

Evidence Report

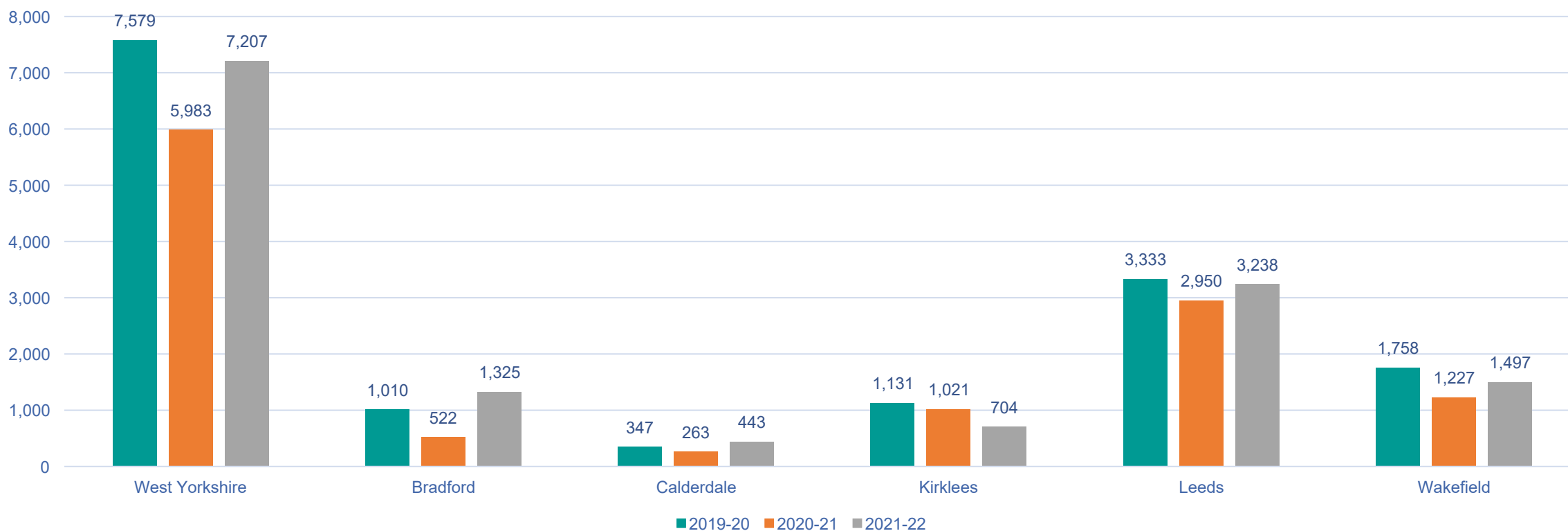
Thomas Newton, 5 January 2023

State of the Region Indicators



Net additional dwellings have rebounded in most districts in West Yorkshire

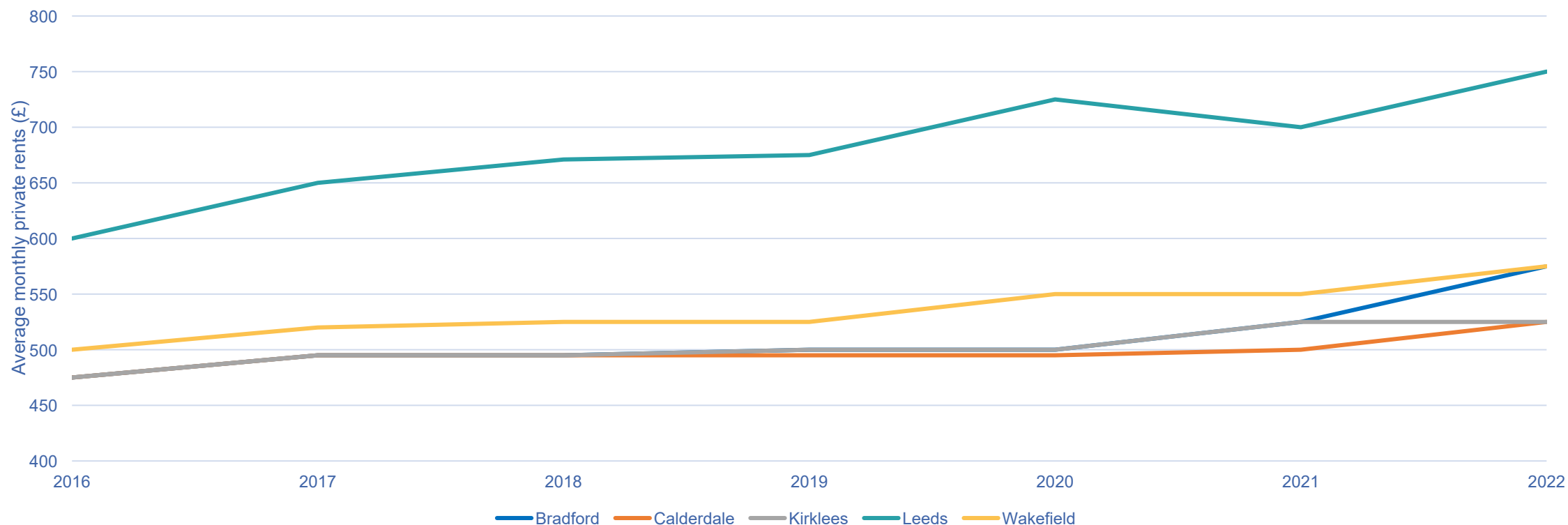
2020/21 saw the lowest level of net additional dwellings since 2014/15, but the most recent data shows that there were 20% more net additional dwellings in 2021/22 than 2020/21. This largely represents a return to pre-pandemic trends.



