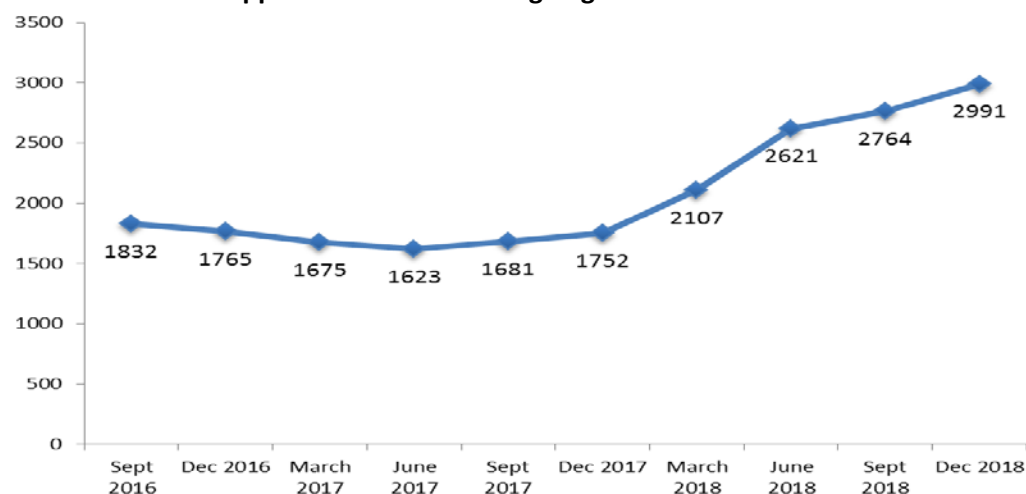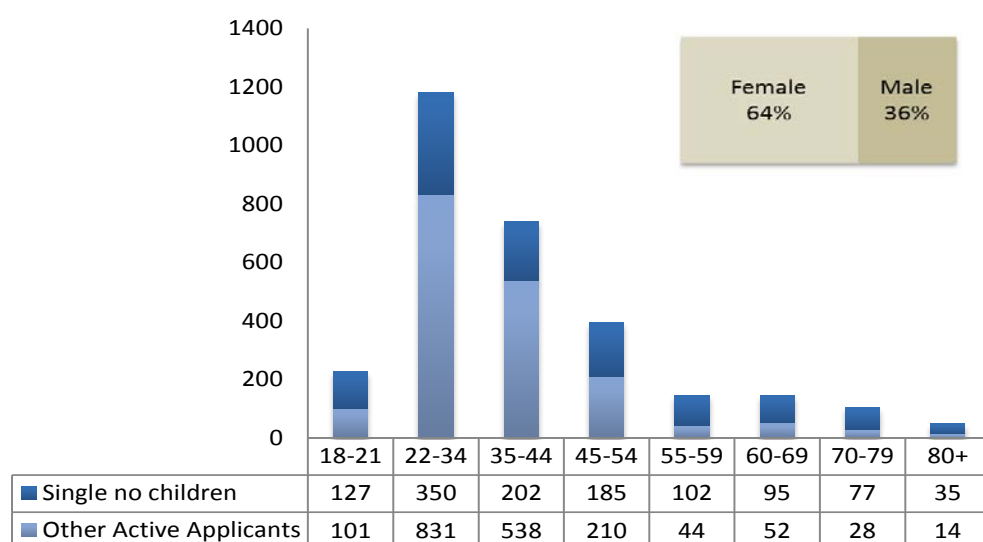# Homefinder Report Quarter Three 2018-19

Demand for Housing and Applicant Profile (Housing Register Snapshot December 2018)

Number of active applicants on the Housing Register

At the end of December 2018 there were 4,003 applicants on the housing register, 75% (2,991) were active applicants. Active means that a bid has been made within the last 12 months of the snapshot.

