

Homefinder Somerset Quarterly Monitoring Report April 2026

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April 2025 to 31 March 2026.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset is now 13,081 as of 02 April 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 57% in Bronze Band. Just over half of all households (54%) had been assessed as needing a 1 bed home, whilst 27% 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 of 02 April 2026

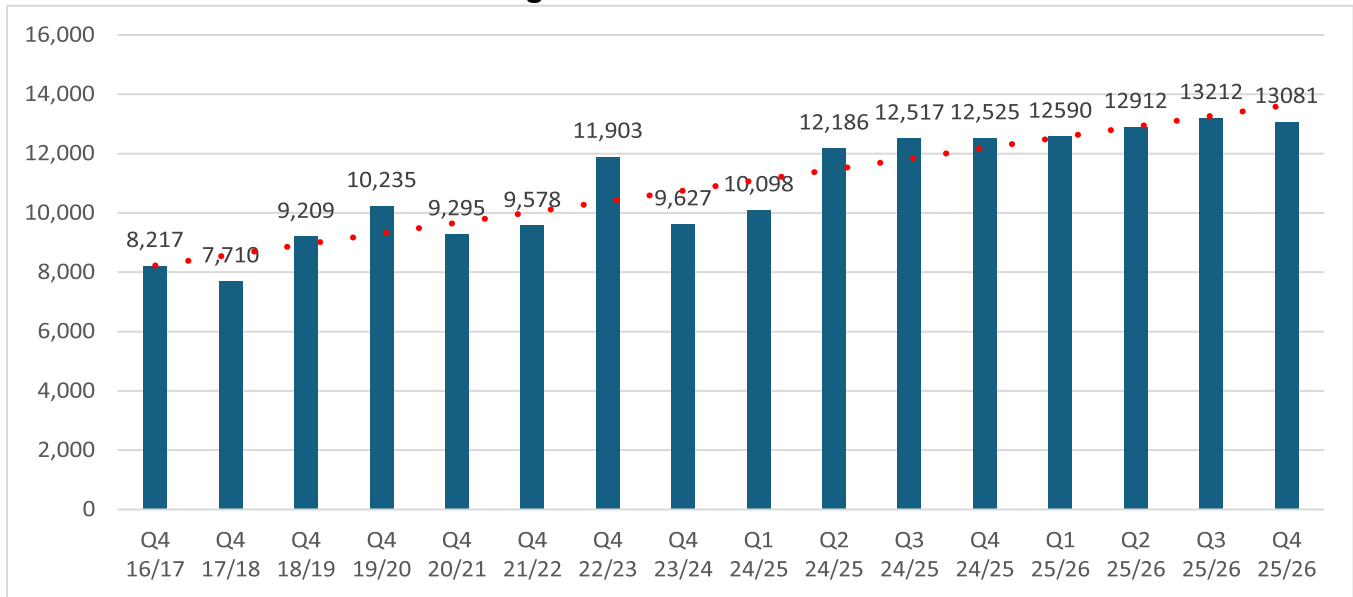
	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	13	0%	1	0%	2	0%	0	0%	1	0%	17	0%
Gold	632	5%	237	2%	99	1%	129	1%	91	1%	1188	9%
Silver	1540	12%	1246	10%	1169	9%	385	3%	22	0%	4362	33%
Bronze	4887	37%	1927	15%	632	5%	62	0%	6	0%	7514	57%
Total	7072	54%	3411	27%	1902	15%	576	4%	120	1%	13081	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, 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 4,995 (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.

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Chart 1: Number of households registered with Homefinder Somerset



Bidding Analysis

Between 1 April 2025 and 31 March 2026, a total of 294,889 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 March 2026