Source: Net additional dwellings by local authority district, DLUHC

Private sector rents have risen sharply over the past year, and the evidence shows that this is likely to continue into next year.

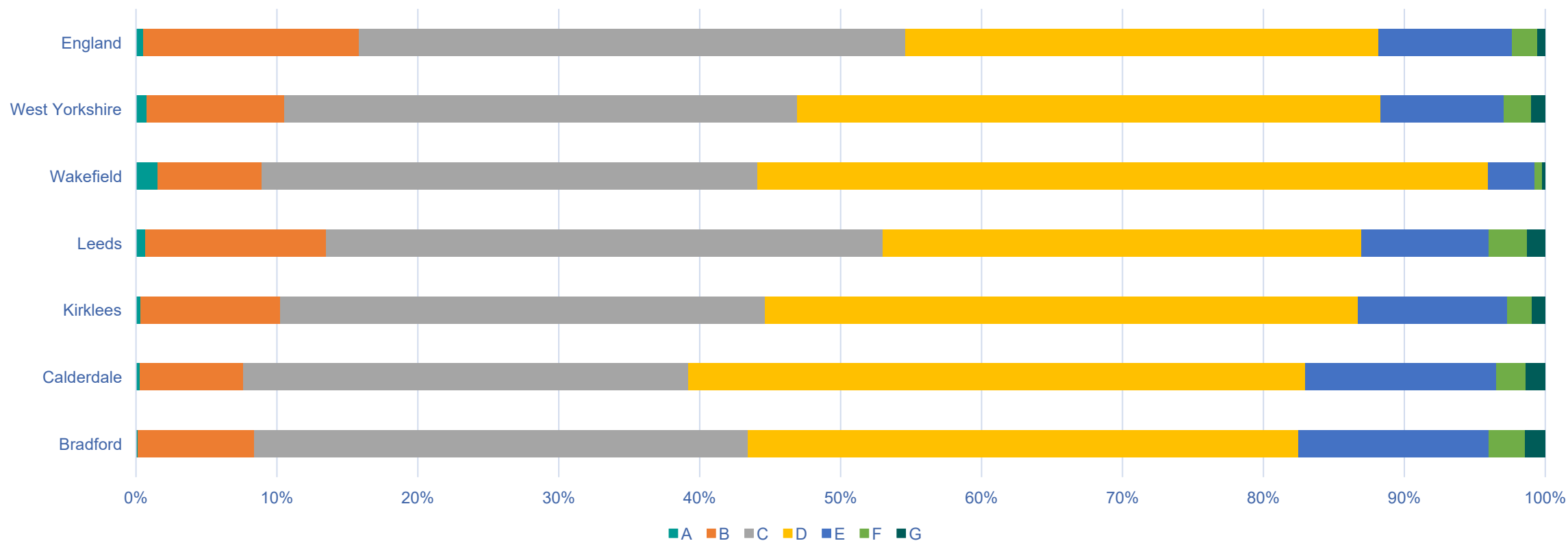
The largest rise in private sector rents across West Yorkshire was in Bradford (+10%), but evidence suggests that if private sector landlords wanted to pass on the full cost of interest rate rises, a further increase of 20% is incoming in 2023.



