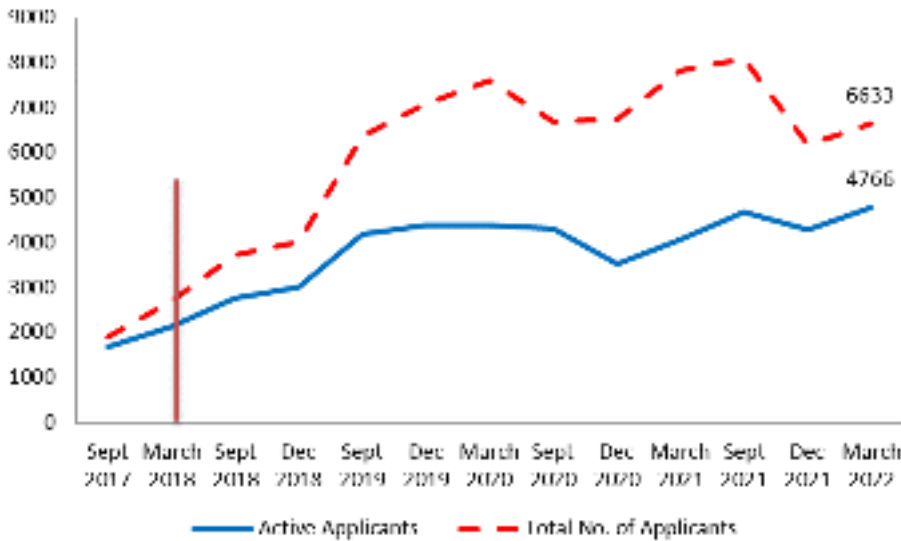


Demand for Housing and Applicant Profile (Housing Register Snapshot March 2022)

Number of applicants on the Housing Register

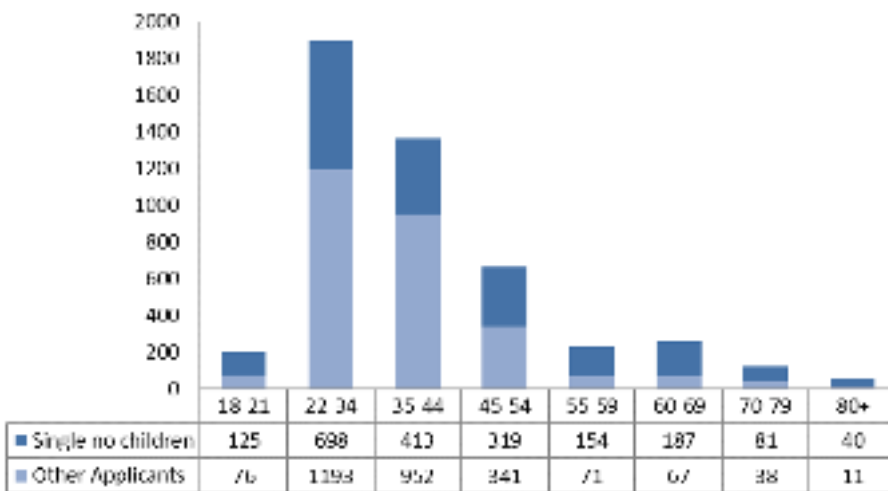


At the end of March 2022 there were 6,633 applicants on the housing register (compared to 6,162 in the previous quarter).

72% (4,766) have bid on a property in the last 12 months (active applicants) compared to 69% the previous quarter.

