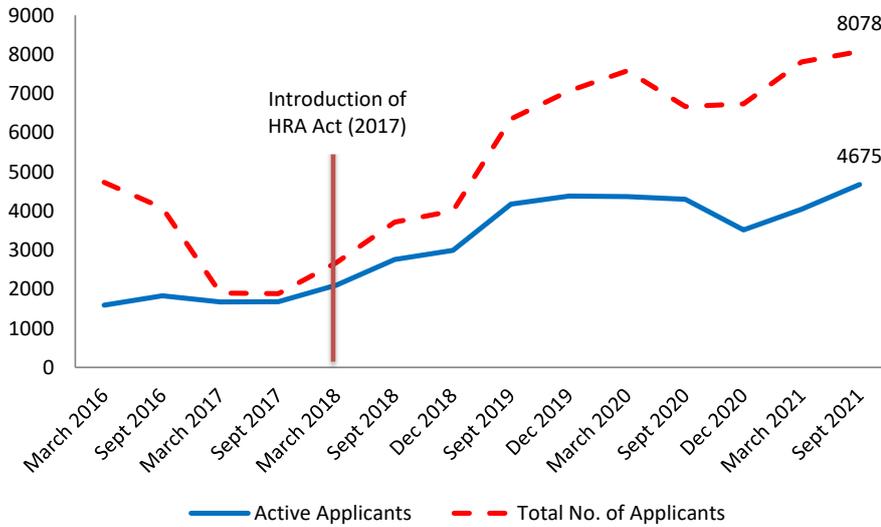


Demand for Housing and Applicant Profile (Housing Register Snapshot September 2021)

Number of applicants on the Housing Register

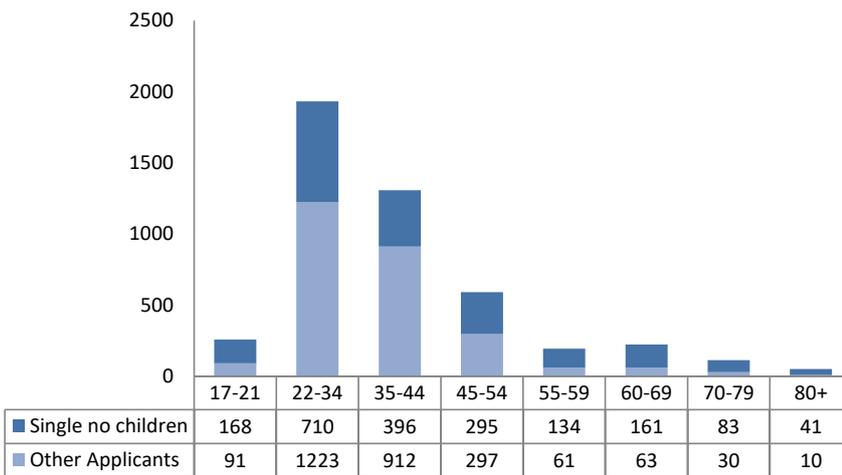


At the end of September 2021 there were 8,078 applicants on the housing register, 58% (4,675) have bid on a property in the last 12 months (active applicants).

COVID-19 and the current Housing Market have both had an impact on the numbers joining the Housing Register. The financial impact of COVID-19 has meant that our customers now include groups of people who may never have traditionally approached us for housing help, increasing our customer base.

