

# Homefinder Somerset Quarterly Monitoring Report January 2023

## Introduction

This report provides the latest key information from Homefinder Somerset.

## Households registered with Homefinder Somerset

There were 11,628 households registered with Homefinder Somerset on 3 January 2023. This includes households with a Live application and those who are being considered for a property (with the status of 'Offered').

The proportion of households in Gold Band varied from 7% in Mendip to 9% in South Somerset. The proportion of households in the Silver Band ranged from 32% in Somerset West & Taunton to 54% in Mendip. Whilst the proportion of households in Bronze Band ranged from 39% in Mendip to 60% in Somerset West & Taunton.

**Table 1: Number of households registered with Homefinder Somerset by local authority and Band as at 3 January 2023**

|                         | Emergency |           | Gold       |           | Silver       |            | Bronze       |            | Total         |             |
|-------------------------|-----------|-----------|------------|-----------|--------------|------------|--------------|------------|---------------|-------------|
|                         | No.       | %         | No.        | %         | No.          | %          | No.          | %          | No.           | %           |
| Mendip                  | 2         | 0%        | 156        | 7%        | 1,188        | 54%        | 873          | 39%        | 2,219         | 19%         |
| Sedgemoor               | 3         | 0%        | 209        | 8%        | 1,075        | 39%        | 1,484        | 54%        | 2,771         | 24%         |
| Somerset West & Taunton | 6         | 0%        | 291        | 8%        | 1,225        | 32%        | 2,293        | 60%        | 3,815         | 33%         |
| South Somerset          | 4         | 0%        | 258        | 9%        | 1,009        | 36%        | 1,552        | 55%        | 2,823         | 24%         |
| <b>Total</b>            | <b>15</b> | <b>0%</b> | <b>914</b> | <b>8%</b> | <b>4,497</b> | <b>39%</b> | <b>6,202</b> | <b>53%</b> | <b>11,628</b> | <b>100%</b> |

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).

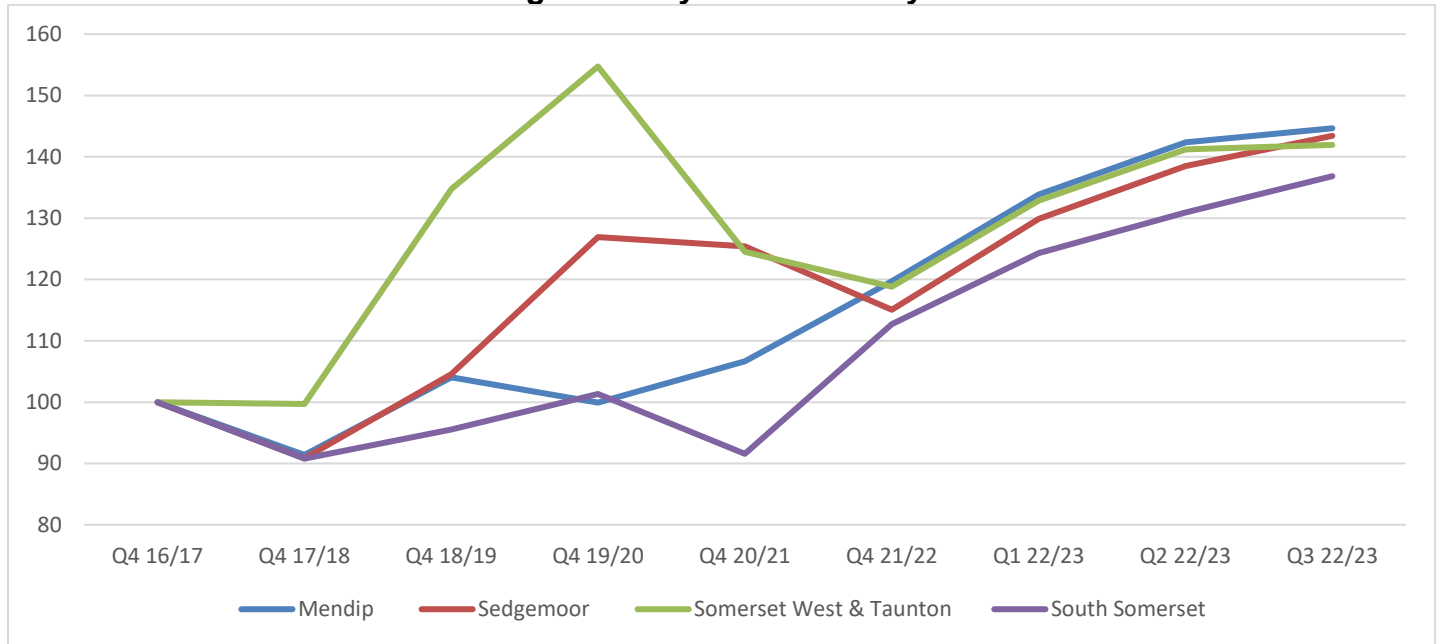
Table 2 and Chart 1 show that the number of households registered with Homefinder Somerset has increased by 42% since Q4 2016/17. This increase is partly due to the change of IT systems in August 2021, as this meant that the normal renewal process was suspended. The renewals process resumed in October 2022 and should result in a reduction in the number of households registered over the coming months.

