

**Homefinder Somerset
Quarterly Monitoring Report
July 2021**

Introduction

This report provides the latest key information from Homefinder Somerset.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset fell by 196 (2%) to 9,099 between 1 April and 4 July 2021.

The proportion of households in Gold Band varies from 7% in Mendip and Sedgemoor to 10% in South Somerset. The proportion of households in the Silver Band is very similar in 3 of the 4 local authorities (37-38%), whilst Mendip has a higher proportion (51%). The proportion of households in Bronze Band ranges from 41% in Mendip to 56% in Sedgemoor.

Table 1: Number of households registered with Homefinder Somerset by local authority and Band as at 4 July 2021

	Emergency		Gold		Silver		Bronze		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Mendip	1	0%	124	7%	908	51%	731	41%	1,764	19%
Sedgemoor	2	0%	157	7%	803	37%	1,238	56%	2,200	24%
Somerset West & Taunton	4	0%	259	8%	1,234	37%	1,815	55%	3,312	36%
South Somerset	5	0%	188	10%	687	38%	943	52%	1,823	20%
Total	12	0%	728	8%	3,632	40%	4,727	52%	9,099	100%

Note: The percentages refer to the proportion of households who are in that Band (e.g. 8% of all households are in Gold Band). The percentage given for the total refers to the proportion of all households registered with a particular local authority (e.g. 24% of households are registered with Sedgemoor DC).

It can be seen from Table 2 that the number of households registered with Homefinder Somerset has increased by 11% since Q4 2016/17. As reported in previous reports, the increase had been much higher due to the growth in the register in Somerset West & Taunton, caused by the local authority being unable to undertake the renewals process due to transformation and merger of the 2 local authorities. However, the impact of the work undertaken by Somerset West & Taunton to review the register can be seen very clearly from Table 2.

Table 2: Number of households registered with Homefinder Somerset by local authority

	Q4 16/17	Q2 17/18	Q4 17/18	Q2 18/19	Q4 18/19	Q2 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q4 20/21	Q1 21/22
Mendip	1,534	1,478	1,402	1,366	1,596	1,559	1,533	1,566	1,663	1,636	1,764
Sedgemoor	1,932	1,909	1,755	1,835	2,020	2,474	2,452	2,572	2,616	2,423	2,200
Somerset West & Taunton	2,688	2,618	2,680	3,030	3,622	4,048	4,159	4,303	4,283	3,347	3,312
South Somerset	2,063	2,035	1,873	1,954	1,971	2,000	2,091	2,044	1,997	1,889	1,823
Total	8,217	8,040	7,710	8,185	9,209	10,081	10,235	10,485	10,559	9,295	9,099

**Homefinder Somerset
Quarterly Monitoring Report
July 2021**

Half of all households registered with Homefinder Somerset need a 1 bed home, whilst 29% need a 2 bed home.

Table 3: Size of home needed. Households registered as at 4 July 2021

	1 Bed		2 Beds		3 Beds		4+ Beds		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	891	51%	539	31%	260	15%	74	4%	1,764
Sedgemoor	1,081	49%	659	30%	357	16%	103	5%	2,200
Somerset West & Taunton	1,722	52%	927	28%	476	14%	187	6%	3,312
South Somerset	881	48%	552	30%	294	16%	96	5%	1,823
Total	4,575	50%	2,677	29%	1,387	15%	460	5%	9,099

Bidding Analysis

Table 4 below shows the proportion of households by local authority and Band who are considered to be inactive (e.g. they have not bid or logged onto the Homefinder Somerset website during the last 6 months). This analysis excludes those households who have only registered in the last month and may not have had the opportunity to bid or login to the website.

The data reveals that 22% of households registered with Homefinder Somerset can be considered as inactive. The proportion of inactive households varies by Band and local authority. The proportion of inactive households ranges from 13% in South Somerset to 32% in Somerset West & Taunton. Similarly, the proportion of inactive households in Gold Band ranges from 6% in South Somerset to 22% in Somerset West & Taunton.

Table 4: Percentage of households who have not bid or logged onto the Homefinder Somerset website during the last 6 months as at 4 January 2021 (excluding those households who have registered in the last month)

	Emergency	Gold	Silver	Bronze	Total
Mendip	N/A	11%	12%	24%	17%
Sedgemoor	0%	9%	14%	19%	17%
Somerset West & Taunton	0%	22%	30%	35%	32%
South Somerset	0%	6%	9%	18%	13%
Total	0%	13%	18%	26%	22%

Table 5 shows that an average of 65 bids were placed for the 666 homes advertised in letting cycles that ended between 1 April and 30 June 2021. This number is very similar to the average number of bids for homes advertised in 2020/21 (64).

The average number of bids varied considerably between local authority areas and property type/size. The average number of bids for houses (102) was more than twice than that for flats (43). This difference can be even more marked. For example, in Sedgemoor there was an average of 165 bids for 2 bed houses compared to an average of only 28 bids for 2 bed flats.

The average number of bids for homes advertised during the quarter ranged from 53 bids in South Somerset (289 homes advertised) to 79 in Somerset West & Taunton (153 homes advertised).

