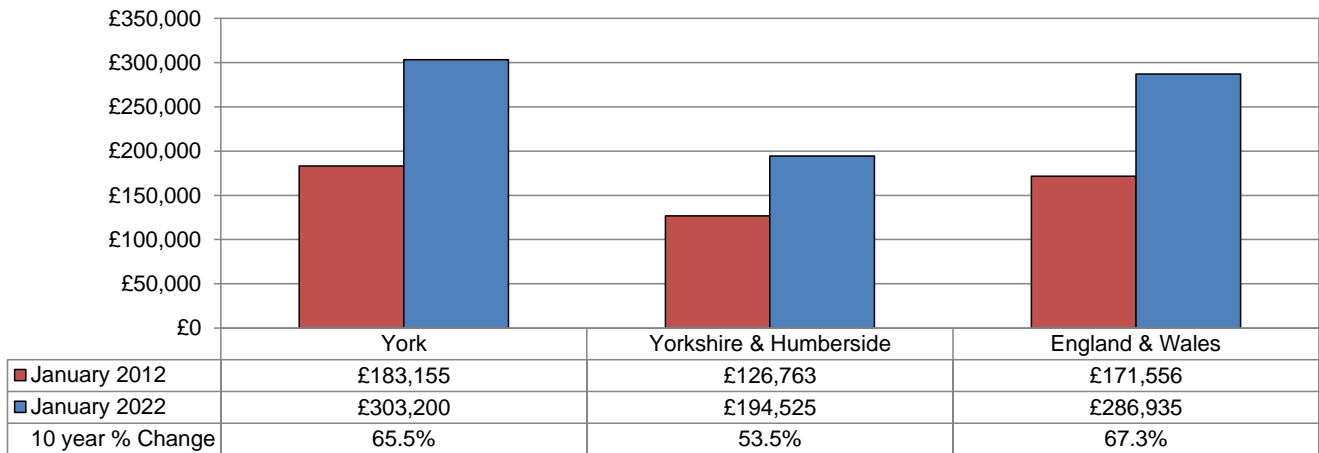


The Housing Affordability Summary provides a broad overview of the availability and affordability of privately owned and social housing and also looks at the affordability of private rented housing. This can be used to identify the relationships between various measures of housing availability and affordability.

House prices:

Over the 10 year period from January 2012, the average house price in York rose by 65.5%. Over the same period, regionally there has been an increase of 53.5% and nationally an increase of 67.3%.

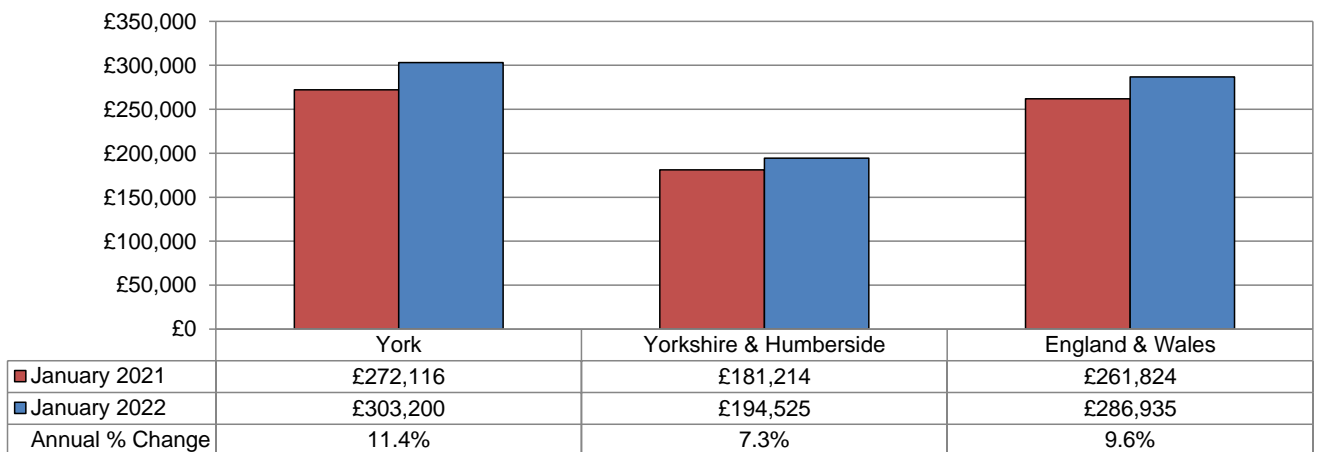
Average House Prices and Percentage change over a 10 year period



Source: Land Registry - UK House Price Index

In the year from January 2021 to January 2022, the average house price in York rose by 11.4%. Over the same period, regionally there was an increase of 7.3% and nationally an increase of 9.6%.

