

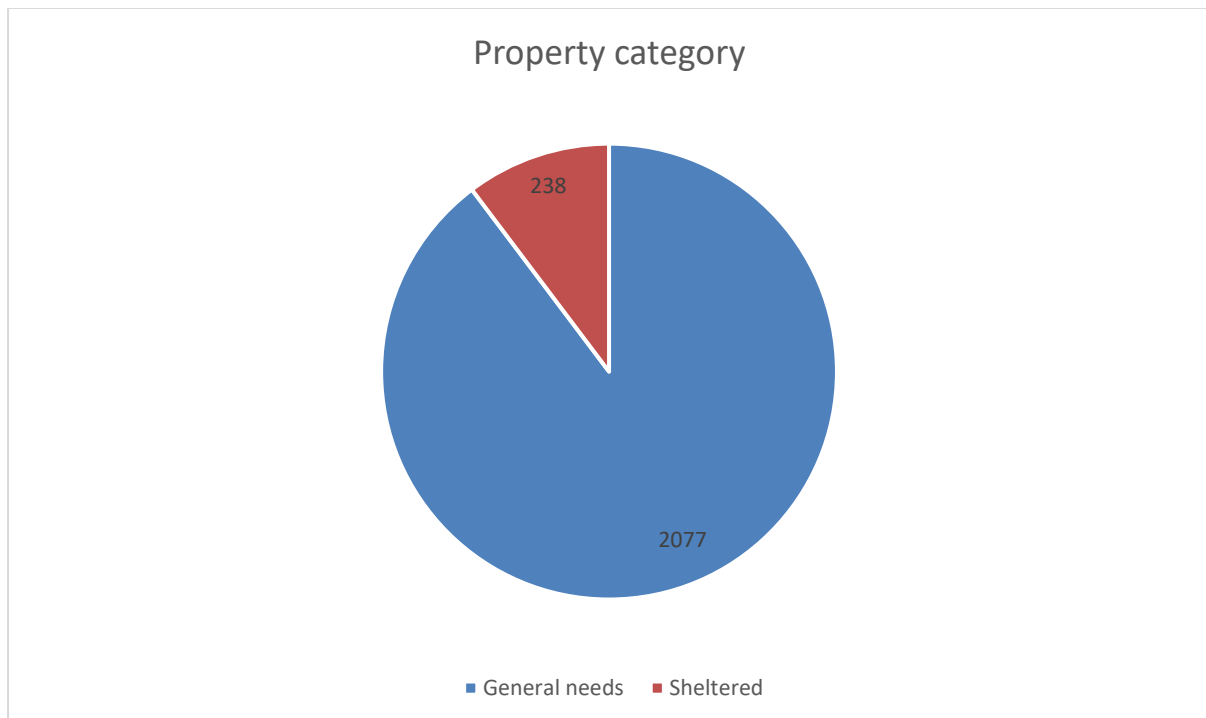
East Herts Quarterly Housing Monitor

1st January – 31 March 2025

The Housing Register

Applications

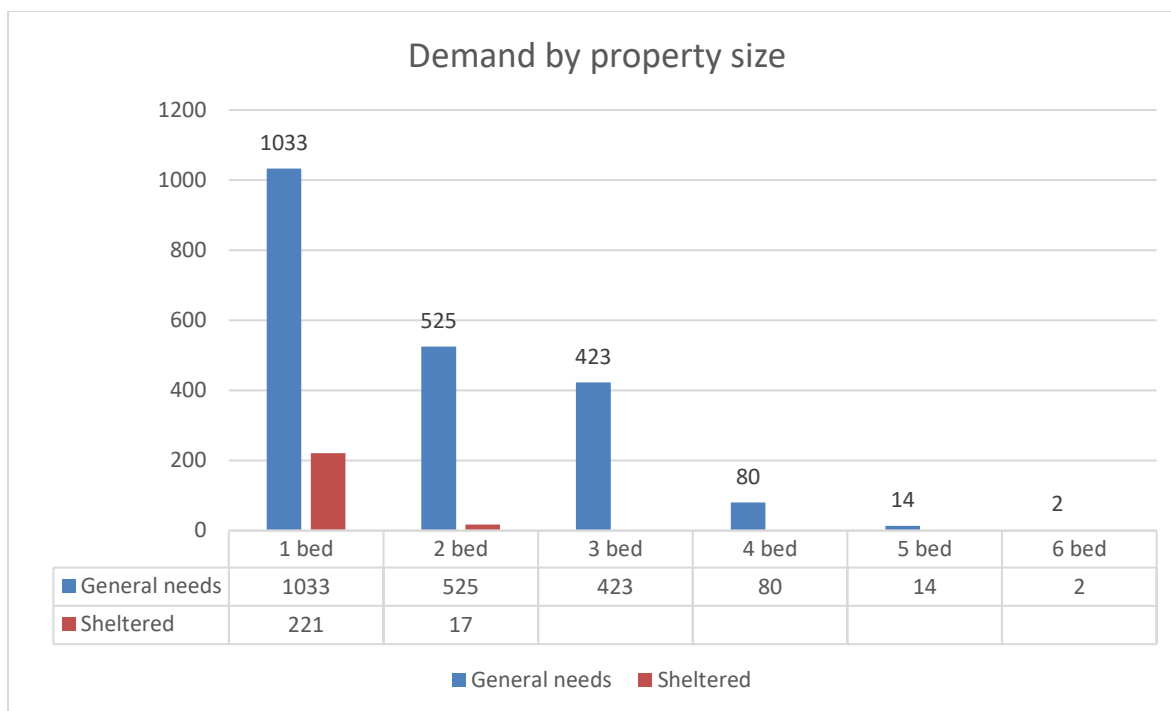
The Housing Register includes applicants for general needs and sheltered housing. On 31st March 2025, there were 2,315 live applications on the housing register. Of these, 2,077 require general needs housing and 238 require sheltered accommodation.



