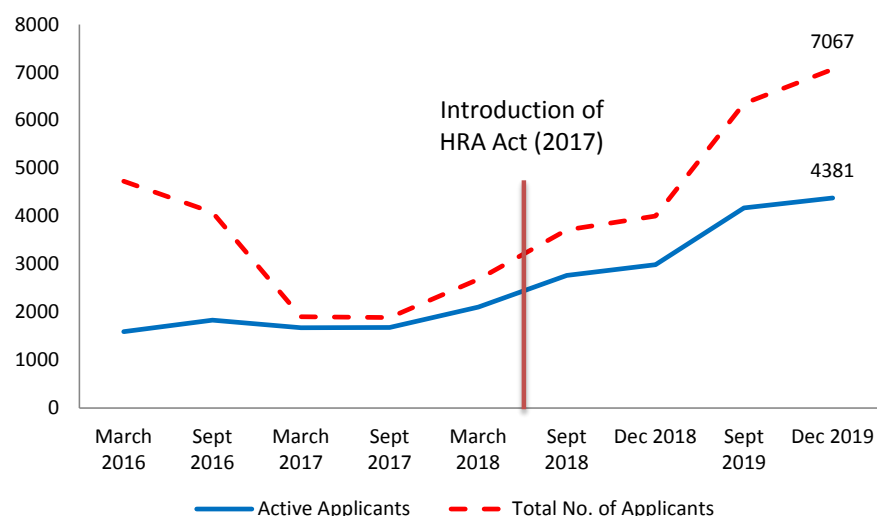


Demand for Housing and Applicant Profile (Housing Register Snapshot December 2019)

Number of applicants on the Housing Register

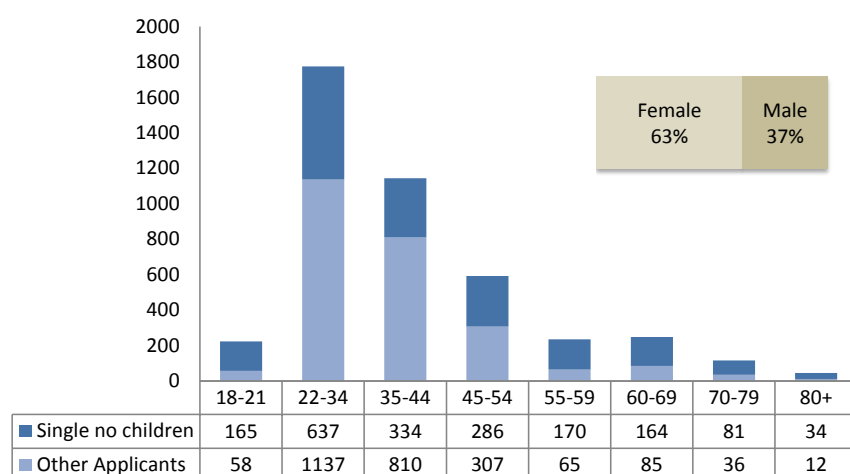


At the end of December 2019 there were 7,067 applicants on the housing register, 62% (4,381) have bid on a property over the last 12 months (active applicants).

We have seen a 163% 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)

