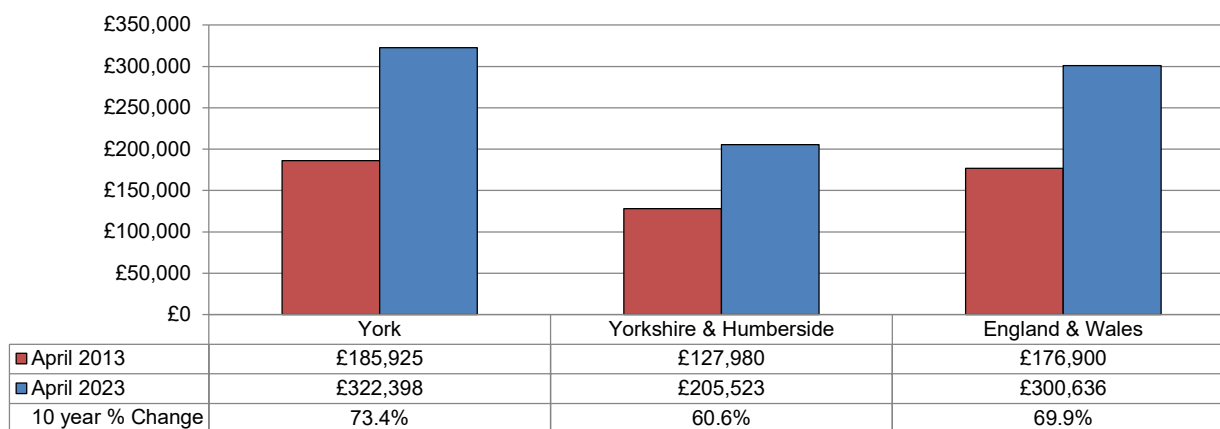


The Housing Affordability Summary provides a broad overview of the availability and affordability of privately owned and social housing and also looks at the affordability of private rented housing. This can be used to identify the relationships between various measures of housing availability and affordability.

#### House prices:

Over the 10 year period from April 2013, the average house price in York rose by 73.4%. Over the same period, regionally there has been an increase of 60.6% and nationally an increase of 69.9%.

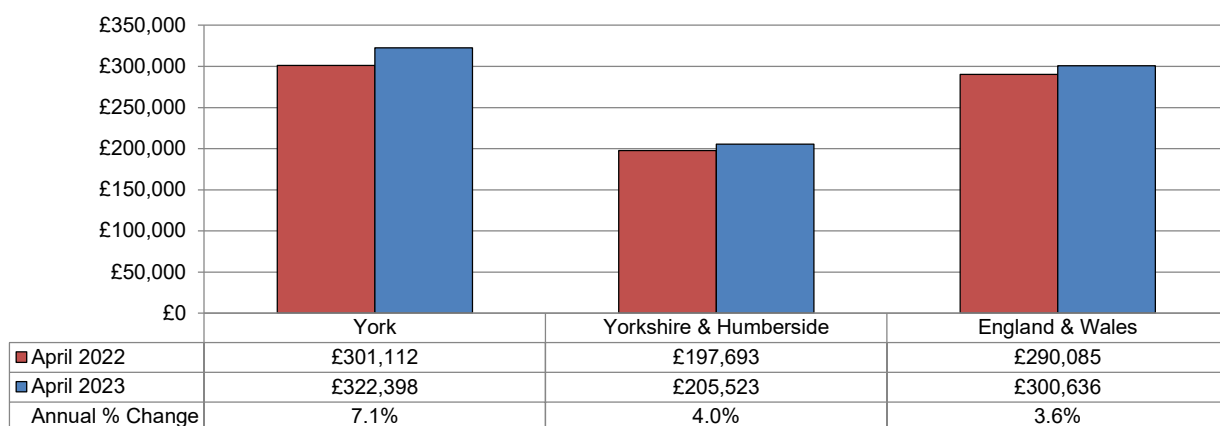
#### Average House Prices and Percentage change over a 10 year period



Source: Land Registry - UK House Price Index

In the year from April 2022 to April 2023, the average house price in York rose by 7.1%. Over the same period, regionally there was an increase of 4% and nationally an increase of 3.6%.

