

Half Year Housing Monitoring Update for Monitoring Year 2024/25

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Executive Summary

- 1.1 This monitoring update is for the period 1 April to 30 September 2024. A complete monitoring year runs from 1 April to 31 March each year. All monitoring reports are published via the Council's webpage: <https://www.york.gov.uk/planning-policy/development-plan-monitoring>.
- 1.2 Please note that this update does not include data relating to completions or consents of communal establishments as required by DLUHC as part of their Housing Flows Reconciliation Return for 2024/25 – these details will be collated and confirmed in readiness of the annual return in 2025.

Housing Completions – Summary

- 1.3 In total **398 net additional homes were completed** during the six-month monitoring period.
- 1.4 This total comprises two elements:
 - I. Between 1 April 2024 and 30 September 2024, there have been a total of **339 net housing completions**¹. This represents more than double the number of housing completions compared to the same monitoring period last year. The main features of the housing completions that were carried out are:
 - 309 homes (91.15%) were completed on (Use Class C3) housing sites;
 - 243 homes (71.68%) resulted from the change of use of other buildings to residential use. The Cocoa Works site provided 172 of these properties;
 - A total of 99 new build homes (29.20%) were completed;
 - 4 homes were demolished during the monitoring period;
 - Individual sites that saw the construction of five or less dwellings contributed just 37 (10.91%) additional homes;
 - The most significant individual sites that provided (Use Class C3) housing completions over the monitoring period have been 172 flats at the Cocoa Works, Haxby Road (Phase I Blocks A and B), Cherry Tree House (48), 218 Fifth Avenue (48), Germany Beck (16), Former Civil Service Club, Boroughbridge Road (11) and former York City Football Club, Bootham Crescent.

¹ This figure takes account of all completions and losses through demolitions and change to other uses.

- II. In addition to the 339 net additional homes completed, four care home developments were built during the monitoring period resulting in a net increase of 107 bedspaces. Using the nationally set ratio for communal establishments this equates to a further **59 completed homes**.

Housing Consents – Summary

1.5 Planning applications determined during the half year monitoring period resulted in the approval of **383 net additional homes²** and represents an increase of almost sixty approved homes compared to last year's update covering the equivalent monitoring period. The main features of the housing approvals are:

- 272 of all net homes consented (71.02%) were granted on traditional (Use Class C3) housing sites.
- Sites granted approval on traditional (Use Class C3) housing sites included Station Yard, Wheldrake (139), Land at Moor Lane Copmanthorpe (75), whilst the site at Hospital Fields Road & Ordnance Lane was granted consent for an additional 16 homes compared to its earlier approval for 85 homes. A further 36 homes were approved on sites of 5 or less homes.
- The Enterprise Rent-a-Car site at 15 Foss Islands Road was granted consent for 133 privately managed student accommodation studio flats.
- Two previously approved sites at Huntington South Moor New Lane Huntington (-20) and Chelmsford Place Fulford Road (-4) resulted in a total net loss of 24 homes compared to their original consents.
- During the monitoring period a further 282 homes were approved by Planning Committee through a resolution to grant planning permission subject to the execution of a section 106 agreement and recommended conditions. These sites are at draft housing allocation ST4: Land Adjacent to Hull Road (162) and The Retreat, 107 Heslington Road (120). These sites are still awaiting full approval.

² This figure takes account of all consents and proposed losses through demolitions and change to other uses.

Housing Monitoring Update – October 2024

Housing Completions 2024/25

1.6 A total of **339 net housing completions**³ took place during the first half of the 2024/25 monitoring year⁴ (see Table 1 below).

1.7 This figure is the result of compiling data from several sources comprising:

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
- Monitoring of extant consents, new permissions, and the inclusion of development through certificates of lawful development previously not included within housing returns.

Table 1: Housing Completions 2024/25 (1 April 2024 to 30 September 2024)

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 April 2024 – 30 September 2024	353	99	1	243	4	339

³ Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties.