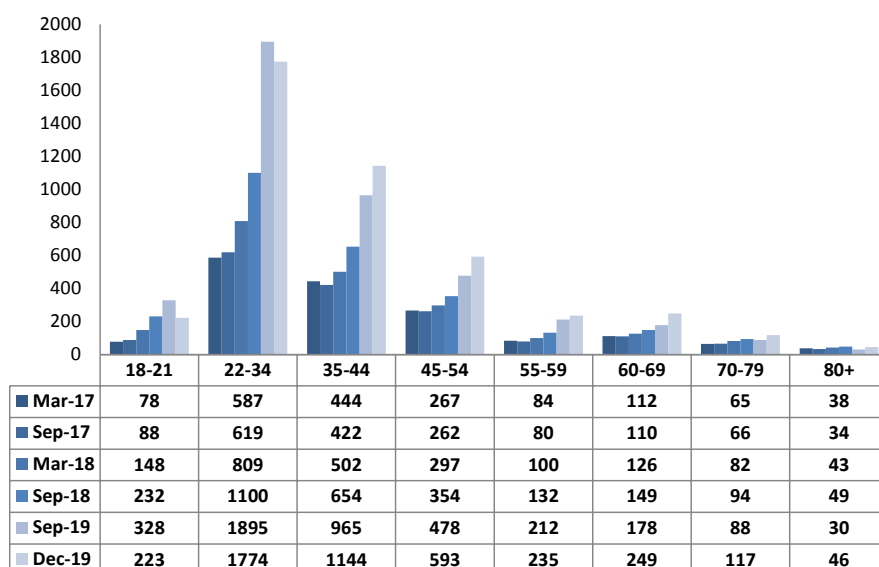


91% of lead applicants are aged between 18 and 59 years old, 63% of lead applicants are female.

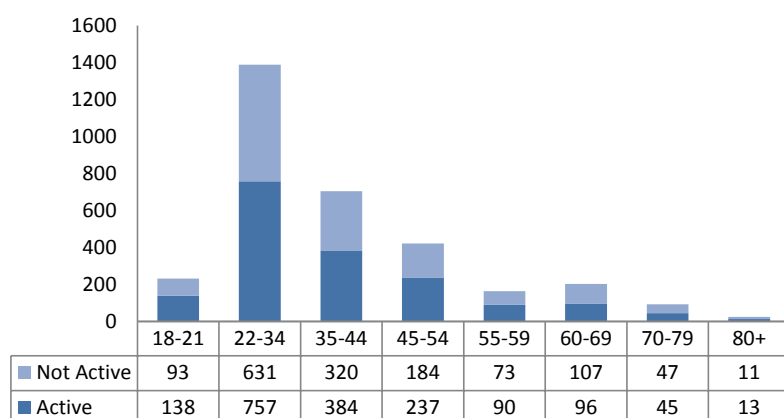
Active applicants aged between 22 and 34 continue to be the highest age band on the housing register with a 119% increase since March 2018.

43% 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)



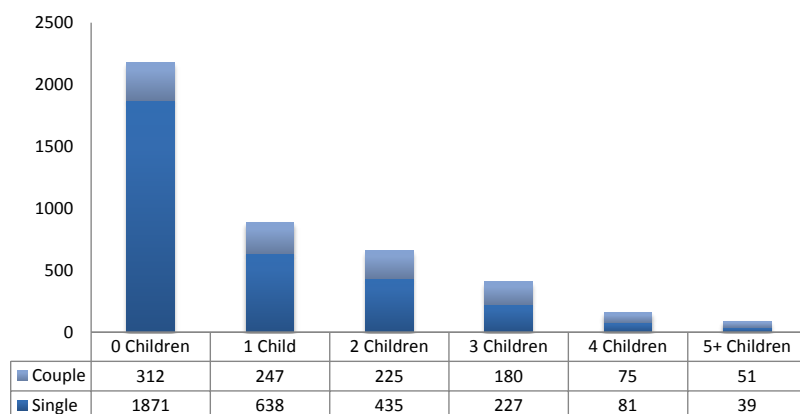
Age profile of those coming onto the Housing Register since April 2019 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register during the nine months prior to the December snapshot reflects the trend in the age profile of active applicants in recent years. 50% are aged between 18 and 34 years old.

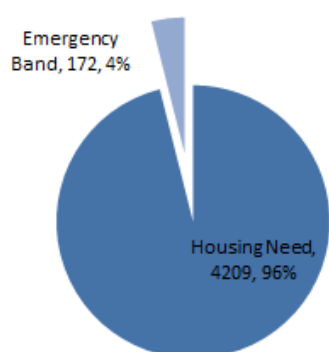
Note that because this is a snapshot of the Housing Register it does not include any applicants that have come on to the register since April 2019 but have since come off (for example, because they have found a property) before the snapshot has been taken.

Family Profile of the applicant (active applicants only)



50% of applicants on the housing register have no children and 20% have one child, which is comparable to the previous period.

