

Homefinder Somerset Quarterly Monitoring Report July 2026

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April 2026 to 30 June 2026.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset was **13,149** as at **30 June 2026**. This includes households with a Live application and those who are being considered for a property (with the status of '**Offered**').

9% of households across the county were in **Gold Band**, **33%** in **Silver Band**, and **58%** in **Bronze Band**. Just over half of all households (**54%**) had been assessed as needing a **1-bed home**, whilst **26%** had been assessed as needing a **2-bed home**.

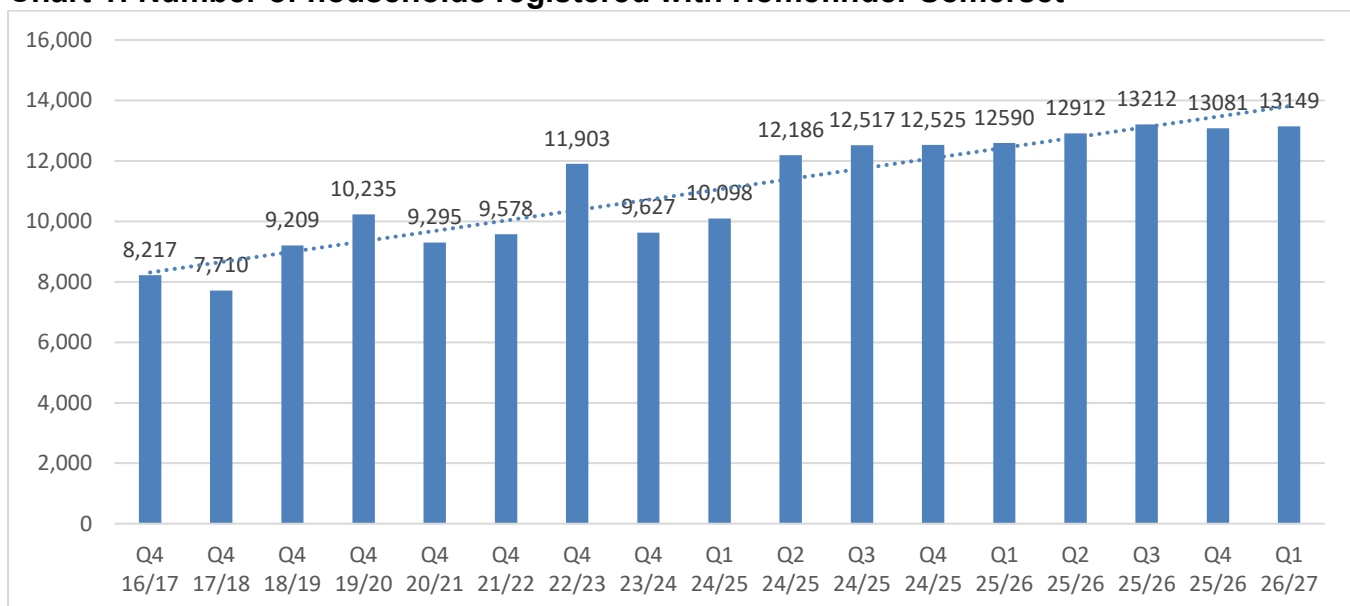
Table 1: Number of households registered with Homefinder Somerset by Band and size of home needed as at 30 June 2026

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	6	0	0	0	0	0	1	0	1	0	8	0
Gold	635	5	213	2	99	1	130	1	82	1	1169	9
Silver	1510	11	1249	9	1137	9	389	3	19	0	4304	33
Bronze	4988	38	1947	15	656	5	73	1	4	0	7668	58
Total	7139	54	3409	26	1892	14	593	5	116	1	13149	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. **9%** of all households were in **Silver Band** and needed a **2-bed home**, **54%** of households needed a **1-bed home**, and **9%** of households were awarded **Gold Band**).

