



Draft North Yorkshire Housing Strategy 2024 - 2029

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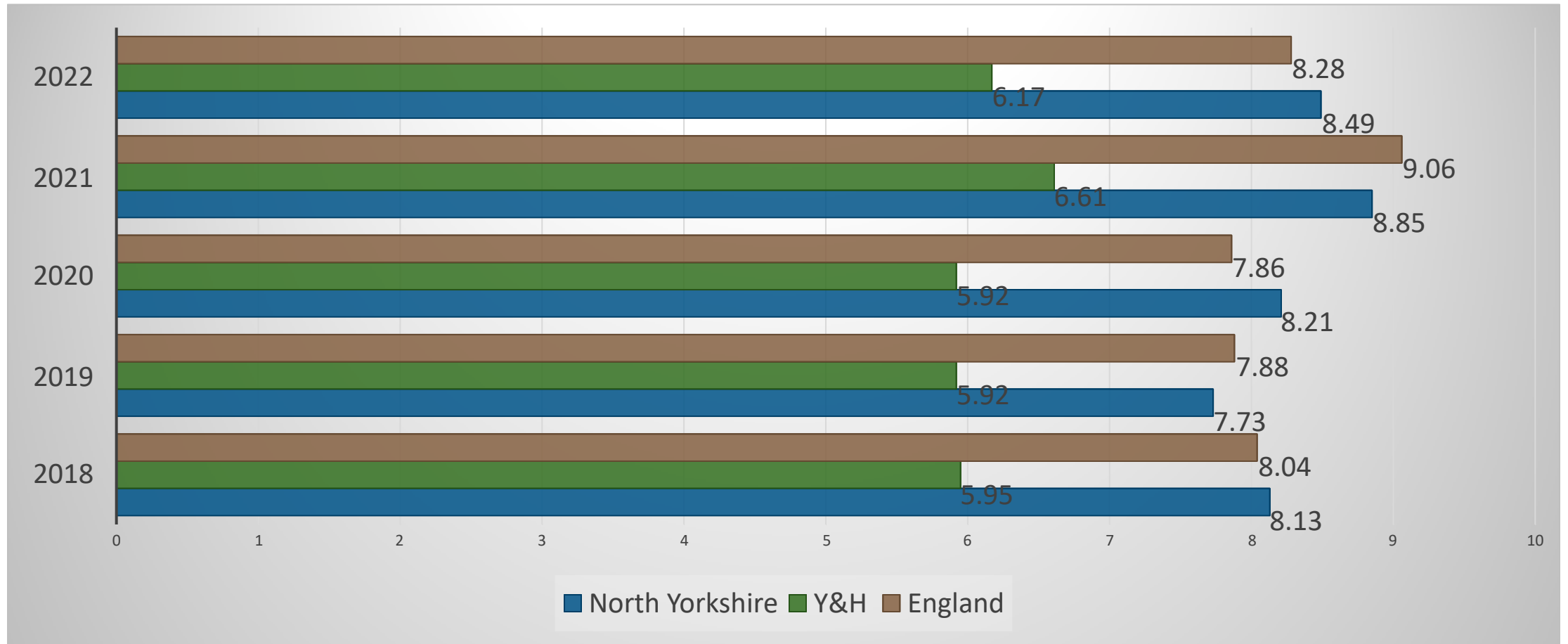
North Yorkshire has...

- 619,542 people living in 274,381 households
- Experienced limited population growth - up by 2.85%
- Reducing household size - down to 2.24 people per household
- An ageing population - 25% of population age 65 or over
- Reduction in working age population - down by 2.6%
- Ageing housing stock - 27% pre-1919
- Over 108,000 residents limited by health and disability