#### Average House Prices and Annual percentage change for April 2023

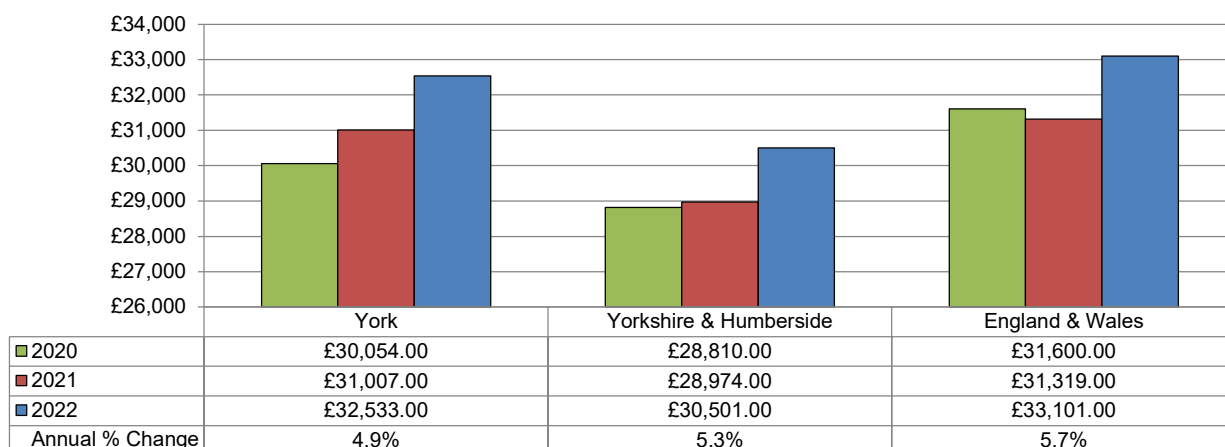


Source: Land Registry - UK House Price Index

### Annual salary:

In 2022 the median annual salary for residents, who are full time employees, in York rose by 4.9% from 2021. Over the same period, regionally there was an increase of 5.3% and nationally an increase of 5.7%.

### **Median Annual Salary for Residents - Full Time Employees**



Source: ONS - Annual Survey of Hours and Earnings

### Affordability of home ownership:

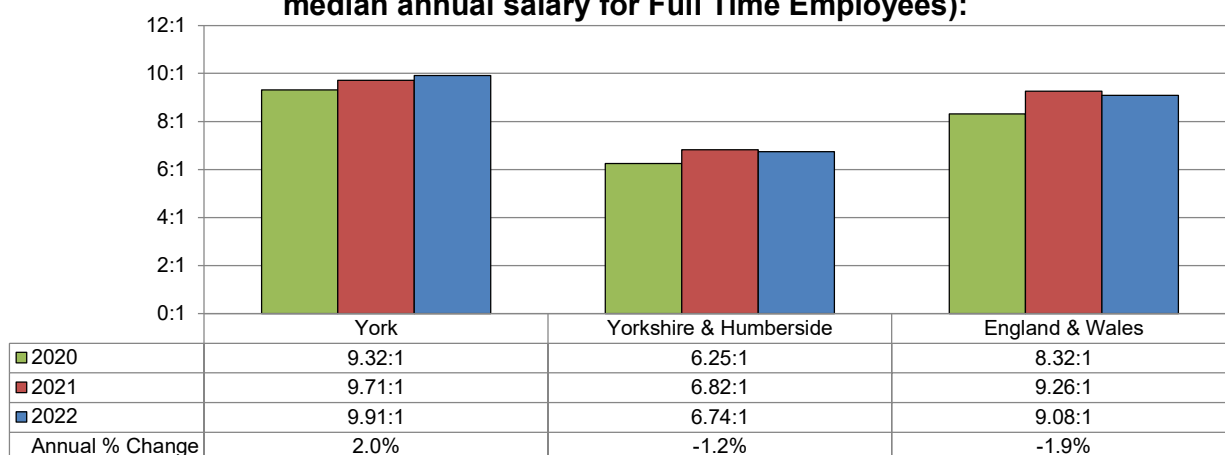
Average house price statistics themselves do not give a full picture of the affordability of privately owned housing, because these figures do not take into account average earnings which in part dictate how much people can afford to pay to buy their own home.

