

## Homefinder Somerset Quarterly Monitoring Report July 2023

### Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April to 30 June 2023.

**Please note that on 1 April 2023 the 4 district councils (Mendip, Sedgemoor, Somerset West & Taunton, and South Somerset) and Somerset County Council were replaced by a single council called Somerset Council. This report provides information for Somerset as a whole and for the 4 Housing Options Team Areas: East (which covers the former Mendip DC area), North (which covers the former Sedgemoor DC area), South (which covers the former South Somerset DC area) and West (which covers the former Somerset West & Taunton Council area).**

### Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset fell by 767 (6%) to 11,136 between 1 April and 14 July 2023. 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 but this varied from 7% in East to 11% in South. 41% of households were in the Silver Band, ranging from 33% in West to 53% in East. Half of households (50%) across the county were in Bronze Band but again this ranged from 37% in East to 58% in West.

**Table 1: Number of households registered with Homefinder Somerset by Area Team and Band as at 14 July 2023**

	Emergency		Gold		Silver		Bronze		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
East	2	0%	150	7%	1,257	57%	810	37%	<b>2,219</b>	<b>20%</b>
North	5	0%	212	8%	1,087	41%	1,338	51%	<b>2,642</b>	<b>24%</b>
South	5	0%	301	11%	1,002	38%	1,330	50%	<b>2,638</b>	<b>24%</b>
West	7	0%	313	9%	1,193	33%	2,124	58%	<b>3,637</b>	<b>33%</b>
<b>Total</b>	<b>19</b>	<b>0%</b>	<b>976</b>	<b>9%</b>	<b>4,539</b>	<b>41%</b>	<b>5,602</b>	<b>50%</b>	<b>11,136</b>	<b>100%</b>

Note: The percentages refer to the proportion of households who are in that Band (e.g., 9% of all households were in Gold Band). The percentage given for the total refers to the proportion of all households registered with a particular Area Team (e.g., 20% of households were registered with the East Housing Options Team).

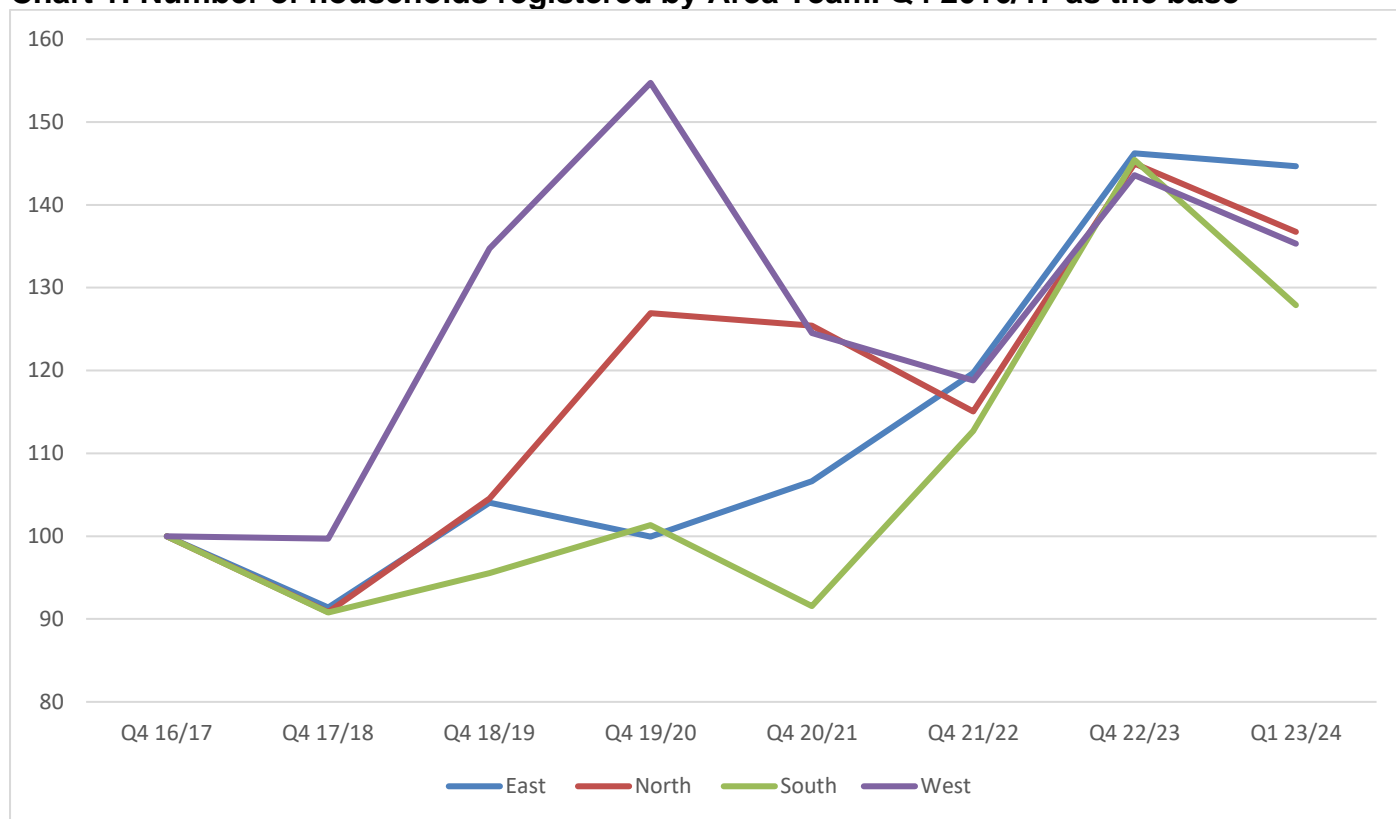
Table 2 and Chart 1 show that the number of households registered with Homefinder Somerset increased by 36% since Q4 2016/17. Except for West, which saw its highest number of households in 2019/20, this increase was particularly marked in the last year. However, in the last quarter the numbers have reduced as the renewal process is now in place.

