

# Homefinder Somerset Quarterly Monitoring Report October 2025

## Introduction

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

## Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset increased by **322 (3%)** to **12,912** between 1 July 2025 and 30 September 2025. 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, **34%** in Silver Band and **57%** in Bronze Band. Just over half of all households (**53%**) have been assessed as needing a 1 bed home, whilst **27%** have 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**

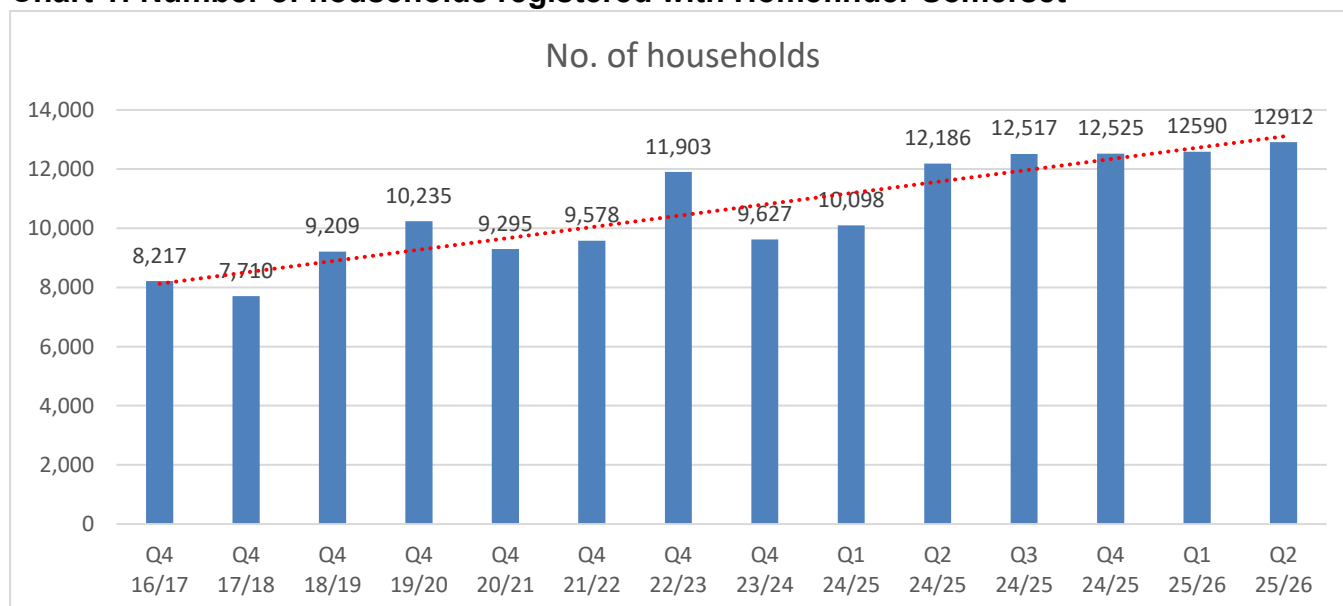
Home needed as at 30 June 2020

|           | Size of home needed |     |       |     |       |     |       |    |        |    | Total |      |
|-----------|---------------------|-----|-------|-----|-------|-----|-------|----|--------|----|-------|------|
|           | 1 bed               |     | 2 bed |     | 3 bed |     | 4 bed |    | 5+ bed |    |       |      |
|           | No.                 | %   | No.   | %   | No.   | %   | No.   | %  | No.    | %  | No.   | %    |
| Emergency | 10                  | 0%  | 4     | 0%  | 2     | 0%  | 0     | 0% | 0      | 0% | 16    | 0%   |
| Gold      | 565                 | 4%  | 256   | 2%  | 110   | 1%  | 115   | 1% | 81     | 1% | 1127  | 9%   |
| Silver    | 1,586               | 12% | 1,267 | 10% | 1,154 | 9%  | 383   | 3% | 22     | 0% | 4412  | 34%  |
| Bronze    | 4634                | 36% | 1,935 | 15% | 652   | 5%  | 72    | 1% | 4      | 0% | 7357  | 57%  |
| Total     | 6855                | 53% | 3462  | 27% | 1918  | 15% | 570   | 4% | 107    | 1% | 12912 | 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, **53%** 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 4,373 (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 July and 30 September 2025, a total of 74,130 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**

