

**Homefinder Somerset
Quarterly Monitoring Report
October 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 increased by 429 (5%) to 9,528 between 4 July and 13 October 2021. All 4 local authorities saw an increase in the number of households registered but the increase over the quarter ranged from 1% in Sedgemoor to 8% in Mendip.

The proportion of households in Gold Band varies from 6% in Mendip and Sedgemoor to 9% in South Somerset. The proportion of households in Silver Band is similar in 3 of the 4 local authorities (36 - 37%), whilst Mendip has a higher proportion (52%). The proportion of households in Bronze Band ranges from 42% in Mendip to 57% in Somerset West & Taunton.

Table 1: Number of households registered with Homefinder Somerset by local authority and Band as at 13 October 2021

	Emergency		Gold		Silver		Bronze		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Mendip	0	0%	109	6%	997	52%	799	42%	1,905	20%
Sedgemoor	4	0%	143	6%	822	37%	1,246	56%	2,215	23%
Somerset West & Taunton	2	0%	232	7%	1,267	37%	1,958	57%	3,459	36%
South Somerset	1	0%	167	9%	703	36%	1,078	55%	1,949	20%
Total	7	0%	651	7%	3,789	40%	5,081	53%	9,528	100%

Note: The percentages refer to the proportion of households who are in that Band (e.g. 7% 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. 23% of households are registered with Sedgemoor DC).

It can be seen from Table 2 and Chart 1 that the number of households registered with Homefinder Somerset has increased by 16% since Q4 2016/17. As stated 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. It can be seen from Chart 1 that there have been increases in 3 local authority areas since Q4 2016/17 but a fall in South Somerset.

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	Q2 21/22
Mendip	1,534	1,478	1,402	1,366	1,596	1,559	1,533	1,566	1,663	1,636	1,905
Sedgemoor	1,932	1,909	1,755	1,835	2,020	2,474	2,452	2,572	2,616	2,423	2,215
Somerset West & Taunton	2,688	2,618	2,680	3,030	3,622	4,048	4,159	4,303	4,283	3,347	3,459
South Somerset	2,063	2,035	1,873	1,954	1,971	2,000	2,091	2,044	1,997	1,889	1,949
Total	8,217	8,040	7,710	8,185	9,209	10,081	10,235	10,485	10,559	9,295	9,528

**Homefinder Somerset
Quarterly Monitoring Report
October 2021**

Chart 1: Number of households registered by local authority. Q4 2016/17 as the base

