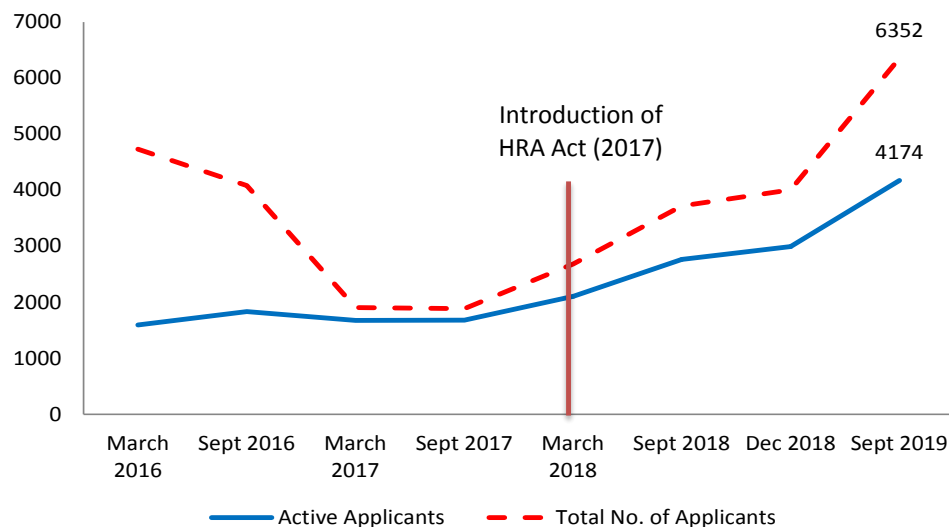# Homefinder Report Mid Year 2019-20

Demand for Housing and Applicant Profile (Housing Register Snapshot September 2019)
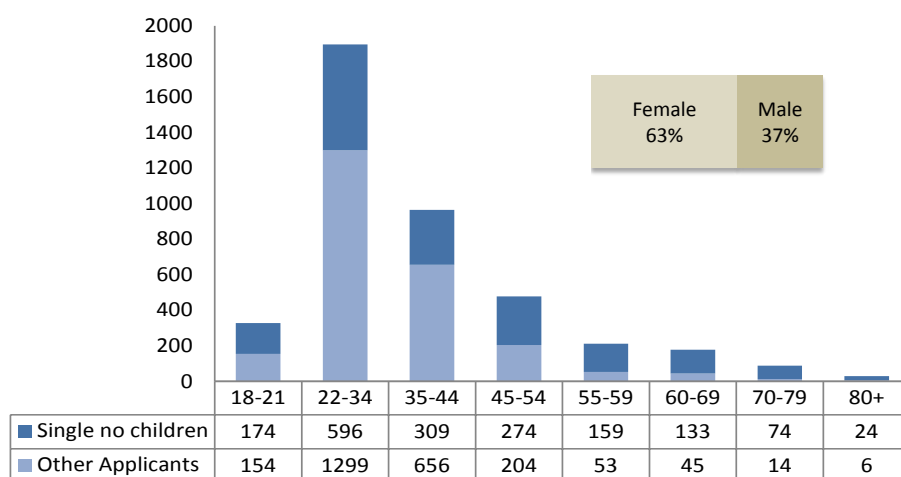
Number of applicants on the Housing Register

At the end of September 2019 there were 6,352 applicants on the housing register, 66% (4,174) have bid on a property over the last 12 months (active applicants).

We have seen a 137% increase in the number of applicants on the Housing Register since the introduction of the Homeless Reduction Act (HRA) in April 2018.

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

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

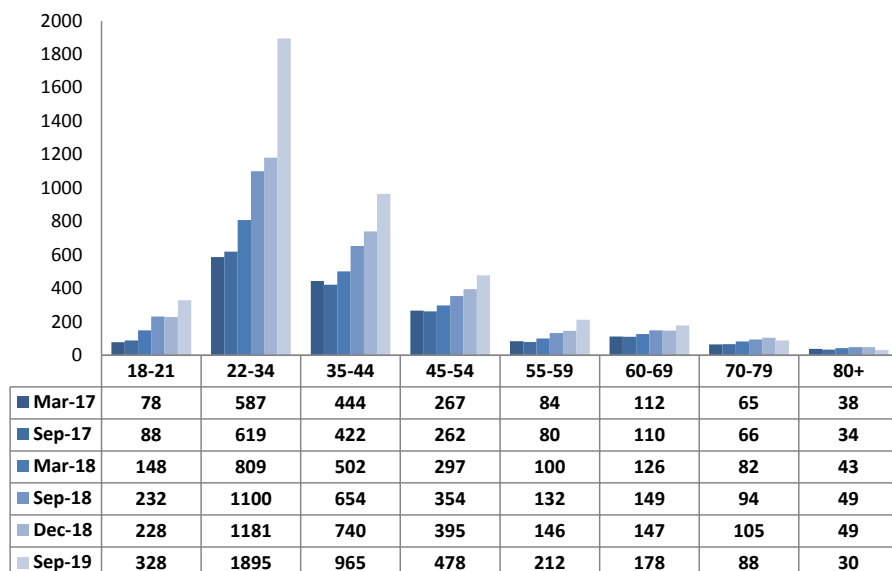|	18-21	22-34	35-44	45-54	55-59	60-69	70-79	80+
Single no children	174	596	309	274	159	133	74	24
Other Applicants	154	1299	656	204	53	45	14	6

