

## Housing & Community Safety Policy and Scrutiny Committee

23 November 2019

Report of the Head of Housing

### Housing Needs and Availability Update Report

#### Summary

This report updates the Housing and Community Safety Policy and Scrutiny Committee on housing needs and availability. It focusses on the housing register, the allocations policy and council housing

#### The Common Allocation Policy

City of York Council is currently in a partnership with other housing organisations across North Yorkshire. This partnership has a common allocations policy which can all be found at [northyorkshirehomechoice.org.uk](http://northyorkshirehomechoice.org.uk).

I would like to highlight the approach at York which is about giving realistic advice to those new applicants who would be placed in bronze band and are deemed as adequately housed. This involves having a discussion about the prospects of getting housed via the North Yorkshire Homes Choice (NYHC) route and looking at alternatives.

York has a relatively low number of people in bronze band compared to partners and that non bidding by people in bronze band is a lot lower than in silver and gold.

#### Numbers on the housing register

Current numbers on the housing register for York are (15.11.19):

Emergency	3
Gold	204
Silver	823
Bronze	414
<b>Total</b>	<b>1444</b>

## **Nominations**

Some Housing Associations such as Yorkshire Housing and Broadacres are full partners in the NYHC partnership and make properties available on the website to bid on. Others simply use the system to advertise their properties

Within York Housing Association developments are often underpinned by Section 106 planning agreements setting out specific nomination requirements which are embodied in nomination agreements.

In addition City of York Council manage 245 Thirteen Group homes in and around York and these are let using NYHC.

## **Leaving NYHC**

Following extensive consultation the decision was taken to leave the North Yorkshire Home Choice Partnership. This was confirmed by Executive Member for Housing decision on 19.07.18.

A replacement policy has been consulted on and will be implemented when the new Housing ICT system is implemented. The current date for this is 23 November 2020.

## **Existing stock**

The council stock stands at 7512 homes.

Bedsits	88
1 bed	2814
2 bed	2251
3 bed	2161
4 bed	182
5 bed	15
6 bed	1
<b>Total</b>	<b>7512</b>

This includes 11 Independent Living Schemes 2 of which provide Extra Care.

Number of lettings (CYC only):

16/17	610
17/18	589
18/19	605
19/20 (to date)	351

### Future Housing Development

The Councils Strategic Housing Market Assessment in 2016 identifies that over the 5-year period 2014/15-2018/19 the Council needed to achieve the delivery of 2,865 affordable units. Delivery over the period to March 2019 was 522 new affordable homes. Over the same period there were 324 Right to Buy (RTB) sales. The annual numbers for the period 2013/14- 2017/18 is presented in the table below

Year	Affordable housing homes built	RTB
13/14	50	53
14/15	139	52
15/16	109	68
16/17	90	79
17/18	74	72
18/19	60	60
<b>Total</b>	<b>522</b>	<b>384</b>

Current RTB sales this year (2019 /20) total 25 so far.

We've committed to develop 600 new homes across York in 8 council-owned locations. Goals agreed in July 2018 by the council's Executive mean our Housing Delivery Programme will build:

- high-quality homes designed in collaboration with the local community
- accommodation suitable for a wide range of households, meeting a full range of affordable housing
- shared open spaces, sociable neighbourhoods and community cohesion
- homes with higher than required environmental attributes (resulting in lower running costs)
- healthy places where people want to live

Our ambition is to create a wide-reaching legacy for the city which builds on York's rich history as a housing pioneer, developing treasured homes in green and healthy neighbourhoods

Our Housing Delivery Programme will deliver mixed communities where:

60% of homes will be for sale on the housing market (providing funds towards development costs of affordable housing

40% of the homes will be affordable homes, including shared ownership and rented council housing.

We're also excited to offer individuals and community groups opportunities to self-build as part of the programme.

Self and community build enables individuals and groups to create the homes they need and has additional benefits around community cohesion, higher environmental standards, increased use of SME business and a diversified housing market. The council has made a commitment to support this form of housing, starting with the provision of one acre of land at Lowfield. This has been used to provide 6 serviced self-build plots which are currently being marketed and an area of land which Yorspace Ltd propose to build a 19 unit cohousing scheme on.

