

North York Moors National Park Authority Planning Committee

19 July 2012

Annual House Price Survey and Residential Land Availability Survey

1. Purpose of the Report

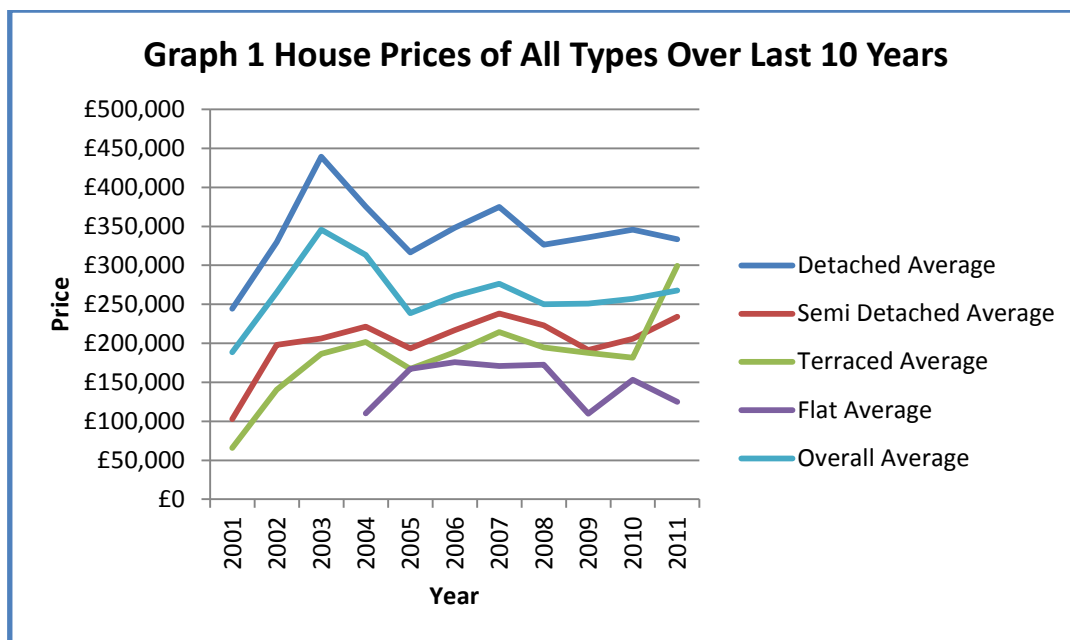
- 1.1 To inform and update Members on the results of the 2012 House Price Survey and the 2012 Residential Land Availability Survey.

2. Background

- 2.1 The purpose of this report is to highlight the main findings of the 2012 House Price and Residential Land Availability Surveys. Paper copies of both documents are available on request from the Policy Team and will also be available on the Authority's website at www.northyorkmoors.org.uk
- 2.2 Data on house prices in the National Park has been collected on an annual basis since 1991 in order to compare property trends in the Park to those at a District, Regional and National Level. Information on house prices in the National Park is collated via the website Rightmove.co.uk, which is the largest property website in the United Kingdom. By using Rightmove.co.uk it is possible to obtain information regarding sale prices by property type for all postcodes exclusively within the National Park boundary. Information for the Local Authority and Regional Levels is purchased directly from Land Registry. As both sets of information are sourced from the Land Registry for price paid data they are directly comparable. All the figures contained in the survey are the average sold figures from January 2011 to 31 December 2011.
- 2.3 The Residential Land Availability Survey is carried out on an annual basis to provide information on residential completion rates and current housing land availability within the National Park. The Residential Land Availability Survey is based on information contained in the Building Control Reports sent to the National Park Authority by the 4 constituent Local Authorities. The report also contains an appendix listing sites with existing permissions where work has yet to commence.

3. House Price Survey

- 3.1 The information collated for the 2011 House Price Survey shows that between 1 January 2011 and 31 December 2011 the average price of properties sold within the National Park was £267,690 compared with £256,988 in the previous year. House Prices in the National Park have shown an increase of 4% in 2011 compared with the same period in 2010. However house prices across the region dropped by 3.7% during this period while nationally house prices fell by 1.3%. The sale price of properties over the last 10 years is shown on the graph on the next page.