Looking at the ratio of house prices to the median 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 median total gross annual salary figures from the Annual Survey of Hours and Earnings.

In 2022 the ratio of house prices to the median annual salary in York rose by 2% to 9.91:1 from 2021. Over the same period, regionally there was a decrease of 1.2% to 6.74:1 and nationally a decrease of 1.9% to 9.08:1.

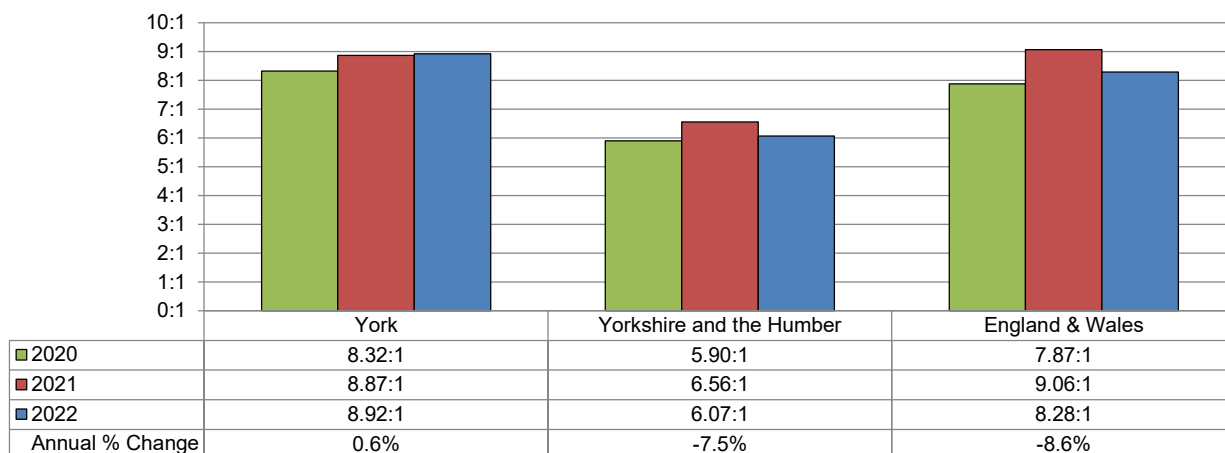
### **Affordability of home ownership (the ratio of average house prices to median annual salary for Full Time Employees):**



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

In 2022 the ratio of median house prices to median earnings rose by 0.6% to 8.92:1 from 2021. Nationally there was a decrease of 8.6% to 8.28:1 and regionally there was a decrease of 7.5% to 6.07:1.

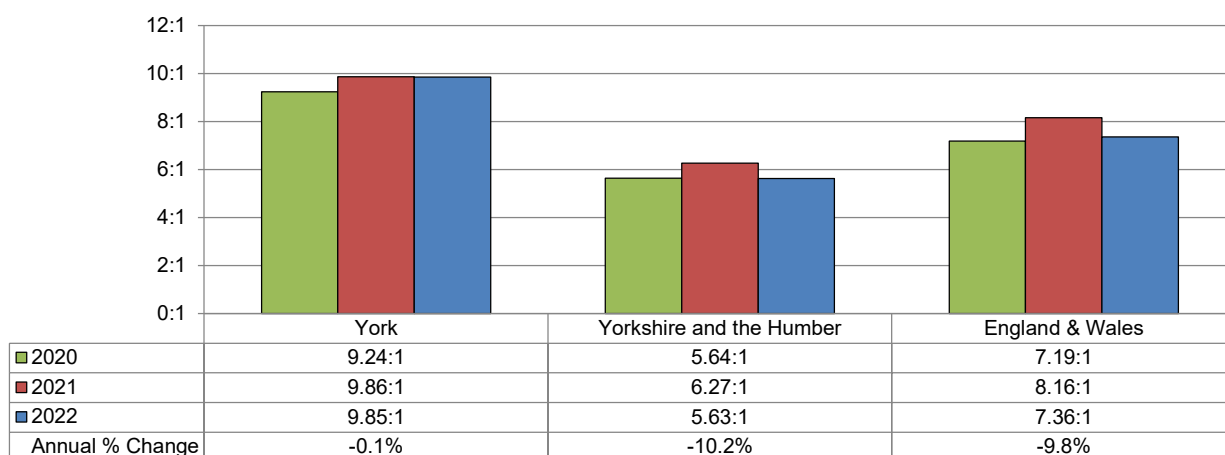
### Ratio of median house price to median earnings



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

In 2022 the ratio of lower quartile house prices to lower quartile earnings fell 0.1% to 9.85:1 from 2021. Nationally there was a fall of 9.8% to 7.36:1 and regionally there was a fall of 10.2% to 5.63:1.

