

**Homefinder Somerset
Quarterly Monitoring Report
April 2022**

Introduction

This report provides the latest key information from Homefinder Somerset and covers the year from 1 April 2021 to 31 March 2022.

Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset increased by 283 (3%) to 9,578 between 1 April 2021 and 1 April 2022. 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 10% in South Somerset. The proportion of households in the Silver Band was similar in 3 of the 4 local authorities (36 - 39%), whilst Mendip had a higher proportion (54%). The proportion of households in Bronze Band ranged from 39% in Mendip to 55% in Somerset West & Taunton.

Table 1: Number of households registered with Homefinder Somerset by local authority and Band as at 1 April 2022

	Emergency		Gold		Silver		Bronze		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Mendip	2	0%	133	7%	990	54%	711	39%	1,836	19%
Sedgemoor	5	0%	184	8%	874	39%	1,160	52%	2,223	23%
Somerset West & Taunton	4	0%	269	8%	1,157	36%	1,764	55%	3,194	33%
South Somerset	5	0%	240	10%	862	37%	1,218	52%	2,325	24%
Total	16	0%	826	9%	3,883	41%	4,853	51%	9,578	100%

Note: The percentages refer to the proportion of households who are in that Band (e.g. 9% 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).

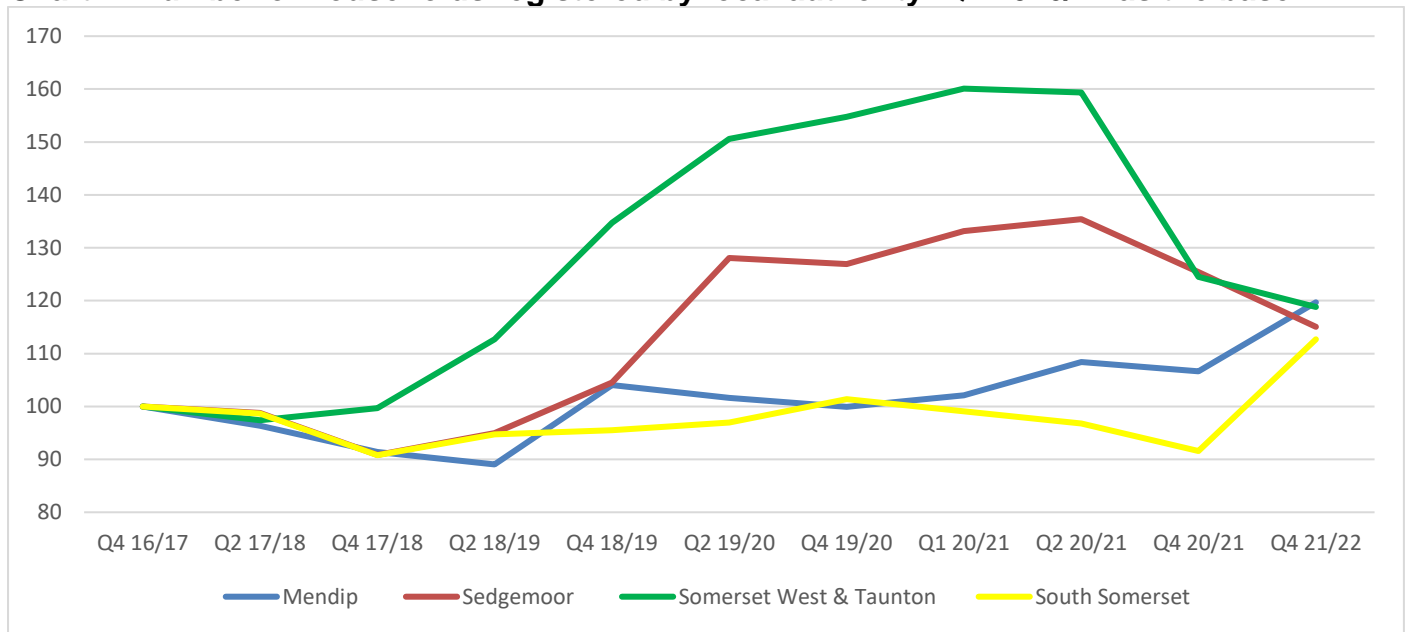
Table 2 and Chart 1 show that the number of households registered with Homefinder Somerset increased by 17% since Q4 2016/17. This increase is partly due to the change of IT systems in August 2021, as this has meant that the normal renewal process has been suspended for the last 6 months. The renewals process will resume in the next couple of months.