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

|                         | Q4<br>16/17  | Q4<br>17/18  | Q4<br>18/19  | Q4<br>19/20   | Q4<br>20/21  | Q4<br>21/22  | Q1<br>22/23   | Q2<br>22/23   | Q3<br>22/23   |
|-------------------------|--------------|--------------|--------------|---------------|--------------|--------------|---------------|---------------|---------------|
| Mendip                  | 1,534        | 1,402        | 1,596        | 1,533         | 1,636        | 1,836        | 2,053         | 2,184         | 2,219         |
| Sedgemoor               | 1,932        | 1,755        | 2,020        | 2,452         | 2,423        | 2,223        | 2,509         | 2,676         | 2,771         |
| Somerset West & Taunton | 2,688        | 2,680        | 3,622        | 4,159         | 3,347        | 3,194        | 3,571         | 3,796         | 3,815         |
| South Somerset          | 2,063        | 1,873        | 1,971        | 2,091         | 1,889        | 2,325        | 2,564         | 2,701         | 2,823         |
| <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>10,697</b> | <b>11,357</b> | <b>11,628</b> |

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



Just over half (52%) 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 3 January 2023**

|                         | 1 Bed        |            | 2 Beds       |            | 3 Beds       |            | 4+ Beds    |           | Total         |
|-------------------------|--------------|------------|--------------|------------|--------------|------------|------------|-----------|---------------|
|                         | No.          | %          | No.          | %          | No.          | %          | No.        | %         |               |
| Mendip                  | 1,129        | 51%        | 652          | 29%        | 343          | 15%        | 95         | 4%        | <b>2,219</b>  |
| Sedgemoor               | 1,337        | 48%        | 809          | 29%        | 464          | 17%        | 161        | 6%        | <b>2,771</b>  |
| Somerset West & Taunton | 2,152        | 56%        | 974          | 26%        | 498          | 13%        | 191        | 5%        | <b>3,815</b>  |
| South Somerset          | 1,413        | 50%        | 794          | 28%        | 442          | 16%        | 174        | 6%        | <b>2,823</b>  |
| <b>Total</b>            | <b>6,031</b> | <b>52%</b> | <b>3,229</b> | <b>28%</b> | <b>1,747</b> | <b>15%</b> | <b>621</b> | <b>5%</b> | <b>11,628</b> |

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### Bidding Analysis

Between 1 October and 31 December, a total of 54,412 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.