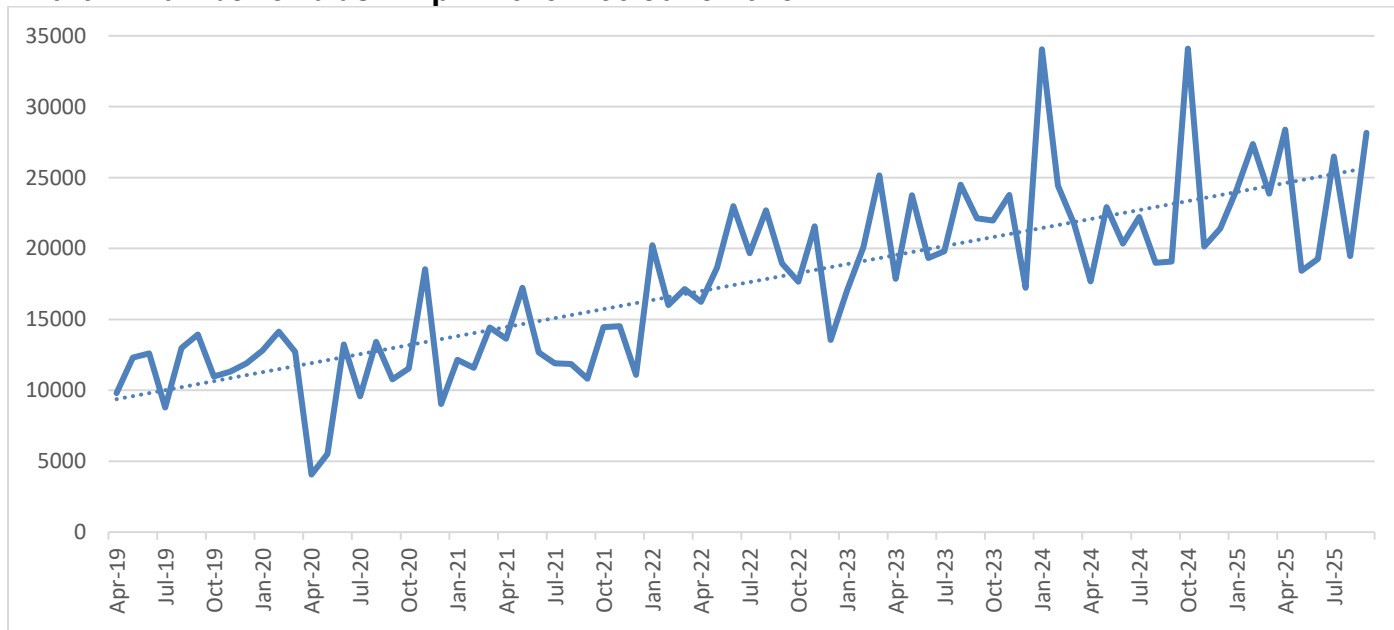


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g., they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that **15.9%** 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., **0.6%** of households in Gold Band were inactive compared to **12.1%** 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 October 2025 (out of all Live applications).**

|              | <b>Emergency</b> | <b>Gold</b> | <b>Silver</b> | <b>Bronze</b> | <b>Total</b> |
|--------------|------------------|-------------|---------------|---------------|--------------|
| East         | 0%               | 0.1%        | 0.9%          | 2%            | <b>1.2%</b>  |
| North        | 0%               | 0.1%        | 0.5%          | 3%            | <b>3.6%</b>  |
| South        | 0%               | 0.1%        | 1%            | 3%            | <b>4.1%</b>  |
| West         | 0%               | 0.3%        | 0.8%          | 4.1%          | <b>5.2%</b>  |
| <b>Total</b> | <b>0%</b>        | <b>0.6%</b> | <b>3.3%</b>   | <b>12.1%</b>  | <b>15.9%</b> |

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**Table 3 reveals that an average of 143 bids were placed for the 518 homes advertised between 1 July 2025 and 30 September 2025.**

The average number of bids varies between areas, property type and size. The average number of bids for houses (**184**) was again higher than that for flats (**126**). This difference can be even more marked. For example, in South there was an average of **219 bids** for the **73 x 2 bed houses** that were advertised compared to an average of **63 bids** for the **95 x 2 bed flats**.

The average number of bids for homes advertised during the quarter ranged from **132 bids in South (159 homes advertised)** to **156 in East (58 homes advertised)**.

**Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 July 2025 and 30 September 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 |
| <b>Bedsit</b>     | <b>0</b>     | <b>0</b>            | <b>2</b>     | <b>95</b>           | <b>4</b>     | <b>154</b>          | <b>4</b>     | <b>74</b>           | <b>10</b>    | <b>110</b>          |
| <b>Bungalow</b>   | <b>13</b>    | <b>135</b>          | <b>6</b>     | <b>173</b>          | <b>22</b>    | <b>123</b>          | <b>24</b>    | <b>90</b>           | <b>65</b>    | <b>118</b>          |
| 1 Bedroom         | 10           | 162                 | 5            | 160                 | 12           | 129                 | 17           | 93                  | 44           | 126                 |
| 2 Bedroom         | 3            | 44                  | 1            | 236                 | 10           | 116                 | 7            | 80                  | 21           | 100                 |
| <b>Flat</b>       | <b>20</b>    | <b>152</b>          | <b>43</b>    | <b>112</b>          | <b>55</b>    | <b>117</b>          | <b>68</b>    | <b>152</b>          | <b>186</b>   | <b>132</b>          |
| 1 Bedroom         | 13           | 198                 | 27           | 144                 | 33           | 164                 | 33           | 254                 | 106          | 191                 |
| 2 Bedroom         | 7            | 67                  | 16           | 59                  | 22           | 46                  | 35           | 56                  | 80           | 55                  |
| <b>House</b>      | <b>5</b>     | <b>252</b>          | <b>72</b>    | <b>168</b>          | <b>41</b>    | <b>203</b>          | <b>41</b>    | <b>146</b>          | <b>159</b>   | <b>174</b>          |
| 1 Bedroom         |              |                     |              |                     | 2            | 316                 | 0            | 0                   | 2            | 316                 |
| 2 Bedroom         | 2            | 288                 | 39           | 202                 | 13           | 240                 | 9            | 184                 | 63           | 210                 |
| 3 Bedroom         | 2            | 307                 | 31           | 130                 | 26           | 176                 | 28           | 137                 | 87           | 150                 |
| 4 Bedroom         | 1            | 71                  | 2            | 109                 |              |                     | 4            | 125                 | 7            | 113                 |
| <b>Maisonette</b> | <b>2</b>     | <b>163</b>          | <b>3</b>     | <b>79</b>           | <b>3</b>     | <b>29</b>           | <b>0</b>     | <b>0</b>            | <b>8</b>     | <b>81</b>           |
| 1 Bedroom         | 1            | 224                 |              |                     |              |                     | 0            | 0                   | 1            | 224                 |
| 2 Bedroom         | 1            | 101                 | 3            | 79                  | 3            |                     | 0            | 0                   | 7            | 61                  |
| <b>Total</b>      | <b>40</b>    | <b>159</b>          | <b>126</b>   | <b>146</b>          | <b>125</b>   | <b>145</b>          | <b>137</b>   | <b>137</b>          | <b>428</b>   | <b>144</b>          |

240 homes (56%) advertised during the year received 100 bids or more. The highest number of bids received was 713 for a 1 bed flat in Bishops Hull.

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### Homes Let

**428** homes across Somerset were let between 1 July 2025 and 30 September 2025.

Tables 4 and 5 set out the profile of the homes let over the quarter by size, area, and landlord. **38%** of homes let were 1 bed and **40%** were 2 bed homes. **West** accounted for the highest number of homes let (**137**), whilst only **40 homes** were let in **East**.

**Table 4: Homes let between 1 July 2025 and 30 September 2025 by Area**

|                   | 1 Bed      | 2 Bed      | 3 Bed      | 4 Bed     | Total      | %   |
|-------------------|------------|------------|------------|-----------|------------|-----|
| East              | 24         | 13         | 2          | 1         | 40         | 9%  |
| North             | 34         | 59         | 31         | 2         | 126        | 29% |
| South             | 51         | 48         | 26         | 0         | 125        | 29% |
| West              | 54         | 51         | 28         | 4         | 137        | 32% |
| <b>Total</b>      | <b>163</b> | <b>171</b> | <b>8</b>   | <b>7</b>  | <b>428</b> |     |
| <b>% of total</b> | <b>38%</b> | <b>40%</b> | <b>20%</b> | <b>2%</b> |            |     |