**Table 2: Number of households registered with Homefinder Somerset by Area Team**

	Q4 16/17	Q4 17/18	Q4 18/19	Q4 19/20	Q4 20/21	Q4 21/22	Q4 22/23	Q1 23/24
East	1,534	1,402	1,596	1,533	1,636	1,836	2,243	2,219
North	1,932	1,755	2,020	2,452	2,423	2,223	2,801	2,642
South	2,063	1,873	1,971	2,091	1,889	2,325	3,000	2,638
West	2,688	2,680	3,622	4,159	3,347	3,194	3,859	3,637
<b>Total</b>	<b>8,217</b>	<b>7,710</b>	<b>9,209</b>	<b>10,235</b>	<b>9,295</b>	<b>9,578</b>	<b>11,903</b>	<b>11,136</b>

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**Chart 1: Number of households registered by Area Team. Q4 2016/17 as the base**



Just over half (51%) of all households registered with Homefinder Somerset need a 1 bed home, whilst 28% need a 2 bed home.

**Table 3: Size of home needed. Households registered as at 14 July 2023**

	1 Bed		2 Beds		3 Beds		4+ Beds		Total
	No.	%	No.	%	No.	%	No.	%	
East	1,152	52%	628	28%	350	16%	89	4%	<b>2,219</b>
North	1,251	47%	769	29%	456	17%	166	6%	<b>2,642</b>
South	1,267	48%	781	30%	439	17%	151	6%	<b>2,638</b>
West	2,061	57%	940	26%	454	12%	182	5%	<b>3,637</b>
<b>Total</b>	<b>5,731</b>	<b>51%</b>	<b>3,118</b>	<b>28%</b>	<b>1,699</b>	<b>15%</b>	<b>588</b>	<b>5%</b>	<b>11,136</b>

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### Bidding Analysis

Between 1 April and 30 June 2023, nearly 61,000 bids were placed on homes across Somerset. This was 3,000 more than in the same quarter last 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.