**Chart 2: Number of bids 1 January 2019 – 31 December 2022**

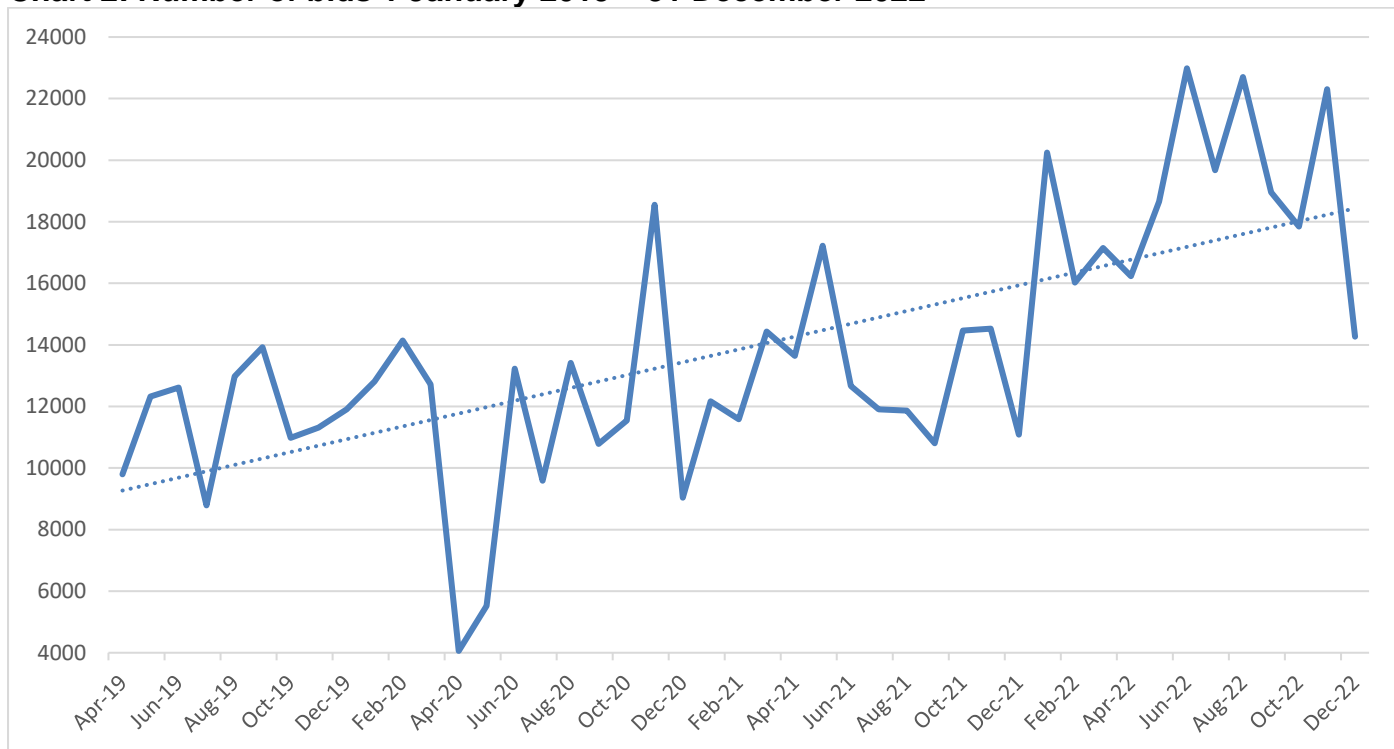


Table 4 below shows the proportion of households with Live applications by local authority and Band who can be considered as inactive (e.g., they have not bid or logged onto the Homefinder Somerset website in the last 6 months). The table reveals that 21% of households registered with Homefinder Somerset 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. 15% of households in Gold Band are inactive compared to 25% in Bronze Band).

**Table 4: Percentage of households with Live applications who have not bid or logged into the Homefinder Somerset website in the last 6 months as at 3 January 2023**

|                         | <b>Emergency</b> | <b>Gold</b> | <b>Silver</b> | <b>Bronze</b> | <b>Total</b> |
|-------------------------|------------------|-------------|---------------|---------------|--------------|
| Mendip                  | 0%               | 17%         | 17%           | 28%           | <b>21%</b>   |
| Sedgemoor               | 0%               | 14%         | 17%           | 22%           | <b>20%</b>   |
| Somerset West & Taunton | 0%               | 18%         | 20%           | 27%           | <b>24%</b>   |
| South Somerset          | 0%               | 11%         | 16%           | 23%           | <b>20%</b>   |
| <b>Total</b>            | <b>0%</b>        | <b>15%</b>  | <b>18%</b>    | <b>25%</b>    | <b>21%</b>   |

Table 5 reveals that an average of 112 bids were placed for each of the 485 homes advertised between 1 October and 31 December 2022. This is an increase from the average of 106 bids in the last quarter.