⁴ Each monitoring year starts on 1 April and ends the following year on 31 March.

- 1.8 Table 2 highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the six-month monitoring period.
- 1.9 Development sites providing more than five homes during the monitoring period included the Cocoa Works, Haxby Road (Phase I), Cherry Tree House, Fifth Avenue, Germany Beck, and Former Civil Service Club, Boroughbridge Road sites where a total of 272 new homes were completed, equating to 80.24% of all completions. The greatest contributor to this total was the Cocoa Works, Haxby Road (Phase I) factory conversion that is now fully complete and provided 172 new homes over the six-month period.
- 1.10 Collectively a total of 37 net additional homes were provided on sites with five or less homes being built during the monitoring period, this represents just 10.91% of all completions.
- 1.11 Previously reported labour and material shortages would now appear to be affecting housing delivery rates to a lesser extent. There would also appear to be an increased optimism in the housing market assisted by slightly lower interest rates, and it is hoped that current market conditions will help sites to progress at pre-pandemic delivery rates.

Table 2: (Use Class C3) Housing Completion Sites

	Site Name	Net Completions (1 April 2024 to 30 Sept 2024)
1 April 2024 – 30 September 2024	Heworth House Clinic Heworth House Melrosegate	6
1 April 2024 – 30 September 2024	York City Football Club Bootham Crescent	9
1 April 2024 – 30 September 2024	Church House 10-14 Ogleforth	10
1 April 2024 – 30 September 2024	Former Civil Service Club & Agricultural Land to North of Boroughbridge Road	11
1 April 2024 – 30 September 2024	Germany Beck East of Fordlands Road	16
1 April 2024 – 30 September 2024	Cherry Tree House 218 Fifth Avenue	48
1 April 2024 – 30 September 2024	The Cocoa Works Haxby Road (Phase 1)	172
1 April 2024 – 30 September 2024	Sites providing 5 dwellings or less during the monitoring period	37
1 April 2024 – 30 September 2024	All Sites	309

1.12 Table 3 provides a breakdown of the categories making up the overall housing completions for the 6-month monitoring period. Tables 4 to 6 provide specific details of homes delivered through ‘prior approval’, certificates of lawful use and sites lost to housing through change to other uses over this time.

Table 3: Components of Housing Completion Sites

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Residential (Use Class 3) ⁵ Approval	36	319	309
1 April 2024 – 30 September 2024	‘Prior Approval’ Sites (see para 1.7 below for details)	2	33	33
1 April 2024 – 30 September 2024	Sites Granted Certificates of Lawful Use/Development	1	1	1
1 April 2024 – 30 September 2024	Sites Lost to Housing Through Change of Use/Demolition	4	n/a	-4
1 April 2024 – 30 September 2024	All sites		353	339

1.7. Table 4 provides details of the two sites where completions took place within the ‘prior approval’⁶ category during the monitoring period. In total these sites added 33 dwellings to the housing stock.

⁵ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 25th February 2016. See also the 2017/18 Housing Flows Reconciliation (HFR) form.

⁶ See Appendix 1 for a full explanation of what constitutes a prior approval site.

Table 4: Housing Completions Resulting from ‘Prior Approval’ Sites

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Bright Beginnings Day Nursery 47 Rawcliffe Drive	2	2
1 April 2024 – 30 September 2024	Gateway 2 Holgate Park Drive	31	31
1 April 2024 – 30 September 2024	All Sites	33	33

- 1.8. Completions from ‘prior approval’ sites continue to show an increase when compared to the supply from this source over recent years. There also remains a significant number of unimplemented consents that fall within this category. The potential for new homes over the forthcoming years remains positive especially when considering the previous governments expansion of permitted development rights through the new use class order introduced in September 2022 (see Appendix 1 for further details).
- 1.9. There were no contributions to the housing stock through privately managed off campus student accommodation or over 55s accommodation/homes for elderly with limited care during the six-month monitoring period. However, significant approvals of both types of development are in the pipeline and are anticipated to contribute greatly to the housing stock over the next few years.
- 1.10. One home was added to the housing stock through the granting of a certificate of lawful use. Table 5 below provides details of this site.