Of the 2,315 households on the East Herts Housing Register, 618 (27%) 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, (50% of general needs applicants and 93% of sheltered applicants), and 23% require a 2 bed property (25% of general needs applicants and 7% of sheltered applicants).



Allocations

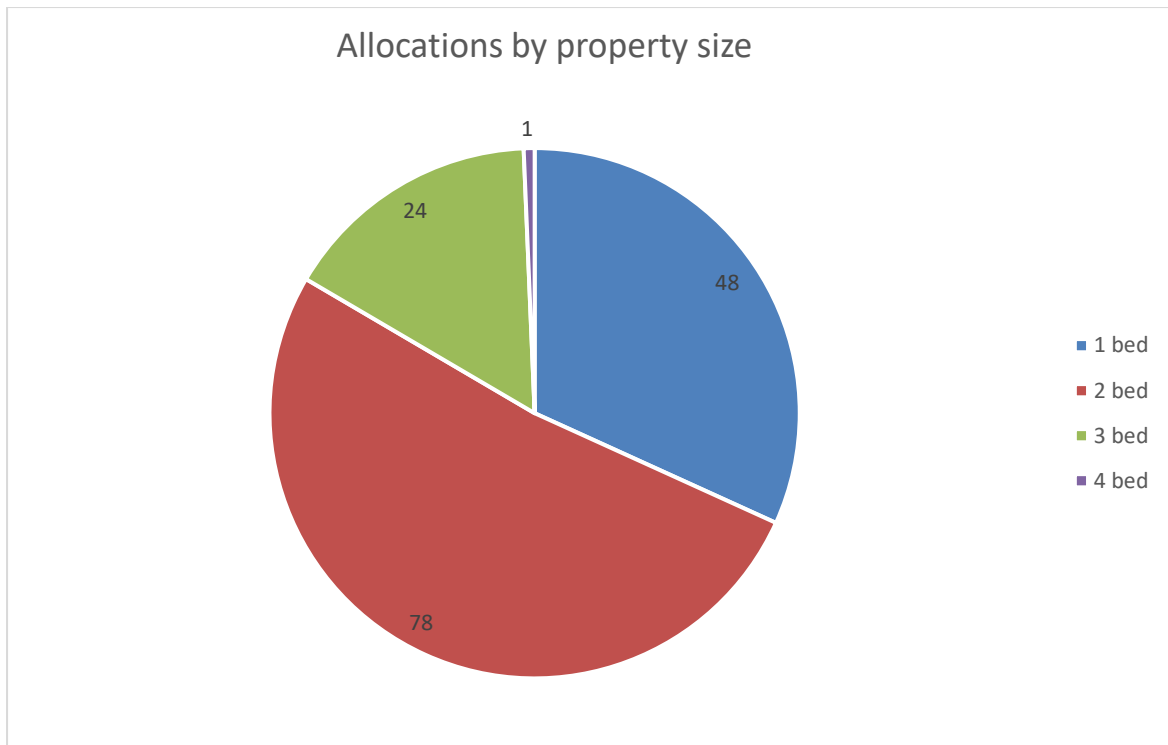
Between 1st January and 31st March 2025, 151 households received an allocation of affordable rented housing. Of these, 132 (87%) were allocated to general needs housing and a further 19 (13%) households accepted an offer of sheltered housing.