Chart 1 shows that the number of households registered with Homefinder Somerset has increased by 4,932 (60%) 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

Chart 1: Number of households registered with Homefinder Somerset



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Bidding Analysis

Between 1 April and 30 June 2026, a total of 82,482 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 2026

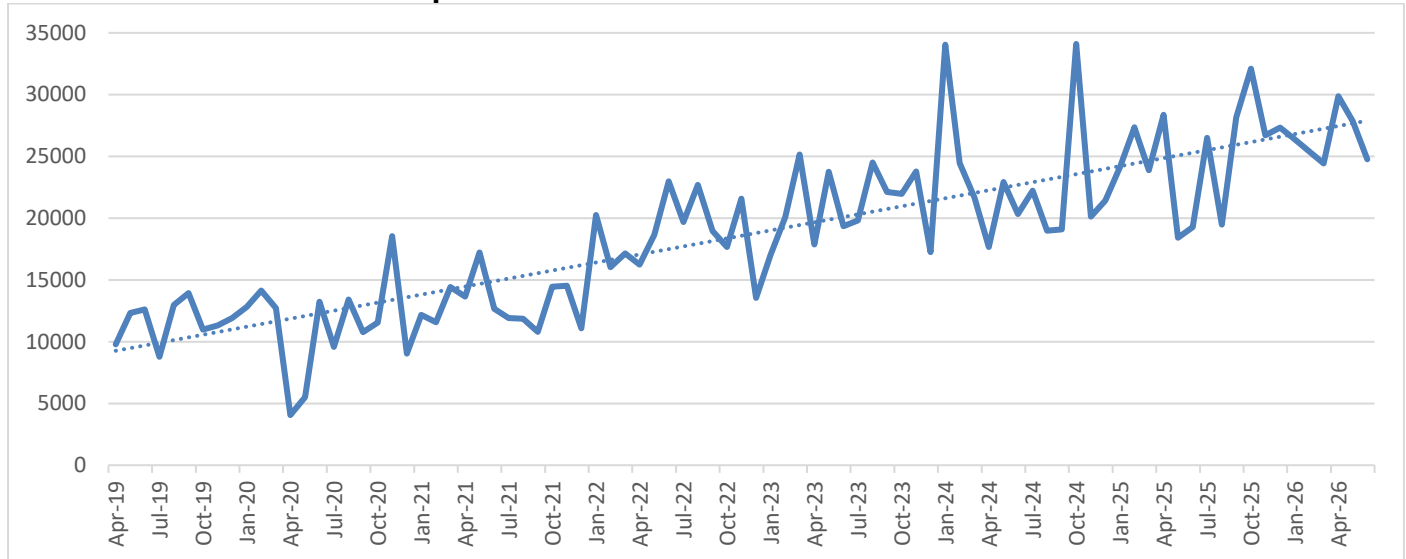


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 14.5% 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 11% 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 2026 (out of all Live applications).

	Emergency	Gold	Silver	Bronze	Total
East	0%	0.1%	1%	2%	3.1%
North	0%	0.1%	1%	2%	3.1%
South	0%	0.1%	1%	3%	4.1%
West	0%	0.2%	1%	4%	5.2%
Total	0%	0.5%	3%	11%	14.5%

Table 3 reveals that an average of 131 bids were placed for the 449 homes advertised between 1 April 2026 and 30 June 2026.

The average number of bids varied considerably between areas, property type and size. The average number of bids for houses (211) was again higher than that for flats (117). This difference can be even more marked. For example, in South there was an average of 498 bids for the 2 x 1 bed houses that were advertised compared to an average of 40 bids for the 31 x 2 bed flats.

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The average number of bids for homes advertised during the quarter ranged from 119 bids in East (82 homes advertised) to 174 in West (152 homes advertised).

Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 April 2026 and 30 June 2026)

	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			2	199	4	210	2	247	8	216
Bungalow	9	181	13	135	41	119	29	133	92	132
1 Bedroom	7	217	9	194	26	125	19	122	61	145
2 Bedroom	2	55	4	2	14	103	10	154	30	103
3 Bedroom					1	197			1	197
Flat	56	97	62	99	63	126	78	139	259	117
1 Bedroom	25	180	32	149	30	221	41	202	128	189
2 Bedroom	31	30	30	45	31	40	37	69	129	47
House	17	157	58	215	58	189	42	260	175	211
1 Bedroom	1	415	1	479	2	498	1	208	5	420
2 Bedroom	14	149	25	202	25	210	21	322	85	225
3 Bedroom	11	114	27	225	26	156	18	209	72	195
4 Bedroom	1	45	5	175	5	128	1	159	12	143
5 Bedroom							1	37	1	37
Maisonette			7	162	2	38	1	31	10	124
1 Bedroom			3	343					3	343
2 Bedroom			3	25	2	38	1	31	6	30
3 Bedroom			1	26					1	26
Total	82	119	142	154	168	147	152	174	544	152

310 homes (58%) advertised during the year received 100 bids or more. The highest number of bids received was 809 for a 1 bed bungalow in Taunton.