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

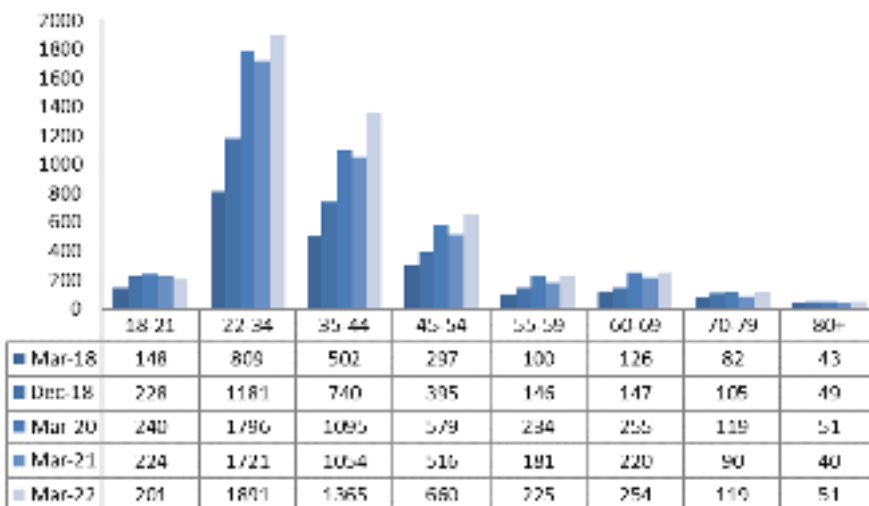
Age profile of the lead applicant on the Housing Register (active only)



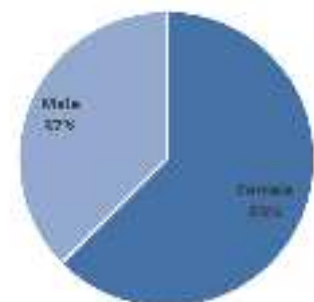
91% of lead applicants are aged between 18 and 59 years old, 63% of lead applicants are female.

At 40%, active applicants aged between 22 and 34 continues to be the highest age band on the housing register.

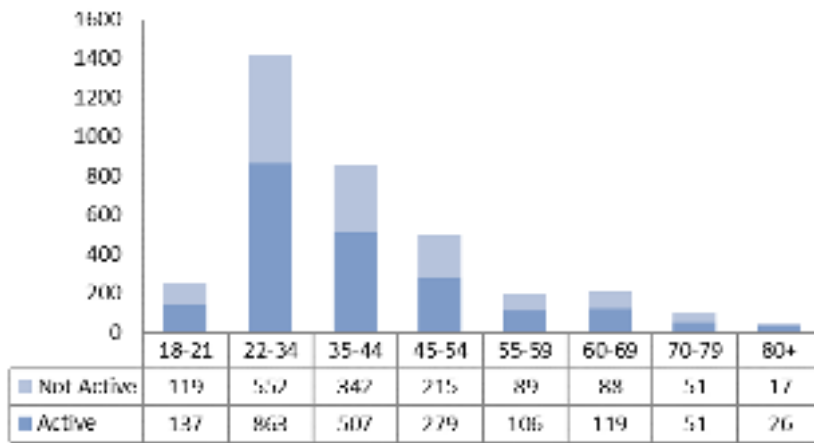
Age profile of the lead applicants compared to previous snapshots (active only)



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



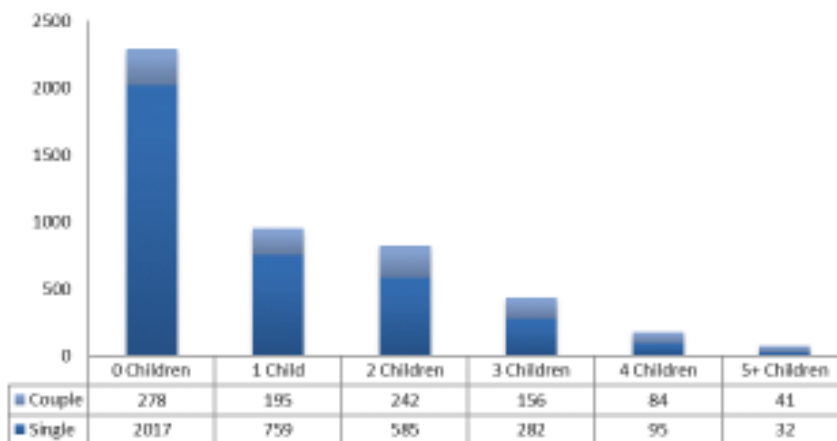
Age profile of those coming onto the Housing Register since April 2021 (captured in the snapshot)



The age profile of lead applicants (both active and non-active) joining the Housing Register between April 2021 and March 2022 continues to reflect the trend in the age profile of active applicants in recent years.

