

Full Year Housing Monitoring Update for Monitoring Year 2023/24¹

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¹ Monitoring year runs from 1 April to 31 March each year.

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Executive Summary

Housing Completions – Summary

In total **462 net additional homes were completed** during the monitoring year. This figure will be submitted through our Housing Flow Reconciliation Return to Government later in the year.

This total comprises two elements:

1. Between 1 April 2023 and 31 March 2024, there have been a total of **528 net housing completions**². This represents 69 more completed homes compared to the previous twelve-month monitoring period.

The main features of the housing completions that were carried out are:

- 480 homes (90.91%) were completed on housing sites (Use Class C3). Of this, 390 were new build homes (81%);
- 8 homes were demolished during the monitoring period;
- Individual sites that saw the construction of five or less dwellings during the monitoring period contributed just 56 (10.61%) homes.
- Significant sites providing housing completions (to use class C3) over the monitoring period have been Germany Beck (117), The Cocoa Works, Haxby Road (Phase I Blocks B and C) (107), Former Civil Service Club, Boroughbridge Road (79) and the former Vacant Site, Eboracum Way (62).
- A net total of 29 (5.49%) off campus, privately managed student 'cluster flats' were completed at Aubrey House Foss Islands Road.
- 143 (27.08%) net additional homes were a result of changes from other uses to residential homes

2. A **loss of 66 net equivalent homes** resulted from the closure of three care homes³ within the authority area during the twelve-month monitoring period.

Housing Consents – Summary

Planning applications determined during the full monitoring period resulted in the approval of **658 net additional homes**⁴. This compares to 1,559 net approvals granted the previous year. However, a further 513 homes were approved at Planning Committee during the monitoring period and are still awaiting legal agreement sign off.

² This figure takes account of the sum of all new build completions minus demolitions plus any gains or losses through change of use or conversions to existing properties.

³ Losses of care home bedspaces comprised Minster Grange Care Home, Haxby Road (-62), Lamel Beeches, Heslington Road (-37) and Cherry Tree House, Fifth Avenue (-20)

⁴ This figure takes account of all consents and proposed losses through demolitions and change to other uses or conversions to existing properties.

The main features of the housing approvals are:

- 577 of all net homes consented (87.69%) were granted on housing sites (use class C3).
- Significant sites granted approval for housing (Use Class C3) includes Land at New Lane, Huntington (300)⁵, Os Field South of & Adjacent to 1 Tadcaster Road, Copmanthorpe (158), Land East of Middlewood Close, Rufforth (21) and Clifton Without County Junior School, Rawcliffe Drive (15).
- 59 homes were approved on sites of 5 or less homes.
- A net total of 33 new homes across three sites were granted 'prior approval', the most significant of which was at Gateway 2, Holgate Park Drive (31)
- 44 net new retirement homes were allowed on appeal at 11 The Village, Wigginton.
- A further 513 homes have been approved through a resolution to grant consent at Planning Committee over the last twelve months and are currently subject to the execution of a section 106 legal agreement. These sites include:
 - Land to the East of Millfield Industrial Estate, Main Street, Wheldrake (139),
 - Enterprise Rent-a-car, 15 Foss Islands Road (133),
 - Paddock Lying Between Park Lodge and Willow Bank, Haxby Road (117),
 - Land to the South-East Of 51 Moor Lane, Copmanthorpe (75) and
 - Tramways Club, 1 Mill Street (35).

⁵ This site was allowed on appeal following a public local inquiry held in January 2022.

Housing Monitoring Update – May 2024

1 Housing Completions 2023/24

- 1.1 A total of 528 net housing completions⁶ took place during the full 2023/24 monitoring year⁷ (see Table 1 below).
- 1.2 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 Building Control completion 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 2023-24 (1 April 2023 to 31 March 2024)

| Year | Completions | New Build | Net Conversions | Net Change of Use | Demolitions | Net Dwelling Gain |
|----------------------------------|--------------------|------------------|------------------------|--------------------------|--------------------|--------------------------|
| 1 April 2023 – 30 September 2023 | 173 | 106 | -3 | 52 | 3 | 152 |
| 1 October 2023 – 31 March 2024 | 396 | 284 | 6 | 91 | 5 | 376 |
| Total 2023/24 | 569 | 390 | 3 | 143 | 8 | 528 |

- 1.3 Table 2, below, highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the twelve-month monitoring period.
- 1.4 The development sites at the Cocoa Works, Haxby Road (Phase I), Germany Beck, Former Civil Service Club, Boroughbridge Road and the

⁶ 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.

⁷ Each monitoring year starts on 1 April and ends the following year on 31 March.

previously vacant site at Eboracum Way provided a collective total of 365 new homes.

- 1.5 Collectively a total of 56 net additional homes were provided on sites with five or less homes being built during the monitoring period. This represents 10.6% of all completions.
- 1.6 Previous feedback from the monitoring process established that labour and material shortages have affected housing delivery rates over the last few years. Recent feedback suggests that the impact of these factors has been reduced over the last year and that there is more optimism within the housing market regarding access to materials and labour supply. However, higher borrowing rates continue to affect the viability of projects. Several sites have not produced the levels of completions as anticipated in our last update but this may change as optimism and access to materials continue to increase.

