

Homefinder Somerset

Quarterly Monitoring Report April 2025

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April 2024 to 31 March 2025.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset increased by 2,898 (30%) to 12,525 between 1 April 2024 and 1 April 2025. This includes households with a Live application and those who are being considered for a property (with the status of 'Offered'). A significant proportion of this increase was due to the clearance of a backlog of applications waiting to be assessed.

8% of households across the county were in Gold Band, 37% in Silver Band and 55% in Bronze Band. Just over half of all households (52%) had been assessed as needing a 1 bed home, whilst 28% had been assessed as needing a 2 bed home.

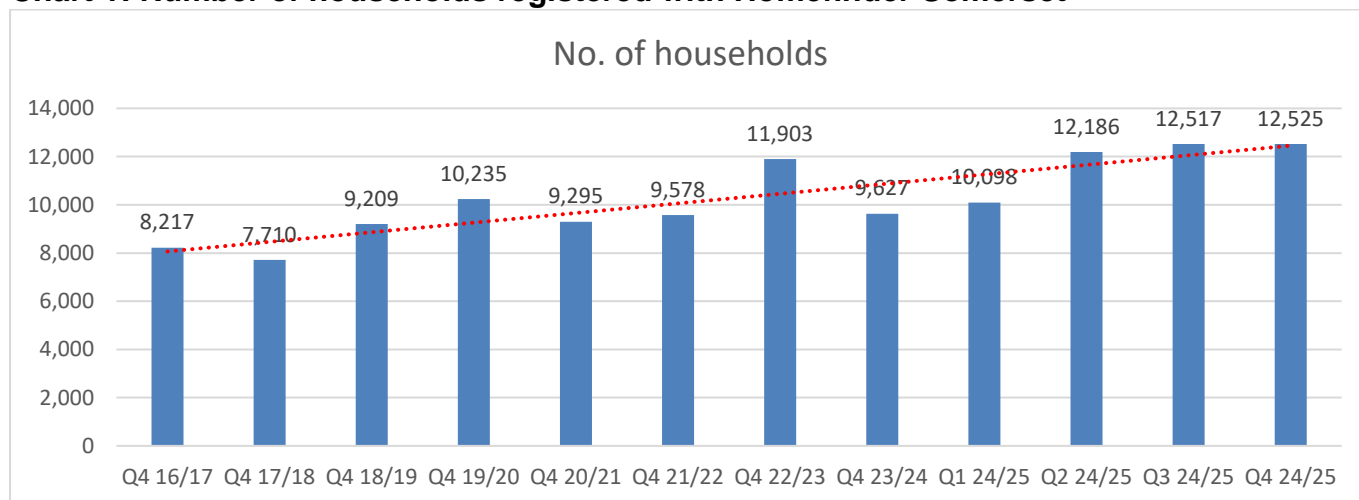
Table 1: Number of households registered with Homefinder Somerset by Band and size of home needed as at 1 April 2025

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	12	0%	3	0%	3	0%		0%		0%	18	0%
Gold	542	4%	228	2%	107	1%	97	1%	63	1%	1,037	8%
Silver	1,636	13%	1,361	11%	1,189	9%	383	3%	21	0%	4,590	37%
Bronze	4,303	34%	1,882	15%	634	5%	60	0%	1	0%	6,880	55%
Total	6,493	52%	3,474	28%	1,933	15%	540	4%	85	1%	12,525	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. 11% 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 4,308 (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 2024 and 31 March 2025, a total of 272,267 bids were placed on homes across Somerset. This was a small increase of just under 1% from the previous year. 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 January 2019 – 31 March 2025