Table 5: Completions through Certificates of Lawful Use and Permitted Use.

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Minster Alpacas Sutton Road Wigginton	1	1
1 April 2024 – 30 September 2024	All Sites	1	1

1.11. Four residential properties were lost to other uses or demolition during the monitoring period, Table 6 provides details of these developments.

Table 6: Sites lost to housing through change of use/demolition.

	Site Name	Description of change/conversion	Net Homes Lost
1 April 2024 – 30 September 2024	2 Queen Annes Road	Change of use from C3 dwelling to C1 short-term letting accommodation	1
1 April 2024 – 30 September 2024	Rowntree Park Lodge Richardson Street	Change of use of upper floors from residential use (Use Class C3) to a community venue/hub (Use Class F2)	1
1 April 2024 – 30 September 2024	27 St Helens Road	Demolition of 27 St Helens Road – part of care home development	1
1 April 2024 – 30 September 2024	33 Spen Lane	Change of use from C3 dwelling to 2no. flats, to be used for holiday accommodation	1
1 April 2024 – 30 September 2024	All Sites		4

1.12. Table 7 below provides details of all net housing completions over the previous 10 full monitoring years.

Table 7: Dwelling completions and Demolitions by Year, 1 April 2014 to 31 March 2024

Year	Completions	New Build	Net Conversions /COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
2017-2018	1336	1111	195	12	183	10	1296
2018-2019	481	299	155	18	137	5	449
2019-2020	596	437	134	11	123	11	560
2020-2021	643	469	159	14	145	6	622
2021-2022	419	350	58	18	40	6	402
2022-2023	494	411	55	1	54	7	459
2023-2024	569	390	146	3	143	8	528
Total 2014-2024	7228	5173	1824	106	1718	76	6921

1.13 The figures show that York experienced a mean average of 692.1 annual completions over the last 10 monitoring years (2014/15 to 2023/24). This compares to a median average of 544 over the same period. For the last 5 years, a mean average of 514.2 additional homes per year have been built (2019/20 to 2023/24) compared to a median average of 528 for the same time.

Completions through Communal Establishments

1.14 For the full monitoring year City of York Council will submit completions to the Government through annual Housing Flows Reconciliation Returns⁷ which requires that all details of net homes delivered in a year should be confirmed annually.

1.15 This calculation is based on:

- net Additional Dwellings National Statistic, plus
- net increase in bedrooms in student communal accommodation in local authority divided by average

⁷ <https://www.gov.uk/government/collections/net-supply-of-housing>

number of students in student only households in England, plus

- net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England.

1.16 The adjustments for student and other communal accommodation are calculated by MHCLG and applied to the Housing Delivery Test submission; see Annex 1 for more information.

1.17 Four care home developments were completed during the monitoring period resulting in a net increase of 107 bedspaces, using the nationally set ratio **this equates to 59 completed homes**.

1.18 The four developments are identified in Table 8:

Table 8: Completed Bedspaces on Communal Establishments

	Site Name	Net Additional Bedspaces
1 April 2024 – 30 September 2024	Abbeyfield House Regency Mews	25
1 April 2024 – 30 September 2024	Haxby Hall York Road Haxby ⁸	16
1 April 2024 – 30 September 2024	York Wheelchair Centre Bluebeck House Bluebeck Drive	72
1 April 2024 – 30 September 2024	Moorlands Nursing Home 10 - 12 Moor Lane Strensall ⁹	-6
1 April 2024 – 30 September 2024	All Sites	107

⁸ The new 65-bedroom development at Haxby Hall replaces the original 49 bed care home resulting in a net gain of 16.

⁹ A total of 62 bedspaces were completed at Moorlands Nursing Home, Strensall. However, this development replaced the original care home providing 68 bedspaces resulting in a net loss of 6.