Table 2: Housing Completion Sites (Use Class C3)

| Site Name | Net Completions (1 April 2023 to 30 Sept 2023) | Net Completions (1 October 2023 to 31 March 2024) | Net Completions (2023/24) |
|--|--|---|---------------------------|
| Glen Garage 12 Hawthorn Grove | 0 | 7 | 7 |
| 11 The Crescent | 9 | 0 | 9 |
| George Chapman (York) Ltd 86 Heworth Green | 4 | 5 | 9 |
| Former York City Football Club Bootham Crescent | 0 | 10 | 10 |
| Former Lowfield School Dijon Avenue | 24 | 0 | 24 |
| The Cocoa Works Haxby Road Phase I (Block C) | 35 | 0 | 35 |
| Vacant Site Eboracum Way | 0 | 62 | 62 |
| The Cocoa Works Haxby Road Phase I (Block B) | 0 | 72 | 72 |
| Former Civil Service Club & Agricultural Land to North of Boroughbridge Road | 25 | 54 | 79 |
| Germany Beck East of Fordlands Road | 27 | 90 | 117 |
| Sites providing 5 dwellings or less during the monitoring period | 17 | 39 | 56 |
| All Sites | 141 | 339 | 480 |

- 1.7 Table 3 provides a breakdown of the components of housing completions for the 6-month monitoring period.

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 2023 – 30 September 2023 | Residential (Use Class 3) ⁸ Approval | 29 | 161 | 141 |
| 1 April 2023 – 30 September 2023 | 'Prior Approval' Sites (see para 1.7 below for details) | 4 | 12 | 12 |
| 1 April 2023 – 30 September 2023 | Sites Lost to Housing Through Change of Use | 1 | n/a | -1 |
| 1 October 2023 – 31 March 2024 | Residential (Use Class 3) Approval | 45 | 353 | 339 |
| 1 October 2023 – 31 March 2024 | 'Prior Approval' Sites (see para 1.7 below for details) | 1 | 4 | 4 |
| 1 October 2023 – 31 March 2024 | Privately Managed Off Campus Student Accommodation | 1 | 30 | 29 |
| 1 October 2023 – 31 March 2024 | Sites Granted Certificates of Lawful Use/Development | 4 | 9 | 7 |
| 1 October 2023 – 31 March 2024 | Sites Lost to Housing Through Change of Use | 3 | n/a | -3 |
| Total 2023/24 | All sites | | 569 | 528 |

1.8 Table 4 provides details of the five sites where completions took place within the 'prior approval'⁹ category during the monitoring period. In total these sites added 16 dwellings to the housing stock, 8 of which resulted from the change of Commercial, Business and Service Use at 128 Holgate Road to residential homes.

1.9 These completions represent a small increase when compared to the supply from this same source over the previous two years. For future completions, there remains a number of unimplemented consents that fall

⁸ 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.

⁹ See Appendix 1 for a full explanation of what constitutes a prior approval site.

within this category and there is further potential permitted development rights through the new use class order introduced in September 2022 (see Appendix 1 for further details).

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

| | Site Name | Gross Additional Homes Completed | Net Additional Homes Completed |
|----------------------------------|--|----------------------------------|--------------------------------|
| 1 April 2023 – 30 September 2023 | Independent Home Living 77 Heworth Road | 1 | 1 |
| 1 April 2023 – 30 September 2023 | The Ashberry Hotel 103 The Mount | 1 | 1 |
| 1 April 2023 – 30 September 2023 | British Trust for Conservation Volunteers 3-7 Leake Street | 2 | 2 |
| 1 April 2023 – 30 September 2023 | TMS Development International Ltd 128 Holgate Road | 8 | 8 |
| 1 October 2023 – 31 March 2024 | Wheldrake Hall Farm Church Lane Wheldrake | 4 | 4 |
| 2023/24 | All Sites | 16 | 16 |

1.10 Table 5 presents the completions of privately managed off campus student accommodation. Over the course of the monitoring year, this has accounted for 29 net additional homes.

1.11 In line with DLUHC dwelling definitions¹⁰, student accommodation ‘can be included towards the housing provision in local development plans’ and “*purpose-built (separate) homes (e.g. 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*”. There is further explanation at Appendix 1 to explain how student accommodation is assessed in terms of housing completions.

Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites

| Time Period | Site Name | Gross Additional Homes Completed | Net Additional Homes Completed |
|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
| 1 April 2023 – 30 September 2023 | n/a | 0 | 0 |
| 1 October 2023 – 31 March 2024 | Aubrey House Foss Islands Road | 30 | 29 |
| Total 2023/24 | | 30 | 29 |

¹⁰ see: <https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary/a-to-z>

- 1.12 A total of seven net additional homes resulted from the granting of certificates of lawful use/development over the monitoring year. Details of these properties are included in Table 6.