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

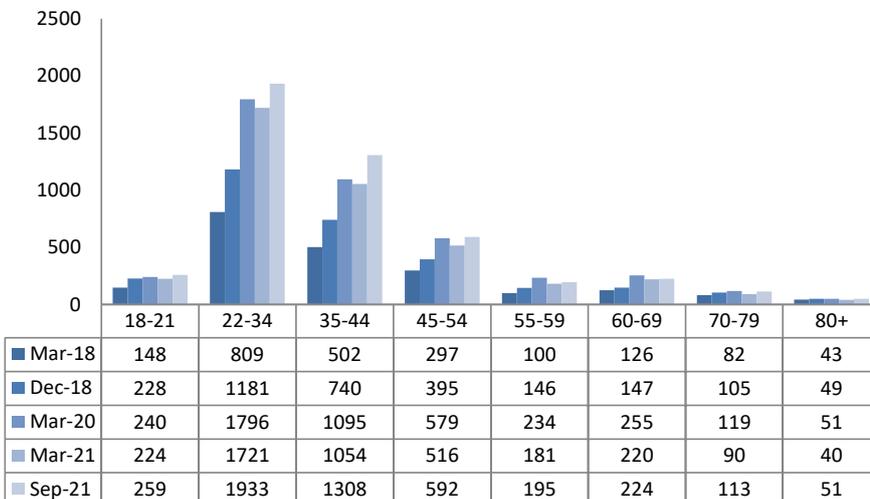
Age profile of the lead applicant on the Housing Register (active only)



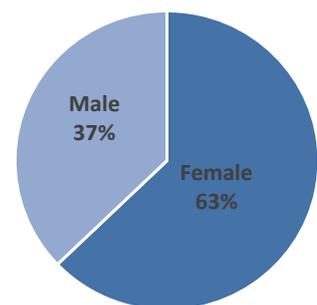
92% of lead applicants are aged between 18 and 59 years old, 63% of lead applicants are female.

At 41% active applicants aged between 22 and 34 continues to be the highest age band on the housing register.

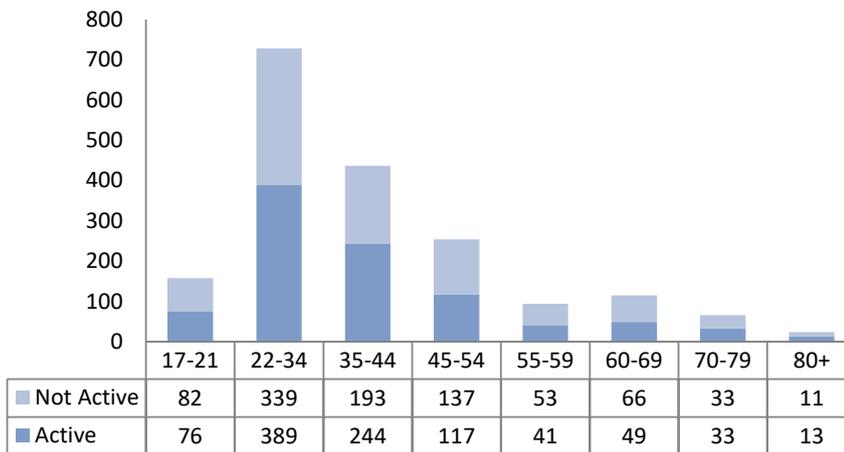
Age profile of the lead applicants compared to previous snapshots (active only)



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)

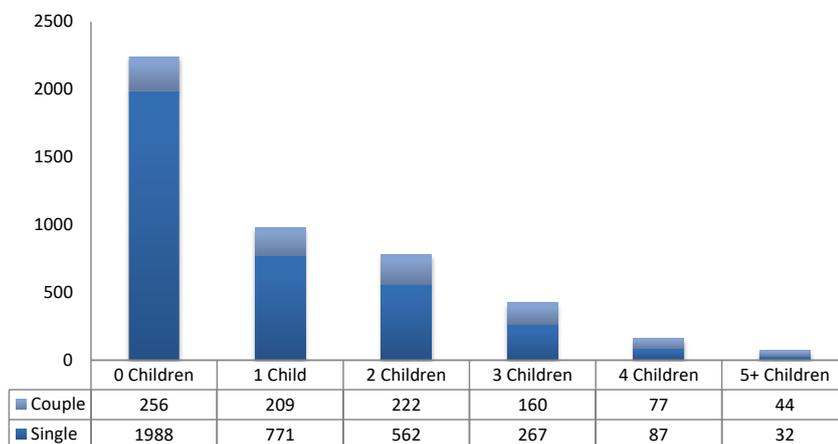


Note that because this is a snapshot of the Housing Register it does not include any applicants that have come on to the register since April 2020 but have since come off (for example, because they have found a property) before the snapshot has been taken.

