





“The industry has undergone a silent but undeniable evolution. Where once the industry simply reacted to political developments and expectations, we are now leading the agenda”

“HBF has moved from simply representing the industry’s interests to effectively advancing them”

“It has been an extraordinarily busy year for the Federation and a highly formative period for the industry”

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Every year has its story to tell, but 2007's is more interesting and incident-packed than most. A list of just the most important issues we have dealt with is itself striking.



**Stewart Baseley**  
Executive Chairman

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We began with a major burst of activity on the back of the Government's announcement late in 2006 that it wanted all homes to be zero carbon from 2016 onwards. We have worked hard throughout the year to better understand the challenge this very ambitious target brings. Whilst adopting a positive attitude we have pointed out to Government the very real need to ensure that all stakeholders stick to the agreed ten year timeframe. Whilst I believe this message has been understood in the round, the attitude of some local

2007 was a year of many shapes, sizes and colours of review and policy-making.

authorities and regional assemblies who wish to accelerate this process has not been helpful.

It was also the year in which the new Planning Policy Statement (PPS) 3 on housing came into force with its promise of better future delivery

of land for development. We had argued very strongly to seek the effective introduction of key PPS3 requirements, particularly the new Strategic Housing Land Availability Assessments and five year land supply which all local authorities were supposed to have in place by April 2007. We still need better and faster implementation of these Assessments and this will remain a priority area for us. So far the results on the ground are less than encouraging.

2007 was a year of many shapes, sizes and colours of review and policy-making. The year concluded with the publication of John Callcutt's Review (to which we gave considerable input) having begun with the announcement of both the Planning and Energy White Papers. And in July - shortly after he took over as Prime Minister - Gordon Brown oversaw the publication of the Housing Green Paper alongside the adoption of even more ambitious new Government targets for future housing supply.

A further - and unexpected - major development in June was the launch of the Office of Fair Trading's market study of house

building. This of course remains a significant focus of activity that is unlikely to be completed before Autumn 2008 and as such has and will continue to dominate much of our time.

The Housing Green Paper also precipitated a large amount of work to respond to the Government's challenge that it would

Developers Group and London First to put together a shared proposal for a local planning charge. While there is still a lot to do, it was a major achievement to persuade the Government to change its mind and back the Community Infrastructure Levy approach.

Our dialogue with Government generally

Rising prices and higher density development enabled the industry to square the circle of meeting growing regulatory costs.

proceed with its proposals for a Planning-gain Supplement unless it could be persuaded there was a better means of helping to fund necessary infrastructure requirements.

Having ourselves come to the conclusion the PGS was unworkable, we recognised the paramount importance of finding a practical and acceptable alternative. We also recognised that Government would want developers to come to a common view on the way forward.

We therefore worked closely with the British Property Federation, the Major

prospered in terms of its constructiveness. The goodwill created by our engagement on the zero carbon homes objective helped open doors more generally.

We were served also by Ministerial continuity, with Yvette Cooper remaining Housing Minister throughout the year - and gaining a seat at the Cabinet table following the change of Prime Minister – something we called for in our manifesto to the new PM.

*Continued overleaf*.....



“WE ARE NOT IN BUSINESS TO DELIVER GOVERNMENT TARGETS AT ANY EXPENSE – WE OWE A DUTY OF CARE FIRST TO OUR SHAREHOLDERS, STAFF AND CUSTOMERS”

STEWART BASELEY  
HOUSING MARKET INTELLIGENCE. OCTOBER 2007



As the year closed the strong housing market, sustained price growth, mortgage availability and consumer confidence that had been a feature of almost the whole of the current Government's time in office was brought into question.

to square the circle of meeting growing regulatory costs – particularly of providing affordable housing – while increasing output and maintaining profitability.

For the future, we also face significant additional regulatory costs – notably the

the viable supply of development land needed to meet the Government's target of 3 million new homes by 2020.

So there is little reason to believe 2008 will be less busy than 2007. Rest assured that we will continue in the coming year to represent the interests of our industry and will never cease in our effort to ensure that government policy is as business friendly as we can make it.

As ever the vital work we undertake on behalf of our industry would not be possible without the hard work and dedication of both our staff and the considerable number of people from member companies whose help and assistance we rely on. On behalf of the Board I would like to express my thanks to each and every one of them.

**Stewart Baseley**  
HBF Executive Chairman

For the future, we also face significant additional regulatory costs – notably the currently unknown costs of meeting the zero carbon homes standard.

Many of the important policy issues of 2007 will continue in 2008. Overlying them, however, is a major new challenge for the industry – and just as importantly – the Government.