Housing Consents 2024/25

2.1 During the first six months of the 2024/25 monitoring year a total of **383 net new homes** gained approval within the City of York authority area. Table 8 highlights that 353 of these approvals are for new build homes whilst 36 new homes were consented for the change of use of non-residential buildings.

Table 9: Housing Consents (1 April 2024 to 30 September 2024)

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversion	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 April 2024 – 30 September 2024	399	353	-1	36	5	383

2.2 Of the 383 net additional homes granted consent, the greatest proportion were the result of 272 net homes being approved on standard housing (Use Class C3) sites. Table 9 provides details of the largest contributors within this total including the new homes planned for two housing allocation sites identified in the draft new Local Plan. This includes ST33: Station Yard, Wheldrake (139), and H29: Land at Moor Lane Copmanthorpe (75). The development site at Hospital Fields Road & Ordnance Lane was granted consent for an additional 16 homes compared to its earlier approval for 85 homes. A further 36 net new homes gained approval on sites with a capacity of 5 homes or less.

Table 10: Traditional (Use Class C3) Housing Consents

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 April 2024 – 30 September 2024	Card Factory 24-25 High Ousegate	6	6
1 April 2024 – 30 September 2024	Development Site Hospital Fields Road & Ordnance Lane	16	16
1 April 2024 – 30 September 2024	Land to S/E of 51 Moor Lane Copmanthorpe	75	75
1 April 2024 – 30 September 2024	Land to East of Millfield Industrial Estate Main Street Wheldrake	139	139
1 April 2024 – 30 September 2024	Sites Granted Consent for 5 or less Homes	52	36
1 April 2024 – 30 September 2024	All Sites	288	272

2.3 Table 10 provides a detailed breakdown of the various categories of housing approval that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites with ‘prior approval’, privately managed off campus student accommodation, sites granted certificates of lawful use/development as well as sites with reductions in housing numbers due to amendments to the original approval. Tables 11 to 14 provide more specific details of the types of sites where permission has been granted during the monitoring period.

Table 11: Components of Housing Consents (1 April 2024 to 30 September 2024)

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 April 2024 – 30 September 2024	Residential (Use Class 3) Approval	33	288	272
1 April 2024 – 30 September 2024	'Prior Approval' Sites (see Appendix 1 for details)	1	1	1
1 April 2024 – 30 September 2024	Privately Managed Off Campus Student Accommodation	1	133	133
1 April 2024 – 30 September 2024	Sites Granted Certificates of Lawful Use/Development	1	1	1
1 April 2024 – 30 September 2024	Sites with reductions in housing numbers due to amendments to original approval	2	-24	-24
1 April 2024 – 30 September 2024	All Sites	38	399	383

2.4 Three sites were granted 'prior approval' through the change of use from commercial, business and service (Use Class E) or agricultural use (sui generis) to residential use (see Table 11).

2024 Table 12: Sites Consented as a Result of 'Prior Approval'

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Former RAF Units Beechlands to Parish Boundary Acaster Malbis	1	1
1 April 2024 – 30 September 2024	All Sites	1	1

2.5 Table 12 shows that during the monitoring period the former Enterprise Rent-a-Car site at 15 Foss Islands Road was granted consent for 133 studio flats for students.

Table 13: Sites Consented on Developments for Privately Managed Off Campus Student Accommodation

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Enterprise Rent-a-Car 15 Foss Islands Road	133	133
1 April 2024 – 30 September 2024	All Sites	133	133

2.6 Amendments to previously consented sites resulted in an overall reduction of 24 homes over the monitoring period. Table 13 highlights this net loss.

Table 14: Sites with reductions in house numbers due to amendments to original approval.

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Huntington South Moor New Lane Huntington	-20	-20
1 April 2024 – 30 September 2024	Chelmsford Place Fulford Road	-4	-4
1 April 2024 – 30 September 2024	All Sites	-24	-24

2.7 In addition to the 383 net additional approvals, a further 282 homes were approved at draft housing allocation ST4: Land Adjacent to Hull Road (162) and The Retreat, 107 Heslington Road (120) by Planning Committee through a resolution to grant planning permission subject to the execution of a section 106 agreement and recommended conditions. (See Table 14 for details).

