

Homefinder Somerset Quarterly Monitoring Report October 2026

Introduction

This report provides the latest key information from Homefinder Somerset and covers the quarter from 1 July 2026 to 30 September 2026.

Households registered with Homefinder Somerset

There were **13,209 households** registered with Homefinder Somerset as at **30 September 2026**. This total includes households with a Live application and those being considered for a property, whose application status is '**Offered**'.

Of all registered households, **9%** were in **Gold Band**, **33%** were in **Silver Band** and **58%** were in **Bronze Band**. Just over half (**54%**) had been assessed as needing a **1-bed home**, while **26%** needed a **2-bed home**.

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

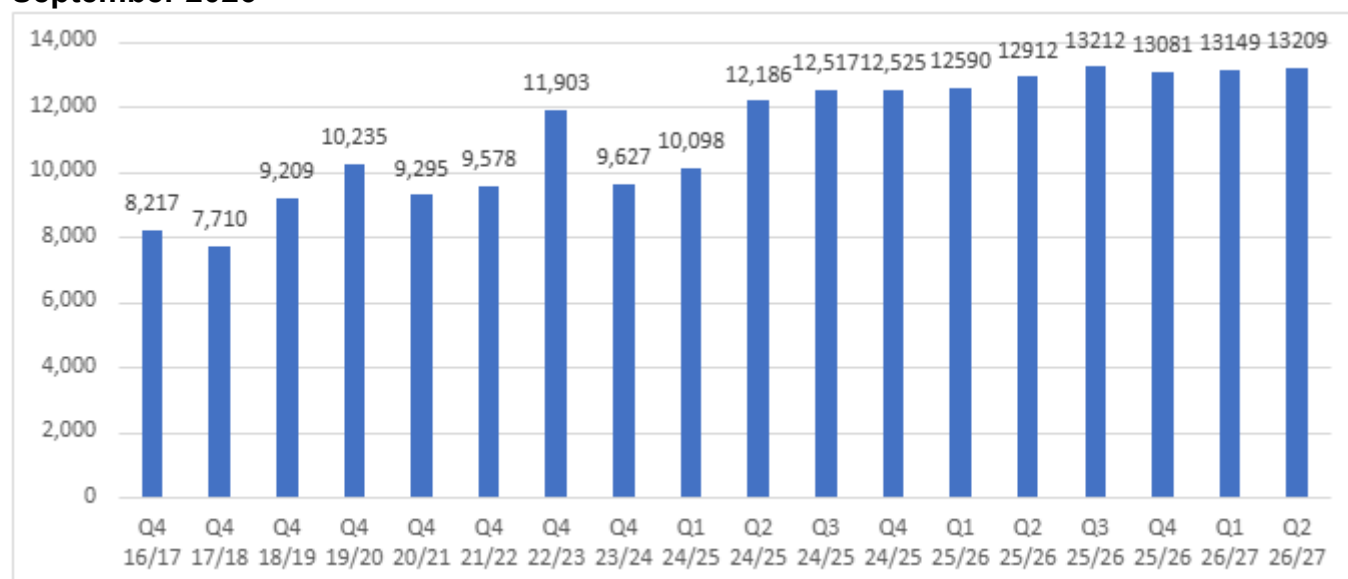
Home needed as at 30 September 2020

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	14	0%	3	0%	0	0%	0	0%	1	0%	18	0%
Gold	664	5%	247	2%	83	1%	133	1%	97	1%	1224	9%
Silver	1496	11%	1231	9%	1153	9%	394	3%	20	0%	4294	33%
Bronze	5023	38%	1932	15%	650	5%	64	0%	4	0%	7673	58%
Total	7197	54%	3413	26%	1886	15%	591	4%	122	1%	13209	100

Note: Percentages in the body of the table show each Band and bedroom-size combination as a proportion of all registered households. For example, **9%** of all households were in **Silver Band** and needed a **2-bed home**. The percentages in the total row and total column show that **54%** of all households needed a **1-bed home** and **9%** were in **Gold Band**.

Chart 1 shows that the number of households registered with Homefinder Somerset increased by 4,932 (60%), from 8,277 in Q4 2016/17 to 13,209 at 30 September 2026. The sharp increase in the quarter to 30 September 2024 reflected work undertaken to address a backlog of applications.

Chart 1: Number of households registered with Homefinder Somerset, Q4 2016/17 to 30 September 2026



Homefinder Somerset Quarterly Monitoring Report October 2026

Bidding Analysis

Chart 2 shows the number of bids placed each month from April 2019 to September 2026. Despite periods of disruption associated with the national lockdowns and the transfer to a new IT system, the longer-term trend in bidding activity has been upward. October 2024 recorded the highest monthly total over the period, with 34,099 bids.