### Ratio of lower quartile house price to lower quartile earnings



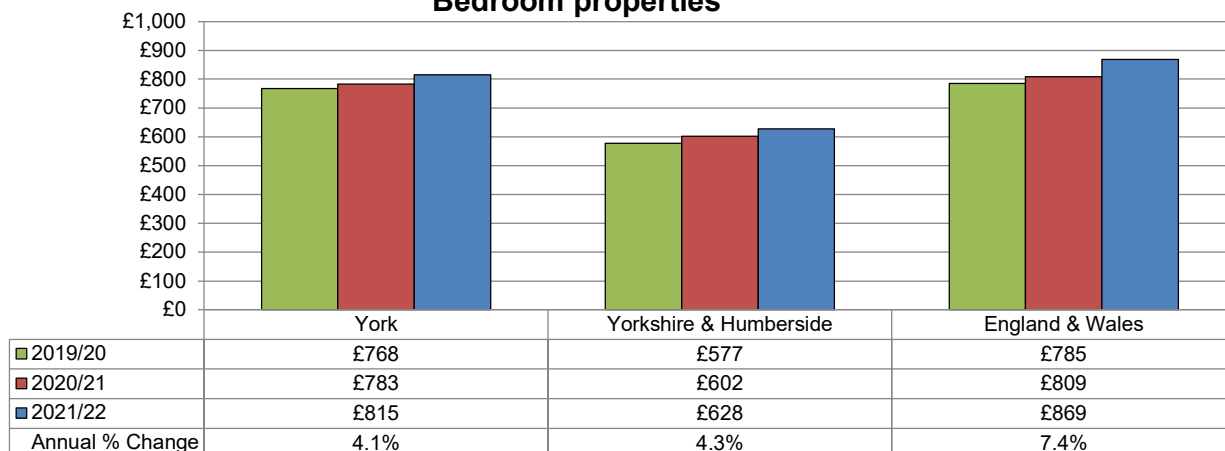
Source: ONS - Table 6c Ratio of lower quartile house price to lower quartile earnings by district

### Cost of private rent

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

In 2021/22 the average private rent for a 2 Bedroom property in York rose by 4.1% to £815.00 from 2020/21. Over the same period, regionally there was a rise of 4.3% to £628.00 and nationally a rise of 7.4% to £869.00.

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



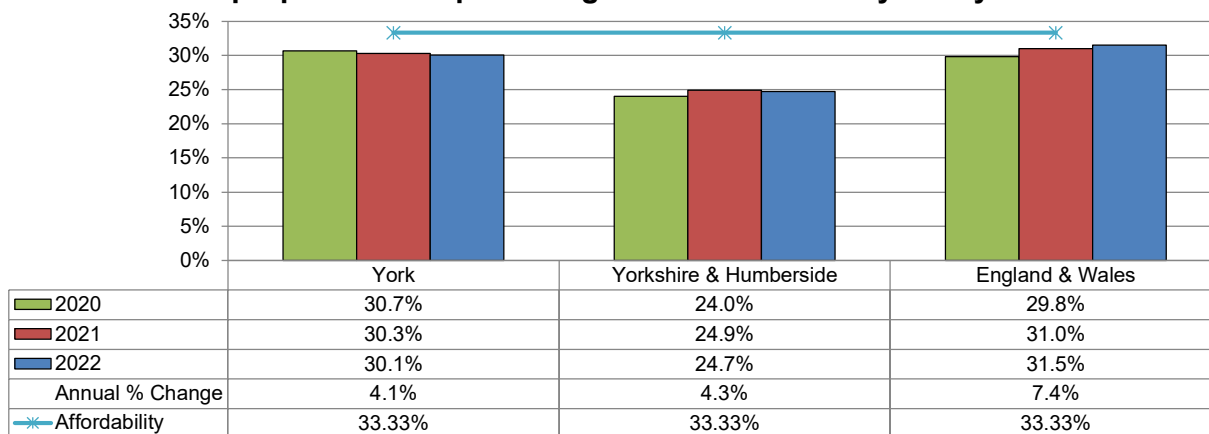
Source: VOA - Private Rental Market Statistics