Table 15: Sites with a resolution to grant planning permission subject to the execution of a legal agreement.

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Land Lying to The South Of Hull Road Heslington	162	162
1 April 2024 – 30 September 2024	The Retreat 107 Heslington Road	120	120
1 April 2024 – 30 September 2024	All Sites	282	282

2.8 To provide context to recent planning approvals Table 15 shows that York has experienced a mean average of **1,226.8** annual housing consents over the last 10 full monitoring years. This compares to a median average of **1,118.5** annual consents over the same period. For the last 5 years, during which 7,143 net homes have been approved, a mean average of **1,428.6** annual consents have been granted (2019 to 2024), this compares to a median average of **1,133** over the same time.

Table 16: Housing Consents Granted Between 1 April 2014 and 31 March 2024

Year	Gross Housing Permissions	Net Housing Permissions
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
2017/2018	1147	1104
2018/2019	1658	1626
2019/2020	3488	3466
2020/2021	1151	1133
2021/2022	354	327
2022/2023	1586	1559
2023/2024	684	658
2014 to 2024	12,559	12,268

Appendix 1: Notes

Calculation of Student Accommodation Units within the Housing Figures

We use two nationally set ratios to calculate student accommodation units for inputting into our monitoring figures. Currently bedspaces for student communal accommodation are divided by 2.5 and all other communal accommodation is divided by 1.8 based on 2011 Census analysis.

MHCLG have produced a "[Housing statistics and English Housing Survey glossary](#)"¹⁰

supply; net additional dwellings), it is stated that

"purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling".

Updated National Planning Practice Guidance (NPPG) provides direction for local authorities when dealing with student housing in their housing supply and is covered in the *Counting Other Forms of Accommodation* section (paragraph 034 Reference ID: 68-034-20190722)¹¹. This confirms that *"All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply..."* based on a number of criteria.

Further clarification is provided through the dwelling definition in the [Housing Flow Reconciliation \(HFR\) returns form and guidance notes](#)¹² where HMCLG have provided direction to local authorities relating to student accommodation and communal accommodation for their assessment of completions.

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

¹⁰ <https://www.gov.uk/definitions-of-general-housing-terms>

¹¹ see: <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

¹² see: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

For example, the Proposed Student Accommodation at Hallfield Road comprised 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and was calculated as **91** housing units when the DLUHC definition was applied. Whereas, St Josephs Convent, Lawrence Street included 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equated to **542** housing units when the DLUHC definition was applied.

Averages used within this document.

For clarity:

The calculation of a mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid-point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

On Campus Student Accommodation and other Communal Establishments

Following our mid-year site visits completions of communal establishments have been included in this update. A detailed adjustment to the overall housing completion figure in accordance with Paragraph 9 of the Housing Delivery Test Rulebook, (whereby on campus student accommodation and other communal accommodation will have two nationally set ratios applied, based on England Census data), has been included. However, the ratios currently used to determine the equivalent net additional homes have not been updated since the 2011 Census. Therefore, we will include the confirmed net housing completion figures at the end of the current monitoring year when adjustments will be re-calculated if the latest Census figures demand a change to the applied ratios.

Prior Approval Sites

By way of background information, regulations came into force in May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken

without the need for full planning permission¹³. This was to be a temporary arrangement for 3 years until May 2016. However, in October 2015 the Housing and Planning Minister announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development (PD) rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent.

When the new Use Class E came into force in September 2020 it introduced flexibility into changes of use by grouping together commercial, business and service uses and allowing change between these uses without requiring planning permission. The extension to PD rights now provides further flexibility by allowing uses within Class E to change to residential use. The new PD rights allow restaurants, medical facilities, creches, gyms and indoor sports facilities to change to residential use without requiring planning permission subject to certain conditions and regulations such as Environmental Impact Assessments and Habitats Regulations.