Average House Prices and Annual percentage change for January 2022

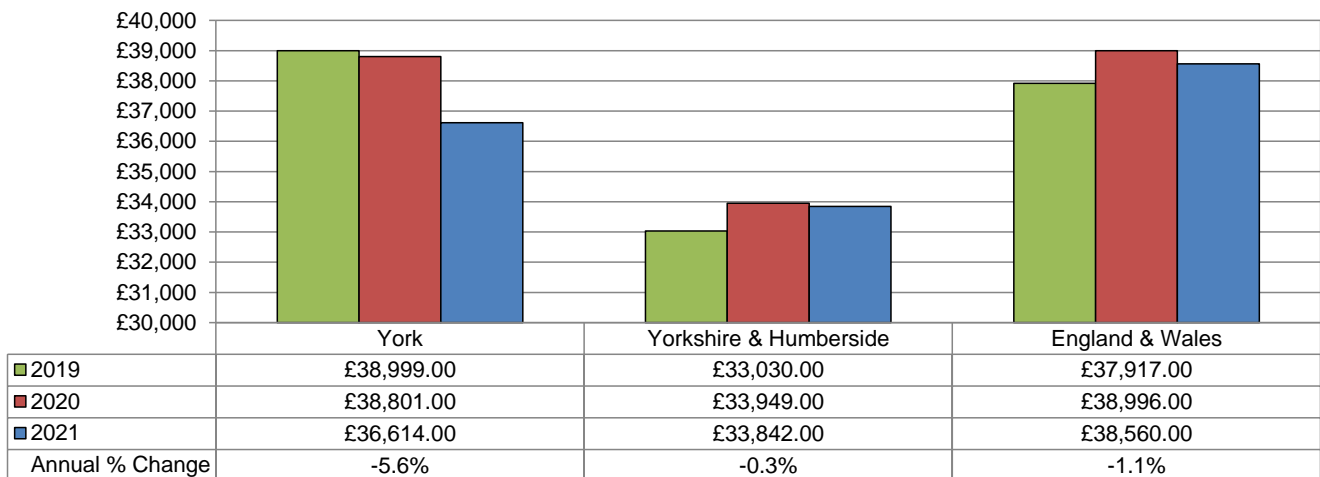


Source: Land Registry - UK House Price Index

Annual salary:

In 2021 the average annual salary for residents, who are full time employees, in York fell by 5.6% from 2020. Over the same period, regionally there was a decrease of 0.3% and nationally a decrease of 1.1%.

Average Annual Salary for Residents - Full Time Employees



Source: ONS - Annual Survey of Hours and Earnings

Affordability of home ownership:

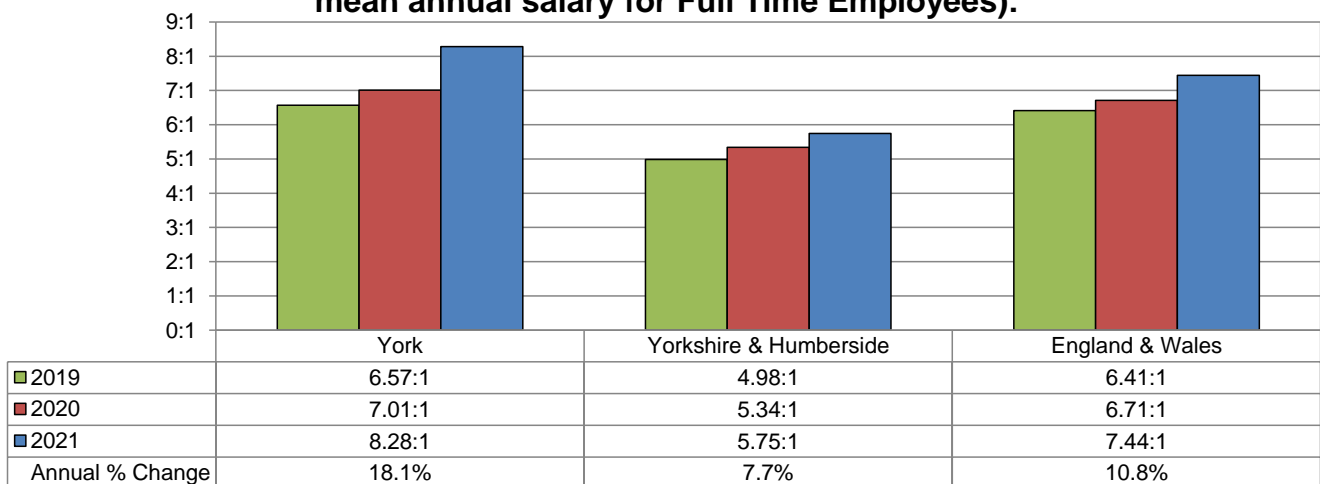
Average house price statistics themselves do not give a full picture of the affordability of privately owned housing, because these figures do not take into account average earnings which in part dictate how much people can afford to pay to buy their own home.