93% of lead applicants are aged between 18 and 59 years old, 63% of lead applicants are female.
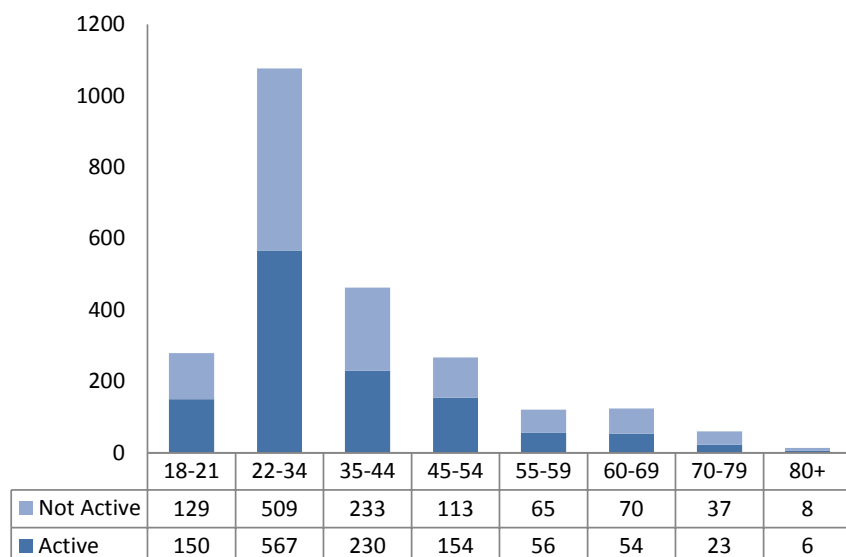
Active applicants aged between 22 and 34 continue to be the highest age band on the housing register with a 134% increase since March 2018.

42% of lead applicants are single with no children compared to 36% at March 2018).

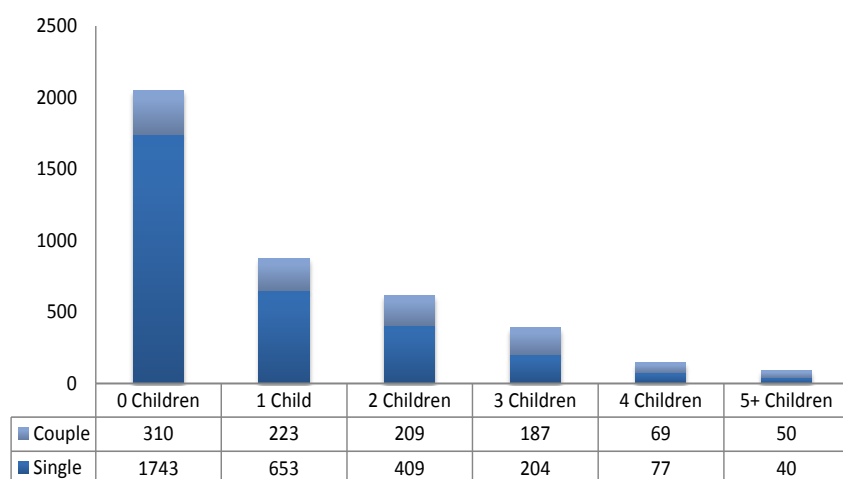### Age profile of the lead applicants compared to previous snapshots (active only)

	18-21	22-34	35-44	45-54	55-59	60-69	70-79	80+
Mar-17	78	587	444	267	84	112	65	38
Sep-17	88	619	422	262	80	110	66	34
Mar-18	148	809	502	297	100	126	82	43
Sep-18	232	1100	654	354	132	149	94	49
Dec-18	228	1181	740	395	146	147	105	49
Sep-19	328	1895	965	478	212	178	88	30

Age profile of those coming onto the Housing Register since April 2019 (captured in the snapshot)

	18-21	22-34	35-44	45-54	55-59	60-69	70-79	80+
Not Active	129	509	233	113	65	70	37	8
Active	150	567	230	154	56	54	23	6

The age profile of lead applicants (both active and non-active) joining the Housing Register during the six months prior to the September snapshot reflects the trend in the age profile of active applicants in recent years. 56% are aged between 18 and 34 years old. This has increased from 51% when compared to March 2018.

