

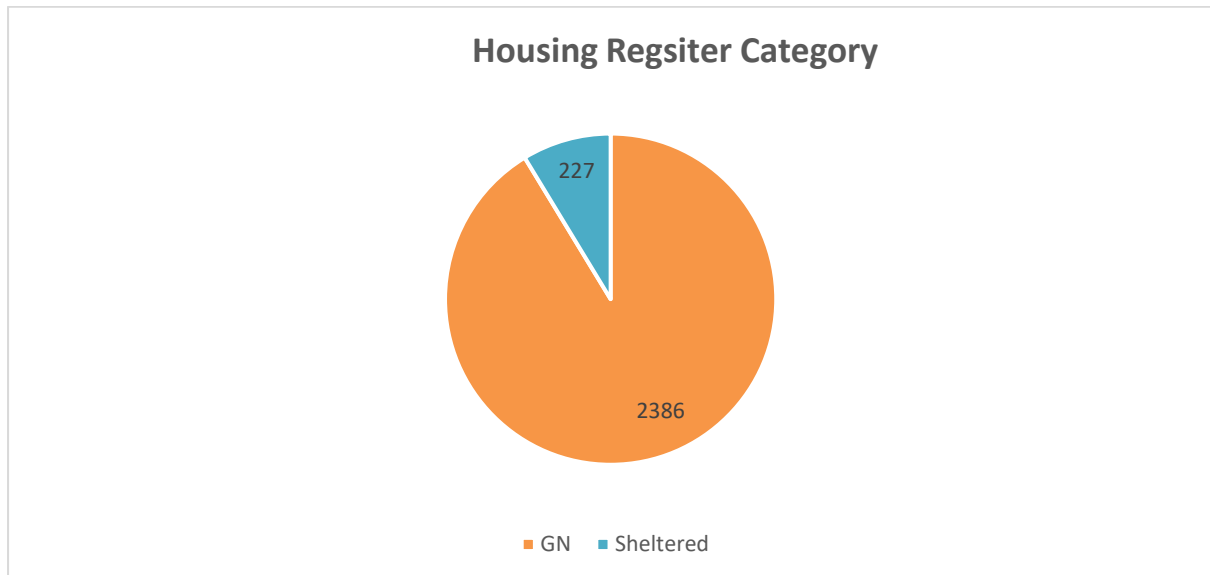
East Herts Quarterly Housing Monitor

1st October – 31st December 2025

The Housing Register

Applications

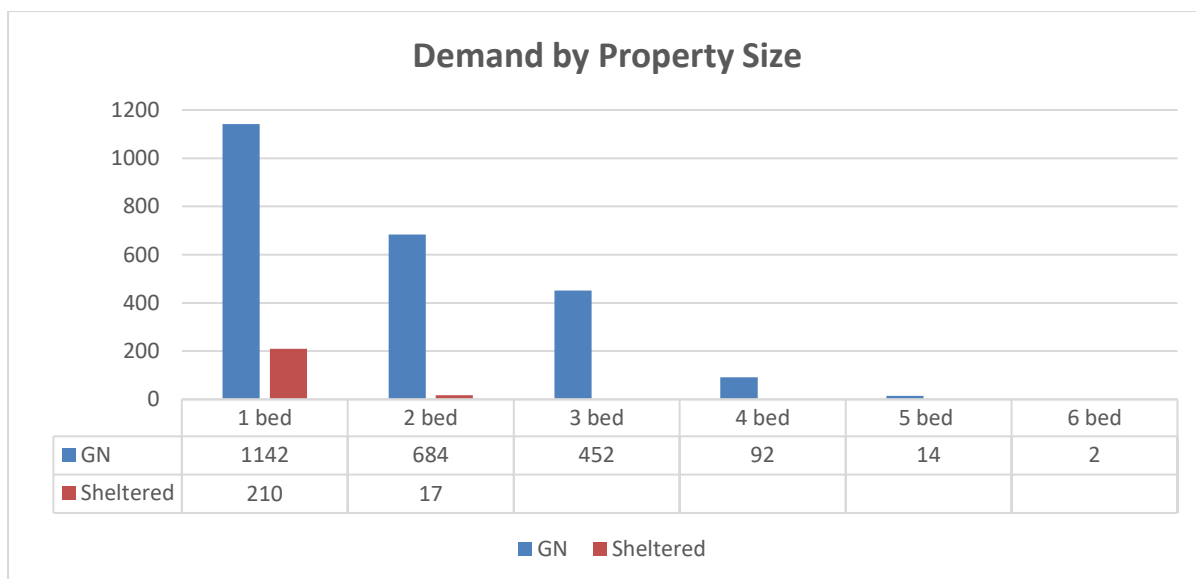
The Housing Register includes applicants for general needs and sheltered housing. On 31st December 2025, there were 2,613 live applications on the housing register. Of these, 2,386 require general needs housing and 227 require sheltered accommodation. This represents an increase of 184 (8%) on the last quarter.



