

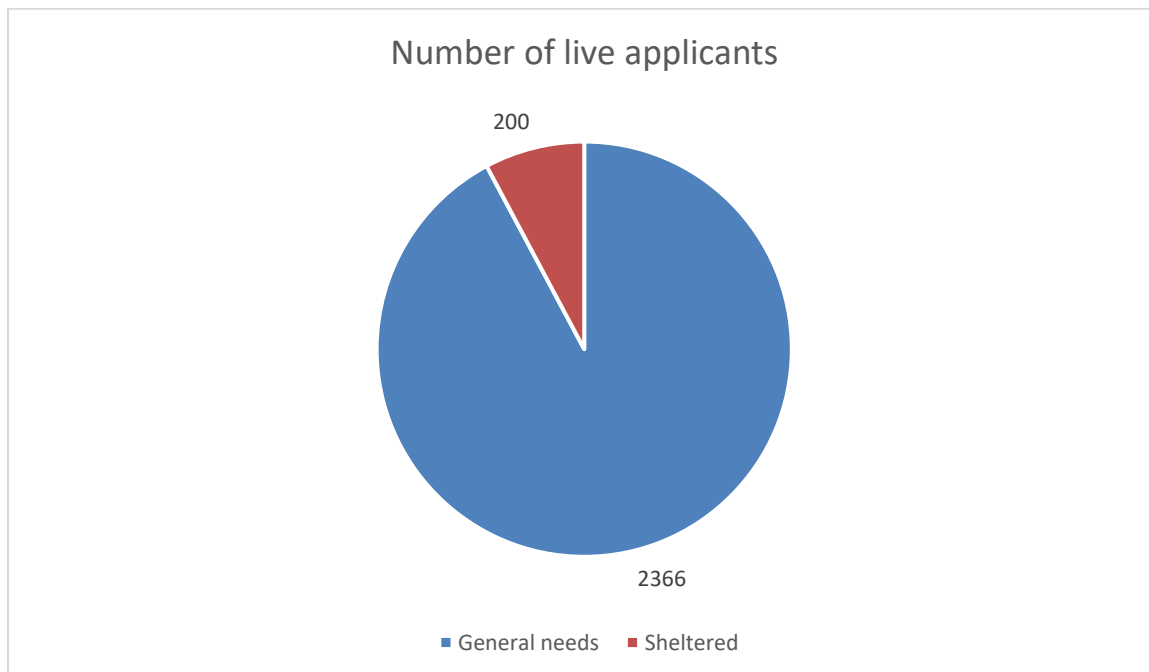
East Herts Yearly Housing Monitor

1st April 2025 – 31st March 2026

The Housing Register

Applications

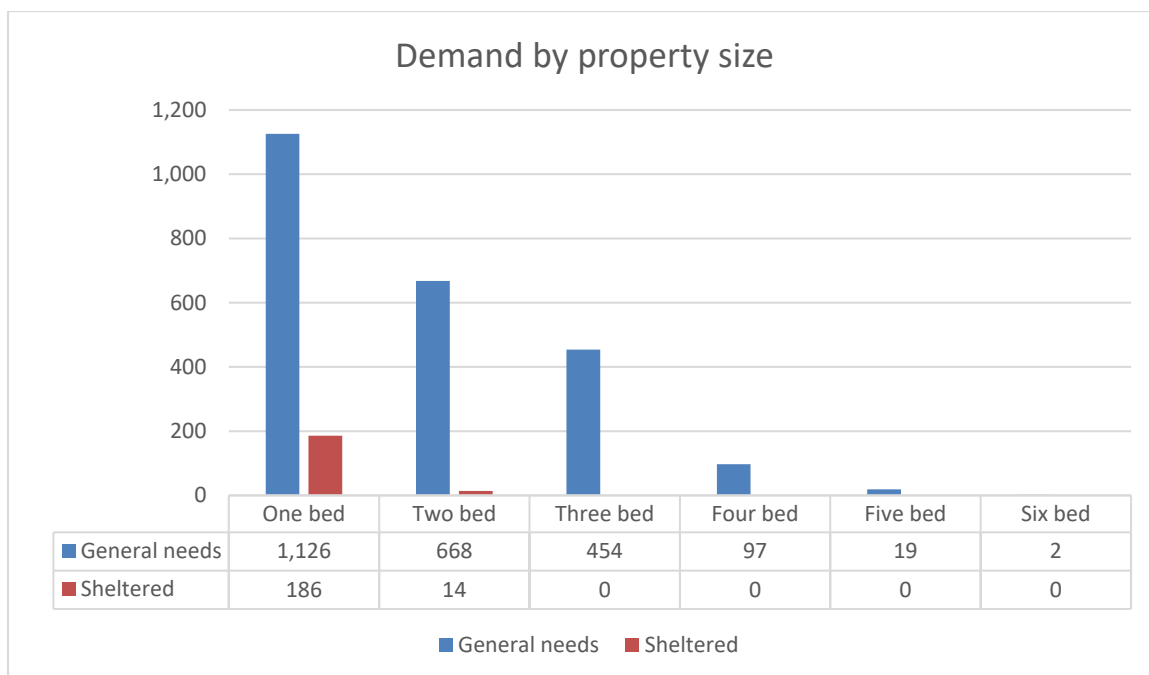
The Housing Register includes applicants for general needs and sheltered housing. On 31st March 2026, there were 2,566 live applicants on the housing register. Of these, 2,366 require general needs housing and 200 require sheltered accommodation. This represents an increase of 251 (11%) on last year.



Of the 2,566 households on the East Herts Housing Register, 678 (26%) are currently in a social housing tenancy in the district and seeking a transfer. 62% live in East Herts, the remaining 38% do not live in East Herts. Of the 985 applicants that do not live in the Borough, 83% have no local connection via family or work.