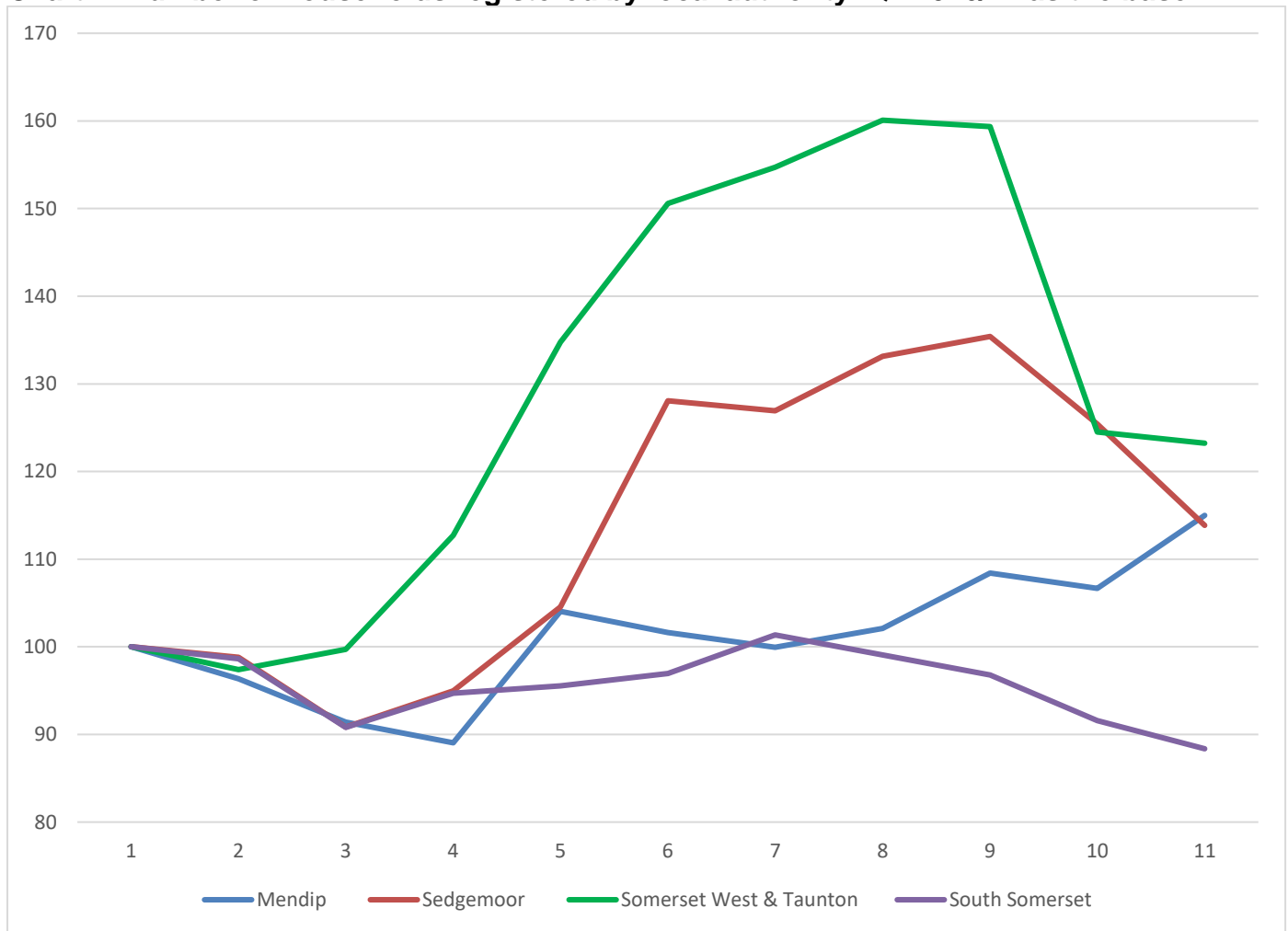


Table 3 shows that just over half of all households registered with Homefinder Somerset need a 1 bed home, whilst 30% need a 2 bed home.

Table 3: Size of home needed. Households registered as at 13 October 2021

	1 Bed		2 Beds		3 Beds		4+ Beds		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	983	52%	569	30%	277	15%	76	4%	1,905
Sedgemoor	1,095	49%	660	30%	364	16%	96	4%	2,215
Somerset West & Taunton	1,896	55%	913	26%	470	14%	180	5%	3,459
South Somerset	956	49%	577	30%	302	15%	114	6%	1,949
Total	4,930	52%	2,719	29%	1,413	15%	466	5%	9,528

Homefinder Somerset Quarterly Monitoring Report October 2021

Bidding Analysis

Between 1 July and 30 September, a total of 37,049 bids were placed on homes across Somerset. This is down from the previous quarter because no homes were advertised in the last week of July due to the IT transfer. Chart 2 shows the number of bids placed each month. The 2 big dips in the number of bids placed each month shown on the chart are due to the 2 national lockdowns.