Chart 2: Number of bids placed, 1 April 2019 to 30 September 2026

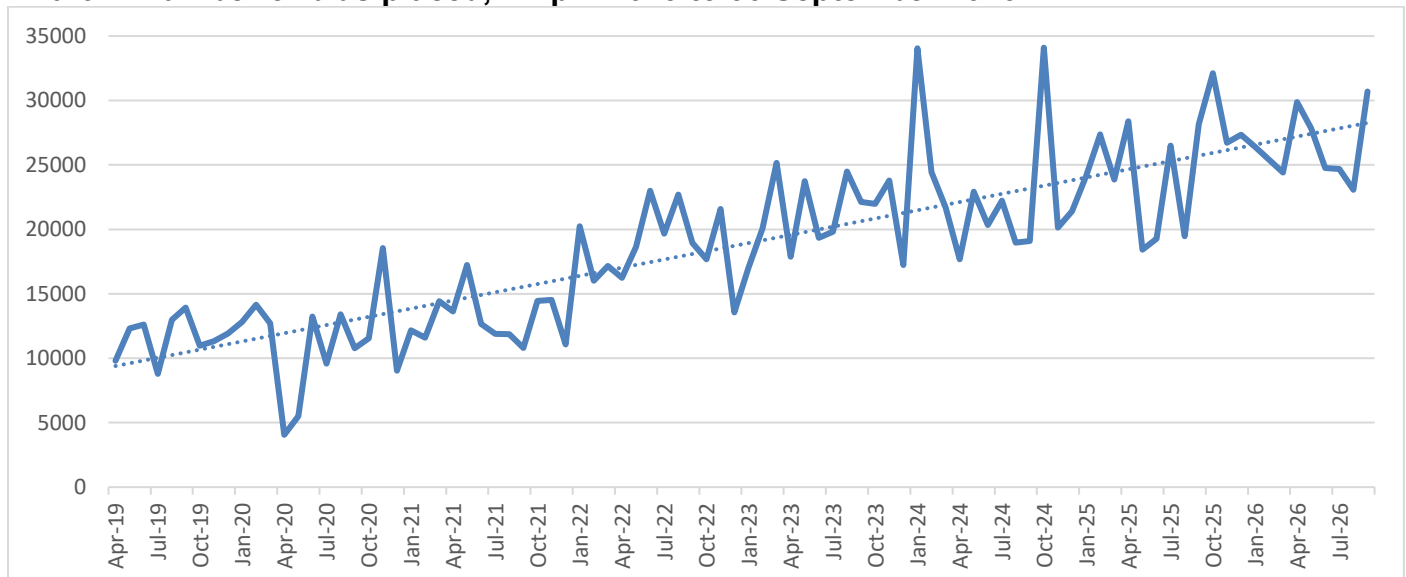


Table 2 shows the proportion of households with Live applications that can be considered inactive, by area and Band. An inactive household is one that has neither placed a bid nor logged into the Homefinder Somerset website during the previous six months.

Overall, **15.2%** of households with Live applications were inactive. Inactivity was concentrated in the lower-priority Bands: **11%** of all Live applications were inactive Bronze Band households and **4%** were inactive Silver Band households, compared with **0.2%** in Gold Band. By area, the total proportion ranged from **3%** in North to **5%** in West.

Table 2: Percentage of households with Live applications that had not bid or logged into the Homefinder Somerset website during the previous six months, as at 1 October 2026 (as a proportion of all Live applications)

	Emergency	Gold	Silver	Bronze	Total
East	0%	0.1%	1%	2%	3.1%
North	0%	0%	1%	2%	3%
South	0%	0.1%	1%	3%	4.1%
West	0%	0%	1%	4%	5%
Total	0%	0.2%	4%	11%	15.2%

Table 3 shows that **454 homes** were advertised in letting cycles ending between 1 July and 30 September 2026, receiving an average of **172 bids per home**.

Demand varied considerably by property type, size and area. Houses attracted an average of **208 bids**, compared with **143 bids** for flats. Some less frequently advertised property types attracted

Homefinder Somerset Quarterly Monitoring Report October 2026

particularly high levels of interest; for example, the six bungalows advertised in East received an average of **517 bids**.

Across the four areas, the average number of bids ranged from **153 in South**, where 120 homes were advertised, to **208 in East**, where 37 homes were advertised. West accounted for the largest number of advertised homes (**192**) and received an average of **181 bids** per home.