### 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 2022 the percentage of salary spent on average private rent for a 2 Bedroom property in York fell by 0.8% to 30.06% from 2021. Over the same period, regionally there was a fall of 0.9% to 24.71% and nationally a rise of 1.6% to 31.50%.

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



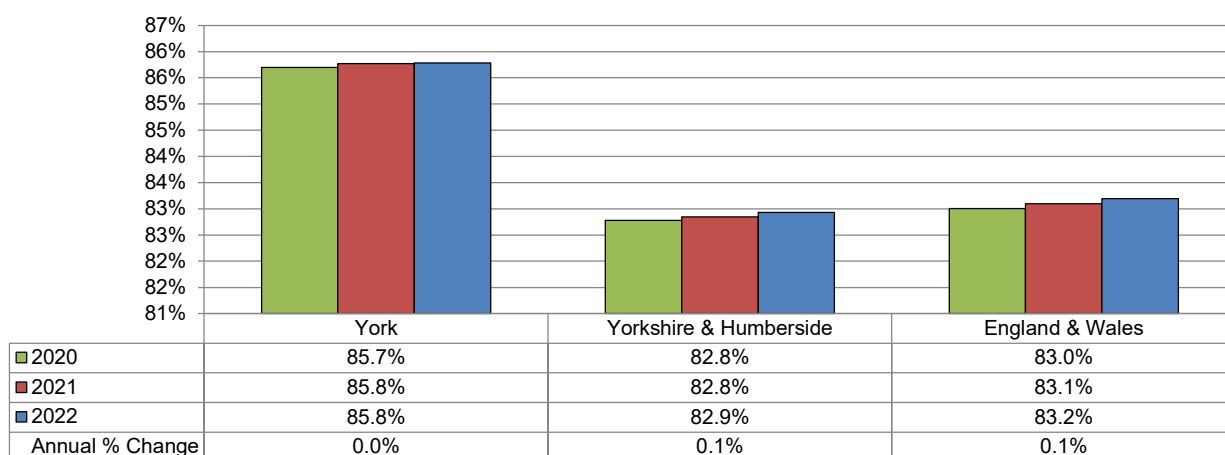
Source: ONS - Annual Survey of Hours and Earnings & VOA - Private Rental Market Statistics

### 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 2022 the privately owned housing as a percentage of the total housing stock in York rose by 0% to 85.78% from 2021. Over the same period, regionally there was a rise of 0.1% to 82.93% and nationally a rise of 0.1% to 83.19%.

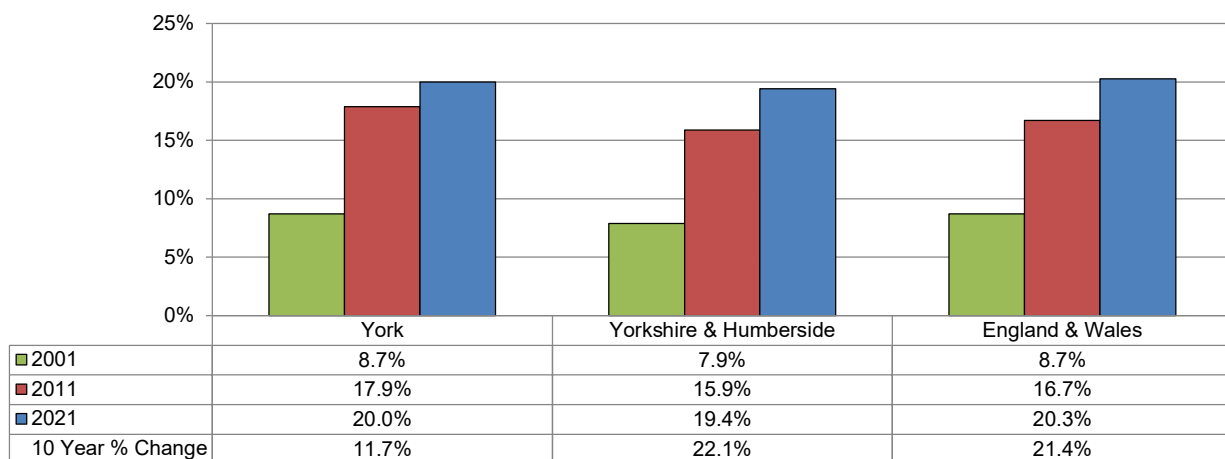
### **Privately Owned Housing as a percentage of Total Housing Stock**



