

## Homefinder Somerset Quarterly Monitoring Report – January 2025

### Introduction

This report provides the latest key information from Homefinder Somerset and covers the quarter from 1 October to 31 December 2024.

### Households registered with Homefinder Somerset

The number of households registered with Homefinder Somerset increased by 331 (3%) to 12,517 between 1 October 2024 and 2 January 2025. This includes households with a Live application and those who are being considered for a property (with the status of 'Offered').

8% of households across the county were in Gold Band, 37% in Silver Band and 55% in Bronze Band. Just over half of all households (52%) had been assessed as needing a 1 bed home, whilst 28% had been assessed as needing a 2 bed home.

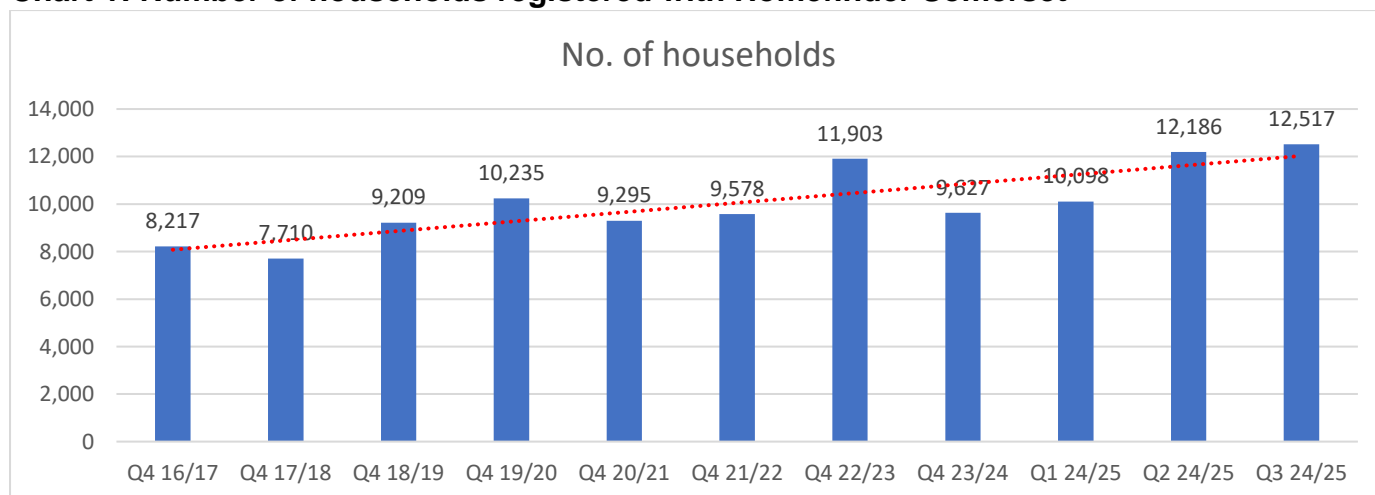
**Table 1: Number of households registered with Homefinder Somerset by Band and size of home needed as at 2 January 2025**

	Size of home needed										Total	
	1 bed		2 bed		3 bed		4 bed		5+ bed			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Emergency	15	0%	7	0%	1	0%	2	0%	0	0%	<b>25</b>	<b>0%</b>
Gold	515	4%	252	2%	124	1%	105	1%	52	0%	<b>1,048</b>	<b>8%</b>
Silver	1,700	14%	1,305	10%	1,178	9%	388	3%	23	0%	<b>4,594</b>	<b>37%</b>
Bronze	4,260	34%	1,911	15%	623	5%	53	0%	3	0%	<b>6,850</b>	<b>55%</b>
<b>Total</b>	<b>6,490</b>	<b>52%</b>	<b>3,475</b>	<b>28%</b>	<b>1,926</b>	<b>15%</b>	<b>548</b>	<b>4%</b>	<b>78</b>	<b>1%</b>	<b>12,517</b>	<b>100%</b>

Note: The percentages refer to the proportion of all households who are in that Band and need a home of that size (e.g., 10% of all households were in Silver Band and needed a 2 bed home, 52% of households needed a 1 bed home, and 8% of households were awarded Gold Band).

Chart 1 shows that the number of households registered with Homefinder Somerset has increased by 4,300 (52%) since Q4 2016/17. There was a particular increase in the quarter to 30 September 2024 due to the work to address the backlog of applications. The red dotted line on Chart 1 shows the trendline.