Looking at the ratio of house prices to the mean annual salary sheds light on the relative affordability of owner occupied housing.

The ratios presented here were calculated using house price data from Land Registry (House Prices Index) and dividing them by the mean total gross annual salary figures from the Annual Survey of Hours and Earnings.

In 2021 the ratio of house prices to the average annual salary in York rose by 18.1% to 8.28:1 from 2020. Over the same period, regionally there was an increase of 7.7% to 5.75:1 and nationally an increase of 10.8% to 7.44:1.

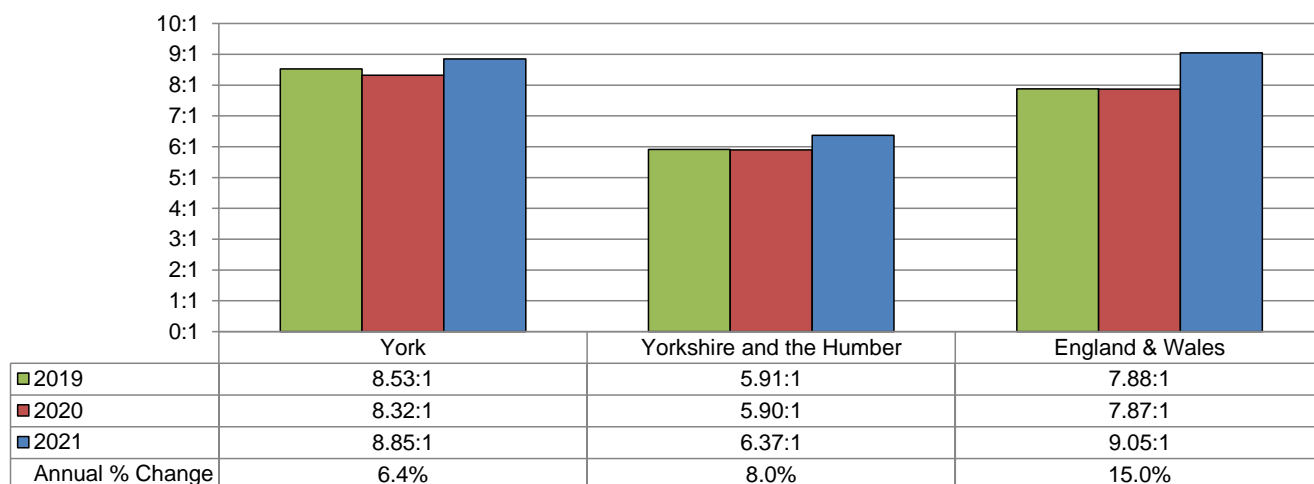
Affordability of home ownership (the ratio of average house prices to mean annual salary for Full Time Employees):



Source: ONS - Annual Survey of Hours and Earnings & Land Registry - UK House Price Index

In 2021 the ratio of median house prices to median earnings rose by 6.4% to 8.85:1 from 2020. Nationally there was an increase of 15% to 9.05:1 and regionally there was an increase of 8% to 6.37:1.

Ratio of median house price to median earnings



Source: ONS - Table 5c Ratio of median house price to median earnings by district

In 2021 the ratio of lower quartile house prices to lower quartile earnings rose 5% to 9.74:1 from 2020. Nationally there was a rise of 11.8% to 8.04:1 and regionally there was a rise of 6.9% to 6.03:1.

Ratio of lower quartile house price to lower quartile earnings



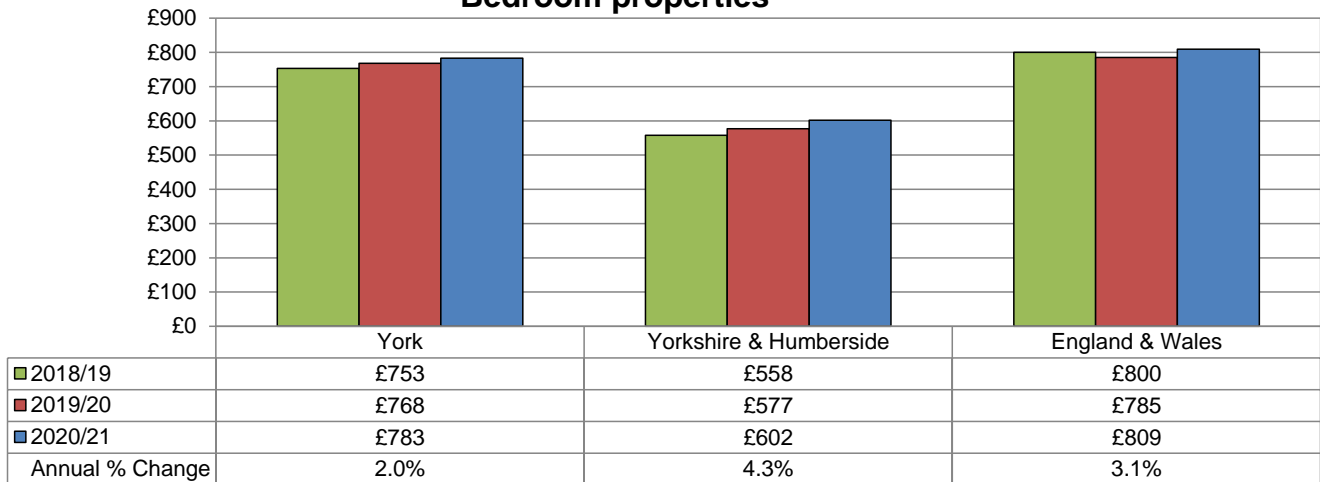
Source: ONS - Table 6c Ratio of lower quartile house price to lower quartile earnings by district