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

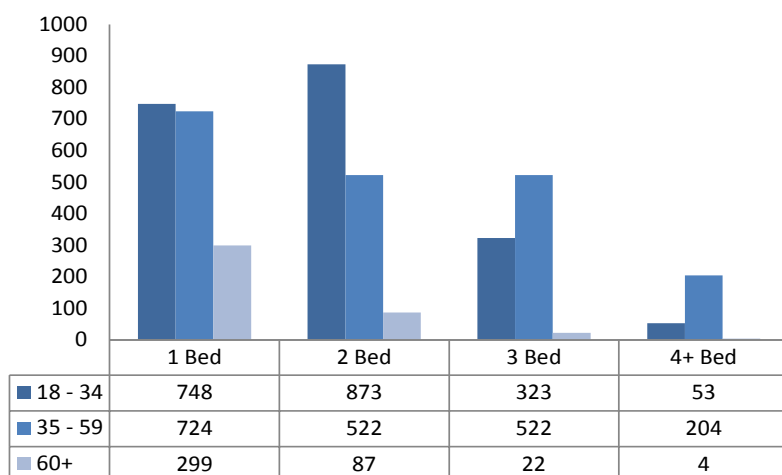


Breakdown of Housing Needs

No. of Needs	Dec 2019		Comparison	
	Count	%	Dec 18	Sept 18
0 needs	0	-	1%	1%
1 need	1193	28%	31%	30%
2 needs	1633	39%	40%	40%
3 needs	909	22%	19%	18%
4 needs	320	8%	6%	7%
5+ needs	154	4%	3%	4%

Although we have seen a slight increase in the percentage of lead applicants with an emergency need, it is still below the figure reported in March 2018 (4% in December 2019 compared to 7% in March 2018). 67% of active applicants have 1 or 2 needs. We are seeing a steady increase in the number of applicants with 3 or more needs (33% in December 2019 compared to 27% in March 2018).

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

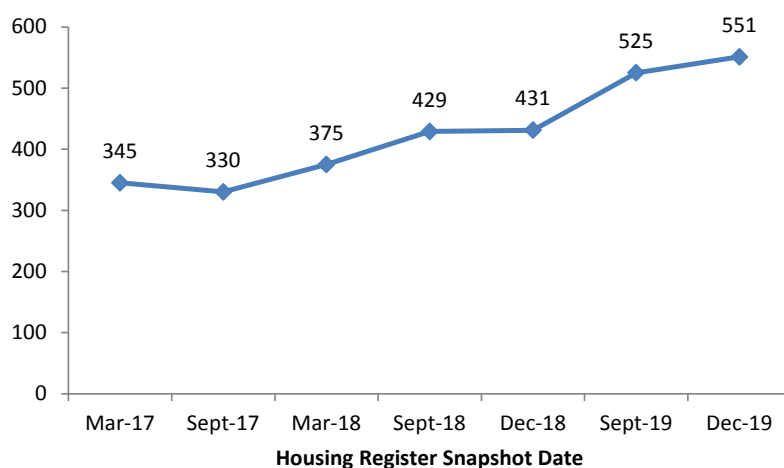
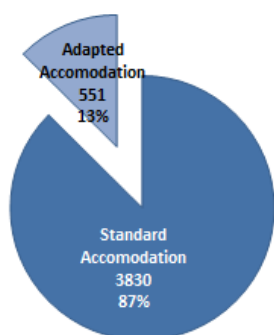


40% of active applicants on the housing register require a one bedroom property as a minimum, compared to 37% in March 2018.

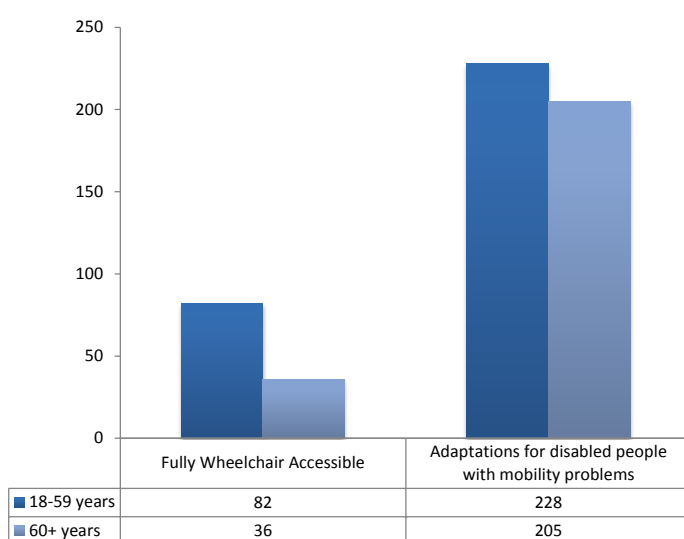
34% require a two bedroom property as a minimum and 6% require a property with four or more bedrooms.

