusals were for properties within Central Derby and 18% within Alvaston. 36% of refusals by applicants were reasonable, with 12% because the property was unsuitable. 10% were due to an autobid placed and the property was not required.

64% of refusals were recorded as unreasonable, 17% were because the area was unsuitable, 13% because the property was unsuitable and 9% did not respond to offer. Where the unreasonable refusal was due to an unsuitable property, 46% of these relate to one bedroom properties. The highest number of unreasonable refusals for unsuitable area relate to properties within the Central Derby area.

Top 5 reasonable reasons given for refusal



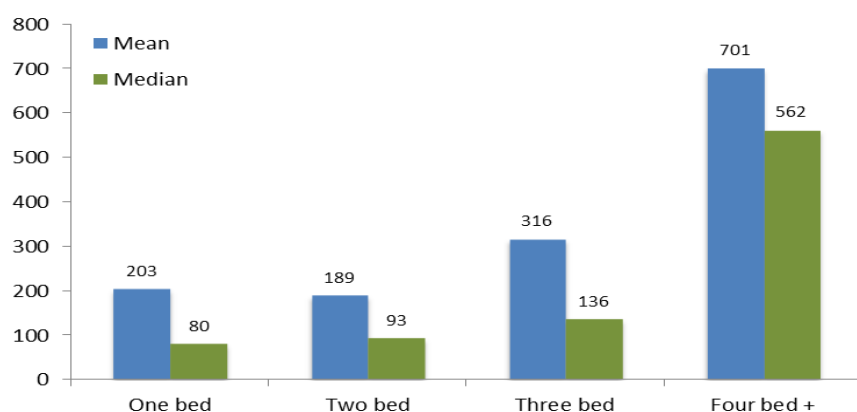
Top 5 unreasonable reasons given for refusal



Section 6: Lettings for all landlords: Analysis of length of time on the housing register for properties let between 1 April 2017 and 31 March 2018

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.

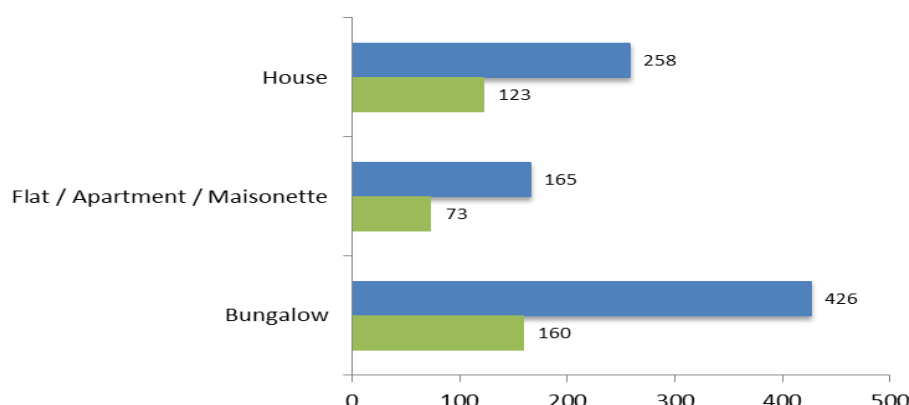
Breakdown of average length of time in days by property size



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

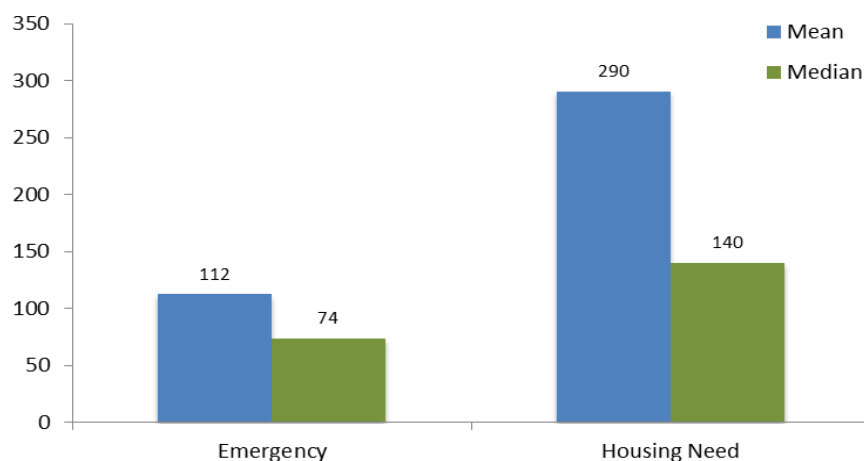
Property Size	Total Lets	% over 365 days
1 bed	428	11%
2 bed	419	13%
3 bed	263	24%
4+ bed	11	55%
Total	1,121	15%