Chart 2: Number of bids 1 January 2019 – 30 September 2021

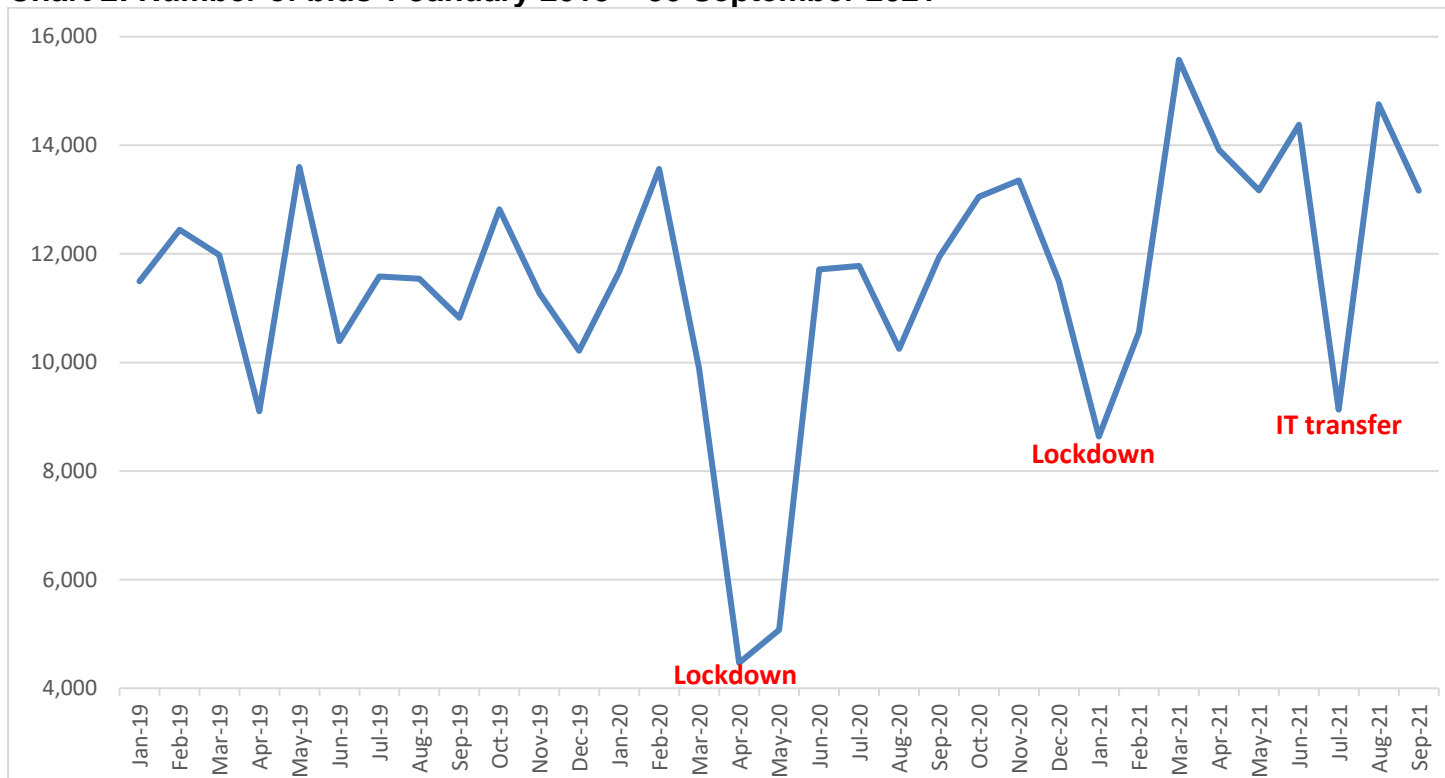


Table 4 below shows the proportion of households by local authority and Band who have not bid or logged into the Homefinder Somerset website since the transfer to the Locata system on 2 August 2021.

The table reveals that 40% of households registered with Homefinder Somerset have not bid or logged into the Homefinder Somerset website since 2 August 2021. Some of these applicants will have recently joined the register, but work is continuing with those applicants who were transferred from the previous IT system to encourage them to log into the new website. These applicants have been advised that if they do not log into the Homefinder Somerset website within a month, their application will be closed.

Table 4: Percentage of households who have not bid or logged into the Homefinder Somerset website since the transfer to the Locata system on 2 August 2021

	Emergency	Gold	Silver	Bronze	Total
Mendip	n/a	28%	28%	49%	37%
Sedgemoor	0%	21%	29%	43%	36%
Somerset West & Taunton	0%	34%	43%	50%	47%
South Somerset	0%	28%	26%	42%	35%
Total	0%	29%	33%	47%	40%

**Homefinder Somerset
Quarterly Monitoring Report
October 2021**

Table 5 reveals that an average of 61 bids were placed for the 392 homes advertised between 2 August and 30 September 2021.

The average number of bids varied considerably between local authority areas and property type/size. The average number of bids for houses (91) was more than twice than that for flats (39). This difference can be even more marked. For example, in Somerset West & Taunton there was an average of 123 bids for 2 bed houses compared to an average of only 25 bids for 2 bed flats.

The average number of bids for homes advertised ranged from 45 bids in South Somerset (132 homes advertised) to 81 in Somerset West & Taunton (102 homes advertised).

Table 5: Number of homes and average number of bids by type, size and local authority between 2 August and 30 September 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
Bungalow	9	66	5	35	22	81	25	37	61	58
1 bed	7	68	4	40	17	86	8	37	36	67
2 bed	2	58	1	9	5	61	17	37	25	42
Flat	34	44	50	35	38	57	56	26	178	39
1 bed	15	66	27	40	27	73	30	41	99	54
2 bed	19	23	23	29	11	25	26	10	79	21
House	12	79	42	107	42	104	50	69	146	91
1 bed					5	120	2	109	7	116
2 bed	4	120	8	131	15	123	24	78	51	103
3 bed	5	86	28	111	20	89	22	57	75	88
4 bed	2	45	6	54	2	63	2	35	12	51
5 bed	1	13							1	13
Maisonette	1	7	5	11			1	28	7	13
1 bed							1	28	1	28
2 bed			2	16					2	16
3 bed	1	7	3	8					4	8
Total	56	54	102	63	102	81	132	45	392	61

Note: This data excludes homes set up for direct match

97 homes (25%) advertised between 2 August and 30 September received over 100 bids. The highest number of bids received was 241, for a 2 bed house in Taunton.