Table 3: Number of homes advertised and average number of bids by property type, size and area (letting cycles ending between 1 July 2026 and 30 September 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	112	3	165			7	249	12	205
Bungalow	6	517	10	116	31	142	31	162	78	175
1 Bedroom	4	625	9	127	12	163	13	183	38	210
2 Bedroom	2	303			19	128	15	136	36	141
3 Bedroom			1	15			3	202	4	155
Flat	16	147	48	125	47	142	82	153	193	143
1 Bedroom	8	251	24	195	22	234	54	199	108	209
2 Bedroom	8	43	24	55	25	61	28	64	85	59
House	11	176	39	235	42	175	69	217	161	208
1 Bedroom			2	488			1	251	3	409
2 Bedroom	5	265	19	264	13	225	28	301	65	272
3 Bedroom	6	102	17	179	19	176	33	171	75	169
4 Bedroom			1	110	10	106	6	107	17	107
5 Bedroom							1	35	1	35
Maisonette	2	44	5	111			3	155	10	111
1 Bedroom			1	370			2	210	3	263
2 Bedroom			2	56			1	46	3	53
3 Bedroom	2	44	2	36					4	40
Total	37	208	105	165	120	153	192	181	454	172

270 homes (59%) advertised during the quarter received 100 bids or more. The highest number of bids received was 835 for a 1 bed bungalow in Street.

Homes Let

346 homes across Somerset were let between **1 July 2026 and 30 September 2026**.

Tables 4 and 5 show the profile of homes let during the quarter by size, area and landlord. Of the 346 homes let, **44%** were 2-bed homes and **35%** were 1-bed homes. West accounted for the largest number of homes let (**120; 35%**), closely followed by South (**117; 34%**). East accounted for the fewest (**35; 10%**).

Table 4: Homes let between 1 July 2026 and 30 September 2026, by area and bedroom size

	1 Bed	2 Bed	3 Bed	4+ Bed	Total	%
East	14	15	6		35	10
North	29	24	17	4	74	21
South	34	58	21		117	34
West	45	54	19	2	120	35

Homefinder Somerset Quarterly Monitoring Report October 2026

Total	122	151	63	9	346
% of total	35	44	18	3	

Table 5: Homes let between 1 July 2026 and 30 September 2026, by landlord and bedroom size

Landlord	1 Bed	2 Bed	3 Bed	4+ Bed	Total	%
Abri	25	37	9	2	73	21
Acorn	1				1	0
Aster	6	14	4	1	25	7
Curo		2			2	1
Falcon Rural		1	1	1	3	1
Hastoe		2	2		4	1
Homes in Somerset	26	12	8	1	47	14
LiveWest	14	29	11	3	57	16
Magna	7	14	10		31	9
Pinnacle Group		1			1	0
Sanctuary	1				1	0
Selwood Housing	4	1	2		7	2
Somerset Council	32	22	5	1	60	17
Stonewater	6	16	10	1	33	10
Willow Tree Housing Partnership			1		1	0
Total	122	151	63	10	346	100

The largest numbers of homes were let by **Abri (73; 21%)**, **Somerset Council (60; 17%)**, **LiveWest (57; 16%)**, **Homes in Somerset (47; 14%)** and **Stonewater (33; 10%)**. Together, these five landlords accounted for **270 homes**, or **78%** of all homes let during the quarter.

Tables 6 and 7 show that **60%** of homes were let to households in Emergency or Gold Band: **2%** to Emergency Band households and **58%** to Gold Band households. A further **32%** were let to Silver Band households and **7%** to Bronze Band households. The Band was not known for **6 homes (2%)**.

Table 6: Homes let between 1 July 2026 and 30 September 2026, by area and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East		0	20	5	11	3	3	1	1	0	35
North	3	1	44	13	22	6	5	1		0	74
South	2	1	66	19	44	13	4	1	1	0	117
West	2	1	69	20	33	10	12	3	4	1	120
Total	7		199		110		24		6		346

Table 7: Homes let between 1 July 2026 and 30 September 2026, by landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Abri	2	0	45	13%	24	7%	1	0	1	0	73
Acorn			1	0%							1
Aster			14	4%	9	3%	1	0	1	0	25
Curo			2	1%							2
Falcon Rural			1	0%	2	1%					3



Homefinder Somerset Quarterly Monitoring Report October 2026

Hastoe			2	1%	2	1%					4
Homes in Somerset	2	0	23	7%	15	4%	6	2%	1	0	47
LiveWest			51	15%	5	1%	1	0			57
Magna			14	4%	14	4%	3	1%			31
Pinnacle Group					1						1
Sanctuary							1	0			1
Selwood Housing			2	1%	3	1%	2	1%			7
Somerset Council	2	0	26	8%	20	6%	9	3%	3	1%	60
Stonewater	1	0	18	5%	14	4%					33
Willow Tree Housing Partnership					1	0%					1
Grand Total	7	2%	199	58%	110	32%	24	7%	6	2%	346

42,357 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	1,761
2026	470	519	221	16	0	2	1,228
Total	16,047	17,650	7,890	713	49	8	42,357