37% 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)



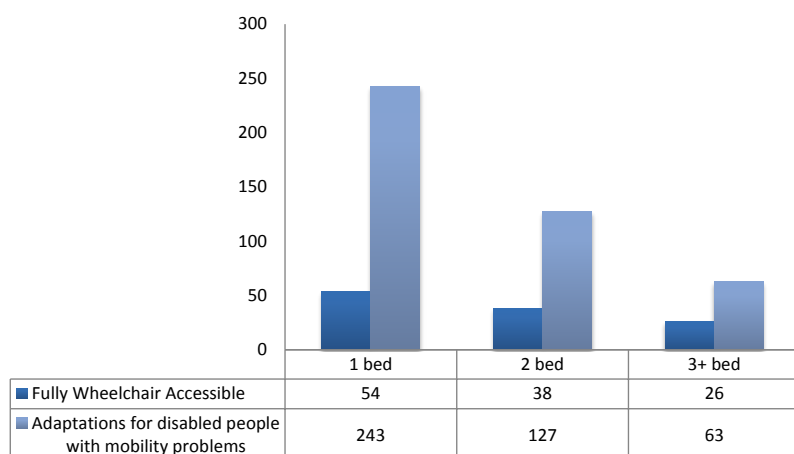
Type of adapted property required



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).

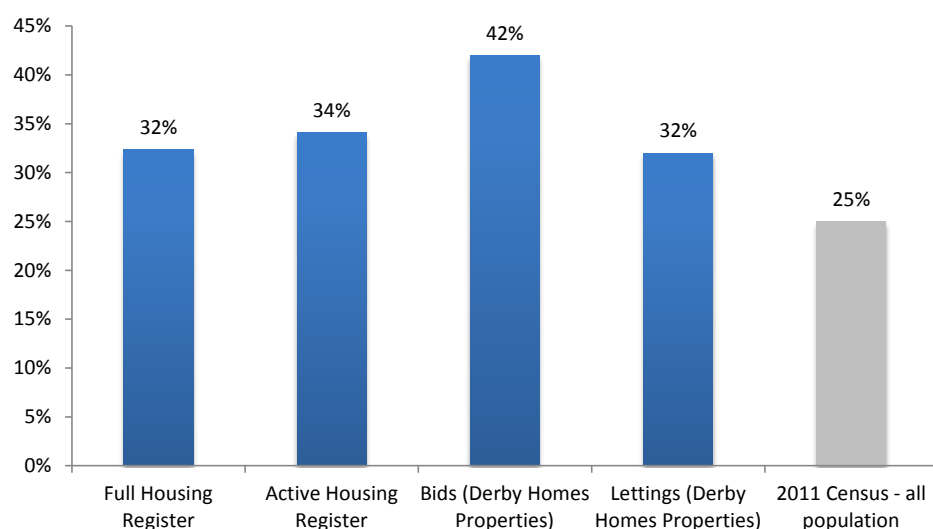
The majority of those that require adaptations are for disabled people with mobility problems. We have seen an increase in applicants with mobility problems aged between 18-59 years old compared to those over 60. A self-serve system introduced in January 2019 is likely to have contributed to this, verification 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



The majority of demand for adapted accommodation is for one or two bedrooms (84%) 54% 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. We have seen a slight increase (42% compared to 38% at the same point last year) in the number of bids from applicants with a BME background, though it should be noted that this is based on the total number of bids and not the number of applicants bidding.

