

Homefinder Somerset

- ▶ Background
- ▶ Aims of Homefinder Somerset
- ▶ How Homefinder Somerset works
- ▶ Any questions/ comments

Background

- ▶ In operation since December 2008
- ▶ Covers the Somerset Council area
- ▶ 10,732 households registered across Somerset

Profile of households registered on Homefinder Somerset (14 November 2023)

	Number of bedrooms needed							Total
	1	2	3	4	5	6	7	
Emergency	12	1	1	3				17
Gold	419	222	145	89	40	6	1	922
Silver	1,803	1,242	1,004	329	17	3		4,398
Bronze	3,322	1,520	499	48	6			5,395
Total	5,556	2,985	1,649	469	63	9	1	10,732

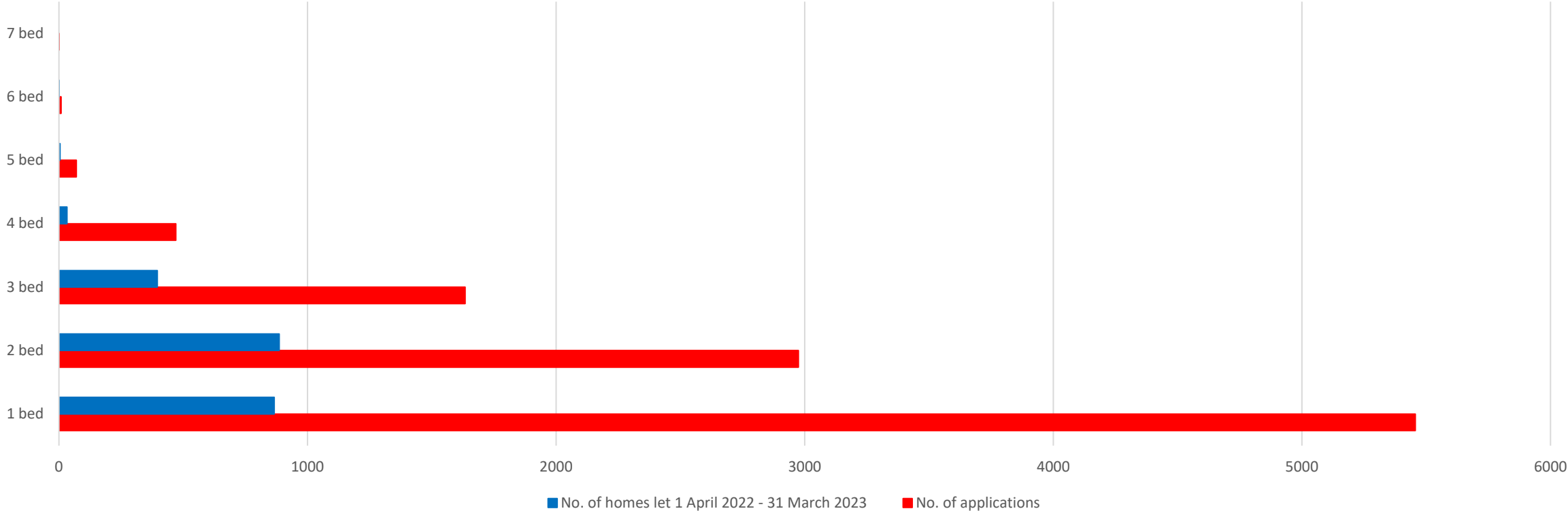
Homes let

- ▶ 37,000 homes let through Homefinder Somerset since 2008. 2,185 between 1 April 2022 – 31 March 2023

No. of bedrooms in homes let in Somerset between 1 April 2022 – 31 March 2023

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total	%
East (former Mendip DC area)	159	174	44	7	1		385	18%
North (former Sedgemoor DC area)	182	152	115	11	1		461	21%
South (former South Somerset DC area)	315	289	126	8	1		739	34%
West (former Somerset West & Taunton area)	210	271	111	6	1	1	600	27%
Total	866	886	396	32	4	1	2,185	
% of total	40%	41%	18%	1%	0%	0%		

