

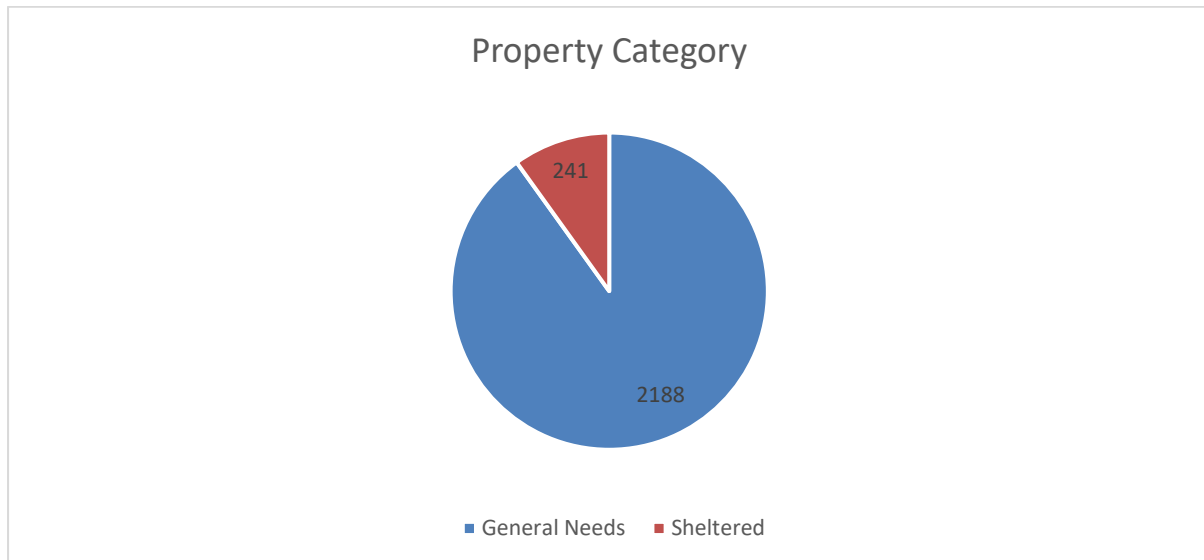
East Herts Quarterly Housing Monitor

1st July – 30th September 2025

The Housing Register

Applications

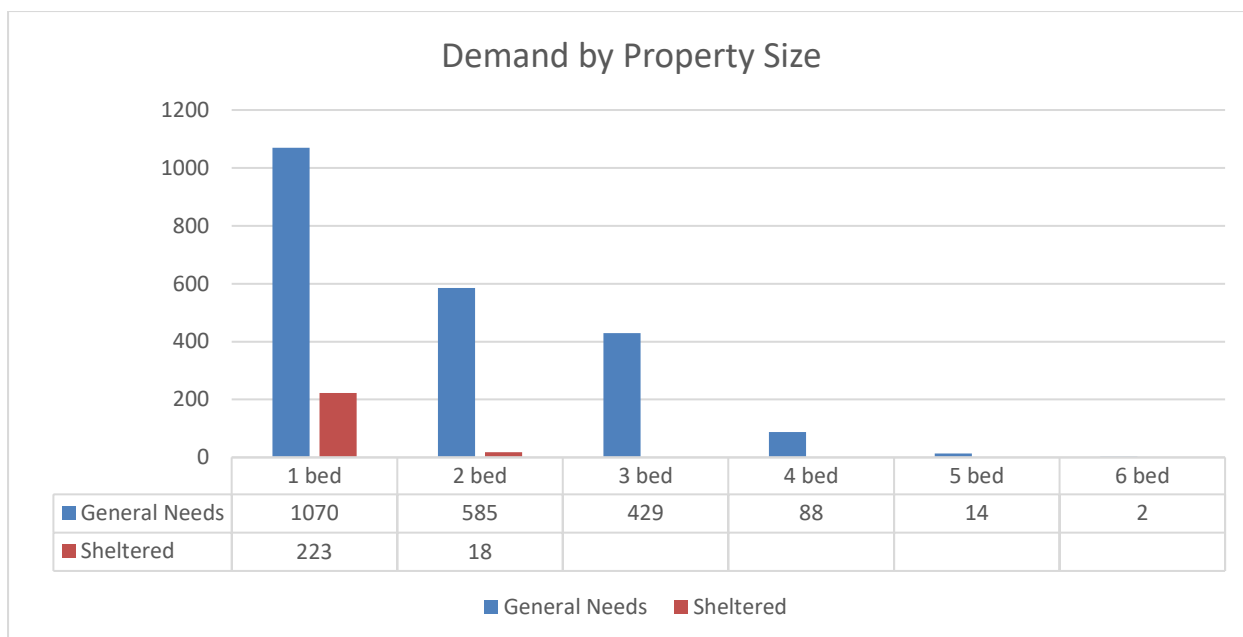
The Housing Register includes applicants for general needs and sheltered housing. On 30th September 2025, there were 2,429 live applications on the housing register. Of these, 2,188 require general needs housing and 241 require sheltered accommodation. This represents a slight reduction of 37 on the last quarter.



