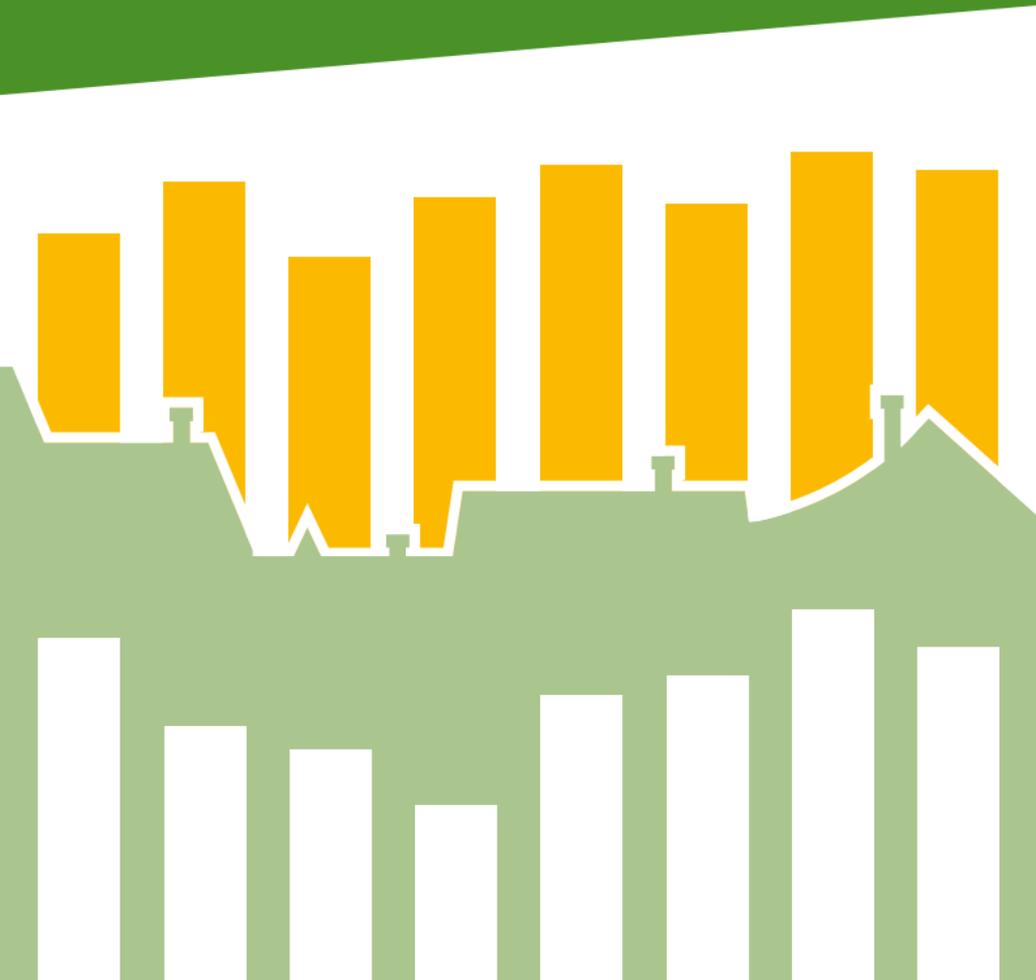


Home Truths 2016/17

The housing market
in Yorkshire and the Humber



The housing crisis in Yorkshire and the Humber

There is an acute housing crisis in Yorkshire and the Humber which is wide and varied. This report provides local data on the housing market in Yorkshire and the Humber and highlights that:

- While overall house prices are lower than the national average at £174,000, **homes still cost around seven times average incomes.**
- In some high value rural areas and semi-rural towns like Harrogate and Hambleton, the affordability gap is substantial – **in Harrogate, average house prices are over 11 times typical salaries.**
- In other areas high unemployment and low wages still make affordability a big issue. In Scarborough, **despite average house prices being £116,000 lower** than the national average, local wages make **homes cost nearly nine times typical incomes.**
- In addition, **32% of people in the region work part time** – more than any other region except the South West.
- Across the region, **37,000 too few homes were built** between 2011 and 2015 to keep pace with demand.
- There is a particular **shortage of new homes in growing cities** such as Sheffield and Leeds, where between 2011 and 2015 around 7,000 too few homes were built.

However, fixing the housing crisis in the region goes beyond increasing the supply of new homes. Regeneration in towns and cities, building strong and resilient communities, enhancing infrastructure and transport links, and improving employment prospects are also major priorities.