**Chart 2: Number of bids 1 January 2019 – 30 June 2023**

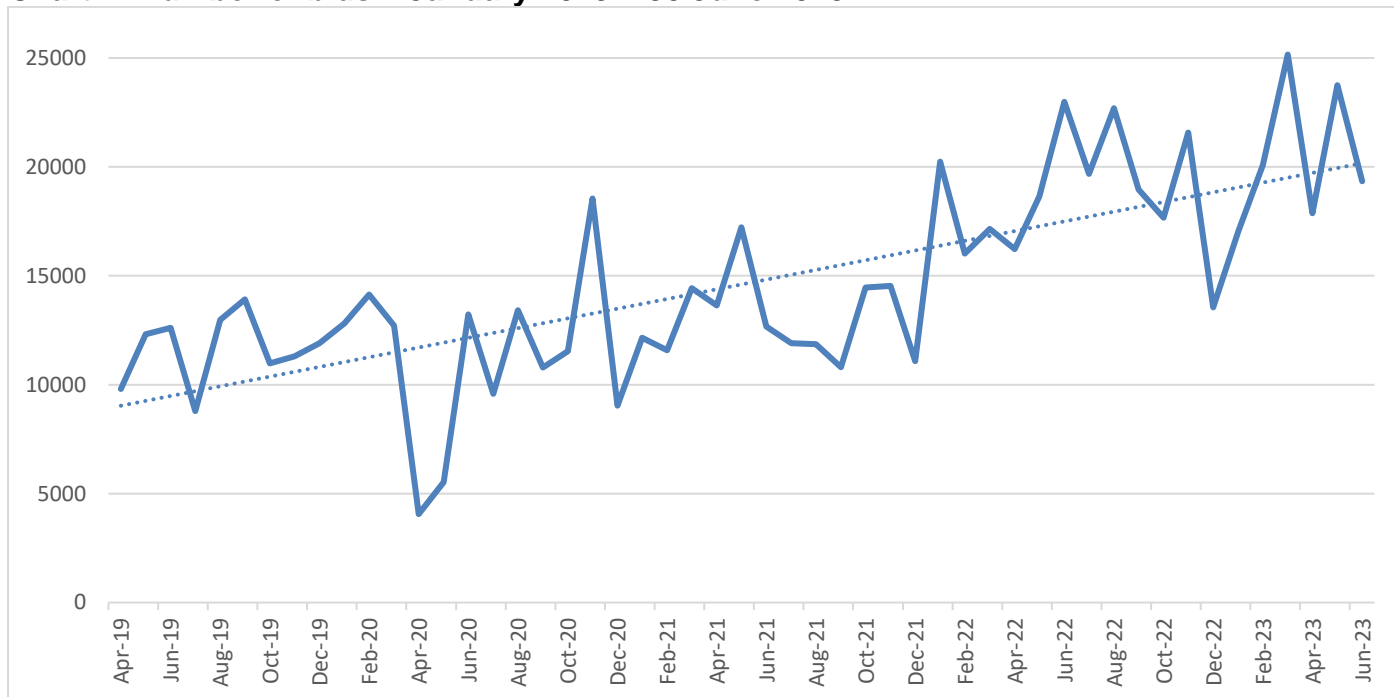


Table 4 below shows the proportion of households by Area Team and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 17% 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., 11% of households in Gold Band were inactive compared to 19% in Bronze Band).

**Table 4: Percentage of households with Live applications who have not bid or logged into the Homefinder Somerset website during the last 6 months as at 14 July 2023**

	<b>Emergency</b>	<b>Gold</b>	<b>Silver</b>	<b>Bronze</b>	<b>Total</b>
East	0%	13%	15%	19%	16%
North	0%	12%	15%	16%	15%
South	0%	7%	15%	17%	15%
West	0%	14%	19%	22%	20%
<b>Total</b>	<b>0%</b>	<b>11%</b>	<b>16%</b>	<b>19%</b>	<b>17%</b>

Table 5 reveals that an average of 128 bids were placed for the 477 homes advertised in the last quarter. This is an increase from an average of 99 bids in the same quarter last year. This is perhaps unsurprising given the evidence above which reveals that there has been an increase in the number of bids placed over the last 4 years.