Source: *Private Rental Market Statistics, ONS*

Dwellings across West Yorkshire are less energy efficient than the England average for the last 12 months

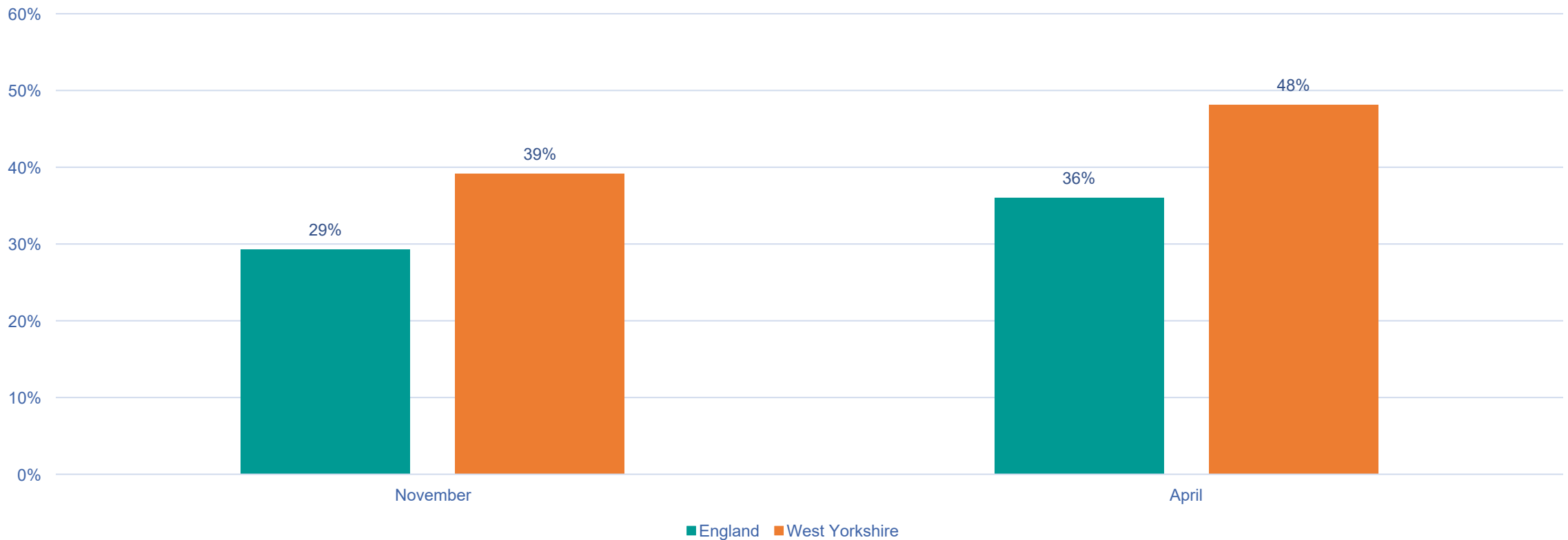
This issue is particularly bad in Calderdale, and is pressing in the current climate as less efficient homes require more energy to heat.