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 2021 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)



48% of active applicants on the housing register have no children. This remains comparable with previous years.

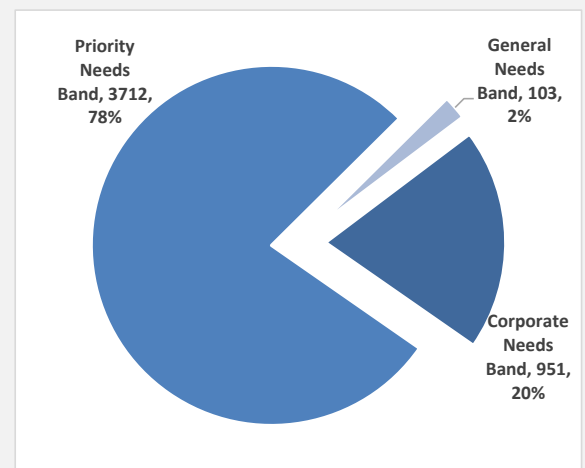
Housing Needs Bands of the lead applicant (active only)

The 2020-2025 Allocations Policy was 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.

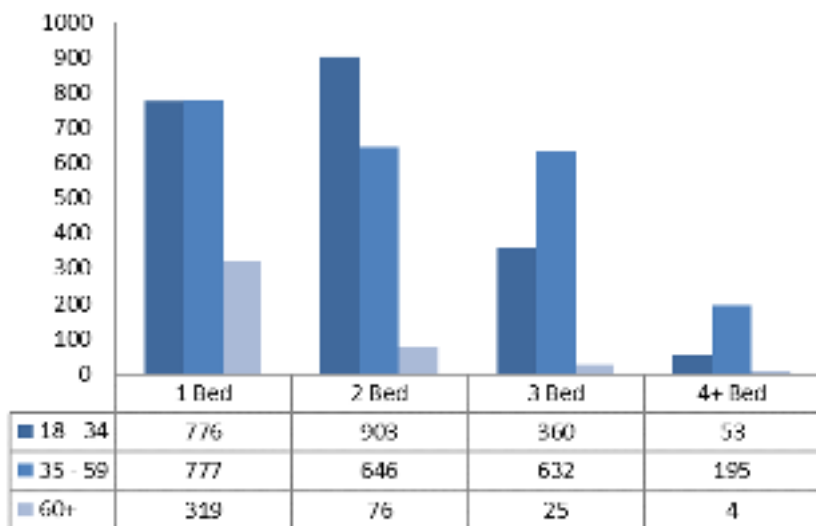
They are:

- 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](#).



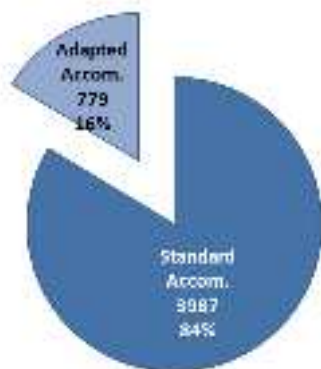
Property size required by the applicant on the Housing Register (active only)