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The average number of bids varied considerably between Areas, property type and size. The average number of bids for houses (178) was again much higher than that for flats (105). This difference can be even more marked. For example, in North there was an average of 257 bids for the 17 x 2 bed houses that were advertised compared to an average of only 75 bids for the 29 x 2 bed flats.

The average number of bids for homes advertised during the quarter ranged from 102 bids in South (117 homes advertised) to 138 in North (117 homes advertised).

**Table 5: Number of homes and average number of bids by type, size and Area Team (letting cycles ending between 1 April and 30 June 2023)**

	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>2</b>	<b>144</b>			<b>1</b>	<b>77</b>			<b>3</b>	<b>121</b>
1 Bed	2	144			1	77			3	121
<b>Bungalow</b>	<b>18</b>	<b>105</b>	<b>21</b>	<b>139</b>	<b>23</b>	<b>65</b>	<b>42</b>	<b>105</b>	<b>104</b>	<b>103</b>
1 Bed	11	134	16	148	15	78	21	110	63	116
2 Bed	7	60	4	72	8	42	20	95	39	75
3 Bed			1	256			1	194	2	225
<b>Flat</b>	<b>36</b>	<b>135</b>	<b>57</b>	<b>88</b>	<b>53</b>	<b>80</b>	<b>61</b>	<b>125</b>	<b>207</b>	<b>105</b>
1 Bed	29	155	28	101	33	98	38	156	128	129
2 Bed	7	53	29	75	19	52	23	74	78	67
3 Bed					1	24			1	24
<b>House</b>	<b>22</b>	<b>154</b>	<b>34</b>	<b>233</b>	<b>38</b>	<b>159</b>	<b>61</b>	<b>167</b>	<b>155</b>	<b>178</b>
1 Bed	1	174	2	391	6	175			9	223
2 Bed	11	152	17	257	18	163	25	216	71	202
3 Bed	9	163	14	190	10	168	34	134	67	155
4 Bed	1	73	1	131	4	89	2	114	8	98
<b>Maisonette</b>	<b>1</b>	<b>259</b>	<b>5</b>	<b>61</b>	<b>2</b>	<b>35</b>			<b>8</b>	<b>79</b>
1 Bed	1	259	1	177	1	19			3	152
2 Bed			3	37	1	51			4	40
3 Bed			1	18					1	18
<b>Total</b>	<b>79</b>	<b>135</b>	<b>117</b>	<b>138</b>	<b>117</b>	<b>102</b>	<b>164</b>	<b>135</b>	<b>477</b>	<b>128</b>

**Note:** This data excludes homes set up for direct match

270 homes (57%) advertised during the year received 100 bids or more. The highest number of bids received was 490, for a 1 bed flat in Taunton.

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### Homes Let

445 homes across Somerset were set to let<sup>1</sup> between 1 April and 30 June 2023. Tables 6 and 7 set out the profile of the homes let over the year by size, Area Team, and landlord. 44% of homes let were 1 bed and 36% were 2 bed homes. West accounted for the highest number of homes let (148).

**Table 6: Homes let between 1 April and 30 June 2023 by Area**

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	54	26	11		91	20%
North	50	49	23	1	123	28%
South	40	27	15	1	83	19%
West	53	60	34	1	148	33%
<b>Total</b>	<b>197</b>	<b>162</b>	<b>83</b>	<b>3</b>	<b>445</b>	
<b>% of total</b>	<b>44%</b>	<b>36%</b>	<b>19%</b>	<b>1%</b>		

Abri (18%), Somerset Council (16%), Aster (14%), Homes in Sedgemoor (13%), Stonewater (11%), Magna (9%) and LiveWest (8%) together accounted for 88% of homes let over the year.