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

Female 64%   Male 36%

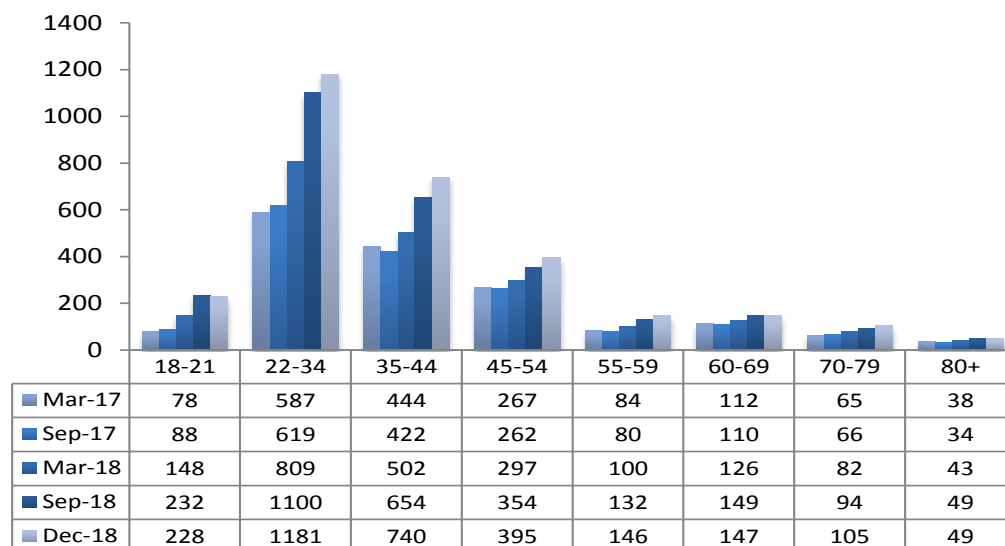|	18-21	22-34	35-44	45-54	55-59	60-69	70-79	80+
Single no children	127	350	202	185	102	95	77	35
Other Active Applicants	101	831	538	210	44	52	28	14

90% of lead applicants are aged between 18 and 59 years old, 64% of lead applicants are female.
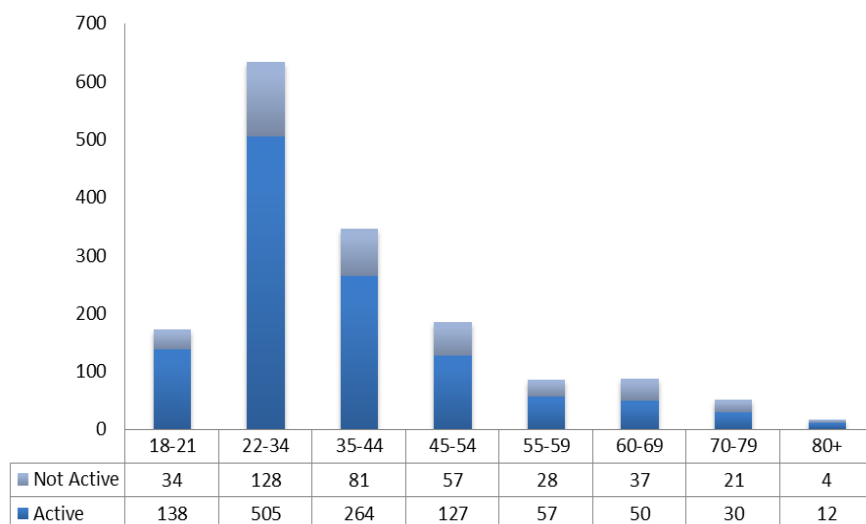
The age profile of the housing register has changed when compared to previous snapshots with the percentage of applicants aged 18-21 and 22-34 years old increasing. 47% of lead applicants are aged 18-34 years old compared to 40% at March 2017.

39% of lead applicants are single with no children compared to 31% at March 2017).

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

Age profile of those coming onto the Housing Register since April 2018 (captured in the snapshot)

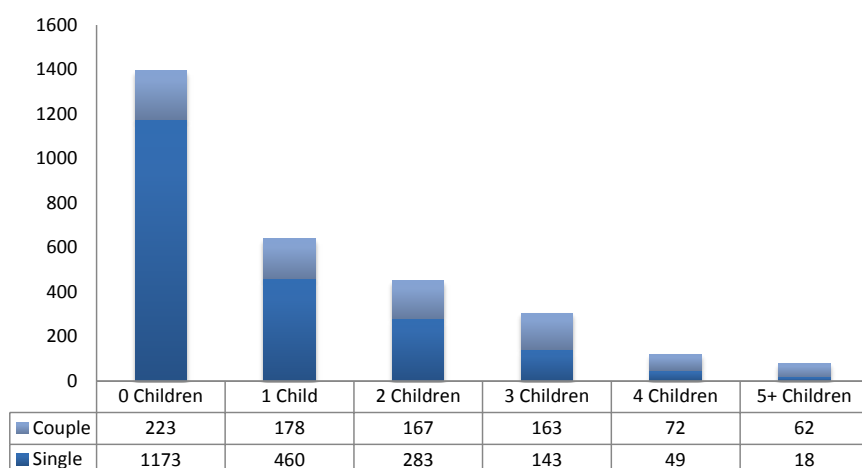|	18-21	22-34	35-44	45-54	55-59	60-69	70-79	80+
Not Active	34	128	81	57	28	37	21	4
Active	138	505	264	127	57	50	30	12

The age profile of lead applicants (both active and non-active) joining the Housing Register in the nine months previous to the December snapshot reflects the trend in the age profile of active applicants in recent years. 51% are aged between 18 and 34 years old. This has increased from 46% of those joining the housing register in 2016/17.