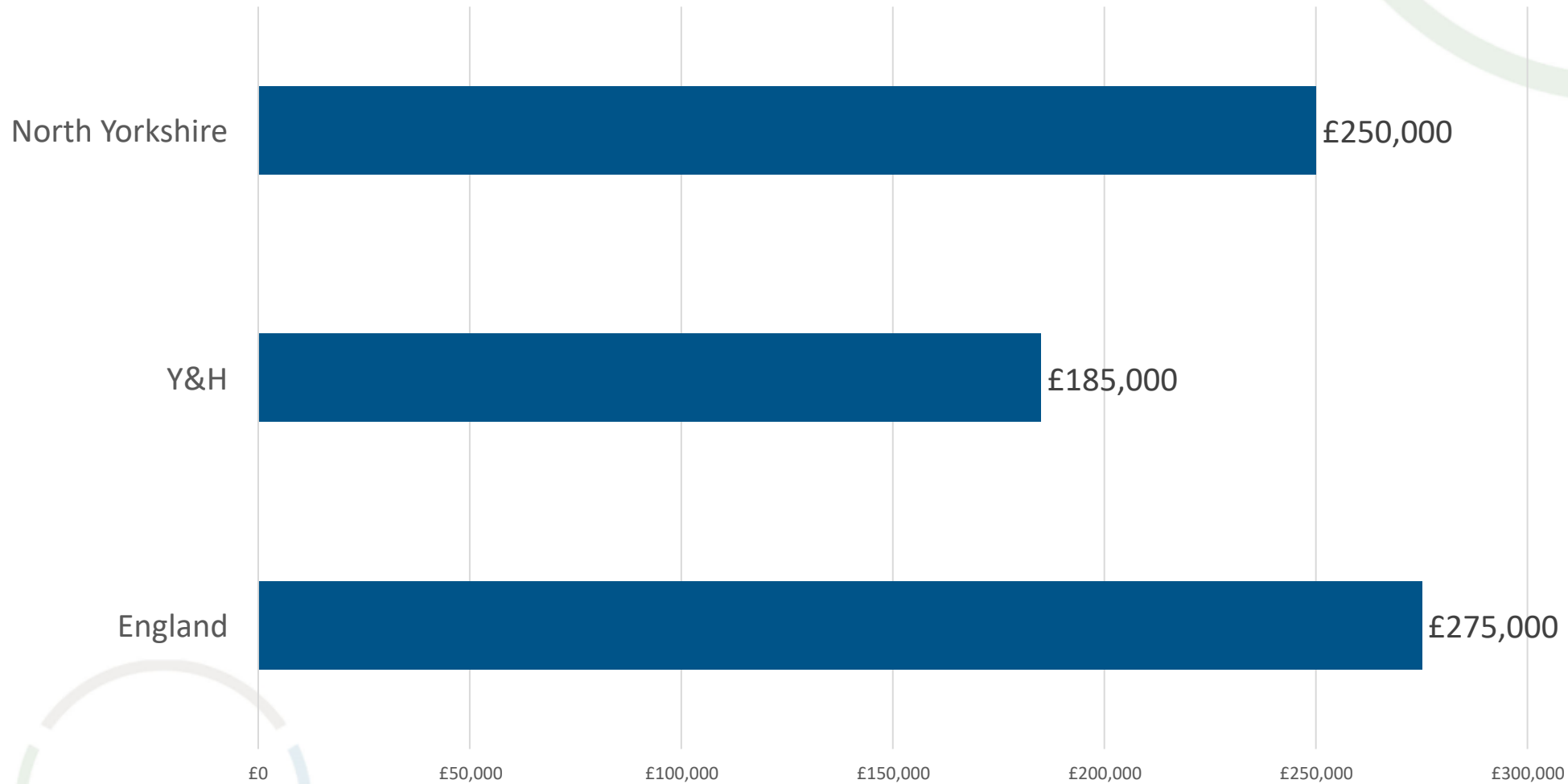
Affordability

- Average house price: £284,000 (median £250,000 in 2022)
- Average annual household income after housing costs: £28,448 (£2,370 pcm)
- Average monthly rent: £730 (median £675; LQ £575)
- Median affordability ratio 8.49 in 2022
- Median rents c. 28% of median income

