



## Report

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# North Yorkshire Strategic Housing Market Assessment Executive Summary

November 2011



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**For and on behalf of GVA Grimley Ltd**

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# 1. Executive Summary

## Introduction

- 1.1 GVA was commissioned to undertake a Strategic Housing Market Assessment (SHMA) on behalf of the North Yorkshire Strategic Housing Partnership (hereafter NYSHP) in September 2010. This is a summary of the key findings of the SHMA.
- 1.2 The SHMA provides a consistent level of information for the North Yorkshire sub-region in order to understand housing markets, housing needs and housing demands for all six Boroughs / Districts, the two National Parks and the City of York<sup>1</sup>.
- 1.3 The findings of this research will be used to inform each authority's housing policies, Local Development Framework production and negotiations on planning applications.
- 1.4 The SHMA provides information for North Yorkshire on:
  - How the housing market currently operates and the relationships and differences within and between local authorities across North Yorkshire
  - The relationship between the local economy, population and household growth and the housing market in each of the local authorities
  - The levels of housing need and demand for both affordable<sup>2</sup> and open market<sup>3</sup> housing
  - The housing requirements of specific groups, such as the elderly, economically vulnerable, and Black and Minority Ethnic (BME) groups
- 1.5 The SHMA has used available published data on the housing market as well as a postal and web-based household survey (undertaken during Spring 2011). The surveys were designed to ensure that all residents across North Yorkshire had the opportunity

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<sup>1</sup> The SHMA includes the local authorities of Craven, Hambleton, Harrogate, Richmondshire, Ryedale, Scarborough, City of York, Yorkshire Dales National Park and North York Moors National Park. New survey results have not been collected for Selby. However, where possible data has been brought across from the recently conducted Housing Market Assessment for the Selby authority;

<sup>2</sup> Social rented, intermediate, and Affordable Rent housing.

<sup>3</sup> Housing to buy/own outright, with a mortgage or rented privately.

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to be involved in the research<sup>4</sup>. This approach meets the current requirements set out by the Government<sup>5</sup>.

## Understanding the Current Market

### The Housing Market Geographies

- 1.6 The SHMA presents information about the housing market at a range of different levels. The SHMA provides information at the following levels:
- North Yorkshire – research is presented for the whole of North Yorkshire.
  - Strategic sub-markets – these sub-market areas were previously created for use in regional planning policy as well as including the Yorkshire Dales National Park and the North York Moors National Park;
  - Local Authority areas – information is presented at local authority level as this is the level at which planning policy is set. The majority of the findings are presented at local authority level;
  - Local Authority sub-markets – each authority has been broken up into a number of smaller areas called 'sub-markets'<sup>6</sup>;
  - Wards – parts of the research have been broken down to an electoral ward level.
- 1.7 The North Yorkshire, strategic sub-market and Local Authority geographies are shown in the plan over the page (Figure 1). Further details on the SHMA geographies are presented in Section 2 of the North Yorkshire SHMA report which is available online at [www.northyorkshirestrategichousingpartnership.co.uk](http://www.northyorkshirestrategichousingpartnership.co.uk).

