

Homefinder Somerset Quarterly Monitoring Report July 2025

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April 2025 to 30 June 2025.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset increased by 65 (1%) to 12,590 between 1 April 2025 and 30 June 2025. This includes households with a Live application and those who are being considered for a property (with the status of 'Offered').

8% of households across the county were in Gold Band, 35 %in Silver Band and 56% in Bronze Band. Just over half of all households (52%) had been assessed as needing a 1 bed home, whilst 27% had been assessed as needing a 2 bed home.

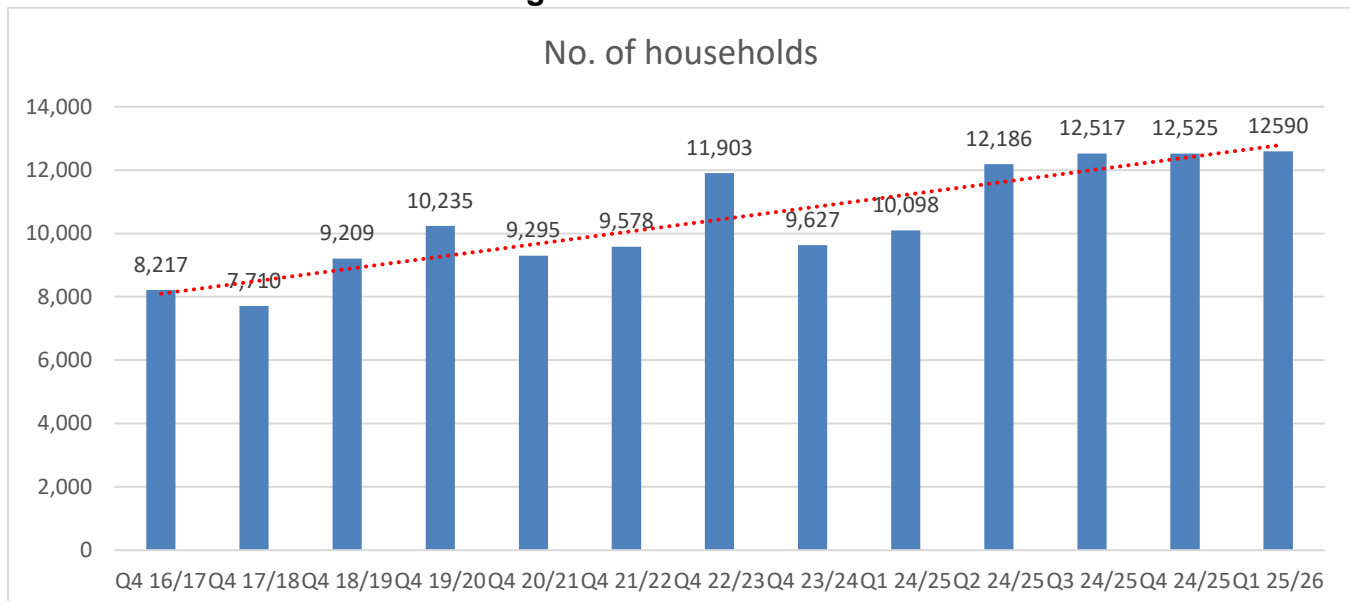
Table 1: Number of households registered with Homefinder Somerset by Band and size of home needed as at 30 June 2025

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	11	0%	4	0%	1	0%	0	0%	0	0%	16	0%
Gold	541	4%	214	2%	105	1%	112	1%	77	1%	1049	8%
Silver	1,586	13%	1,313	10%	1,183	9%	374	3%	21	0%	4477	35%
Bronze	4452	35%	1,898	15%	631	5%	64	1%	3	0%	7048	56%
Total	6590	52%	3429	27%	1920	15%	550	4%	101	1%	12590	100%

Note: The percentages refer to the proportion of all households who are in that Band and need a home of that size (e.g. 10% of all households were in Silver Band and needed a 2 bed home, 52% of households needed a 1 bed home, and 8% of households were awarded Gold Band).