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	Q4 21/22
Mendip	1,534	1,478	1,402	1,366	1,596	1,559	1,533	1,566	1,663	1,636	1,836
Sedgemoor	1,932	1,909	1,755	1,835	2,020	2,474	2,452	2,572	2,616	2,423	2,223
Somerset West & Taunton	2,688	2,618	2,680	3,030	3,622	4,048	4,159	4,303	4,283	3,347	3,194
South Somerset	2,063	2,035	1,873	1,954	1,971	2,000	2,091	2,044	1,997	1,889	2,325
Total	8,217	8,040	7,710	8,185	9,209	10,081	10,235	10,485	10,559	9,295	9,578

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Chart 1: Number of households registered by local authority. 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 1 April 2022

	1 Bed		2 Beds		3 Beds		4+ Beds		Total
	No.	%	No.	%	No.	%	No.	%	
Mendip	915	50%	547	30%	290	16%	84	5%	1,836
Sedgemoor	1,056	48%	660	30%	400	18%	107	5%	2,223
Somerset West & Taunton	1,767	55%	810	25%	466	15%	151	5%	3,194
South Somerset	1,148	49%	674	29%	363	16%	140	6%	2,325
Total	4,886	51%	2,691	28%	1,519	16%	482	5%	9,578

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Bidding Analysis

Between 1 April 2021 and 31 March 2022, a total of 171,596 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 March 2022