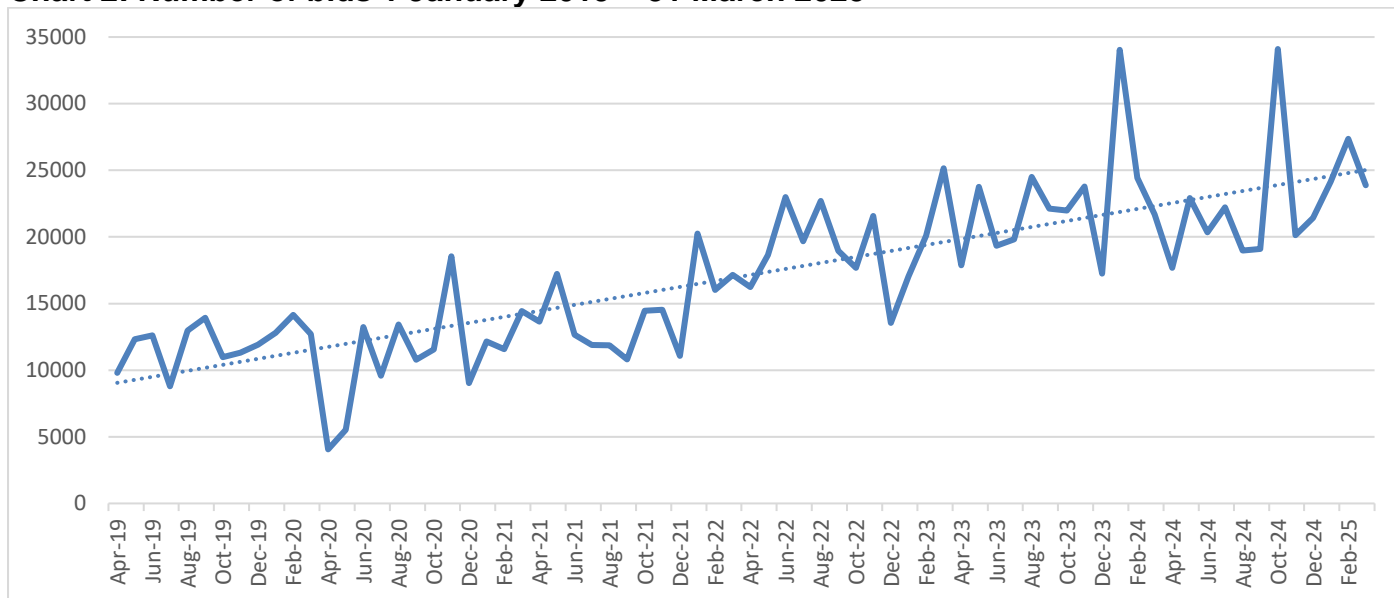


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 16% of households registered with Homefinder Somerset have not bid or logged into the Homefinder Somerset website in the last 6 months. This is up from 13% at 31 March 2024. However, the increase is wholly down to households in Bronze Band. The proportion of inactive households in Gold and Silver Bands have fallen (from 6% and 9% respectively), whilst the proportion of inactive households in Bronze Band increased from 17% to 21%. As would be expected, the proportion of inactive households increases as their Band reduces (e.g., 4% of households in Gold Band were inactive compared to 21% 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 April 2025

	Emergency	Gold	Silver	Bronze	Total
East	0%	8%	10%	22%	15%
North	0%	3%	7%	20%	15%
South	0%	3%	10%	21%	15%
West	0%	0%	7%	26%	11%
Total	0%	4%	8%	21%	16%

Table 3 reveals that an average of 147 bids were placed for the 1,748 homes advertised between 1 April 2024 and 31 March 2025. This is an increase from an average of 128 bids in the previous year. This is perhaps explained by the fact that the number of homes advertised in the year fell from 2,035 in 2023/24, a reduction of 14%, so there was likely to be more bids for those homes that were advertised.

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The average number of bids varied considerably between areas, property type and size. The average number of bids for houses (184) was again higher than that for flats (127). This difference can be even more marked. For example, in East there was an average of 259 bids for the 35 x 2 bed houses that were advertised compared to an average of 69 bids for the 40 x 2 bed flats.

The average number of bids for homes advertised during the year ranged from 132 bids in South (461 homes advertised) to 164 in West (524 homes advertised).

Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 April 2024 and 31 March 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	4	143	6	81	5	152	13	153	28	136
Bungalow	73	142	50	89	125	108	102	146	350	123
1 Bedroom	47	187	40	89	75	110	47	154	209	133
2 Bedroom	26	61	9	77	50	105	54	139	139	108
3 Bedroom			1	188			1	118	2	153
Flat	99	159	179	104	213	116	235	142	726	127
1 Bedroom	59	220	100	129	142	146	139	187	440	165
2 Bedroom	40	69	77	72	70	57	96	78	283	70
3 Bedroom			2	32	1	25			3	30
House	74	192	239	165	112	188	167	204	592	184
1 Bedroom	2	25	20	248	4	348	2	238	28	246
2 Bedroom	35	259	98	195	57	222	57	241	247	221
3 Bedroom	31	149	105	134	42	147	96	192	274	158
4 Bedroom	6	79	16	89	9	99	12	118	43	98
Maisonette	9	143	30	133	6	151	7	214	52	148
1 Bedroom	6	184	16	215	4	203	4	305	30	219
2 Bedroom	3	62	5	72	2	46	3	92	13	70
3 Bedroom			9	20					9	20
Total	259	163	504	133	461	132	524	164	1,748	147

1,005 homes (57%) advertised during the year received 100 bids or more. The highest number of bids received was 660, for a new build, 1 bed flat in Taunton.

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Homes Let

1,811 homes across Somerset were set to let¹ between 1 April 2024 and 31 March 2025. This was a drop of 5% from 1,914 homes let in 2023/24.

