

May FOI Responses 2026

FOI-26-12

Your request and our response:

1. Use of temporary accommodation

For each of the following calendar years – 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024 and 2025 – please provide:

- a. The total number of temporary accommodation placements or bookings made
- a. Of these, the total number of placements or bookings made with private providers
- a. The total number of private providers of temporary accommodation that the council made payments to
- a. The total amount paid by the council to private providers of temporary accommodation

We are applying Section 12 of the Freedom of Information Act 2000 - Exemption where cost of compliance exceeds the appropriate limit.

The information requested spans an 11 calendar year period and is not held in a single report or dataset.

While elements of the data may be held across different systems, extracting the full response would require a manual review and collation of records across multiple years, including identifying placement types, provider status, and associated payments.

Due to this, we estimate;

- Approximately 8 historical spreadsheets would need to be manually reviewed, with additional data sets for COVID related data and data from 2022/23 onwards.
- Within these approximately 7000 (plus those that include multiple bookings) placement records would need manual overview.
- It would take approximately 2 minutes per record.
- Therefore, we estimate that it would take over 23 hours to locate, retrieve and extract this information.

2. Costs

For the calendar year 2025, please provide:

- a. The average monthly cost of temporary accommodation per person, and please provide this separately for:
 - Accommodation provided by private sector providers

The average monthly cost of temporary accommodation provided by private sector providers during 2025 was £1,285.20.

- Accommodation owned or managed by the council

The average cost per person per month is £326.67. As our TA accommodation range is broad from 1 occupant to 7/8 the split of the charges varies.

- b. The average monthly amount charged to residents for utilities and/or service charges in private sector temporary accommodation, where these costs are charged in addition to the accommodation cost covered by the local authority. The average monthly amount charged to residents for service charges in private sector temporary accommodation, where these costs are charged in addition to the accommodation cost covered by the local authority is £205.80.

3. Largest private providers

Please provide the following information for the three private providers that received the highest total payments from the council for temporary accommodation in 2025:

Derby Homes can provide a partial response to your request regarding the three private providers that received the highest total payments for temporary accommodation during 2025.

- Provider name – We are applying Section 40(2) of the FOIA 2000 – Personal information: The information requested is personal data of a third party subject and therefore to disclose would contravene Data Protection principles.
- Total amount paid to each provider
The three highest-paid providers are set out below, anonymised as Provider 1, 2 and 3:
 - Provider 1: £1,199,680.00
 - Provider 2: £953,780.00
 - Provider 3: £359,379.00
- The number of accommodation sites operated by each provider – Not held, Derby Homes does not record the number of accommodation sites operated by each provider.
- A breakdown of the types of accommodation used (for example, number of hostel placements, B&B placements, nightly paid accommodation, or other categories, where recorded)
The accommodation types used by each anonymised provider are as follows:
 - Provider 1: nightly paid accommodation, self-contained units
 - Provider 2: nightly paid accommodation, self-contained units
 - Provider 3: nightly paid accommodation, self-contained units
- The average monthly charge per placement (or equivalent measure of cost) for each provider - We are applying Section 43 of the Freedom of Information Act 2000. Please see attached.

FOI-26-15

Your request & our response:

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2026. - 9978
2. The average waiting times on 31 March 2026 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.

Whilst Derby Homes holds data on housing applications and lettings, the specific information requested regarding average waiting times for affordable properties across the authority is not recorded or routinely captured within our systems.

To provide this information would require a manual review of individual Derby Homefinder applications in order to determine:

- the date the applicant first approached for housing assistance;
- the date the applicant was rehoused into accommodation; and
- the size of property allocated to the household.

It is estimated that this process would take approximately 4 minutes per application. Based on 8,176 Derby Homefinder applications requiring review:

8,176 applications × 4 minutes per application = 32,704 minutes (545 hours)

Derby Homes is therefore applying Section 12 of the Freedom of Information Act 2000, as the cost of complying with the request would exceed the appropriate limit of £450, equivalent to 18 hours of officer time.

3. The average waiting times on 31 March 2025 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.

While Derby Homes holds data on housing applications and lettings, the specific information requested regarding average waiting times for affordable properties across the authority is not recorded or routinely captured within our systems.

To provide this information would require a manual review of individual Derby Homefinder applications in order to determine:

- the date the applicant first approached for housing assistance;
- the date the applicant was rehoused into accommodation; and
- the size of property allocated to the household.

It is estimated that this process would take approximately 4 minutes per application. Based on 8,288 Derby Homefinder applications requiring review:
8,288 applications × 4 minutes per application = 33,152 minutes (552.5 hours)

Derby Homes is therefore applying Section 12 of the Freedom of Information Act 2000, as the cost of complying with the request would exceed the appropriate limit of £450, equivalent to 18 hours of officer time.

4. The total number of households on the Council's Housing Register at 31 March 2026 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2026)
Spondon Ward	

Derby Homes does not hold information on specific/preferred areas of choice. This information is not routinely recorded and is not held in a readily accessible format. Under Section 1(1)(a) of the Freedom of Information Act 2000, we can confirm that this information is not held. Derby Homes is therefore applying Section 12 of the Freedom of Information Act 2000, as the cost of complying with the request would exceed the appropriate limit of £450, equivalent to 18 hours of officer time.

5. The number of properties advertised, and the average number of bids per property over the 2025/26 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Spondon Ward	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling		
2-bed affordable dwelling		
3-bed affordable dwelling		
4+ bed affordable dwelling		

Derby Homes does not record or hold information about affordable dwellings in the area.

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:
- The date they occurred;
 - What they entailed; and
 - Copies of the respective documents

The Housing Allocations Policy is owned by Derby City Council; a request can be made to their FOI team by contacting foi@derby.gov.uk.