**Homefinder Somerset
Quarterly Monitoring Report
July 2021**

Table 5: Number of homes and average number of bids by type, size and local authority (letting cycles ending between 1 April and 30 June 2021)

	Mendip		Sedgemoor		Somerset West & Taunton		South Somerset		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
1 Bedroom	43	73	55	63	52	72	100	50	250	62
Bungalow	18	82	20	82	17	76	29	37	84	65
Flat	24	68	32	41	35	71	68	53	159	57
House	1	9	3	165			3	121	7	124
2 Bedroom	41	72	43	79	69	75	133	45	286	61
Bungalow	7	54	4	58	12	63	26	34	49	46
Flat	16	27	24	28	38	44	51	14	129	27
House	16	132	15	165	18	151	56	79	105	112
Maisonette	2	12			1	4			3	9
3 Bedroom	7	81	25	84	24	105	41	78	97	86
House	6	92	18	112	24	105	40	80	88	94
Maisonette	1	13	7	11			1	4	9	11
4 Bedroom			3	76	5	93	13	77	21	81
House			3	76	5	93	13	77	21	81
Studio			7	48	3	85	2	45	12	57
Total	91	73	133	71	153	79	289	53	666	65

Note: This data excludes homes set up for direct match

Nearly 1 in 5 homes (127) advertised during the last quarter received over 100 bids. The highest number of bids received was 391, for a 2 bed house in Taunton.

Homes Let

522 homes across Somerset were set to let¹ between 1 April and 30 June.

Tables 6 and 7 set out the profile of the homes let in the last quarter by size, local authority and landlord. 41% of homes let in the last quarter were 1 bed or studio homes and 43% were 2 bed homes. South Somerset again accounted for the highest number of homes let (176).

Table 6: Homes let between 1 April and 30 June 2021 by property local authority

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Mendip		38	35	11			84	16%
Sedgemoor	4	36	47	19	1		107	20%
Somerset West & Taunton	4	68	61	21	1		155	30%
South Somerset		63	79	23	10	1	176	34%
Total	8	205	222	74	12	1	522	100%
% of total	2%	39%	43%	14%	2%	0%	100%	

¹ These homes were set to Offer Accepted. This figure includes homes let by direct match.

**Homefinder Somerset
Quarterly Monitoring Report
July 2021**

Abri (25%), Somerset West & Taunton (17%), Aster (12%), Homes in Sedgemoor (12%), Magna (9%), LiveWest (7%) and Stonewater (7%) together accounted for 90% of homes let in the last quarter.

Table 7: Homes let between 1 April and 30 June 2021 by landlord

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Abri		51	57	16	9		133	25%
Aster		30	22	13			65	12%
Curo		3	1	1			5	1%
Falcon Rural		1					1	0%
Guinness Hermitage		1					1	0%
Hastoe HA			2	1			3	1%
Homes in Sedgemoor	4	27	20	11	1		63	12%
LiveWest		12	20	4		1	37	7%
Magna Housing		12	23	10			45	9%
Sage Housing		2	2	1			5	1%
Sanctuary HA		4	11				15	3%
Selwood Housing		2	1				3	1%
SHAL		2	3	3			8	2%
Somerset West & Taunton	4	48	28	8	1		89	17%
Southwestern HS		3	4	4			11	2%
Stonewater		7	27	2	1		37	7%
Tamar Housing			1				1	0%
Total	8	205	222	74	12	1	522	100%

Tables 8 and 9 show that 41% of homes were let to households in the Gold band, whilst 46% were let to households in Silver Band. The proportion of homes let to households in the Gold Band varied from 38% of homes in South Somerset to 42% of homes in Mendip. 42% of homes were let in the last quarter were let to households in the Silver band. The proportion of homes let to households in the Silver Band ranged from 41% of homes in Somerset West & Taunton to 54% in Mendip.

Table 8: Homes let between 1 April and 30 June 2021 by property local authority and Band

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	2	2%	35	42%	45	54%	2	2%	84
Sedgemoor	3	3%	46	43%	46	43%	12	11%	107
Somerset West & Taunton	3	2%	63	41%	64	41%	25	16%	155
South Somerset	4	2%	68	38%	84	47%	21	12%	177
Total	12	2%	212	41%	239	46%	60	11%	523

**Homefinder Somerset
Quarterly Monitoring Report
July 2021**

The proportion of homes let to applicants in Gold Band amongst the 7 landlords who let the most homes in the last quarter also varied by landlord (Table 10), from 35% for Stonewater to 46% for Homes in Sedgemoor.

Table 9: Homes let between 1 April and 30 June 2021 by landlord and Band

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Abri	2	1%	48	36%	70	52%	14	10%	134
Aster	2	3%	26	40%	33	51%	4	6%	65
Curo			4	80%	1	20%			5
Falcon Rural							1	100%	1
Guinness Hermitage					1	100%			1
Hastoe HA					1	33%	2	67%	3
Homes in Sedgemoor	3	5%	29	46%	24	38%	7	11%	63
LiveWest			16	43%	19	51%	2	5%	37
Magna Housing			20	44%	20	44%	5	11%	45
Sage Housing			2	40%	3	60%			5
Sanctuary HA			8	53%	6	40%	1	7%	15
Selwood Housing			3	100%					3
SHAL			3	38%	3	38%	2	25%	8
Somerset West & Taunton	3	3%	38	43%	34	38%	14	16%	89
Southwestern HS			2	18%	5	45%	4	36%	11
Stonewater	2	5%	13	35%	18	49%	4	11%	37
Tamar Housing					1	100%			1
Total	12	2%	212	41%	239	46%	60	11%	523

For more information please contact Rupert Warren (r.warren@somersetwestandtaunton.gov.uk)