

Homefinder Somerset

Quarterly Monitoring Report January 2026

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 October 2025 to 31 December 2025.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset is now **13,212** as at 05 January 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, **34%** in Silver Band and **57%** in Bronze Band. Just over half of all households (**53%**) had been assessed as needing a 1 bed home, whilst **26%** had been assessed as needing a 2 bed home.

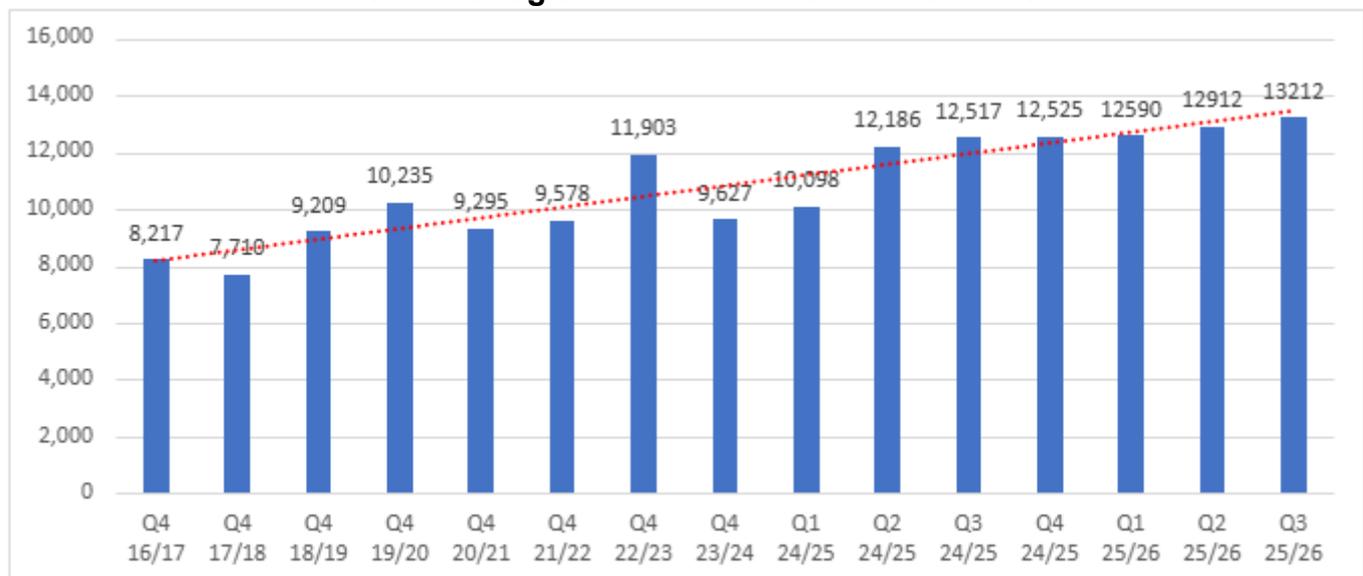
Table 1: Number of households registered with Homefinder Somerset by Band and size of home needed as at 05 January 2026

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	10	0%	6	0%	3	0%	0	0	1	0%	20	0%
Gold	600	5%	235	2%	98	1%	128	1%	95	1%	1156	9%
Silver	1587	12%	1282	10%	1171	9%	395	3%	21	0%	4456	34%
Bronze	4861	37%	1976	15%	669	5%	68	1%	6	0%	7580	57%
Total	7058	53%	3499	26%	1941	15%	591	4%	123	1%	13212	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 4,995 (62%) 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 October and 31 December 2025, a total of 86,147 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 – 31 December 2025