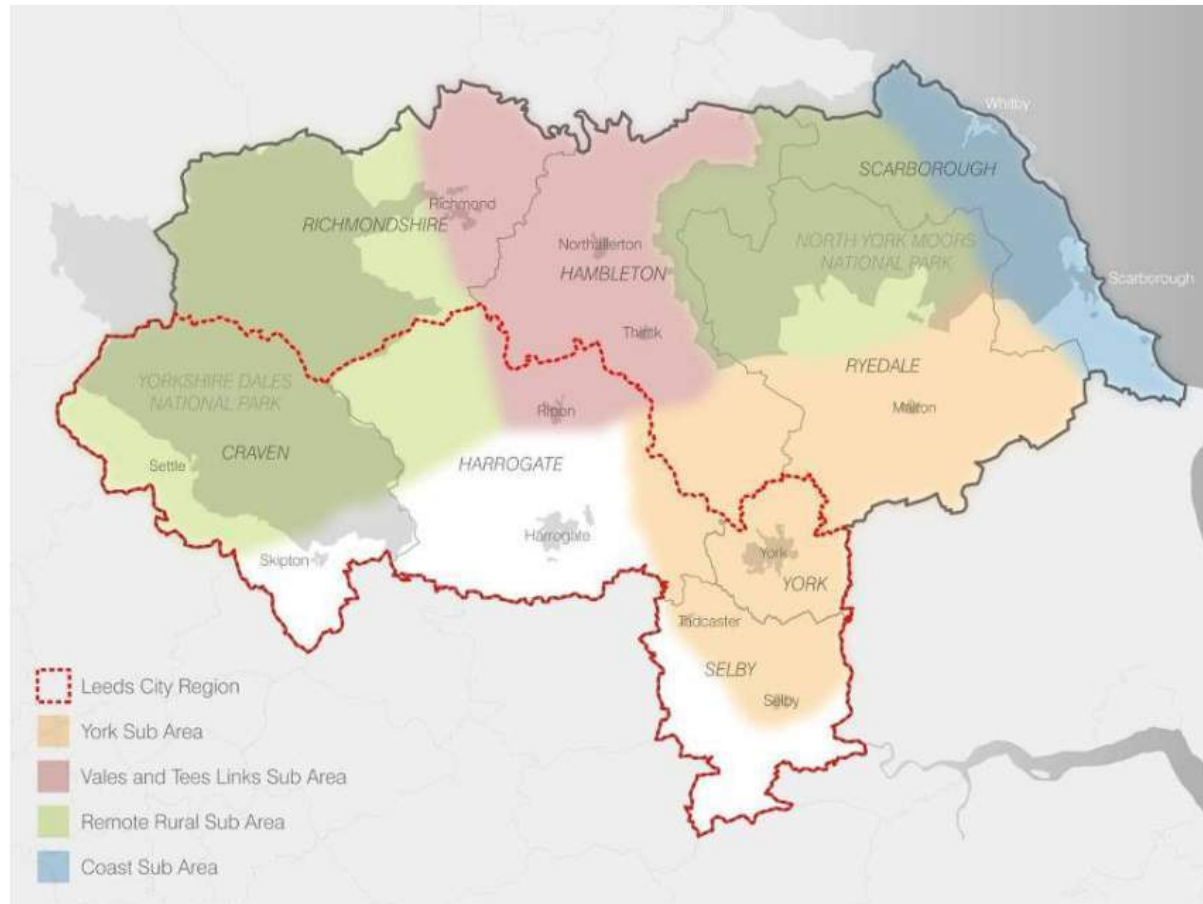
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<sup>4</sup> The survey methods used are presented in Appendix 10 of the North Yorkshire SHMA.

<sup>5</sup> Strategic Housing Market Assessment Practice Guidance (Version 2) (August 2007) CLG

<sup>6</sup> These sub-markets are intended to represent a combination of functional (i.e. travel to work areas and areas of market search) and policy definitions.

Figure 1: North Yorkshire Sub-Regional Market Areas



Source: RSS, 2008

## The Housing Stock Profile

- 1.8 North Yorkshire contains a **total of 356,239 homes of which 9,200<sup>7</sup> (or 2.6% of all homes) are vacant<sup>8</sup>** as at 2009/10. The number of houses in each authority has increased over recent years as a result of new homes being built. The table below shows the number of net completions<sup>9</sup> between 2003/04 and 2009/10.

Figure 2: Net Housing Completions, 2003/4 – 2008/9, North Yorkshire

|                         | Net Housing Completions |         |         |         |         |         |         |
|-------------------------|-------------------------|---------|---------|---------|---------|---------|---------|
|                         | 2003/04                 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 |
| Craven                  | -                       | 206     | 164     | 199     | 147     | 299     | 83      |
| Hambleton               | 181                     | 188     | 359     | 209     | 322     | 180     | 127     |
| Harrogate <sup>10</sup> | 476                     | 421     | 437     | 357     | 518     | 403     | 388     |
| Richmondshire           | -                       | 157     | 256     | 122     | 193     | 56      | 40      |
| Ryedale                 |                         | 94      | 96      | 170     | 208     | 100     | 138     |
| Scarborough             | 57                      | 440     | 410     | 603     | 284     | 196     | 209     |
| Selby                   | 226                     | 469     | 633     | 873     | 583     | 222     | 270     |
| York                    | 525                     | 1160    | 906     | 798     | 523     | 451     | 507     |

Source: North Yorkshire Local Authorities, 2010

- 1.9 A level of vacant homes is always to be expected as people move or as homes are empty whilst being repaired. The table below also shows the number of homes that have been empty for longer than six months. These are likely to be homes that are hard to sell, or let.