Comparison between demand & supply



Minehead & Watchet LCN - Demand

	1 bed need	2 bed need	3 bed need	4 bed need	5 bed need	Total
Minehead	193	66	40	8	1	308
Watchet	79	31	16	4	2	132
Williton	52	35	18	4	2	111
Dunster	31	8	13	1		53
Carhampton	18	6	9	3		36
Old Cleeve	4	4	6	1		15
Crowcombe	7	1				8
West Bagborough	5	1	2			8
Withycombe	6		1			7
Stogumber	4	1	1			6
Lydeard St Lawrence	1	2	2			5
West Quantoxhead	2	1	1			4
Bicknoller	3					3
Monksilver	1	1				2
Sampford Brett	1	1				2
Ash Priors	1					1
East Quantoxhead			1			1
Tolland	1					1
Combe Florey						0
Elworthy						0
Nettlecombe						0
Total	409	158	110	21	5	703

Minehead & Watchet LCN – Supply.

Homes let 1 Aug 21 – 14 Nov 23

	1 Bed		2 Bed		3 Bed		4 Bed		Total	
	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids
Williton	12	129	39	86	22	75	3	89	76	90
Minehead	26	133	27	76	4	70	1	54	58	101
Watchet	11	85	22	103	14	68			47	88
Old Cleeve	6	129	5	64	1	48			12	95
Carhampton	2	117	5	122	4	92			11	110
Stogumber	6	111	4	164	1	38			11	124
West Bagborough	2	80	1	235	2	196			5	157
Withycombe			2	51	2	125			4	88
Crowcombe			2	65					2	65
Dunster	2	225							2	225
Lydeard St L					1	150			1	150
Total	67	123	107	91	51	81	4	81	229	98

Impacts of the mis-match between demand and supply

- ▶ Households may wait longer or may not be successful
- ▶ Households may have to consider a wider area
- ▶ Households will need to consider all housing options
- ▶ Increases in the number of households in temporary accommodation
- ▶ More difficult for households to move on from temporary or supported accommodation

Aims

- ▶ Homefinder Somerset aims to provide
 - ▶ Choice for people seeking housing
 - ▶ A common scheme across Somerset that provides a single point of access for applicants, is transparent, easy to understand and accessible to all

How it works

- ▶ Under Homefinder Somerset there is a common:
 - ▶ Application form
 - ▶ Housing register
 - ▶ Approach to assessing housing needs and awarding priority
 - ▶ Way of advertising properties

How it works

Policy & User Guide available online

- ▶ Applications are placed in one of the following Bands:
 - ▶ Emergency (Bed blocking, severe health/welfare, urgent disrepair, fleeing serious violence, traumatic event)
 - ▶ Gold (Accepted homeless, lacking 2+ bedrooms, harassment, health/welfare, disrepair, move on from supported accommodation etc.)
 - ▶ Silver (Homeless – Prevention/ Relief/ Other, lack 1 bedroom, health/welfare, disrepair, dependent child & sharing facilities etc.)
 - ▶ Bronze (Adequately housed, adequate financial resources, no housing need)

How it works

- ▶ Assess the size of home a household needs. One bedroom usually allowed for:
 - ▶ A single applicant or couple
 - ▶ 2 children of the same sex under the age of 16
 - ▶ 2 children under 10 irrespective of sex
 - ▶ Any other person aged 16 or over

How it works

- ▶ Homes are advertised each week (Wednesday – Sunday)
- ▶ Applicants can bid for up to 3 homes each week
 - ▶ Online
 - ▶ Contact local authority
 - ▶ Autobid

How it works

- ▶ Shortlisting to select the successful applicant
 - ▶ Households who have bid are ranked by Band & how long been in that Band
 - ▶ Landlords work down the list to find first suitable applicant (& who meets any preferences/ requirements stated on the advert)
 - ▶ Landlords undertake verification process to assess suitability as a tenant and finances
 - ▶ Landlords must provide a reason for rejecting an applicant