The age profile of lead applicants (both active and non-active) joining the Housing Register between April 2021 and September 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 17 and 34 (47% compared to 51% at year-end)

The percentage of applicants who have come onto the housing register since April 2021 as a percentage of the total number of applicants is 23%.

Family Profile of the applicant (active applicants only)



48% of active applicants on the housing register have no children, this is comparable with the same period in 2020/21 (49%)

Housing Needs Bands of the lead applicant (active only)

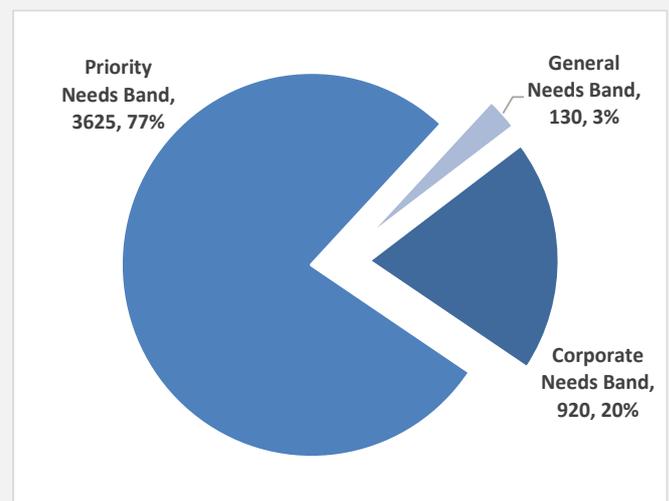
The Allocations Policy has been reviewed and the 2020-2025 policy approved by Council Cabinet in September 2020. The Allocations Policy prior to the review operated using 2 bands, Emergency & General Needs. The revised policy introduced a third band from October 2020, changing the priorities of those within each band.

They are:

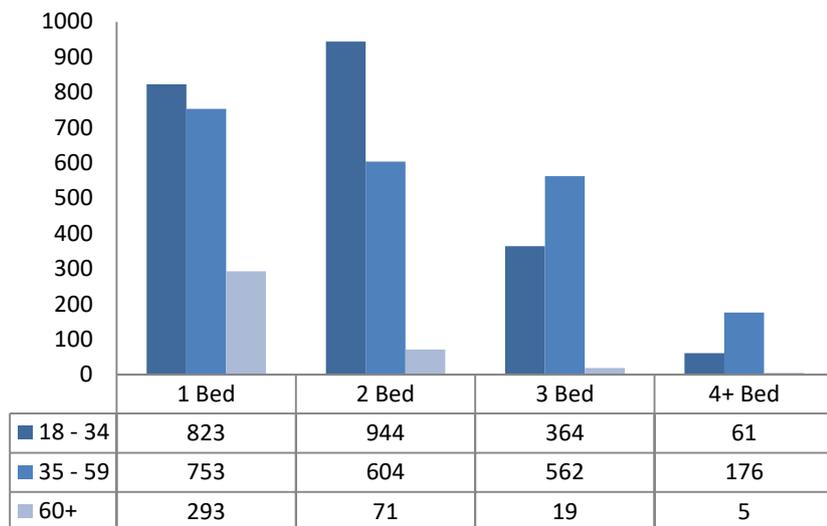
- Corporate Needs Band
- Priority Needs Band
- General Needs Band

More information on the allocation of properties can be found in the [Allocations Policy 2020-25](#).

Due to the change in which properties are allocated we are unable to compare current data with previous reports.