Cost of private rent

The Valuation Office Agency produces these statistics which are a 'snapshot' of private monthly rents.

In 2020/21 the average private rent for a 2 Bedroom property in York rose by 2% to £783.00 from 2019/20. Over the same period, regionally there was a rise of 4.3% to £602.00 and nationally a rise of 3.1% to £809.00.

Cost of Private Rent - average average monthly private rent - 2 Bedroom properties



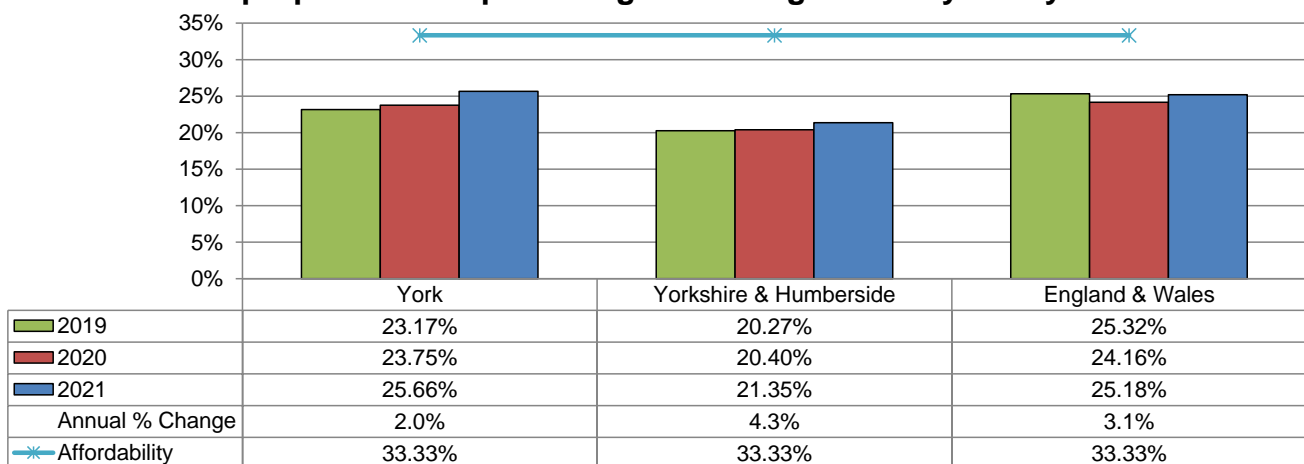
Source: VOA - Private Rental Market Statistics

Private rent affordability

According to Shelter and the Joseph Rowntree Foundation, spending more than 1/3 of your disposable income on rent or a mortgage means you may not be able to afford other basic needs. The National Housing Federation believes that 25% is a more suitable figure.

In 2021 the percentage of salary spent on average private rent for a 2 Bedroom property in York rose by 8% to 25.66% from 2020. Over the same period, regionally there was a rise of 4.7% to 21.35% and nationally a rise of 4.2% to 25.18%.

Rent Affordability average monthly private rent - 2 Bedroom properties as a percentage of average monthly salary