Tables 4 and 5 set out the profile of the homes let over the year by size, area, and landlord. 43% of homes let were 1 bed and 39% were 2 bed homes. West accounted for the highest number of homes let (630), whilst only 265 homes were let in East.

Table 4: Homes let between 1 April 2024 and 31 March 2025 by Area

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	120	99	33	9	261	14%
North	174	193	111	14	492	27%
South	266	208	48	9	531	29%
West	216	199	98	14	527	29%
Total	776	699	290	46	1,811	
% of total	43%	39%	16%	3%		

Table 5: Homes let between 1 April 2024 and 31 March 2025 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	224	150	32	2	408	23%
Acorn	1				1	0%
Alliance Homes	7	7	11	6	31	2%
Aster	83	75	22	2	182	10%
Bridgeman Letting Ltd		1	1		2	0%
Clarion Housing	2	4			6	0%
Curo		1		6	7	0%
Falcon Rural			2		2	0%
Guinness	9	1	2		12	1%
Hastoe	3	5	2		10	1%
Homes in Sedgemoor	135	64	36		235	13%
LiveWest	78	100	48	10	236	13%
Magna	35	66	20	1	122	7%
Pinnacle Group	1	2			3	0%
Places For People		11	10	2	23	1%
saha		1			1	0%
Sanctuary	20	10	2		32	2%
Selwood Housing	18	12	4	2	36	2%
SHAL Housing	4	11	7		22	1%
Somerset Council	132	84	47	6	269	15%
Sovereign Network Group	2	2	11	2	17	1%
Stonewater	20	76	27	7	130	7%
White Horse Housing	1	5			6	0%
Willow Tree Housing Partnership	1	11	6		18	1%
Total	776	699	290	46	1,811	

¹ This figure includes homes let by direct match.

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Abri (23%), Somerset Council (15%), LiveWest (13%), Homes in Sedgemoor (13%), Aster (10%), Stonewater (7%), and Magna (7%) together accounted for 87% of homes let over the year.

Tables 6 & 7 show that 61% of homes were let to households in Emergency or Gold band. This proportion varied from 52% of homes let in North to 74% of homes let in East. 29% of homes were let to households in the Silver band. This ranged from 21% of homes in South to 37% in North. The Band is not recorded for 40 homes let by direct match².

Table 6: Homes let between 1 April 2024 and 31 March 2025 by Area & Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East	12	5%	180	69%	58	22%	9	3%	2	1%	261
North	8	2%	247	50%	183	37%	54	11%	0	0%	492
South	19	4%	352	66%	113	21%	20	4%	27	5%	531
West	12	2%	272	52%	178	34%	54	10%	11	2%	527
Total	51	3%	1,051	58%	532	29%	137	8%	40	2%	1811

Table 7: Homes let between 1 April 2024 and 31 March 2025 by landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	13	3%	254	62%	97	24%	17	4%	27	7%	408
Acorn			1	100%							1
Alliance Homes		0%	6	19%	22	71%	3	10%			31
Aster	6	3%	135	74%	36	20%	4	2%	1	1%	182
Bridgeman Letting Ltd					2	100%					2
Clarion Housing		0%	4	67%	2	33%					6
Curo	1	14%	6	86%							7
Falcon Rural					1	50%	1	50%			2
Guinness			4	33%	7	58%	1	8%			12
Hastoe			4	40%	6	60%					10
Homes in Sedgemoor	5	2%	100	43%	91	39%	39	17%			235
LiveWest	8	3%	140	59%	68	29%	20	8%			236
Magna	1	1%	70	57%	45	37%	6	5%			122
Pinnacle Group	1	33%	2	67%							3
Places For People			23	100%							23
saha					1	100%					1
Sanctuary	4	13%	23	72%	4	13%	1	3%			32
Selwood Housing	1	3%	24	67%	7	19%	3	8%	1	3%	36
SHAL Housing	1	5%	13	59%	6	27%	2	9%			22
Somerset Council	5	2%	133	49%	86	32%	35	13%	10	4%	269
Sovereign Network Group			16	94%			1	6%			17
Stonewater	5	4%	87	67%	35	27%	3	2%			130
White Horse Housing			1	17%	5	83%					6
Willow Tree Housing			5	28%	11	61%	1	6%	1	6%	18
Total	51	3%	1051	58%	532	29%	137	8%	40	2%	1,811

² These are mainly extra care homes for older people.

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The proportion of homes let to applicants in Emergency or Gold Bands amongst the 7 landlords who let the most homes also varied, from 77% for Stonewater to 45% for Homes in Sedgemoor.

39,810 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	187	160	83	12	0	0	442
Total	15,057	16,573	7,452	673	49	6	39,810