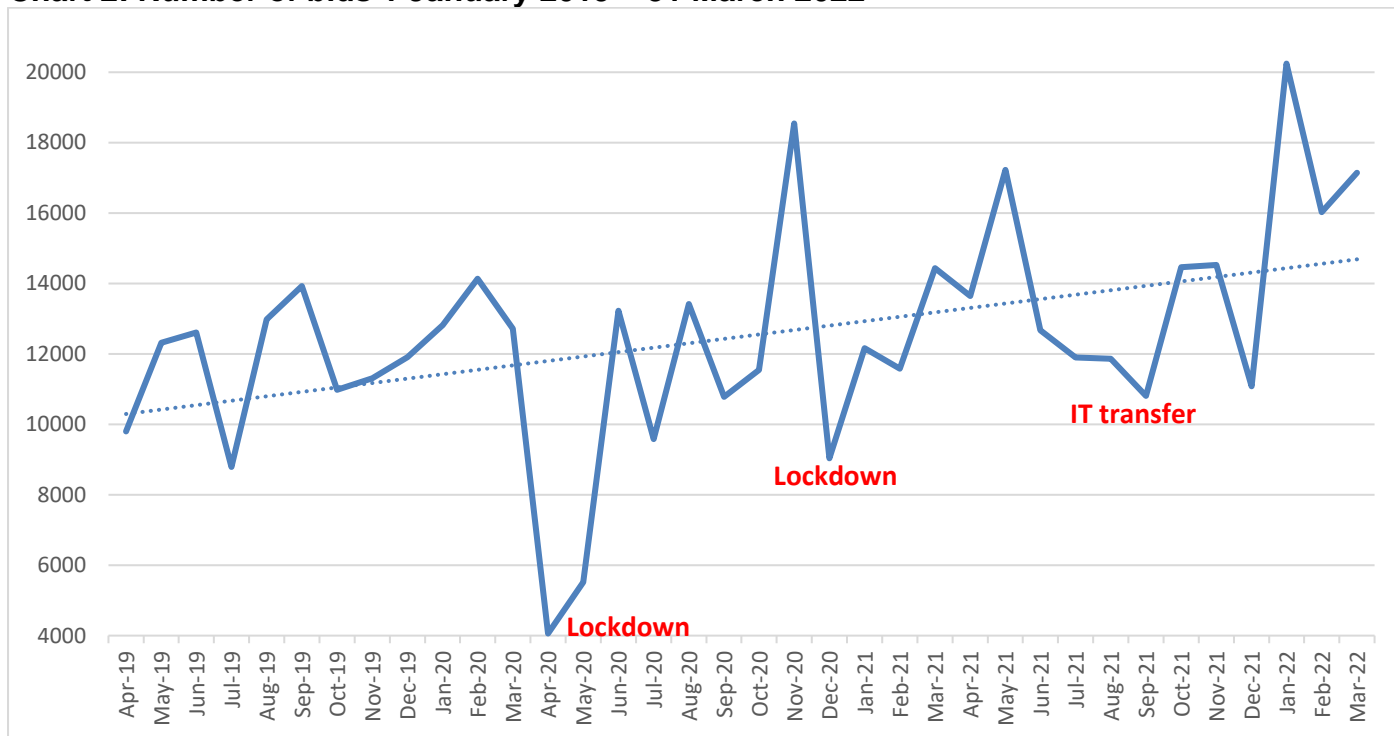


Table 4 below shows the proportion of households by local authority and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 10% of households registered with Homefinder Somerset have not bid or logged into the Homefinder Somerset website in the last 6 months. Applicants transferred from the previous IT system who had not logged in or bid had their applications closed early in 2022.

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 1 April 2022

	Emergency	Gold	Silver	Bronze	Total
Mendip	0%	12%	6%	9%	7%
Sedgemoor	0%	7%	7%	8%	8%
Somerset West & Taunton	0%	12%	16%	15%	15%
South Somerset	0%	5%	4%	8%	6%
Total	0%	9%	9%	11%	10%

Table 5 reveals that an average of 73 bids were placed for the 2,344 homes advertised between 1 April 2021 and 31 March 2022. This is an increase from an average of 64 bids in the previous year, despite more homes being advertised. This is perhaps unsurprising given the evidence from Chart 2 which reveals that there has been in an increase in the number of bids placed over the last 3 years.

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The average number of bids varied considerably between local authority areas, property type and size. The average number of bids for houses (109) was again more than twice than that for flats (47). This difference can be even more marked. For example, in Sedgemoor there was an average of 163 bids for 2 bed houses compared to an average of only 37 bids for 2 bed flats.

The average number of bids for homes advertised during the year ranged from 57 bids in South Somerset (825 homes advertised) to 84 in Sedgemoor (505 homes advertised).

Table 5: Number of homes and average number of bids by type, size and local authority (letting cycles ending between 1 April 2021 and 31 March 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
Bungalow	85	89	49	75	103	80	148	52	385	71
1 Bedroom	61	100	39	81	62	84	68	41	230	75
2 Bedroom	24	60	10	53	41	73	80	61	155	64
Flat	185	57	229	44	300	58	340	33	1054	47
1 Bedroom	110	81	139	48	171	75	180	50	600	62
2 Bedroom	75	24	90	37	129	36	159	15	453	27
3 Bedroom							1	7	1	7
House	106	107	203	139	217	120	334	84	860	109
1 Bedroom	9	127	7	218	11	116	12	122	39	139
2 Bedroom	56	121	66	163	96	142	154	88	372	120
3 Bedroom	35	91	111	130	96	103	146	79	388	101
4 Bedroom	4	47	19	75	14	88	20	69	57	74
5 Bedroom	2	13					2	22	4	17
Maisonette	9	54	24	28	9	44	3	14	45	35
1 Bedroom	4	107	5	81	2	127	1	28	12	93
2 Bedroom	2	12	6	20	7	21	1	11	16	19
3 Bedroom	3	11	13	11			1	4	17	10
Total	385	78	505	84	629	83	825	57	2,344	73

Note: This data excludes homes set up for direct match

628 homes (27%) advertised during the year received 100 bids or more. The highest number of bids received was 518, for a 2 bed house in Taunton, although please note that this was advertised so that households with a 1 bed need could also bid as preference was being given to households downsizing by 3 or more bedrooms.

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Homes Let

2,126 homes across Somerset were set to let¹ between 1 April 2021 and 31 March 2022.

Tables 6 and 7 set out the profile of the homes let over the year by size, local authority, and landlord. 40% of homes let were 1 bed and 41% were 2 bed homes. South Somerset accounted for the highest number of homes let (694).