Of the 2,429 households on the East Herts Housing Register, 635 (26%) are currently in a social housing tenancy in the district and seeking a transfer.

Property size

The greatest demand is for smaller properties. Over half of all households require a 1 bed property, 49% (1070) of general needs applicants and 93% (223) of sheltered applicants, and 25% require a 2 bed property 27% (585) of general needs applicants and 7% (18) of sheltered applicants.



Allocations

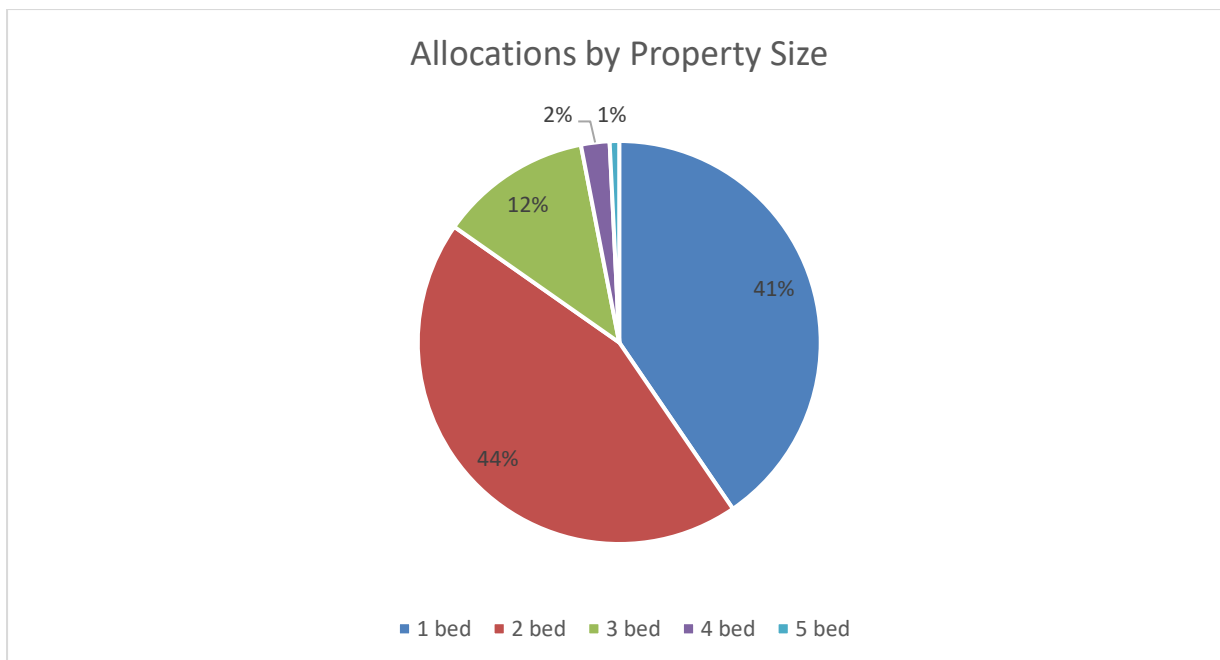
Between 1st July and 30th September 2025, 131 households received an allocation of affordable rented housing. Of these, 114 (88%) were allocated to general needs housing and a further 17(12%) households accepted an offer of sheltered housing.