The 18-21 age group has increased from 8% to 11% when comparing the same snapshots.

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 2018 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	223	178	167	163	72	62
Single	1173	460	283	143	49	18

47% of active applicants on the Housing Register have no children, this has increased from 40% in March 2017. The majority (84%) of this group are single.

17% have families with 3 children or more, this was at 20% in March 2017.

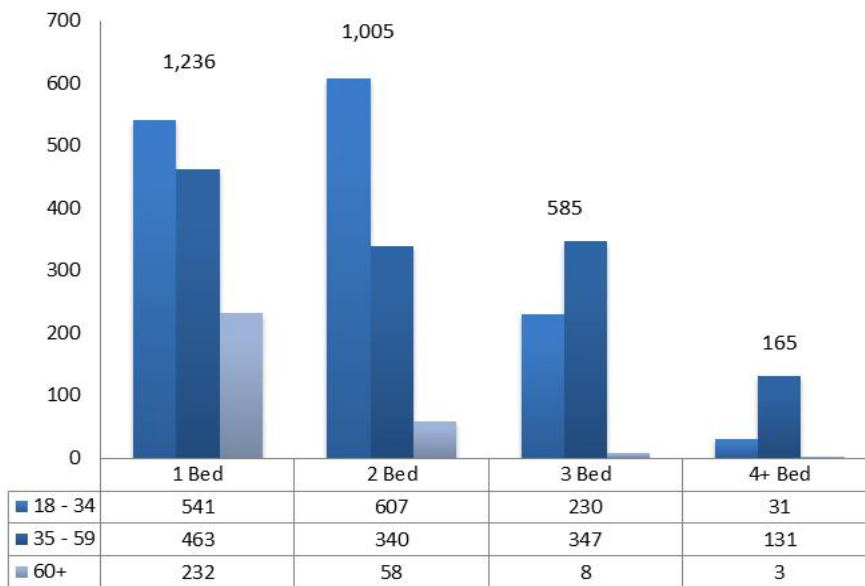**Housing or Emergency Needs of the lead applicant (active only)**

Emergency
114
4%

Housing
Need
2877
96%
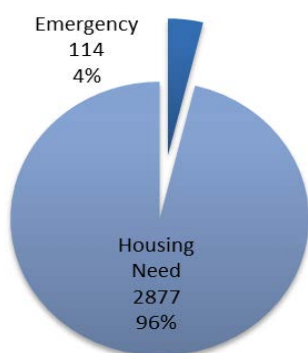
Breakdown of Housing Needs

No. of Needs	Dec 2018		Comparison	
	Count	%	Sept 18	Mar 18
0 needs	39	1%	1%	2%
1 need	878	31%	30%	31%
2 needs	1.146	40%	40%	40%
3 needs	546	19%	18%	19%
4 needs	185	6%	7%	6%
5+ needs	83	3%	4%	2%

4% of the lead applicants on the housing register have an emergency housing need, compared to 2% (56) in September and 7% (153) in March 2018. 71% of those with a housing need have 1 or 2 needs and 3% have 5 or more needs.

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

	1 Bed	2 Bed	3 Bed	4+ Bed
18 - 34	541	607	230	31
35 - 59	463	340	347	131
60+	232	58	8	3

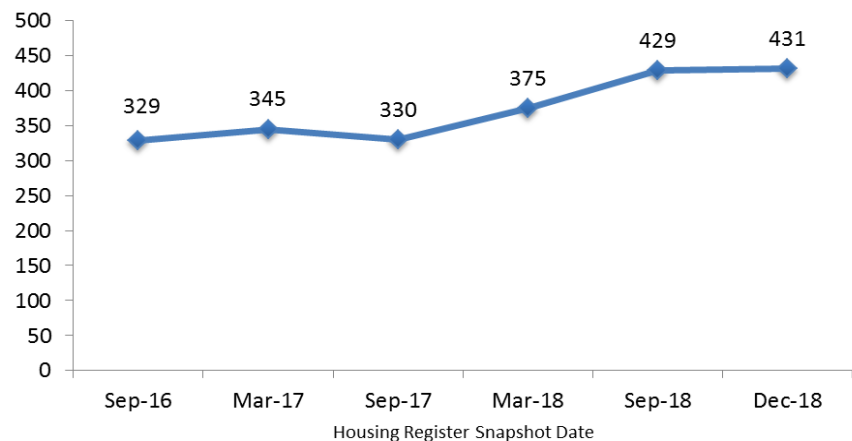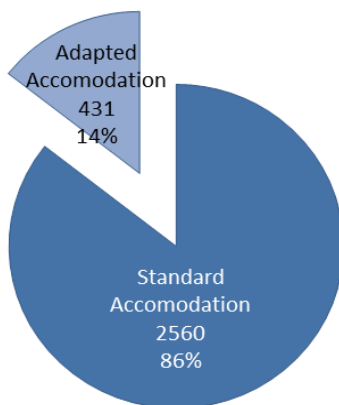(Column totals shown on chart: 1,236 / 1,005 / 585 / 165)