**Table 5: Homes let between 1 July 2025 and 30 September 2025 by landlord**

|                                 | 1 Bed      | 2 Bed      | 3 Bed     | 4 Bed    | Total      | %          |
|---------------------------------|------------|------------|-----------|----------|------------|------------|
| Abri                            | 44         | 35         | 37        | 1        | 117        | 23%        |
| Aster                           | 22         | 12         | 19        | 0        | 41         | 10%        |
| Clarion Housing                 | 1          | 0          | 0         | 0        | 1          | 1%         |
| Guinness                        | 1          | 1          | 0         | 2        | 4          | 0%         |
| Habinteg                        | 0          | 1          | 0         | 0        | 1          | 1%         |
| Hastoe                          | 0          | 3          | 2         | 0        | 5          | 1%         |
| Homes in Somerset               | 24         | 13         | 4         | 0        | 41         | 10%        |
| LiveWest                        | 13         | 32         | 6         | 4        | 55         | 19%        |
| Magna                           | 18         | 15         | 8         | 0        | 41         | 7%         |
| Pinnacle Group                  | 0          | 1          | 0         | 0        | 1          | 0%         |
| Places for People               | 0          | 2          | 0         | 0        | 2          | 4%         |
| Sanctuary                       | 1          | 1          | 1         | 0        | 3          | 0%         |
| Selwood Housing                 | 1          | 3          | 0         | 0        | 4          | 1%         |
| SHAL Housing                    | 3          | 5          | 0         | 0        | 8          | 15%        |
| Somerset Council                | 24         | 24         | 6         | 0        | 54         | 13%        |
| Stonewater                      | 8          | 19         | 3         | 0        | 30         | 7%         |
| White Horse Housing             | 0          | 0          | 1         | 0        | 1          | 0%         |
| Willow Tree Housing Partnership | 2          | 4          | 1         | 0        | 7          | 0%         |
| <b>Total</b>                    | <b>163</b> | <b>171</b> | <b>87</b> | <b>7</b> | <b>428</b> | <b>100</b> |

**Abri (23%), LiveWest (19%), Somerset Council (13%), Homes in Somerset (10%), Aster (10%), Stonewater (7%), and Magna (7%)** together accounted for **89%** of homes let for this monitoring period.

Tables 6 and 7 show that **58%** of homes were let to households in Emergency or Gold Band. This proportion varied from **18%** of homes let in South to **5%** of homes let in East. **34%** of homes were let to households in the Silver Band. This ranged from **2%** of homes in East to **11%** in North. The Band is not recorded for **6 homes** let by direct match.

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**Table 6: Homes let between 1 July 2025 and 30 September 2025 by Area & Band**

|              | Emergency |           | Gold       |            | Silver     |            | Bronze    |           | Not known |           | Total      |
|--------------|-----------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|------------|
|              | No.       | %         | No.        | %          | No.        | %          | No.       | %         | No.       | %         | No.        |
| East         | 1         | 0%        | 24         | 5%         | 11         | 2%         | 3         | 0%        | 1         | 0%        | <b>40</b>  |
| North        | 3         | 1%        | 67         | 16%        | 49         | 11%        | 7         | 1%        | 0         | 0%        | <b>126</b> |
| South        | 5         | 1%        | 78         | 18%        | 37         | 8%         | 4         | 0%        | 1         | 0%        | <b>125</b> |
| West         | 5         | 1%        | 66         | 15%        | 48         | 11%        | 14        | 3%        | 4         | 0%        | <b>138</b> |
| <b>Total</b> | <b>14</b> | <b>3%</b> | <b>235</b> | <b>55%</b> | <b>145</b> | <b>34%</b> | <b>28</b> | <b>5%</b> | <b>6</b>  | <b>1%</b> | <b>428</b> |

