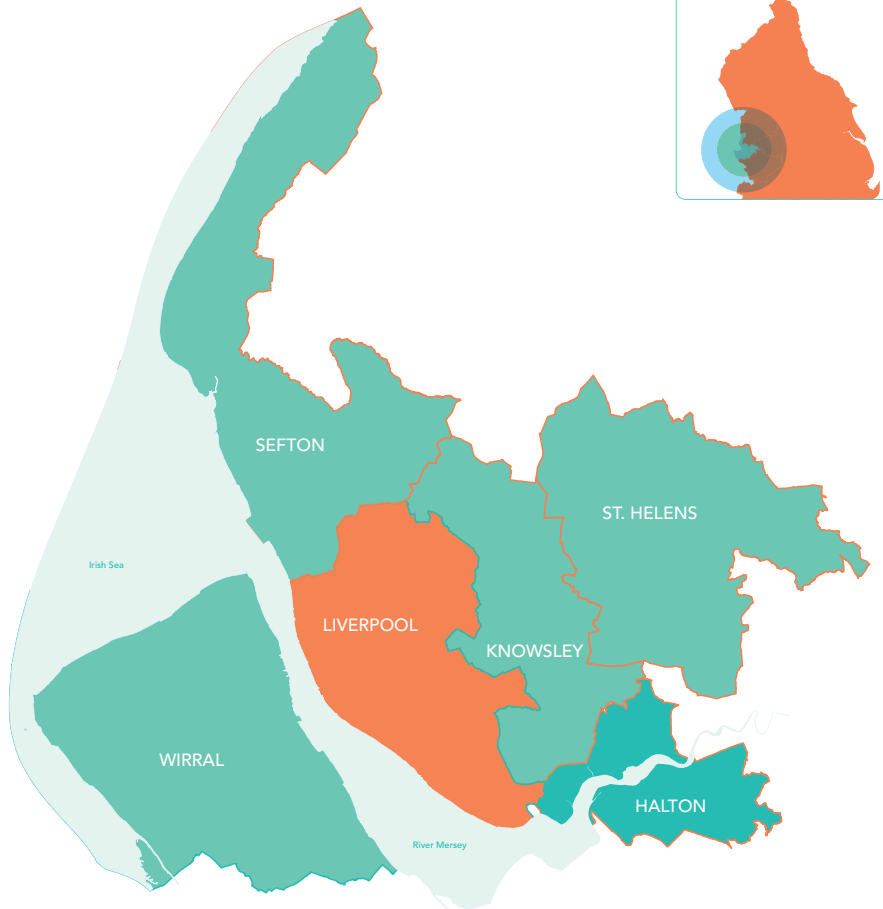


LIVERPOOL CITY REGION ECONOMIC FOOTPRINT OF HOME BUILDING



JOB AND GROWTH



STRONGER LOCAL COMMUNITIES AND ENVIRONMENT



RESOURCES FOR PUBLIC SERVICES



INVESTMENT



ABOUT HBF

The Home Builders Federation is the representative body for home builders in England and Wales. HBF's membership of more than 300 companies build most of the market sale homes completed in England and Wales, and encompasses private developers and Registered Providers.

The vast majority of home builder members of the HBF are small and medium-sized companies.

CONTACT

Home Builders Federation Ltd
HBF House, 27 Broadwall, London SE1 9PL
Tel: 020 7960 1600
Email: info@hbf.co.uk
Website: www.hbf.co.uk

INTRODUCTION

Home building is at the top of the domestic policy agenda. Decades of undersupply has created a housing shortage which has, in turn, caused a decline in home ownership, as many younger households struggle to get onto the housing ladder.

As an industry, we are clear about the role we must play in overcoming these challenges, which is why developers are working hard to deliver more homes faster, while also maintaining and improving further its track record on customer service and build quality.

Considerable progress has been made in recent years as the industry works hard to address the country's housing crisis, including:

- Housing supply increasing by an unprecedented **78%** in the past five years
- Big boost to the financial contributions made towards local infrastructure, amenities and Affordable Housing provision. Last year saw developments provide over £6bn in such funding to central and local government – money that would previously have been funded by taxpayers
- The new build market continues to grow and is now accounting for an estimated **15%** of overall housing transactions, up from a long-term average of around **8%**
- Permissions for **361,971** new homes were granted in the year to October, underlining the industry's continued investment in sites for future development

However, we recognise that more still needs to be done if we are to meet the Government's ambitious target of delivering **300,000** additional homes per annum by the mid-2020s, a level of housing supply that is unprecedented for England.