Source: *Live tables on Energy Performance of Buildings Certificates*

Up to a half of West Yorkshire homes are forecast to be in fuel poverty once the Energy Price Guarantee rises in April 2023

This is significantly up from the End Fuel Poverty coalition's previous estimates of 1 in 3 West Yorkshire households, following the announcement that average household energy bills will rise to £3,000 per year from April, and the £400 energy bill relief scheme will be withdrawn and not replaced. This will be a long-standing issue.



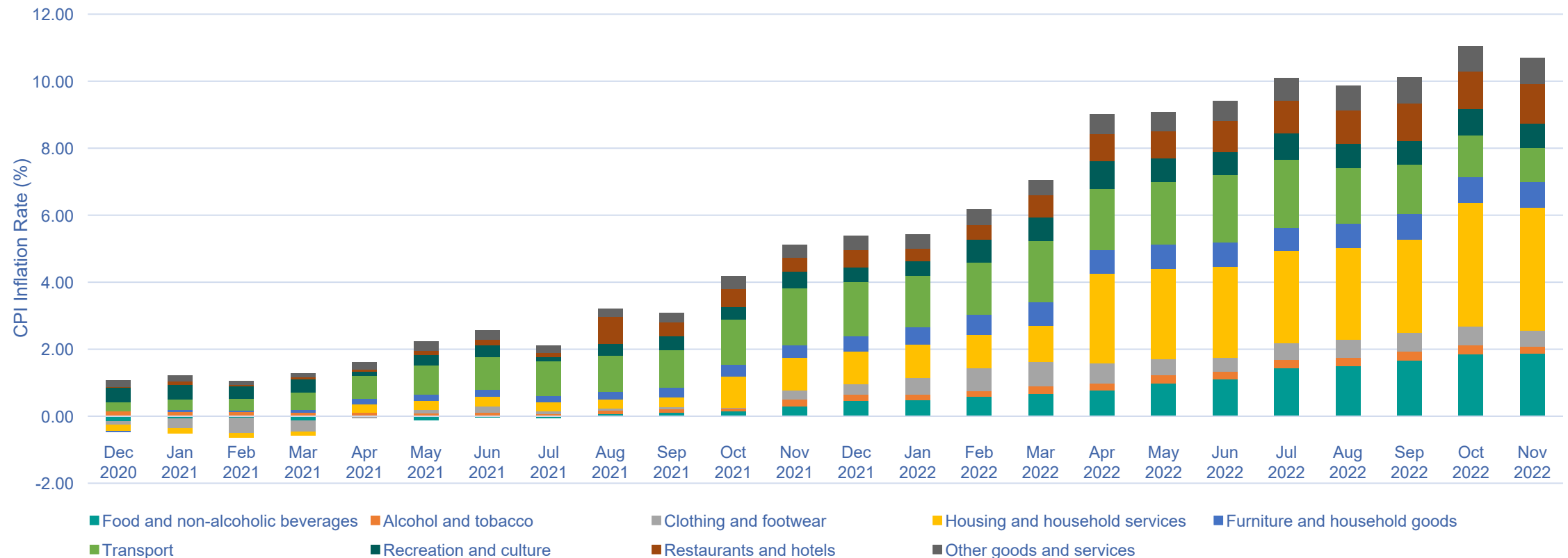
Source: *End Fuel Poverty Coalition*

Macroeconomy



Inflation rose by 10.7% in the year to November, down from a 40-year high 11.1% in the year to October