Table 6: Completions through Certificates of Lawful Use and Permitted Use

| Time period | Site Name | Gross Additional Homes Completed | Net Additional Homes Completed |
|--------------------------------|----------------------------------|----------------------------------|--------------------------------|
| 1 October 2023 – 31 March 2024 | Wisker Farm Wisker Lane Earswick | 1 | 1 |
| 1 October 2023 – 31 March 2024 | 87 Cromer Street | 4 | 3 |
| 1 October 2023 – 31 March 2024 | 72 Bootham Crescent | 3 | 2 |
| 1 October 2023 – 31 March 2024 | Co-op The Green Upper Poppleton | 1 | 1 |
| Total 2023/24 | | 9 | 7 |

- 1.13 Table 7 provides details of approvals that have led to losses of homes through changes to other uses. This has resulted in a net loss of 4 homes over the monitoring year.

Table 7: Sites lost to housing through change of use.

| Time period | Site Name | Description of change/conversion | Net Homes Lost |
|----------------------------------|--|---|----------------|
| 1 April 2023 – 30 September 2023 | J G Fielder and Son 48 Clarence Street | Change of use of first and second floors from residential (use class C3) to office (use class B1) | -1 |
| 1 October 2023 – 31 March 2024 | Brew House Cottage Bishopthorpe Road | Change of Use from dwelling (use class C3) to offices (use class E) | -1 |
| 1 October 2023 – 31 March 2024 | 2A Fishergate | Change of use of first floor flat from dwellinghouse (class C3) to office (class E) | -1 |
| 1 October 2023 – 31 March 2024 | 1 Deangate | Change of use of from dwellinghouse (Use Class C3) to Use Class E | -1 |
| Total 2023/24 | All Sites | | -4 |

- 1.14 Table 8 below provides details of all net housing completions over the previous 10 full monitoring years.

Table 8: 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 |

- 1.15 The figures reveal that York experienced a mean average¹¹ 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.

Local Plan Period Completions (Inclusive of Completions through Communal Establishments)

- 1.16 The City of York Local Plan period commenced in 2017/18 and table 8 provides a record of all net housing completions since this time and up to this current monitoring period.
- 1.17 This table has been compiled in accordance with guidance provided through the Housing Delivery Test Measurement Rulebook¹²

¹¹ See note in Appendix 1 that explains the difference between both a mean and median average.

¹² <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

- 1.18 Submission of completions to the Government through annual Housing Flows Reconciliation Returns¹³ requires that full details of net homes delivered in a year should be confirmed annually.
- 1.19 This calculation is based on:
1. Net Additional Dwellings National Statistic, plus
 2. net increase in bedrooms in student communal accommodation in local authority divided by average number of students in student only households in England, plus
 3. net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England.
- 1.20 The adjustments for student and other communal accommodation are calculated by DLUHC and applied to the Housing Delivery Test submission. Adjustments are made using two nationally set ratios and are based on England Census data. 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 analysis¹⁴.
- 1.21 Results of all completions calculated using this methodology are represented in Table 9.

Table 9: All Housing Completions Since 2017 (Inclusive of equivalent homes completed through communal establishments)

| Year | Net Dwelling Gain | Equivalent Net Homes through Communal Establishments | Net Housing Completions |
|------------------------|-------------------|--|-------------------------|
| 2017-2018 | 1296 | 35 | 1331 |
| 2018-2019 | 449 | 2 | 451 |
| 2019-2020 | 560 | 67 | 627 |
| 2020-2021 | 622 | 82 | 704 |
| 2021-2022 | 402 | 252 | 654 |
| 2022-2023 | 459 | 379 | 838 |
| 2023-2024 | 528 | -66 | 462 |
| Total 2017-2023 | 4316 | 751 | 5067 |

- 1.22 Three care homes in York closed during the monitoring year, resulting in a loss of 119 bedspaces. These included Minster Grange Care Home, Haxby

¹³ <https://www.gov.uk/government/collections/net-supply-of-housing>

¹⁴ We have used these ratios to complete table 8 for both the 2022/23 and 2023/24 monitoring years. However, this may be amended if Census results from the 2021 change these figures and will be applied by DLUHC when figures are confirmed.

Road (-62), Lamel Beeches, Heslington Road (-37) and Cherry Tree House, Fifth Avenue (-20). Applying the national ratio this results in a net loss of 66 homes to the overall net housing figure for the year. No communal establishments were completed during the monitoring year.

2 Housing Consents 2023/24

- 2.1 During the full 2023/24 monitoring year a total of 658 net new homes were granted consent within the City of York authority area. Table 10 highlights that 593 of these approvals are for new build homes whilst 66 new homes were consented for the change of use of non-residential buildings.

