

# Homefinder Somerset Quarterly Monitoring Report April 2021

## Introduction

This report provides the latest key information from Homefinder Somerset, and covers the year from 1 April 2020 to 31 March 2021.

## Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset fell by 940 (9%) to 9,295 between 1 April 2020 and 31 March 2021.

This change is largely accounted for by the reduction in the number of households registered with Somerset West & Taunton over the year (812 households, a fall of 20%), following the work they are undertaking to review the register. South Somerset and Sedgemoor also saw a reduction of households registered over the year (10% and 1% falls respectively), whilst Mendip saw an increase of 103 households (7%).

The proportion of households in Gold Band varies from 6% in Sedgemoor to 10% in South Somerset. It can be seen that the proportion of households in the Silver Band is similar in 3 of the 4 local authorities (35 - 37%), whilst Mendip has a higher proportion (50%). The proportion of households in Bronze Band ranges from 43% in Mendip to 60% in Sedgemoor.

**Table 1: Number of households registered with Homefinder Somerset by local authority and Band as at 1 April 2021**

	Emergency		Gold		Silver		Bronze		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Mendip	2	0%	119	7%	816	50%	699	43%	<b>1,636</b>	<b>18%</b>
Sedgemoor	4	0%	134	6%	842	35%	1,443	60%	<b>2,423</b>	<b>26%</b>
Somerset West & Taunton	4	0%	250	7%	1,255	37%	1,838	55%	<b>3,347</b>	<b>36%</b>
South Somerset	2	0%	184	10%	706	37%	997	53%	<b>1,889</b>	<b>20%</b>
<b>Total</b>	<b>12</b>	<b>0%</b>	<b>687</b>	<b>7%</b>	<b>3,619</b>	<b>39%</b>	<b>4,977</b>	<b>54%</b>	<b>9,295</b>	<b>100%</b>

Note: The percentages refer to the proportion of households who are in that Band (e.g. 7% of all households are in Gold Band). The percentage given for the total refers to the proportion of all households registered with a particular local authority (e.g. 26% of households are registered with Sedgemoor DC).

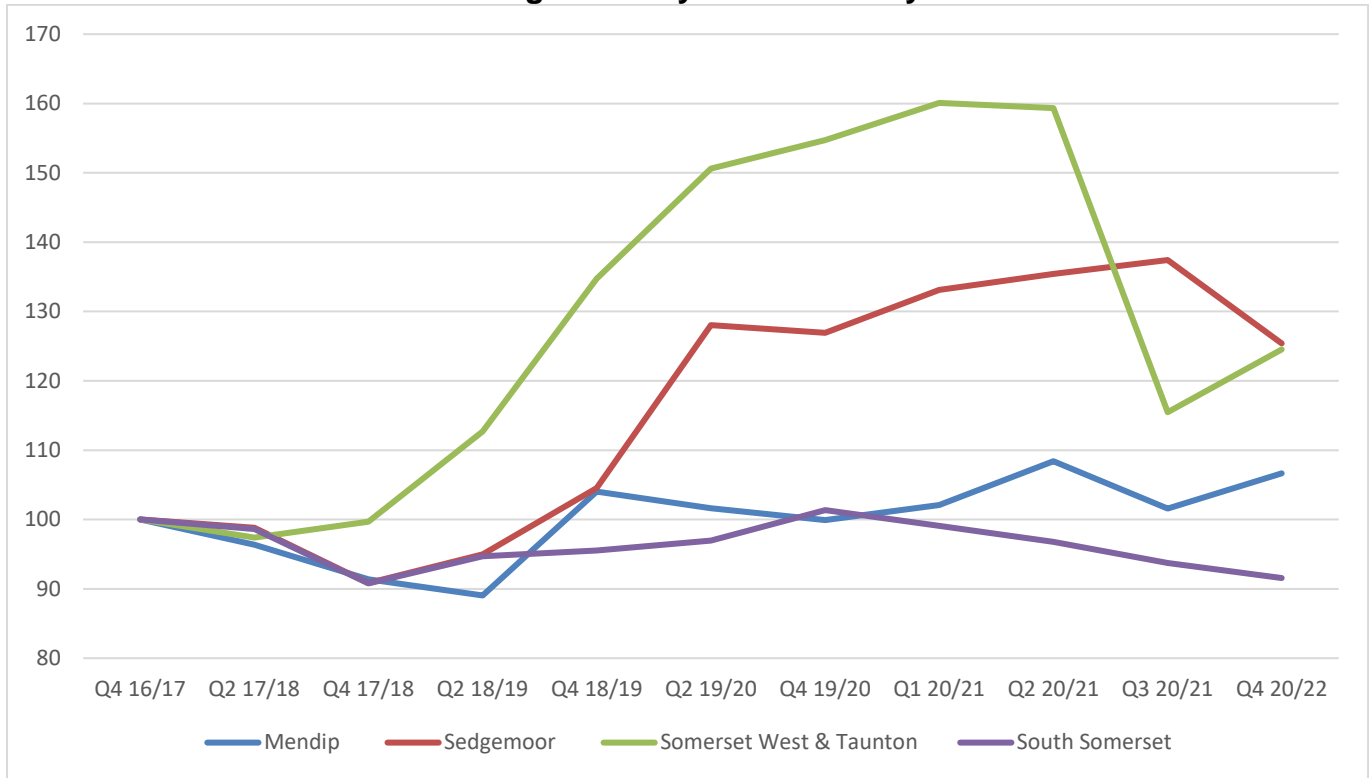
It can be seen from Table 2 and Chart 1 that the number of households registered with Homefinder Somerset has increased by 13% since April 2017 (Q4 2016/17). Sedgemoor and Somerset West & Taunton have both seen a 25% increase in the number of households registered. Mendip saw a 7% increase in the number of households registered since April 2017, whilst South Somerset have seen an 8% reduction over the same time.