**Table 7: Homes let between 1 July 2025 and 30 September 2025 by landlord and Band**

|                                 | Emergency |           | Gold       |            | Silver     |            | Bronze    |           | Not known |           | Total      |
|---------------------------------|-----------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|------------|
|                                 | No.       | %         | No.        | %          | No.        | %          | No.       | %         | No.       | %         | No.        |
| Abri                            | 5         | 1         | 73         | 18         | 37         | 9          | 2         | 0         | 0         | 0         | <b>117</b> |
| Aster                           | 1         | 0         | 24         | 6          | 25         | 6          | 2         | 0         | 1         | 0         | <b>53</b>  |
| Clarion Housing                 | 0         | 0         | 1          | 0          | 0          | 0          | 0         | 0         | 0         | 0         | <b>1</b>   |
| Guinness                        | 0         | 0         | 3          | 0          | 1          | 0          | 0         | 0         | 0         | 0         | <b>4</b>   |
| Habinteg                        | 1         | 0         | 0          | 0          | 0          | 0          | 0         | 0         | 0         | 0         | <b>1</b>   |
| Hastoe                          | 1         | 0         | 1          | 4          | 4          | 1          | 0         | 0         | 0         | 0         | <b>5</b>   |
| Homes in Somerset               | 1         | 0         | 19         | 9          | 17         | 4          | 4         | 0         | 0         | 0         | <b>41</b>  |
| LiveWest                        | 4         | 1         | 37         | 5          | 12         | 3          | 2         | 0         | 0         | 0         | <b>55</b>  |
| Magna                           | 0         | 0         | 20         | 0          | 16         | 4          | 5         | 1         | 0         | 0         | <b>41</b>  |
| Pinnacle Group                  | 0         | 0         | 1          | 0          | 0          | 0          | 0         | 0         | 0         | 0         | <b>1</b>   |
| Places For People               | 0         | 0         | 1          | 0          | 1          | 0          | 0         | 0         | 0         | 0         | <b>2</b>   |
| Sanctuary                       | 0         | 0         | 2          | 0          | 1          | 0          | 0         | 0         | 0         | 0         | <b>3</b>   |
| Selwood Housing                 | 0         | 0         | 2          | 0          | 1          | 0          | 1         | 0         | 0         | 0         | <b>4</b>   |
| Shal Housing                    | 1         | 0         | 1          | 0          | 5          | 1          | 1         | 0         | 0         | 0         | <b>7</b>   |
| Somerset Council                | 1         | 0         | 29         | 7          | 11         | 3          | 9         | 2         | 4         | 0         | <b>54</b>  |
| Stonewater                      | 0         | 0         | 19         | 4          | 10         | 2          | 0         | 0         | 1         | 0         | <b>30</b>  |
| White Horse Housing             | 0         | 0         | 1          | 0          | 0          | 0          | 0         | 0         | 0         | 0         | <b>1</b>   |
| Willow Tree Housing Partnership | 0         | 0         | 1          | 0          | 4          | 1          | 2         | 0         | 0         | 0         | <b>7</b>   |
| <b>Total</b>                    | <b>14</b> | <b>3%</b> | <b>235</b> | <b>55%</b> | <b>145</b> | <b>34%</b> | <b>28</b> | <b>7%</b> | <b>6</b>  | <b>1%</b> | <b>428</b> |

Among the seven landlords who let the most homes, the share of lettings to applicants in Emergency or Gold Bands ranged from 4% for Magna to 18% for Abri.

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.

<sup>1</sup> These are mainly extra care homes for older people.

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**Table 8: Number of properties let**

|              | <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         | 968          | 1,063         | 477          | 42           | 2            | 0            | <b>2,552</b>  |
| 2010         | 967          | 1,078         | 576          | 52           | 4            | 1            | <b>2,678</b>  |
| 2011         | 981          | 1,381         | 635          | 56           | 6            | 0            | <b>3,059</b>  |
| 2012         | 990          | 1,358         | 717          | 55           | 3            | 1            | <b>3,124</b>  |
| 2013         | 1,019        | 1,264         | 588          | 49           | 8            | 0            | <b>2,928</b>  |
| 2014         | 989          | 1,148         | 547          | 48           | 4            | 0            | <b>2,736</b>  |
| 2015         | 1,071        | 1,294         | 605          | 36           | 4            | 2            | <b>3,012</b>  |
| 2016         | 875          | 1,065         | 446          | 31           | 3            | 0            | <b>2,420</b>  |
| 2017         | 884          | 953           | 365          | 27           | 2            | 0            | <b>2,231</b>  |
| 2018         | 901          | 791           | 333          | 34           | 1            | 0            | <b>2,060</b>  |
| 2019         | 937          | 913           | 376          | 38           | 2            | 1            | <b>2,267</b>  |
| 2020         | 828          | 872           | 376          | 27           | 3            | 0            | <b>2,106</b>  |
| 2021         | 910          | 840           | 309          | 51           | 2            | 0            | <b>2,112</b>  |
| 2022         | 856          | 954           | 416          | 39           | 4            | 0            | <b>2,269</b>  |
| 2023         | 878          | 743           | 318          | 37           | 1            | 1            | <b>1,978</b>  |
| 2024         | 816          | 696           | 285          | 39           | 0            | 0            | <b>1,836</b>  |
| 2025 to date | 523          | 548           | 232          | 27           | 0            | 0            | <b>1330</b>   |
| <b>Total</b> | <b>15393</b> | <b>16,961</b> | <b>7,601</b> | <b>673</b>   | <b>49</b>    | <b>6</b>     | <b>40,230</b> |