Of the 2,613 households on the East Herts Housing Register, 697 (27%) are currently in a social housing tenancy in the district and seeking a transfer. 61% live in East Herts. 39% do not live in East Herts, and of these 31% have no local connection via family or work.

Property size

The greatest demand is for smaller properties. Over half (52%) of all households require a 1 bed property, 49% (1,142) of general needs applicants and 97% (210) of sheltered applicants. 27% of all applicants require a 2 bed property 29% (684) of general needs applicants and 3% (17) of sheltered applicants.



Allocations

Between 1st October and 31st December 2025, 89 households received an allocation of affordable rented housing. Of these, 71 (80%) were allocated to general needs housing and 18 (20%) households accepted an offer of sheltered housing.

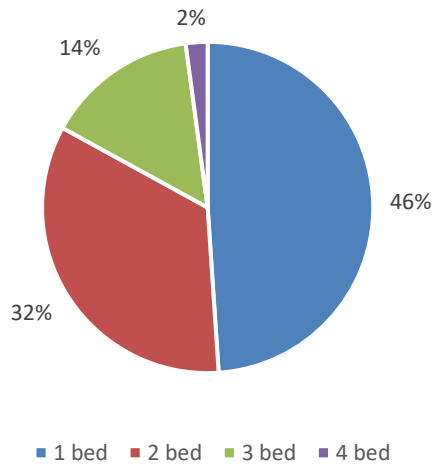
Of those allocated, 15 (17%) moved from another social housing tenancy in East Herts, a fall of 7%.

Three 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, 2 received an allocation to a general needs property and 1 to sheltered.

Property size

Allocations to one bed properties accounted for 46% (41) of all allocations, two bed properties 36% (32), three bed properties 16% (14), and four bed properties 2% (2).

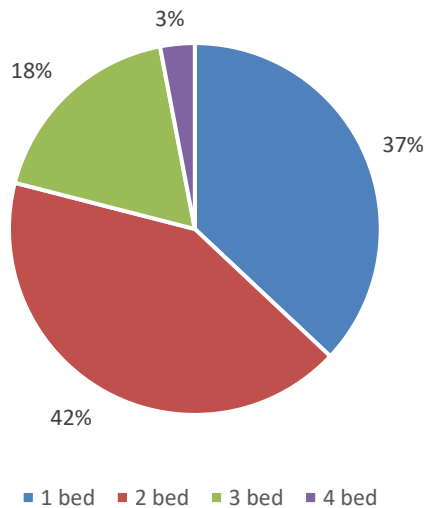
Allocations by Property Size



General needs housing

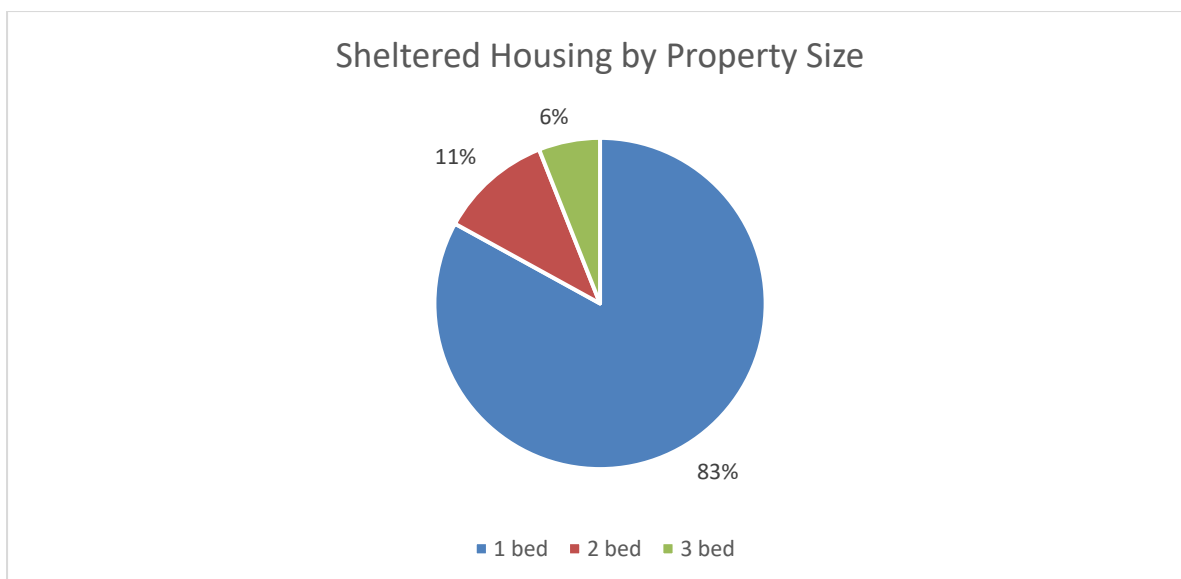
Of the 80% (71) homes allocated 37% (26) households were allocated to 1 bed properties, 42% (30) to two bed properties, 18% (13) to three bed properties, and 3% (2) to 4 bed properties.