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	Bids	Lettings
UK National / British citizen	85%	79%	82%
EEA National including:	8%	11%	5%
- Poland*	(3%)	(4%)	(2%)
- Latvia*	(2%)	(3%)	(1%)
- Other EEA*	(4%)	(4%)	(2%)
Non-EEA National	6%	8%	8%
No Information	0.4%	1%	6%

85% of lead applicants active on the housing register are British Citizens or have a UK nationality. 8% have an EEA nationality. 11% of bids were from EEA nationals, however as above this include the total number of bids and not the number of applicants bidding.

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

Bids on Derby Homes Properties (April – December 2019)

520

Adverts on Properties

36,991*

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	179	22,652	127
Flat / Apartment	277	12,872	46
Bungalow	64	1,467	23
Total	520	36,991	71

* 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	237	10,794	46
Two bedrooms	151	10,654	71
Three bedrooms	116	14,111	122
Four plus bedrooms	16	1,432	90
Total	520	36,991	71

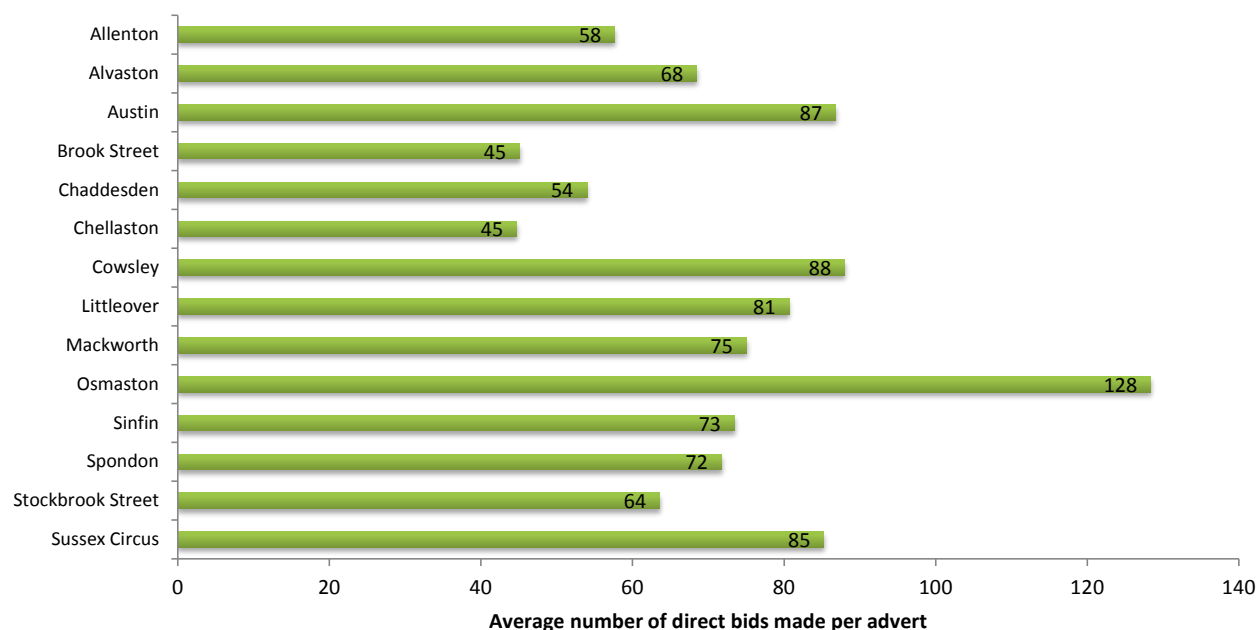
* note some properties may have been advertised more than once in a cycle

There have been 36,991 direct bids on Derby Homes properties during this period. 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 71 bids per advert between April and December 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



The highest average number of bids made per advert for properties continues to be in Osmaston (128). The lowest average number of bids made per advert continues to be Chellaston (45) and also Brooks Street. The highest number of properties advertised as a percentage of all adverts continues to be in the Stockbrook Street management area at 17%.

Stock Profile and Turnover for Derby Homes Properties (April – December 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	27	0.3%
1 bedroom	1,908	1,930	30.3%
2 bedroom	3,053	333	26.7%
3 bedroom	5,242	6	41.4%
4 bedroom	137	1	1.1%
5 bedroom	20	0	0.2%
6+ bedroom	12	0	0.1%
Total	10,378	2,297	

The number of properties within the housing stock profile as at 31 December 2019 was 12,675.