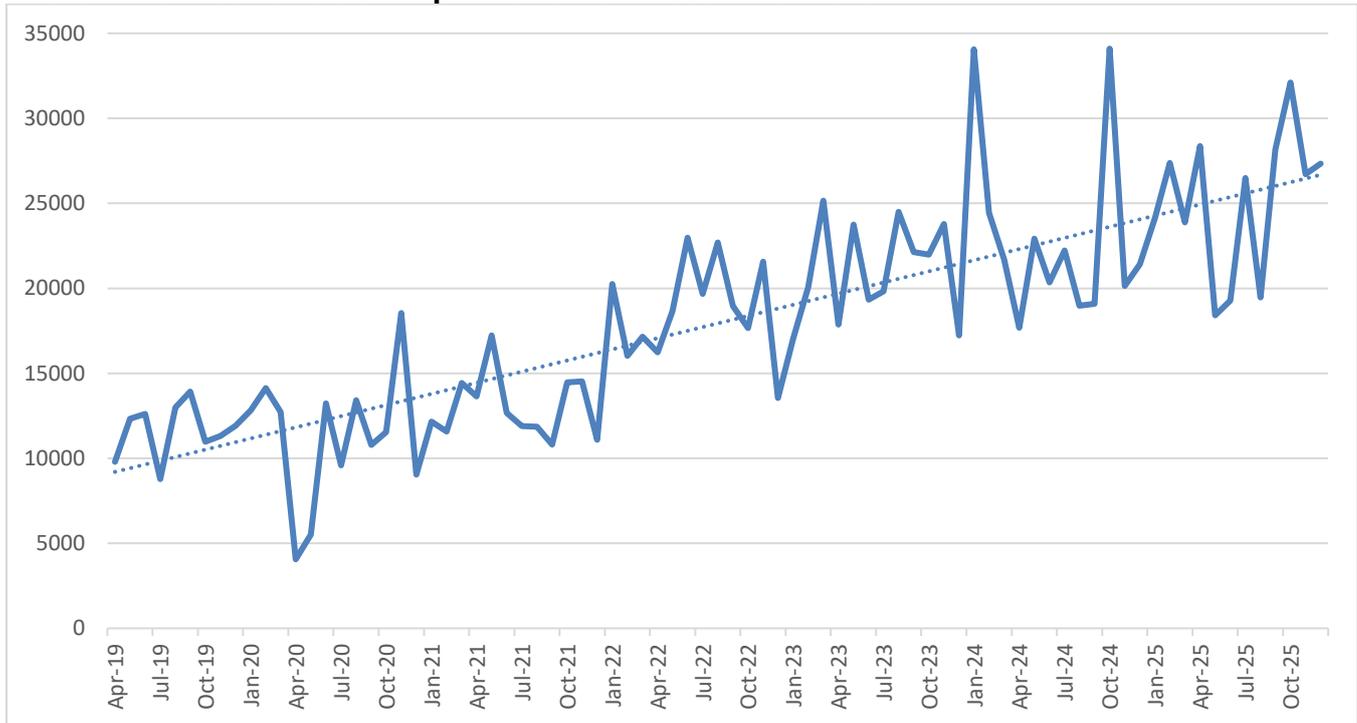


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 16.5% 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., 0.6% of households in Gold Band were inactive compared to 12.6% 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 5 January 2026 (out of all Live applications).

	Emergency	Gold	Silver	Bronze	Total
East	0%	0.1%	1%	2.1%	3.2%
North	0%	0.1%	0.6%	3.1%	3.8%
South	0%	0.1%	1%	3.4%	4.5%
West	0%	0.3%	0.7%	4%	5%
Total	0%	0.6%	3.3%	12.6%	16.5%

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Table 3 reveals that an average of 131 bids were placed for the 449 homes advertised between 1 October 2025 and 31 December 2025.

The average number of bids varied considerably between areas, property type, and size. The average number of bids for houses (**210**) was again higher than that for flats (**131**)

The average number of bids for homes advertised during the quarter ranged from **175 bids in East (46 homes advertised)** to **157 in South (144 homes advertised)**.

Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 October 2025 and 31 December 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			8	85			4	240	12	136
Bungalow	15	166	12	229	33	133	31	122	91	147
1 Bedroom	9	226	11	249	15	172	14	171	49	191
2 Bedroom	6	77	1	2	18	100	17	105	42	96
Flat	19	185	36	103	65	134	88	128	208	131
1 Bedroom	11	289	21	141	41	182	52	175	125	182
2 Bedroom	8	41	15	51	24	51	36	59	83	53
House	12	172	81	215	46	209	58	211	197	210
1 Bedroom			6	409	5	386			11	398
2 Bedroom	9	179	37	245	28	200	25	288	99	237
3 Bedroom	3	150	36	156	13	159	31	159	83	157
4 Bedroom			2	136			2	67	4	101
Maisonette			7	27			5	465	12	209
1 Bedroom							4	578	4	578
2 Bedroom			1	52					1	52
3 Bedroom			6	22			1	11	7	21
Total	46	175	144	172	144	157	186	164	520	165

320 homes (61%) advertised during the year received 100 bids or more. The highest number of bids received was 792 for a 1 bed bungalow in Wells.