**Chart 1: Number of households registered with Homefinder Somerset**



## Homefinder Somerset Quarterly Monitoring Report – January 2025

### Bidding Analysis

Between 1 October and 31 December, a total of 75,650 bids were placed on homes across Somerset. This was over 15,300 more bids than the previous quarter and over 12,600 more bids than the same quarter last year. Chart 2 shows that 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 2024**

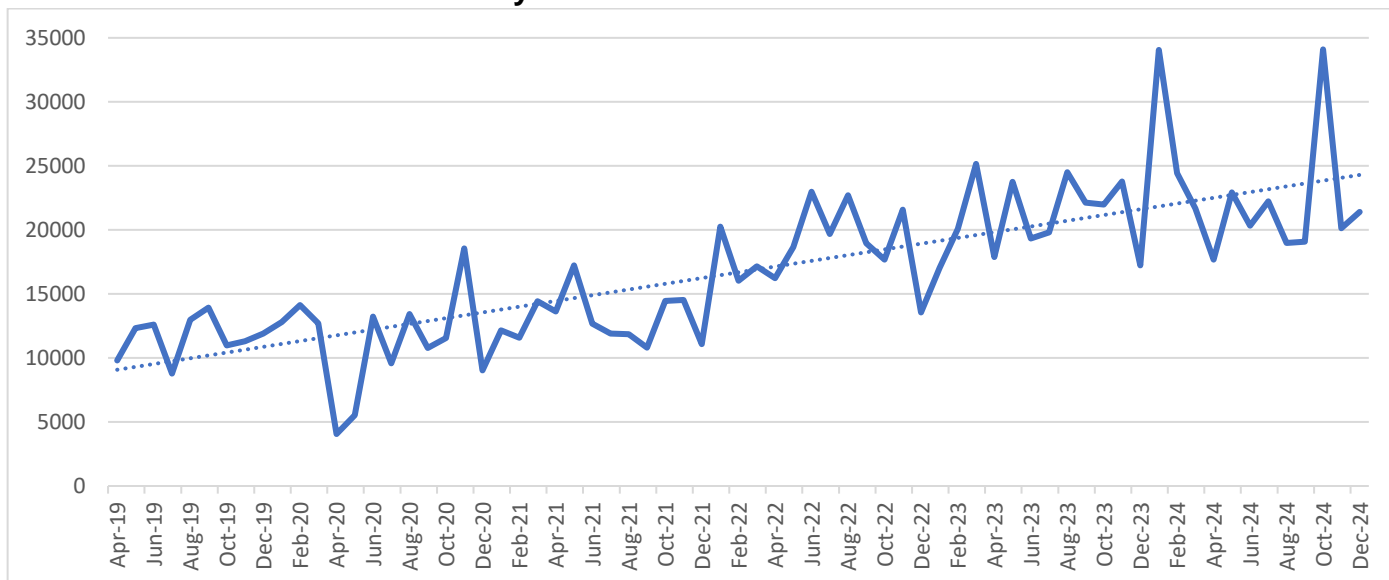


Table 2 below shows the proportion of households by Area Team and Band who can be considered as inactive (e.g. they have not bid or logged onto the Homefinder Somerset website in the last 6 months).

The table reveals that 14% 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., 4% of households in Gold Band were inactive compared to 20% in Bronze Band).

**Table 2: Percentage of households with Live applications who have not bid or logged into the Homefinder Somerset website in the last 6 months as at 2 January 2025**

	<b>Emergency</b>	<b>Gold</b>	<b>Silver</b>	<b>Bronze</b>	<b>Total</b>
East	0%	7%	10%	24%	<b>16%</b>
North	0%	3%	7%	19%	<b>14%</b>
South	0%	4%	8%	19%	<b>14%</b>
Thrive 16+	0%	0%	4%	16%	<b>6%</b>
West	0%	5%	6%	20%	<b>15%</b>
<b>Total</b>	<b>0%</b>	<b>4%</b>	<b>8%</b>	<b>20%</b>	<b>14%</b>

An average of 162 bids were placed for each of the 468 homes advertised between 1 October and 31 December 2024 (Table 4). This is an increase from the average of 148 bids in the last quarter, and the average of 135 bids in the same quarter last year.