Table 10: Housing Consents (1 April 2023 to 31 March 2024)

| Year | Consents (Gross) | Proposed New Build | Proposed Net Conversions | Proposed Net Change of Use | Proposed Demolitions | Potential Net Dwelling Gain |
|----------------------------------|------------------|--------------------|--------------------------|----------------------------|----------------------|-----------------------------|
| 1 April 2023 – 30 September 2023 | 342 | 272 | -1 | 58 | 5 | 324 |
| 1 October 2023 – 31 March 2024 | 342 | 321 | 8 | 8 | 3 | 334 |
| 2023/24 | 684 | 593 | 7 | 66 | 8 | 658 |

- 2.2 Of the 658 net additional homes granted consent, the greatest proportion were the result of 577 net homes being approved on standard housing (Use Class C3) sites (see Table 11).
- 2.3 Table 11 provides details of the largest contributors within the housing approvals including the new homes planned for draft housing allocations identified in the draft new Local Plan. This includes: ST31: Land at Tadcaster Road, Copmanthorpe (158), H38: Land R/O Rufforth Primary School, Rufforth (21), and H58: Clifton Without Primary School (15). Consent for a further 300 homes was allowed on appeal at New Lane, Huntington. 59 net new homes gained approval on sites with a capacity of 5 homes or less.

Table 11: Housing Consents (Use Class C3)

| | Site Name | Gross Additional Homes Allowed | Net Additional Homes Allowed |
|----------------------------------|--|--------------------------------|------------------------------|
| 1 April 2023 – 30 September 2023 | The Entertainer 36 Coney Street | 7 | 7 |
| 1 April 2023 – 30 September 2023 | The Magnet 57 Osbaldwick Lane | 8 | 8 |
| 1 April 2023 – 30 September 2023 | Clifton Without County Junior School Rawcliffe Drive | 15 | 15 |
| 1 April 2023 – 30 September 2023 | Land to East of Middlewood Close Rufforth | 21 | 21 |
| 1 April 2023 – 30 September 2023 | Os Field South of & Adj to 1 Tadcaster Road Copmanthorpe | 158 | 158 |
| 1 April 2023 – 30 September 2023 | Sites Granted Consent for 5 or less Homes | 55 | 38 |
| 1 October 2023 – 31 March 2024 | 12 Sturdee Grove | 10 | 9 |
| 1 October 2023 – 31 March 2024 | Huntington South Moor New Lane Huntington | 300 | 300 |
| 1 October 2023 – 31 March 2024 | Sites Granted Consent for 5 or less Homes | 27 | 21 |
| 2023/24 | All Sites | 601 | 577 |

Table 12 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', over 55's accommodation/homes for the elderly with limited care requirements and sites granted certificates of lawful use/development

Table 12: Components of Housing Consents (1 April 2023 to 31 March 2024)

| Year | Type of Approval | Number of Sites Granted Consent for Housing | Gross Additional Homes Consented | Net Additional Homes Consented |
|----------------------------------|--|---|----------------------------------|--------------------------------|
| 1 April 2023 – 30 September 2023 | Residential (Use Class 3) Approval | 32 | 264 | 247 |
| 1 April 2023 – 30 September 2023 | 'Prior Approval' Sites (see Appendix1 for details) | 3 | 33 | 33 |

| | | | | |
|----------------------------------|---|----|------------|------------|
| 1 April 2023 – 30 September 2023 | Development of over 55s accommodation / homes for elderly with limited care | 1 | 45 | 44 |
| 1 October 2023 – 31 March 2024 | Residential (Use Class 3) Approval | 20 | 337 | 330 |
| 1 October 2023 – 31 March 2024 | Sites Granted Certificates of Lawful Use/Development | 2 | 5 | 4 |
| 2023/24 | All Sites | | 684 | 658 |

- 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 13 below), these all took place during the first half of the monitoring year.

Table 13: Sites Consented as a Result of ‘Prior Approval’

| | Site Name | Gross Additional Homes Approved | Net Additional Homes Approved |
|----------------------------------|--|---------------------------------|-------------------------------|
| 1 April 2023 – 30 September 2023 | 29 Front Street | 1 | 1 |
| 1 April 2023 – 30 September 2023 | Agricultural Building East of Mullingar Farm and North of Low Moor Lane Hessay | 1 | 1 |
| 1 April 2023 – 30 September 2023 | Gateway 2 Holgate Park Drive | 31 | 31 |
| 1 October 2023 – 31 March 2024 | None | 0 | 0 |
| 2023/24 | All Sites | 33 | 33 |

- 2.5 Table 14 shows that during the first half of the monitoring period, Churchill Retirement Living were allowed on appeal a net additional 44 new retirement living apartments.

Table 14: Sites Consented on Developments for Over 55's Accommodation/Homes for Elderly with Limited Care Requirements

| | Site Name | Gross Additional Homes Approved | Net Additional Homes Approved |
|----------------------------------|----------------------------|---------------------------------|-------------------------------|
| 1 April 2023 – 30 September 2023 | 11, The Village, Wigginton | 45 | 44 |
| 1 October 2023 – 31 March 2024 | None | 0 | 0 |
| 2023/24 | All Sites | 45 | 44 |

- 2.6 Two sites gained approval via certificates of lawful use/development, both of which were granted in the second half of the monitoring year. A net total of 4 additional homes were approved within this category, the details of which are shown in Table 15.