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 2011 and 2021, the proportion of people living in private rented accommodation, in York, rose from 17.90% to 19.99% which is a small increase on the previous value.

### **Proportion of people living in Private Rented accommodation**



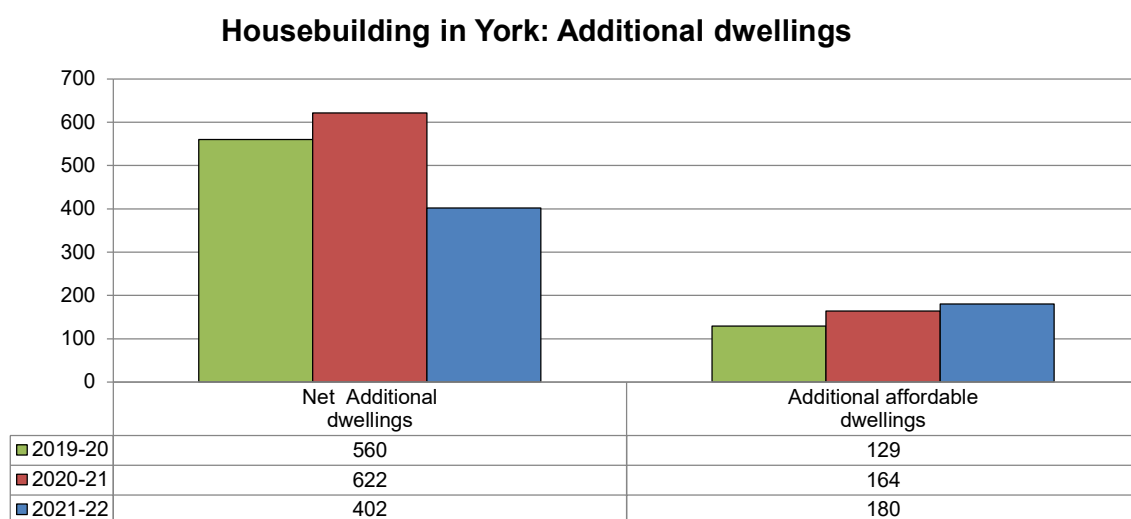
Source: 2001 & 2011 Census: Tenure

### 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 2020-21 and 2021-22, in York, the number of additional affordable dwellings rose 9.8 from 164 to 180.



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.