Table 6: Homes let between 1 April 2021 and 31 March 2022 by property local authority

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Mendip	166	144	33	4	1	348	16%
Sedgemoor	192	167	106	19		484	23%
Somerset West & Taunton	253	243	90	14		600	28%
South Somerset	247	316	108	21	2	694	33%
Total	858	870	337	58	3	2,126	
% of total	40%	41%	16%	3%	0%		

Abri (23%), Somerset West & Taunton (15%), Homes in Sedgemoor (14%), Aster (12%), LiveWest (10%), Stonewater (8%) and Magna (8%) together accounted for 89% of homes let over the year.

Table 7: Homes let between 1 April 2021 and 31 March 2022 by landlord

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total	%
Abri	175	210	89	22	1	497	23%
Acorn			1			1	0%
Aster	132	82	33	6	1	254	12%
Curo	3	1	1			5	0%
Falcon Rural	1	2	5			8	0%
Guinness	4	1	1			6	0%
Habinteg		1				1	0%
Hastoe	1	8	3			12	1%
Homes in Sedgemoor	150	77	56	6		289	14%
LiveWest	58	120	26	6	1	211	10%
Magna	54	72	32	3		161	8%
Sage Housing	2	2	1			5	0%
Sanctuary	21	41	4			66	3%
Selwood Housing	17	20		2		39	2%
SHAL	6	12	10			28	1%
Somerset West & Taunton	169	98	37	7		311	15%
Southwestern Housing	10	12	10	1		33	2%
Sovereign HA	13	3	3	1		20	1%
Stonewater	42	106	25	4		177	8%
Tamar Housing		1				1	0%
White Horse Housing		1				1	0%
Total	858	870	337	58	3	2,126	100%

¹ This figure includes homes let by direct match.

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Tables 8 and 9 show that 44% of homes were let to households in the Gold band, the same proportion as 2020/21. The proportion of homes let to households in the Gold Band varied from 39% of homes in Mendip to 48% of homes in Sedgemoor. 43% of homes were let to households in the Silver band. This ranged from 35% of homes in Sedgemoor to 54% in Mendip. The Band is not recorded for 31 homes let by direct match.

Table 8: Homes let between 1 April 2021 and 31 March 2022 by property local authority and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Mendip	6	2%	136	39%	187	54%	18	5%	1	0%	348
Sedgemoor	13	3%	234	48%	168	35%	53	11%	16	3%	484
Somerset West & Taunton	15	3%	247	41%	247	41%	87	15%	4	1%	600
South Somerset	16	2%	308	44%	308	44%	52	7%	10	1%	694
Total	50	2%	925	44%	910	43%	210	10%	31	1%	2,126

The proportion of homes let to applicants in Gold Band amongst the 7 landlords who let the most homes also varied, from 38% for Aster to 52% for Magna (Table 9).

Table 9: Homes let between 1 April 2021 and 31 March 2022 by landlord and Band

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	12	2%	231	46%	211	42%	33	7%	10	2%	497
Acorn			1	100%							1
Aster	9	4%	97	38%	134	53%	13	5%	1	0%	254
Curo			4	80%	1	20%					5
Falcon Rural					3	38%	5	63%			8
Guinness					6	100%					6
Habinteg						0%			1	100%	1
Hastoe					9	75%	3	25%			12
Homes in Sedgemoor	10	3%	135	47%	97	34%	35	12%	12	4%	289
LiveWest	2	1%	99	47%	94	45%	15	7%	1	0%	211
Magna	2	1%	84	52%	63	39%	12	7%			161
Sage Housing			2	40%	3	60%					5
Sanctuary			28	42%	31	47%	7	11%			66
Selwood Housing			20	51%	15	38%	4	10%			39
SHAL	1	4%	11	39%	10	36%	5	18%	1	4%	28
Somerset West & Taunton	7	2%	129	41%	122	39%	50	16%	3	1%	311
Southwestern Housing			7	21%	15	45%	11	33%			33
Sovereign HA			7	35%	10	50%	3	15%			20
Stonewater	7	4%	70	40%	84	47%	14	8%	2	1%	177
Tamar Housing					1	100%					1
White Horse Housing					1	100%					1
Total	50	2%	925	44%	910	43%	210	10%	31	1%	2,126

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33,800 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

	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 (to date)	199	242	98	17	0	0	556
Total	12,519	14,262	6,448	563	44	5	33,841

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