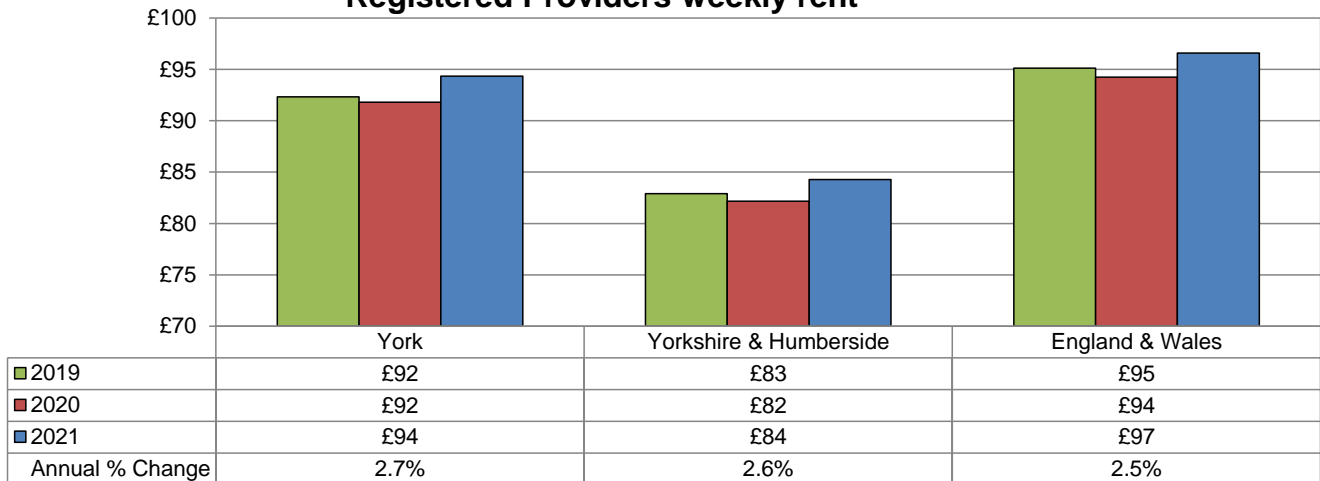
Source: ONS - Annual Survey of Hours and Earnings & VOA - Private Rental Market Statistics

Social rent - Housing Associations and similar private providers

The DCLG produces these statistics which are a 'snapshot' of Housing Associations and similar private registered providers weekly rent.

In 2021 Housing Associations and other similar private providers weekly rent in York rose by 2.7% to £94.33 from 2020. Over the same period, regionally there was a rise of 2.6% to £84.28 and nationally a rise of 2.5% to £96.60.

Social Rent - Housing Associations and other similar Private Registered Providers weekly rent



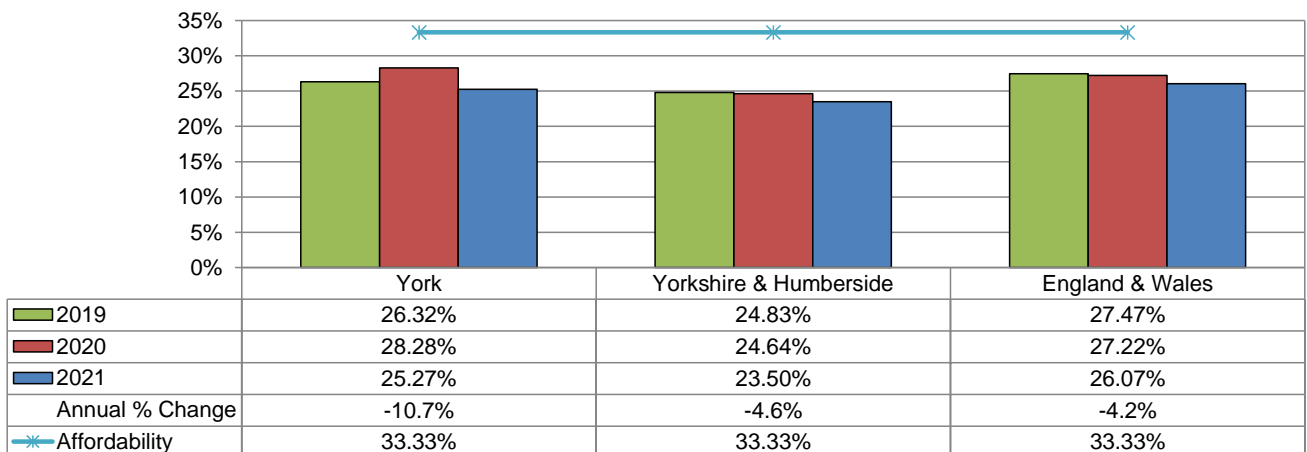
Source: DCLG - Table 704 Rents: Private Registered Provider (PRP) rent

Social rent affordability

The tenth percentile gross weekly salary is used in the construction of this measure in order to best represent individuals who are likely to live in social rented accommodation (based on ONS guidance). Within the context of social housing, this has more relevance than mean salary because social tenants are likely to earn less than the mean income. This data does not take into account rent reductions for those receiving Housing Benefit nor do they take into account other benefits received. This means that tenants may appear to spend more on rent than is received in earnings on average, which is not necessarily the case.

In 2021 the tenth percentile gross weekly salary spent on weekly rent in York fell by 10.7% to 25.27% from 2020. Over the same period, regionally there was a fall of 4.6% to 23.50% and nationally a fall of 4.2% to 26.07%.