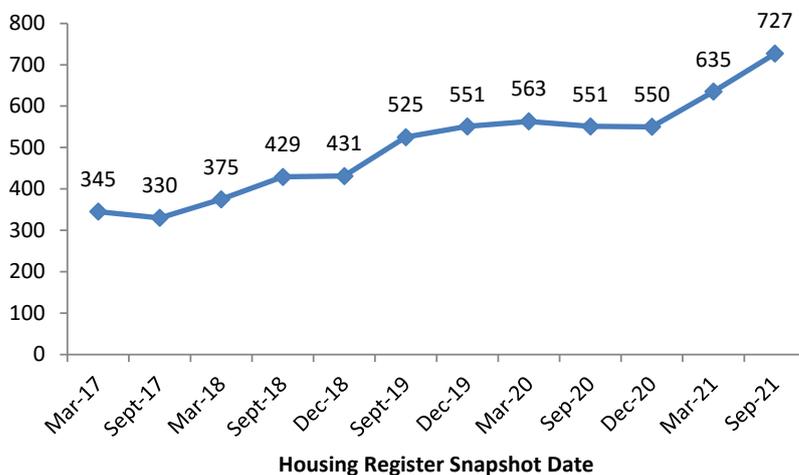
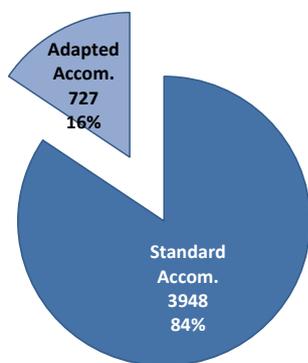
Property size required by the applicant on the Housing Register (active only)



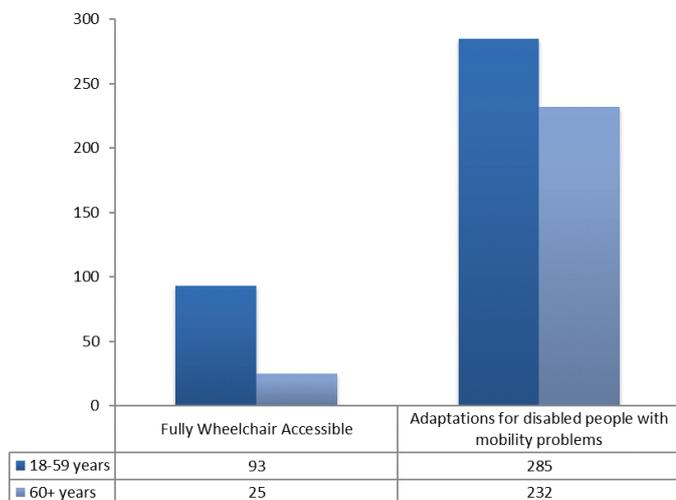
40% of active applicants on the housing register require a one bedroom property as a minimum, which is comparable with the same period last year.

35% 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)



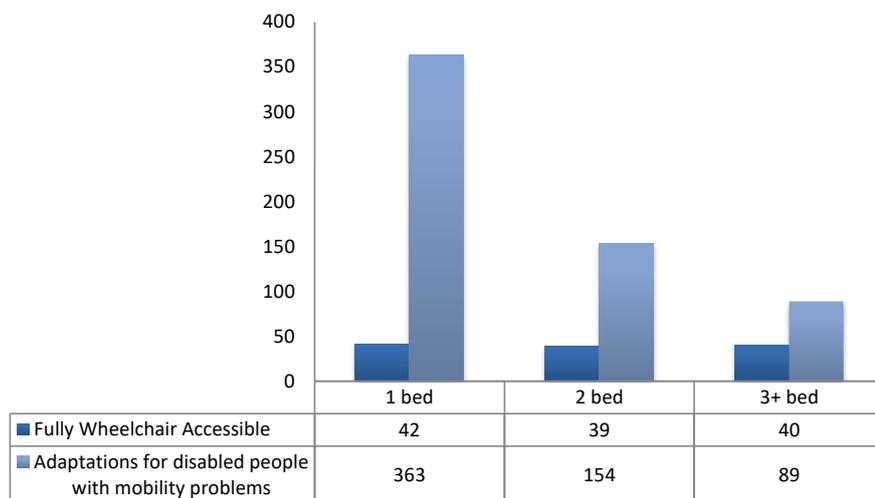
Type of adapted property required



16% of active applicants on the Housing Register require an adapted property compared to 13% at the same period last year.