Figure 3: Vacant Properties, 2010, North Yorkshire (Council Tax Data)

|                       | Dwellings | Vacant Properties (Total) |              | Private Sector Vacant 6+ months |              |
|-----------------------|-----------|---------------------------|--------------|---------------------------------|--------------|
|                       |           | Total                     | Vacancy Rate | Total                           | Vacancy Rate |
| Craven                | 26,115    | 788                       | 3.0%         | 256                             | 1.0%         |
| Hambleton             | 39,164    | 1,675                     | 4.3%         | 438                             | 1.1%         |
| Harrogate             | 68,643    | 2,366                     | 3.4%         | 1,218                           | 1.8%         |
| Richmondshire         | 22,282    | 335                       | 1.5%         | 335                             | 1.5%         |
| Ryedale               | 23,840    | 718                       | 3.0%         | 383                             | 1.6%         |
| Scarborough           | 55,593    | 1,400                     | 2.5%         | 699                             | 1.3%         |
| Selby                 | 35,859    | 383                       | 1.1%         | 357                             | 1.0%         |
| York                  | 84,743    | 1,535                     | 1.8%         | 452                             | 0.5%         |
| Total North Yorkshire | 356,239   | 9,200                     | 2.6%         | 4,138                           | 1.2%         |

Source: HSSA, 2010; Local Authority Council Tax, GVA, 2011

<sup>7</sup> HSSA, 2009/10.

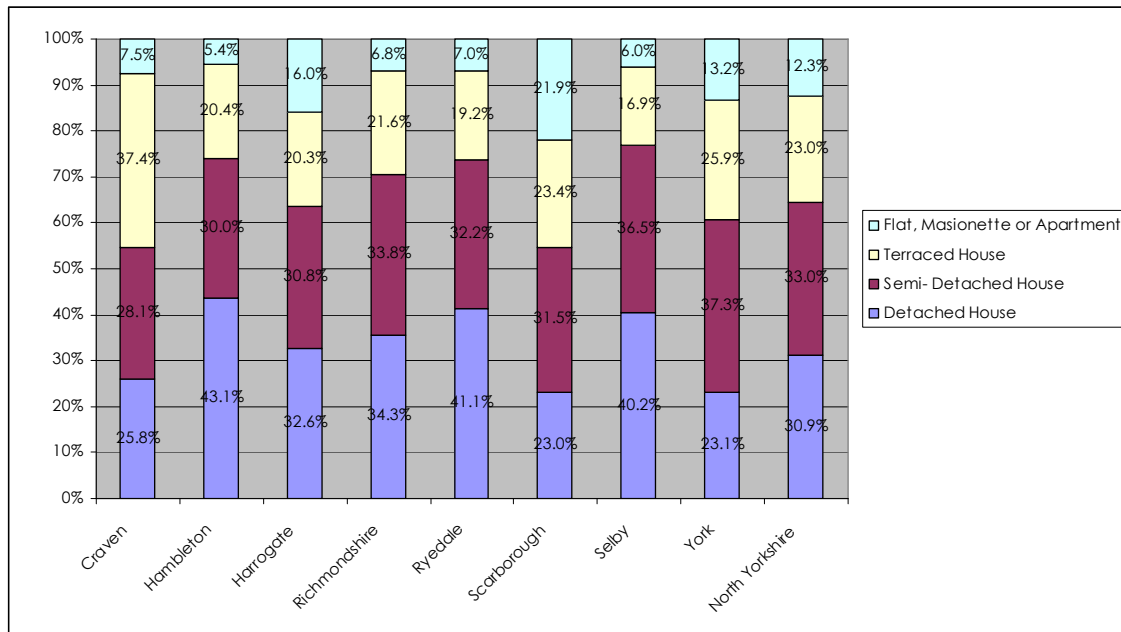
<sup>8</sup> Vacant homes are those currently empty.

<sup>9</sup> Total new homes built when demolitions and conversions are also taken into account.

<sup>10</sup> Figures for Harrogate are gross housing completions as data calculating net completions was not available at the time of writing.

1.10 Each of the North Yorkshire local authorities has a different housing stock profile.. Hambleton, Ryedale and Selby all have high levels of detached properties; the City of York has a high level of semi-detached properties; Craven has a large amount of terraced properties; and Scarborough has the highest proportion of flatted properties. These features of the housing market are shown in the graph below.

Figure 4: Property Type, North Yorkshire, Local Authorities



Source: ONS, 2001

1.11 The housing tenure profile of North Yorkshire is similar to that of the wider Yorkshire and Humber region including around 74% of dwellings classified as being in owner occupation (owned with or without a mortgage), less than 1% intermediate tenure, 13% social rented, and 11% private rented. The level of owner occupation is above that of England and Wales average (70%).

1.12 At local authority level, Craven (76%) and Harrogate (75%) have above average levels of owner occupation for North Yorkshire. Richmondshire has below average levels of owner occupation (65%) and above average levels of private rented activity (18%). Overall social rented homes represent less than 12% of all dwellings across North Yorkshire in 2010.

1.13 Further analysis of the housing stock is presented in Section 5 of the North Yorkshire SHMA.

## Population and Household Growth

- 1.14 The North Yorkshire population has grown by 5.7% since 2001. This growth in the population has included a rise in most age groups, but also shows a decline in the population aged younger than 10 years and between 25 and 30 years of age. This suggests that North Yorkshire has an ageing population, as does the wider UK.