Social Rent Affordability - Private Registered Provider weekly rent as a percentage of the tenth percentile gross weekly salary



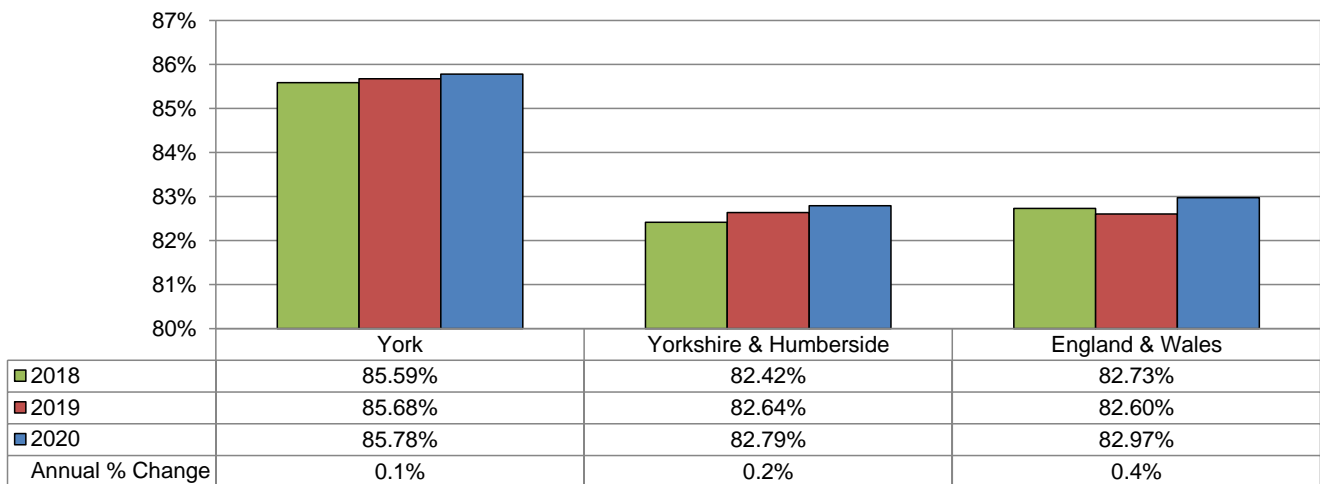
Source: ONS - Annual Survey of Hours and Earnings & DCLG - Table 704 Rents: Private Registered Provider (PRP) rent

Privately owned housing

Home ownership is often viewed as a long term aspiration of families and households, and areas where home ownership is common are often thought of as more affluent than those areas where private renting and social housing is more common. Dwelling stock figures include both owner occupied housing and privately rented housing as one category. However, care should be taken when drawing conclusions from these figures because the percentage of privately owned dwellings may not necessarily indicate the percentage of owner occupied housing, as the percentage of privately rented accommodation accounts for part of this figure.

In 2020 the privately owned housing as a percentage of the total housing stock in York rose by 0.1% to 85.78% from 2019. Over the same period, regionally there was a rise of 0.2% to 82.79% and nationally a rise of 0.4% to 82.97%.

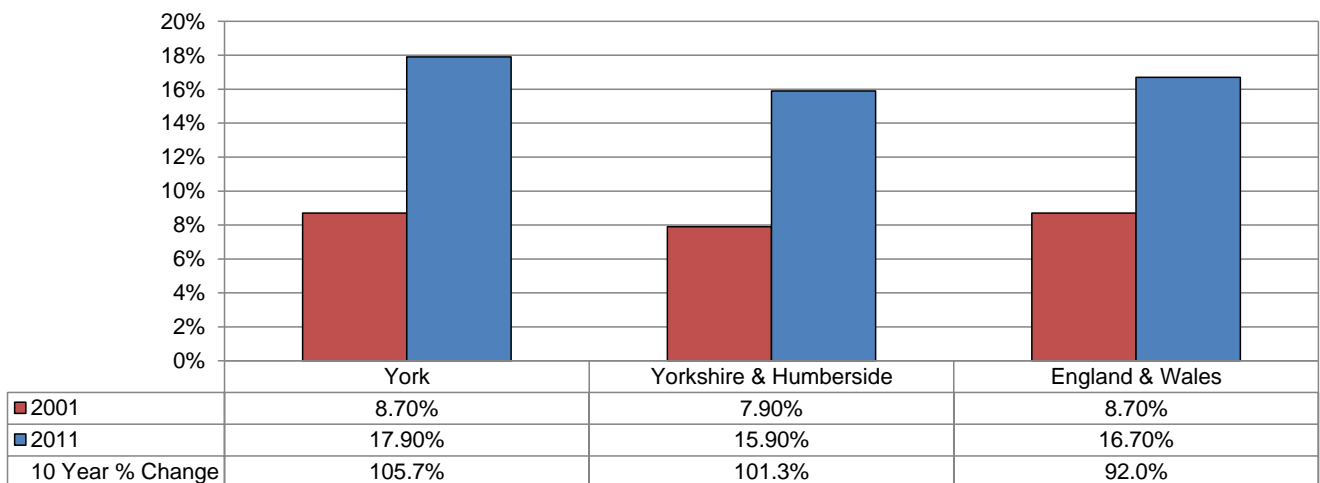
Privately Owned Housing as a percentage of Total Housing Stock



Source: DCLG - Table 100 Dwelling stock: Number of Dwellings by Tenure and district

The extent to which the private rented sector has driven these changes is not shown here although, Census data shows that between 2001 and 2011, the proportion of people living in private rented accommodation, in York, rose from 8.70% to 17.90% which is more than double the previous value.