41% of active applicants on the housing register require a one bedroom property as a minimum, an increase from 37% in March 2018.
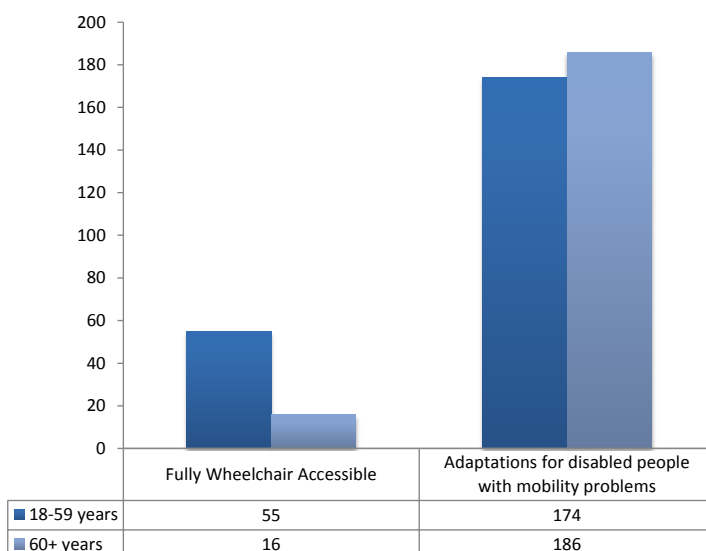
34% require a two bedroom property as a minimum and 6% require a property with four or more bedrooms.

35% 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)
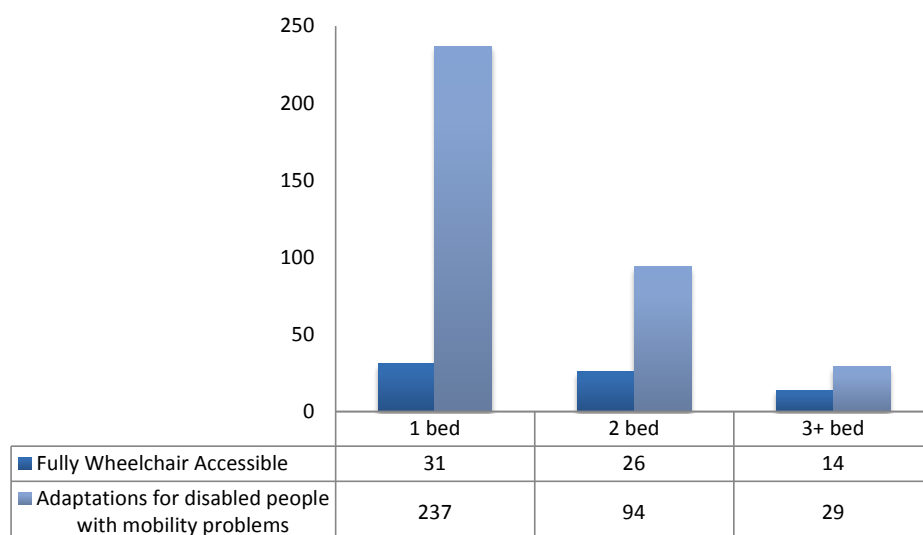
Adapted Accomodation 431 14%

Standard Accomodation 2560 86%

Trend (Housing Register Snapshot Date):
- Sep-16: 329
- Mar-17: 345
- Sep-17: 330
- Mar-18: 375
- Sep-18: 429
- Dec-18: 431

Type of adapted property required

	Fully Wheelchair Accessible	Adaptations for disabled people with mobility problems
18-59 years	55	174
60+ years	16	186

14% 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 applicants on the register has decreased (18% in September 2016).

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

Minimum room size required by those needing adapted accommodation

	1 bed	2 bed	3+ bed
Fully Wheelchair Accessible	31	26	14
Adaptations for disabled people with mobility problems	237	94	29

62% of lead applicants who need an adapted property require a property with a minimum of one bedroom, 28% require a two bedroom property as a minimum. The majority of demand for adapted accommodation is for one or two bedrooms (90%).