**Table 2: Number of households registered with Homefinder Somerset by local authority**

	Q4 16/17	Q2 17/18	Q4 17/18	Q2 18/19	Q4 18/19	Q2 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/22
Mendip	1,534	1,478	1,402	1,366	1,596	1,559	1,533	1,566	1,663	1,558	1,636
Sedgemoor	1,932	1,909	1,755	1,835	2,020	2,474	2,452	2,572	2,616	2,655	2,423
Somerset West & Taunton	2,688	2,618	2,680	3,030	3,622	4,048	4,159	4,303	4,283	3,104	3,347
South Somerset	2,063	2,035	1,873	1,954	1,971	2,000	2,091	2,044	1,997	1,934	1,889
<b>Total</b>	<b>8,217</b>	<b>8,040</b>	<b>7,710</b>	<b>8,185</b>	<b>9,209</b>	<b>10,081</b>	<b>10,235</b>	<b>10,485</b>	<b>10,559</b>	<b>9,251</b>	<b>9,295</b>

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**Chart 1: Number of households registered by local authority. Q4 2016/17 as the base**



51% of all households registered with Homefinder Somerset need a 1 bed home, whilst 29% need a 2 bed home.

**Table 3: Size of home needed. Households registered as at 1 April 2021**

	1 Bed		2 Beds		3 Beds		4+ Beds		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	822	50%	505	31%	244	15%	65	4%	1,636
Sedgemoor	1,223	50%	738	30%	361	15%	101	4%	2,423
Somerset West & Taunton	1,754	52%	915	27%	499	15%	179	5%	3,347
South Somerset	919	49%	568	30%	297	16%	105	6%	1,889
<b>Total</b>	<b>4,718</b>	<b>51%</b>	<b>2,726</b>	<b>29%</b>	<b>1,401</b>	<b>15%</b>	<b>450</b>	<b>5%</b>	<b>9,295</b>

The partner local authorities and landlords fund voluntary organisations (Home Group, YMCA Brunel and YMCA Dulverton) to provide Tenancy Accreditation Schemes across the Somerset. The aim of these schemes is to prepare people to take on a tenancy or to address issues in an existing tenancy, with the aim of improving someone's chances of sustaining their tenancy. Table 4 shows that 107 households registered on Homefinder Somerset have completed a Tenancy Accreditation Scheme.

**Table 4: Number of households who have completed a Tenancy Accreditation Scheme**

	Number
Mendip	25
Sedgemoor	26
Somerset West & Taunton	42
South Somerset	14
<b>Total</b>	<b>107</b>

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### Bidding Analysis

Between 1 April 2020 and 31 March 2021 nearly 128,000 bids were placed on homes across Somerset. Table 5 below shows the impact of COVID-19 in April and May 2020 when only a small number of homes were advertised due to the lockdown.

Over the last year an average of 10,658 bids were placed each month, by an average of just under 2,800 households. It can be seen that the highest number of bids and households placing bids was in March 2021.

98% of bids made during the last year were placed via the website.

**Table 5: Number of bids and bidders 1 April 2020 – 31 March 2021**

	No. of bids	No. of bidders
<b>2020</b>		
April	4,468	1,546
May	5,073	1,881
June	11,713	2,684
July	11,776	2,939
August	10,253	2,752
September	11,943	3,084
October	13,054	3,162
November	13,354	3,111
December	11,495	2,832
<b>2021</b>		
January	8,635	2,671
February	10,555	2,846
March	15,574	3,368
<b>Average</b>	<b>10,658</b>	<b>2,793</b>

Table 6 below shows the proportion of households by local authority and Band who are considered to be inactive (e.g. they have not bid or logged onto the Homefinder Somerset website during the last 6 months). This analysis excludes those households who have only registered in the last month and may not have had the opportunity to bid or login to the website.

It can be seen that 25% of households registered with Homefinder Somerset can be considered as inactive. The proportion of inactive households varies by Band and local authority. The proportion of inactive households increases from 14% of households in Gold Band, to 20% in Silver Band and to 30% in Bronze Band.