Appendix 2: Housing Mix and Type

Housing Mix and Type Based on Gross Completions Completions 1st April 2024 to 30th September 2024 (gross) – Housing Mix

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	0	0	7	15	3	25	7.08%
Semi-detached House	0	1	8	2	0	11	3.12%
Detached Bungalow	0	3	2	0	0	5	1.42%
Semi-detached Bungalow	0	0	0	0	0	0	0.00%
Town House/ Terraced House	0	14	1	3	4	22	6.23%

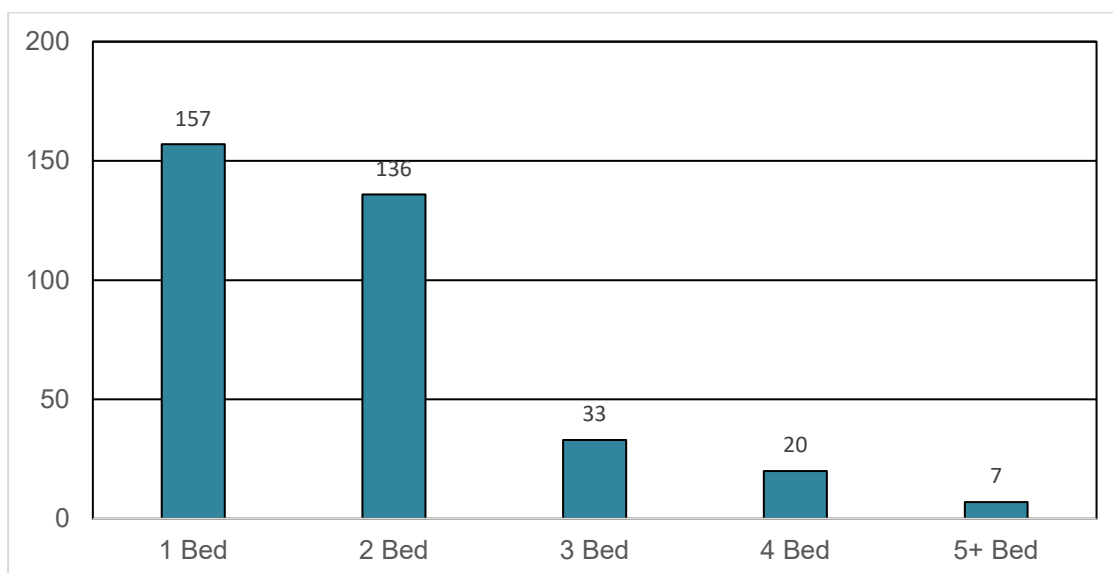
¹³ subject to prior approval covering flooding, highways and transport issues and contamination.