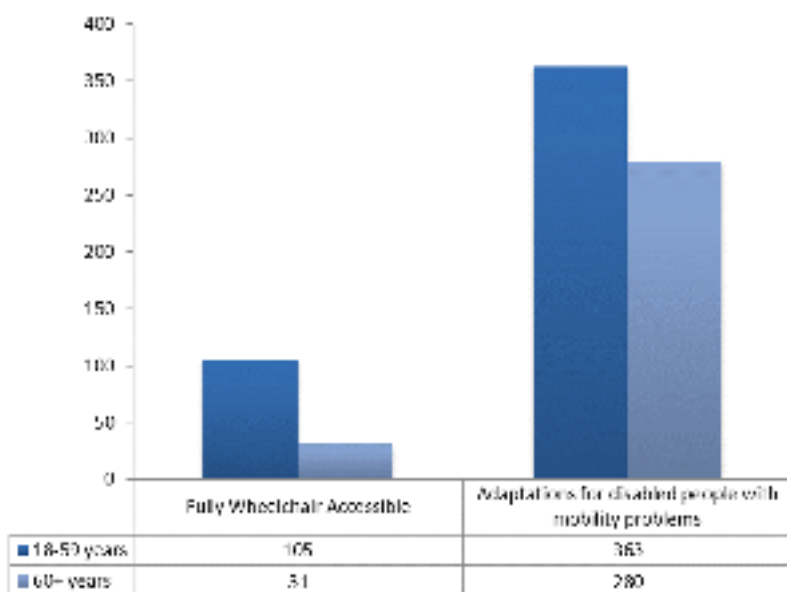
39% of active applicants on the housing register require a one bedroom property as a minimum, which is comparable with the same period last year.

34% 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)



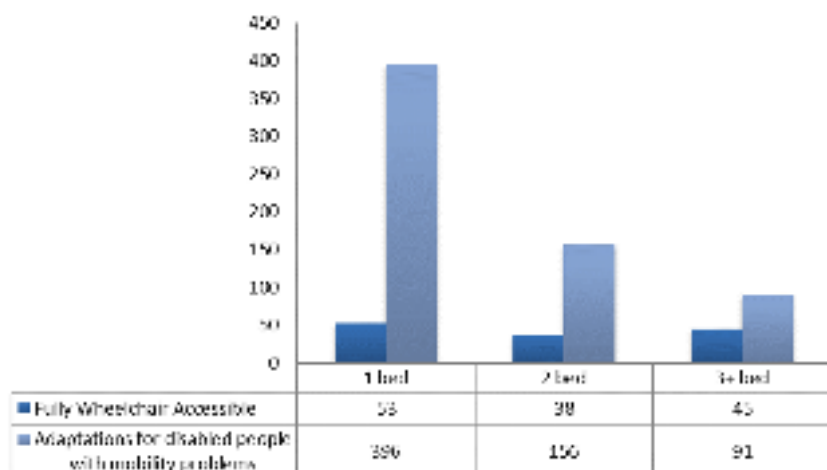
Type of adapted property required



16% of active applicants on the Housing Register require an adapted property which is comparable to the same period last year.

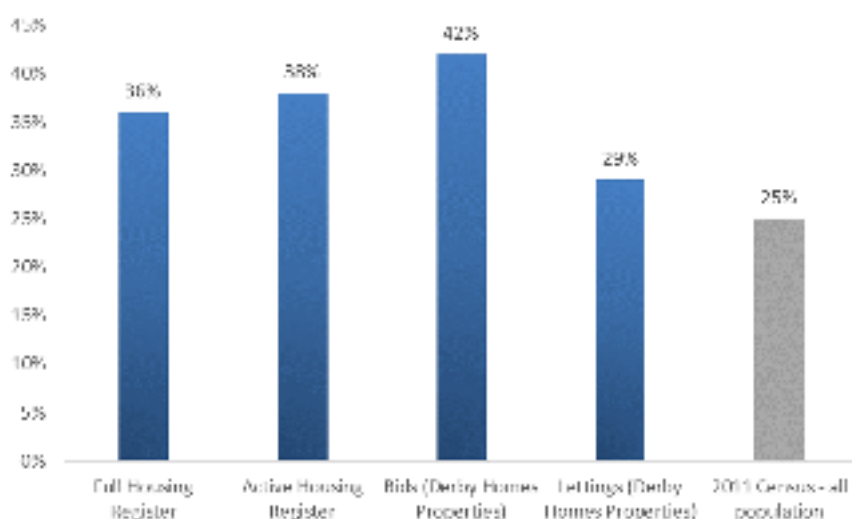
The majority of those that require adaptations are for disabled people with mobility problems.

Minimum room size required by those needing adapted accommodation



58% of applicants needing an adapted property require a property with a minimum of one bedroom and 25% 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 compared to the previous year. 38% of active applicants on the housing register (36% in March 2021), compared to 36% on the full housing register (34% in March 2021).