The proportion of inactive households ranges from 14% in South Somerset & 16% in Mendip to 31% in both Sedgemoor and Somerset West & Taunton.

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**Table 6: Percentage of households who have not bid or logged onto the Homefinder Somerset website during the last 6 months as at 1 April 2021 (excludes households who have registered in the last month)**

	Emergency	Gold	Silver	Bronze	Total
Mendip	0%	5%	11%	23%	<b>16%</b>
Sedgemoor	0%	17%	25%	36%	<b>31%</b>
Somerset West & Taunton	0%	22%	29%	35%	<b>31%</b>
South Somerset	0%	7%	10%	19%	<b>14%</b>
<b>Total</b>	<b>0%</b>	<b>14%</b>	<b>20%</b>	<b>30%</b>	<b>25%</b>

Table 7 reveals that an average of 64 bids were placed for the 2,073 homes advertised in letting cycles that ended between 1 April 2020 and 31 March 2021. This is up from an average of 53 bids for homes advertised in the previous year.

The average number of bids varied considerably between local authority areas and property type/size. The average number of bids for houses (109) was over 2.5 times greater than that for flats (41). This difference can be even more marked. For example in Sedgemoor there was an average of 160 bids for 2 bed houses (73 properties) compared to an average of only 28 bids for 2 bed flats (106 properties). The average number of bids for homes advertised during the last year ranged from 46 bids in South Somerset (673 homes advertised) to 85 in Somerset West & Taunton (541 homes advertised).

**Table 7: Number of homes & average number of bids by type, size and local authority (letting cycles ending between 1 April 2020 and 31 March 2021)**

	Mendip		Sedgemoor		Somerset West & Taunton		South Somerset		Total	
	No. of homes	Average no. of bids	No. of homes	Average no. of bids	No. of homes	Average no. of bids	No. of homes	Average no. of bids	No. of homes	Average no. of bids
<b>Bungalow</b>	<b>93</b>	<b>81</b>	<b>48</b>	<b>61</b>	<b>103</b>	<b>78</b>	<b>151</b>	<b>38</b>	<b>395</b>	<b>61</b>
1 Bedroom	63	92	41	60	72	85	91	33	267	65
2 Bedroom	30	58	7	67	30	59	60	46	127	53
4 Bedroom					1	57			1	57
<b>Flat</b>	<b>131</b>	<b>50</b>	<b>298</b>	<b>37</b>	<b>258</b>	<b>59</b>	<b>303</b>	<b>25</b>	<b>990</b>	<b>41</b>
1 Bedroom	82	60	191	43	152	78	191	31	616	50
2 Bedroom	49	34	106	28	106	31	112	16	373	26
3 Bedroom			1	4					1	4
<b>House</b>	<b>76</b>	<b>82</b>	<b>160</b>	<b>128</b>	<b>163</b>	<b>135</b>	<b>209</b>	<b>83</b>	<b>608</b>	<b>109</b>
1 Bedroom			2	197	5	104	14	79	21	96
2 Bedroom	34	101	73	160	83	163	101	100	291	133
3 Bedroom	38	70	74	107	71	109	84	69	267	90
4 Bedroom	4	38	11	42	3	67	8	40	26	44
5 Bedroom					1	11	2	10	3	10
<b>Maisonette</b>	<b>3</b>	<b>17</b>	<b>23</b>	<b>18</b>	<b>7</b>	<b>32</b>			<b>33</b>	<b>21</b>
2 Bedroom	1	23	10	27	6	35			17	30
3 Bedroom	2	14	13	10	1	12			16	11
<b>Studio flat</b>	<b>3</b>	<b>52</b>	<b>24</b>	<b>29</b>	<b>10</b>	<b>86</b>	<b>10</b>	<b>57</b>	<b>47</b>	<b>48</b>
<b>Total</b>	<b>306</b>	<b>67</b>	<b>553</b>	<b>64</b>	<b>541</b>	<b>85</b>	<b>673</b>	<b>46</b>	<b>2,073</b>	<b>64</b>

**Note:** This data excludes homes set up for direct match



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478 homes (23%) advertised during the last year received over 100 bids. The highest number of bids received was 345, for a 2 bed house in Puriton.

It can be seen from Table 8 that only 9 homes were advertised in the last year with a preference to applicants who had completed a tenancy accreditation scheme. Landlords have been encouraged to advertise some homes with this preference, and this will be monitored in future.

**Table 8: Homes advertised with preference to applicants who completed a Tenancy Accreditation Scheme**

	1 Bedroom	2 Bedroom	Total
Mendip	2		2
Sedgemoor	3		3
Somerset West & Taunton	2		2
South Somerset		2	2
<b>Total</b>	<b>7</b>	<b>2</b>	<b>9</b>

**Rejection Reasons**

During the last quarter landlords set 1,895 bids to match or offer rejected. 1,162 households were match or offer rejected (as some households were match or offer rejected for more than 1 property) by landlords for 820 homes (as more than one household was match or offer rejected on some homes).