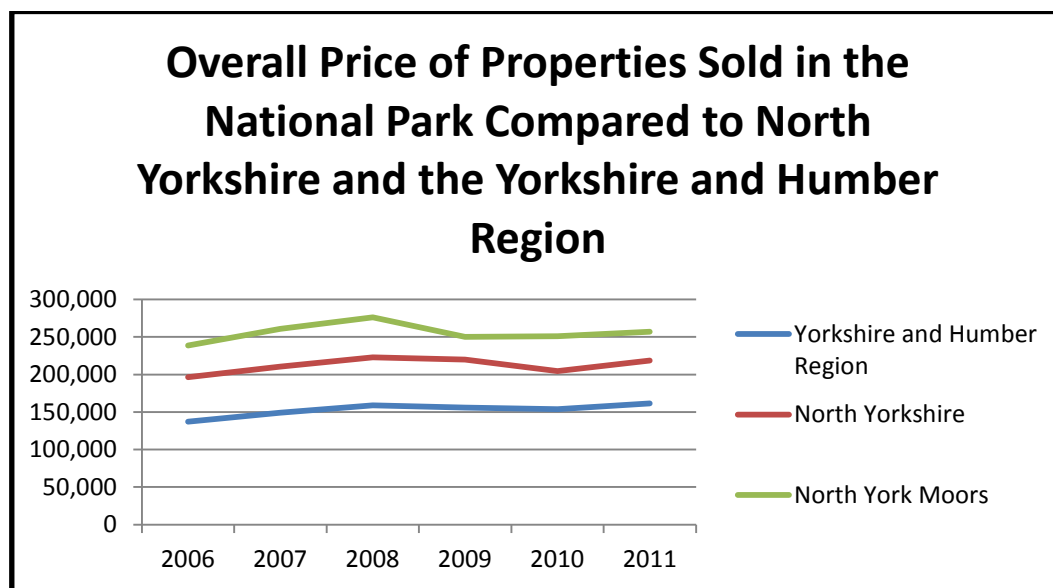


3.2 The House Price Survey found that the number of properties sold in the National Park between 1 January and 31 December 2011 was 213, which is a 2.7% decrease on the 219 units that were sold in 2010 and remains significantly lower than the 418 units sold in 2007. Nationally in the last six months of 2010 sales volumes had decreased by 0.8% compared to the previous year.

3.3 The table below breaks down sales volume into price bands and as can be seen the majority of properties sold in the North York Moors National Park during 2011 were within the £150,000 to £199,999 price band.

Price Band	Detached	Semi Detached	Terraced	Flat	Percentage of Housing Market
Under £99,999	0	0	7	1	3.8%
£100,000 to £149,999	3	9	6	2	9.4%
£150,000 to £199,999	6	16	22	0	20.7%
£200,000 to £249,999	13	15	8	0	16.9%
£250,000 to £299,999	14	7	2	0	10.8%
£300,000 to £349,999	13	4	2	0	8.9%
£350,000 to £399,999	20	5	1	0	12.2%
£400,000 to £449,999	16	0	2	0	8.5%
£450,000 to £499,999	9	1	0	0	3.8%
£500,000 to £549,999	1	0	0	0	0.5%
£550,000 to £599,999	3	0	0	0	4.4%
£600,000 to £649,999	0	0	0	0	0%
Above £650,000	4	0	0	0	1.9%

- 3.4 The overall price of property remains comparably high as shown in the graph below, which illustrates sale prices in the North York Moors National Park compared with the constituent Local Authorities, North Yorkshire, regional and national figures and tends to indicate a premium for living within the National Park boundary.



- 3.5 Prices in the North York Moors National Park like other high demand areas such as London are continuing to increase while house prices elsewhere are continuing to fall. This is largely because of low level of properties coming onto the market and the number of people purchasing properties without a mortgage.

4. Residential Land Availability Survey

- 4.1 The results of the Residential Land Availability Survey show that between 1 April 2011 and 31 March 2012 a total of 55 residential dwellings were completed of which 29 were affordable. This is significant rise in the 32 units that were completed within the same period the previous year.

Summary of Completed and Outstanding Planning Permissions for Residential Development Granted between 1 April 1991 and 31 March 2012

Local Authority Area	Completions 1991 to 2012			Sites where building has commenced	Sites with permission but not yet started	Total number of units completed and outstanding 1991 to present
	New Build	Conversion	Total			
Hambleton	48	61	109	7	5	121
Ryedale	109	114	223	3	11	237
Scarborough	302	353	655	344	7	696
Redcar and Cleveland	73	24	97	0	1	98
Total	532	552	1084	44	24	1152

Note total figure only includes those where planning permission is extant

As can be seen from the table a total of 24 units have yet to begin construction while starts have been made on a total of 44 units.

5. How is the Information Used?

- 5.1 The information contained in the House Price Survey and Residential Land Availability Survey is used for a range of purposes such as the evidence for Local Development Framework policies, the State of the Park, Income to House Price Affordability Ratio information and as a basis for discussions on affordable housing provision in the Park. Further information on the policy implications of the outcomes of these reports will be discussed through the Annual Monitoring Report with particular regards as to whether the spatial objectives of the LDF are being delivered.

6. Financial and Staffing Implications

None.

7. Sustainability Appraisal

- 7.1 A Sustainability Assessment is not required because the report is an information report.

8. Recommendation

- 8.1 That the Planning Committee notes the information contained within the House Price Survey and the Residential Land Survey for 2012.

Contact Officer:
Caroline Skelly
Planning Policy Officer
01439 772700

Background documents to this report

File Ref.

1. House Price Survey 2012
2. Residential Land Availability Survey 2012