We have come to the end of a period when a combination of rising prices and higher density development enabled the industry

currently unknown costs of meeting the zero carbon homes standard and the contributions to be made to the Community Infrastructure Levy. A major task for HBF in 2008 will be to communicate to Government our concern that the emerging regulatory cost base is not compatible with encouraging





“LANDBANKING IS A COMPLETE MYTH - 97% OF OUR MEMBERS SURVEYED HAVE BUILDERS ON SITE WITHIN 3 MONTHS OF PLANNING PERMISSION BEING GRANTED”

STEWART BASELEY  
BBC RADIO 4, TODAY PROGRAMME, JULY 2007



The landmark event of the year was the change of Prime Minister in the early summer. Gordon Brown signalled that he would make housing one of his top priorities. This was confirmed by the publication of the Housing Green Paper during his first few weeks as premier.

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HBF saw the change of Prime Minister as an opportunity to call for the Government to commit to an improved supply of land for development through the planning system. We issued a Mini-Manifesto in July, in which this was a central request. We also called for housing to have its own department with a Secretary of State at the Cabinet table, and were delighted that the new Prime Minister gave former Housing Minister Yvette Cooper the right to attend Cabinet in recognition of the issue's importance.

Through the year we have developed an increasingly effective working relationship with the Housing Minister and other members of the Government. A catalyst was HBF's engagement with the Government on its objective to move to a zero carbon homes performance standard by 2016.

Following the initial launch of this policy at the end of 2006, HBF organised two roundtable summit events involving the Minister and a wide range of stakeholders. These identified the main issues to be tackled to achieve the zero carbon objective and how they might be resolved. The first summit led directly to the creation of the

2016 Task Force, jointly chaired by the Housing Minister and HBF Executive Chairman Stewart Baseley. Ministers also referred publicly to HBF's approach as a model for business engagement with the problem of climate change.

As a result of this positive engagement, we were also able to argue effectively for the involvement of key groups in the 2016 Task Force – including the energy industry and the Department for Business, Enterprise and Regulatory Reform. In due course this also led to the Energy Minister joining the Task Force.

This constructive relationship with Ministers and officials enabled us to influence other areas of policy, arguing the case for resisting pressure for an increasing range of local standards and the improperly justified use of the "Merton rule" for the provision of on-site renewable energy.

The year also saw the election of a new Welsh Assembly Government. HBF issued its own Welsh Manifesto for the election campaign, calling for a focus on improved housing supply. This was followed up by a series of meetings with the new Ministerial team and leading opposition Assembly Members in the summer.



**John Slaughter**  
Director of External Affairs





“THE RIGHT INVESTMENT FROM THE ENERGY INDUSTRY IS ESSENTIAL IF WE ARE TO ACHIEVE ZERO CARBON”

JOHN SLAUGHTER  
ZERO CARBON SUMMIT, JANUARY 2007

The new Labour / Plaid Cymru administration has made housing one of its priorities, but is also seeking to advance carbon reduction

Through the year we have developed an increasingly effective working relationship with the Housing Minister and other members of the Government.

standards for new homes more quickly than in England. The Welsh approach to zero carbon will remain a major focus of our activity in 2008.

Alongside our discussions with Government we maintained and developed our contacts with the main Opposition spokespeople. In particular, we held a number of meetings with the Conservative Party's Policy Group members, especially those working on the recommendations of the Quality of Life Policy Group.

Changes in the Conservatives' front bench team in the summer saw Grant Shapps MP becoming Shadow Housing Minister, and at the end of the year the new Liberal Democrat leader, Nick Clegg, made Lembit Opik MP his housing spokesman.

HBF again held a wide range of meetings at the two main Party Conferences in the autumn, and also met a number of MPs from the English regions as part of a strategy to build a greater base of political support and understanding for our main issues. We are also looking to meet the new Regional Ministers as the nature of regional delivery evolves.

Through the year we have also developed our relations with other trade, professional and non-governmental bodies with an interest in housing. The prominence of housing politically and the emergence of climate change as an important related issue meant that the range of other bodies we met increased – in particular developing working relationships with energy industry representatives.

The dominant issue of 2007 was the Planning-gain Supplement (PGS) and the subsequent Community Infrastructure Levy (CIL).



**John Stewart**  
Director of Economic Affairs

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A great deal of detailed work on the proposed PGS led HBF to conclude that it could not be made to work. This conclusion was derived from a specially convened HBF member working group, as well as

HBF staff and members have been heavily involved in helping CLG officials devise a workable CIL.

extensive consultation with the wider HBF membership and outside organisations.

When the Government challenged the development industry to come up with a better alternative, HBF worked with the commercial sector to devise a tariff-based system for tapping land value to fund infrastructure. This proposal was accepted, becoming known as the Community Infrastructure Levy (CIL). HBF staff and members have been heavily involved in helping CLG officials devise a workable CIL.

HBF also convened a special working

group to look at Affordable Housing policy. The Group prepared a report arguing that the focus of the PPS3 definition of Affordable Housing was too narrow. The private sector had market-based solutions to meeting the need for affordable housing, including low-cost market products, which required public sector support, but no public subsidy.

Another special working group looked at production barriers to housing delivery. It followed on closely from the work of the Barker 33 group on MMC, and drew on HBF members and a range of outside bodies, including CLG officials.