Table 9 shows that the most common reason why bids were rejected. As highlighted in previous reports, the most common reason was 'Applicant no longer wants to be considered', which accounted for 13% of cases. The other most common reasons why applicants were rejected were: 'Applicant considered unsuitable due to arrears/debts' (9%), 'Applicant states property is unsuitable' (9%), 'Applicant did not respond' (9%), and 'Applicant states area is unsuitable' (8%). Together these reasons accounted for nearly half (48%) of all rejections during the quarter.

Table 9 and Chart 2 reveal that there is variation between landlords in the reasons used to reject bids. Chart 2 shows the most common reasons used by the largest 7 partner landlords. It can be seen that for Abri the most common reason used was 'Applicant no longer wants to be considered' (24% of all cases), for Aster it was 'Landlord\_Property not suitable for applicant' (10%), for Homes in Sedgemoor it was 'Applicant states area is unsuitable' (18%), for LiveWest it was 'Landlord\_Property not suitable for applicant' and 'Applicant did not respond' (which both accounted for 12% of cases), for both Magna and Somerset West & Taunton it was 'Applicant states property not suitable' (16% and 15% respectively), and for Stonewater it was 'Applicant considered unsuitable due to arrears/debts' and 'Applicant did not respond' (which both accounted for 16% of cases).

Table 10 shows that a far larger number of bids were skipped rather than be set to match or offer rejected. Landlords skipped 9,914 bids from 3,422 households on 1,036 homes in the last year. By far the most common reason used for skipping a bid was 'Shortlist order ignored for more suitable applicant', which accounted for 81% of all bids skipped. A number of new skipping reasons were introduced in February that it is hoped will provide a greater understanding of why bids were skipped (e.g. Applicant doesn't need accessible or adapted home or meet local connection criteria etc.).

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**Table 9: Match or Offer Rejection reasons used by landlords (1 April 2020 and 31 March 2021)**

	Abri		Aster		Homes in Sedgemoor		LiveWest		Magna Housing		Somerset West & Taunton		Stonewater		Other <sup>1</sup>		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	% of total
Applicant no longer wants to be considered	102	24%	28	7%	27	13%	28	10%	12	7%	25	10%	12	15%	10	11%	<b>244</b>	<b>13%</b>
Applicant considered unsuitable due to arrears/debts	49	11%	20	5%	9	4%	24	9%	20	12%	33	14%	13	16%	1	1%	<b>169</b>	<b>9%</b>
Applicant states property not suitable	27	6%	8	2%	25	12%	18	7%	28	16%	36	15%	5	6%	21	23%	<b>168</b>	<b>9%</b>
Applicant did not respond	48	11%	11	3%	23	11%	32	12%	12	7%	11	5%	13	16%	16	18%	<b>166</b>	<b>9%</b>
Applicant states area is unsuitable	28	6%	20	5%	37	18%	12	4%	22	13%	31	13%	5	6%	3	3%	<b>158</b>	<b>8%</b>
Landlord_Property not suitable for applicant	10	2%	38	10%	6	3%	34	12%	16	9%	5	2%	6	7%	7	8%	<b>122</b>	<b>6%</b>
Landlord_Change of circumstances identified	15	3%	10	3%	10	5%	14	5%	18	10%	29	12%	2	2%	1	1%	<b>99</b>	<b>5%</b>
Applicant considered unsuitable due to ASB/Convictions	40	9%	29	7%	2	1%	4	1%	3	2%	3	1%	7	9%			<b>88</b>	<b>5%</b>
Landlord_Location deemed unsuitable	18	4%	13	3%	12	6%	13	5%	12	7%	6	2%	2	2%			<b>76</b>	<b>4%</b>
Landlord_Offer withdrawn by landlord	7	2%	9	2%	16	8%	9	3%			2	1%			4	4%	<b>47</b>	<b>2%</b>
Landlord_Requires ground floor	2	0%	5	1%	8	4%	10	4%	1	1%	15	6%	1	1%			<b>42</b>	<b>2%</b>
Landlord_Property is adapted & applicant has no requirement for adaptations		0%	35	9%	1	0%	3	1%							1	1%	<b>40</b>	<b>2%</b>
Applicant doesn't want to move	7	2%	3	1%	4	2%	4	1%	9	5%	1	0%	8	10%	1	1%	<b>37</b>	<b>2%</b>
Landlord_Adapted housing required	6	1%	21	5%	1	0%	3	1%			4	2%	1	1%	1	1%	<b>37</b>	<b>2%</b>

<sup>1</sup> Other includes Curo, Flower & Hayes Development, Guinness, Habinteg, Sanctuary, Sage, Selwood, Southwestern HS, & White Horse Housing