The council's self-build register currently has 350 people specifying a desire for this form of housing. Homes England grant funding has been claimed to employ a specialist self and community build officer who is now progressing an extended programme of small sites to meet this need. The officer is also supporting and enabling new community groups to come forward as well as advising on the new local plan policy for all sites over 5HA to provide a minimum of 5% self-build plots

The 8 sites are:

- Lowfield Green
- Duncombe Barracks
- Burnholme
- Askham Bar
- Former Manor School
- Hospital Fields Road and Ordnance Lane
- Clifton Without Primary School
- Woolnough House

More information on each of the 8 sites can be found at [https://www.york.gov.uk/info/20012/housing/2462/housing\\_delivery\\_programme](https://www.york.gov.uk/info/20012/housing/2462/housing_delivery_programme)

Five bungalows will also be available shortly at Newbury Avenue. Two of these have been heavily adapted, the other 3 are built to be able to be adapted easily and we are hoping to pilot new digital assistive technology here as well.

### **Older Persons' Accommodation Programme**

The Older Persons' Accommodation Programme's function is to provide and enable the provision of appropriate accommodation to support older people to live well in later life with the support and care they need.

The programme is currently building Independent Living properties at Lincoln Court and extra care properties at Marjorie Waite Court. Work is ongoing to support the development of additional independent living accommodation across the city being provided by other RSLs and developers.

Based on national demand data York has a shortage of independent living and extra care properties which is forecast to be over 1100 independent living properties and almost 500 extra care properties by 2039. Recent consultation for the Older Person's Accommodation Programme has indicated that the demand for small safe and manageable accommodation may well be higher than the national average so this under-provision may be greater than calculated.

As well as the work completed on Glen Lodge the programme is providing extra units and upgrades at:

- Lincoln Court – Full refurbishment and 15 new apartments on site now. £4.4m
- Marjorie Waite Court – 33 unit extension 29 apartments 4 bungalows. On site now. Due to complete Autumn 2020 £6.5M

### **Housing demand and supply generally**

ONS: Office of National Statistics

VOA: Valuation Office Agency

<b>Data for City of York</b>	<b>2011 Census</b>	<b>2018 ONS estimate (experimental data)</b>
Owner occupation	66%	68%
Private rent	18%	17%
Social rent / other affordable	14%	14%

The available data suggests that owner occupation remains the predominant tenure in York, and that the current picture is similar to that reported in the 2011 census. Many households in York are housed securely in homes they own and they may have benefitted from lower prices in earlier decades and/or low current interest rates reducing mortgage costs. By contrast a significant minority of households face a worsening of affordability as costs of home ownership and private rents both rise faster than local incomes.

Median and Lower Quartile housing affordability data for York is shown below.

<b>Median data for City of York (ONS / VOA)</b>	<b>2014</b>	<b>2018</b>	<b>% increase</b>
Annual earnings	£25,880	£26,522	2.5%
Monthly earnings	£2,157	£2,210	2.5%
House price	£188,000	£235,000	25%
Affordability ratio*	7.26	8.86	n/a
Private rent (monthly): 1 bed	£565	£625	10.6%
Private rent (monthly): 2 bed	£650	£725	11.5%
2 bed rent as % earnings	30%	33%	n/a
LHA** 1 bed	£445	£430	-3.4%
LHA** 2 bed	£525	£535	1.9%

\* the affordability ratio is house prices / annual earnings – a higher figure indicates worse affordability

\*\* Monthly Local Housing Allowance (LHA). LHA is used to determine Housing Benefit / Universal Credit housing element maximum entitlement

<b>Lower Quartile data for City of York (ONS / VOA)</b>	<b>2014</b>	<b>2018</b>	<b>% increase</b>
Annual earnings	£18,438	£19,768	5.2%
Monthly earnings	£1,565	£1,647	5.2%
House price	£153,000	£185,000	20.9%
Affordability ratio*	8.15	9.36	n/a
Private rent (monthly): 1 bed	£507	£575	13.4%
Private rent (monthly): 2 bed	£595	£675	13.4%
2 bed rent as % earnings	38%	41%	n/a
LHA** 1 bed	£445	£430	-3.4%
LHA** 2 bed	£525	£535	1.9%

\* the affordability ratio is house prices / annual earnings – a higher figure indicates worse affordability

\*\* Monthly Local Housing Allowance (LHA). LHA is used to determine Housing Benefit / Universal Credit housing element maximum entitlement

Housing affordability has declined in York in recent years, in common with the national trend. Between 2014 and 2018 house prices and private sector rents grew substantially faster than incomes, in both the median and lower quartile measures. At the same time the national policy of restricting Local Housing Allowance has resulted in Housing Benefit levels falling ever further behind even the cheapest 25% (Lower Quartile) of rents in the private rented sector.

Alongside measures to increase the supply of new housing, the pressure for new affordable housing in York is emphasised by local affordability data.

### **Recommendation:**

The Committee is asked to note the information provided in this report.

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**Head of Housing**

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