Chart 1 shows that the number of households registered with Homefinder Somerset has increased by 4,373 (52%) since Q4 2016/17. There was a particular increase in the quarter to 30 September 2024 due to the work to address the backlog of applications. The red dotted line on Chart 1 shows the trendline.

Chart 1: Number of households registered with Homefinder Somerset



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Bidding Analysis

Between 1 April and 30 June 2025, a total of 66,069 bids were placed on homes across Somerset. Chart 2 shows the number of bids placed each month has been on an upward trend (shown by the blue dotted trendline), even taking into the big falls in the number of bids due to the 2 national lockdowns and the IT transfer. October 2024 saw the largest number of bids placed in any month – 34,099.

Chart 2: Number of bids 1 April 2019 – 30 June 2025

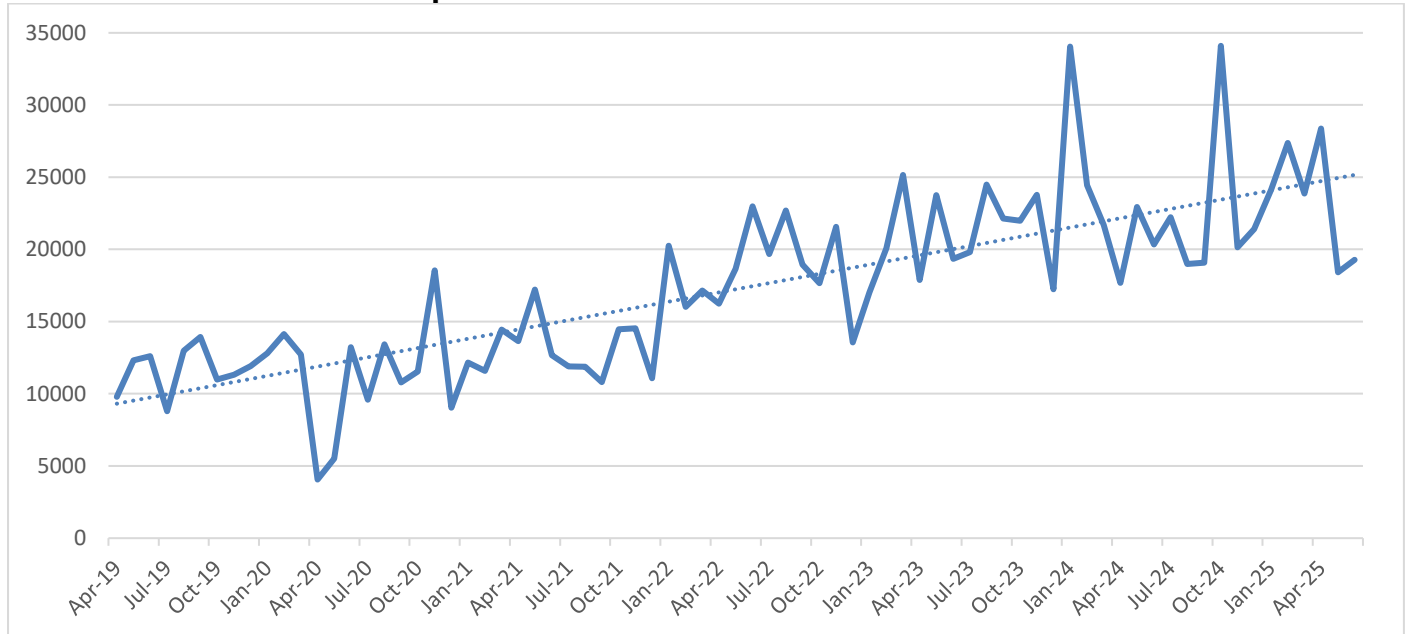


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 15.5% of households registered with Homefinder Somerset have not bid or logged into the Homefinder Somerset website in the last 6 months. As would be expected, the proportion of inactive households increases as their Band reduces (e.g., 0.5% of households in Gold Band were inactive compared to 12% in Bronze Band).

