



# Welsh Elections 2011



## MANIFESTO FOR GROWTH

MAY 2011

The Home Builders Federation represents the £20bn a year house-building industry in England and Wales. Our members deliver 80% of the new homes built each year.

### HOUSING IS A KEY ISSUE FOR EVERY AREA OF WALES

- Wales is facing an acute housing crisis that has clear social and economic implications
- Shelter estimates the societal cost of poor housing in Wales is £168M a year
- There are nearly 100,000 families in Wales on Local Authority housing waiting lists
- Increasing housebuilding in Wales must be a key priority for Central and Local Government.

### FIRST TIME BUYERS

- FTB numbers in Wales have plummeted
- The average amount required for a deposit is now in excess of £30,000. Well out of the reach of most, even with help from the 'bank of mum and dad'
- Young people are having to stay with their parents longer or move away from where they grew up
- Through FirstBuy, that was unveiled in the recent Budget, the UK Government has allocated £12M of funding for Wales, that could help over a 1000 people bridge the deposit gap. The WAG must seize the opportunity and introduce the scheme in Wales.

### A REDUCTION IN REGULATION WITH AN EMPHASIS ON DELIVERABILITY

- The WAG recognises that the cuts proposed by the UK Government will be felt more acutely in Wales. A different approach to policy delivery is therefore required
- The cost of over regulation on house building sites is one of the main constraints on housing delivery
- The WAG must develop policies that reduce the bureaucracy that makes too many sites un viable.

### A COMPETITIVE WALES

- Housebuilding can be a key driver to for economic recovery in Wales
- Every house built creates 1.5 full time direct jobs plus many more in the supply chain
- Increasing house building to the required levels would create 10,000 extra jobs in Wales, with a potential 20,000 extra jobs created in the supply chain – private sector jobs that could help balance public sector jobs lost

*Increasing levels of housebuilding can have huge social and economic benefits for Wales*