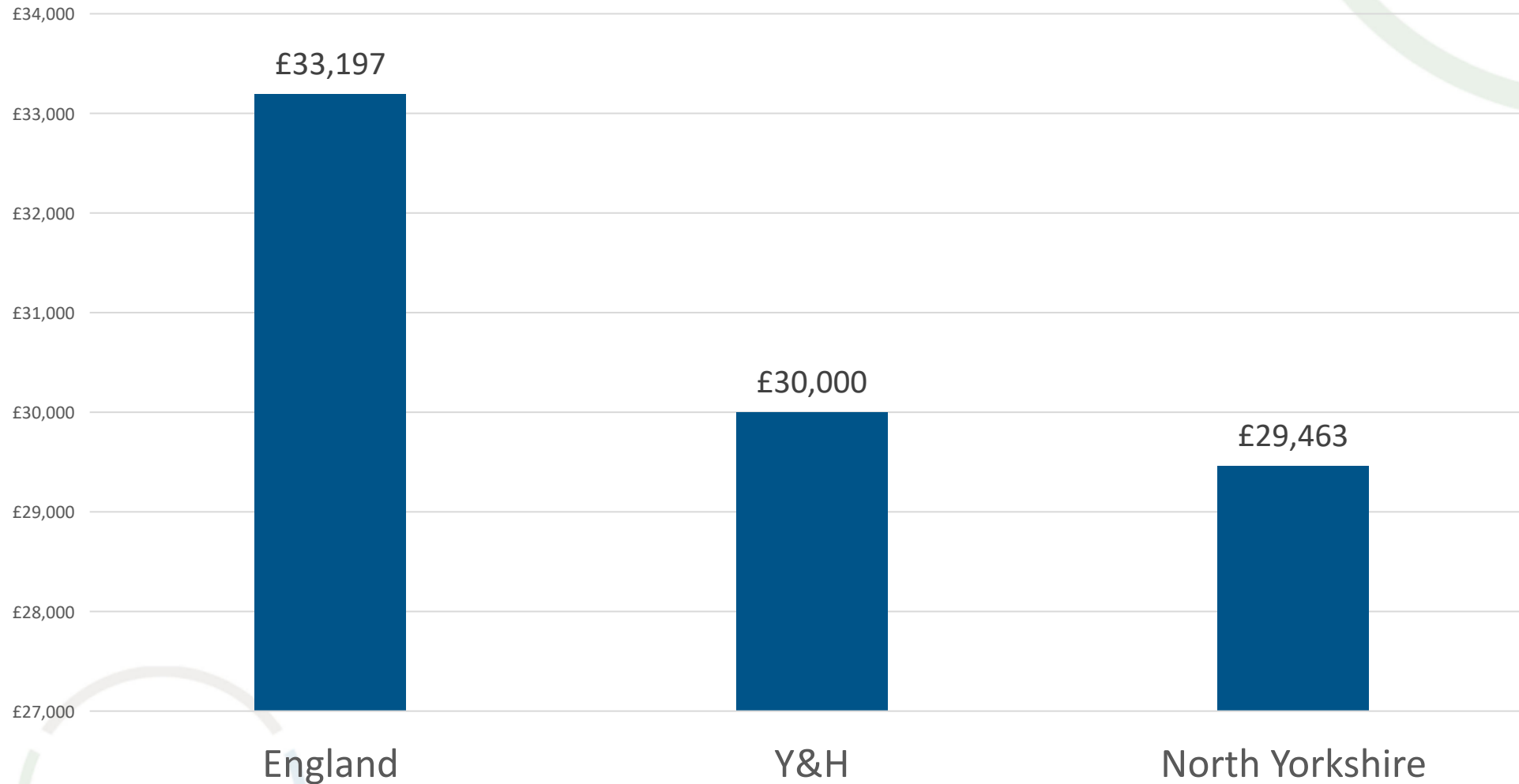
Median affordability ratios 2018 - 2022



Median house prices 2022