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 2019 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)

	0 Children	1 Child	2 Children	3 Children	4 Children	5+ Children
Couple	310	223	209	187	69	50
Single	1743	653	409	204	77	40

There is an increase in the percentage of active applicants on the Housing Register with no children when compared to previous years (44% in March 2018 compared to 49% in September 2019) The majority (85%) of this group are single.

## Housing or Emergency Needs of the lead applicant (active only)

Emergency Band, 141, 3%

Housing Need, 4033, 97%
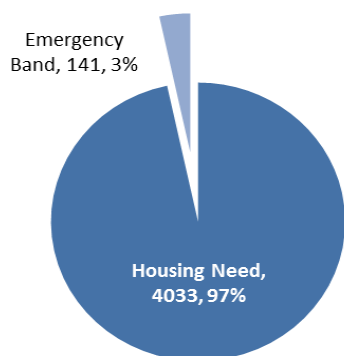
Breakdown of Housing Needs

	Sep 2019		Comparison	
No. of Needs	Count	%	Dec 18	Sept 18
0 needs	0	-	1%	1%
1 need	1147	28%	31%	30%
2 needs	1598	40%	40%	40%
3 needs	880	22%	19%	18%
4 needs	271	7%	6%	7%
5+ needs	137	3%	3%	4%

The percentage of lead applicants with an emergency need has reduced when compared to March 2018 (3% in September 2019 compared to 7% in March 2018). 68% of active applicants have 1 or 2 needs. We are seeing a steady increase in the number of applicants with 3 or more needs (32% in September 2019 compared to 27% in March 2018).

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

|	1 Bed	2 Bed	3 Bed	4+ Bed
18 - 34	759	958	421	85
35 - 59	666	441	410	138
60+	242	51	3	0
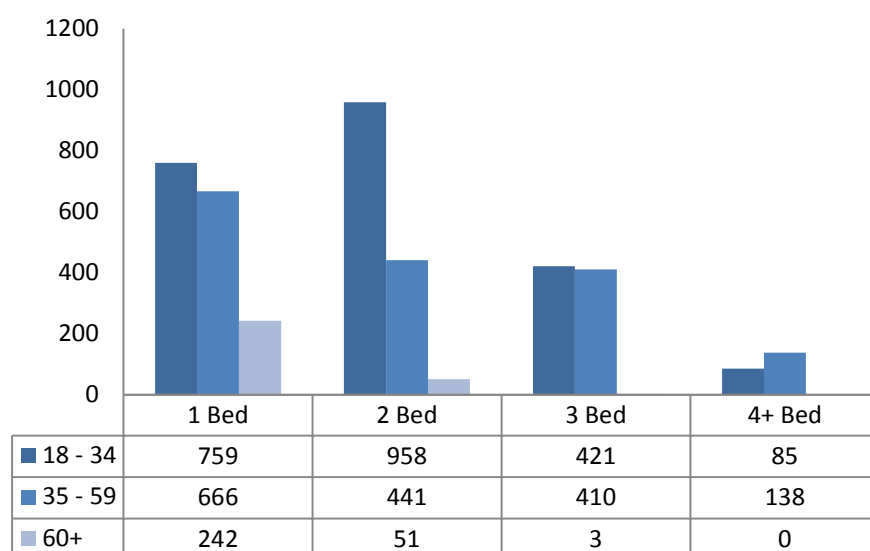
40% of active applicants on the housing register require a one bedroom property as a minimum, compared to 37% in March 2018.
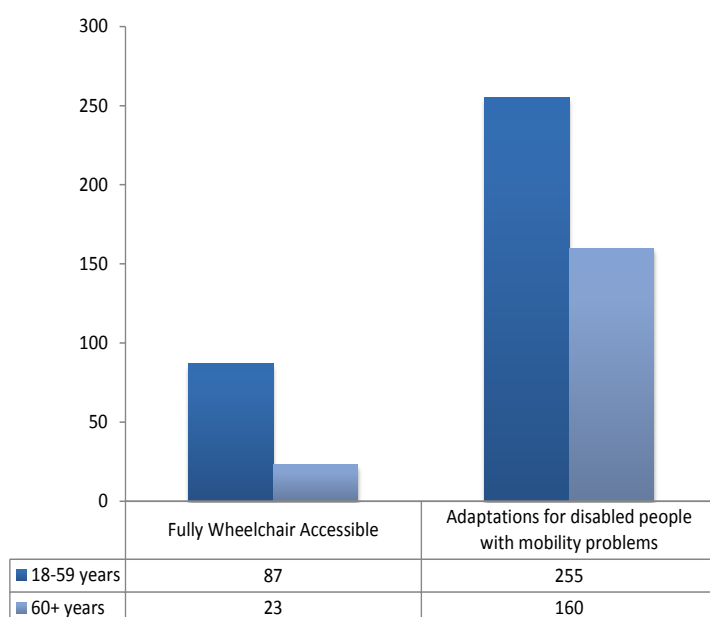
35% require a two bedroom property as a minimum and 5% require a property with four or more bedrooms.