Figure 5: Historic Population Change 2001 – 2009, North Yorkshire

| Authority       | Population – North Yorkshire |         |  |                           |
|-----------------|------------------------------|---------|--|---------------------------|
|                 | 2001                         | 2009    | Change in Population 2001 - 2009 (8 Years) | Annual Growth 2001 – 2009 |
| Craven          | 53,706                       | 55,906  | 2,200                                      | 275                       |
| Hambleton       | 84,168                       | 87,177  | 3,009                                      | 376                       |
| Harrogate       | 151,467                      | 156,793 | 5,326                                      | 666                       |
| Richmondshire   | 47,067                       | 51,835  | 4,768                                      | 596                       |
| Ryedale         | 50,910                       | 53,462  | 2,552                                      | 319                       |
| Scarborough     | 106,221                      | 108,852 | 2,631                                      | 329                       |
| Selby           | 76,555                       | 82,331  | 5,776                                      | 722                       |
| York            | 181,291                      | 197,525 | 16,234                                     | 2,029                     |
| North Yorkshire | 751,385                      | 793,881 | 42,496                                     | 5,312                     |

Source: 2008-based Sub-national Population Projections

- 1.15 At local authority level it is notable that the net in-migration of people into North Yorkshire has been key driver of population growth. All of the authorities have seen a net gain in population as a result of this factor.
- 1.16 North Yorkshire has gained population through in-migration in all age-groups, with the exception of young adults aged between 20 and 29. This is contributing to the ageing population across the County. There are some differences at the local authority scale, which are considered in Section 4 of the North Yorkshire SHMA.
- 1.17 There are an estimated 335,925 households across North Yorkshire<sup>11</sup>. Most of these households are classified as ‘one person households’ (31%, 104,944 households) or ‘one family and no others: Couple’ (including households with no dependent children, one dependent child, two dependent children, or three dependent children) (51%, 170,896 households).

<sup>11</sup> DCLG



Figure 6: Change in Households 2001 – 2009, North Yorkshire

| Authority       | Number of Households - Mid-year Estimates, ONS / Sub-National Household Projections |         |                    |                      |   |
|-----------------|---|---------|--------------------|----------------------|---|
|                 | 2001  | 2009    | Change 2001 – 2009 | % Change 2001 - 2009 | Annual Average Change 2001 - 2009 (8 years) |
| Craven          | 22,743  | 24,488  | 1,745              | 8%                   | 218   |
| Hambleton       | 34,701  | 36,767  | 2,066              | 6%                   | 258   |
| Harrogate       | 63,199  | 67,639  | 4,440              | 7%                   | 555   |
| Richmondshire   | 18,159  | 19,969  | 1,810              | 10%                  | 226   |
| Ryedale         | 21,486  | 22,815  | 1,329              | 6%                   | 166   |
| Scarborough     | 46,734  | 48,971  | 2,237              | 5%                   | 280   |
| Selby           | 30,935  | 33,896  | 2,961              | 10%                  | 370   |
| York            | 76,920  | 84,878  | 7,958              | 10%                  | 995   |
| North Yorkshire | 314,878   | 339,424 | 24,546             | 8%                   | 3,068                                       |

Source: 2008 based Sub-national Household Projections

- 1.18 York, Harrogate and Selby have had the highest levels of household growth across North Yorkshire in recent years.
- 1.19 North Yorkshire has seen a particularly high increase in one person households since 2001, but a reduction in the number of family households with 2 or more children.

### The Changing Economy

- 1.20 Changes in the economy of the area have an important relationship with the population of the area and the ways in which households grow and change. Over recent years North Yorkshire has benefited from the economic growth of its urban centres, as well as growth in large employment centres close by, such as Leeds.
- 1.21 The workforce across North Yorkshire has also been consistently productive with high levels of economic activity compared to national averages and low levels of unemployment (on average between 2004 and 2009 unemployment across North Yorkshire was 1.9% lower than England). The North Yorkshire workforce also includes a high proportion of professional occupations / managers compared to the wider region and England and Wales averages. This is shown in Figure 7 over the page.
- 1.22 The 2011 Household Survey provides information on how North Yorkshire households' economic circumstances have changed in recent years as the UK economy has struggled. This is shown in Figure 8.