**Homefinder Somerset
Quarterly Monitoring Report
October 2021**

Homes Let

577 homes across Somerset were set to let¹ between 1 July and 30 September, up from 522 in the previous quarter.

Tables 6 and 7 set out the profile of the homes let in the last quarter by size, local authority, and landlord. 42% of homes let in the last quarter were 1 bed and 40% were 2 bed homes. South Somerset again accounted for the highest number of homes let (213).

Table 6: Homes let between 1 July and 30 September 2021 by property local authority

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Mendip	49	34	4	1	0	88	15%
Sedgemoor	56	37	32	6	0	131	23%
Somerset West & Taunton	58	55	27	5	0	145	25%
South Somerset	81	102	26	3	1	213	37%
Total	244	228	89	15	1	577	
% of total	42%	40%	15%	3%	0%		

Abri (19%), Homes in Sedgemoor (15%), Somerset West & Taunton (13%), LiveWest (12%), Stonewater (12%), Magna (10%) and Sanctuary (10%) together accounted for 92% of homes let in the last quarter.

Table 7: Homes let between 1 July and 30 September 2021 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Abri	38	45	24	3	1	111	19%
Aster	42	19	3	2		66	11%
Falcon Rural		2	3			5	1%
Guinness	2					2	0%
Hastoe		4				4	1%
Homes in Sedgemoor	50	18	13	3		84	15%
LiveWest	20	40	10	2		72	12%
Magna	21	23	13			57	10%
Sanctuary	8	4	1			13	2%
Selwood Housing	3	5		1		9	2%
SHAL	3	2	2			7	1%
Somerset West & Taunton	36	25	11	3		75	13%
Southwestern HS		2	2			4	1%
Stonewater	21	39	7	1		68	12%
Total	244	228	89	15	1	577	100%

¹ This is the date that homes were set to Let on the IT system. This date may differ from the actual tenancy start date.

**Homefinder Somerset
Quarterly Monitoring Report
October 2021**

Tables 8 and 9 show that 45% of homes were let to households in the Gold band, up from 41% in the last quarter. The proportion of homes let to households in the Gold Band varied from 43% of homes in Mendip and South Somerset to 49% of homes in Sedgemoor. 42% of homes were let in the last quarter were let to households in the Silver band. This ranged from 34% of homes in Sedgemoor to 50% in Mendip.

Table 8: Homes let between 1 July and 30 September 2021 by property local authority and Band

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	2	2%	38	43%	44	50%	4	5%	88
Sedgemoor	3	2%	64	49%	44	34%	20	15%	131
Somerset West & Taunton	3	2%	65	45%	57	39%	20	14%	145
South Somerset	7	3%	91	43%	100	47%	15	7%	213
Total	15	3%	258	45%	245	42%	59	10%	577

The proportion of homes let to applicants in Gold Band amongst the 8 landlords who let the most homes in the last quarter also varied by landlord (Table 9), from 37% for Stonewater to 69% for Sanctuary.

Table 9: Homes let between 1 July and 30 September 2021 by landlord and Band

	Emergency		Gold		Silver		Bronze		Total
	No.	%	No.	%	No.	%	No.	%	
Abri	5	5%	54	49%	46	41%	6	5%	111
Aster	3	5%	28	42%	33	50%	2	3%	66
Falcon Rural					2	40%	3	60%	5
Guinness					2	100%			2
Hastoe					3	75%	1	25%	4
Homes in Sedgemoor	2	2%	37	44%	30	36%	15	18%	84
LiveWest	1	1%	33	46%	35	49%	3	4%	72
Magna			25	44%	28	49%	4	7%	57
Sanctuary			9	69%	4	31%			13
Selwood Housing			6	67%	3	33%			9
SHAL			2	29%	2	29%	3	43%	7
Somerset West & Taunton	1	1%	38	51%	23	31%	13	17%	75
Southwestern HS			1	25%	3	75%			4
Stonewater	3	4%	25	37%	31	46%	9	13%	68
Total	15	3%	258	45%	245	42%	59	10%	577

**Homefinder Somerset
Quarterly Monitoring Report
October 2021**

Nearly 33,000 homes have been let through Homefinder Somerset since 2009. The total number of lets per year by size is shown in Table 10.

Table 10: 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 to date	711	666	234	37	2	0	1,650
Total	12,121	13,846	6,275	532	44	5	32,823

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