38% of active applicants on the housing register with an emergency need require a minimum of 3 or more bedrooms.

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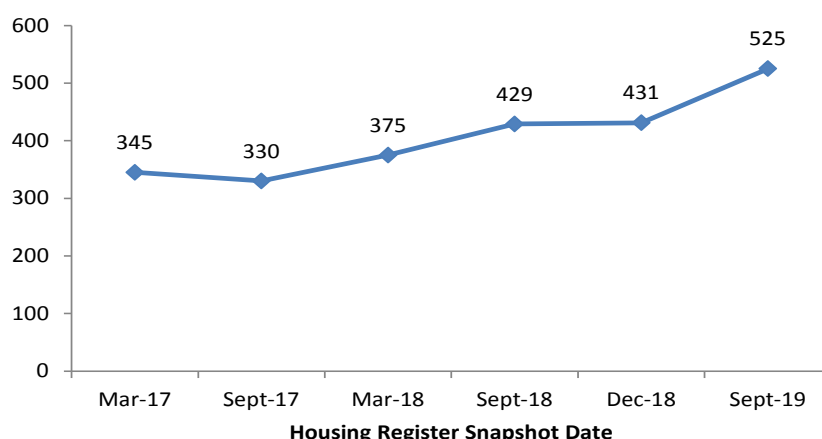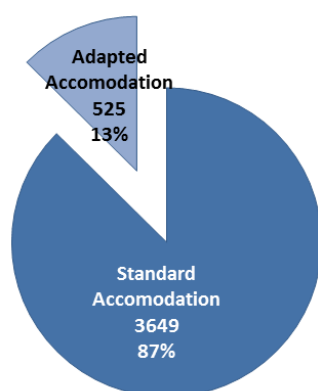

Type of adapted property required

	Fully Wheelchair Accessible	Adaptations for disabled people with mobility problems
18-59 years	87	255
60+ years	23	160

13% of active applicants on the Housing Register require an adapted property. The number of applicants requiring an adapted property has risen when compared to previous snapshots which reflect the overall increase in the number of applicants on the Housing Register. However the percentage of applicants requiring an adapted property compared to the total number of active applicants on the register has decreased (18% in March 2018).

The majority of those that require adaptions are for disabled people with mobility problems. We have seen an increase in applicants with mobility problems aged between 18-59 compared to those over 60. A self-serve system introduced in January 2019 is likely to have contributed to this, verification checks have moved from the application process to the point of offer which is more efficient.

Minimum room size required by those needing adapted accommodation

	1 bed	2 bed	3+ bed
■ Fully Wheelchair Accessible	48	34	28
■ Adaptations for disabled people with mobility problems	238	125	52
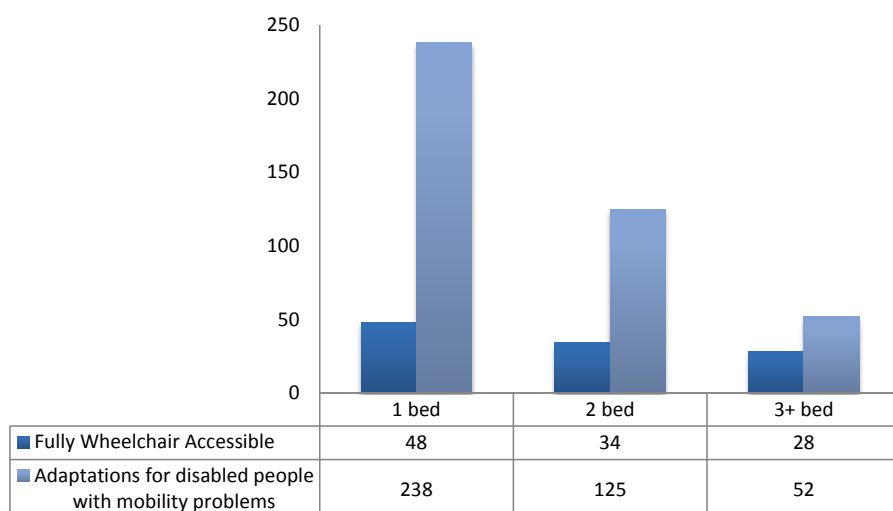
The majority of demand for adapted accommodation is for one or two bedrooms (85%) 55% require a property with a minimum of one bedroom and 30% require a 2 bedroom property.