312 properties were re-let to new tenants between April and September with an average re-let time of 27.13 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 December 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	180	28.21	243	6.3%	8.4%	9.3%
2 bedroom	90	25.39	135	4.0%	5.3%	7.0%
3 bedroom	41	25.90	93	1.8%	2.4%	3.8%
4 bedroom	1	40	5	3.6%	4.8%	3.0%
5 bedroom	0	-	2	10.0%	13.3%	8.3%
6+ bedroom	0	-	1	9.1%	11.1%	11.1%
Total	312	27.13	479	3.8%	5.0%	6.3%

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

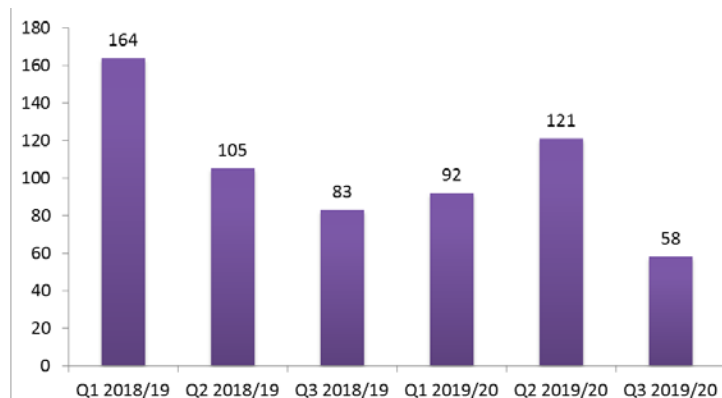
Stock profile and number of properties re-let by housing area, average days taken to re-let and turnover

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	1122	9%	25	31.12	47	4.2%	5.6%
Alvaston	1148	9%	30	23.90	47	4.1%	5.5%
Austin	968	8%	26	24.19	39	4.0%	5.4%
Brook Street	813	6%	28	31.75	33	4.1%	5.4%
Chaddesden	940	7%	22	24.41	29	3.1%	4.1%
Chellaston	467	4%	14	30.00	19	4.1%	5.4%
Cowsley	909	7%	17	34.35	37	4.1%	5.4%
Littleover	412	3%	9	24.44	15	3.6%	4.9%
Mackworth	1276	10%	29	24.59	44	3.4%	4.6%
Sinfin	728	6%	15	35.40	17	2.3%	3.1%
Osmaston	862	7%	9	22.89	28	3.2%	4.3%
Spondon	434	3%	8	27.75	15	3.5%	4.6%
Stockbrook Street	1346	11%	59	24.34	81	6.0%	8.0%
Sussex Circus	1134	9%	21	27.71	28	2.5%	3.3%
Parkland View	62	0.5%	-	-	-	-	-
Other	54	0.4%	-	-	-	-	-
Total	12,675	-	312	27.71	479	3.8%	5.0%

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

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

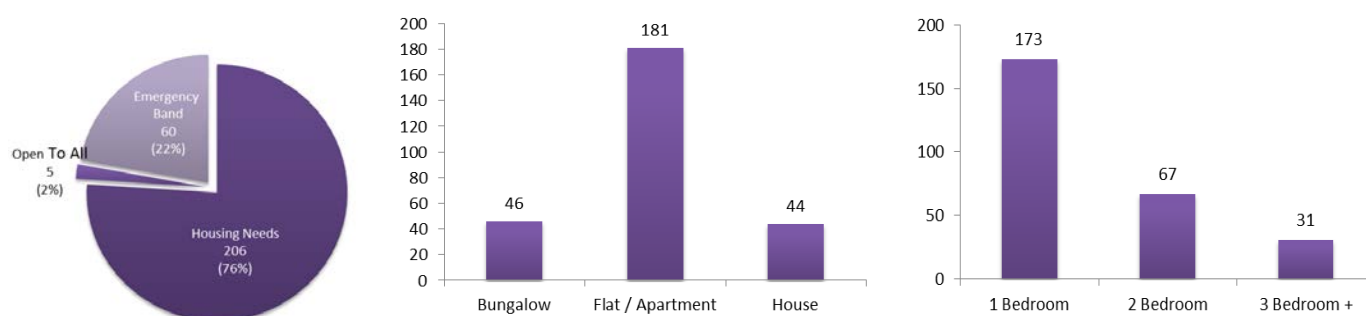
Number of times a property was refused – comparison to previous quarters