HBF made a detailed submission to the Callcutt Review and John Stewart, HBF Director of Economic Affairs, was seconded to work on the Review. HBF also made several submissions to the OFT Market Study and assisted the OFT wherever possible.

Economics staff continued to monitor demographic trends and trends in the economy, housing market and home building, with regular industry surveys and the monthly Housing Market Report (HMR).



Analysis of official land-use statistics revealed that the supply of residential land has been in almost continuous decline, year-by-year, since 1994. Consequently, the rise in home building since 2001 has been entirely dependent on higher densities. This message was presented directly to the housing minister and CLG and Treasury officials, and the need to increase land supply became a

Analysis of official land-use statistics revealed that the supply of residential land has been in almost continuous decline since 1994.

central theme of statements by Yvette Cooper and other senior Government ministers.

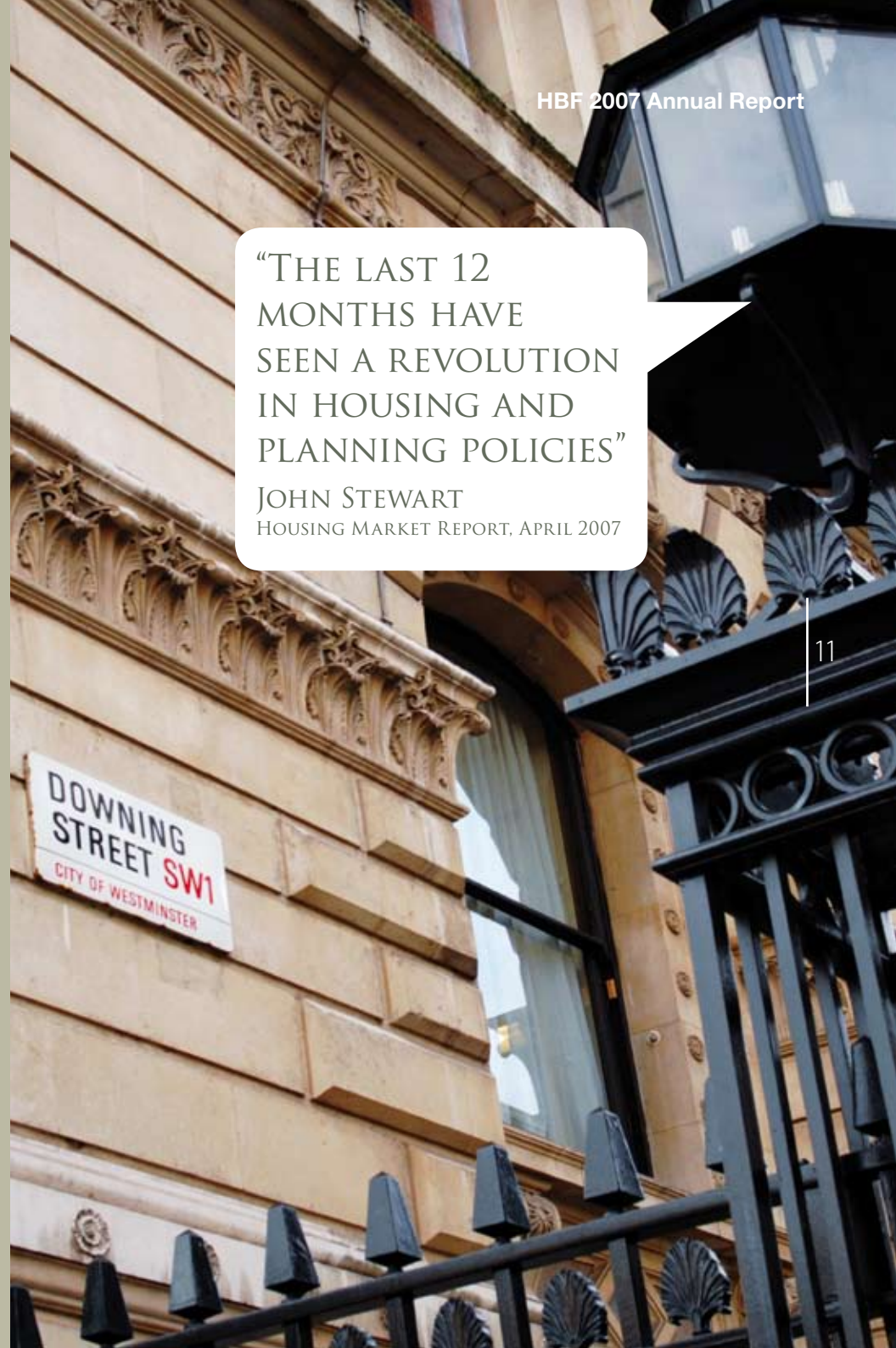
A new set of results from the HBF Customer Satisfaction survey, published early in 2007, showed a modest improvement in satisfaction. HBF also began work with NHBC and other key stakeholders on exploring how the industry might establish a full OFT Code of Conduct for the industry.