Table 15: Consents Granted through Certificates of Lawful Use/Development

| Time period | Site Name | Gross Additional Homes Consented | Net Additional Homes Consented |
|--------------------------------|----------------------------------|----------------------------------|--------------------------------|
| 1 October 2023 – 31 March 2024 | Wisker Farm Wisker Lane Earswick | 1 | 1 |
| 1 October 2023 – 31 March 2024 | 87 Cromer Street | 4 | 3 |
| 2023/24 | | 5 | 4 |

- 2.7 In addition to the 658 net additional approvals, a further 513 homes were approved by Planning Committee during the twelve-month period through resolutions to grant planning permission subject to the execution of a section 106 legal agreement.
- 2.8 Significantly 331 (64.52%) of the net additional homes awaiting legal agreement sign off are on draft allocations within the new Local Plan¹⁵:
- ST33: Station Yard, Wheldrake (139),
 - H46: Land to North of Willow Bank and East of Haxby Road, New Earswick (117) and
 - H29: Land at Moor Lane, Copmanthorpe (75).

¹⁵ <https://www.york.gov.uk/LocalPlan>

Table 16: 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 2023 – 30 September 2023 | Morrell House 388 Burton Stone Lane | 13 | 13 |
| 1 October 2023 – 31 March 2024 | Land To the South-East Of 51 Moor Lane Copmanthorpe | 75 | 75 |
| 1 October 2023 – 31 March 2024 | Land to the East of Millfield Industrial Estate Main Street Wheldrake | 139 | 139 |
| 1 October 2023 – 31 March 2024 | 126 Fulford Road | 1 | 1 |
| 1 October 2023 – 31 March 2024 | Tramways Club 1 Mill Street | 35 | 35 |
| 1 October 2023 – 31 March 2024 | Paddock Lying Between Park Lodge and Willow Bank Haxby Road | 117 | 117 |
| 1 October 2023 – 31 March 2024 | Enterprise Rent-a-car 15 Foss Islands Road | 133 | 133 |
| 2023/24 | All Sites | 513 | 513 |

10 Year Trend Data

- 2.9 To provide context to recent planning approvals Table 17 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 17: Housing Consents Granted Between 1 April 2013 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

DLUHC have produced a “Housing statistics and English Housing Survey glossary” (see link below)

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

and within the Dwelling (Housing supply; net additional dwellings) section 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)¹⁶.

Further clarification is provided through the dwelling definition in the Housing Flow Reconciliation (HFR) returns form and guidance notes¹⁷ where DLUHC have provided direction to local authorities relating to student accommodation and communal accommodation for their assessment of completions.

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

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.

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.

Assisted Living/Over 55's Accommodation.

Please refer to Policies H3: balancing the Housing Market and H9: Older Persons Specialist Housing of the emerging Local Plan (Publication Draft February 2018 – Regulation 19 Consultation) that provides the annually assessed need for this type of accommodation which has been evidenced through the SHMA (2016), SHMA Addendum (2016) and SHMA Update

¹⁶ see: <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

¹⁷ see: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

(2017). The need for this type of accommodation has been calculated and forms part of our objectively assessed housing need (OAN) and we now monitor completions against this demand figure. The City of York Council SHMA and Addendum (2016) analysis identifies that over the 2012-2033 period there is an identified need for 84 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum. Such provision would normally be within a C3 use class and is part of the objective assessment of housing need.

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

Due to time constraints and ongoing collation of evidence, an adjustment to the overall housing figure in accordance with Paragraph 9 of the Housing Delivery Test Rulebook, (whereby on campus student accommodation and other communal accommodation that have two nationally set ratios applied, based on England Census data), has not been included within this mid-year report.

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 permission¹⁸. 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

¹⁸ subject to prior approval covering flooding, highways and transport issues and contamination.

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

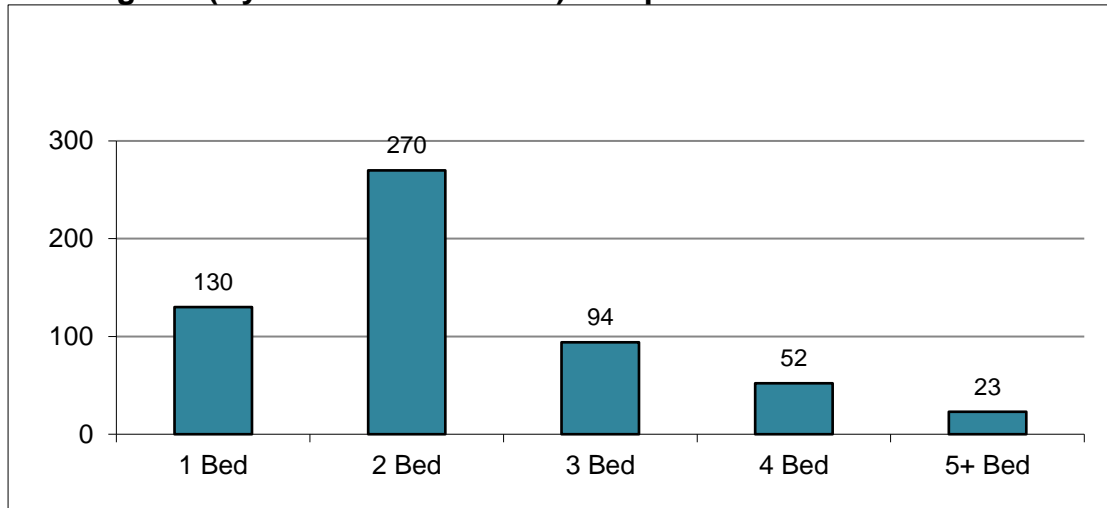
Housing Mix and Type Based on Gross Completions