“ 300,000 additional homes per annum by the mid-2020s, a level of housing supply that is unprecedented for England. ”



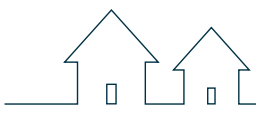
WIDER CONTRIBUTIONS

While the importance of the industry in addressing issues concerning housing supply is well-documented, the industry's role as a key driver of economic growth, both nationally and locally, and as a supporter of sustainable communities, is increasingly, but not yet fully, recognised.

Therefore, in 2018 the Home Builders Federation (HBF) commissioned planning consultancy Lichfields to produce The Economic Footprint of House Building report which examines how the industry contributes to society covering areas such as statutory obligations, negotiations with councils, and social community schemes.

Using the latest economic appraisal techniques and benchmarks, the report brings into focus the symbiotic relationship between house builders, local councils, communities and the government, and demonstrates the many ways in which the country benefits when more new homes are built.

To highlight the way these effects are distributed on a more regional level, HBF has produced a series of regional reports using the most recent government housing net supply numbers.



HOW DOES THE HOME BUILDING INDUSTRY DELIVER FOR THE ECONOMY AND COMMUNITIES?

Housing is inextricably linked to the wider health of the economy and it is often referred to as a key barometer of national economic performance. But it is also important to recognise that it has a range of significant effects on economic performance at regional and local levels too. In particular, house building:

- Drives regional economic growth through its vast and varied supply chains and contracting relationships;
- Generates unrivalled investment multiplier effects with very little import leakage due to the extensive use of local and regional suppliers and services;
- Delivers real jobs both on-site and off-site in associated trades, such as cement production and brick manufacturing, as well as in research and development fields looking at technological innovation areas such as Modern Methods of Construction;
- Creates economic value through new residents as they spend money on goods and services in the local economy;
- Supports labour market mobility wellbeing by enabling local people to move jobs freely and achieve their economic potential;
- Enhances “place competitiveness” and local economic development by improving the perceived competitiveness of specific locations and reducing the costs of mitigating social and environmental problems associated with poor or insufficient housing.



LIVERPOOL CITY REGION: THE ECONOMIC FOOTPRINT OF HOME BUILDING - 2017/18



Home building is a vital component in delivering benefits at a regional level. In 2017-2018, **5,523** homes were built in Liverpool City Region¹, generating a significant economic footprint for the benefit of local communities. Based on research carried out by Lichfields for the HBF, we can estimate that in Liverpool City Region in 2017/18, house building was responsible for:

INVESTMENT



- **£288,478,109** was spent on suppliers as a result of new build homes, **90%** of which stays in the UK

JOBS AND GROWTH



- Supported and sustained **17,121** jobs
- Created **188** graduate and apprenticeship positions
- Delivered **£936,937,515** worth of economic activity

RESOURCES FOR PUBLIC SERVICES



- Generated **£66,568,719** of tax...the equivalent of employing an additional **2,822** new police constables² or **3,008** newly qualified nurses³
- Delivered **£4,452,642** for spending on new and improved schools...this could employ approximately **188** additional teachers⁴ or fund **947** additional primary school places⁵
- Generated **£153,286,888** investment in new Affordable Housing

STRONGER LOCAL COMMUNITIES AND ENVIRONMENT



- Resulted in **£145,471,401** spending in local shops
- Produced investment of **£1,642,374** in open spaces... the equivalent of funding the creation **109** 'pocket parks'⁶ or **2,281** hectares of forest⁷.

1. [For the purposes of this report, the Liverpool City Region refers to the six local authority areas of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral.](#)
2. [Police Now, Salary and benefits](#)
3. [Royal College of Nursing, NHS Pay Scales 2017-18](#)
4. [Prospects, How much do teachers get paid? July 2018](#)
5. [BBC News, Seven charts on the £73,000 cost of educating a child, 19 November 2018](#)



THE FIVE-YEAR PICTURE

(2012/13 – 2017/18)



OVER THE PAST FIVE YEARS IN THE REGION:

- Housing supply in the region has increased by **68%**. **Knowlsey** has made large strides, delivering a **167%** increase during this period followed by Liverpool (**126%**), St Helens (**59%**), Wirral (**25%**) and Sefton (**10%**). **Halton** was the only area where supply declined overall (**-24%**) across the five-year period.
- **£379,151,792** of economic activity is generated each year by home building
- Home building has sustained **6,929** jobs directly and in the wider supply chain
- Led to an extra **£58,868,112** of expenditure in local shops each year
- Each year, an additional **£26,938,455** in tax was paid

HELP TO BUY



The Help to Buy Scheme has been a key driver in increasing home ownership and housing supply while also generating economic activity.