Economics staff assisted the National Audit Office (NAO) with a study of house building KPIs, offering expert advice and acting as a link to the industry. John Stewart was invited onto the steering group for a Princes Foundation research project on sustainable communities. Regular contact was also maintained with officials at CLG, HM Treasury, the Bank of England and the National Housing and Planning Advice Unit (NHPAU). HBF was consulted by HM Treasury on preparation of the Government's Public Service Agreement (PSA) on housing supply and the Treasury's cross-cutting review of the infrastructure needs to support housing delivery.

John Stewart spoke at a range of conferences during 2007 organised by HBF, member companies and outside organisations. In August he was guest speaker at three major conferences in Sydney, Canberra and Brisbane for the Urban Development Institute of Australia (UDIA). His long-standing monthly Viewpoint column in Housebuilder continued to present challenging analysis of many of the key issues facing Britain's home building industry.

“THE LAST 12 MONTHS HAVE SEEN A REVOLUTION IN HOUSING AND PLANNING POLICIES”

JOHN STEWART  
HOUSING MARKET REPORT, APRIL 2007





Every year the Annual Report details changes to the planning system proposed or implemented by the Government and designed to speed up the system, make it more efficient, more effective or “better” in some other way. 2007 is no exception to this annual tradition.

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However, perhaps unlike some of the previous changes, some of the new requirements of the planning system, introduced by ‘Planning Policy Statement 3 (PPS3): Housing’, could have a significant effect on bringing forward land for housing in the future.

HBF has argued for many years that a requirement on local planning authorities

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The introduction of PPS3 was welcome and significant.

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to demonstrate a five year supply of land for housing that is both deliverable and developable would be one of the biggest contributors to ensuring that enough land is made available in the right places. The introduction of such a requirement through PPS3 was therefore welcome and significant.

This change in approach is, in essence, a return to a former requirement on local authorities to undertake five year land availability studies. It also requires a change in attitude from the local authorities and, just as importantly,

on the part of private sector home builders.

We have been disappointed by the speed and quality of the uptake in the production of Land Availability Assessments by local authorities since the requirement became mandatory in April 2007. We have, therefore, been supportive of the Government in their proposals to introduce a new Housing and Planning Delivery Grant that rewards those authorities who maintain this essential part of the evidence base required to ensure housing needs can be met.

HBF remains very concerned at, and critical of, the speed at which local authorities are moving towards the criteria based approach of the new development plan process. Despite the three year target for adoption of the new style development, set out in the 2004 Planning Act, just 22 Core Strategies have been adopted throughout the whole of England to date.

Many local authorities have attempted to bypass the new plan process, preferring instead to issue Supplementary Planning Documents on the back of saved policies from previous plans. Many of these SPDs or interim policy statements appear to be introducing new policy requirements on development, commonly



**Andrew Whitaker**  
Head of Planning



“IF WE ARE TO DELIVER  
NEW HOMES WE MUST  
PLAN FOR THEM”

ANDREW WHITAKER  
OXFORD LAW CONFERENCE, SEPTEMBER 2007

increasing affordable housing requirements or introducing requirements for on-site renewable energy requirements. Because of the informal nature of the evolution and publication of such documents, it has been difficult to police their adoption, and we are aware that many authorities place an inappropriate amount of

We have seen significant progress in the Regional Spatial Strategy process this year, with almost all regions progressing plans through the formal stages towards adoption.

weight on them in their decision making process.

The recommended sanction against such practice is via the appeals process. Indeed, Central Government recognises that even it is almost powerless to control this worrying trend by other means. In response to complaints from HBF, officials can only recommend the appeal process to test the weight afforded to informal policies in decisions. It is an indication of a system in stress that resort to appeal is seen as the most appropriate strategy for bringing forward much needed development.

On a positive note, we have seen significant progress in the Regional Spatial Strategy process this year, with almost all regions progressing plans through the formal stages towards adoption. The move towards treating RSS housing figures as floors, or minimum provision, and the general move towards increasing levels of housing over and above that proposed by most regional assemblies in the draft strategies, is welcome. However, the challenge for the year ahead will be realising these increased targets through the local development plan system.

TECHNICAL

There was a significant shift in emphasis of HBF's technical work during 2007. The publication in December 2006 of 'Building a Greener Future – Towards Zero Carbon Development' meant that much of the work in 2007 revolved around the 2016 target for all new homes to be built to 'Zero Carbon Standard', with interim targets for 2010 and 2013.



**Dave Mitchell**  
Technical Director

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Early in 2007, HBF and the Modern Masonry Alliance formed a joint 'Futures Group' to look at ways to meet the challenges set by the zero carbon agenda. Another group was set up with Kingspan with parallel aims. Results from both these research streams are due out in summer of 2008. Two of the major hurdles for zero carbon (which were also identified in the Callcutt report) are the SAP methodology and the final definition of zero carbon and HBF has been lobbying CLG on the importance of resolving these.