Ethnicity - Percentage of lead applicants with a Black or Minority Ethnicity (BME)
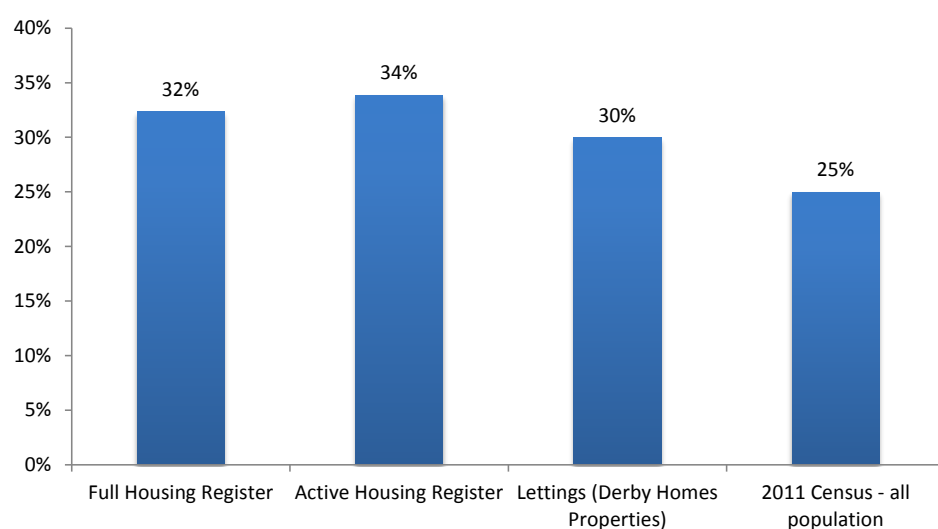
34% of active applicants on the housing register have a Black or Minority Ethnic (BME) origin or background, compared to 32% on the full housing register.

Note – data does not include open to all (OTA) applicants.

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

Nationality	Active Housing Register
UK National / British citizen	83%
EEA National including:	9%
- Poland*	(3%)
- Latvia*	(2%)
- Other EEA*	(5%)
Non-EEA National	4%
No Information	4%

*Note: individual percentages do not add up due to rounding

83% of lead applicants active on the housing register are British Citizens or have a UK nationality. 9% have an EEA nationality.

Bids on Derby Homes Properties (April – September 2019)

423
Adverts on Properties

25,210*
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	117	14,611	**125**
Flat / Apartment	257	9,549	**37**
Bungalow	49	1,050	**21**
Total	**423**	**25,210**	**60**

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

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

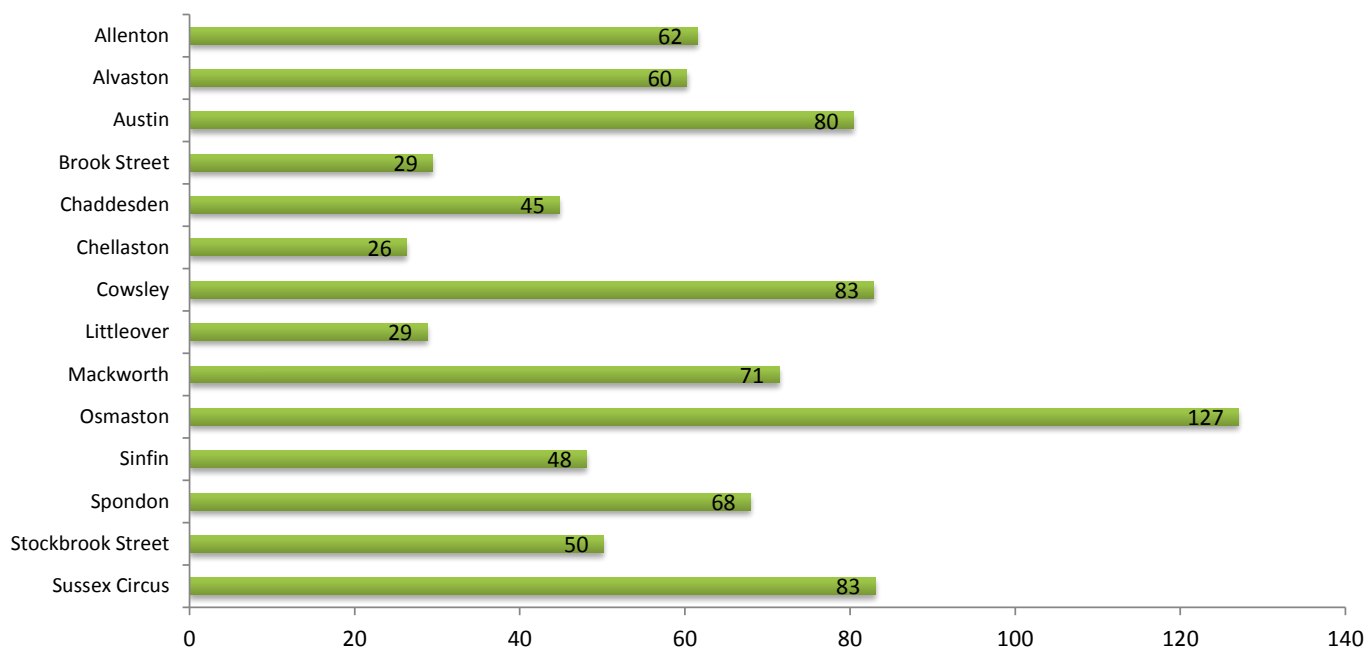| Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	223	8,014	**36**
Two bedrooms	113	6,892	**61**
Three bedrooms	78	9,630	**123**
Four plus bedrooms	9	674,	**75**
Total	423	25,210	**60**