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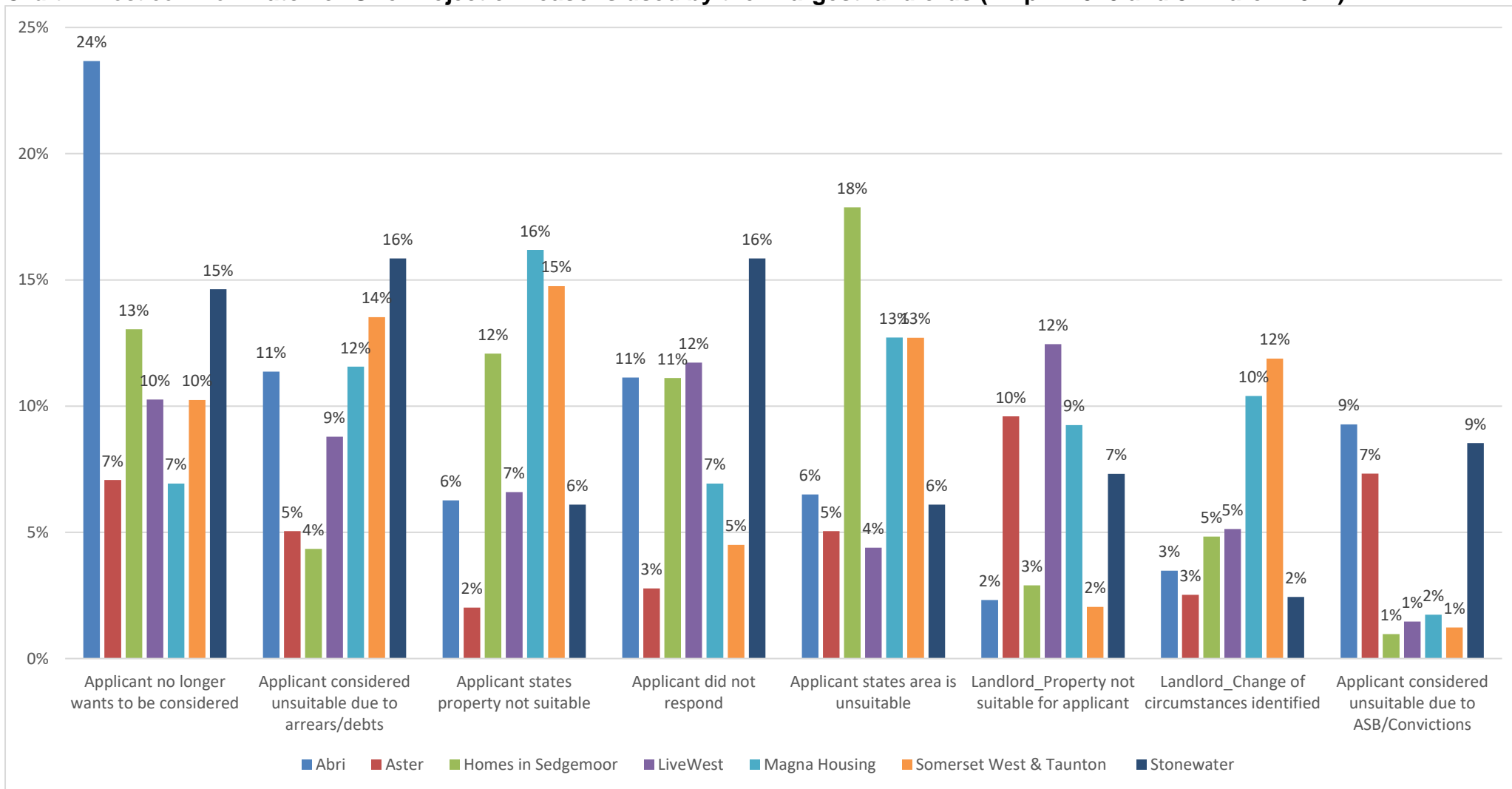
**Table 9 (continued): Match or Offer Rejection reasons used by landlords (1 April 2020 and 31 March 2021).**

	Abri		Aster		Homes in Sedgemoor		LiveWest		Magna Housing		Somerset West & Taunton		Stonewater		Other		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	% of total
Landlord_Doesn't meet agreed local lettings Plan	5	1%	18	5%			6	2%			3	1%	1	1%	4	4%	37	2%
Landlord_Applicant is on autobid	6	1%	23	6%													29	2%
Landlord_Sensitive let applicant unsuitable			16	4%	1	0%	4	1%			3	1%	1	1%	4	4%	29	2%
Landlord_Ground floor not required			27	7%							1	0%					28	1%
Applicant did not complete verification	9	2%	4	1%	4	2%	3	1%			2	1%	3	4%	1	1%	26	1%
Applicant states bedrooms too small	3	1%	1	0%	2	1%	1		4	2%	11	5%			3	3%	25	1%
Landlord_No children under 16	2	0%					22	8%									24	1%
Landlord_Does not meet rural lettings policy	1	0%	20	5%			1										22	1%
Landlord_Does not require supported housing	1	0%	11	3%	8	4%											20	1%
Landlord_Fails to meet housing needs	8	2%	11	3%					1	1%							20	1%
Applicant state unable to afford rent in advance	7	2%					8	3%							1	1%	16	1%
Landlord_Tenancy Support not available			1	0%							15	6%					16	1%
Other reasons (used less than 15 times in total by all landlords)	30	7%	14	4%	11	5%	20	7%	15	9%	8	3%	2	2%	10	11%	110	6%
<b>Total</b>	<b>431</b>	<b>100%</b>	<b>396</b>	<b>100%</b>	<b>207</b>	<b>100%</b>	<b>273</b>	<b>100%</b>	<b>173</b>	<b>100%</b>	<b>244</b>	<b>100%</b>	<b>82</b>	<b>100%</b>	<b>91</b>	<b>100%</b>	<b>1895</b>	<b>100%</b>