Property size

The greatest demand is for smaller properties. Over half (51%) of all households require a one bed property, 44% (1,126) of general needs applicants and 93% (186) of sheltered applicants. 27% of all applicants require a two-bed property, 26% (668) of general needs applicants and 7% (14) of sheltered applicants.



Allocations

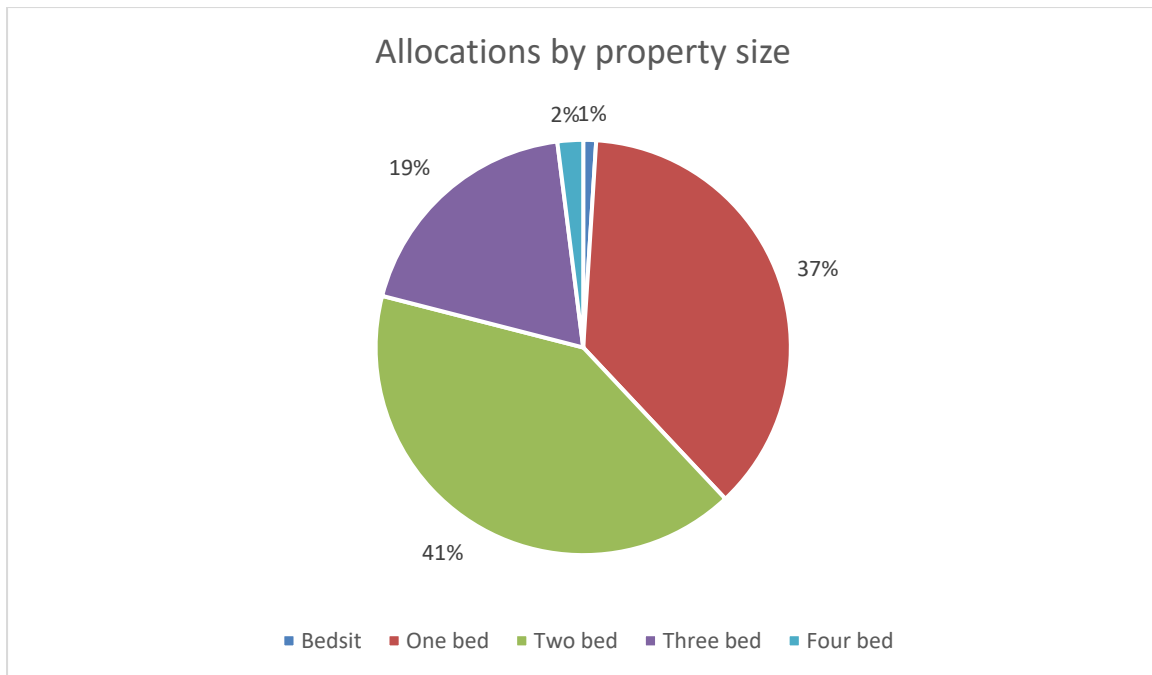
Between 1st April 2025 and 31st March 2026, 476 households received an allocation of affordable rented housing. Of these, 393 (83%) were allocated to general needs housing and 83 (17%) households accepted an offer of sheltered housing.