General Needs by Property Size



Sheltered housing

Of the 20% (18) homes allocated sheltered housing. Of these 83% (15) were allocated to a one bed property, 11% (2) to a two-bed property, and 6% (1) to a three bedroom 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 October and 31st December 2025, by property category and size.

Average points of applicants receiving an allocation by property size

	General needs	Sheltered
1 bed	135	108
2 bed	125	81
3 bed	149	110
4 bed	103	-

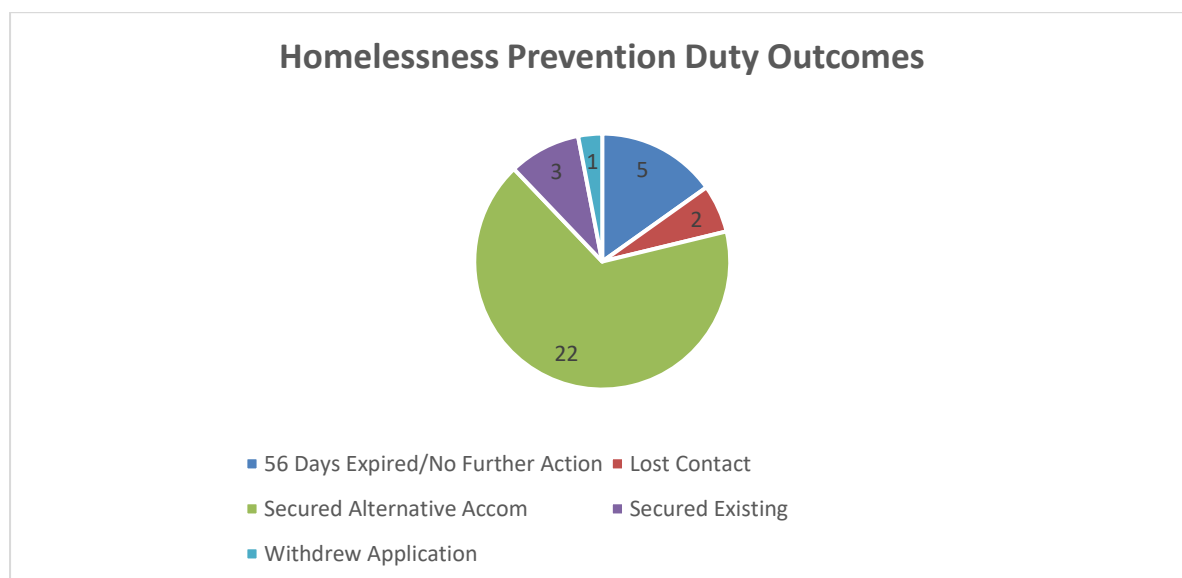
Homelessness and Housing Advice

Presentations

Between 1st October and 31st December 2025, 427 (down 47 on last quarter) households approached the homelessness service for advice and assistance. The service completed 129 assessments to determine whether a duty was owed under the homelessness legislation. Overall, 97 households were assessed as owed a duty, 42 were threatened with homelessness and owed the prevention duty and 55 were homeless and owed the relief duty.

Homelessness prevention outcomes

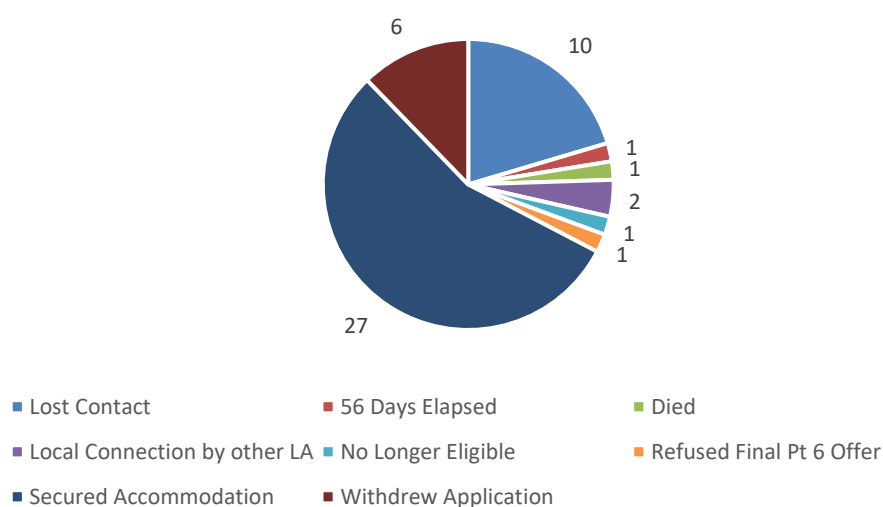
Over the quarter 33 prevention cases were closed. Of these, 67% (22) had their homelessness prevented through securing alternative accommodation, 15% (5) had 56 days expire/no further action, and 9% (3) secured existing accommodation.