Figure 7: Summary of Key Economic Indicators, North Yorkshire

|                    | Total Working Age Population (mid-2009) | Economic Activity Rate, Aged 16- 64 (April 09- March 2010) | Unemployment Rate (2004-2009) | Proportion of Total Employment (July 2009- June 2010) |                          |  | Commuting Ratio (2001) |
|--------------------|---|--|-------------------------------|---|--------------------------|--|------------------------|
|                    |   |  |                               | Managers and Senior Officials                         | Professional Occupations | Associate Professional and Technical Occupations |                        |
| Craven             | 31,500                                  | 77.8%  | 4.1%                          | 17.1%   | 11.5%                    | 8.8%   | 1.07                   |
| Hambleton          | 50,700                                  | 81.3%  | 3.2%                          | 19.6%   | 13.4%                    | 15.6%  | 1.03                   |
| Harrogate          | 94,100                                  | 80.7%  | 3.1%                          | 19.1%   | 13.5%                    | 15.5%  | 1.09                   |
| Richmondshire      | 33,000                                  | 81.7%  | 2.8%                          | 12.7%   | 11.6%                    | 15.9%  | 1.11                   |
| Ryedale            | 30,600                                  | 89.2%  | 4.0%                          | 17.9%   | 22.0%                    | 14.4%  | 0.97                   |
| Scarborough        | 61,800                                  | 73.2%  | 3.0%                          | 7.5%  | 9.4%                     | 13.8%  | 1.06                   |
| Selby              | 50,600                                  | 74.4%  | 5.6%                          | 20.2%   | 15.0%                    | 9.8%   | 1.24                   |
| York               | 129,500                                 | 76.4%  | 5.2%                          | 15.3%   | 18.7%                    | 15.4%  | 0.94                   |
| North Yorkshire    | 481,800*                                | 79.3%  | 3.6%                          | 16.2%   | 14.4%                    | 13.7%  | -                      |
| Yorkshire & Humber | 3,273,400                               | 75.4%  | -                             | 16.0%   | 14.0%                    | 14.6%  | -                      |
| England & Wales    | 33,882,200                              | 76.6%  | -                             | 14.6%   | 12.2%                    | 13.5%  | -                      |

Source: ONS/ AXIOM/ Edge Analytics

\* North Yorkshire Total Working Age population includes all the authorities within North Yorkshire. This figure differs from the North Yorkshire figure in the original ONS data set as it is inclusive of York Unitary Authority. The original data set does not include data for York District Authority which may differ from York UA.

Figure 8: Change in Household Employment Circumstances, 2008 – 2010, North Yorkshire, Local Authorities, Overview

| Employment Circumstances Status (% Change 2008-10) by Current Tenure - North Yorkshire Authorities |                      |                      |                                   |         |            |                            |                          |                        |           |                 |
|--|----------------------|----------------------|-----------------------------------|---------|------------|----------------------------|--------------------------|------------------------|-----------|-----------------|
| Authority  | Full-time employment | Part-time employment | Self Employed (Full or Part-time) | Retired | Unemployed | Long term sick or disabled | Student or trainee 16-17 | Student or trainee 18+ | Homemaker | Full-time Carer |
| Craven   | -5.5%                | -0.7%                | -0.2%                             | 5.3%    | 1.3%       | -0.1%                      | -0.1%                    | -0.9%                  | 0.7%      | 0.2%            |
| Hambleton  | -6.8%                | 2.6%                 | -0.1%                             | 4.3%    | 1.3%       | -0.1%                      | 0.0%                     | -1.0%                  | -0.1%     | 0.0%            |
| Harrogate  | -5.8%                | 0.7%                 | -0.7%                             | 3.8%    | 0.1%       | 1.3%                       | 0.0%                     | -0.2%                  | 0.6%      | 0.1%            |
| Richmondshire  | -6.5%                | 1.0%                 | -0.3%                             | 5.7%    | 0.3%       | 0.2%                       | -0.2%                    | -0.9%                  | 0.8%      | 0.1%            |
| Ryedale  | -6.3%                | 0.5%                 | 0.2%                              | 4.9%    | 0.9%       | 0.1%                       | -0.3%                    | -0.3%                  | 0.1%      | 0.2%            |
| Scarborough  | -5.7%                | 1.4%                 | 0.8%                              | 3.5%    | 0.5%       | -0.8%                      | 0.0%                     | 0.2%                   | -0.2%     | 0.4%            |
| City of York   | -6.4%                | 2.0%                 | -0.1%                             | 4.6%    | 1.2%       | 0.1%                       | -1.2%                    | 0.1%                   | -0.6%     | 0.1%            |
| North Yorkshire  | -6.1%                | 1.3%                 | -0.1%                             | 4.4%    | 0.8%       | 0.1%                       | -0.4%                    | -0.2%                  | 0.0%      | 0.2%            |