42% of bids on Derby Homes properties are from applicants with a minority ethnic background and 29% 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	80%	77%	83%
EEA National	12%	14%	8%
Non-EEA National	7%	8%	7%
No Information	1%	1%	2%

Note: individual percentages may not add up due to rounding

80% of active lead applicants on the housing register are British Citizens or have a UK nationality. 12% have an EEA nationality.

14% of bids were from EEA nationals, as stated above this reflects the total number of direct bids not the number of applicants bidding*.

*includes any bids made by 'Open to all' applicants (where a property has been specifically advertised to this band).

Bids on Derby Homes Properties (April 2021 – March 2022)

618
Adverts on Properties

50,886*
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	212	31,821	150
Flat / Apartment	309	15,862	51
Bungalow	97	3,203	33
Total	618	50,886	82

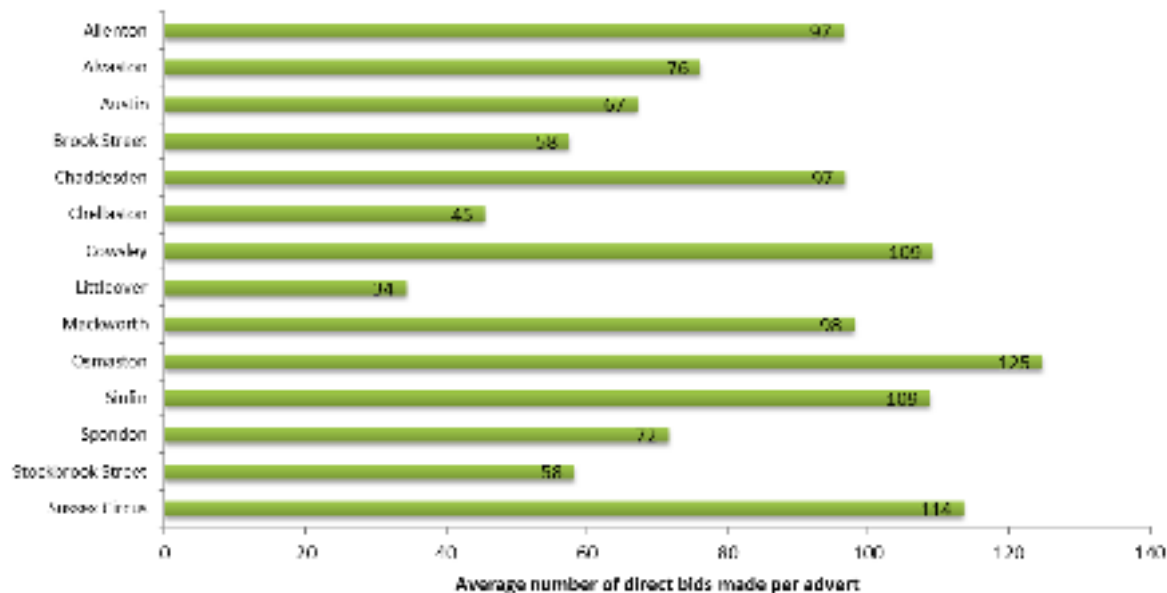
* note some properties may have been advertised more than once in a cycle

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

Property Size	Adverts	Bids	Average number of bids per advert
One bedroom	308	13,990	45
Two bedrooms	165	18,619	113
Three bedrooms	133	17,825	134
Four plus bedrooms	12	452	38
Total	618	50,886	82

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

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



The highest average number of bids made per advert for properties during the year was in the Osmaston area and the lowest average number of bids made per advert was Littleover. The highest number of properties advertised as a percentage of all adverts was in the Stockbrook Street management area at 16%.

There were 50,886 direct bids on Derby Homes properties during this period. This does not include autobids generated by the system.

There was an average of 82 direct bids per advert between April and March (this includes bids made by 'open to all' applicants where a property has been specifically advertised to this band).

The average number of bids per property continues to be greater for houses and for 3 bedroom properties.