The average number of bids varied considerably between local authority areas, property type and size. The average number of bids for houses (168) was again more than twice than that for flats

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(80). This difference can be even more marked. For example, in Somerset West & Taunton there was an average of 205 bids for 2 bed houses compared to an average of 41 bids for 2 bed flats.

The average number of bids for homes advertised during the quarter ranged from 105 bids in South Somerset (141 homes advertised) and Sedgemoor (113 homes advertised) to 136 in Mendip (74 homes advertised).

**Table 5: Number of homes and average number of bids by type, size and local authority (letting cycles ending between 1 October and 31 December 2022)**

|                   | 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 |
| <b>Bungalow</b>   | <b>20</b>    | <b>115</b>          | <b>8</b>     | <b>60</b>           | <b>29</b>               | <b>100</b>          | <b>28</b>      | <b>81</b>           | <b>85</b>    | <b>94</b>           |
| 1 Bedroom         | 16           | 126                 | 5            | 61                  | 17                      | 82                  | 15             | 86                  | 53           | 94                  |
| 2 Bedroom         | 4            | 74                  | 3            | 58                  | 12                      | 125                 | 13             | 77                  | 32           | 92                  |
| <b>Flat</b>       | <b>29</b>    | <b>90</b>           | <b>57</b>    | <b>71</b>           | <b>81</b>               | <b>80</b>           | <b>63</b>      | <b>84</b>           | <b>230</b>   | <b>80</b>           |
| 1 Bedroom         | 15           | 128                 | 48           | 72                  | 51                      | 102                 | 35             | 114                 | 149          | 98                  |
| 2 Bedroom         | 14           | 49                  | 9            | 69                  | 30                      | 41                  | 28             | 46                  | 81           | 47                  |
| <b>House</b>      | <b>24</b>    | <b>204</b>          | <b>44</b>    | <b>161</b>          | <b>47</b>               | <b>178</b>          | <b>46</b>      | <b>147</b>          | <b>161</b>   | <b>168</b>          |
| 1 Bedroom         | 3            | 236                 |              |                     | 1                       | 245                 | 1              | 178                 | 5            | 226                 |
| 2 Bedroom         | 14           | 222                 | 18           | 172                 | 25                      | 205                 | 21             | 178                 | 78           | 193                 |
| 3 Bedroom         | 7            | 155                 | 22           | 165                 | 17                      | 151                 | 23             | 119                 | 69           | 145                 |
| 4 Bedroom         |              |                     | 4            | 89                  | 4                       | 107                 | 1              | 120                 | 9            | 100                 |
| <b>Maisonette</b> | <b>1</b>     | <b>250</b>          | <b>4</b>     | <b>52</b>           |                         |                     | <b>4</b>       | <b>112</b>          | <b>9</b>     | <b>101</b>          |
| 1 Bedroom         | 1            | 250                 | 1            | 149                 |                         |                     | 3              | 139                 | 5            | 163                 |
| 2 Bedroom         |              |                     | 2            | 22                  |                         |                     | 1              | 32                  | 3            | 25                  |
| 3 Bedroom         |              |                     | 1            | 15                  |                         |                     |                |                     | 1            | 15                  |
| <b>Total</b>      | <b>74</b>    | <b>136</b>          | <b>113</b>   | <b>105</b>          | <b>157</b>              | <b>113</b>          | <b>141</b>     | <b>105</b>          | <b>485</b>   | <b>112</b>          |

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

222 homes (42%) advertised during the last quarter received over 100 bids. The highest number of bids received was 379, for a 1 bed flat in Bridgwater.

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**Homes Let**

478 homes across Somerset were set to let<sup>1</sup> between 1 October and 31 December. This was 21% down from the previous quarter, when 608 homes were set to let.

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 43% were 2 bed homes. Somerset West & Taunton accounted for the highest number of homes let (153).