Ethnicity - Percentage of lead applicants with a Black or Minority Ethnicity (BME)
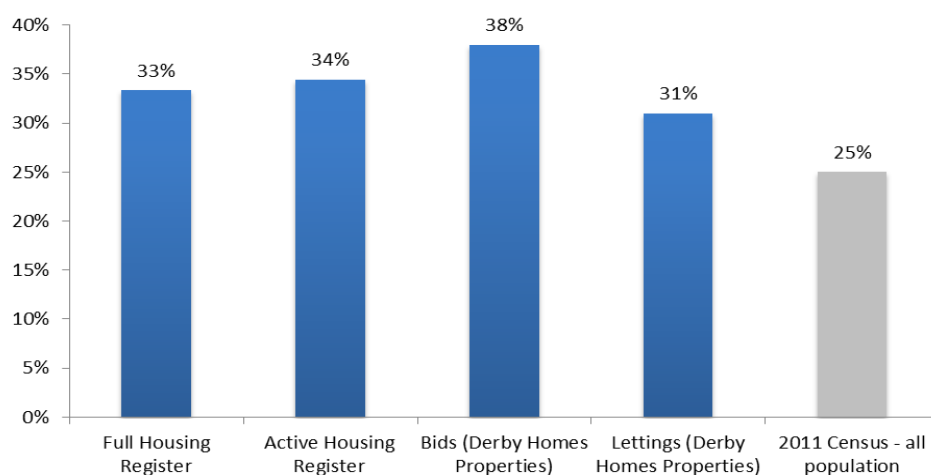
34% of active applicants on the housing register have a Black or Minority Ethnic (BME) origin or background. The percentage of bids on Derby Homes properties is slightly higher from BME applicants at 38%, with lettings at 31%. For comparison, at the last census (2011) 25% of the Derby population had a BME origin or background.

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

Nationality – Breakdown of the lead applicants recorded nationality

Nationality	Active Housing Register	Bids (Derby Homes Properties)	Lettings (Derby Homes Properties)
UK National	80%	77%	80%
EEA National including:	11%	15%	10%
- Poland	(4%)	(5%)	(4%)
- Latvia	(2%)	(3%)	(2%)
- Other EEA	(5%)	(7%)	(5%)
Non-EEA National	6%	6%	6%
No Information	3%	2%	4%

80% of lead applicants active on the housing register have a UK nationality. 11% have an EEA (EU) nationality.

80% of lettings for Derby Homes properties were made to applicants with a UK nationality and 10% to applicants with an EEA nationality.

Bids on Derby Homes Properties (April – December 2018)

536 Properties Advertised	645 Adverts on Properties	35,881* Bids made on properties

* note this includes bids from open to all applicants, it also includes autobids placed on behalf of the applicant

Property Type – adverts, bids made and ratio of bids to properties advertised

| Property Type	Supply	Bids	Average number of bids per property
House	176	19,279	**110**
Flat / Apartment	400	14,825	**37**
Bungalow	69	1,777	**26**
Total	645	35,881	**56**

There was an average of 56 bids per property advertised between April and December 2018 (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.

Property Size – adverts, bids made and ratio of bids to properties advertised

Property Size	Supply	Bids	Average number of bids per property
One bedroom	337	12,094	**36**
Two bedrooms	184	11,668	**63**
Three bedrooms	120	11,796	**98**
Four plus bedrooms	4	323	**81**
Total	645	35,881	**56**

Housing Area – Average number of bids per property advertised
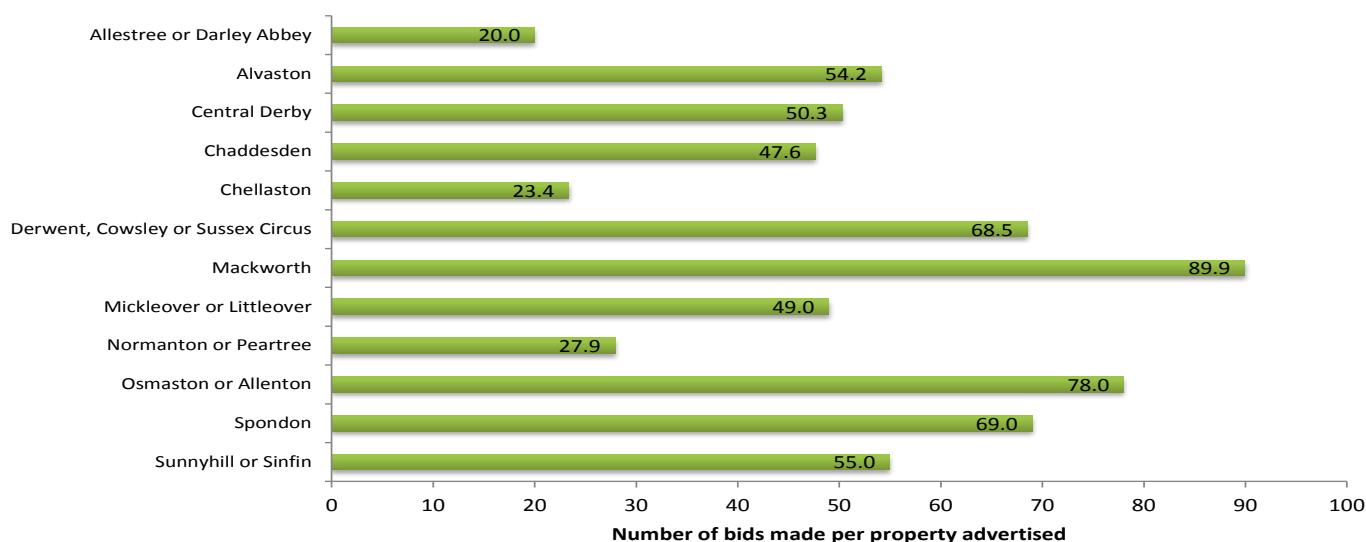
The highest number of bids made per property advertised was in Mackworth (89.9) and Osmaston / Allenton (78.0). The lowest number of bids made per property was in Allestree or Darley Abbey (20.0). The highest number of properties advertised as a percentage of all adverts is in Central Derby at 26%.