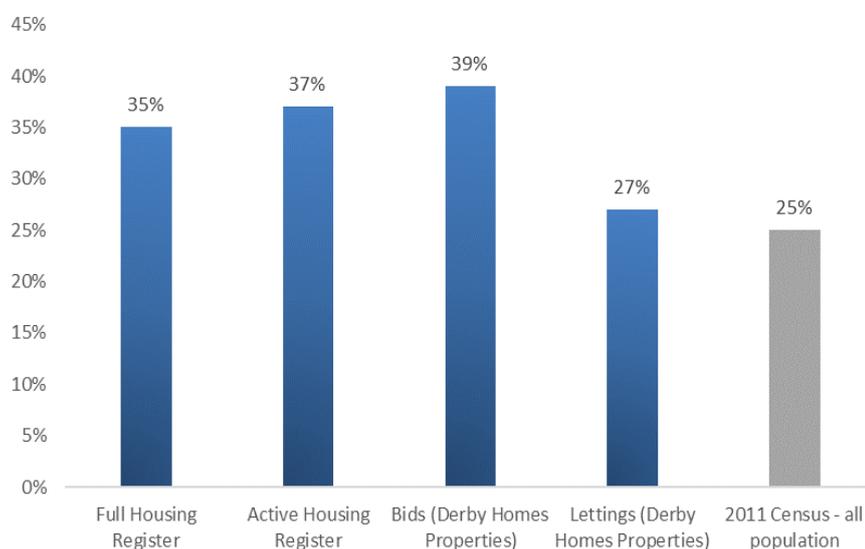
The majority of those that require adaptations are for disabled people with mobility problems.

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 27% 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 37% of active applicants on the housing register (35% in September 2020), compared to 35% on the full housing register (33% in September 2020).

39% of bids on Derby Homes properties are from applicants with a minority ethnic background and 27% 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	82%	79%	83%
EEA National	11%	13%	7%
Non-EEA National	4%	8%	7%
No Information	1%	1%	2%

Note: individual percentages may not add up due to rounding

82% of active lead applicants on the housing register are British Citizens or have a UK nationality. 11% have an EEA nationality.

13% 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 – September 2021)

359

Adverts on Properties

24,363*

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	119	13,959	117
Flat / Apartment	189	9,052	48
Bungalow	51	1,352	27
Total	359	24,363	68

* 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	173	7,344	42
Two bedrooms	108	9,559	89
Three bedrooms	70	7,136	102
Four plus bedrooms	8	324	41
Total	359	24,363	68

