

The housing crisis in Yorkshire and the Humber

There is an acute housing crisis in Yorkshire and the Humber which is wide and varied. **An averagely priced home in the region may be cheaper than the national average, but it is still more than seven times the average salary.** In some high value areas like Harrogate and Hambleton, this rises to 10 times.

In areas like Hull, Barnsley and North Lincolnshire, house prices are significantly lower than the national average, but high unemployment and low wages mean affordability is still a big issue, leaving many people unable to achieve the dream of home ownership.

Unemployment levels are higher than the national average at 7.4%, rising even further in areas such as Hull (11.7%) and Bradford (8.9%). However, being in work is no guarantee of being able to pay housing costs, with the number of employed people claiming housing benefit up more than 19% since 2008.

The region is a desirable place to live but currently nowhere near enough homes are being built. **In 2014/15 11,040 too few homes were built to keep up with demand.** Forecasts show that unless urgent action is taken this housing shortfall will become even more acute, with predictions that 342,000 new households will form in the region by 2037.

Fixing the housing crisis in Yorkshire and the Humber goes beyond increasing the supply of new homes. Regeneration in towns and cities and improving employment prospects are also major priorities. The number of empty homes is higher than the national average and this problem is particularly acute in areas where there is high unemployment, low demand and poor quality housing.

Solving the housing crisis

Britain is in the midst of a housing crisis that has been a generation in the making. This is experienced differently across the country and requires a range of interventions rather than a single solution.

It was no surprise that housing was a top five vote-deciding issue at the last election. The public is demanding action and the Government is responding with a range of initiatives designed to increase supply and help people get a foot on the property ladder.

We have a once in a generation opportunity to tackle the housing crisis and deliver the homes the country so desperately needs. Public attitudes towards housebuilding have shifted and now twice as many people support more new homes being built in their local area. The devolution agenda also provides promising new opportunities for addressing England's housing challenges on a local level.

Housing associations are a key part of the solution to our housing crisis. They are amongst the most successful public private partnerships in Britain's history, securing £75bn in private investment since the Conservative Government's Housing Act in 1988. For every £1 invested by the taxpayer, associations put in £6 of their own money. They invest in communities, house five million people in England and built 50,000 homes last year, 40% of all new homes in the country and one third of all new homes over the last Parliament. Housing associations work to make home ownership more affordable, having helped over 275,000 people to buy their own home over the last 30 years and want to help even more.

By providing secure homes for all we can build a foundation on which anyone and everyone can make a better life for themselves and thousands more people can achieve their aspiration of a home to call their own. We can close the gap between the 'haves' and 'have nots' and end the housing crisis within a generation.

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HOME TRUTHS 2015/16

The housing market in Yorkshire and the Humber



Yorkshire and the Humber



	Average (mean) house prices in 2014 ¹	Average (mean) monthly private sector rents in 2013/2014 ²	Mean annual earnings in 2014 ³	Ratio of house prices to incomes ^{1,3}	Income required for 80% mortgage 2014 (80% at 3.5x) ¹	% of housing benefit claimants in employment in Feb 2015 ⁴	Unemployment rate (Dec 2014) ⁵	Four-year shortfall 2011–2014 ⁶	Second homes ⁷	All long-term vacant stock ⁸	Total HA rented homes 2014 ⁹
ENGLAND	£265,888	£720	£26,499	10.0	£60,774	23.8%	6.2%	-515,340	251,518	205,821	2,573,781
YORKSHIRE AND THE HUMBER	£165,997	£535	£23,405	7.1	£37,942	17.9%	7.4%	-45,680	18,516	27,058	196,603
East Riding of Yorkshire	£174,381	£496	£25,896	6.7	£39,859	19.2%	4.8%	-4,557	1,813	1,528	2,585
Kingston upon Hull	£108,055	£387	£19,573	5.5	£24,698	13.2%	11.7%	-1,035	211	1,804	8,900
North East Lincolnshire	£128,281	£434	£22,989	5.6	£29,321	15.1%	8.8%	590	355	991	10,178
North Lincolnshire	£136,577	£464	£25,241	5.4	£31,218	17.5%	6.3%	-1,620	477	799	11,601
York	£224,652	£738	£23,936	9.4	£51,349	25.8%	4.6%	-2,195	492	194	5,195
North Yorkshire	£222,265	£615	£23,535	9.4	£50,803	22.0%	4.5%	-4,108	7,851	2,836	22,785
Craven	£210,743	£552	£22,807	9.2	£48,170	18.1%	3.5%	-493	624	295	2,436
Hambleton	£243,009	£598	£22,948	10.6	£55,545	24.0%	3.3%	-626	413	423	5,189
Harrogate	£276,744	£802	£24,731	11.2	£63,256	26.8%	2.8%	-2,097	696	709	2,931
Richmondshire	£214,379	£573	£23,468	9.1	£49,001	25.1%	3.2%	-57	1,009	273	768
Ryedale	£219,929	£562	£22,173	9.9	£50,270	21.4%	3.4%	112	799	249	3,164
Scarborough	£160,424	£438	£20,982	7.6	£36,668	18.5%	7.3%	67	4,159	619	6,688
Selby	£190,089	£553	£25,797	7.4	£43,449	20.4%	4.8%	-1,015	151	268	1,609
South Yorkshire	£146,797	£501	£22,630	6.5	£33,554	15.8%	8.5%	-7,695	2,565	6,540	29,717
Barnsley	£126,874	£445	£22,750	5.6	£29,000	13.0%	7.7%	50	81	1,554	3,679
Doncaster	£134,424	£492	£22,381	6.0	£30,726	16.3%	8.6%	-976	492	1,659	3,565
Rotherham	£140,368	£476	£23,114	6.1	£32,084	16.0%	8.6%	31	432	1,141	4,739
Sheffield	£164,993	£522	£22,490	7.3	£37,713	16.7%	8.6%	-6,800	1,560	2,186	17,734
West Yorkshire	£159,579	£553	£23,743	6.7	£36,475	19.1%	8.0%	-25,060	4,752	12,366	105,642
Bradford	£146,613	£479	£22,641	6.5	£33,512	19.2%	8.9%	-4,729	1,131	3,942	32,379
Calderdale	£147,924	£504	£23,348	6.3	£33,811	18.4%	6.4%	-2,425	294	1,600	14,663
Kirklees	£153,936	£481	£23,759	6.5	£35,185	19.3%	7.4%	-2,666	838	2,507	5,908
Leeds	£178,156	£819	£25,054	7.1	£40,721	20.2%	8.4%	-12,824	1,970	2,915	17,222
Wakefield	£144,623	£500	£22,433	6.4	£33,057	16.3%	6.9%	-2,417	519	1,402	35,470



1. Land registry 2014

2. VOA Private sector rents 2013/14

3. ASHE Income table 8.1a 2014 all employees

4. DWP Stat Explore Feb 2015

5. ONS Model Based Estimates of Unemployment Dec 2014

6. Housing Need based on Holmans / TCPA projections weighted by DCLG household projections to a local level; Delivery figures compiled from DCLG

7. Council tax base local authority level data 2014

8. DCLG Table 615 Vacant dwellings

9. HCA Statistical Data Return