Of those allocated, 36 (24%) moved from another social housing tenancy in East Herts.

Eighteen 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, 13 received an allocation to a general needs property and five to sheltered housing.

Property size

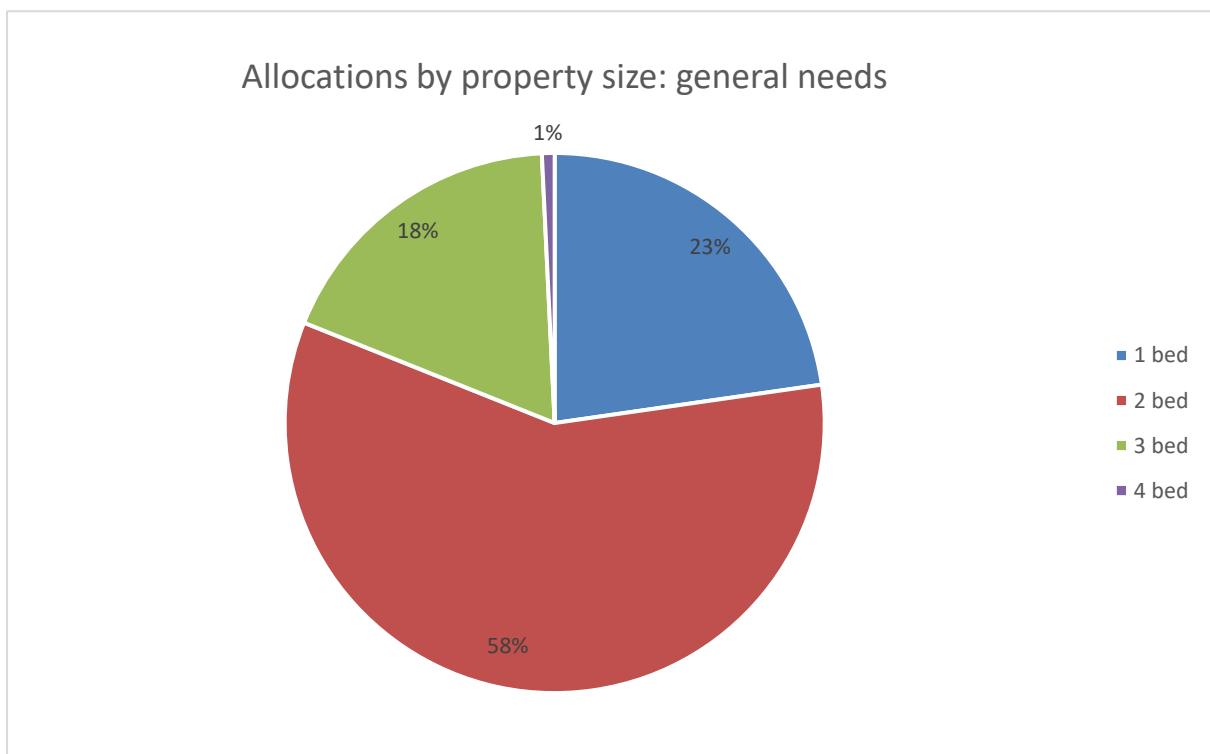
Allocations to one bed properties accounted for 16% (24) of all allocations, two bed properties 52% (78), three bed properties 32% (48) and four bed properties 0.6% (1).