## Homefinder Somerset Quarterly Monitoring Report – January 2025

The average number of bids varied between areas, property type and size. The average number of bids for houses (204) was again higher than that for flats (147). Although it should be noted that the 2 of the 3 homes with the highest number of bids in the last quarter were 1 bed flats (both in the West area), each with nearly 600 bids.

The average number of bids for homes advertised during the quarter ranged from 140 bids in North (104 homes advertised) to 184 in East (76 homes advertised).

287 homes (61%) advertised during the last quarter received over 100 bids. The highest number of bids received was 656, for a 1 bed bungalow in Street.

**Table 3: No. of homes & average no. of bids by type, size and Area Team (1 Oct - 31 Dec 24)**

	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>4</b>	<b>59</b>	<b>3</b>	<b>137</b>	<b>5</b>	<b>146</b>	<b>12</b>	<b>115</b>
<b>Bungalow</b>	<b>18</b>	<b>185</b>	<b>11</b>	<b>57</b>	<b>41</b>	<b>126</b>	<b>21</b>	<b>147</b>	<b>91</b>	<b>134</b>
1 Bed	16	202	10	63	26	111	10	136	62	131
2 Bed	2	54	1	2	15	152	10	160	28	143
3 Bed							1	118	1	118
<b>Flat</b>	<b>29</b>	<b>213</b>	<b>45</b>	<b>108</b>	<b>61</b>	<b>122</b>	<b>66</b>	<b>167</b>	<b>201</b>	<b>147</b>
1 Bed	20	269	22	161	41	154	39	204	122	190
2 Bed	9	89	23	57	20	56	27	113	79	79
<b>House</b>	<b>24</b>	<b>153</b>	<b>35</b>	<b>228</b>	<b>24</b>	<b>208</b>	<b>63</b>	<b>208</b>	<b>146</b>	<b>204</b>
1 Bed	1	22	1	385	1	408			3	272
2 Bed	11	175	16	286	11	258	22	237	60	243
3 Bed	12	143	16	180	12	146	34	205	74	180
4 Bed			2	76			7	129	9	117
<b>Maisonette</b>	<b>5</b>	<b>160</b>	<b>9</b>	<b>99</b>	<b>1</b>	<b>327</b>	<b>3</b>	<b>281</b>	<b>18</b>	<b>159</b>
1 Bed	4	184	3	256	1	327	2	396	10	262
2 Bed	1	67					1	50	2	59
3 Bed			6	20					6	20
<b>Total</b>	<b>76</b>	<b>184</b>	<b>104</b>	<b>140</b>	<b>130</b>	<b>141</b>	<b>158</b>	<b>182</b>	<b>468</b>	<b>162</b>

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

## Homefinder Somerset Quarterly Monitoring Report – January 2025

### Homes Let

398 homes across Somerset were set to let<sup>1</sup> between 1 October and 31 December. This was 10% fewer than the previous quarter, when 433 homes were set to let.

Tables 4 and 5 set out the profile of the homes let in the last quarter by size, Area, and landlord. 41% of homes let in the last quarter were 1 bed and another 41% were 2 bed homes. West accounted for the highest number of homes let (130).

**Table 4: Homes let between 1 October and 31 December 2024 by Area**

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
East	20	26	8		54	11%
North	32	54	18	1	105	28%
South	64	31	4	1	100	28%
West	44	49	30	7	130	33%
<b>Total</b>	<b>160</b>	<b>160</b>	<b>60</b>	<b>9</b>	<b>389</b>	
<b>% of total</b>	<b>41%</b>	<b>41%</b>	<b>15%</b>	<b>2%</b>		

**Table 5: Homes let between 1 October and 31 December 2024 by landlord**

	1 Bed	2 Bed	3 Bed	4 Bed	Total	%
Abri	52	22	4		78	20%
Acorn	1				1	0%
Alliance Homes		2		1	3	1%
Aster	17	18	4	1	40	10%
Clarion Housing	1	2			3	1%
Falcon Rural			1		1	0%
Guinness	2		1		3	1%
Hastoe	1	2			3	1%
Homes in Sedgemoor	25	19	11		55	14%
LiveWest	16	14	1	2	33	8%
Magna	7	19	6		32	8%
Pinnacle Group		1			1	0%
saha		1			1	0%
Sanctuary	7	1	1		9	2%
Selwood Housing	1	2	2		5	1%
SHAL Housing		2	3		5	1%
Somerset Council	28	20	14	2	64	16%
Sovereign	1	2	8	2	13	3%
Stonewater	1	32	3	1	37	10%
Willow Tree		1	1		2	1%
<b>Total</b>	<b>160</b>	<b>160</b>	<b>60</b>	<b>9</b>	<b>389</b>	<b>100%</b>

<sup>1</sup> This figure includes 18 homes let by direct match. These were largely Extra Care homes for older people.