Table 2: Percentage of households with Live applications who have not bid or logged into the Homefinder Somerset website during the last 6 months as at 1 July 2025 (out of all Live applications).

	Emergency	Gold	Silver	Bronze	Total
East	0%	0.1%	1%	2%	3.1%
North	0%	0.1%	1%	3%	4.1%
South	0%	0.1%	1%	3%	4.1%
West	0%	0.2%	1%	4%	5.2%
Total	0%	0.5%	3%	12%	15.5%

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Table 3 reveals that an average of 131 bids were placed for the 449 homes advertised between 1 April 2025 and 30 June 2025.

The average number of bids varied considerably between areas, property type and size. The average number of bids for houses (191) was again higher than that for flats (106). This difference can be even more marked. For example, in South there was an average of 219 bids for the 21 x 2 bed houses that were advertised compared to an average of 35 bids for the 29 x 2 bed flats.

The average number of bids for homes advertised during the quarter ranged from 122 bids in East (56 homes advertised) to 137 in West (87 homes advertised).

Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 April 2025 and 30 June 2025)

	East		North		South		West		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
Bedsit			1	148	2	110	2	163	5	142
Bungalow	16	94	3	42	33	127	28	102	80	106
1 Bedroom	12	100	1	67	13	117	23	104	49	104
2 Bedroom	4	79	2	6	19	133	5	95	30	108
3 Bedroom					1	144			1	144
Flat	21	114	55	108	73	88	80	119	229	106
1 Bedroom	13	145	36	125	44	123	36	204	129	148
2 Bedroom	8	63	19	73	29	35	44	52	100	52
House	18	165	26	209	46	197	39	181	129	191
1 Bedroom					1	284			1	284
2 Bedroom	13	167	12	230	21	219	18	216	63	210
3 Bedroom	3	208	13	195	24	171	13	155	53	175
4 Bedroom	2	83	1	80			8	144	11	127
Maisonette	1	96	2	73	2	37	1	63	6	68
1 Bedroom	1	96			1	32			1	32
2 Bedroom			2	73	1	42	1	63	5	74
Total	56	122	87	137	156	129	150	133	449	131

259 homes (58%) advertised during the year received 100 bids or more. The highest number of bids received was 713 for a 1 bed flat in Taunton.

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Homes Let

420 homes across Somerset were set to let¹ between 1 April 2025 and 30 June 2025.

Tables 4 and 5 set out the profile of the homes let over the year by size, area, and landlord. 41% of homes let were 1 bed and 42% were 2 bed homes. North accounted for the highest number of homes let (129), whilst only 60 homes were let in East.

Table 4: Homes let between 1 April 2025 and 30 June 2025 by Area

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	28	27	4	1	60	14%
North	48	48	20	5	130	31%
South	47	46	13	1	107	25%
West	50	56	16	1	123	29%
Total	173	177	53	8	420	
% of total	41%	42%	13%	2%		

Table 5: Homes let between 1 April 2025 and 30 June 2025 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	43	41	12	1	97	23%
Aster	26	14	1	0	41	10%
Curo	0	4	0	0	4	1%
Falcon Rural	0	1	1	0	2	0%
Guinness	3	1	0	0	4	1%
Hastoe	0	4	1	0	5	1%
Homes in Somerset	22	13	5	0	40	10%
LiveWest	21	27	25	6	79	19%
Magna	9	16	5	0	30	7%
Other	1	0	0	0	1	0%
Sanctuary	10	3	2	0	15	4%
Selwood Housing	2	0	0	0	2	0%
SHAL Housing	1	3	0	0	4	1%
Somerset Council	27	31	6	1	65	15%
Sovereign Network Group	0	1	0	0	1	0%
Stonewater	8	17	3	0	28	7%
White Horse Housing	0	0	1	0	1	0%
Willow Tree Housing Partnership	0	1	0	0	1	0%
Total	173	177	62	8	420	100

Abri (23%), LiveWest (19%), Somerset Council (15%), Homes in Sedgemoor (10%), Aster (10%), Stonewater (7%), and Magna (7%) together accounted for 87% of homes let for this monitoring period.