Of those allocated, 106 (22%) moved from another social housing tenancy in East Herts, a fall of 45%.

24 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, 17 received an allocation to a general needs property and seven to sheltered.

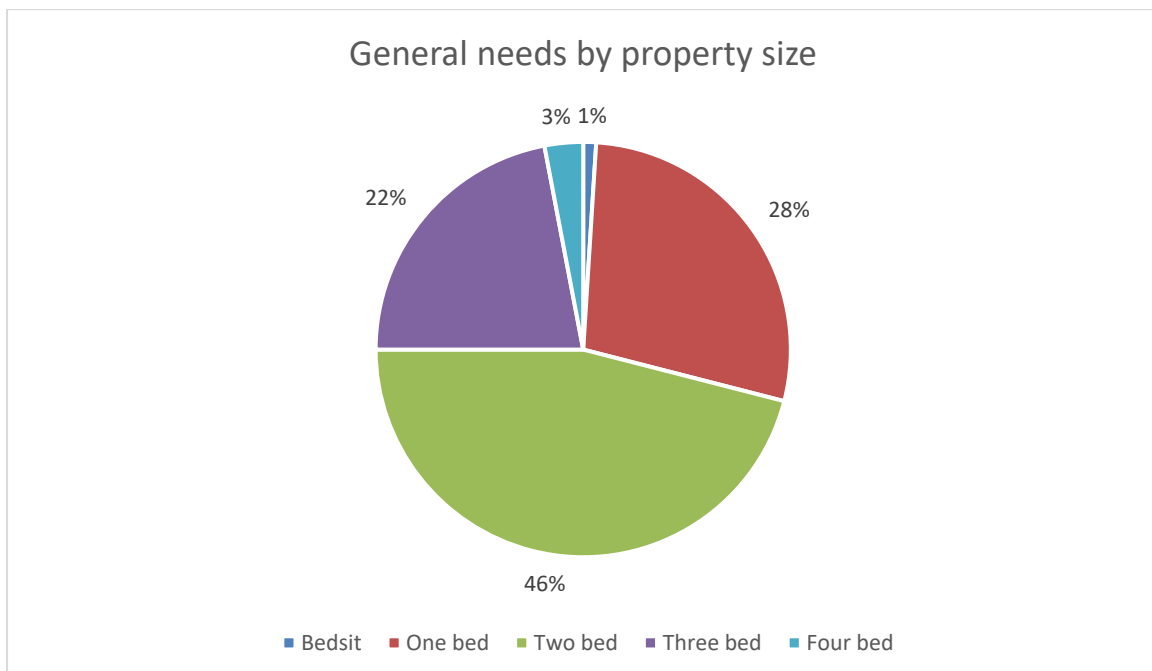
Property size

Allocations to bedsit properties accounted for 1% (five) of all allocations, one bed properties 37% (176), two bed properties 41% (196), three bed properties 19% (89), and four bed properties 2% (10).