**Note:** Percentages for each landlord refer to % of total rejections for that landlord (e.g. 13% of households rejected by Homes in Sedgemoor were rejected using the reason 'Applicant no longer wants to be considered')

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**Chart 2: Most common Match or Offer Rejection reasons used by the 7 largest landlords (1 April 2020 and 31 March 2021)**





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**Table 10: Bid Skipping reasons used by landlords (1 April 2020 and 31 March 2021)**

	Advert Preference setting, shortlist order ignored for more suitable applicant		App doesn't meet local connection or local letting plan criteria stated on advert		Applicant doesn't need accessible or adapted home		Applicant doesn't have support needs as required for this property		Application no longer active		Matched/ Offered on another shortlist		Preference to homeless applicants advertised on this property		Restored shortlist and previously skipped		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Abri	361	51%	107	15%	1	0%			5	1%	208	29%		0%	24	3%	<b>706</b>	<b>7%</b>
Aster	1162	86%	36	3%	6	0%					121	9%		0%	29	2%	<b>1,354</b>	<b>14%</b>
Bridgeman Letting Ltd	186	100%															<b>186</b>	<b>2%</b>
Clarion Housing	4	100%															<b>4</b>	<b>0%</b>
Curo	20	63%									4	13%	8	25%			<b>32</b>	<b>0%</b>
Falcon Rural	13	100%															<b>13</b>	<b>0%</b>
Flower & Hayes	5	100%															<b>5</b>	<b>0%</b>
Guinness	8	38%							6	29%	6	29%			1	5%	<b>21</b>	<b>0%</b>
Habinteg Housing	13	100%															<b>13</b>	<b>0%</b>
Hanover	3	100%															<b>3</b>	<b>0%</b>
Hastoe HA	135	91%	7	5%						0%	7	5%					<b>149</b>	<b>2%</b>
Homes in Sedgemoor	1740	81%	8	0%			8	0%	23	1%	257	12%	32	1%	87	4%	<b>2,155</b>	<b>22%</b>
LiveWest	871	77%	109	10%	3	0%			3	0%	141	12%			9	1%	<b>1,136</b>	<b>11%</b>
Magna Housing	641	82%							3	0%	91	12%			44	6%	<b>779</b>	<b>8%</b>
Sage Housing											1	100%					<b>1</b>	<b>0%</b>
Sanctuary HA	92	55%									41	24%	15	9%	20	12%	<b>168</b>	<b>2%</b>
Selwood Housing	100	96%									4	4%					<b>104</b>	<b>1%</b>
SHAL	320	83%							4	1%	59	15%			1	0%	<b>384</b>	<b>4%</b>
Somerset West & Taunton	1600	92%							9	1%	123	7%			15	1%	<b>1,747</b>	<b>18%</b>
Southwestern HS	203	98%									4	2%					<b>207</b>	<b>2%</b>
Stonewater	171	55%							9	3%	111	36%			19	6%	<b>310</b>	<b>3%</b>
Tamar Housing	424	99%									3	1%					<b>427</b>	<b>4%</b>
White Horse Housing	6	60%							1	10%	3	30%					<b>10</b>	<b>0%</b>
<b>Total</b>	<b>8,078</b>	<b>81%</b>	<b>267</b>	<b>3%</b>	<b>10</b>	<b>0%</b>	<b>8</b>	<b>0%</b>	<b>63</b>	<b>1%</b>	<b>1,184</b>	<b>12%</b>	<b>55</b>	<b>1%</b>	<b>249</b>	<b>3%</b>	<b>9,914</b>	<b>100%</b>

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**Homes Let**

1,923 homes across Somerset were set to let<sup>2</sup> between 1 April 2020 and 31 March 2021. This is down from 2,526 ( a reduction of 24%) from the number of homes let in 2019/20. However, this is due both to the impact of COVID-19 and to the fact that 2019/20 saw a higher number of homes let due to a large number of older adverts being updated<sup>3</sup>.

Tables 11 and 12 set out the profile of the homes let in the last quarter by size, local authority and landlord. 43% of homes let in the last year were 1 bed or studio homes and 41% were 2 bed homes. South Somerset again accounted for the highest number of homes let (620).