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



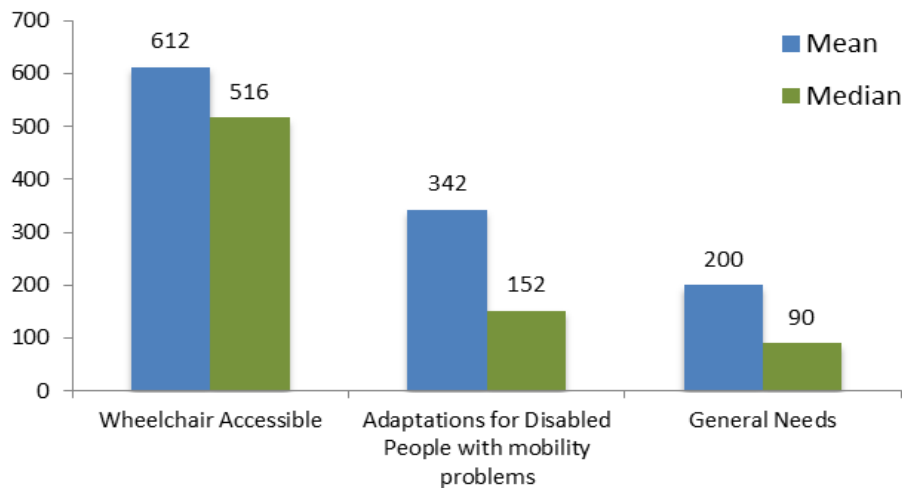
Lettings between April 2017 and March 2018 show that applicants are on the housing register for a longer period of time on average for a larger property. There are also less 3 and 4+ bedroom properties being let in total. This is a continued trend.

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



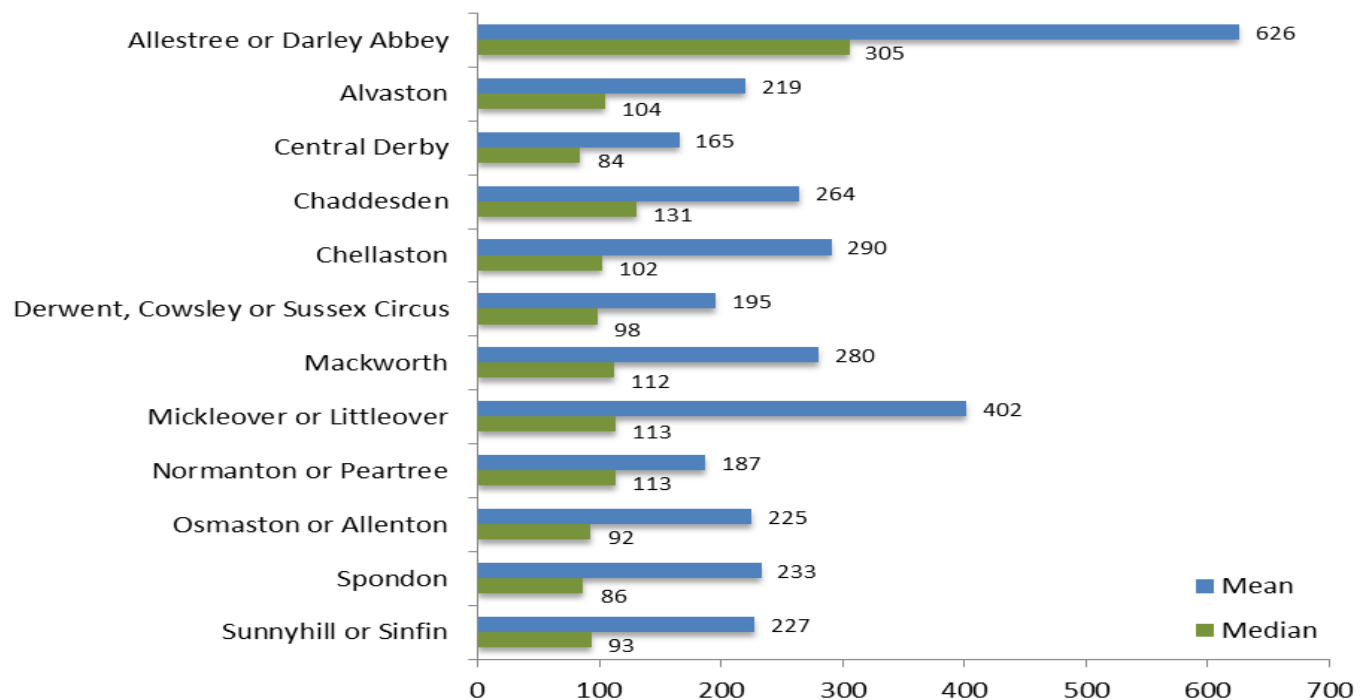
Housing Band	Total Lets
Housing Need	384
Emergency	737

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



Adaption Level	Total Lets
General Needs	936
Wheelchair accessible or adaptations for disabled people with mobility problems	182

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



Lettings between April 2017 and March 2018 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.