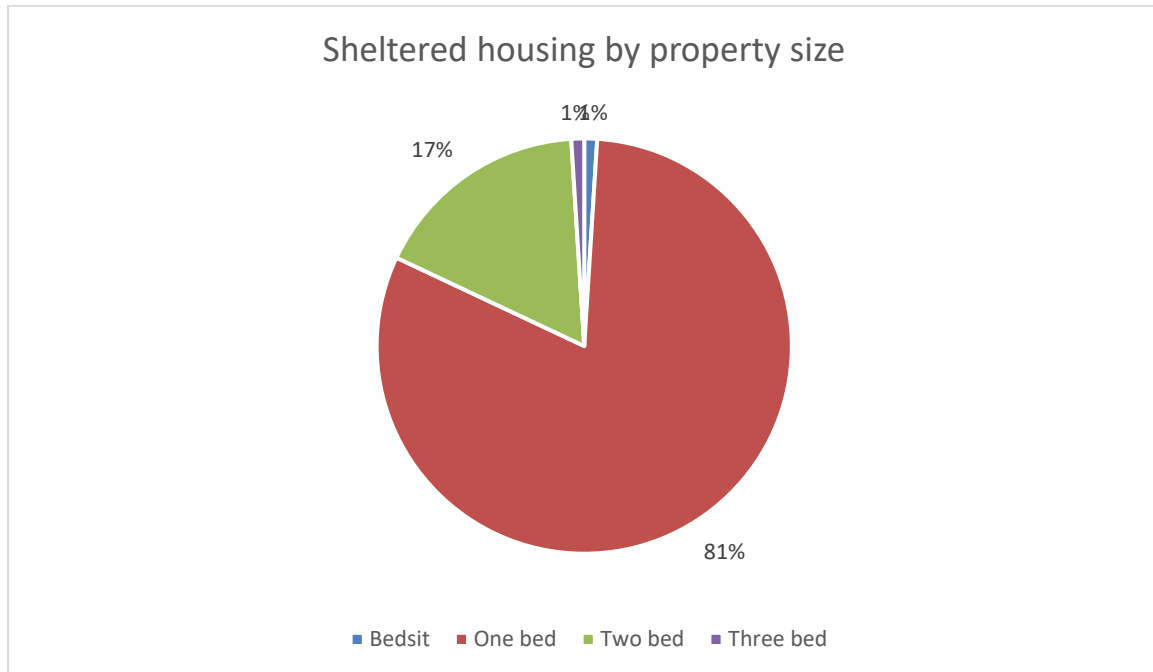
General needs housing

Of the 83% (393) general needs allocations, 1% (4) households were allocated to a bedsit, 28% (109) to one bed properties, 46% (182) to two bed properties, 22% (88) to three bed properties, and 3% (10) to 4 bed properties.



Sheltered housing

Of the 17% (83) homes allocated sheltered housing, 1% (1) were allocated to a bedsit property, 81% (67) to a one bed property, 17% (14) to a two-bed property, and 1% (1) to a three-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 April 2025 and 31st March 2026, by property category and size.

Average points of applicants receiving an allocation by property size

	General needs	Sheltered
Bedsit	142	82
One bed	134	100
Two bed	115	94
Three bed	148	110
Four bed	150	-