**Table 6: Homes let between 1 October and 31 December 2022 by property local authority**

|                         | 1 Bed      | 2 Bed      | 3 Bed      | 4 Bed     | 5 Bed     | Total      | %   |
|-------------------------|------------|------------|------------|-----------|-----------|------------|-----|
| Mendip                  | 37         | 39         | 10         | 2         |           | 88         | 18% |
| Sedgemoor               | 52         | 30         | 14         |           | 1         | 97         | 20% |
| Somerset West & Taunton | 61         | 71         | 21         |           |           | 153        | 32% |
| South Somerset          | 52         | 64         | 23         | 1         |           | 140        | 29% |
| <b>Total</b>            | <b>202</b> | <b>204</b> | <b>68</b>  | <b>3</b>  | <b>1</b>  | <b>478</b> |     |
| <b>% of total</b>       | <b>42%</b> | <b>43%</b> | <b>14%</b> | <b>1%</b> | <b>0%</b> |            |     |

Abri (21%), Aster (13%), Somerset West & Taunton (13%), LiveWest (12%), Homes in Sedgemoor (12%), Stonewater (10%) and Magna (8%) together accounted for 88% of homes let in the last quarter.

**Table 7: Homes let between 1 October and 31 December 2022 by landlord**

|                         | 1 Bed      | 2 Bed      | 3 Bed     | 4 Bed    |          | Total      | %           |
|-------------------------|------------|------------|-----------|----------|----------|------------|-------------|
| Abri                    | 41         | 40         | 15        | 3        |          | 99         | 21%         |
| Alliance Homes          | 6          | 2          |           |          |          | 8          | 2%          |
| Aster                   | 36         | 23         | 4         |          |          | 63         | 13%         |
| Curo                    |            | 1          |           |          |          | 1          | 0%          |
| Falcon Rural            |            |            | 2         |          |          | 2          | 0%          |
| Guinness                |            |            | 1         |          |          | 1          | 0%          |
| Habinteg                |            | 1          |           |          |          | 1          | 0%          |
| Hastoe                  |            | 2          |           |          |          | 2          | 0%          |
| Homes in Sedgemoor      | 31         | 15         | 8         |          | 1        | 55         | 12%         |
| LiveWest                | 27         | 21         | 11        |          |          | 59         | 12%         |
| Magna                   | 11         | 22         | 3         |          |          | 36         | 8%          |
| Sanctuary               | 5          | 12         | 4         |          |          | 21         | 4%          |
| Selwood Housing         | 4          | 1          | 2         |          |          | 7          | 1%          |
| SHAL Housing            | 1          | 5          | 1         |          |          | 7          | 1%          |
| Somerset West & Taunton | 30         | 25         | 9         |          |          | 64         | 13%         |
| Southwestern H.S.       |            | 2          |           |          |          | 2          | 0%          |
| Stonewater              | 8          | 31         | 8         |          |          | 47         | 10%         |
| Tamar Housing           |            | 1          |           |          |          | 1          | 0%          |
| White Horse Housing     | 2          |            |           |          |          | 2          | 0%          |
| <b>Total</b>            | <b>202</b> | <b>204</b> | <b>68</b> | <b>3</b> | <b>1</b> | <b>478</b> | <b>100%</b> |

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

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Tables 8 and 9 show that 40% of homes were let to households in the Gold band, down from 45% in the last quarter. The proportion of homes let to households in the Gold Band varied from 36% of homes in Mendip to 53% of homes in South Somerset. 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. The Band is not recorded for 16 homes let by direct match.

**Table 8: Homes let between 1 October and 31 December 2022 by property local authority and Band**

|                         | Emergency |           | Gold       |            | Silver     |            | Bronze    |           | Not known |           | Total      |
|-------------------------|-----------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|------------|
|                         | No.       | %         | No.        | %          | No.        | %          | No.       | %         | No.       | %         |            |
| Mendip                  | 2         | 2%        | 40         | 45%        | 41         | 47%        | 5         | 6%        |           |           | <b>88</b>  |
| Sedgemoor               | 3         | 3%        | 40         | 41%        | 45         | 46%        | 9         | 9%        |           |           | <b>97</b>  |
| Somerset West & Taunton | 4         | 3%        | 59         | 39%        | 70         | 46%        | 20        | 13%       |           |           | <b>153</b> |
| South Somerset          | 3         | 2%        | 56         | 40%        | 70         | 50%        | 6         | 4%        | 5         | 4%        | <b>140</b> |
| <b>Total</b>            | <b>12</b> | <b>3%</b> | <b>195</b> | <b>41%</b> | <b>226</b> | <b>47%</b> | <b>40</b> | <b>8%</b> | <b>5</b>  | <b>1%</b> | <b>478</b> |