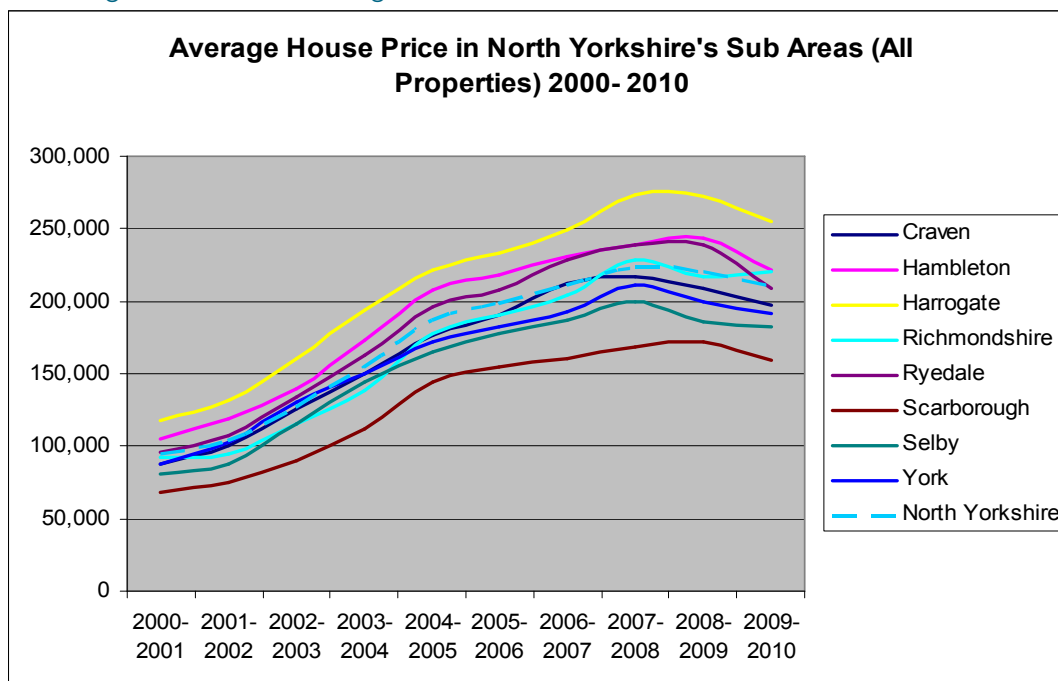
Source: 2011 Household Survey

- 1.23 In North Yorkshire there has been a fall in full-time employment between 2008 and 2010. It has particularly affected households living in private rented homes. Overall, households living in social rented homes have been most affected, with falls in full, part and self-employment and a 2.4% rise in unemployment.
- 1.24 Across North Yorkshire average (median) household incomes are relatively high – although there are disparities evident across the area. In addition households on average have high levels of savings and/or have significant equity (i.e. own a large stake) in property. There are, however, many households in North Yorkshire with lower incomes who find it harder to afford to move within the housing market. This is particularly an issue for some BME households, and younger person households.
- 1.25 Further information on the economy of North Yorkshire and the individual authorities is presented in Section 4 of the North Yorkshire SHMA.

### House Prices and the Private Rented Sector

- 1.26 House price sales and private rental lettings are an important indicator of the health of the housing market. Across North Yorkshire house prices are now considerably higher than they were in 2000 despite the market downturn in recent years. This is shown in the graph below.

Figure 9: Trend in Average House Prices, North Yorkshire, 2000 to 2010



Source: CLG, 2010

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- 1.27 High house prices continue to make it difficult for households with lower incomes to buy a home within the North Yorkshire housing market. Partly as a result, the private rental market has become more important in the role that it plays in the housing market. In areas such as City of York and Harrogate the development of new apartment schemes have continued to increase the private rented housing stock in recent years.
- 1.28 Section 6 of the North Yorkshire SHMA provides a detailed analysis of house prices, the private rented sector and considers affordability issues at the local authority scale.

## Looking to the Future of the Housing Market

### Future Demand for New Housing

- 1.29 Understanding the likely future rise or fall in household numbers is important in estimating future demand for housing.
- 1.30 The current CLG SHMA Guidance (August 2007) suggests that a range of future household projections should be considered to allow local authorities to plan for an appropriate number of homes to meet future demand.
- 1.31 Three projected 'scenarios' have been included and analysed within Section 7 of the SHMA<sup>12</sup>. Each of these scenarios produces a range of estimated household growth at the Local Authority level and across North Yorkshire over the period 2008 to 2026<sup>13</sup>.
- 1.32 The population is expected to get increasingly older across North Yorkshire. There is a projected growth in the number of single person and couple households, many of which are classified as older persons. However, many of the authorities are also expected to experience an increase in family households.
- 1.33 The changing age and size of households will impact on the types and sizes of homes that are needed in the future. The growth in single person households projected would point, in the longer-term, to growing demand for smaller properties. The City of York and town of Harrogate have been successful at attracting business investment and have generated jobs over recent years. The future delivery of new family housing

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<sup>12</sup> Note: Scenarios include the Sub-National Population Projection (SNPP) trend data published by the Office for National Statistics (ONS), secondly a scenario showing growth from only natural change with the impact of migration removed from the projection and, thirdly, a scenario which constrains the population to forecast levels of employment change.

