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Your ref: MIQs 2.3(e) and 2.8
Our ref: SG/J0024050
Date: 08 January 2020

Dear Sirs,

YORK LOCAL PLAN EXAMINATION – HEARING STATEMENTS

Further to our submissions and Hearing Statement on behalf of our clients Karbon Homes we write pursuant to the hearing discussions on the afternoon of 11 December 2019 with regard to affordability and affordable housing under MIQs 2.3(e) and 2.8.

In response to my question it was agreed we could submit in writing my update to the table at paragraph 2.05 of the affordable housing Hearing Statement for Karbon (ref. EX/HS/M2/OAHN /18a). The figures I quoted compared annual delivery of new affordable housing stock against Right to Buy sales (taken from MHCLG Live Tables) and were as follows:

	2015-16	2016-17	2017-18	2018-19	Total
New-build	100	135	67	56	358
RtB Sales	68	79	72	74	219
Nett delivery	32	56	-5	-18	83

Turning to affordability, paragraph 2.04 of the Hearing Statement for Karbon refers to a press article regarding a September 2019 study by Post Office Money in respect of the national first-time buyer market (based on ONS data) and placing York in the bottom 10% in England, amongst the least affordable local authority areas. By the time of the Matter 2 sessions we had tracked down a copy of the Post Office Money report itself and it was agreed we could submit this also. Please see attached.

We understand that this confirmation and attachment will be added to the Examination Library as Other Documents.

I trust this is to your satisfaction and understand we will be contacted by the Programme Officer if there are any problems.

Yours sincerely



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enc: Post Office Money report

cc: Ged Walsh & Steve Jackson - Karbon Homes
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