During the year, the Code for Sustainable Homes started to have effect as Government-funded sites required developers to meet Code Level 3. CLG announced that from May 2008 all new homes will have to provide a Code rating.

In June, HBF organised a visit for members



to the Hammarby Project in Sweden. This development of 9,000 apartments and 200,000m<sup>2</sup> commercial floorspace is designed as a sustainable “city district”, and has many innovative features which were of interest to our industry.

On the Health and Safety front, HBF was extremely concerned by the number of fatalities reported by the HSE in November. HBF attended former Work and Pensions Secretary Peter Hain’s summit on this issue, and is a participant in the subsequent sub groups set up by the Strategic Forum. We have also had discussions with MHBG and Metropole about what further steps the industry could take to improve safety on site.

A number of consultations on technical matters (zero carbon, Code for Sustainable Homes, sewers, water conservation and waste

utilities companies and penalise failures to meet them, some members have reported an improvement in the length of time taken to provide electrical connections, though the evidence remains anecdotal at present. BT finally made an offer to HBF to increase the payments it makes to developers for copper wire installations and a contract for one year has subsequently been drawn up. HBF are progressing separate negotiations on future increases as well as payments for fibre-optics.

The Sewers for Adoption Group discussed the proposals to transfer all private sewers and issues arising from the flooding last summer. Defra issued a consultation on Improving Surface Water Drainage in England, but the Welsh Assembly Government has yet to follow suit.

A positive development in highway matters

CLG agreed to postpone the date for requiring an Energy Performance Certificate on completion of new homes until April 2008

management) were published during the year which HBF responded to with the help of members. HBF contributed to the Science Applications International Corporation (SAIC) report, which was prepared for the Government on ‘The Future of Building Control’. This document was published during the year as the basis for a formal consultation in 2008.

HBF continued to work with CLG on the new Energy Performance Certificate legislation raising the industry’s concerns about the assessment of new homes and software available. As a result, CLG agreed to postpone the date for requiring an Energy Performance Certificate on completion of new homes until April 2008, to allow the software to be amended and enough accredited assessors to be trained.

Following Ofgem’s announcement that it would set standards for levels of service for

was the launch of Manual for Streets in March 2007, to replace DB32 and many authorities have embraced this with enthusiasm.

However, commuted sums continue to be an issue for some of our members and it is clear that, at least in respect of maintenance charges for Section 38 Agreements and in the absence of a definitive legal decision, there will continue to be arguments about the definitions in the Highways Act 1980.

Innovate for Homes, HBF’s joint initiative with the Construction Products Association continued to attract interesting innovative products for presentation to the home builder panel. Showhouse magazine ran a feature article on the scheme and we also developed an area of the website which allows members to access details of the products reviewed by the panel.

“WE NEED BUILDING REGULATIONS WHICH ARE SIMPLE, SENSIBLE AND STRAIGHTFORWARD”

DAVE MITCHELL  
HB07, OCTOBER 2007





Media interest in housing issues reached new heights during 2007. The frequency and extent of coverage in both print and broadcast media grew compared to previous years with HBF becoming a regular commentator and participant.

The new Prime Minister's focus on housing – confirmed by the publication of the Housing Green Paper in July – led to interest from political as well as property correspondents. As a result HBF had the opportunity to take part in a number of stories run by the flagship BBC Radio 4 Today Programme as well as on national television news bulletins.

Less predictably, the summer floods prompted a large number of requests for HBF comment on potential flood risk attached to future new development. The full range of media from national broadcast channels

The extent of the flood-related coverage was itself a reflection of the increased political interest in housing

to local radio and the regional and trade press followed this story. HBF concentrated on setting out the planning policy and commercial safeguards against new build being located in areas of undue risk.

The extent of the flood-related coverage was itself a reflection of the increased political interest in housing. Particularly once the Government adopted its new housing targets – of 2 million homes by 2016 and 3 million by 2020 – stories connected to housing gained a new dimension. As the year came to its end and market conditions became more uncertain, there also began to be more comment about whether the targets were achievable.

Another unpredictable development was the launch of the Office of Fair Trading market study on house building in June. This announcement required a prompt and sustained response from HBF, focusing on work to develop the existing customer satisfaction strategy and to rebut claims of landbanking by the industry.

Our aim throughout the year was to work more strategically on media relations with our advisers Portland. We recognised the value of factual evidence in making our case effectively and also sought to secure good coverage of proactive initiatives.

At the start of the year we were successful in obtaining extensive and positive coverage for our initiative in organising a round table summit on the zero carbon homes initiative. The summit and our involvement in the 2016 Task Force also enabled us to continue to refer to our proactive stance on this issue.

The release in the spring of the headline results of our member survey on landbanks, together with the results of the planning timeline survey undertaken in late 2006, were also invaluable as factual evidence and are used in a wide range of broadcast and press comment on the challenge of housing delivery.

We also developed a strong headline message over the year about the pre-eminent need to improve land supply for development if the Government's housing ambitions were to be met. This message was picked up by others and also reflected in some Government press comment.