Of those allocated, 31 (24%) moved from another social housing tenancy in East Herts.

Six households who received an allocation did not have a connection to the district through residence, work, family or being owed the main housing duty under homelessness legislation. Of these, all received an allocation to a general needs property.

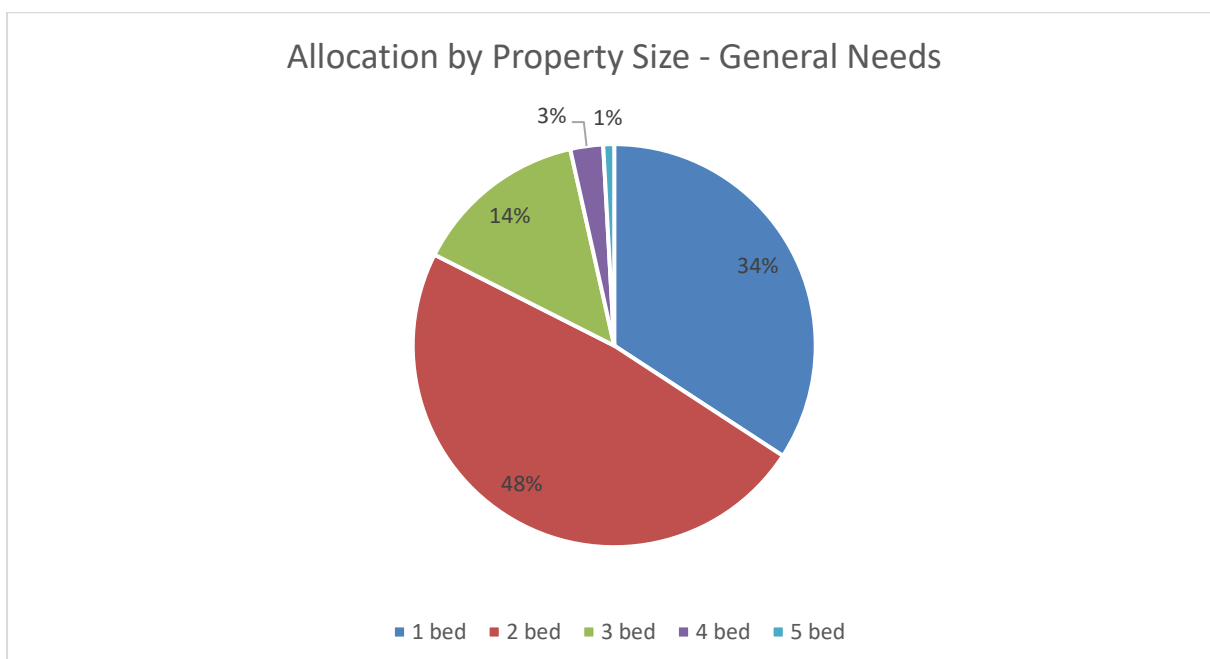
Property size

Allocations to one bed properties accounted for 40% (53) of all allocations, two bed properties 45% (58), three bed properties 12% (16), four bed properties 2% (3), and five bed properties 1% (1).