<sup>13</sup> Note: The City of York has been excluded from this modelling with alternative research already prepared for the authority and cited in Section 7 of the North Yorkshire SHMA.

which matches household's aspirations will be important in order to continue to attract these households and sustain economic growth.

- 1.34 The projected rise in the numbers of older person households will require careful consideration to make sure there are appropriate types of housing delivered in the right places to meet their needs.
- 1.35 Section 7 of the North Yorkshire SHMA provides further details of the approach and outputs of the projections for the future housing market across North Yorkshire and within each of the authorities.

### Future Need for Affordable Housing

- 1.36 If North Yorkshire were to meet the needs of all households who cannot afford to buy or privately rent a home on the open market<sup>14</sup> it would have to deliver 2,808 affordable dwellings (excluding Selby) each year over the next 5 years. This is shown in the table below.

Figure 10: Net Annual Affordable Housing Need (Next 5 Years) – North Yorkshire

| Net Annual Affordable Housing Need – North Yorkshire & Local Authorities |           |           |               |         |             |              |                         |
|--|-----------|-----------|---------------|---------|-------------|--------------|-------------------------|
| Craven   | Hambleton | Harrogate | Richmondshire | Ryedale | Scarborough | City of York | North Yorkshire (Total) |
| 218  | 320       | 507       | 260           | 256     | 457         | 790          | <b>2,808</b>            |

Source: North Yorkshire SHMA, 2011

- 1.37 In particular, there is currently a shortfall in smaller 1 and 2 bedroom and larger 4 or more bedroom affordable properties across North Yorkshire. The shortage of these property types is making it harder for the authorities of North Yorkshire to meet the housing needs of households who cannot afford to buy or privately rent a home on the open market.
- 1.38 Further detail regarding affordable housing need, and the calculations undertaken, can be found with Section 8 of the North Yorkshire SHMA.

<sup>14</sup> Households in need of affordable housing.

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## The Rural Areas

- 1.39 The Remoter Rural sub-area of the Yorkshire Dales and North York Moors are largely centred on the National Parks. The western part includes parts of Richmondshire, Harrogate, and Craven and covers large parts of the Yorkshire Dales National Park. The area is served by the Local Service Centres of Settle and Bentham. The eastern part of the Remoter Rural Sub Area includes parts of Scarborough, Ryedale and Hambleton and covers all of the North York Moors National Park apart from those areas within the Coastal sub area. The area also includes some of the peripheral market towns and villages which have a strong association with the uplands and tourist economy.
- 1.40 Average house prices in the Remoter Rural sub-area are circa £250,000, which significantly exceed the North Yorkshire average of circa £210,000. Entry-level lower quartile house prices are also high in the Remoter Rural sub-area at £160,000 compared to £136,000 across North Yorkshire as a whole.
- 1.41 This price premium is likely to be attributed to two main factors. Primarily there is a high proportion of detached dwellings in the Remoter Rural sub area (44%) compared to North Yorkshire (31%) which, transact at a higher price than smaller dwellings. Secondly the North York Moors and the Yorkshire Dales National Park cover significant areas of the Remoter Rural sub area. These Park areas represent high quality natural environments which generate high values linked to demand. These pressures have been further increased by the prevalence of second home ownership and restrictive planning policies on new housing development.
- 1.42 The average household income (at £22,100) in the Remoter Rural sub area is on a par with the level for North Yorkshire. Over 10% of households have incomes over £52,000 but over 30% households have incomes of less than £15,600. The area has a large proportion of households that currently own their home with a mortgage/loan. There are high levels of equity estimated within properties within the area.
- 1.43 Importantly, savings are low within the intermediate, social rented and private rented tenures – with no group having access to considerable other financial resources either. Given the current requirement for at least 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access full owner-occupation within the area at present – even at the lower quartile range.
- 1.44 It is recognised that the Remoter Rural sub area represents the majority of rural North Yorkshire, although there are rural areas that extend beyond this. Overall, consideration of this sub-area indicates that affordability constraints are likely to be greater for those looking to access housing within North Yorkshire's rural areas.
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## Household Groups with Specific Housing Needs

- 1.45 The SHMA has further considered a number of groups with specific housing requirements across North Yorkshire. Details are provided overleaf.