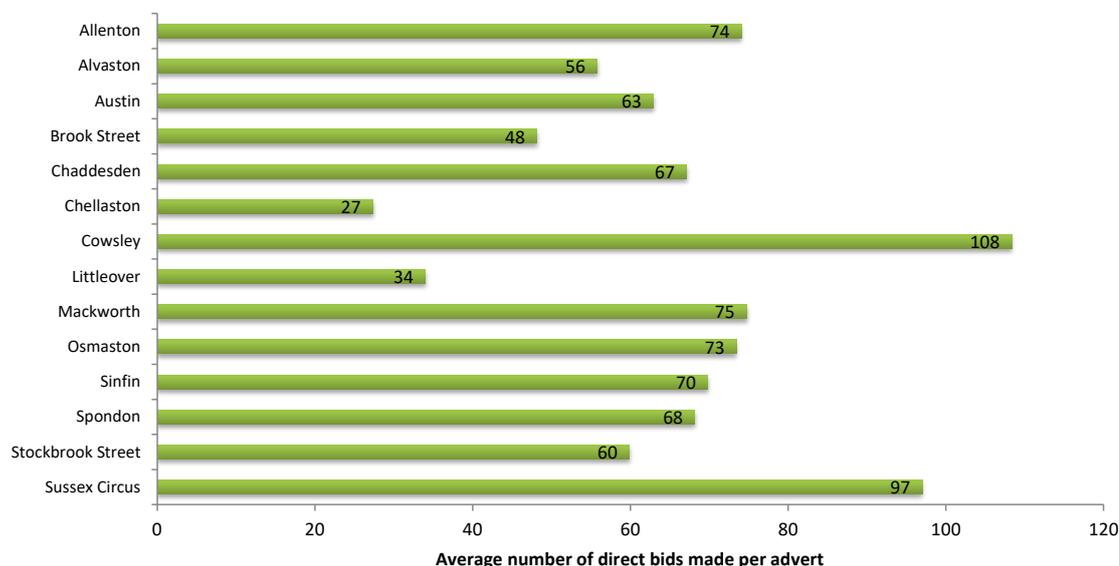
* note some properties may have been advertised more than once in a cycle

There were 24,363 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 68 direct bids per advert between April and September (this includes bids made by 'open to all' applicants where a property has been specifically advertised to this band). This is an increase of 15 when compared to the same period last year.

The average number of bids per property continues to be 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 was in Cowsley (108) and the lowest average number of bids made per advert was Chellaston (27). The highest number of properties advertised as a percentage of all adverts was in the Stockbrook Street management area at 18%.

Stock Profile and Turnover for Derby Homes Properties (April 2021 – September 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	1904	1957	30.6%
2 bedroom	3020	375	26.9%
3 bedroom	5127	14	40.7%
4 bedroom	149	3	1.2%
5 bedroom	33	1	0.3%
6+ bedroom	15	0	0.1%
Total	10,254	2,377	

The number of properties within the housing stock profile as at 30 September 2021 was 12,631.

255 standard properties were re-let between April 2021 and September 2021 with an average re-let time of 23.01 days.

Number of properties re-let during April 2021 to September 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	142	22.13	194	10.0%	8.8%	8.7%
2 bedroom	76	22.53	114	6.7%	4.8%	5.5%
3 bedroom	34	27.85	76	3.0%	2.6%	2.6%
4 bedroom	3	22.33	6	7.9%	4.7%	4.1%
5 bedroom	-	-	-	-	0.0%	15.0%
6+ bedroom	-	-	-	-	14.3%	16.7%
Total	255	23.01	390	6.2%	5.1%	5.3%

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

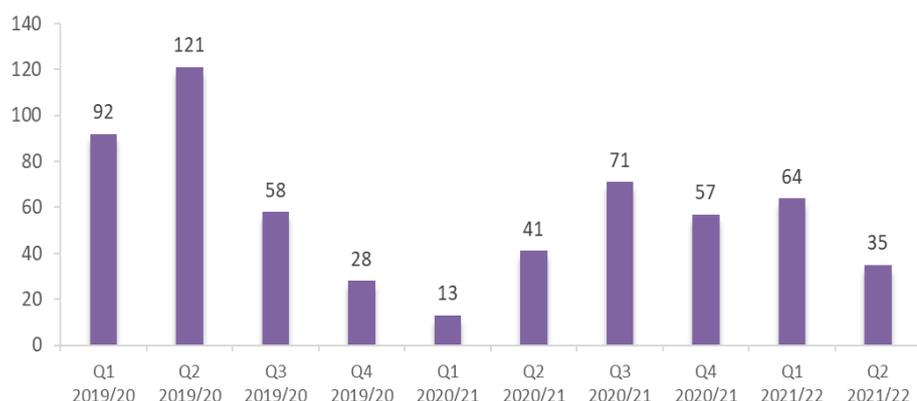
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