Homes Let

489 homes across Somerset were set to let¹ between 1 April 2026 and 30 June 2026.

Tables 4 and 5 set out the profile of the homes let over the year by size, area, and landlord. 39% of homes let were 1 bed and 41% were 2 bed homes. South accounted for the highest number of homes let (142), whilst only 103 homes were let in East.

Table 4: Homes let between 1 April 2026 and 30 June 2026 by Area

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	43	55	4	1	103	21
North	41	49	39		129	26
South	64	50	26	2	142	29
West	42	44	26	2	114	24
Total	190	198	95	5	488	
% of total	39	41	19	1		

¹ This figure includes homes let by direct match.

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Table 5: Homes let between 1 April 2026 and 30 June 202 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	57	32	13	1	103	21
Acorn	1				1	0
Alliance Homes	1				1	0
Aster	17	14	2		33	7
Bridgeman Letting Ltd		1			1	0
Clarion Housing		3			3	0
Curo	3	7			10	2
Falcon Rural	1				1	0
Guinness	8	18			26	5
Hastoe	1	3	1		5	1
Homes in Somerset	32	25	13	1	71	15
LiveWest	13	20	19	1	53	11
Magna	8	8	11	1	28	6
Pinnacle Group		1			1	0
Places For People		2			2	0
Sanctuary	2	1			3	1
Selwood Housing	12	16	1	1	30	6
SHAL Housing	1	3	4		8	2
Somerset Council	29	21	15		65	13
Sovereign Network Group		1	1		2	0
Stonewater	3	21	14		38	8
White Horse Housing	1				1	0
Willow Tree Housing Partnership		1	1		2	0
Total	190	198	95	5	488	100

Abri (21%), Homes in Somerset (15%), Somerset Council (13%), Livewest (11%), Stonewater (8%) accounted for 68% 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 28% of homes let in South to 22% of homes let in East. 34% of homes were let to households in the Silver band. This ranged from 7% of homes in East and North to 10% in North. The Band is not recorded for the 1 home let by direct match².

Table 6: Homes let between 1 April 2026 and 30 June 2026 by Area & Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East	2	0	37	8	37	8	8	2	1	0	103
North	4	1	50	10	50	10	4	1	0	0	129
South	9	2	34	7	34	7	2	0	0	0	142
West	5	1	43	9	43	9	14	3	0	0	114
Total	28	6	275	56	164	34	164	34	1	0	488

Table 7: Homes let between 1 April 2026 and 30 June 2026 by landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.

² These are mainly extra care homes for older people.

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Abri	7	1%	72	15%	23	5%	1	0%			103
Acorn			1	0%							1
Alliance Homes			1	0%							1
Aster	2	0%	20	4%	10	2%			1	0%	33
Bridgeman Letting Ltd					1	0%					1
Clarion Housing					2	0%	1	0%			3
Curo			5	1%	5	1%					10
Falcon Rural					1	0%					1
Guinness			10	2%	13	3%	3	1%			26
Hastoe			1	0%	4	1%					5
Homes in Somerset	4	1%	35	7%	30	6%	2	0%			71
LiveWest	2	0%	31	6%	16	3%	4	1%			53
Magna	1	0%	13	3%	13	3%	1	0%			28
Pinnacle Group			1	0%							1
Places For People			2	0%							2
Sanctuary			3	1%							3
Selwood Housing			17	4%	8	2%	5	1%			30
SHAL Housing	1	0%	7	1%							8
Somerset Council	2	0%	26	5%	27	6%	10	2%			65
Sovereign Network Group			1	0%	1	0%					2
Stonewater	1	0%	29	5%	7	1%	1	0%			38
White Horse Housing					1	0%					1
Willow Tree Housing Partnership					2	0%					2
Grand Total	20	4%	275	56%	164	34%	28	6%	1	0%	488

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	707	718	300	36	0	0	1761
2026	348	368	158	7	0	1	882
Total	15,925	17,499	7,827	704	49	18	42,011

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