Social Housing Stock

7. The total number of social housing dwelling stock on 31 March 2026 in the following locations:

Please note, the numbers below represent stock owned and managed on behalf of Derby City Council by Derby Homes.

Location	Total Social Housing Stock (31 March 2026)
Spondon Ward	442

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2025 and 31 March 2026; and between 1 April 2024 and 31 March 2025 in the following locations:

Location	Social Housing Lettings	
	1 April 2025 to 31 March 2026	1 April 2024 to 31 March 2025
Spondon Ward	18	6

Temporary Accommodation

9. The number of households housed in temporary accommodation within and outside the Derby City Council region on the following dates:

Households in Temporary Accommodation	31 March 2026	31 March 2025
Households Housed within Derby City Council	540	455
Households Housed outside Derby City Council	1	3
Total Households	541	458

10. The amount of money spent on temporary accommodation per household within the Derby City Council area over the following periods:
- 1 April 2025 to 31 March 2026.

We are applying Section 12 of the Freedom of Information Act - Exemption where cost of compliance exceeds the appropriate limit. For public authorities this is £450 or 18 hours, and we can include locating, retrieving, and extracting the information in this time frame.

The information requested is not held in a reportable format and would require a manual review of individual household temporary accommodation records in order to identify and calculate the spend per household for the requested period.

We estimate:

- Between 01 April 2025- 31 March 2026, there were 540 households in temporary accommodation within the Derby City Council area. It is estimated that reviewing,

locating, retrieving, and extracting the relevant information for each household would take approximately 5 minutes per case.

- 540 households × 5 minutes per household = 2,700 minutes (45 hours)

11. The amount of money spent on temporary accommodation per household outside the Derby City Council area over the following periods:

- 1 April 2025 to 31 March 2026.

Household 1	£3660.00
Household 2	£6840.00
Household 3	£180.00
Household 4	£1200.00

FOI-26-16 & 18

(Same requestor)

Your request and our response:

1. Corporate Needs Band (Band 1)

Please provide:

- Total number of applicants currently in Corporate Needs Band - *as of 5th May 2026 there are 1859*
- Number of applicants rehoused from Corporate Needs Band - *Pursuant of Section 21 of the Freedom of Information Act, information available by other means, Homefinder Reports are available via our website <https://derbyhomes.cmis.uk.com/derbyhomes/Search.aspx> (Please note, you will have to create an account, which won't take any longer than 5 minutes)*
- Number of Corporate Needs Band applicants rehoused without medical or mental health priority – *588*
- Number of Corporate Needs Band applicants rehoused without a local connection to Derby or with less than 6 months' local connection - *Local connection is part of our online application process, but we currently do not capture that information*
- Average waiting time before rehousing for Corporate Needs Band applicants - *This information is available in the Homefinder Reports (as above).*

2. Priority Needs Band (Band 2)

Please provide:

- Total number of applicants currently in Priority Needs Band - *as of 5 May 2026 are 6413*
- Number of applicants rehoused from Priority Needs Band in 2024 and 2025– *393*

- Average waiting time before rehousing for Priority Needs Band applicants - *This information is available in the Homefinder Reports (as above).*
- Number of Priority Needs Band applicants with both medical/mental health priority AND harassment/safety priority - *156*

3. Employment Status and Allocations

Please provide:

- Number of applicants rehoused from Corporate Needs Band in 2024–2025, broken down by:
 - employed applicants
 - unemployed applicants

Pursuant of Section 1 (1)(a) of the Freedom of Information Act, Derby Homes does not hold this information.

- Number of applicants rehoused from Priority Needs Band in 2024–2025, broken down by:
 - employed applicants
 - unemployed applicants

Pursuant of Section 1 (1)(a) of the Freedom of Information Act, Derby Homes does not hold this information.

4. Community Contribution Priority

Please provide:

- Number of applicants awarded Community Contribution priority - *Currently 3854*
- Number of those applicants rehoused during the same period. *Between 1 April 2023 and 31 March 2025, 451. This is across both Corporate Needs Band and Priority Needs Band. This need also captures those who volunteer, as well as those in employment.*

5. Combined Priority Factors (Medical + Harassment + Employment)

Please provide:

- Number of applicants in Priority Needs Band who had:
 - medical or mental health priority
 - harassment or safety priority
 - and Community Contribution status (employment)

As of today, there are 218 applicants on the register with this combination of needs. The Community Contribution need will also include those applicants who volunteer but we are unable to split this information down any further.

- Number of these applicants who were rehoused between 2023–2025- 39
- The average waiting time before rehousing for applicants with these combined priority factors -*The average waiting time for the 39 applicants is just under 452 days (451.97) However Derby Homes are not sure this is truly reflective as we would look at waiting time as a whole for the Priority Needs Band, rather than just these set of circumstances.*

If possible, I would appreciate the information provided in table format.

- **The number of applicants currently placed in supported accommodation -**
This information is not held by Derby Homes; please contact Derby City Council's FOI at <https://www.derby.gov.uk/council-and-democracy/open-data-freedom-of-information/freedom-of-information-environmental-information-regulations/#page-1>
- The number of Band 1 (Corporate Needs) applicants who are currently in, or have previously been in, supported accommodation
- *Pursuant of Section 1 (1)(a) of the Freedom of Information Act, Derby Homes does not hold this information.*
- The number of Band 1 applicants without any recorded medical or health-related priority needs - 113
- The number of applicants who have been rehoused from supported accommodation between 2023–2025 - *Pursuant of Section 1 (1)(a) of the Freedom of Information Act, Derby Homes does not hold this information.*