2023/24 Completions (gross) – Housing Mix

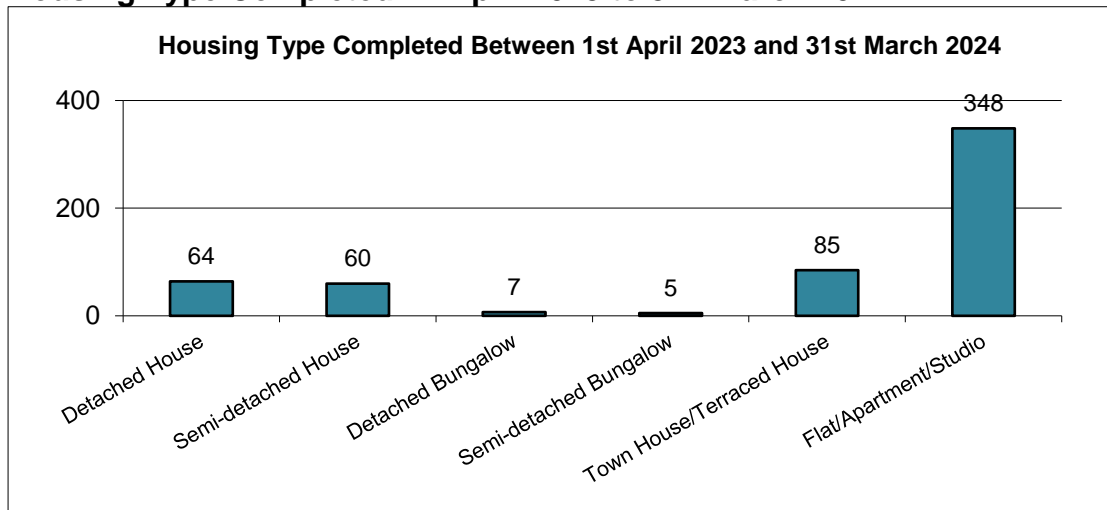
| Dwelling Type | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5+ Bed | Totals | % |
|-------------------------------|--------|--------|--------|-------|--------|--------|--------|
| Detached House | 1 | 1 | 18 | 34 | 10 | 64 | 11.25% |
| Semi-detached House | 0 | 15 | 42 | 3 | 0 | 60 | 10.54% |
| Detached Bungalow | 0 | 3 | 1 | 3 | 0 | 7 | 1.23% |
| Semi-detached Bungalow | 0 | 5 | 0 | 0 | 0 | 5 | 0.88% |
| Town House/ Terraced House | 0 | 49 | 22 | 12 | 2 | 85 | 14.94% |
| Flat/Apartment/ Studio | 129 | 197 | 11 | 0 | 11 | 348 | 61.16% |
| Totals | 130 | 270 | 94 | 52 | 23 | 569 | |
| % | 22.85% | 47.45% | 16.52% | 9.14% | 4.04% | 22.85% | |

| Dwelling Type | Totals | Percentage |
|-----------------------|--------|------------|
| Detached | 71 | 12.48% |
| Semi-detached | 65 | 11.42% |
| Terraced/Town House | 85 | 14.94% |
| Flat/Apartment/Studio | 348 | 61.16% |
| Totals | 569 | 100% |