The suspension of the Homefinder Choice based Lettings system, in response to COVID-19 restrictions impacted on the 2020/21 data and we are therefore unable to compare figures to the previous year.

Stock Profile and Turnover for Derby Homes Properties (April 2021 – March 2022)

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	1893	1954	30.6%
2 bedroom	3000	375	26.8%
3 bedroom	5062	15	40.3%
4 bedroom	152	4	1.2%
5 bedroom	35	1	0.3%
6+ bedroom	15	0	0.1%
Total	10,163	2,376	

The number of properties within the housing stock profile as at 31 March 2022 was 12,539.

469 standard properties were re-let between April 2021 and March 2022 with an average re-let time of 20.50 days.

Number of properties re-let during April 2021 to March 2022, 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 Turnover	2020-21 Turnover	2019-20 Turnover
0 bedroom	1	0.00	1	3.0%		
1 bedroom	273	19.71	355	9.2%	8.8%	8.7%
2 bedroom	127	20.57	183	5.4%	4.8%	5.5%
3 bedroom	64	24.19	130	2.6%	2.6%	2.6%
4 bedroom	4	18.25	7	4.5%	4.7%	4.1%
5 bedroom	-	-	3	8.3%	0.0%	15.0%
6+ bedroom	-	-	-	-	14.3%	16.7%
Total	469	20.50	679	5.4%	5.1%	5.3%

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

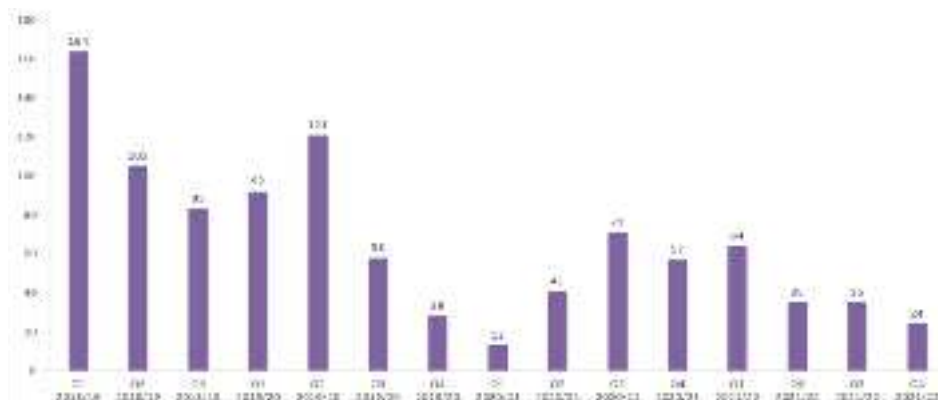
Stock profile and number of properties re-let by housing area, average days taken to re-let and annualised turnover

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	1104	8.8%	32	21.97	54	4.9%
Alvaston	1128	9.0%	55	19.20	73	6.5%
Austin	942	7.5%	29	18.59	44	4.7%
Brook Street	800	6.4%	46	23.22	55	6.9%
Chaddesden	937	7.5%	37	24.16	50	5.3%
Chellaston	455	3.6%	32	15.91	37	8.1%
Cowsley	893	7.1%	31	20.58	53	5.9%
Littleover	404	3.2%	9	16.11	15	3.7%
Mackworth	1251	10.0%	47	20.89	78	6.2%
Sinfin	713	5.7%	18	16.28	30	2.8%
Osmaston	824	6.6%	11	20.64	20	3.6%
Spondon	439	3.5%	10	24.90	19	4.3%
Stockbrook Street	1327	10.6%	80	19.41	101	7.6%
Sussex Circus	1118	8.9%	32	23.72	50	4.5%
Parkland View	63	0.5%	-	-	-	-
Other	141	1.1%	-	-	-	-
Total	12,539	-	469	20.50	679	5.4%