Proportion of people living in Private Rented accommodation



Source: 2001 & 2011 Census: Tenure

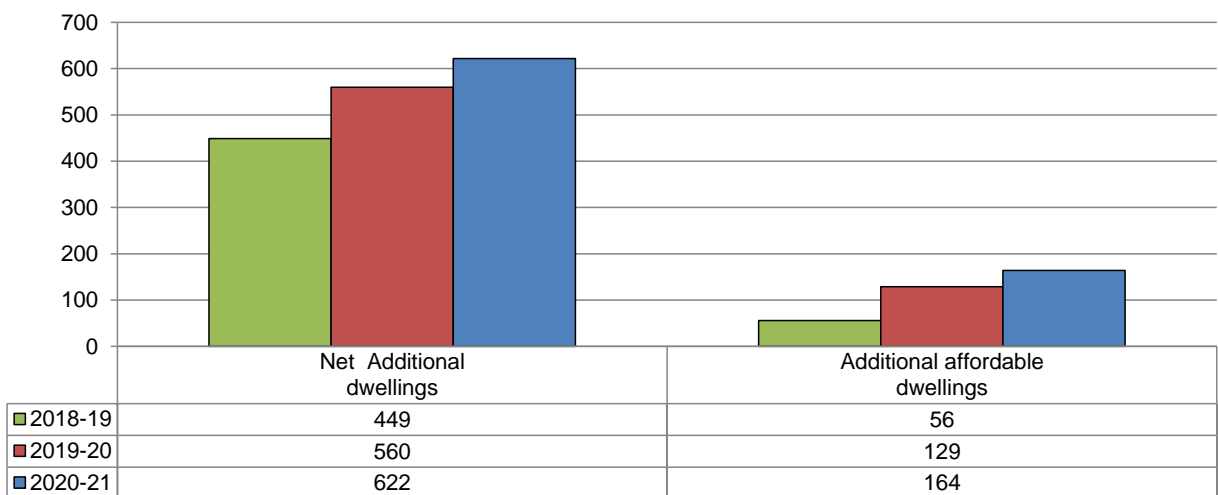
House building

The supply of housing is largely driven by the completion of newly constructed dwellings, and this in turn contributes to changing house prices. Housing construction statistics are therefore important when considering the likely impact on prices of new housing developments (which tend to have higher average prices than existing houses). This is particularly important given the Government's aim to increase the number of houses built.

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. In January 2016 it was updated to include starter homes sold to first time buyers under 40, for at least a 20% discount to market value, with a cap on the value of the property.

Between 2019-20 and 2020-21, in York, the number of additional affordable dwellings rose 27.1 from 129 to 164.

Housebuilding in York: Additional dwellings



Source: DCLG - Table 122 Net additional dwellings & Table 1008: Additional affordable dwellings

Affordable Homes

The number of housing starts on site and housing completions delivered by Homes England (excluding Help to Buy and non- Homes England London delivery).

Total affordable has four categories; affordable rent, social rent, intermediate rent and affordable home ownership.

Affordable homes are housing units provided to specified eligible housing whose needs are not met by the market.

