

Recommendations for the new Mayor of the Liverpool City Region

The people of the Liverpool City Region will vote for a new Mayor on the 6 May. The city-region has been very successful in improving the rate of housing delivery over the last four years. However, it will need to provide more family homes. The City of Liverpool especially has struggled to provide the family homes needed to attract and retain people and investment. Too much supply in recent years has been apartments. For example, over 90% of planned housing supply in City of Liverpool City for the next fifteen years will be studios and one-and-two-bedroom apartments even though the most recent evidence indicates that 60-70% of all new homes should be houses.

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 city region builds the housing it needs and supports constituents, the Home Builders Federation recommends the following:

- The new Mayor should commit to progressing the spatial development strategy for the six local authorities of the Liverpool City Region combined authority area. An up-to-date spatial plan for the city-region will coordinate land allocations for future housing supply with transport and environmental investment projects. Currently, there is too little strategic coordination, and this is a major brake on housing delivery. This plan will also help attract additional government investment.
- Support the construction of more family-sized homes. Too much of the housing supply in recent years has taken the form of apartments. More family-sized homes will attract younger, higher-skilled workers, and generate higher rates of council tax.
- HBF acknowledges the difficulty associated with accommodating the 35% housing uplift for the City of Liverpool. It will need to provide 545 more homes a year than the current target of 1,739 homes a year. The Combined Authority should encourage other local authorities in the combined authority family to accommodate an element of this increase.
- As owner-occupation remains the tenure of preference for most households, the Mayor should work with housebuilders to explore ways to support those who hope to become first-time buyers in the city-region.
- Adopt a Mayoral Community Infrastructure Levy to secure contributions from developments to fund 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 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

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

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 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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