Stock Profile and Turnover for Derby Homes Properties (April – December 2018)

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	1,920	1,923	30.1%
2 bedroom	3,070	336	26.6%
3 bedroom	5,336	11	41.8%
4 bedroom	131	1	1.0%
5 bedroom	11	0	0.1%
6+ bedroom	9	0	0.1%
Total	10,483	2,300	

The total number of properties within the housing stock profile as at 31 December 2018 is 12,783. 487 of these properties became vacant between April and December 2018 with an average re-let time of 24.15 days.

Turnover is higher for 1 bedroom properties and properties within Central Derby.

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

Property Size	No. of Voids	Average days to re-let	Turnover	Annualised Turnover	2017-18 Turnover
1 bedroom	232	28	6.0%	8%	10%
2 bedroom	154	22	4.5%	6%	7%
3 bedroom	98	19	1.8%	2%	5%
4 bedroom	2	35	1.5%	2%	2%
5 bedroom	1	0	9.1%	12%	11%
6+ bedroom	0	-	-	-	13%
Total	487	24	3.8%	5%	7%

Note – this includes active lettings only, and does not include those properties requiring major works.

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

Housing Area	Stock	Percentage of all stock	No. of voids	Average days to re-let	Turnover	Annualised Turnover
Allenton	1,131	9%	35	23	3.1%	4%
Alvaston	1,163	9%	46	24	4.0%	5%
Austin	977	8%	32	20	3.3%	4%
Brook Street	820	6%	39	27	4.8%	6%
Chaddesden	953	7%	42	24	4.4%	6%
Chellaston	469	4%	23	23	4.9%	7%
Cowsley	918	7%	23	26	2.5%	3%
Littleover	417	3%	12	21	2.9%	4%
Mackworth	1,288	10%	48	20	3.7%	5%
Sinfin	728	6%	12	20	1.6%	2%
Osmaston	880	7%	30	30	3.4%	5%
Spondon	438	3%	9	22	2.1%	3%
Stockbrook Street	1,345	11%	99	24	7.4%	10%
Sussex Circus	1,145	9%	37	29	3.2%	4%
Parkland View	62	0.5%	-	-	-	-
Other	49	0.4%	-	-	-	-
Total	12,783	-	487	24	3.8%	5%

Note – this includes active lettings only, and does not include those properties requiring major works.

Offers on Derby Homes Properties that are refused (April to December 2018)

## Number of times a property was refused – comparison to previous quarters
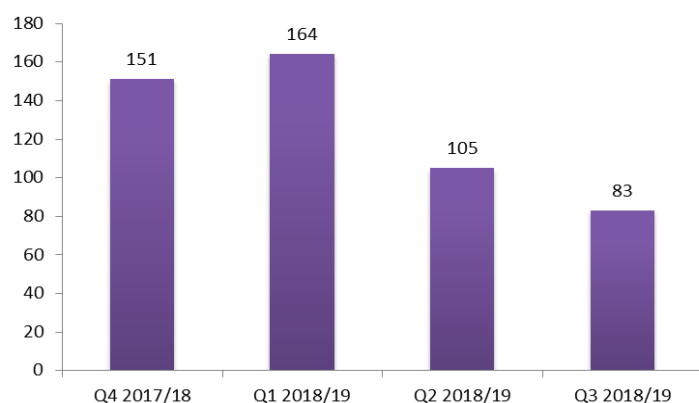
There were 352 occasions when a property offer was refused by the applicant between April and December 2018. This has reduced compared to previous three quarters. This relates to 189 properties and includes open to all applicants.

43% of properties were refused more than once, 63% of refusals were for one bedroom properties and 62% for flats/apartments.