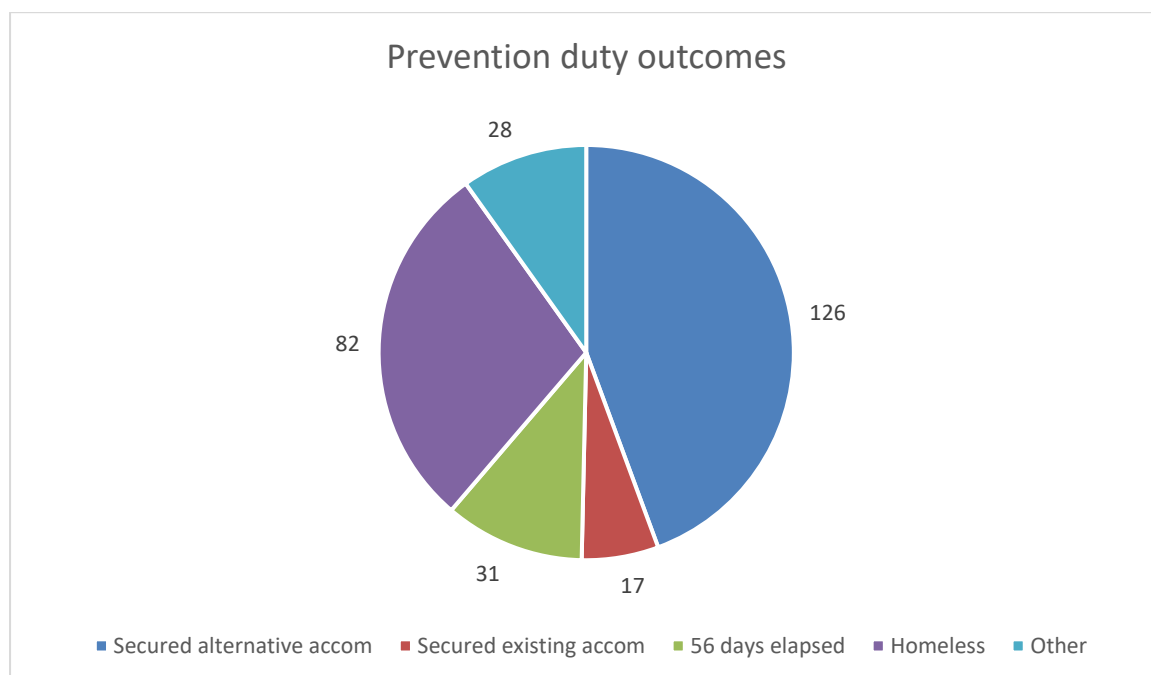
Homelessness and Housing Advice

Presentations

Between 1st April 2025 and 31st March 2026, 1,905 (up 185 on last year) households approached the homelessness service for advice and assistance. The service completed 919 assessments to determine whether a duty was owed under the homelessness legislation. Overall, 664 households were assessed as owed a duty, 323 were threatened with homelessness and owed the prevention duty and 341 were homeless and owed the relief duty.

Homelessness prevention outcomes

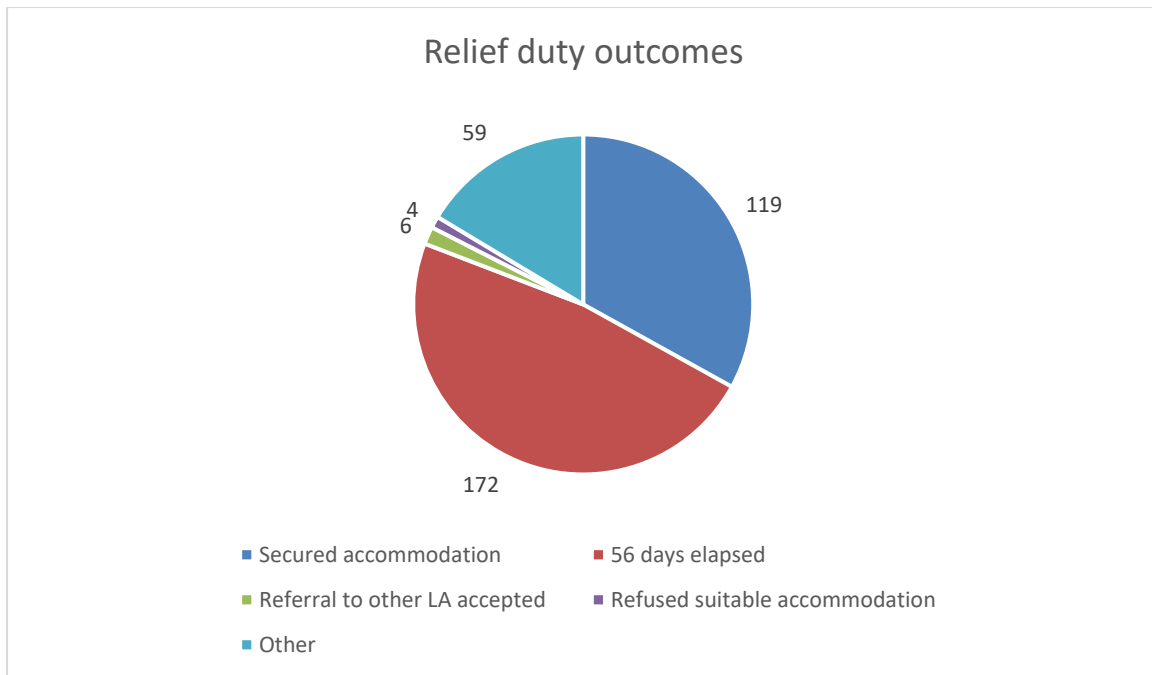
Over the year 284 prevention cases were closed. Of these, 44% (126) had their homelessness prevented through securing alternative accommodation, 11% (31) had 56 days expire/no further action, and 6% (17) secured existing accommodation.