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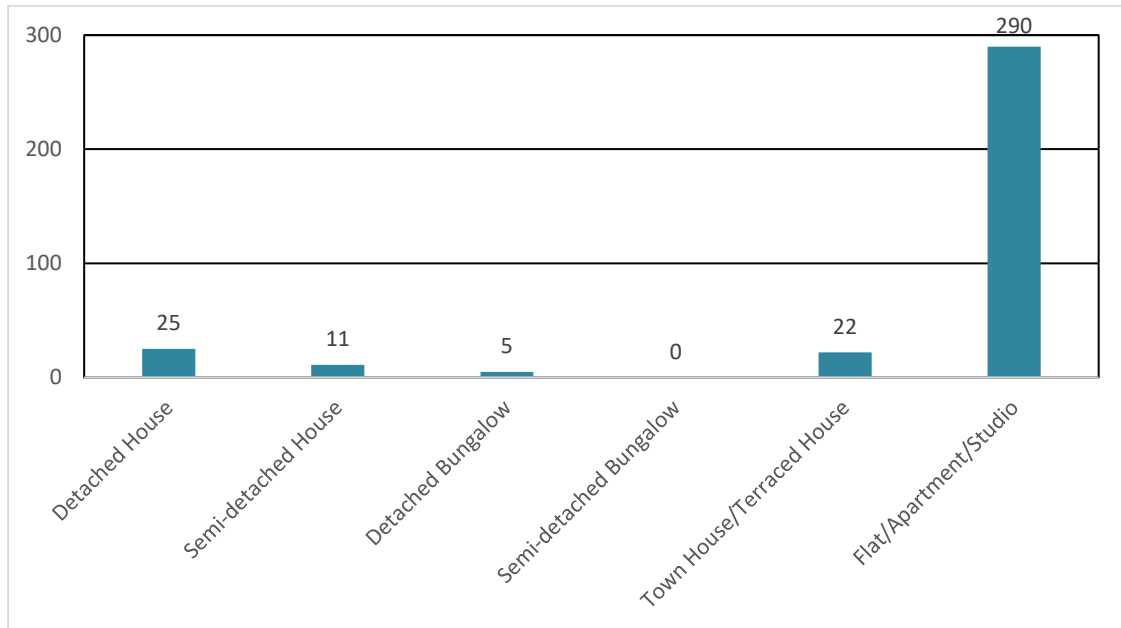
Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Flat/Apartment/Studio	157	118	15	0	0	290	82.15%
Totals	157	136	33	20	7	353	
%	44.48%	38.53%	9.35%	5.67%	1.98%		

Dwelling Type	Totals	Percentage
Detached	30	8.50%
Semi-detached	11	3.12%
Terraced/Town House	22	6.23%
Flat/Apartment/Studio	290	82.15
Totals	353	100%

Housing Mix (By Bedroom Numbers) 1st April 2024 to 30th September 2024



Housing Type Completed 1st April 2024 to 30th September 2024



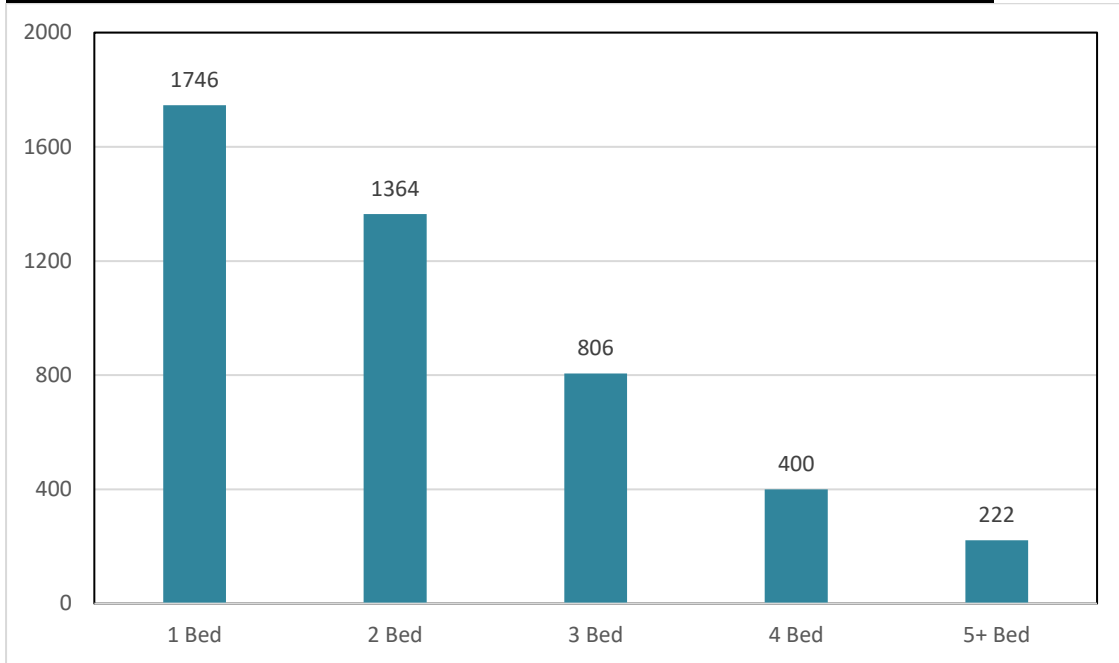
2017/18 to 2023/24 Completions (gross) – Housing Mix