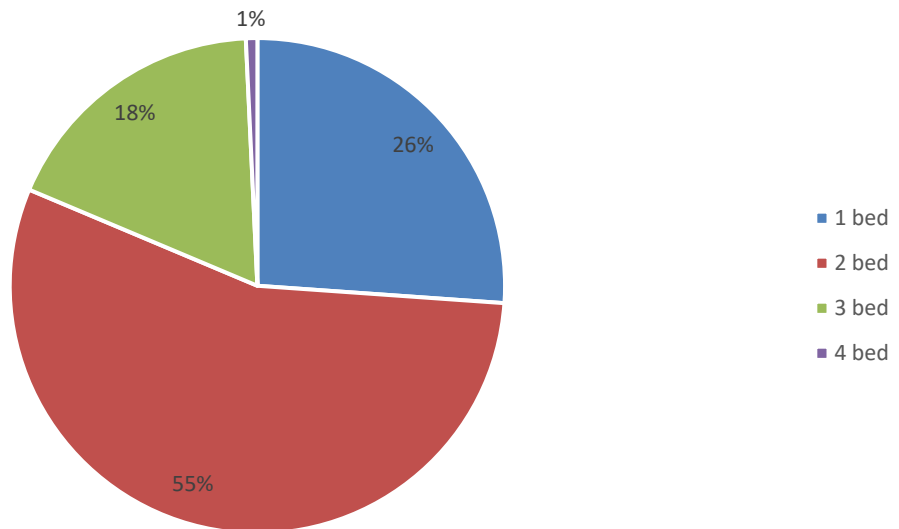
General needs housing

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Eighty-seven percent (132) of all allocations were to general need housing. Of these, 23% (30) households were allocated to 1 bed general needs properties, 58% (77) to two bed properties, 18% (24) to three bed properties and 1% (1) to 4 bed properties.



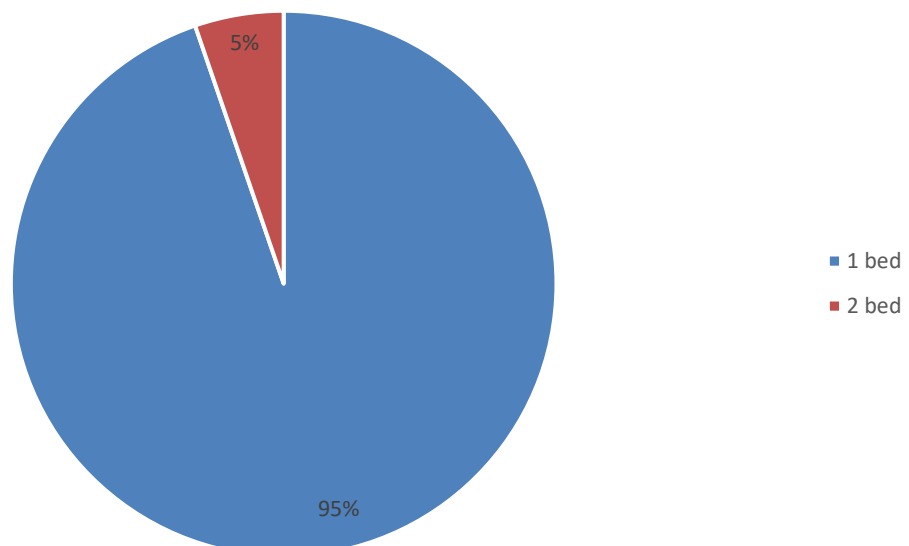
Allocations by property size: general needs



Sheltered housing

Thirteen percent (19) of all allocations were to sheltered housing. Of these 95% (18) were allocated to a one bed property and 5% (1) to a two bed property.

Allocations by property size: sheltered



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 January and 31st March 2025, by property category and size.