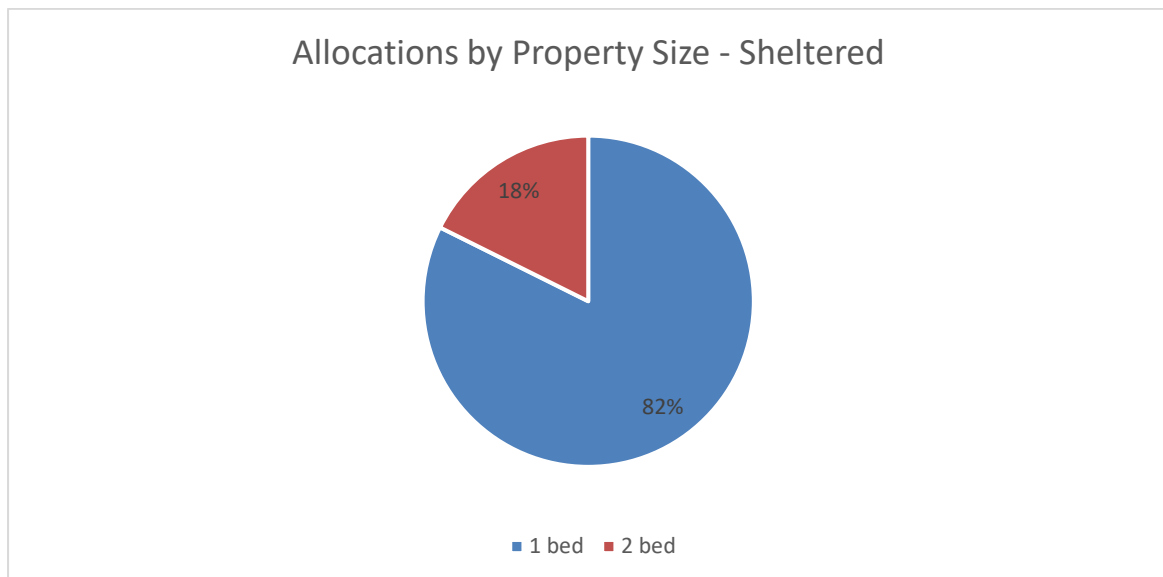
General needs housing

88% (114) of all allocations were to general need housing. Within these, 30% (39) households were allocated to 1 bed general needs properties, 42% (55) to two bed properties, 12% (16) to three bed properties, 2% (3) to 4 bed properties and 1% (1) to a five bedroom property.



Sheltered housing

Twelve percent (17) of all allocations were to sheltered housing. Of these 82% (14) were allocated to a one bed property and 18% (3) to a two-bed property.



Average points required for an allocation

Applicants to the housing register are awarded points according to their housing need and the strength of their connection to the district. The table below shows the average points of households allocated to a property between 1st July and 30th September 2025, by property category and size.

Average points of applicants receiving an allocation by property size

	General needs	Sheltered
1 bed	126	103
2 bed	114	124
3 bed	149	-
4 bed	153	-
5 bed	170	