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, from 31% for Homes in Sedgemoor to 51% for Aster (Table 9).

**Table 9: Homes let between 1 October and 31 December 2022 by landlord and Band**

|                         | Emergency |           | Gold       |            | Silver     |            | Bronze    |           | Not known |           | Total      |
|-------------------------|-----------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|------------|
|                         | No.       | %         | No.        | %          | No.        | %          | No.       | %         | No.       | %         |            |
| Abri                    | 2         | 2%        | 36         | 36%        | 52         | 53%        | 4         | 4%        | 5         | 5%        | <b>99</b>  |
| Alliance Homes          |           |           | 4          | 50%        | 4          | 50%        |           |           |           |           | <b>8</b>   |
| Aster                   | 2         | 3%        | 32         | 51%        | 28         | 44%        | 1         | 2%        |           |           | <b>63</b>  |
| Curo                    |           |           | 1          | 100%       |            |            |           |           |           |           | <b>1</b>   |
| Falcon Rural            |           |           |            |            | 1          | 50%        | 1         | 50%       |           |           | <b>2</b>   |
| Guinness                |           |           |            |            | 1          | 100%       |           |           |           |           | <b>1</b>   |
| Habinteg                |           |           | 1          | 100%       |            |            |           |           |           |           | <b>1</b>   |
| Hastoe                  |           |           |            |            | 2          | 100%       |           |           |           |           | <b>2</b>   |
| Homes in Sedgemoor      | 2         | 4%        | 17         | 31%        | 29         | 53%        | 7         | 13%       |           |           | <b>55</b>  |
| LiveWest                | 2         | 3%        | 27         | 46%        | 21         | 36%        | 9         | 15%       |           |           | <b>59</b>  |
| Magna                   | 2         | 6%        | 13         | 36%        | 19         | 53%        | 2         | 6%        |           |           | <b>36</b>  |
| Sanctuary               |           |           | 10         | 48%        | 7          | 33%        | 4         | 19%       |           |           | <b>21</b>  |
| Selwood Housing         |           |           | 3          | 43%        | 3          | 43%        | 1         | 14%       |           |           | <b>7</b>   |
| SHAL Housing            |           |           | 2          | 29%        | 4          | 57%        | 1         | 14%       |           |           | <b>7</b>   |
| Somerset West & Taunton | 1         | 2%        | 25         | 39%        | 29         | 45%        | 9         | 14%       |           |           | <b>64</b>  |
| Southwestern H.S.       |           |           | 1          | 50%        | 1          | 50%        |           |           |           |           | <b>2</b>   |
| Stonewater              | 1         | 2%        | 22         | 47%        | 23         | 49%        | 1         | 2%        |           |           | <b>47</b>  |
| Tamar Housing           |           |           |            |            | 1          | 100%       |           |           |           |           | <b>1</b>   |
| White Horse Housing     |           |           | 1          | 50%        | 1          | 50%        |           |           |           |           | <b>2</b>   |
| <b>Total</b>            | <b>12</b> | <b>3%</b> | <b>195</b> | <b>41%</b> | <b>226</b> | <b>47%</b> | <b>40</b> | <b>8%</b> | <b>5</b>  | <b>1%</b> | <b>478</b> |

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35,499 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         | 839           | 930           | 405          | 36           | 4            | 0            | <b>2,214</b>  |
| <b>Total</b> | <b>13,159</b> | <b>14,950</b> | <b>6,755</b> | <b>582</b>   | <b>48</b>    | <b>5</b>     | <b>35,499</b> |

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