Homelessness relief outcomes

Of the 49 relief cases closed during the quarter, only 1 (2%) household remained homeless at the end of the relief duty and 55% (27) had their homelessness relived through securing alternative accommodation, and in (20%) 10 cases contact was lost, an increase of 11%.

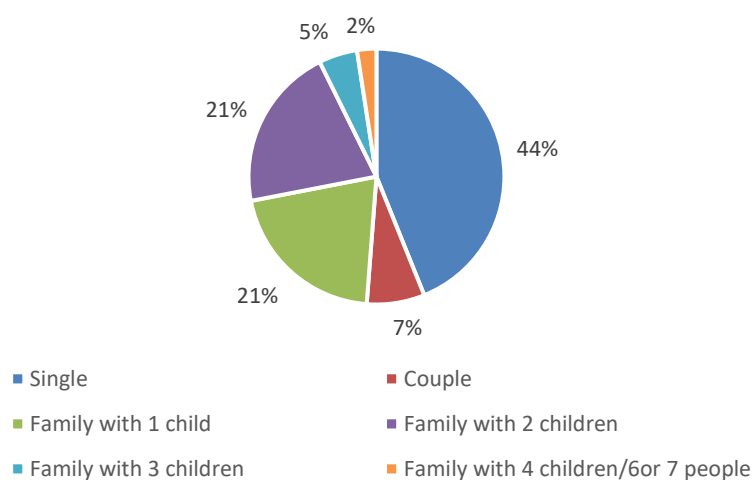
Homelessness Relief Duty Outcomes



Household type

Of the 82 households for which the prevention and/or relief duties ended during the quarter, 49% (40) included dependent children.

Household Types



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	11	9%
Domestic abuse: victim	29	22%
Family no longer willing or able to accommodate	23	18%

Relationship with partner ended (non-violent breakdown)	14	11%
Friends no longer willing or able to accommodate	6	5%
Eviction from supported housing	8	6%
End of social rented tenancy	2	2%
End of private rented tenancy - not assured shorthold tenancy	3	2%
Departure from institution: Custody	1	1%
Departure from institution: Looked After Child	1	1%
Mortgage repossession or sale of owner occupier property	8	6%
Voluntarily left accommodation to relocate	1	1%
Non-racially motivated / other motivated violence or harassment	4	3%
Not known due to last settled accommodation Not known	7	5%
Domestic abuse: alleged perpetrator excluded from property	2	2%
Racially motivated violence or harassment	2	2%
Property Disrepair	1	1%
Home no longer suitable due to disability / ill health	6	5%
Fire or flood / other emergency		0%
	129	100

Temporary accommodation

At the end of the quarter 75 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
Hostels	26	26	0	15	11
Other nightly paid, privately managed accommodation, self-contained	5	1	4	0	5
Private sector leased accommodation	8	8	0	5	3
Bed & Breakfast	36	4	32	20	12
All	75	39	36	39	25

Bed and Breakfast was used as an initial temporary accommodation placement for 44 households during the 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	43	27	16	1
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 October and 31st December 2025, 35 new homes for rent and 26 for shared ownership were delivered in East Herts.

Scheme	RP	All	Affordable rent	Shared ownership
Farnham Road Bishop's Stortford	Paradigm	8	2	6
(EOS1) East of Stevenage	Paradigm	12		12
(BISH3) Bishop's Stortford North	Paradigm	31	24	7
(BISH3) Bishop's Stortford North	Hightown	10	9	1
All		61	35	26

Pipeline of new build affordable housing

It is anticipated that between 1st January 2025 and 31st March 2026, up to 37 homes for affordable rent and a further 12 for shared ownership will be delivered across the district.

New build affordable housing pipeline: 1st January 2024 – 31st March 2026

Scheme	RP	All	Affordable Rent	Shared Ownership
(BISH3) Bishop's Stortford North	Hightown	11	7	4
(BISH3) Bishop's Stortford North	Paradigm	6	5	1
(BISH3) Bishop's Stortford North	PPHA	26	21	5
Farnham Rd, Kitchener Rd and Morbury Ave	Paradigm	6	4	2
All		49	37	12