**Table 7: Homes let between 1 April and 30 June 2023 by landlord**

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	45	22	11	1	79	18%
Aster	36	18	7		61	14%
Clarion Housing		1			1	0%
Guinness			3		3	1%
Habinteg		1			1	0%
Hastoe	1	2			3	1%
Homes in Sedgemoor	36	15	8		59	13%
LiveWest	5	15	14		34	8%
Magna	11	25	5		41	9%
Sanctuary		1			1	0%
Selwood Housing	11	1			12	3%
SHAL Housing	1	3	1		5	1%
Somerset Council	36	22	13	1	72	16%
Southwestern HS	2	5	1		8	2%
Sovereign HA	3	8	6		17	4%
Stonewater	10	22	14	1	47	11%
Tamar Housing		1			1	0%
<b>Total</b>	<b>197</b>	<b>162</b>	<b>83</b>	<b>3</b>	<b>445</b>	

Tables 8 & 9 show that 47% of homes were let to households in the Gold band in the last quarter. This proportion varied from 41% of homes let in West to 57% of homes in South. 38% of homes were let to households in the Silver band. This ranged from 27% of homes in North to 44% in West. 4% of homes (17) were let to households in Emergency Band, although in South 10% of homes were let to applicants in this Band. The Band is not recorded for 5 Extra Care homes let by direct match.

<sup>1</sup> This figure includes 14 homes let by direct match. These were mainly Extra Care homes.

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**Table 8: Homes let between 1 April & 30 June 2023 by Area & Band**

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East	2	2%	48	53%	36	40%	5	5%			<b>91</b>
North	3	2%	52	42%	46	37%	20	16%	2	2%	<b>123</b>
South	8	10%	47	57%	22	27%	3	4%	3	4%	<b>83</b>
West	4	3%	60	41%	65	44%	19	13%			<b>148</b>
<b>Total</b>	<b>17</b>	<b>4%</b>	<b>207</b>	<b>47%</b>	<b>169</b>	<b>38%</b>	<b>47</b>	<b>11%</b>	<b>5</b>	<b>1%</b>	<b>445</b>

Table 9 reveals that Abri let 70% of homes to applicants in Emergency or Gold Bands in the last quarter. This proportion varies amongst the other 6 landlords who let the most homes to 37% for Magna.

**Table 9: Homes let between 1 April and 30 June 2023 by landlord and Band**

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	7	9%	48	61%	19	24%	2	3%	3	4%	<b>79</b>
Aster	1	2%	24	39%	32	52%	4	7%			<b>61</b>
Clarion Housing			1	100%							<b>1</b>
Guinness			2	67%	1	33%					<b>3</b>
Habinteg			1	100%							<b>1</b>
Hastoe			1	33%	1	33%	1	33%			<b>3</b>
Homes in Sedgemoor	3	5%	25	42%	17	29%	12	20%	2	3%	<b>59</b>
LiveWest	3	9%	16	47%	15	44%					<b>34</b>
Magna	2	5%	13	32%	21	51%	5	12%			<b>41</b>
Sanctuary			1	100%							<b>1</b>
Selwood Housing			5	42%	5	42%	2	17%			<b>12</b>
SHAL Housing			1	20%	2	40%	2	40%			<b>5</b>
Somerset Council			35	49%	23	32%	14	19%			<b>72</b>
Southwestern HS			4	50%	4	50%					<b>8</b>
Sovereign HA			9	53%	7	41%	1	6%			<b>17</b>
Stonewater	1	2%	20	43%	22	47%	4	9%			<b>47</b>
Tamar Housing			1	100%							<b>1</b>
<b>Total</b>	<b>17</b>	<b>4%</b>	<b>207</b>	<b>47%</b>	<b>169</b>	<b>38%</b>	<b>47</b>	<b>11%</b>	<b>5</b>	<b>1%</b>	<b>445</b>

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Nearly 36,500 homes have been let through Homefinder Somerset since 2009. The total number of lets per year and by size is shown in Table 10.

**Table 10: 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 to date	407	337	161	13	0	1	<b>919</b>
<b>Total</b>	<b>13,583</b>	<b>15,311</b>	<b>6,927</b>	<b>598</b>	<b>48</b>	<b>6</b>	<b>36,473</b>

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