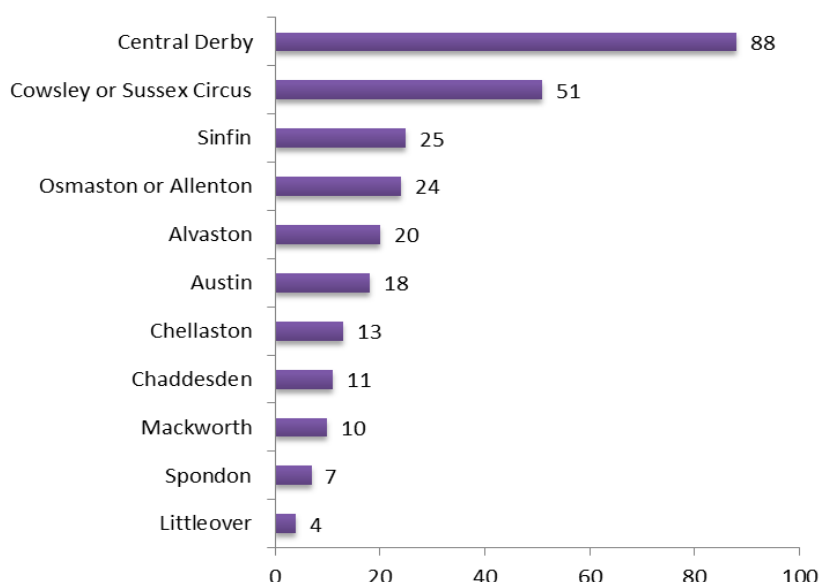
There were 272 occasions when a property offer was refused by the applicant between April and December 2019. This has decreased compared to the same period last year (352). This relates to 162 properties and includes open to all applicants.

40% of properties were refused more than once, 64% of refusals were for one bedroom properties and 67% for flats/apartments.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



32% of all refusals were for properties in central Derby. 59% of refusals by applicants were reasonable, with 19% because the property was unsuitable. 21% were due to an autobid placed and the property was not suitable.

39% of refusals were recorded as unreasonable and 2% were refused due to being rehoused by another landlord. 17% of unreasonable refusals were because the area was unsuitable. Just over 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	21%
Property unsuitable	19%
Applicant circumstances changed	4%
Property size	4%

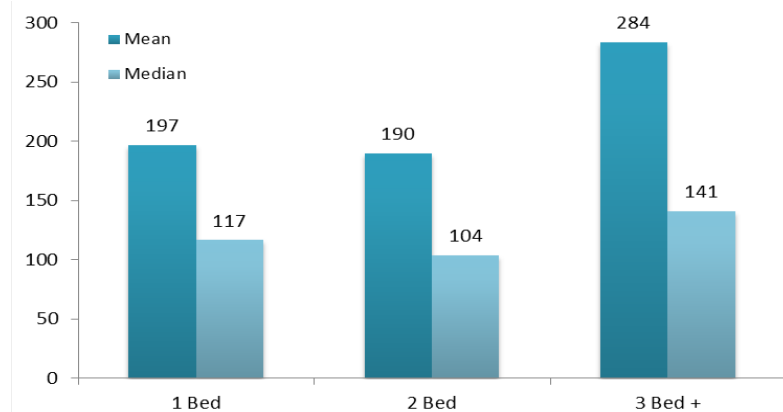
Top 3 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	17%
Property unsuitable	5%
Did not respond to offer	5%

Average length of time on the Housing Register for properties let between April and December 2019 (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 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.