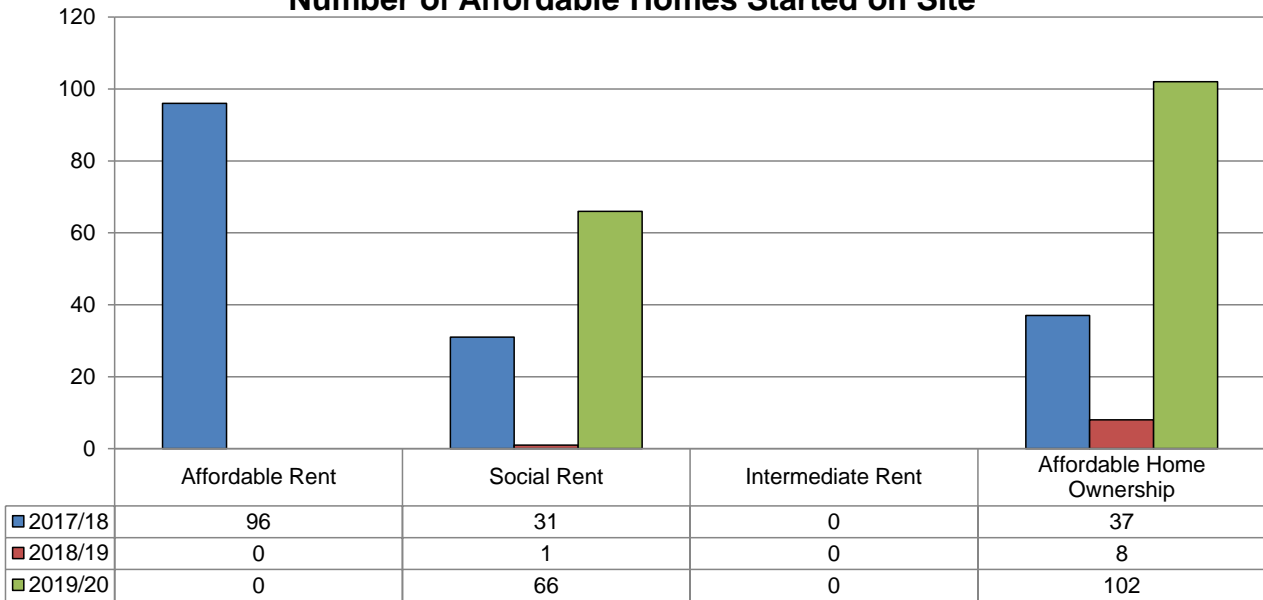
Affordable rented housing is a form of social which may only be delivered with grant through the AHP 2011 - 15 and other associated and subsequent programmes. These properties are let via local authorities or private registered providers. Affordable rent is subject to rent controls that require a rent of up to 80 per cent of the local market rent.

Social rented housing is managed by local authorities and private registered providers, for which target rents are determined through the national rent regime.

Intermediate affordable housing is housing at prices and rents above those of social rent but below the market price or rent and which meet the criteria as set out in the definition of affordable housing.

The number of housing starts in York fell 100% in 2020 from 9 in 2019 to 0. Of the total, affordable home ownership had the greatest number of starts with 102.

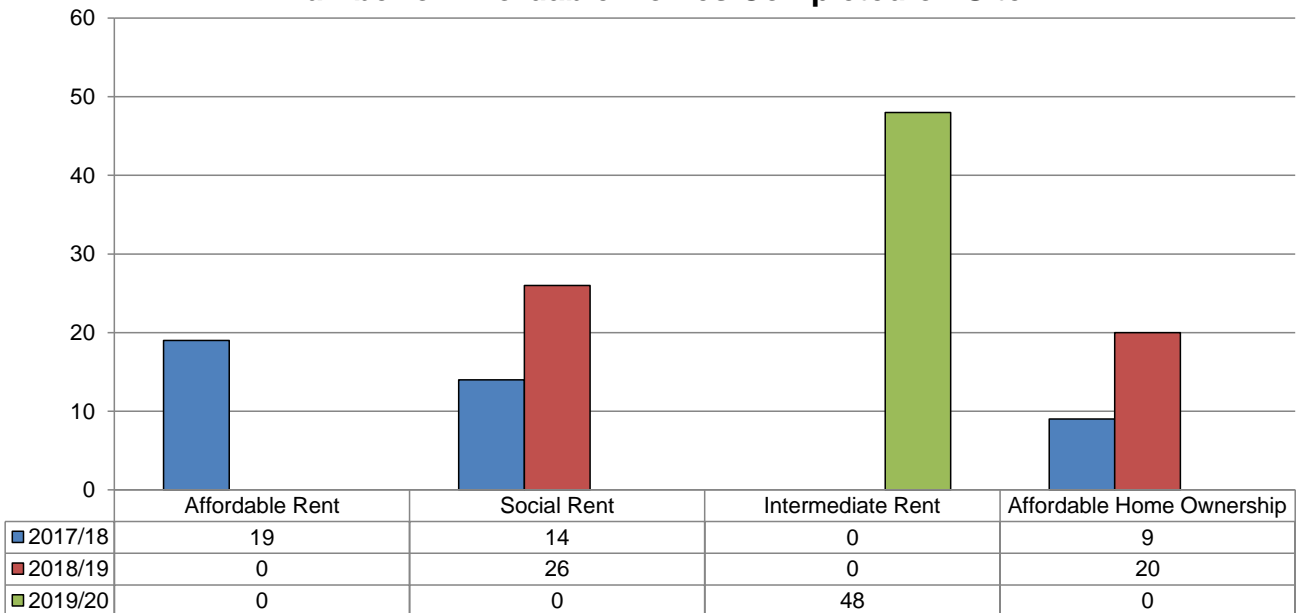
Number of Affordable Homes Started on Site



Source: Homes England (Homes and Community Agency)

The number of housing completions in York fell 37% in 2020 to 29 from 46 in 2019. The category with the highest number of on site completions was for intermediate rent, with a completion number of 48.

Number of Affordable Homes Completed on Site



Source: Homes England (Homes and Community Agency)