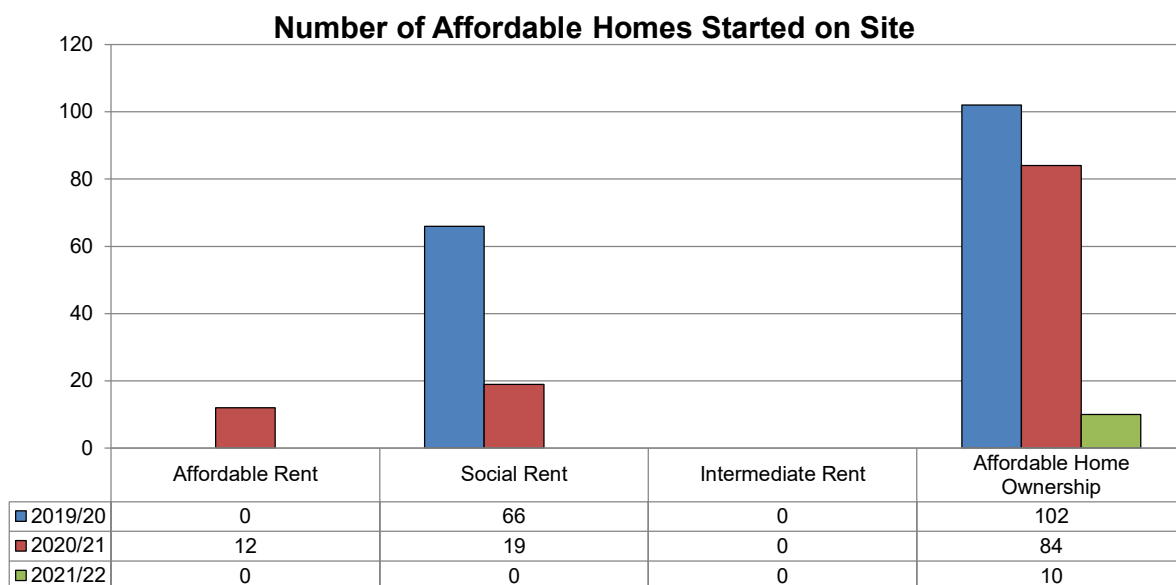
Affordable homes are housing units provided to specified eligible housing whose needs are not met by the market.

Affordable rented housing is a form of social which may only be delivered with grant through the AHP 2021 - 26 and other associated and subsequent programmes. These properties are let via local authorities or private registered providers. Affordable rent (including service charge) is set at up to 80% of the local market rent for an equivalent home.

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.

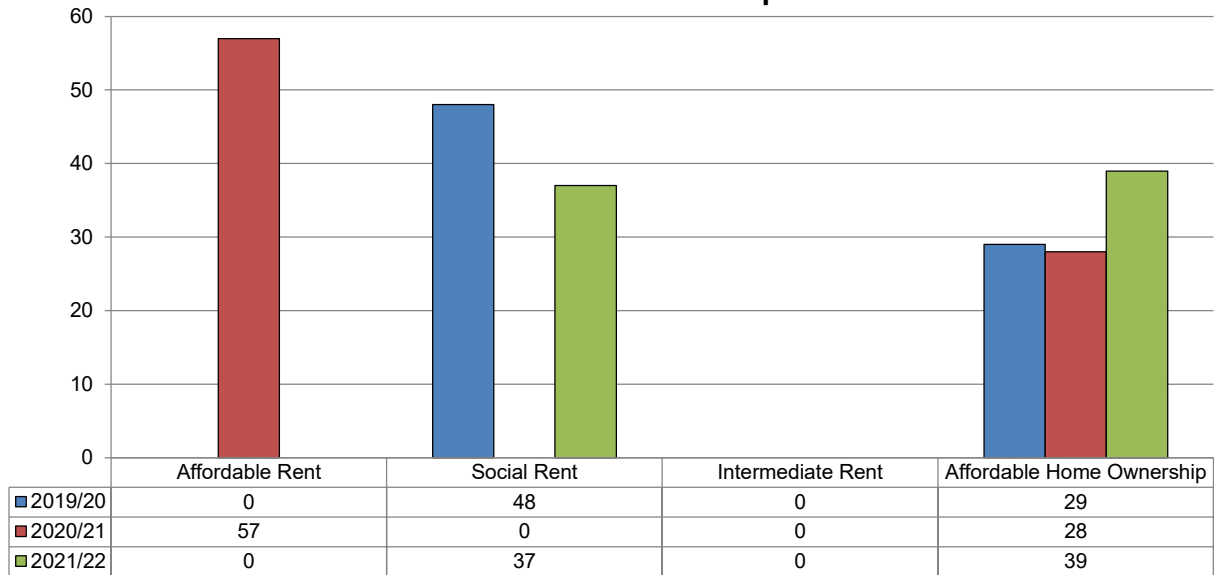
The number of housing starts in York fell 91% in 2022 from 115 in 2021 to 10. Of the total, affordable home ownership had the greatest number of starts with 10.



Source: Homes England (Homes and Community Agency)

The number of housing completions in York fell 10.6% in 2022 to 76 from 85 in 2021. The category with the highest number of on site completions was for affordable home ownership, with a completion number of 39.

### Number of Affordable Homes Completed on Site



Source: Homes England (Homes and Community Agency)