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

Of the 47,963 direct bids on properties 53% were for Derby Homes' properties. The new system introduced in January 2019 created a large number of autobids when launched so for the purpose of this report all autobids have been removed.

There was an average of 60 bids per advert between April and September 2019 (this includes bids made by 'open to all' applicants).

The average number of bids per property was greater for houses and for 3 bedroom properties.

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

Area	Value
Allenton	62
Alvaston	60
Austin	80
Brook Street	29
Chaddesden	45
Chellaston	26
Cowsley	83
Littleover	29
Mackworth	71
Osmaston	127
Sinfin	48
Spondon	68
Stockbrook Street	50
Sussex Circus	83

The highest average number of bids made per advert was for properties in Osmaston (127). The lowest average number of bids made per advert was for properties in Chellaston (26). The highest number of properties advertised as a percentage of all adverts was Stockbrook Street at 18%.

Stock Profile and Turnover for Derby Homes Properties (April – September 2019)

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	1,907	1,928	30.2%
2 bedroom	3,059	333	26.7%
3 bedroom	5,276	6	41.6%
4 bedroom	133	1	1.1%
5 bedroom	18	0	0.1%
6+ bedroom	11	0	0.1%
Total	**10,410**	**2,297**	

The number of properties within the housing stock profile as at 30 September 2019 was 12,707.

332 properties were re-let to new tenants between April and September with an average re-let time of 26 days on standard re-let properties. Over half of the units let during this period were for one bedroom properties.

Number of properties re-let during April to September 2019, 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	Turnover of all stock	Annualised Turnover	2018-19 Turnover
1 bedroom	136	27.58	182	4.7%	9.5%	9.3%
2 bedroom	54	24.46	89	2.6%	5.2%	7.0%
3 bedroom	24	23.50	55	1.0%	2.1%	3.8%
4 bedroom	0	-	3	2.2%	4.5%	3.0%
5 bedroom	0	-	2	11.1%	22.2%	8.3%
6+ bedroom	0	-	1	9.1%	18.2%	11.1%
Total	**214**	**26.34**	**332**	**2.6%**	**5.2%**	**6.3%**

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 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	Annualised Turnover
Allenton	1129	9%	18	33.89	33	2.9%	5.8%
Alvaston	1156	9%	21	24.33	34	2.9%	5.9%
Austin	969	8%	19	22.79	29	3.0%	6.0%
Brook Street	814	6%	16	34.31	21	2.6%	5.2%
Chaddesden	942	7%	11	24.73	15	1.6%	3.2%
Chellaston	466	4%	8	21.63	12	2.6%	5.2%
Cowsley	913	7%	11	30.00	25	2.7%	5.5%
Littleover	410	3%	7	22.00	10	2.4%	4.9%
Mackworth	1284	10%	19	24.21	29	2.3%	4.5%
Sinfin	727	6%	6	20.17	11	1.5%	3.0%
Osmaston	865	7%	11	38.18	20	2.3%	4.6%
Spondon	435	3%	6	22.50	10	2.3%	4.6%
Stockbrook Street	1345	11%	47	22.72	63	4.7%	9.4%
Sussex Circus	1137	9%	14	28.57	20	1.8%	3.5%
Parkland View	62	0.5%	-	-	-	-	-
Other	53	0.4%	-	-	-	-	-
Total	**12,707**	**-**	**214**	**26.34**	**332**	**2.6%**	**5.2%**

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

Offers on Derby Homes Properties that are refused (April to September 2019)