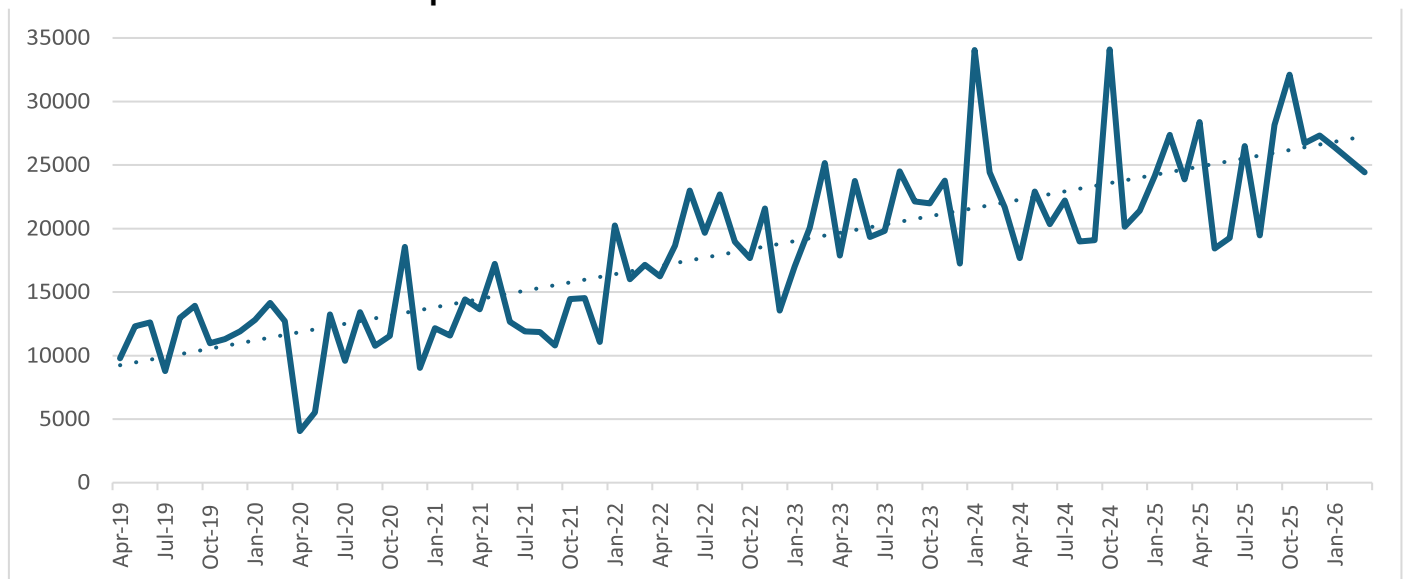


Table 2 below shows the proportion of households by Area and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

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The table reveals that 13.9% 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., 0.4% of households in Gold Band were inactive compared to 11.2% 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 02 April 2026 (out of all Live applications).

	Emergency	Gold	Silver	Bronze	Total
East	0%	0.1%	0.6%	2.1%	2.8%
North	0%	0.1%	0.5%	2.6%	3.2%
South	0%	0.1%	0.7%	2.8%	3.7%
West	0%	0.1%	0.5%	3.7%	4.2%
Total	0%	0.4%	2.3%	11.2%	13.9%

Table 3 reveals that an average of 150 bids were placed for the 1968 homes advertised between 1 April 2025 and 31 March 2026.

The average number of bids varied considerably between areas, property type, and size. The average number of bids for houses (201) was again higher than that for flats (121).

The average number of bids for homes advertised during the quarter ranged from 146 bids in East (254 homes advertised) to 144 in South (578 homes advertised).

Table 3: Number of homes and average number of bids by type, size and area (letting cycles ending between 1 April 2025 and 31 March 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			14	97	6	157	16	129	36	121
Bungalow	69	150	35	156	135	129	109	102	348	127
1 Bedroom	48	181	29	172	69	145	76	101	222	141
2 Bedroom	21	80	5	51	59	119	32	103	117	105
3 Bedroom			1	229	7	53	1	102	9	78

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Flat	95	118	212	121	252	118	305	124	864	121
1 Bedroom	50	180	122	163	167	155	168	178	507	167
2 Bedroom	45	49	90	64	85	44	136	58	356	55
3 Bedroom							1	2	1	2
House	80	173	239	213	180	194	182	205	681	201
1 Bedroom	2	453	12	519	10	380	2	257	26	440
2 Bedroom	60	164	105	240	86	213	82	266	333	226
3 Bedroom	15	192	115	163	82	154	84	157	296	160
4 Bedroom	3	83	6	126	2	118	14	127	25	121
6 Bedroom			1	34					1	34
Maisonette	10	166	17	38	5	27	7	344	39	124
1 Bedroom	7	207			1	32	4	578	12	316
2 Bedroom	3	70	10	49	4	26	2	63	9	48
3 Bedroom			7	23			2	18	9	22
Total	254	146	517	163	578	144	619	146	1968	150

1,111 homes (56%) advertised during the year received 100 bids or more. The highest number of bids received was 799 for a 1 bed house in Bridgwater.

Homes Let

1708 homes across Somerset were set to let¹ between 1 April 2025 and 31 March 2026.

Tables 4 and 5 set out the profile of the homes let over the year by size, area, and landlord. 48% of homes let were 1 bed and 43% were 2 bed homes. West accounted for the highest number of homes let 514, whilst only 208 homes were let in East.