Tables 6 & 7 show that 61% of homes were let to households in Emergency or Gold band. This proportion varied from 17% of homes let in South to 10% of homes let in East. 34% of homes were

¹ This figure includes homes let by direct match.

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let to households in the Silver band. This ranged from 2% of homes in East and North to 13% in North. The Band is not recorded for 5 homes let by direct match².

Table 6: Homes let between 1 April 2025 and 30 June 2025 by Area & Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East	2	0%	44	10%	10	2%	1	0%	3	1%	60
North	3	1%	64	15%	56	13%	7	2%	0	0%	130
South	6	1%	71	17%	28	7%	1	0%	1	0%	107
West	4	1%	59	14%	47	11%	12	3%	1	0%	123
Total	15	4%	238	57%	141	34%	21	5%	5	1%	420

Table 7: Homes let between 1 April 2025 and 30 June 2027 by landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	5	1%	62	15%	28	7%	1	0%	1	0%	97
Aster	1	0%	26	6%	10	2%	1	0%	3	1%	41
Curo	0	0%	4	1%	0	0%	0	0%	0	0%	4
Falcon Rural	0	0%	0	0%	1	0%	1	0%	0	0%	2
Guinness	0	0%	1	0%	3	1%	0	0%	0	0%	4
Hastoe	0	0%	1	0%	3	1%	1	0%	0	0%	5
Homes in Somerset	0	0%	20	5%	17	4%	3	1%	0	0%	40
LiveWest	0	0%	46	11%	30	7%	3	1%	0	0%	79
Magna	1	0%	16	4%	10	2%	3	1%	0	0%	30
Other	0	0%	1	0%	0	0%	0	0%	0	0%	1
Sanctuary	5	1%	9	2%	1	0%	0	0%	0	0%	15
Selwood Housing	0	0%	1	0%	0	0%	1	0%	0	0%	2
SHAL Housing	0	0%	0%	0%	3	1%	1	0%	0	0%	4
Somerset Council	1	0%	31	7%	26	6%	6	1%	1	0%	65
Sovereign Network Group	0	0%	0	0%	1	0%	0	0%	0	0%	1
Stonewater	2	0%	19	5%	7	2%	0	0%	0	0%	28
White Horse Housing	0	0%	1	0%	0	0%	0	0%	0	0%	1
Willow Tree Housing Partnership	0	0%	0	0%	1	0%	0	0%	0	0%	1
Total	9	2%	238	57%	141	34%	21	5%	5	1%	420

The proportion of homes let to applicants in Emergency or Gold Bands amongst the 7 landlords who let the most homes also varied, from 4% for Magna to 15% for Abri.

² These are mainly extra care homes for older people.

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40,230 homes have been let through Homefinder Somerset since 2009. The total number of homes let per year and by size is shown in Table 8.

Table 8: Number of properties let

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
2009	968	1,063	477	42	2	0	2,552
2010	967	1,078	576	52	4	1	2,678
2011	981	1,381	635	56	6	0	3,059
2012	990	1,358	717	55	3	1	3,124
2013	1,019	1,264	588	49	8	0	2,928
2014	989	1,148	547	48	4	0	2,736
2015	1,071	1,294	605	36	4	2	3,012
2016	875	1,065	446	31	3	0	2,420
2017	884	953	365	27	2	0	2,231
2018	901	791	333	34	1	0	2,060
2019	937	913	376	38	2	1	2,267
2020	828	872	376	27	3	0	2,106
2021	910	840	309	51	2	0	2,112
2022	856	954	416	39	4	0	2,269
2023	878	743	318	37	1	1	1,978
2024	816	696	285	39	0	0	1,836
2025 to date	360	377	145	20	0	0	902
Total	15,057	16,573	7,452	673	49	6	40,230