A further issue that interested the media in the second half of the year was the debate with Government on whether to proceed with the proposed Planning-gain Supplement. Following our success in persuading the Government to consider an alternative approach, this interest has continued and been transformed into a focus on how the Community Infrastructure Levy will work and its implications for housing delivery and the planning system.

It has been an extremely busy and varied year for our media relations and 2008 promises to maintain a similar level of activity.



“MAKE THE LAND  
AVAILABLE AND WE CAN  
DELIVER THE HOMES”

JOHN SLAUGHTER  
BBC RADIO 4, TODAY PROGRAMME,  
NOVEMBER 2007





**NEW HOMES MARKETING BOARD**

David Pretty became Chairman of the New Homes Marketing Board (NHMB) in summer 2007.



**David Pretty CBE**  
New Homes Marketing Board Chairman



The first initiative for the NHMB under the new Chairmanship was launched shortly after the summer with a major press release titled; “Worsening plight of first-time buyers is now a real social problem”, outlining the results of a YouGov survey specially commissioned for the NHMB.

This was supported by a fact sheet and a series of first-time buyer case studies and followed by a subsequent survey and press

Media coverage of our work in 2007 was wide ranging across the national, regional, trade, consumer and online media.

release, which aimed to highlight how first-time buyers feel about the current housing situation.



A second initiative took place in November 2007 and focused on the popular misconceptions surrounding home building and promoting the real facts to dispel the myths. This was reinforced by a third YouGov survey commissioned to seek the general public’s opinion on the housing situation in Britain today.

Media coverage of our work in 2007 was wide ranging across the national, regional, trade, consumer and online media. This included: Financial Times, The Times, The Telegraph, Daily Express, Daily Mirror, Country Life, Building, Showhouse, Housebuilder and Property Week. David Pretty also appeared on radio and TV a number of times on behalf of the NHMB including BBC Radio 4 and BBC TV to discuss housing related issues.

The Supplier Forum meetings continued throughout 2007 providing an opportunity for Supplier members to discuss topical issues. The forums included presentations from notable industry figures including Jeannette Henderson and Stephen Phillips from Communities and Local Government whom updated members on the Code for Sustainable Homes and the implications for the industry.

“90% OF THE POPULATION THINK PROPERTY PRICES ARE A MAJOR PROBLEM FOR FIRST-TIME BUYERS IN THEIR AREA, AND THE PROBLEM IS WORSENING EVERYWHERE”

DAVID PRETTY CBE  
NHMB YOUNG GOV SURVEY, OCTOBER 2007





Housebuilder Media, HBF's publishing and events arm, continued to maintain its position as the industry's leading information provider and events organiser.



**Ben Roskrow**  
Director of Housebuilder Media

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HBM's market leading title, Housebuilder magazine, reached approximately 21,500 readers each month, providing essential business information for the industry. HBM also published the HBF's Housing Market Report each month as well as the annual Housing Market Intelligence Report.

The events arm of Housebuilder Media continued to flourish and in 2007 HBM staged 15 conferences throughout the year, covering a wide range of subjects including the Code for Sustainable Homes, the Planning White Paper, the Zero Carbon Agenda and Marketing New Homes.

In October HBM staged the fifth annual Housing Market Intelligence conference, which in 2007 attracted 200 senior delegates to discuss and consider the macro issues facing the industry. Speakers included the then Housing

Minister Yvette Cooper, HBF Executive Chairman Stewart Baseley and the Royal Bank of Scotland's Director of Corporate Banking, Peter Cummings.

HBM's highly successful Housebuilding Innovation Awards were held in London in

and the Golf Day, as well as staging events for third parties including partnerships with Robust Details Ltd and Napier University.

Both Housebuilder magazine and Housebuilder Media continue to expand

The events arm of Housebuilder Media continued to flourish and in 2007 HBM staged 15 conferences throughout the year.

November, with 350 guests celebrating the successes of home builders and suppliers in innovation in all aspects of the industry including design, technology, customer care and marketing. The awards were presented by Michael Portillo, with George Wimpey and Midas winning the Innovators of the Year categories.

Housebuilder Media runs events for HBF, including the regional dinners, the AGM

their websites; [www.house-builder.co.uk](http://www.house-builder.co.uk) providing information and news for the industry and [www.hbmedia.co.uk](http://www.hbmedia.co.uk) promoting and facilitating bookings for events.