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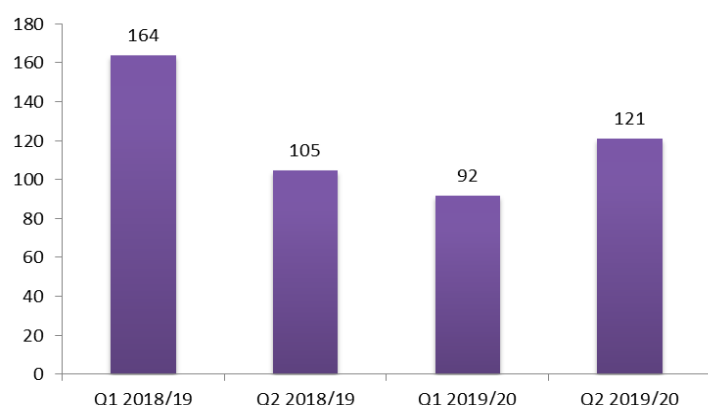

There were 213 occasions when a property offer was refused by the applicant between April and September 2019. This has decreased compared to Q1 and Q2 last year (269). This relates to 126 properties and includes open to all applicants.

26% of properties were refused more than once, 63% of refusals were for one bedroom properties and 69% for flats/apartments.

Breakdown of refusals by housing need, property type and size

Refusals by housing area
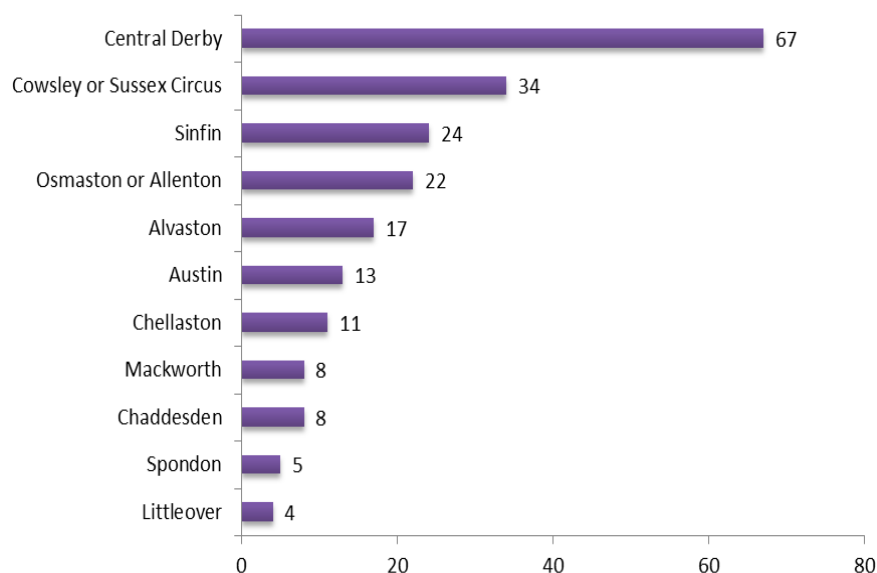
31% of all refusals were for properties in central Derby. 60% of refusals by applicants were reasonable, with 19% because the property was unsuitable. 23% were due to an autobid placed and the property was not suitable.

38% of refusals were recorded as unreasonable and 2% were refused due to being rehoused by another landlord. 16% of unreasonable refusals were because the area was unsuitable. Almost a third of these relate to properties within the central Derby housing area.

Top 3 reasonable reasons given for refusal

Reasonable reason	
Autobid placed – property not suitable	23%
Property unsuitable	19%
Applicant circumstances changed	4%

Top 3 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	16%
Property unsuitable	6%
Did not respond to offer	6%

Average length of time on the Housing Register for properties let between April and September 2019 (lettings for all landlords including Derby Homes)

<u>Notes</u> – 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 with a housing or emergency need. 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. The mean average can be affected significantly by a small number of applicants therefore the median average (middle value) is also displayed.
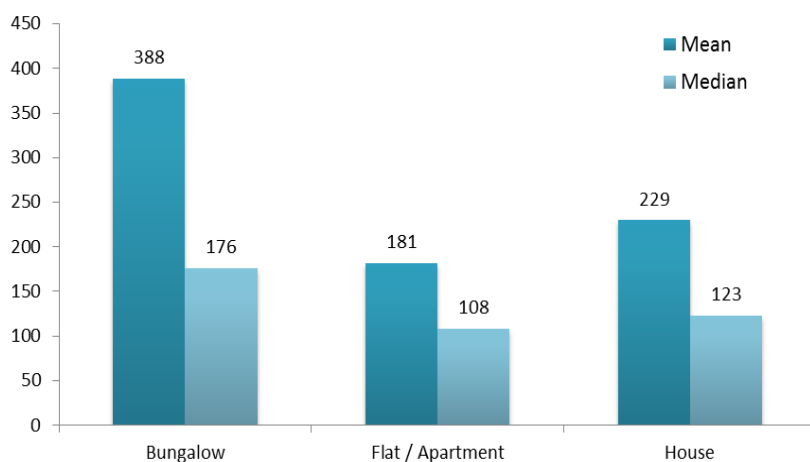
Property Size - average length of time on the register (in days)
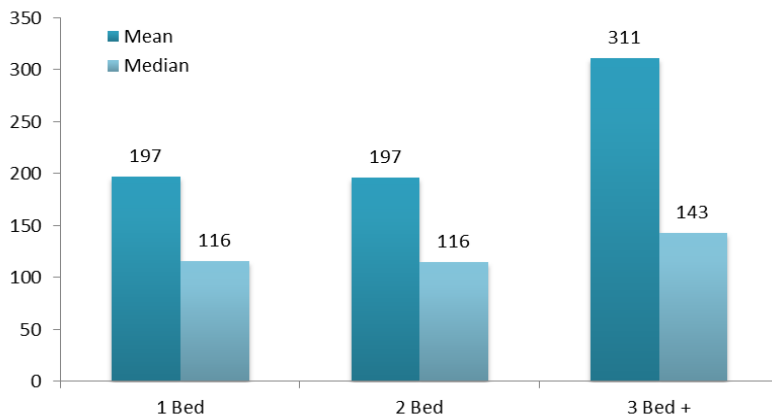
Percentage of lettings where the length of time on housing register was more than 365 days