## Homefinder Somerset Quarterly Monitoring Report – January 2025

Abri (20%), Somerset Council (14%), Homes in Sedgemoor (14%), Aster (10%), Stonewater (10%), LiveWest (8%) and Magna (8%) together accounted for 87% of homes let in the last quarter.

Tables 6 and 7 show that 65% of homes were let to households in Emergency and Gold bands, up from 58% in the last quarter. This proportion varied from 52% of homes in North to 78% of homes let in East. 28% of homes were let in the last quarter were let to households in the Silver band. This ranged from 20% of homes in East and South to 40% in North. The Band is not recorded for 7 homes let by direct match.

**Table 6: Homes let between 1 October and 31 December 2024 by Area and Band**

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
East	5	9%	37	69%	11	20%	1	2%			54
North	2	2%	52	50%	42	40%	9	9%			105
South	5	5%	67	67%	20	20%	3	3%	5	5%	100
West	5	4%	81	62%	35	27%	7	5%	2	2%	130
<b>Total</b>	<b>17</b>	<b>4%</b>	<b>237</b>	<b>61%</b>	<b>108</b>	<b>28%</b>	<b>20</b>	<b>5%</b>	<b>7</b>	<b>2%</b>	<b>389</b>

The proportion of homes let to applicants in Emergency and Gold Bands amongst the 7 landlords who let the most homes in the last quarter also varied, from 38% for Stonewater to 85% for Aster (Table 7).

**Homefinder Somerset**  
**Quarterly Monitoring Report – January 2025**

**Table 7: Homes let between 1 October and 31 December 2024 by landlord and Band**

	Emergency		Gold		Silver		Bronze		Not known		Total
	No.	%	No.	%	No.	%	No.	%	No.	%	
Abri	4	5%	52	67%	15	19%	2	3%	5	6%	<b>78</b>
Acorn			1	100%							<b>1</b>
Alliance Homes			2	67%	1	33%					<b>3</b>
Aster	4	10%	30	75%	6	15%					<b>40</b>
Clarion Housing			2	67%	1	33%					<b>3</b>
Falcon Rural							1	100%			<b>1</b>
Guinness					2	67%	1	33%			<b>3</b>
Hastoe			2	67%	1	33%					<b>3</b>
Homes in Sedgemoor	1	2%	28	51%	21	38%	5	9%			<b>55</b>
LiveWest	1	3%	21	64%	8	24%	3	9%			<b>33</b>
Magna	1	3%	19	59%	10	31%	2	6%			<b>32</b>
Pinnacle Group			1	100%							<b>1</b>
saha					1	100%					<b>1</b>
Sanctuary	2	22%	5	56%	1	11%	1	11%			<b>9</b>
Selwood Housing			5	100%							<b>5</b>
SHAL Housing			5	100%							<b>5</b>
Somerset Council	3	5%	38	59%	18	28%	3	5%	2	3%	<b>64</b>
Sovereign			12	92%			1	8%			<b>13</b>
Stonewater	1	3%	13	35%	22	59%	1	3%			<b>37</b>
Willow Tree			1	50%	1	50%					<b>2</b>
<b>Total</b>	<b>17</b>	<b>4%</b>	<b>237</b>	<b>61%</b>	<b>108</b>	<b>28%</b>	<b>20</b>	<b>5%</b>	<b>7</b>	<b>2%</b>	<b>389</b>

**Homefinder Somerset**  
**Quarterly Monitoring Report – January 2025**

39,368 homes have been let through Homefinder Somerset since 2009. The total number of homes let per year and by size is shown in Table 8.

**Table 8: 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	878	743	318	37	1	1	<b>1,978</b>
2024	816	696	285	39	0	0	<b>1,836</b>
<b>Total</b>	<b>14,870</b>	<b>16,413</b>	<b>7,369</b>	<b>661</b>	<b>49</b>	<b>6</b>	<b>39,368</b>

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