**Table 11: Homes let between 1 April 2020 and 31 March 2021 by property local authority**

	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>	<b>Total</b>	<b>%</b>
Mendip	4	133	106	35	8		<b>286</b>	<b>15%</b>
Sedgemoor	10	181	196	90	6		<b>483</b>	<b>25%</b>
Somerset West & Taunton	11	239	209	71	3	1	<b>534</b>	<b>28%</b>
South Somerset	6	242	268	92	11	1	<b>620</b>	<b>32%</b>
<b>Total</b>	<b>31</b>	<b>795</b>	<b>779</b>	<b>288</b>	<b>28</b>	<b>2</b>	<b>1,923</b>	<b>100%</b>
<b>% of total</b>	<b>2%</b>	<b>41%</b>	<b>41%</b>	<b>15%</b>	<b>1%</b>	<b>0%</b>	<b>100%</b>	

Table 12 reveals that the largest 7 landlords accounted for 90% of homes let in the last year: Abri (23% of all homes let), Homes in Sedgemoor (16%), Somerset West & Taunton (15%), Aster (12%), LiveWest (9%), Stonewater (8%) and Magna (7%).

<sup>2</sup> These homes were set to Offer Accepted. This figure includes homes let by direct match.

<sup>3</sup> The number of homes let in 2019/20 was 22% higher (406 homes) than the number let in 2018/19

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**Table 12: Homes let between 1 April 2020 and 31 March 2021 by landlord**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	% of total
Abri	3	186	190	54	4		437	23%
Acorn		2					2	0%
Aster	4	109	81	27	4	1	226	12%
Bridgeman Letting Ltd			2	3			5	0%
Clarion Housing			1				1	0%
Curo		1	1	2			4	0%
Falcon Rural			3	1			4	0%
Flower & Hayes			1	1			2	0%
Guinness Hermitage		6		4			10	1%
Habinteg Housing		1	2				3	0%
Hanover		5					5	0%
Hastoe HA		1	9	1			11	1%
Homes in Sedgemoor	10	154	87	61	2		314	16%
LiveWest		62	81	32	3		178	9%
Magna Housing		56	62	15			133	7%
Places For People				1			1	0%
Sage Housing			1	1			2	0%
Sanctuary HA	5	17	20	1			43	2%
Selwood Housing		12	8	1	3		24	1%
SHAL		6	29	13	1		49	3%
Somerset West & Taunton	9	137	98	43	1	1	289	15%
Southwestern HS		1	13		1		15	1%
Stonewater		39	83	23	9		154	8%
Tamar Housing			4	4			8	0%
White Horse Housing			3				3	0%
<b>Total</b>	<b>31</b>	<b>795</b>	<b>779</b>	<b>288</b>	<b>28</b>	<b>2</b>	<b>1,923</b>	<b>100%</b>

Tables 13 and 14 show that 44% of homes were let to households in the Gold band, up from 36% in the 2019/20. The proportion of homes let to households in the Gold Band varied from 38% of homes in Mendip to 50% of homes in South Somerset. 42% of homes were let in the last year were let to households in the Silver band, compared to 47% in 2019/20. The proportion of homes let to households in the Silver Band ranged from 36% in South Somerset to 55% in Mendip.

**Table 13: Homes let between 1 April 2020 and 31 March 2021 by property local authority and Band**

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	4	1%	109	38%	156	55%	17	6%	286
Sedgemoor	11	2%	204	42%	207	43%	61	13%	483
Somerset West & Taunton	11	2%	231	43%	226	42%	66	12%	534
South Somerset	15	2%	311	50%	224	36%	70	11%	620
<b>Total</b>	<b>41</b>	<b>2%</b>	<b>855</b>	<b>44%</b>	<b>813</b>	<b>42%</b>	<b>214</b>	<b>11%</b>	<b>1,923</b>

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The proportion of homes let to applicants in Gold Band amongst the largest 7 landlords varied from 38% for Aster to 51% for LiveWest (Table 14).