“HOUSEBUILDER MEDIA HAS CLEARLY ESTABLISHED ITSELF AS THE LEADING INFORMATION PROVIDER FOR THE HOUSEBUILDING INDUSTRY AND IS SET TO CONTINUE TO DEVELOP ITS PORTFOLIO FOR THE INDUSTRY”

BEN ROSKROW  
DIRECTOR OF HOUSEBUILDER MEDIA



## COMMITTEES

HBF committees played a vital role in 2007, discussing and formulating the industry response to a suite of new consultations



**Sara Drake**  
Managing Director

### **NATIONAL PLANNING COMMITTEE**

During 2007 the Committee discussed and formulated the HBF response to the suite of consultation documents that accompanied the Planning White Paper in July. These related to planning performance agreements, planning fees in England and proposed improvements to the appeals process in the planning system. Senior CLG officials attended the November meeting to gain feedback from the industry on how PPS3 was being implemented since its publication in November 2006. The Committee also held a wide-ranging discussion on the principles and practicalities of the proposed Community Infrastructure Levy. Although the detail of the HBF response and involvement in this topic has now been devolved to a special working group, the NPC continues to receive reports on the emerging policy and practicalities of CIL.

**Lee Bishop, Planning Committee Chairman**

### **NATIONAL TECHNICAL COMMITTEE**

The National Technical Committee and regional technical group met to discuss national technical issues, primarily those related to the zero carbon agenda, though Health and Safety, timescales for utility provision, the Code for Sustainable Homes, and waste management issues were also widely debated. Additional working parties were set up to look at responses to the consultations covering the future of the Code and water conservation, technical guidance for the Code and another to liaise with BRE on the process. Another group was convened to look at responses to consultations on water issues plus a group to respond to the consultation on the future of Building Control. In addition to the meetings, NTC went on a site visit to the Innovations Park at Watford and received a presentation from Cyril Sweett on their research into the costs of the different Code levels.

**Ashley Lane, National Technical Committee Chairman**

### **HEALTH AND SAFETY COMMITTEE**

The Health and Safety Committee and Steering Group met to deal with submissions from the working parties dealing with aspects of the Health and Safety Charter Action Plan. In November, the work of the Committee centred around the latest HSE fatality figures and the possibility of collecting additional data from members to include within future figures. HBF commissioned an educational computer game for primary school children to demonstrate the hazards of trespassing on a building site. The game is accessible online and is also available as an interactive DVD.

**Steve Acaster, Health and Safety Committee Chairman**



**CAREERS, SKILLS AND TRAINING COMMITTEE**

The Committee held four meetings during the year. Its work focused on the main developments in skills and training provision for home building. Detailed discussions were held on the new vocational Diploma for Construction and the Built Environment, apprenticeships and proposed changes to the structure and content of the CITB grant scheme. The Committee also contributed to discussions related to the Callcutt Review and to work on improving the Careers Section of the HBF website.

**Neal Barnes (Chair until July 2007)**

**RETIREMENT HOUSING GROUP**

In the light of PPS3 and other national policy highlighting the need for planners to meet the accommodation requirements of older people, the Retirement Housing Group has turned its attention to delivery at regional level. Its 2007 programme focused on Regional Housing and Planning Strategies. It has made submissions and appeared at Examinations In Public and co-sponsored a leaflet on planning for older people's housing with CLG and the Department for Health, which was published by the International Longevity Centre. Speakers from BRE and NHBC briefed members on the Code for Sustainable Homes and Home Information Packs at the Group's regular meetings in London.

**Peter Askew, RHG Chairman**







## HBF Ltd Board



**Stewart Baseley**  
Executive Chairman



**Paul Pedley OBE**  
Hon. Treasurer



**David Pretty CBE**  
Co-Option



**Philip Davies**  
Co-Option



**Mike Freshney**  
Co-Option



**Malcolm Harris**  
Co-Option, Bovis Homes



**Mike Gaskell**  
Co-Option, Morris Homes



**Andy Yallop**  
Co-Option, Croudace Homes

## Senior Management Team

**Sara Drake**  
Managing Director

**John Slaughter**  
Director of External Affairs

**Andrew Whitaker**  
Head of Planning

**Jo Weston**  
Marketing Manager

**John Stewart**  
Director of Economic Affairs

**Dave Mitchell**  
Technical Director

**Stanley Jackson**  
Finance Director

## Standing Committee Chairman

**Careers, Skills and Training**  
Neal Barnes (Wilson  
Bowden) until July 2007

**Planning**  
Lee Bishop  
(Taylor Wimpey)

**Health and Safety**  
Cameron Jones (Bellway Homes)  
until December 2007  
Steve Acaster (Persimmon  
Homes) from December 2007

**Technical**  
Ashley Lane  
(Westbury Partnerships)



The increased income in 2007 has enabled the Federation to strengthen its Balance Sheet as costs were maintained at 2006 levels.



**Stanley Jackson**  
Finance Director

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During 2007, agreement was reached with the trustees of the Construction Confederation Pension Scheme regarding the contribution to be made by both the HBF and its subsidiary company Housebuilder Media Limited on their withdrawal from the scheme.

This agreement remains subject to the approval of the Pension Regulator and the Court. The settlement has had a major impact on the financial position of HBF over the last three years with the total deficit over that period totalling £898,000 reflecting the settlement of £1,500,000. A further contribution of £400,000 is to be made upon securing the necessary approvals but this will be matched by contributions from a number of home builder members. During 2007, the contribution of £1,500,000 was paid into an escrow account held by HBF's lawyers, Linklaters, pending the above referred to approvals.