Other includes: no longer eligible, lost contact, application withdrawn.

Homelessness relief outcomes

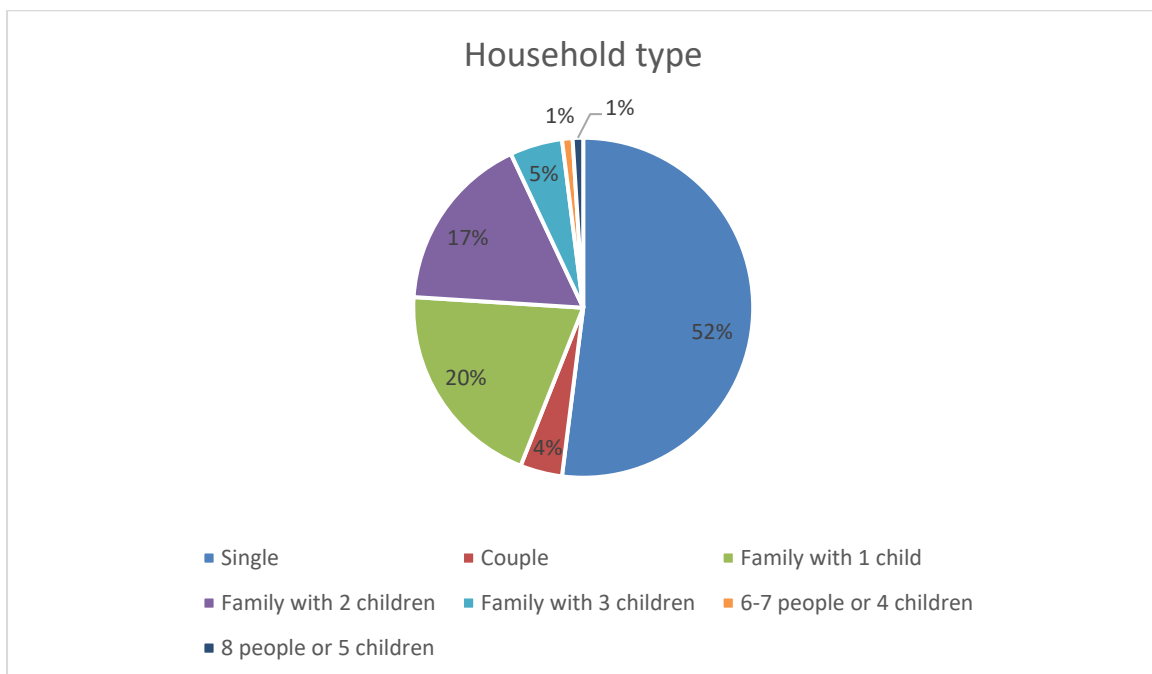
Of the 362 relief cases closed during the year, 48% (172) household remained homeless at the end of the relief duty and 33% (119) had their homelessness relived through securing alternative accommodation, and 1% (4) of cases were closed due to a refusal of suitable accommodation.



Other includes: no longer eligible, lost contact, application withdrawn.

Household type

Of the 646 households for which the prevention and/or relief duties ended during the year, 41% (265) included dependent children.



Reason for homelessness or threat of homelessness

The most prevalent reasons for households presenting as homeless or threatened with homelessness are, family no longer willing or able to accommodate (24%), domestic abuse victim (23%) and loss of an assured shorthold tenancy in the private rented sector (16%).