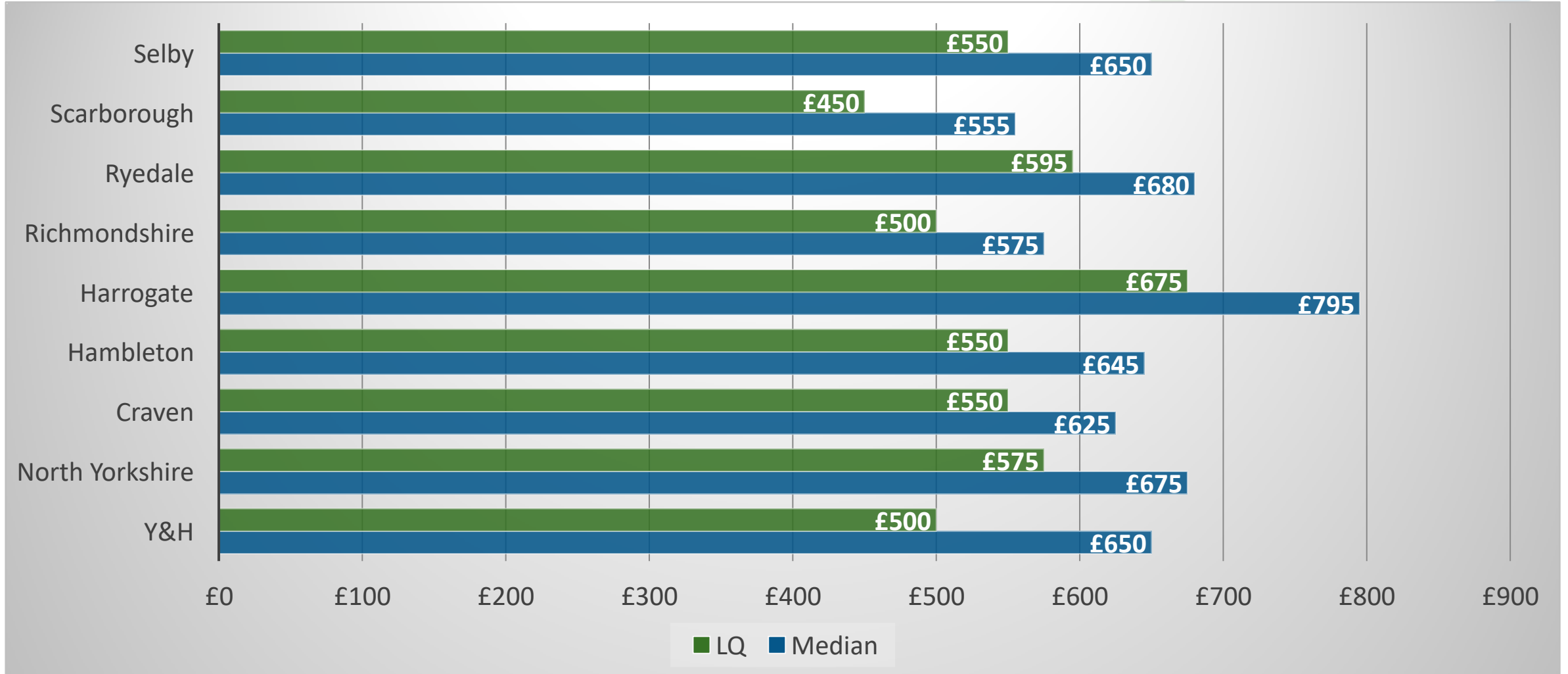
Median earnings 2022



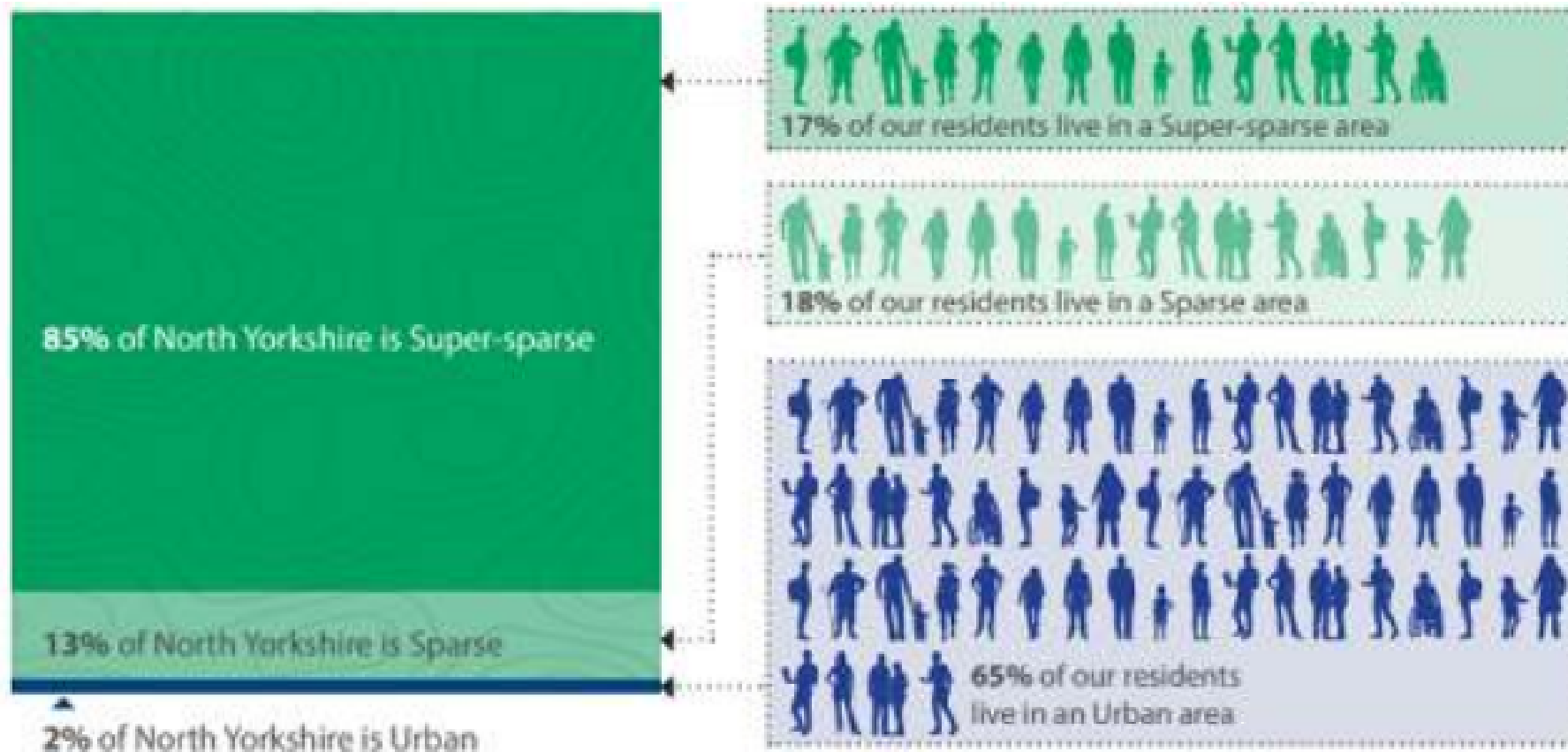
Median affordability ratios 2022