Housing Mix (By Bedroom Numbers) 1st April 2023 to 31st March 2024



Housing Type Completed 1st April 2023 to 31st March 2024

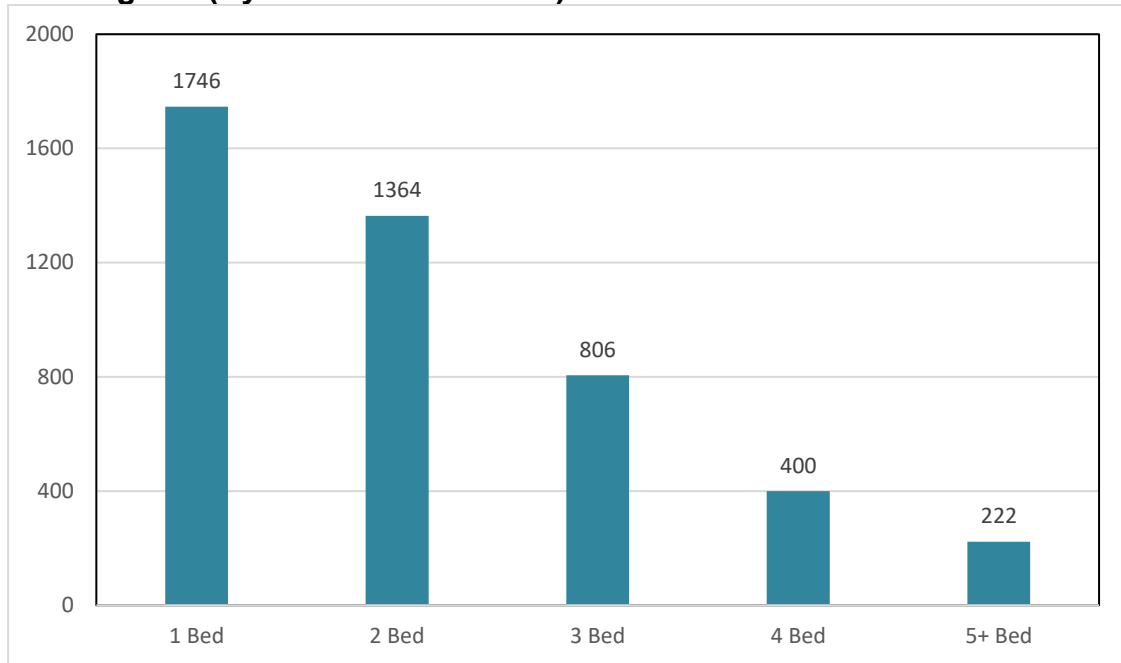


2017/18 to 2023/24 Completions (gross) – Housing Mix

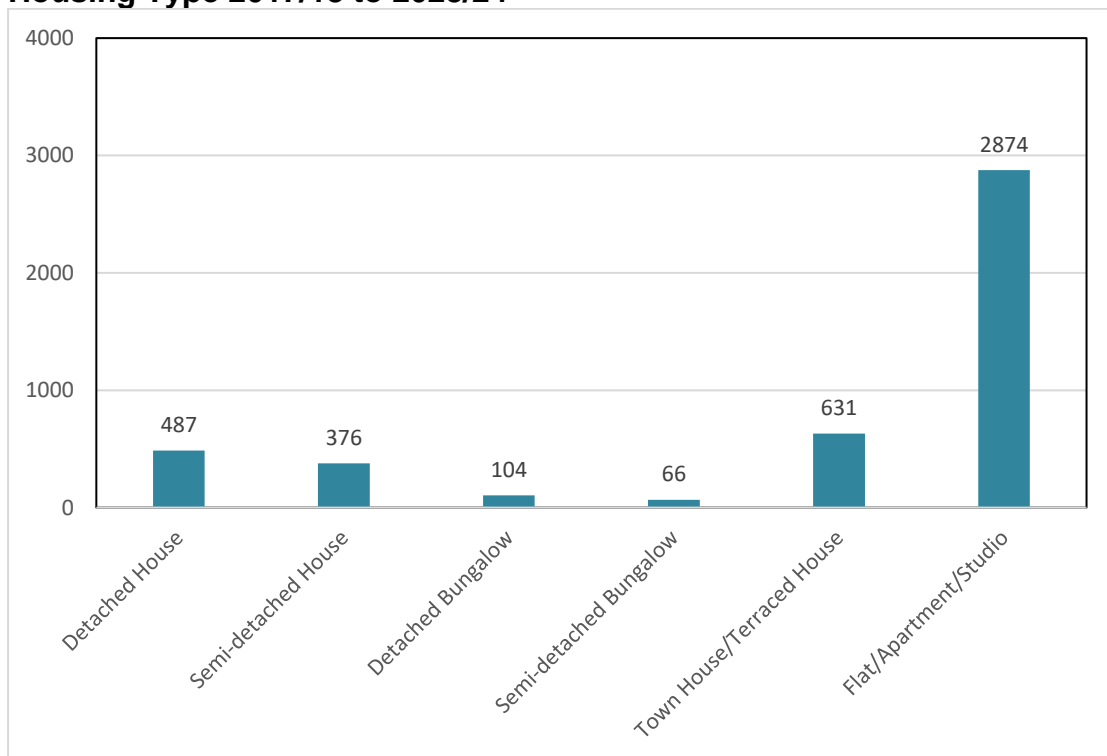
| Dwelling Type | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5+ Bed | Totals | % |
|-------------------------------|---------------|---------------|---------------|--------------|--------------|-------------|--------|
| Detached House | 2 | 13 | 140 | 263 | 69 | 487 | 10.73% |
| Semi-detached House | 1 | 103 | 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% | | |