Reason for Homelessness/Threat of Homelessness	Number of households	Percentage of households
Family no longer willing or able to accommodate	201	22%
Domestic abuse - victim	192	21%
End of private rented tenancy: assured shorthold tenancy	135	15%
Relationship with partner ended (non-violent breakdown)	98	11%
Friends no longer willing or able to accommodate	39	4%
End of private rented tenancy	37	4%
End of social rented tenancy	37	4%
Home no longer suitable	31	3%
Non-racially motivated / other motivated violence or harassment	30	3%
Eviction from supported housing	22	2%
Departure from institution: Custody	16	2%
Mortgage repossession or sale of owner occupier property	15	2%
Domestic abuse - alleged perpetrator	12	1%
Voluntarily left accommodation to relocate	12	1%
Other	42	5%
Total	919	100%

Temporary accommodation

At the end of the year 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	25	25	0	14	11
Other nightly paid, privately managed accommodation, self-contained	6	1	5	1	5
Other nightly paid, privately managed accommodation, shared	1	0	1	0	1
Private sector leased accommodation	8	8	0	5	3
Bed & Breakfast	35	4	31	25	10

All	75	38	37	45	30
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Bed and Breakfast was used as an initial temporary accommodation placement for 216 households during the year.

Bed and Breakfast location	All	Single person/couple	Family with dependent children	Other family type
In East Herts	9	9	0	0
Out of district	207	131	73	3
All	216	140	73	3

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 April 2025 and 31st March 2026, 195 new homes for rent and 137 for shared ownership were delivered in East Herts.

Scheme	RP	All	Affordable rent	Shared ownership
Parcel B30, Bishop's Stortford North (BISH3)	HomeGroup	21	5	16
Parcel B, Bishop's Stortford South (BISH5)	Paradigm	14	3	11
Parcel N & O, Bishop's Stortford North (BISH3)	B3Living	25	9	16
Parcel A Land at Bishop's Stortford North (BISH3)	Paradigm	29	23	6
EHDC Car Park Northgate End, Bishop's Stortford	Hightown	15	15	0
Parcel U, Eastern Neighbourhood (BISH3)	Paradigm	7	5	2
Parcel M1 & V, Eastern Neighbourhood (BISH3)	Paradigm	23	10	13
Hazel Park, Gresley Way, Land East of Stevenage, Phase 2	Paradigm	59	36	23
Land Between Hazel End and Farnham, Phase D	Paradigm	49	31	18
Parcel G1 (A, B & D), Land at Bishop's Stortford (BISH5)	Hightown	5	1	4
Parcel L/M, Bishop's Stortford North (BISH3)	Hightown	15	12	3
Parcel H, J & K, Bishop's Stortford North, (BISH3)	PPHA	34	22	12
Land Between Hazel End and Farnham, Phase E	Paradigm	11	2	9
Phase P, Q & W, Bishop's Stortford North, (BISH3)	PPHA	25	21	4
All		332	195	137

Pipeline of new build affordable housing

It is anticipated that between 1st April 2026 and 31st March 2027, up to 93 homes for affordable rent and a further 39 for shared ownership will be delivered across the district.

New build affordable housing pipeline: 1st April 2026 – 31st March 2027

Scheme	RP	All	Affordable Rent	Shared Ownership
Land Between Hazel End and Farnham, Phase D	Paradigm	2	2	0

Parcel G1 (A, B & D), Land at Bishop's Stortford (BISH5)	Hightown	6	0	6
Parcel C, Bishop's Stortford South (BISH5)	Settle/Paradigm	5	5	0
Parcel L/M, Bishop's Stortford North (BISH3)	Hightown	6	4	2
Parcel H, J & K, Bishop's Stortford North, (BISH3)	PPHA	14	14	0
Land Between Hazel End and Farnham, Phase E	Paradigm	39	19	20
Parcel B & C, Bishop's Stortford North, (BISH3)	Paradigm	13	7	6
Phase P, Q & W, Bishop's Stortford North, (BISH3)	PPHA	10	5	5
Land at Walkern Road, Watton At Stone	Paradigm	24	18	6
Phase 3, Land East of Stevenage (EOS1)	HSPG	21	21	0
All		140	95	45