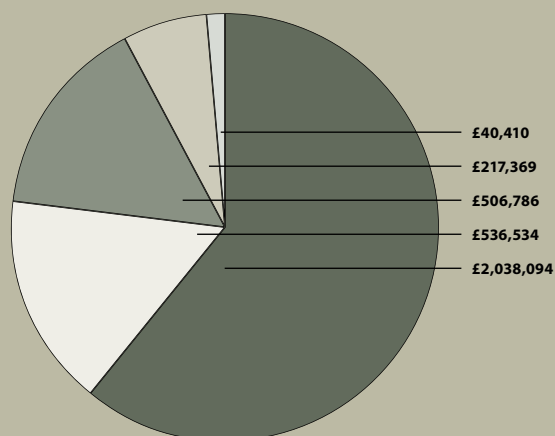
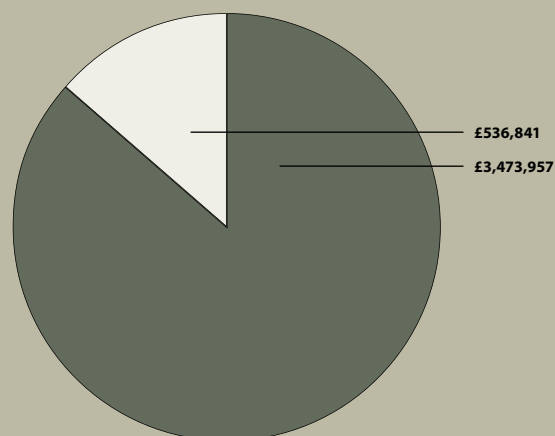
The accounts for 2006 were delayed to allow the full settlement amount to be reflected within the financial statements of that year and hence the current year only reflects the ongoing legal and actuarial costs and the payment into the escrow account.

Subscription income for 2007 reflects an increase of 8.9% due to historic growth within the industry combined with amendments to the levy structure. It should, however, be noted that subscription income in 2007 was impacted by member consolidation during 2006, and the ongoing consolidation in 2007 will continue to put pressure on the subscription base in future years. The HBF welcomed Places for People into membership in 2007 as the Federation strives to broaden its membership base within the residential industry.

The direct costs of services provided by HBF to members was £3,339,193 representing an increase of 1% on the previous year. The annual programme of events made a small loss of £5,192, an improvement of £30,294 on 2006. The HBF Ball was particularly well attended.

Housebuilder Media Limited had a successful year in 2007 and its unaudited accounts reflect a profit before tax of £162,091 (2006: £110,282).

All financial information is extracted from the draft 2007 accounts which will be lodged at Companies House after audit and approval.



Subscriptions  
Other

Corporate Activity  
External Affairs  
Planning  
Technical Services  
Regional Services

INCOME	2007	2006	Incr / (Decr)
	£	£	£
Subscriptions	3,473,957	3,190,092	283,865
Interest & Dividends	199,926	180,653	19,273
Other Membership Income	107,660	95,075	12,585
Management Charges	90,000	90,000	0
External Affairs Consultancy	86,900	69,950	16,950
Programme Contribution	40,000	40,000	0
Other Income	17,547	218	17,329

EXPENDITURE	2007	2006	Incr / (Decr)
	£	£	£
Corporate Activity	2,038,094	1,958,277	79,817
External Affairs	536,534	611,306	-74,772
Planning	506,786	461,034	45,752
Technical Services	217,369	214,244	3,125
Regional Services	40,410	60,843	-20,433

Events Programme			
Income	259,586	196,994	
Expenditure	-264,778	-232,480	
Net income / (Expenditure)	-5,192	-35,486	30,294

Normal Activities	3,339,193	3,305,704	33,489
RDL Levy	150,447	116,155	34,292
Pension Settlement Costs	284,763	270,350	14,413
Pension Settlement	-	1,041,000	-1,041,000
(post 2006 AGM)			

Normal Activities	4,010,798	3,630,502	380,296
RDL Levy	150,447	116,155	34,292
<b>Total</b>	<b>4,161,245</b>	<b>3,746,657</b>	<b>414,588</b>

<b>Total</b>	<b>3,774,403</b>	<b>4,733,209</b>	<b>-958,806</b>
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SURPLUS / (DEFICIT) BEFORE TAX	2007	2006	Incr / (Decr)
	£	£	£
Income from normal activities	4,010,798	3,630,502	380,296
Expenditure on normal activities	-3,339,193	-3,305,704	-33,489
Normal activities	671,605	324,798	346,807
Pension Settlement Costs	-284,763	-270,350	-14,413
Pension Settlement	-	-1,041,000	1,041,000
(post 2006 AGM)			
<b>Surplus / (Deficit) before tax</b>	<b>386,842</b>	<b>-986,552</b>	<b>1,373,394</b>



**The voice of the home building industry**

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