4: Homes let between 1 April 2025 and 31 March 2026 by Area

	1 Bed	2 Bed	3 Bed	4 Bed	6 Bed	Total	%
East	90	105	10	3		208	12%
North	171	215	120	11	1	518	30%
South	200	199	67	2		468	27%
West	214	208	83	9		514	30%

¹ This figure includes homes let by direct match.

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Total	675	727	280	25	1	1708
% of total	40%	43%	16%	1%	0%	

Table 5: Homes let between 1 April 2025 and 31 March 2026 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	6 Bed	Total	%
Abri	166	159	73	4		402	24%
Aster	74	67	27	3		171	10%
Bridgeman Letting Ltd.			1			1	0%
Clarion Housing	1					1	0%
Curo	1	10				11	1%
Falcon Rural		4	3			7	0%
Guinness	5	4		2		11	1%
Habinteg	1	2				3	0%
Hastoe	1	13	5			19	1%
Homes in Somerset	112	52	30	1	1	206	12%
LiveWest	69	131	60	11		271	16%
Magna	42	55	28			125	7%

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Other	1					1	0%
Pinnacle Group		2				2	0%
Places For People		3				3	0%
Sage Housing		1				1	0%
Sanctuary	25	11	8			45	3%
Selwood Housing	9	16		1		26	2%
SHAL Housing	9	19	6			34	2%
Somerset Council	128	103	27	3		261	15%
Sovereign Network Group		1	1			2	0%
Stonewater	27	54	9			90	5%
White Horse Housing	1	2	1			4	0%
Willow Tree Housing Partnership	2	8	1			11	1%
Total	675	727	280	25	1	1708	100%

Abri (24%), Aster (10%), Somerset Council (15%), Homes in Somerset (12%), LiveWest (16%), Stonewater (5%), and Magna (7%) together accounted for 89% of homes let for this monitoring period.

Tables 6 & 7 show that 57% of homes were let to households in Emergency or Gold band. This proportion varied from 18% 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 3% of homes in East and North to 11% in West. The Band is not recorded for 20 homes let by direct match².

6: Homes let between 1 April 2025 and 31 March 2026 by Area & Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	No.
East	6	0%	135	8%	54	3%	8	0%	5	0%	208

² These are mainly extra care homes for older people.

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North	13	1%	277	16%	191	11%	35	2%	2	0%	518
South	24	1%	308	18%	123	7%	9	1%	4	0%	468
West	18	1%	257	15%	174	10%	55	3%	9	1%	514
Total	61	4%	978	57%	542	32%	107	6%	20	1%	1708

Table 7: Homes let between 1 April 2025 and 31 March 2026 by Landlord and Band

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

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Abri	23	1%	254	15%	116	7%	6	0%	3	0%	402
Aster	6	0%	98	6%	57	3%	4	0%	5	0%	171
Bridgeman Letting Ltd					1	0%					1
Clarion Housing			1	0%							1
Curo			10	1%	1	0%					11
Falcon Rural					3	0%	4	0%			7
Guinness			6	0%	4	0%	1	0%			11
Habinteg	1	0%	2	0%							3
Hastoe	5	0%	6	0%	11	1%	2	0%			19
Homes in Somerset			112	7%	75	5%	13	1%	1	0%	206
LiveWest	7	0%	167	10%	84	5%	12	1%	1	0%	271
Magna	3	0%	63	4%	47	3%	12	1%			125
Other			1	0%							1
Pinnacle Group			2	0%							2
Places For People	1	0%	1	0%	1	0%					3
Sage Housing					1	0%					1
Sanctuary	7	0%	27	2%	10	1%	1	0%			45
Selwood Housing			17	1%	5	0%	4	0%			26
SHAL Housing	1	0%	8	0%	17	1%	8	0%			34
Somerset Council	5	0%	136	8%	75	4%	36	2%	9	1%	261
Sovereign Network Group					2	0%					2
Stonewater	2	0%	63	4%	23	1%	1	0%	1	0%	90
White Horse Housing			2	0%	2	0%					4
Willow Tree Housing Partnership			2	0%	6	0%	3	0%			11
Total	61	4%	978	57%	542	32%	107	6%	20	1%	1708

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The proportion of homes let to applicants in Emergency or Gold Bands amongst landlords who let the most homes also varied, where Abri 16% let the largest number of homes.

41,522 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.

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	158	170	63	2	0	1	393
Total	15,217	16,753	7,518	681	49	6	41,522