In the Liverpool City Region, **5,390** properties have been purchased with the support of Help to Buy since the launch of the scheme in April 2013. Of these purchases, **4,632** were made by first-time buyers (86%)⁶.

Across the country, first-time buyers make up 81% of those using Help to Buy. Further information on the Help to Buy Scheme can be found at: www.helptobuy.gov.uk/

6. [Ministry of Housing, Communities and Local Government, Green light given to over 80 pocket parks, 15 February 2016](#)

7. [The Guardian, A eureka moment for the planet: we're finally planting trees again, 13 February 2018](#)

8. [Ministry of Housing, Communities and Local Government, Help to Buy \(equity loan scheme\) statistics: April 2013 to 30 September 2018, 26 February 2019](#)



THE ECONOMIC FOOTPRINT OF HOUSE BUILDING IN ENGLAND - 2017/18

According to the government's 2017-18 housing gross supply numbers, 230,240 homes were built in England by private home builders, the public sector and housing associations⁹.

Based on research undertaken by Lichfields, the economic footprint of this regional house building equates to:

700K+



713,744 jobs created

7K+



7,828 graduates and apprentice positions created

£185M



£185.62M towards education... the equivalent of funding for an additional 39,454 primary school pupils¹⁰ or 7,825 newly qualified teachers¹¹

£260M



£260.05M in extra council tax revenue...this could fund the employment of 11,025 additional police constables¹².

£2.77BN



£2.77bn in extra tax contributions...this is the equivalent of employing 102,228 foundation year 1 junior doctors¹³

£68M



£68.47M contributed to open spaces, community, sport and leisure facilities... the equivalent of building 721 football pitches, 442 skate parks¹⁴ or 156 new community halls¹⁵





£6.39BN



£6.39bn of new affordable housing



THE GOVERNMENT HAS SET THE INDUSTRY A TARGET OF DELIVERING 300,000 HOMES PER YEAR BY THE MID-2020s. IF THIS TARGET WAS ACHIEVED, THIS WOULD MEAN AN EXTRA:

-  > **930,000** jobs created
-  > **10,200 GRADUATE** and apprentice positions created
-  > **£241.86M** towards education in the area
-  > **£338.83M** in extra council tax revenue
-  > **£3.61BN** in extra tax contributions
-  > **£89.21M** contributed to open spaces, community, sport and leisure facilities
-  > **£8.32BN** of new affordable housing

9. [Ministry of Housing, Communities and Local Government, Live tables on housing supply: net additional dwellings, 15 November 2018](#)
10. [BBC News, Seven charts on the £73,000 cost of educating a child, 19 November 2018](#)
11. [Prospects, How much do teachers get paid? July 2018](#)
12. [Police Now, Salary and benefits](#)
13. [Health Careers, Pay for doctors, 2018](#)
14. [Sports England, Facilities Costs, Q2 2018](#)
15. [Action Hampshire, How much does a new community building cost?, September 2017](#)
16. [Kate Barker, Review of housing supply: Final report recommendations, March 2004](#)



FOR DECADES, HOUSING COMPLETIONS IN THE UK HAVE NOT BEEN KEEPING PACE

For decades, housing completions in the UK have not been keeping pace with estimates of housing need and demand. In 2004, the Barker Review of Housing Supply¹⁶ found that to increase affordability by freezing the real time increase in house prices would require an additional 240,000 homes per annum across the UK. Meanwhile, in 2017 the Government set an ambitious target of 300,000 new homes per annum.

Output has increased substantially over the last few years: the year to April 2018 showing net additions of 222,190 while the industry now delivers the fastest increase in output ever recorded, up 78% in five years, the fastest ever increase in delivery.

However, in order for the industry to further increase supply and to deliver even more benefits for local communities, significant changes will need to be made to the policy and planning environment the industry operates in:

PLANNING



- *House building doesn't happen overnight* – developing sites, especially large sites, takes years of planning and future certainty about the political, planning and regulatory conditions is essential. Despite the introduction of the National Planning Policy Framework (NPPF), the planning process is still seen by many as an obstacle which developers must cross often at great expense and with great delay before they can begin building houses. Shortening the time taken for developers to get on site will not only help to increase overall output but also support smaller house builders.