Homes Let

420 homes across Somerset were set to let¹ between 1 October 2025 and 31 December 2025.

Tables 4 and 5 set out the profile of the homes let over the year by size, area, and landlord. 38% of homes let were 1 bed and 42% were 2 bed homes. West accounted for the highest number of homes let 146, whilst only 53 homes were let in East.

¹ This figure includes homes let by direct match.

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Table 4: Homes let between 1 October 2025 and 31 December 2025 by Area

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	23	27	2	1	53	13%
North	36	40	29	2	107	25%
South	47	46	13	1	108	25%
West	62	56	24	4	146	35%
Total	160	180	66	8	420	
% of total	38%	42%	16%	2%		

Table 5: Homes let between 1 October 2025 and 31 December 2025 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	30	38	9	2	79	19
Aster	17	23	6	1	47	11
Bridgeman Letting Ltd.				1	1	0
Falcon Rural		2			2	0
Habinteg	1	1			2	0
Hastoe		2			2	0
Homes in Somerset	27	16	11	1	55	13
LiveWest	17	32	12	1	62	15
Magna	5	12	13		30	7
Sage Housing		1			1	0
Sanctuary	8	4	4		16	4
Selwood Housing	4	5	1		10	2
SHAL Housing	1	2			3	1
Somerset Council	45	27	8	2	82	20
Stonewater	5	14	2		21	5
Willow Tree Housing Partnership		1			1	0
Total	160	180	66	8	414	100

Abri (19%), Aster (11%), Somerset Council (20%), Homes in Somerset (13%), LiveWest (15%), Stonewater (5%), and Magna (7%) together accounted for 90% 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 19% of homes let in South to 8% of homes let in East. 28% of homes were let to households in the Silver band. This ranged from 4% of homes in East and North to 11% in West. The Band is not recorded for 3 homes let by direct match².

² These are mainly extra care homes for older people.

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Table 6: Homes let between 1 October 2025 and 31 December 2025 by Area & Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East	3	1%	33	8%	15	4%	1	0%	1	0%	53
North	4	1%	70	17%	30	7%	3	1%	0	0%	107
South	3	1%	79	19%	25	6%	1	0%	0	0%	108
West	5	1%	75	18%	46	11%	18	4%	2	0%	146
Total	15	4%	257	61%	116	28%	23	5%	3	1%	414

Table 7: Homes let between 1 October 2025 and 31 December 2025 by Landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	3	1%	55	13%	21	5					79
Aster	4	1%	31	7%	10	2%	1	0%	1	0%	47
Bridgeman Letting Ltd					1	0%					1
Falcon Rural					1	0%	1	0%			2
Habinteg			2	0%							2
Hastoe			1	0%	1	0%					2
Homes in Somerset	2	0%	37	9%	14	3%	2	0%			55
LiveWest	3	1%	41	10%	18	4%					62
Magna	1	0%	15	4%	12	3%	2	0%			30
Sage Housing					1	0%					1
Sanctuary	1	0%	8	2%	6	1%	1	0%			16
Selwood Housing			7	2%	3	1%					10
SHAL Housing			2	0%	1	0%					3
Somerset Council	1	0%	43	10%	22	5%	14	3	2	0%	82
Stonewater			15	4%	5	1%					21
Willow Tree Housing Partnership							1	0			1
Total	15	4%	257	61%	116	28%	23	5%	3	1%	414

The proportion of homes let to applicants in Emergency or Gold Bands amongst the 7 landlords who let the most homes also varied, from 5% for Magna to 14% for Abri.

40,648 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.

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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	520	557	211	28	0	0	1,316
Total	15,217	16,753	7,518	681	49	6	40,648