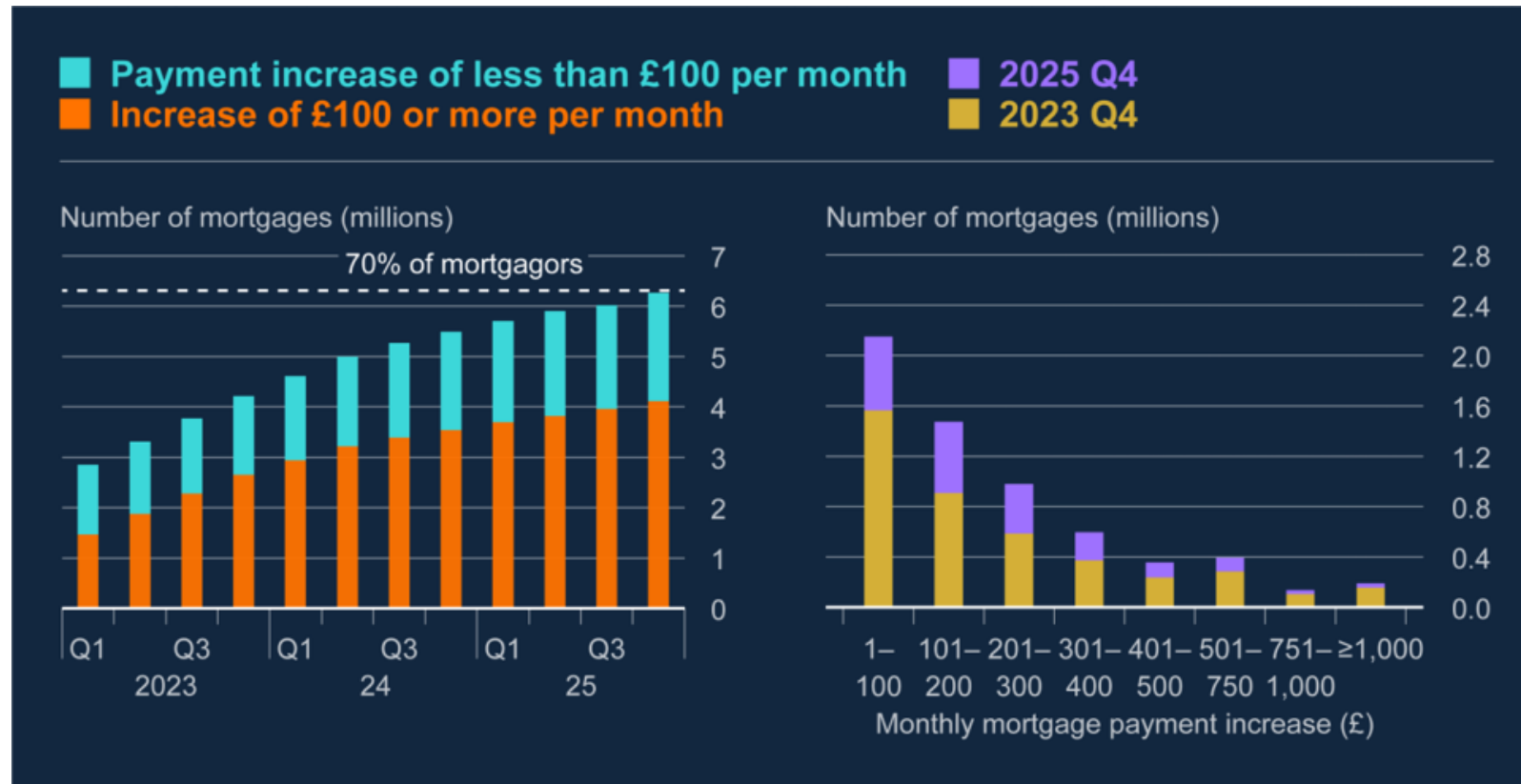
Whilst the rate of inflation is falling, the fact that it is positive means that prices are still rising, just at a slower rate. Food prices are currently rising at their fastest annual rate since 1977.



Source: *Consumer price inflation, UK: November 2022*

As a result of interest rate rises, 70% of mortgagors will have seen an increase in monthly payments by the end of 2025

More than half of these payment increases will be by more than £100 per month.



Source: Financial Sustainability Report, Bank of England