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	1109	8.8%	17	23.29	29	5.2%
Alvaston	1134	9.0%	33	20.52	46	8.1%
Austin	953	7.5%	9	19.22	19	4.0%
Brook Street	804	6.4%	24	24.13	29	7.2%
Chaddesden	939	7.4%	16	30.94	26	5.5%
Chellaston	459	3.6%	15	20.13	18	7.8%
Cowsley	902	7.1%	19	21.89	36	8.0%
Littleover	407	3.2%	5	17.20	8	3.9%
Mackworth	1266	10.0%	25	25.88	47	7.4%
Sinfin	720	5.7%	11	14.55	16	4.4%
Osmaston	833	6.6%	8	22.63	18	4.3%
Spondon	441	3.5%	5	27.00	8	3.6%
Stockbrook Street	1338	10.6%	47	22.72	57	8.5%
Sussex Circus	1128	8.9%	21	26.33	33	5.9%
Parkland View	63	0.5%	-	-	-	-
Other	135	1.1%	-	-	-	-
Total	12,631	-	255	23.01	390	6.2%

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

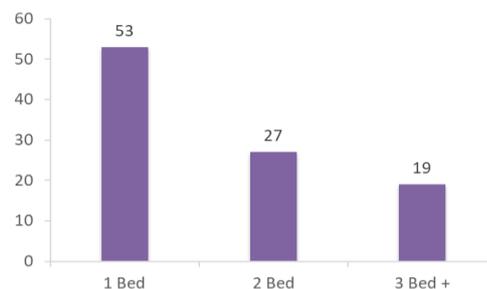
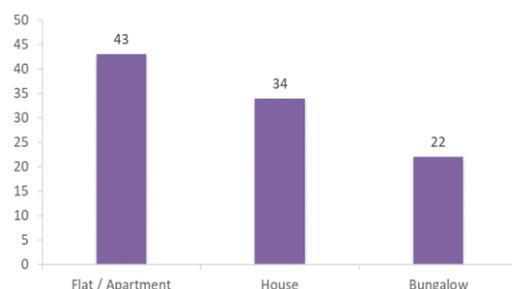
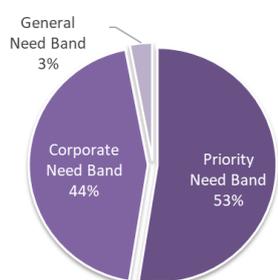
Offers on Derby Homes Properties that are refused (April 2021 to September 2021)

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



There were 99 occasions when a property offer was refused by the applicant between April and September 2021. This has decreased compared to the previous six months and decreased in Q2 compared to Q1. These relate to 71 properties.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



54% of refusals were for one bedroom properties and 44% for flats/apartments.

30% of all refusals were for properties in Cowsley and Sussex Circus and 25% in Central Derby. 48.5% 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.

49.5% 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	Percentage
Property unsuitable	19%
Autobid placed not suitable	13%
Applicant change of circumstance	6%

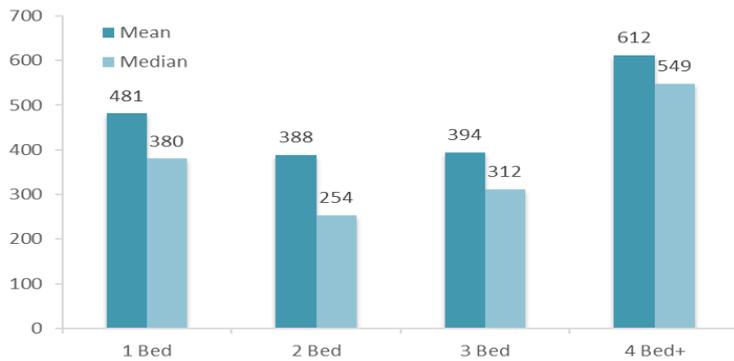
Top 3 unreasonable reasons given for refusal