Breakdown of refusals by housing need, property type and size
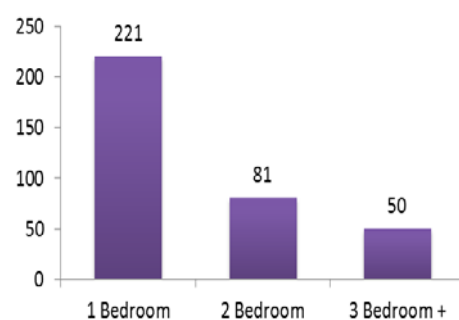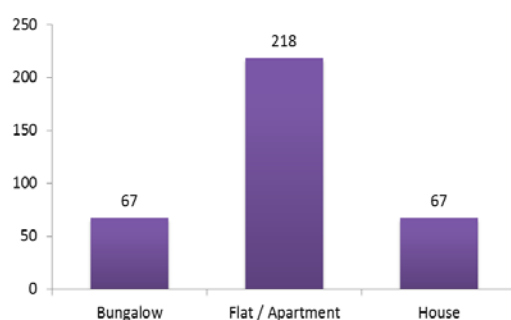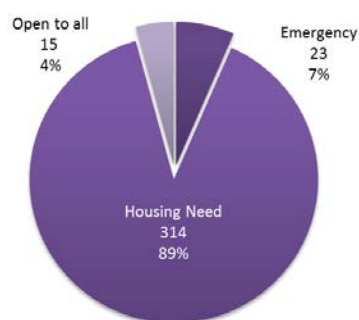
Refusals by housing area
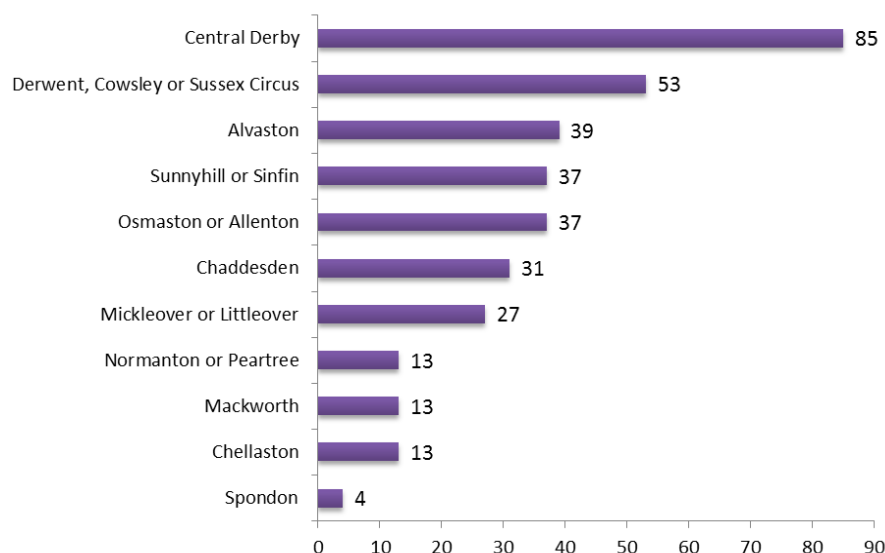
24% of all refusals were for properties in central Derby. 45% of refusals by applicants were reasonable, with 17% because the property was unsuitable. 9% were due to an autobid placed and the property was not required.

55% of refusals were recorded as unreasonable, 16% because the area was unsuitable. Over a third relate to properties within the central Derby housing area.

Top 3 reasonable reasons given for refusal

Reasonable reason	
Property unsuitable	17%
Autobid placed - property not required	9%
Applicant circumstances changed	6%

Top 3 unreasonable reasons given for refusal

Unreasonable reason	
Area unsuitable	16%
Property unsuitable	10%
Did not respond to offer	10%

