

Recommendations for the new Mayor of Cambridgeshire and Peterborough

The people of Cambridgeshire and Peterborough will vote for a new Mayor on the 6 May. The region has been very successful in improving the rate of housing delivery over the last four years and it has made some novel and important interventions to improve the supply of affordable homes. Cambridge City, Huntingdonshire and Peterborough have been particularly successful in increasing housing supply. However, as many of the region's civic leaders acknowledge, housing affordability continues to be a critical issue and the area is struggling to provide enough homes to meet the needs of its people. The region is also pivotal to the success of the government's ambitions of the Cambridge-Milton Keynes-Oxford Growth Arc where it has ambitions to provide one million new homes by 2050.

Post-election, we look forward to working with the Mayor and the Combined Authority to help deliver all types of homes. However, it is clear that there are major challenges on the horizon. To ensure that the region builds the housing it needs, supports constituents and helps to deliver the Government's ambitions for the Arc, the Home Builders Federation recommends the following:

- Prepare a statutory spatial plan for Cambridgeshire and Peterborough. A statutory plan will provide the Mayor with the powers to implement her/his housing ambitions. A non-statutory spatial plan has been prepared by the constituent local authorities, but this needs to be updated to reflect the Government's new standard calculation of housing need and to show how the Mayor will help deliver the Government's growth ambitions for the Oxford-Milton Keynes-Cambridge Arc.
- Private sector housebuilders are important providers of affordable housing through section 106 agreements. Last year they provided 52% of all the affordable homes built. More can be provided if fresh land is allocated for development through a statutory spatial development strategy. Delivery could be enhanced further if the Mayor adopts the London affordable housing threshold model.
- Adopt a Mayoral Community Infrastructure Levy to secure contributions from all developments to help fund public transport and nature-based projects.
- Establish an advisory panel involving house builders and training providers to discuss the construction skills requirements of the city-region.
- Acknowledge the significant economic and social value of new housing development. New housing generates many significant financial and tax benefits for the national and local economy. It is also a major employer. According to research by HBF in 2018¹, housebuilding contributed £38bn in economic output to UK economy in 2017/18 including £19.2bn GVA. The home building industry makes a considerable contribution to employment, supporting around 772,000 jobs in 2018/19 (based on 225,000 net housing additions) – direct, indirect and induced employment.

About the HBF

The Home Builders Federation (HBF) is the principal representative body of the house building industry in England and Wales. Our members account for over 80% of all new housing built in England and Wales in any one year. Recent research by the Government has estimated that

¹ *The Economic Footprint of House Building in England and Wales: Home Builders Federation; July 2018*

housebuilders have made a significant contribution to the nation's infrastructure, providing some £21 billion towards infrastructure of all types including affordable housing since 2005. Housebuilders were also responsible for delivering 52% of all the affordable homes provided in England in 2019-20.

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