Unreasonable reason	Percentage
Area unsuitable	19%
Property size	5%
Property unsuitable	5%

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

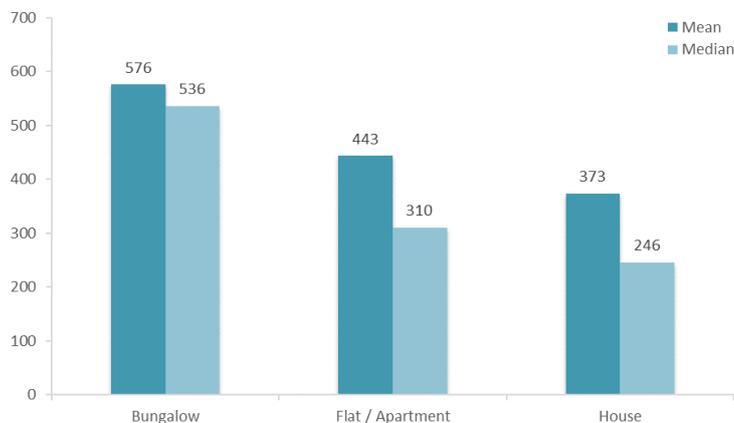
Property Size - average length of time on the register (in days)



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	230	51%
2 bedrooms	166	39%
3+ bedrooms	116	42%
Total	512	45%

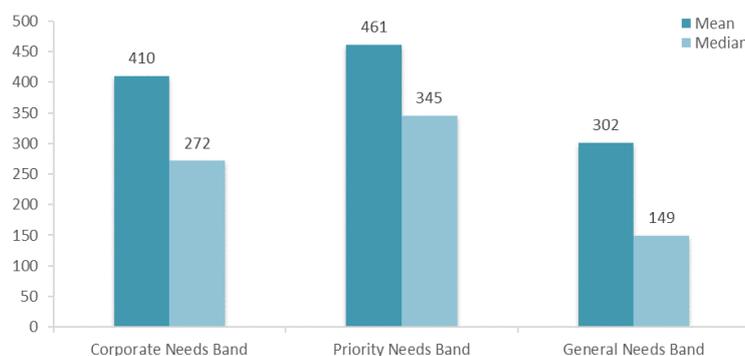
Property Type - average length of time on the register (in days)



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 the largest 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 bungalow. There are also fewer bungalows being let in total.

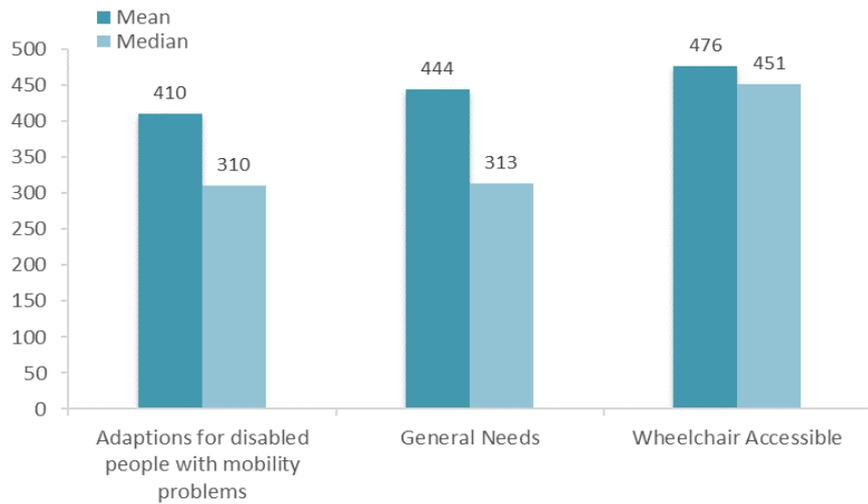
Housing Need - average length of time on the register (in days)



99% of lettings during April to September 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 September 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)