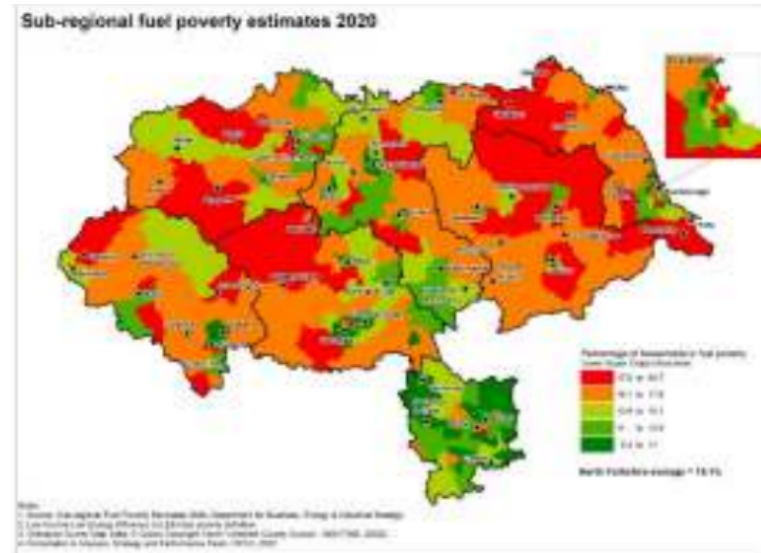
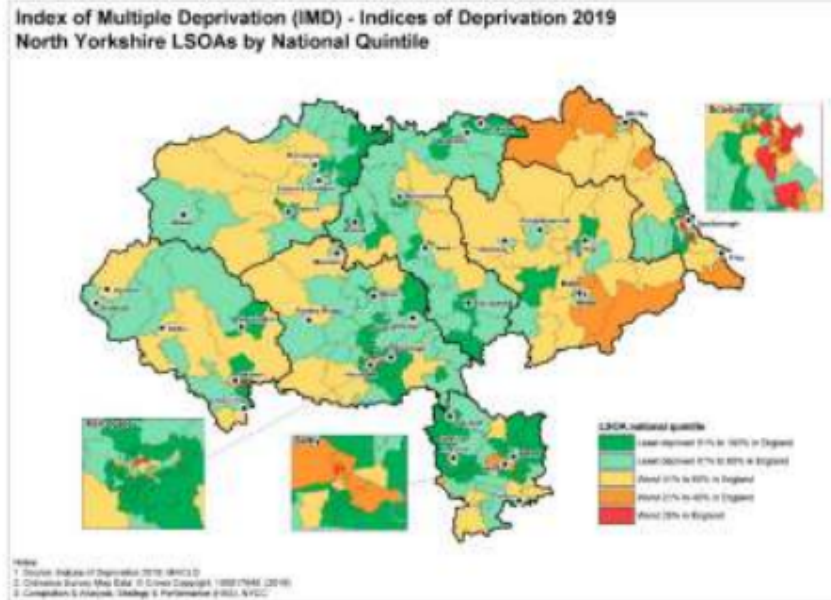
Median & LQ rents: April 2022 - March 23