SME BUILDERS



- *In order to meet the Government's ambitious 300,000 homes per annum target*, it is vital that SME builders are delivering on their full potential. In 1988, small builders were responsible for 4 in 10 new build homes. However, this has fallen to just 12% today with one-third of small companies ceasing trading during the 2007-2009 period. However, if we returned to the number of home builders operational in 2007, this could help to boost housing supply by 25,000 homes per year, a significant step towards achieving the Government's target. HBF published a report [*Reversing the decline of small housebuilders in 2017*](#) which outlined some of the steps that should be taken to reverse this trend for example, planning for a wider range of sites within local plans and using Government guarantees to support SME expansion.



“ In 1988, small builders were responsible for 4 in 10 new build homes. However, this has fallen to just 12% today with one-third of small companies ceasing trading during the 2007-2009 period. ”



APPENDIX

For the purposes of this report, the Liverpool City Region refers to the six local authority areas of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral.

Table one: Additions to housing supply - Liverpool City Region

LOCAL AUTHORITY	2012/13 ADDITIONS	2016/17 ADDITIONS	2017/18 ADDITIONS	ANNUAL INCREASE FROM 16/17 TO 17/18	FIVE-YEAR INCREASE FROM 12/13 TO 17/18	ONE-YEAR INCREASE (%)	FIVE-YEAR INCREASE (%)
Halton	491	700	374	-326	-117	-47%	-24%
Knowsley	258	557	690	133	432	24%	167%
Liverpool	1,237	3,521	2,794	-727	1,557	-21%	126%
Sefton	408	627	448	-179	40	-29%	10%
St. Helens	287	489	457	-32	170	-7%	59%
Wirral	607	347	760	413	153	119%	25%
LIVERPOOL CITY REGION TOTAL	3,288	6,241	5523	-718	2,235	-12%	68%

Table two: Economic footprint generated by additions to housing supply in Liverpool City Region, 2017/18

LOCAL AUTHORITY	JOBS	GRADUATES/AP-PRENTICESHIPS	ECONOMIC ACTIVITY (£)	TAX (£)	SUPPLIERS (£)	SPENDING IN LOCAL SHOPS (£)	OPEN SPACES (£)	SCHOOLS (£)	AFFORDABLE HOUSING (£)
Halton	1,159	13	63,446,430	4,507,822	19,534,820	9,850,861	111,216	301,519	10,380,101
Knowsley	2,139	23	117,053,573	8,316,570	36,040,177	18,174,048	205,185	556,278	19,150,453
Liverpool	8,661	95	473,982,151	33,676,082	145,936,599	73,591,725	830,852	2,252,523	77,545,458
Sefton	1,389	15	76,000,001	5,399,744	23,399,999	11,799,962	133,222	361,178	12,433,917
St. Helens	1,417	16	77,526,787	5,508,221	23,870,088	12,037,014	135,898	368,433	12,683,706
Wirral	2,356	26	128,928,574	9,160,280	39,696,426	20,017,792	226,001	612,712	21,093,253
LIVERPOOL CITY REGION TOTAL	17,121	188	936,937,516	66,568,719	288,478,109	145,471,402	1,642,375	4,452,643	153,286,888



Table three: Economic footprint generated by additions to housing supply in Liverpool City Region from period 2012/13 to 2017/18

LOCAL AUTHORITY	JOB	GRADUATES/ APPRENTICESHIPS	ECONOMIC ACTIVITY (£)	TAX (£)	SUPPLIERS (£)	SPENDING IN LOCAL SHOPS (£)	OPEN SPACES (£)	SCHOOLS (£)	AFFORDABLE HOUSING (£)
Halton	-363	-4	-19,848,215	-1,410,201	-6,111,160	-3,081,686	-34,792	-94,325	-3,247,251
Knowsley	1,339	15	73,285,716	5,206,896	22,564,284	11,378,534	128,464	348,278	11,989,849
Liverpool	4,827	53	264,133,933	18,766,521	81,325,442	41,010,134	463,005	1,255,253	43,213,414
Sefton	124	1	6,785,714	482,120	2,089,286	1,053,568	11,895	32,248	1,110,171
St. Helens	527	6	28,839,286	2,049,010	8,879,464	4,477,664	50,553	137,054	4,718,228
Wirral	474	5	25,955,358	1,844,109	7,991,517	4,029,898	45,498	123,349	4,246,405
LIVERPOOL CITY REGION TOTAL	6,929	76	379,151,792	26,938,455	116,738,833	58,868,112	664,622	1,801,857	62,030,816