Average points of applicants receiving an allocation by property size

	General needs	Sheltered
1 bed	143	102
2 bed	106	10
3 bed	140	-
4 bed	186	-

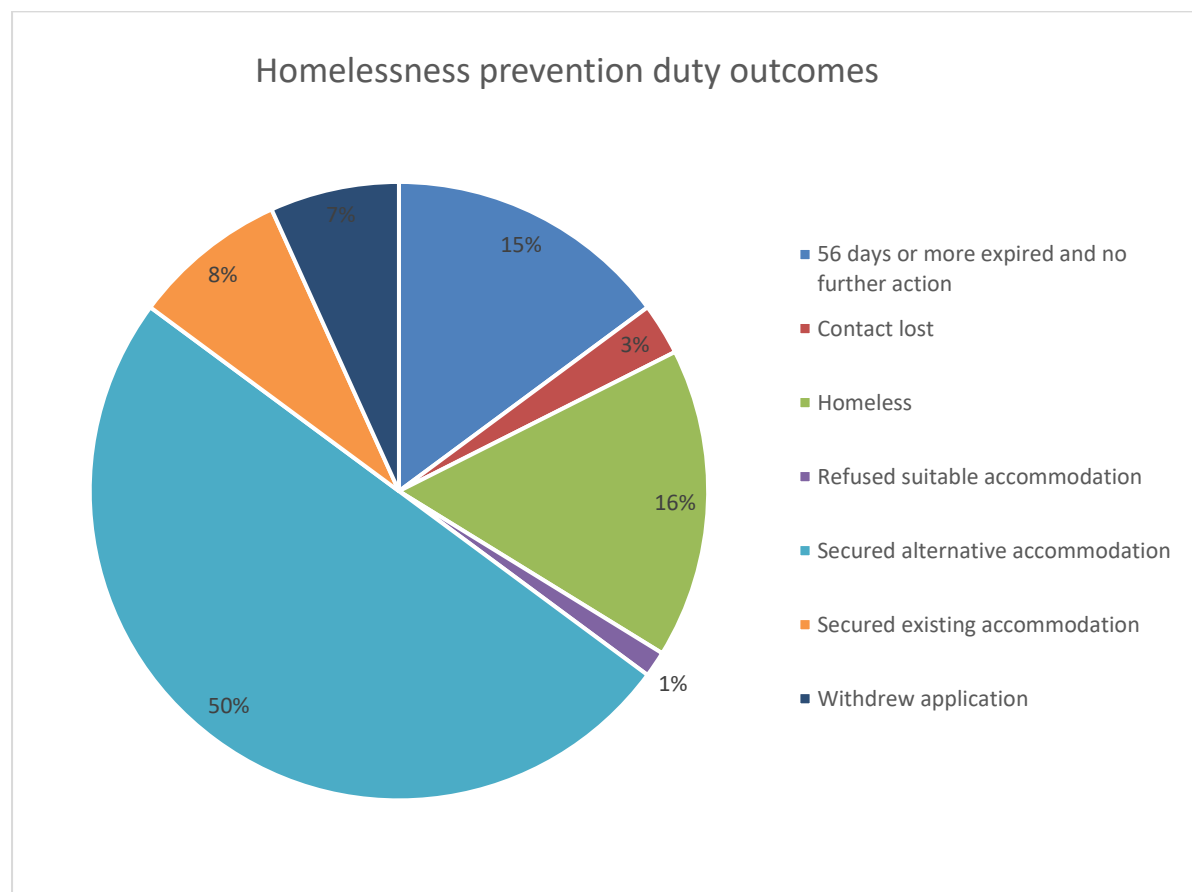
Homelessness and housing advice

Presentations

Between 1st January and 31st March 2025, 454 households approached the homelessness service for advice and assistance. The service carried out 223 assessments to determine whether a duty was owed under the homelessness legislation. Overall, 176 households were assessed as owed a duty, 97 were threatened with homelessness and owed the prevention duty and 79 were homeless and owed the relief duty.