Rurality



Inequality & fuel poverty



Opportunities & aspirations

- New council with ambition provide new council homes & be an outstanding landlord
- Partner with the new Mayor and Combined Authority to deliver growth
- Explore potential of publicly owned land including NYC's
- Work with YNY Housing Partnership to deliver shared goals
- Be carbon neutral by 2034
- Tackling inequalities: health, social and digital exclusion
- Making best use of resources

Our vision & themes

- Our vision is to deliver *‘good quality, affordable and sustainable homes that meet the needs of all of our communities’*
- To do this we will work across three themes:
 - Our people
 - Our places
 - Our homes

Our people

- Preventing and tackling homelessness:
 - Consolidating prevention & support services
 - Delivering new, innovative accommodation solutions
 - Ending rough sleeping
 - Homelessness Review & new Strategy by 2025
- Meeting the needs of our ageing population:
 - New models of extra care (smaller rural, more complex needs)
 - Holistic approach with social care
 - Council's housing offer updated
- Meeting supported housing needs and the needs of specific groups:
 - Better integration of social and health care (Start Well, Live Well, Age Well)
 - Home Improvement Services
 - Independent living & assistive technology

Our places

- Growing the supply of affordable and available housing:
 - Delivering 2,537 new homes pa (802 of which affordable)
 - HRA Business Plan ambition to deliver new homes
 - Looking at all opportunities to maximise housing supply
- Addressing the rural housing crisis:
 - Supporting Rural Housing Enabler & community led housing
 - Partnering with Homes England, RPs and the Combined Authority
- Supporting communities through neighbourhood renewal and regeneration:
 - Prioritisation of intervention areas
 - Work with communities on projects to improve their environment
 - Drive strategic regeneration projects



Our homes

- Decarbonising our whole housing stock:
 - Social housing decarbonisation plan
 - Work with Homes England and RPs on warmer homes investment plans
 - Bid for funding to aid private sector housing decarbonisation
- Ensuring that new housing supply contributes to our net zero housing ambitions:
 - Design codes
 - Building to Future Homes Standards and Nationally Described Space Standards
 - New Council and RP homes are EPC C or above
- Addressing stock condition issues:
 - Retrofit action plan for private sector homes
 - Improving poor quality homes across all tenures
 - Working with the MCA to deliver the Carbon Abatement Pathway
 - Enforcement and selective licensing where necessary
- Ensuring that Council homes remain decent and continue to improve:
 - Robust investment plan for Council homes
 - Eradication of damp and mould
 - Tenancy Strategy with high standards

Consultation & adoption

- 2nd October to 11th December
- Online survey
- Engaging with partners & stakeholders
- Feedback analysis January 2024
- Review strategy and develop focussed action plans
- Adoption May 2024