Yorkshire and the Humber	Average (mean) house prices in 2016 ¹	Mean monthly private sector rents in 2015/16 ²	Mean annual earnings in 2015 ³	Ratio of house prices to incomes ⁴	Income required for 80% mortgage 2016 [80% at 3.5x] ⁵	Percent of Housing Benefit claimants in employment ⁶	Unemployment rate 2015/16 ⁷	Five year shortfall 2011-2015 ⁸	Long term empty homes ⁹	Second homes ¹⁰	Total housing association affordable homes 2016 ¹¹
England	£282,011	£820	£27,680	10.2	£64,460	24%	5.1%	510,620	203,596	245,324	2,667,406
Yorkshire and the Humber	£174,171	£556	£24,284	7.2	£39,811	19%	6.1%	37,219	26,750	18,723	200,879
East Riding of Yorkshire	£181,955	£497	£25,480	7.1	£41,590	19%	3.9%	2,851	1,461	1,840	2,722
Kingston upon Hull	£110,180	£411	£21,096	5.2	£25,184	14%	8.6%	n/a	1,764	268	9,285
North East Lincolnshire	£129,085	£441	£22,334	5.8	£29,505	16%	7.3%	n/a	1,052	334	10,470
North Lincolnshire	£144,005	£480	£24,466	5.9	£32,915	18%	5.9%	1,048	790	518	11,418
York	£243,756	£840	£25,490	9.6	£55,716	26%	3.5%	2,592	127	441	5,383
North Yorkshire	£234,165	£647	£24,336	9.6	£53,523	22%	2.0%	1,597	3,124	7,739	23,777
Craven	£217,368	£579	£21,252	10.2	£49,684	17%	3.4%	171	321	634	2,469
Hambleton	£246,132	£618	£24,903	9.9	£56,259	23%	2.7%	123	393	410	5,468
Harrogate	£305,442	£823	£26,983	11.3	£69,815	27%	2.8%	1,443	811	676	3,063
Richmondshire	£224,725	£575	£24,528	9.2	£51,366	20%	2.5%	n/a	325	990	850
Ryedale	£236,667	£596	£23,374	10.1	£54,095	22%	3.4%	n/a	233	812	3,202
Scarborough	£166,448	£481	£19,162	8.7	£38,045	19%	3.8%	n/a	733	4,058	6,912
Selby	£202,668	£572	£26,874	7.5	£46,324	21%	3.9%	433	308	159	1,813
South Yorkshire	£152,827	£522	£23,572	6.5	£34,932	16%	7.0%	7,119	6,140	2,147	30,841
Barnsley	£130,413	£463	£23,670	5.5	£29,809	13%	6.3%	n/a	1,312	68	3,960
Doncaster	£142,189	£483	£23,161	6.1	£32,500	17%	6.4%	394	1,601	519	3,936
Rotherham	£146,715	£484	£23,187	6.3	£33,535	17%	6.6%	n/a	1,132	412	4,888
Sheffield	£171,233	£579	£23,904	7.2	£39,139	17%	7.6%	6,971	2,095	1,148	18,057
West Yorkshire	£168,772	£547	£24,861	6.8	£38,576	20%	6.7%	22,274	12,292	5,436	106,983
Bradford	£157,754	£500	£24,128	6.5	£36,058	21%	8.2%	6,543	4,154	1,514	32,471
Calderdale	£158,012	£510	£24,783	6.4	£36,117	19%	5.6%	2,849	1,654	463	14,505
Kirklees	£161,035	£505	£24,227	6.6	£36,808	21%	6.1%	4,930	2,217	861	6,114
Leeds	£188,380	£671	£26,504	7.1	£43,058	21%	6.3%	7,694	2,679	2,038	17,895
Wakefield	£152,738	£525	£22,771	6.7	£34,911	17%	6.1%	259	1,588	560	35,998

1. Office for National Statistics (ONS), small area statistics

2. Valuation Office Agency

3. ONS, Annual Survey of Hours and Earnings

4. ONS, small area statistics and Annual Survey of Hours and Earnings

5. ONS, small area statistics and National Housing Federation own analysis

6. Department for Work and Pensions, Stat Xplore

7. ONS, NOMIS model based estimates

8. Town and Country Planning Association household projections;

Department for Communities and Local Government (DCLG) table 253 and Federation own analysis

9. DCLG table 615

10. DCLG Council Tax base

11. Homes and Communities Agency Statistical Data Return 2016

Solving the housing crisis

Housing associations are united by a single purpose – to ensure everyone in the country can live in a quality home that they can afford.

We meet shifting housing needs by building more affordable homes and market homes, homes to rent and buy, and essential supported and specialist housing.

Last year **housing associations in Yorkshire and the Humber built many homes for social rent, and 90% of these homes were funded entirely by housing associations, without government assistance** – that's because we generate income that doesn't go to shareholders, so we can reinvest all our profits in homes and communities.

We offer **£6 of private investment for every £1 of public money**.

Our homes are for everybody – from those most in need, to young people, families and first time buyers, to older and more vulnerable people who may need support. We'll continue to deliver across the mix to meet changing housing needs.

If you share our sense of purpose, let's work together to end the housing crisis.

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