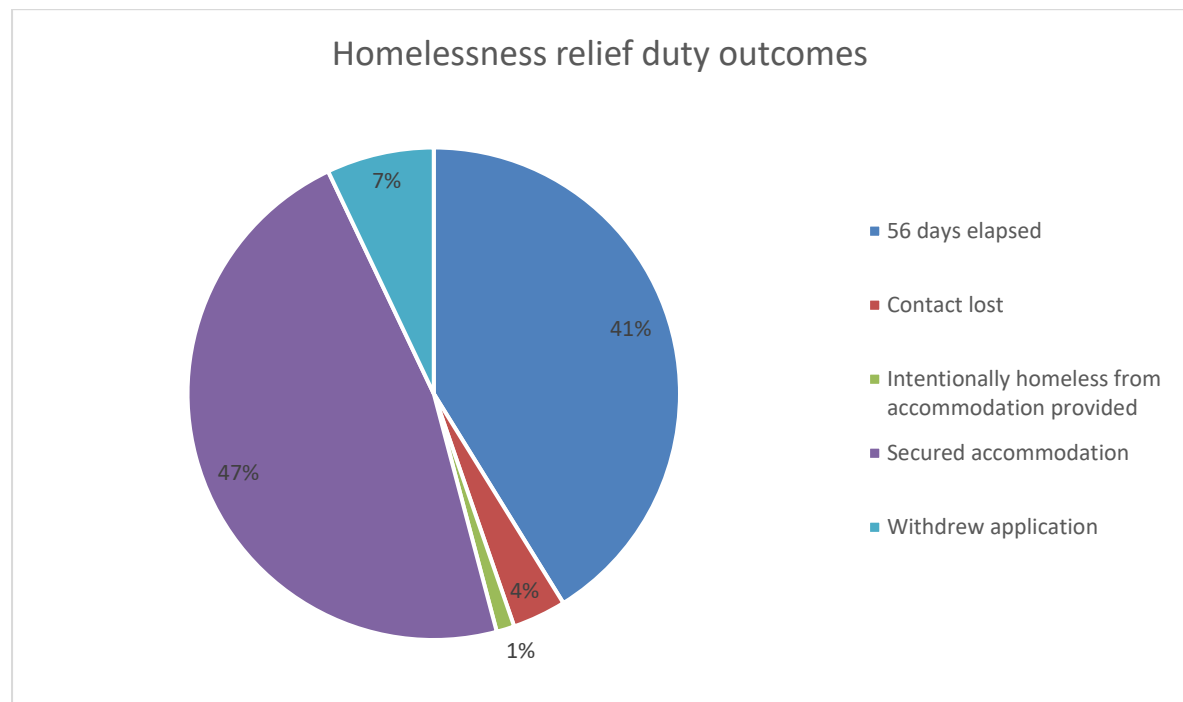
Homelessness prevention outcomes

Over the quarter 74 prevention cases were closed. Of these, 16% (12) became homeless and owed the relief duty, 50% (37) had their homelessness prevented through securing alternative accommodation and 8% (6) were able to remain in their existing accommodation.



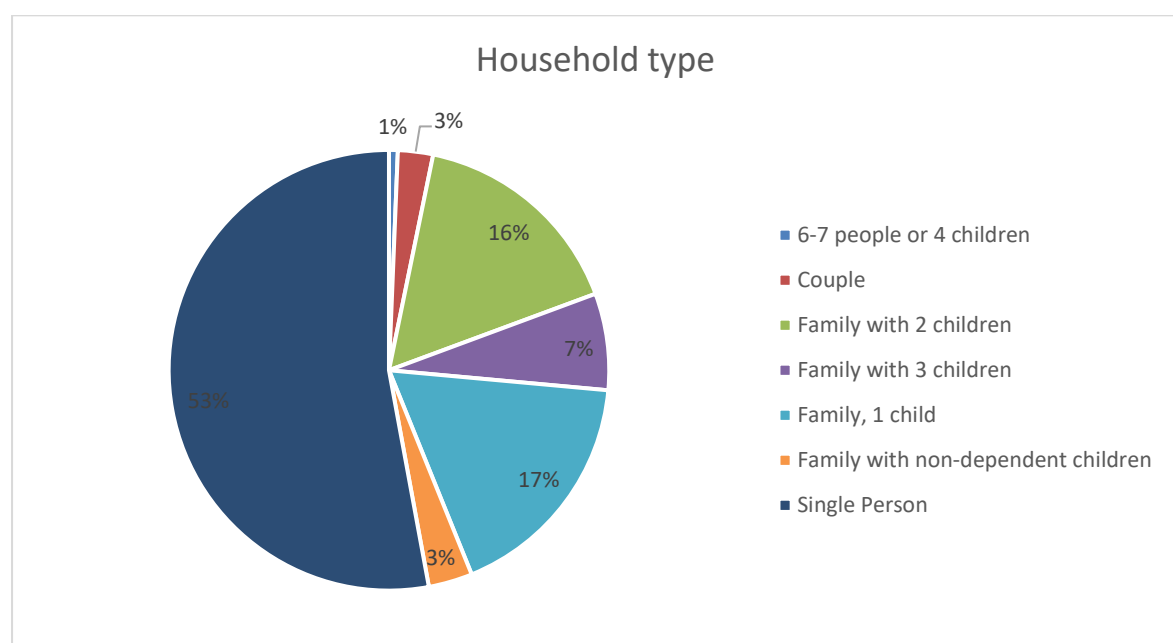
Homelessness relief outcomes

Of the 85 relief cases closed during the quarter, 41% (35) of households remained homeless at the end of the relief duty and 47% (40) had their homelessness relieved through securing alternative accommodation.