### Older Person Households

- 1.46 North Yorkshire is projected to have an increasingly aging population – as is the case across the UK.
- 1.47 Currently over 35% of older person households live in detached properties and 55% live in properties with 3-bedrooms or more. Given that many older person households contain only a single person or two people, this highlights that this age group are likely to be under-occupying homes (i.e. have bigger homes than they need or want).
- 1.48 This is shown by the household survey where almost 40% of older person households surveyed suggesting they want to move home as they need a smaller property. Particularly high levels of this issue were found in Ryedale (62%) and Hambleton (49%). As the number of older person households grows in the future this will increase the need for support, adaptations, and suitable properties for older person households in North Yorkshire.
- 1.49 A detailed audit of older person's specific housing needs is undertaken across each authority (excluding Selby), with the findings presented in Section 9 of the North Yorkshire SHMA.

### Young Families and Single Person Households

- 1.50 In the past North Yorkshire has seen high levels of younger family households moving into the area - attracted by the quality of life and high standard of services. As it has become more difficult to enter the market and to move home (due to high house prices, large mortgage deposits and job losses/availability), young families in North Yorkshire have been affected. The majority of young families want to stay within their current authority / market area. This shows it will be important to provide a range of homes locally to meet the needs of local families and young people.
- 1.51 Looking forwards the working age population (aged 16-64 years) of North Yorkshire is expected to fall and this includes young families.
- 1.52 The private rented sector provides an important source of housing for young single person households across North Yorkshire. Demand for private rented homes is high, with potential shortfalls in supply in Harrogate and the more rural parts of North Yorkshire.



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### Households with Need for Home Support / Adaptations

- 1.53 A range of support needs exist across North Yorkshire, in part as a result of the high proportions of older person households. The 2011 Household Survey found that between 22% (City of York) and 32% (Harrogate) of households with support needs suggest they are not being met within their current home.
- 1.54 The SHMA also considers the longer-term requirements of households with support needs. It is expected that greater numbers of households in North Yorkshire will have support needs over the longer-term – mostly because of people living longer into older age. The existing adapted and suitable stock for these types of households is already in high demand. There will be a continued need for further investment and the development of new appropriate dwellings in the future.
- 1.55 A detailed analysis of the total number of households with support needs currently and in the future is undertaken within Section 9 of the North Yorkshire SHMA. The 2011 Household Survey has been used to draw out conclusions on an authority basis.

### Homeless People

- 1.56 Levels of homelessness have fallen in every Local Authority across North Yorkshire between 2004 and 2010. Considering the numbers of homeless per 1,000 households living in each authority Richmondshire, Scarborough and City of York have the highest levels of homelessness across North Yorkshire.
- 1.57 Whilst homelessness remains an important issue, which will need to continue to remain a housing priority, approaches to management of stock as well as the provision of other services to address individuals needs have led to significant progress being made in tackling this specific challenge.

### Black and Minority Ethnic (BME) Households

- 1.58 In mid 2007 3.6% of people in North Yorkshire were estimated to be from a BME group. The largest BME group in North Yorkshire is the Asian or Asian British community then the Chinese or Other Ethnic Group.
- 1.59 The North Yorkshire Strategic Housing Partnership commissioned a specific piece of research into the BME and Migrant worker communities in North Yorkshire. This was published in 2009 and suggested that there was a high proportion of BME households living in social housing in North Yorkshire. The research found that this was likely to continue to happen and increase given migration of BME households into North Yorkshire and high house prices.

- 1.60 The 2011 Household Survey provides updated information on the finances of BME households. This shows that North Yorkshire has some higher earning BME households, but many BME households also have low incomes that would make it hard for them to afford to buy a home. The 2009 research found that BME households also often live in overcrowded homes.

### Gypsies, Travellers and Showpeople

- 1.61 There are an estimated 888 Gypsy and Traveller households in North Yorkshire. Most are Romany households and there are also smaller Irish Traveller and Showpeople communities. There are 11 local authority owned and 4 private Gypsy and Traveller sites, which provide 196 pitches within North Yorkshire.
- 1.62 There is a current shortfall of 112 pitches for Gypsies and Travellers within North Yorkshire. There is also a need to deliver a further 54 plots to meet the current identified need for Showpeople.
- 1.63 Further detail regarding specific housing needs of the household groups set out above can be found with Section 9 of the North Yorkshire SHMA<sup>15</sup>.

### Future Monitoring

- 1.64 For the findings of the SHMA to help shape future policy and strategy, it will be necessary for the authorities to monitor changes in the housing market.

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<sup>15</sup> In addition, the Local Authority Appendix reports of the North Yorkshire SHMA include further details of a number of specific groups relevant to individual authorities, for example students in City of York and the Military population in Richmondshire. Information regarding the Selby authority is excluded.

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