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

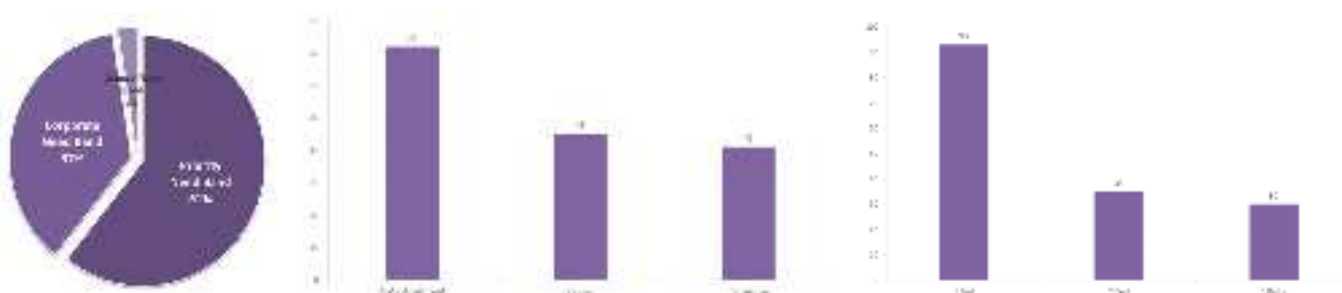
Offers on Derby Homes Properties that are refused (April 2021 to March 2022)

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

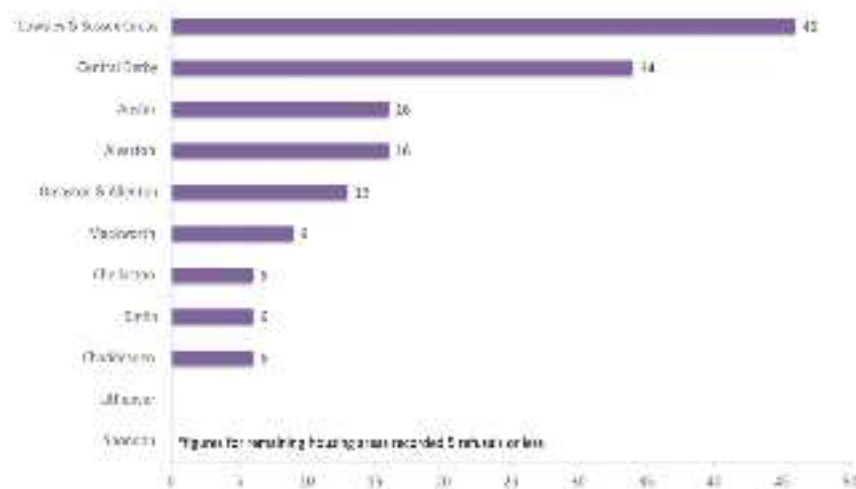


There were 158 occasions when a property offer was refused by the applicant between April 2021 and March 2022. This has decreased in the last three quarters compared to previous periods. These relate to 119 properties.

Breakdown of refusals by housing need, property type and size



Refusals by housing area



59% of refusals were for one bedroom properties and 46% for flats/apartments.

29% of all refusals were for properties in Cowsley and Sussex Circus and 22% in Central Derby. 47% of refusals by applicants were reasonable, with 16% because the property was unsuitable.

51% 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	16%
Autobid placed not suitable	12%
Applicant change of circumstance	10%

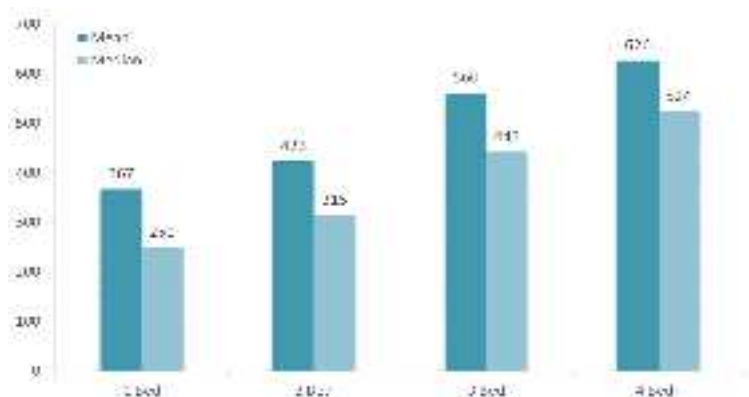
Top 3 unreasonable reasons given for refusal

Unreasonable reason	Percentage
Area unsuitable	23%
Property unsuitable	6%
Property size	4%

Average length of time on the Housing Register for properties let between April 2021 and March 2022 (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.