Household type

Of the 155 households for which the prevention and/or relief duties ended during the quarter, 41% (64) included dependent children.



Reason for homelessness or threat of homelessness

The most prevalent reasons for households presenting as homeless or threatened with homelessness are, domestic abuse victim (22%) loss of an assured shorthold tenancy in the private rented sector (21%) family no longer willing or able to continue to accommodate the household (21%).

Reason for homelessness/threat of homelessness	No	%
Departure from institution: Custody	5	3%
Departure from institution: Hospital (psychiatric)	1	1%
Departure from institution: Looked After Child Placement	1	1%
Domestic abuse: alleged perpetrator excluded from property	1	1%
Domestic abuse: victim	34	22%
End of private rented tenancy - not assured shorthold tenancy	5	3%
End of private rented tenancy: assured shorthold tenancy	32	21%
End of social rented tenancy	5	3%
Eviction from supported housing	2	1%
Family no longer willing or able to accommodate	33	21%
Friends no longer willing or able to accommodate	6	4%
Home no longer suitable due to disability / ill health	4	3%
Loss of tied accommodation	1	1%
Mortgage repossession or sale of owner occupier property	5	3%
Non-racially motivated / other motivated violence or harassment	2	1%
Not known due to last settled accommodation Not known	2	1%
Property disrepair	3	2%
Relationship with partner ended (non-violent breakdown)	7	5%
Required to leave accommodation provided by Home Office as asylum support	3	2%
Unsuccessful placement or exclusion from resettlement scheme/sponsorship	1	1%
Voluntarily left accommodation to relocate	2	1%
All	155	100%

Temporary accommodation

At the end of the quarter 54 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 family type
Private sector accommodation leased	3	3	0	3	0	0
Hostel	19	19	0	12	7	0
Bed and breakfast	31	7	24	26	5	0
Other nightly paid, privately managed	1	0	0	0	1	0

accommodation, self-contained						
All	54	29	24	41	13	0

Bed and Breakfast was used as an initial temporary accommodation placement for 35 households during the quarter.

Bed and Breakfast location		Single person/couple	Family with dependent children	Other family type
In East Herts	1	1	0	0
Out of district	34	20	13	1
All	35	21	13	1

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 January and 31st March 2025, 34 new homes for rent and 19 for shared ownership were delivered in East Herts.

Scheme	RP	All	Affordable rent	Shared ownership
Farnham Road/Hazel End BS	Paradigm	16	5	11
BISH4 South of Hadham Road	Hightown	5		5
BISH3 Bishop's Stortford North	Paradigm	17	17	
BISH3 Bishop's Stortford North	Hightown	7	7	
BISH3 Bishop's Stortford North	PPHA/Pinnacle	8	5	3
All		53	34	19

Pipeline of new build affordable housing

It is anticipated that between 1st April and 30th June 2025, up to 68 homes for affordable rent and a further 66 for shared ownership will be delivered across the district.

New build affordable housing pipeline: 1st April – 30th June 2025

Scheme	RP	All	Affordable rent	Shared ownership
Land Between Farnham Road, Kitchener Road and Morbury Avenue	Paradigm	24	16	8
BISH3 Bishop's Stortford North	Home Group	21	5	16
BISH3 Bishop's Stortford North	Paradigm	17	4	13
BISH3 Bishop's Stortford North	Hightown	14	9	5
BISH3 Bishop's Stortford North	B3 Living	16	13	3
BISH5 Bishop's Stortford South	Hightown	2	0	2
BISH5 Bishop's Stortford South	Paradigm	14	3	11
EOS1 East of Stevenage	Paradigm	22	18	4
BISH3 Bishop's Stortford North	PPHA	4	0	4
All		134	68	66