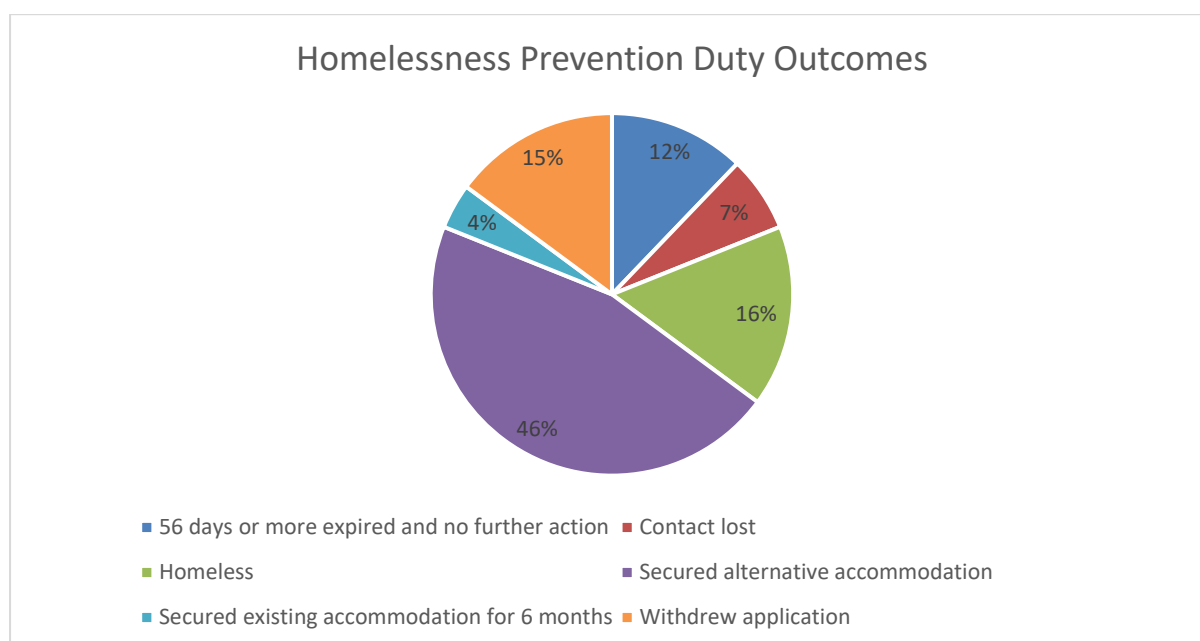
Homelessness and housing advice

Presentations

Between 1st July and 30th September 2025, 472 households approached the homelessness service for advice and assistance. The service carried out 167 assessments to determine whether a duty was owed under the homelessness legislation. Overall, 128 households were assessed as owed a duty, 56 were threatened with homelessness and owed the prevention duty and 72 were homeless and owed the relief duty.

Homelessness prevention outcomes

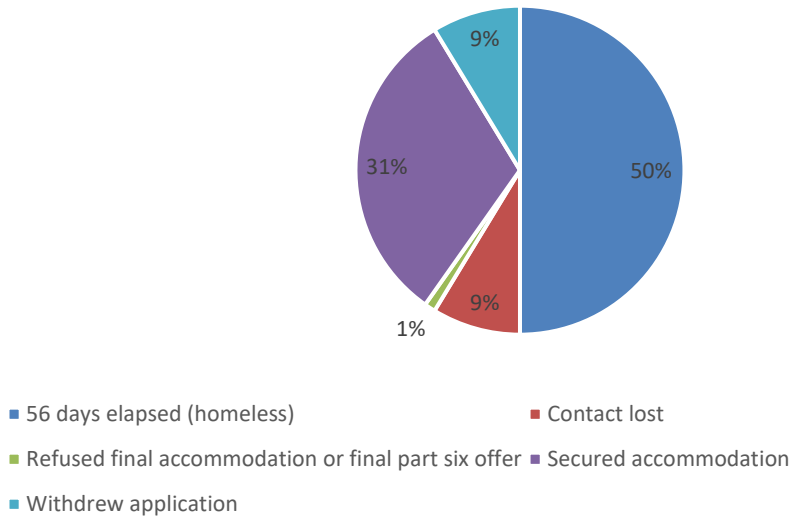
Over the quarter 75 prevention cases were closed. Of these, 30% (12) became homeless and owed the relief duty, 47% (35) had their homelessness prevented through securing alternative accommodation and 6% (53) were able to remain in their existing accommodation.



Homelessness relief outcomes

Of the 92 relief cases closed during the quarter, 50% (46) of households remained homeless at the end of the relief duty and 32% (29) had their homelessness relived through securing alternative accommodation.

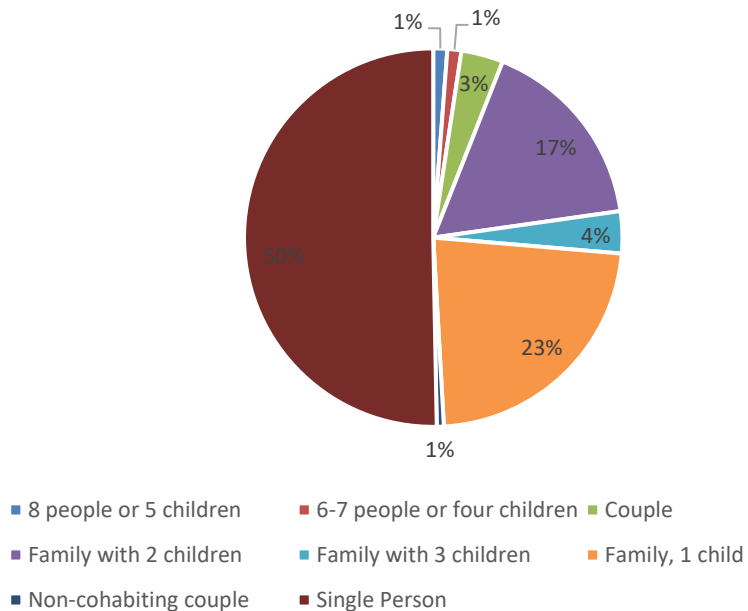
Homelessness Relief Duty Outcomes



Household type

Of the 167 households for which the prevention and/or relief duties ended during the quarter, 46% (76) included dependent children.