Average length of time on the Housing Register for properties let between April and December 2018 (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 letting accepted date and the date the applicant joined the Housing Register with a housing need. The analysis does not include lettings to open to all applicants, only those with a housing or emergency need. 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.
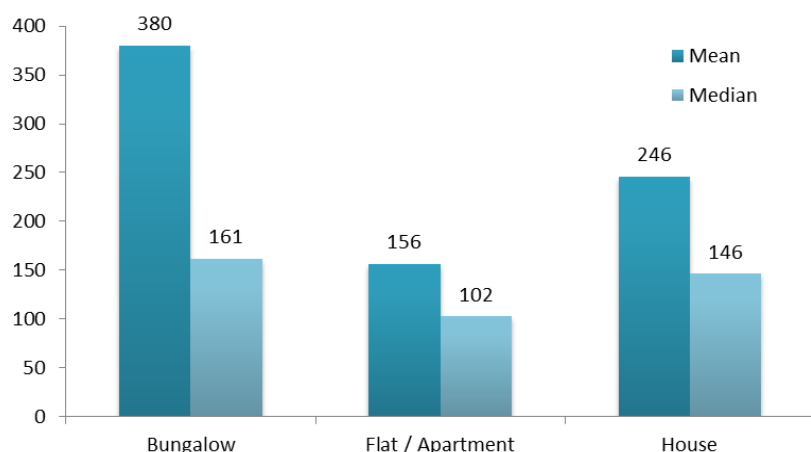
Property Size - average length of time on the register (in days)
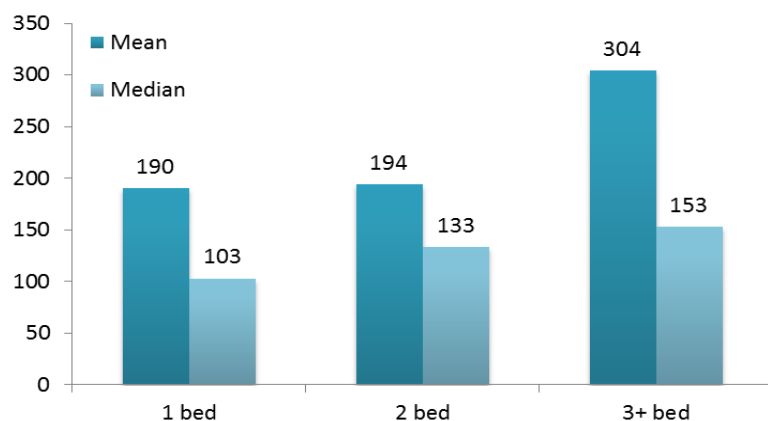
Percentage of lettings where the length of time on housing register was more than 365 days before accepting

| Property Size	Total lets	% over 365 days
1 bedroom	348	9%
2 bedrooms	296	11%
3+ bedrooms	174	25%
Total	818	13%

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

Lettings for all landlords between April and December 2018 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)
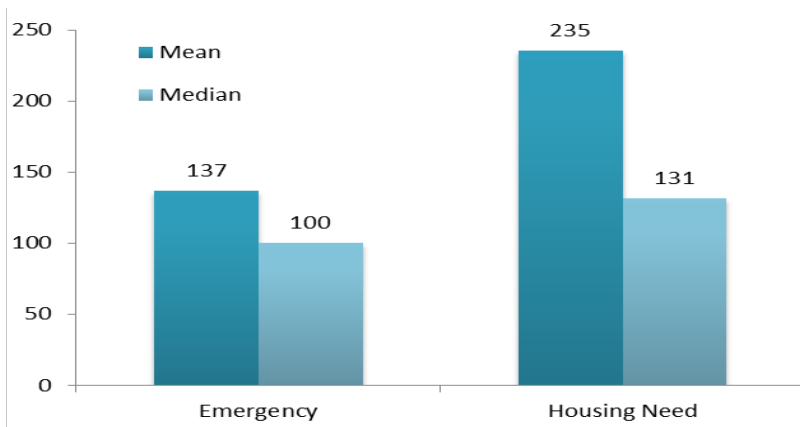
20% of lettings during April to December were made to applicants with an emergency need. The average wait time is less for emergency need than applicants with a housing need.

Adaption level required - average length of time on the housing register (in days)
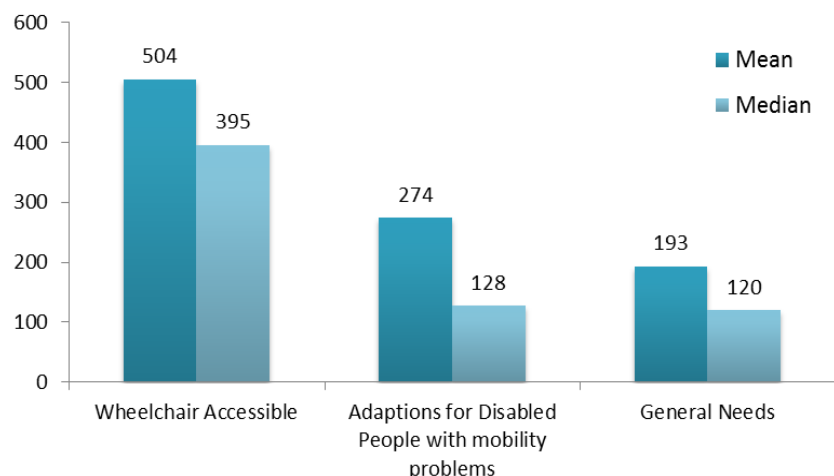
21% of lettings during April to December 2018 were made to applicants with an adaption required or for wheelchair access. On average an applicant is on the housing register for a longer period of time for adapted properties compared with general needs properties.

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)