| Property Size	Total lets	% over 365 days
1 bedroom	211	16%
2 bedrooms	159	10%
3+ bedrooms	88	23%
Total	458	15%

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

Lettings for all landlords between April and September 2019 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 4 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 and Emergency Need - average length of time on the register (in days)
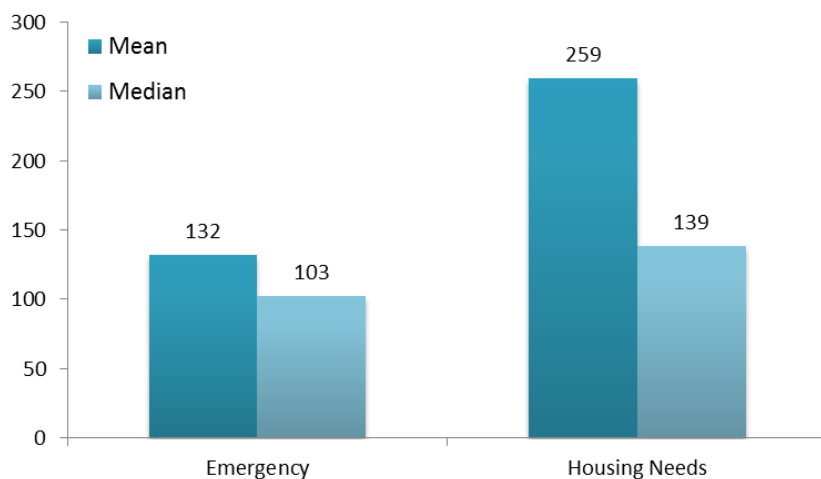
32% of lettings during April to September 2019 were made to applicants with an emergency need. This has increased from 21% during the same period last year. The average wait time is less for emergency need than applicants with a housing need.

Adaption level required - average length of time on the housing register (in days)
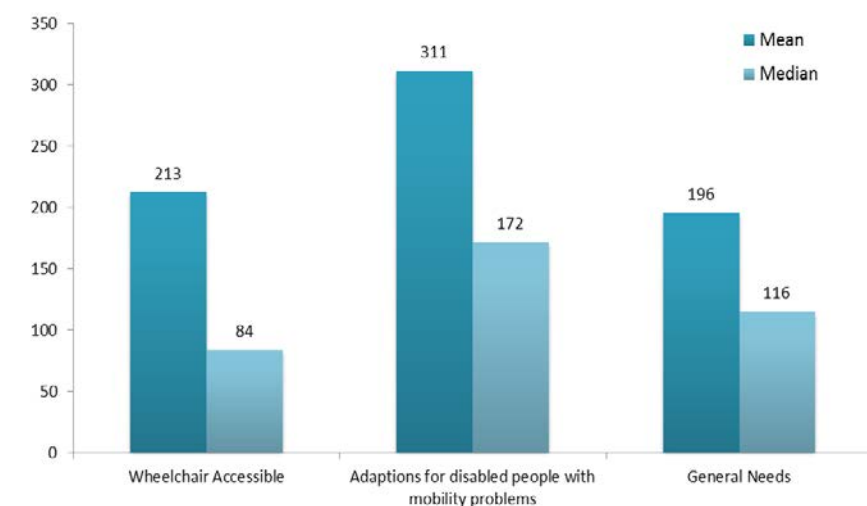
22% of lettings during April to September 2019 were made to applicants with an adaption required or for wheelchair access. On average an applicant is generally on the housing register for a longer period of time for adapted properties compared with general needs properties.

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)