**Table 14: Homes let between 1 April 2020 and 31 March 2021 by landlord and Band**

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Abri	14	3%	217	50%	159	36%	47	11%	<b>437</b>
Acorn			1	50%	1	50%			<b>2</b>
Aster	1	0%	87	38%	120	53%	18	8%	<b>226</b>
Bridgeman Letting Ltd					1	20%	4	80%	<b>5</b>
Clarion Housing					1	100%			<b>1</b>
Curo					4	100%			<b>4</b>
Falcon Rural					2	50%	2	50%	<b>4</b>
Flower & Hayes			1	50%	1	50%			<b>2</b>
Guinness Hermitage			1	10%	9	90%			<b>10</b>
Habinteg Housing	1	33%	1	33%	1	33%			<b>3</b>
Hanover					4	80%	1	20%	<b>5</b>
Hastoe HA			1	9%	8	73%	2	18%	<b>11</b>
Homes in Sedgemoor	8	3%	135	43%	123	39%	48	15%	<b>314</b>
LiveWest	2	1%	90	51%	71	40%	15	8%	<b>178</b>
Magna Housing	4	3%	53	40%	69	52%	7	5%	<b>133</b>
Places For People			1	100%					<b>1</b>
Sage Housing			1	50%	1	50%			<b>2</b>
Sanctuary HA			23	53%	20	47%			<b>43</b>
Selwood Housing	3	13%	8	33%	13	54%			<b>24</b>
SHAL			20	41%	25	51%	4	8%	<b>49</b>
Somerset West & Taunton	6	2%	137	47%	105	36%	41	14%	<b>289</b>
Southwestern HS			3	20%	11	73%	1	7%	<b>15</b>
Stonewater	2	1%	73	47%	60	39%	19	12%	<b>154</b>
Tamar Housing			1	13%	2	25%	5	63%	<b>8</b>
White Horse Housing			1	33%	2	67%			<b>3</b>
<b>Total</b>	<b>41</b>	<b>2%</b>	<b>855</b>	<b>44%</b>	<b>813</b>	<b>42%</b>	<b>214</b>	<b>11%</b>	<b>1,923</b>

436 homes were let to homeless applicants in Gold Band or Silver Under Relief in the last year, nearly a quarter (23%) of all homes let. This proportion is up from 15% in 2019/20. This increase is due to the fact that a number of homes were advertised with preference to homeless households or let by direct match during the initial COVID-19 lockdown as local authorities sought to free up temporary accommodation and move people off the streets. The proportion of homes let to homeless applicants in Gold Band or Silver Under Relief ranged from 30% in South Somerset to 11% in Mendip – see Table 15.

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**Table 15: Homes let to homeless applicants in Gold Band or Silver Under Relief between 1 April 2020 and 31 March 2021 by property local authority**

	No. of homes let	No. of homes let to homeless applicants in Gold Band or Silver Under Relief	% of all homes let
Mendip	286	31	11%
Sedgemoor	483	113	23%
Somerset West & Taunton	534	109	20%
South Somerset	620	183	30%
<b>Total</b>	<b>1,923</b>	<b>436</b>	<b>23%</b>

Amongst the 7 largest landlords the proportion of homes let in the last year to homeless applicants in Gold Band or Silver Under Relief varied from 31% of homes let by Magna to 11% of homes let by Aster – see Table 16.

**Table 16: Homes let to homeless applicants in Gold Band or Silver Under Relief between 1 April 2020 and 31 March 2021 by landlord**

	No. of homes let	No. of homes let to homeless applicants in Gold Band or Silver Under Relief	% of all homes let
Abri	437	116	27%
Acorn	2	1	50%
Aster	226	25	11%
Bridgeman Letting Ltd	5	0	0%
Clarion Housing	1	0	0%
Curo	4	2	50%
Falcon Rural	4	0	0%
Flower & Hayes	2	0	0%
Guinness Hermitage	10	1	10%
Habinteg Housing	3	0	0%
Hanover	5	0	0%
Hastoe HA	11	2	18%
Homes in Sedgemoor	314	68	22%
LiveWest	178	41	23%
Magna Housing	133	41	31%
Places For People	1	0	0%
Sage Housing	2	1	50%
Sanctuary HA	43	13	30%
Selwood Housing	24	4	17%
SHAL	49	11	22%
Somerset West & Taunton	289	64	22%
Southwestern HS	15	1	7%
Stonewater	154	43	28%
Tamar Housing	8	1	13%
White Horse Housing	3	1	33%
<b>Total</b>	<b>1,923</b>	<b>436</b>	<b>23%</b>

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Over 31,700 homes have been let through Homefinder Somerset since 2009. The total number of lets per year by size is shown in Table 17.

**Table 17: Number of properties let**

	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>	<b>6 Bed</b>	<b>Total</b>
2009	41	927	1,063	477	42	2	0	<b>2,552</b>
2010	41	926	1,078	576	52	4	1	<b>2,678</b>
2011	48	933	1,381	635	56	6	0	<b>3,059</b>
2012	46	944	1,358	717	55	3	1	<b>3,124</b>
2013	50	969	1,264	588	49	8	0	<b>2,928</b>
2014	54	935	1,148	547	48	4	0	<b>2,736</b>
2015	40	1,031	1,294	605	36	4	2	<b>3,012</b>
2016	43	832	1,065	446	31	3	0	<b>2,420</b>
2017	37	847	953	365	27	2	0	<b>2,231</b>
2018	35	866	791	333	34	1	0	<b>2,060</b>
2019	32	905	913	376	38	2	1	<b>2,267</b>
2020	33	795	872	376	27	3	0	<b>2,106</b>
2021 to 31 March	8	243	214	70	10	0	<b>0</b>	<b>545</b>
<b>Total</b>	<b>508</b>	<b>11,153</b>	<b>13,394</b>	<b>6,111</b>	<b>505</b>	<b>42</b>	<b>5</b>	<b>31,718</b>