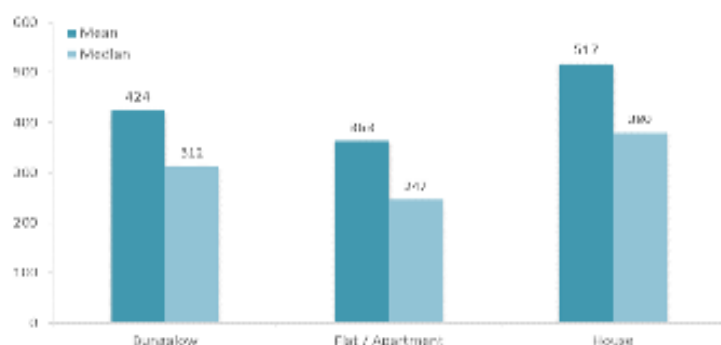
Property Size - average length of time on the register (in days)



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	430	37%
2 bedrooms	286	44%
3+ bedrooms	198	56%
Total	914	44%

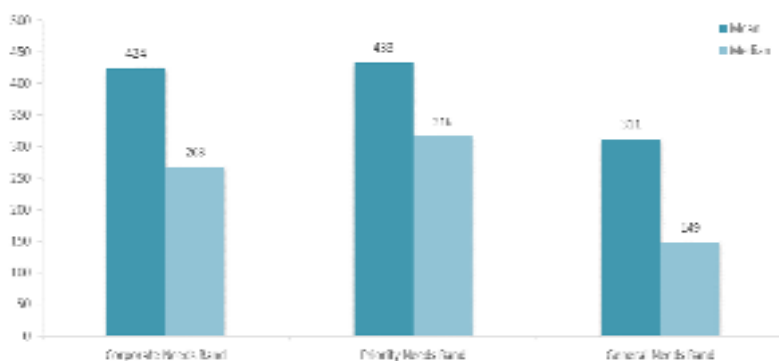
Property Type - average length of time on the register (in days)



Lettings for all landlords between April 2021 and March 2022 show that applicants are on the housing register for a longer period of time on average for larger 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 house or a bungalow, than a flat or apartment.

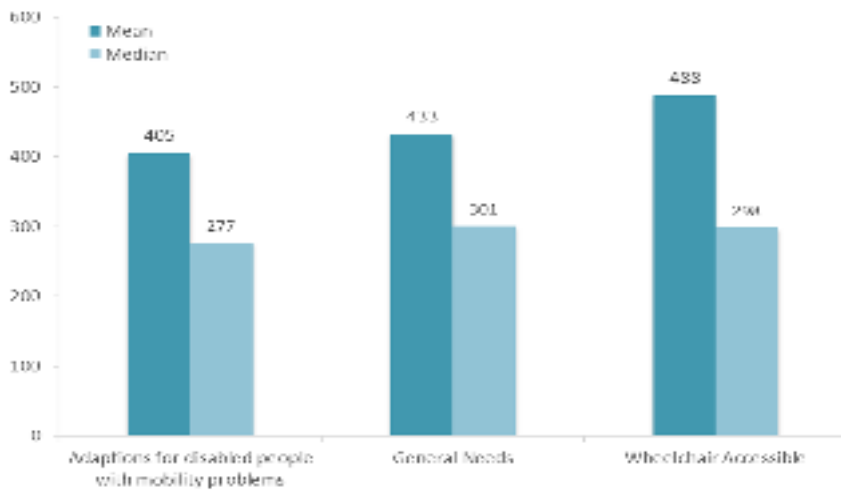
Housing Need - average length of time on the register (in days)



99% of lettings during April 2021 to March 2022 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 rather than the band awarded at the time of the letting.

Adaption level required - average length of time on the housing register (in days)



30% of lettings during April 2021 to March 2022 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)