| 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



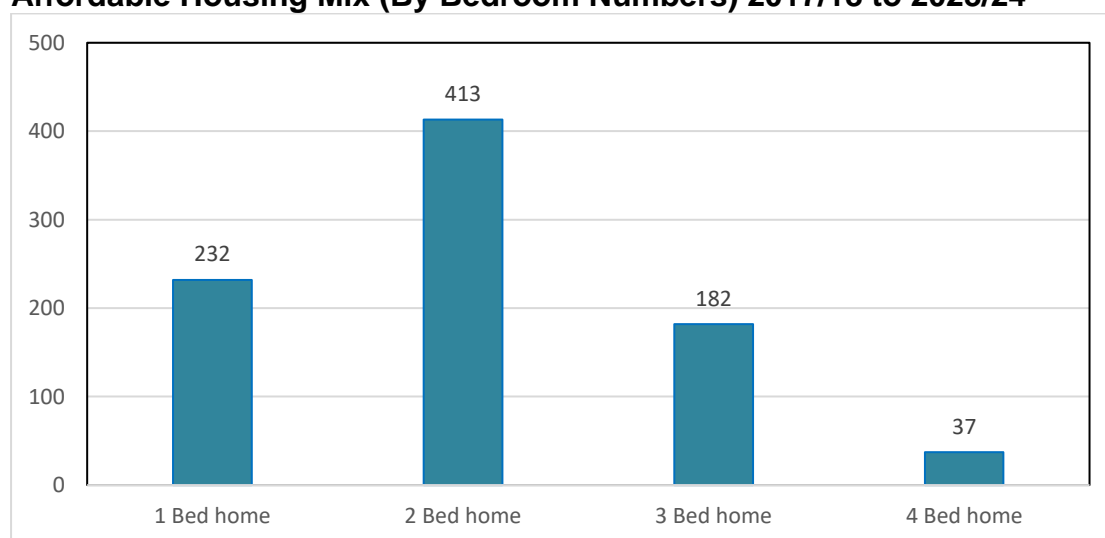
Housing Type 2017/18 to 2023/24



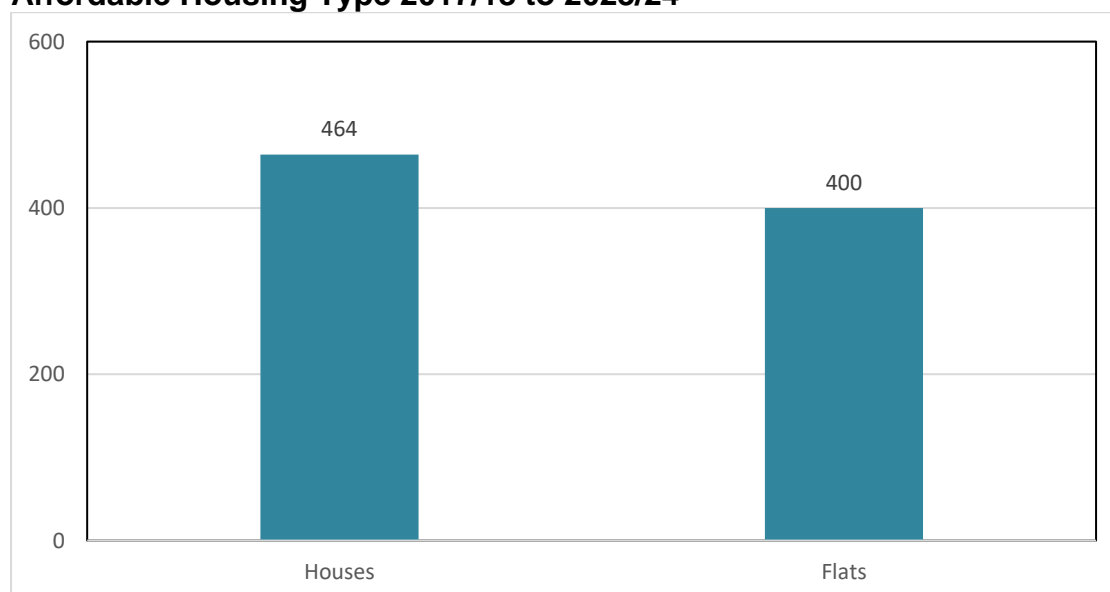
Affordable Housing Completions – Housing Mix

| Year | 1-bed flat | 2-bed flat | 1-bed house | 2-bed house | 3-bed house | 4-bed house | Total |
|-----------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|
| 2017/18 | 25 | 32 | 0 | 6 | 10 | 1 | 74 |
| 2018/19 | 5 | 24 | 2 | 14 | 15 | 0 | 60 |
| 2019/20 | 31 | 47 | 5 | 18 | 16 | 7 | 124 |
| 2020/21 | 41 | 27 | 6 | 29 | 22 | 5 | 130 |
| 2021/22 | 68 | 57 | 0 | 40 | 44 | 10 | 219 |
| 2022/23 | 6 | 0 | 32 | 32 | 42 | 9 | 121 |
| 2023/24 | 11 | 26 | 0 | 61 | 33 | 5 | 136 |
| Total | 187 | 213 | 45 | 200 | 182 | 37 | 864 |
| % over 7 years | 22% | 25% | 5% | 23% | 21% | 4% | 100% |

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



Affordable Housing Type 2017/18 to 2023/24



N.B. Within the affordable housing tables "Houses" includes a small number of bungalows.

Further Information

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