Household Type



Reason for homelessness or threat of homelessness

The most prevalent reasons for households presenting as homeless or threatened with homelessness are, loss of an assured shorthold tenancy in the private rented sector (22%), family no longer willing or able to continue to accommodate the household (14%) down 6%, domestic abuse victim (22%) up 5%.

Reason for Homelessness/threat of Homelessness	No.	%
End of private rented tenancy: assured shorthold tenancy	37	22%
Domestic abuse: victim	36	22%
Family no longer willing or able to accommodate	23	14%
Relationship with partner ended (non-violent breakdown)	16	10%
Friends no longer willing or able to accommodate	7	4%
Eviction from supported housing	7	4%
End of social rented tenancy	7	4%
End of private rented tenancy - not assured shorthold tenancy	7	4%
Departure from institution: Custody	6	4%
Mortgage repossession or sale of owner occupier property	5	3%
Voluntarily left accommodation to relocate	3	2%
Non-racially motivated / other motivated violence or harassment	3	2%
Loss of tied accommodation	3	2%
Not known due to last settled accommodation Not known	2	1%
Domestic abuse: alleged perpetrator excluded from property	2	1%
Left HM Forces	1	1%
Home no longer suitable due to disability / ill health	1	1%
Fire or flood / other emergency	1	1%
	167	100%

Temporary accommodation

At the end of the quarter 64 households were being accommodated in temporary accommodation under the council's homelessness duties.

Accommodation Type	All	In East Herts	Out of District	Single Person/Couple	Family with Dependent Children	Other
Hostels	25	25	0	14	11	0
Other nightly paid, privately managed accommodation, self-contained	3	2	1	0	3	0
Private sector leased accommodation	7	7	0	4	0	3
Bed & Breakfast	29	3	26	21	8	0
All	64	37	27	39	25	0

Bed and Breakfast was used as an initial temporary accommodation placement for 27 households during the quarter. This is reduction of 16 on the previous quarter.

Bed and Breakfast location	All	Single person/couple	Family with dependent children	Other family type
In East Herts	1	1	0	0
Out of district	26	10	16	0
All	27	11	16	0

New-build affordable housing

The council recognises the need for more affordable housing to meet the needs of local people. We work with developers and housing associations to deliver good quality affordable homes for rent and shared ownership.

Between 1st July and 30th September 2025, 19 new homes for rent and 28 for shared ownership were delivered in East Herts.

Scheme	RP	All	Affordable rent	Shared ownership
Farnham Road Bishop's Stortford	Paradigm	16	15	1
(EOS1) East of Stevenage	Paradigm	9	4	5
(BISH3) Bishop's Stortford North	Paradigm	9		9
(BISH3) Bishop's Stortford North	B3 Living	9		9
(BISH3) Bishop's Stortford	Hightown	4		4
(BISH5) Bishop's Stortford	Hightown	4		
All		47	19	28

Pipeline of new build affordable housing

It is anticipated that between 1st October and 31st December 2025, up to 27 homes for affordable rent and a further 27 for shared ownership will be delivered across the district.

New build affordable housing pipeline: 1st October – 31st December 2025

Scheme	RP	All	Affordable Rent	Shared Ownership
(BISH3) Bishop's Stortford North	Paradigm	18	15	3
(BISH3) Bishop's Stortford North	Hightown	12	7	5
(BISH3) Bishop's Stortford	PPHA	6	5	1
(EOS1) East of Stevenage	Paradigm	12		12
Farnham Rd, Kitchener Rd and Morbury Ave	Paradigm	6		6
All		54	27	27