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	2	13	140	263	69	487	10.73%
Semi-detached House	1	103	243	27	2	376	8.29%
Detached Bungalow	15	43	33	13	0	104	2.29%
Semi-detached Bungalow	8	48	10	0	0	66	1.45%
Town House/Terraced House	17	195	275	83	61	631	13.90%
Flat/Apartment/Studio	1703	962	105	14	90	2874	63.33%
Totals	1746	1364	806	400	222	4538	
%	38.48%	30.06%	17.76%	8.81%	4.89%		

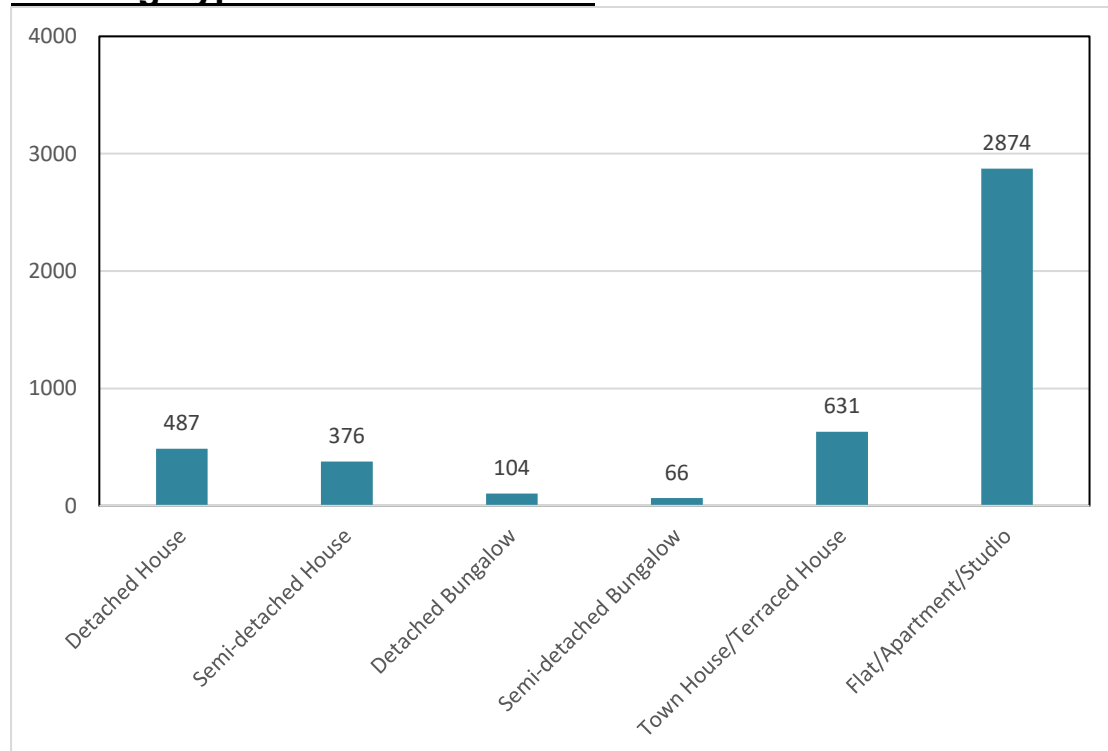
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Dwelling Type	Totals	Percentage
Detached	591	13.02%
Semi-detached	442	9.74%
Terraced/Town House	631	13.90%
Flat/Apartment/Studio	2874	63.33%
Totals	4538	100.00%

Housing Mix (By Bedroom Numbers) 2017/18 to 2023/24



Housing Type 2017/18 to 2023/24



Please note that an analysis of affordable housing completion mix and bedroom number will form part of Appendix 2 for the full year 2024/25, when all information will be available.

Further Information

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