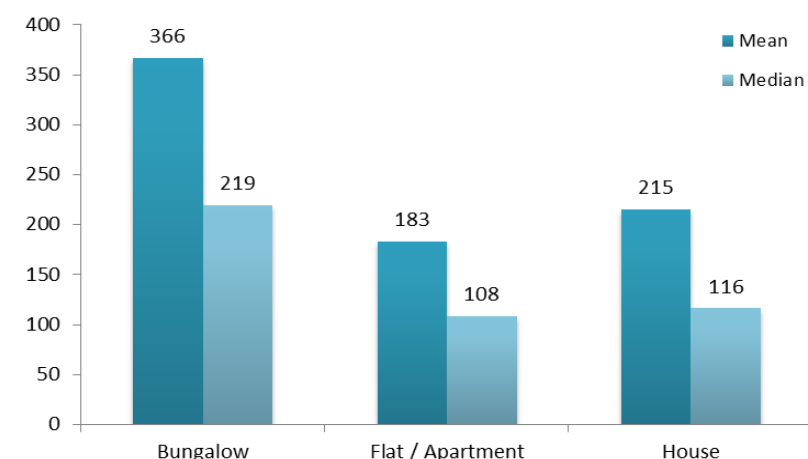
Property Size - average length of time on the register (in days)



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	286	17%
2 bedrooms	232	13%
3+ bedrooms	146	22%
Total	664	16%

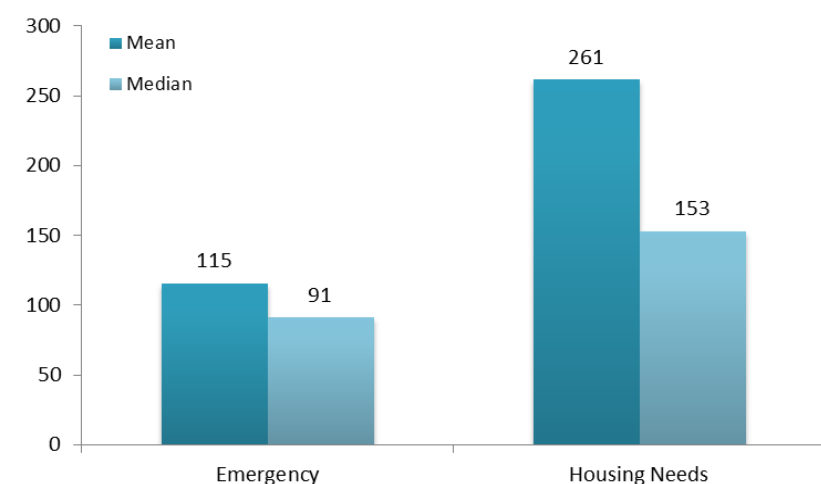
Property Type - average length of time on the register (in days)



Lettings for all landlords between April and December 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.

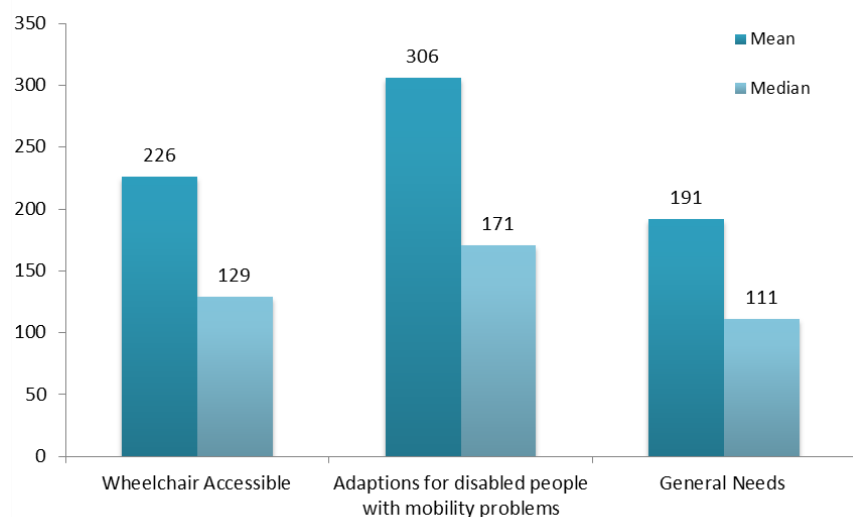
In terms of property type, applicants are on the housing register for a longer period of time on average for a house or bungalow, than a flat or apartment.

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



33% of lettings during April to December 2019 were made to applicants with an emergency need. This has increased from 20% 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)



21% of lettings during April to December 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)

