

## Recommendations for the new Mayor of West Yorkshire

The people of West Yorkshire will vote for their first Mayor on the 6 May. The affordability of housing and the type of homes that will be built over the next twenty years is very likely to be a key issue for the people of West Yorkshire. What the new mayor does in the next three years will be critical to shaping the future of housing in the region.

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 and supports constituents, the Home Builders Federation recommends the following:

- The new Mayor should commit to preparing a spatial development strategy that covers the five constituent local authorities of the West Yorkshire region. An up-to-date spatial plan for the city-region will coordinate land allocations for future housing supply with transport and environmental investment projects.
- HBF acknowledges the difficulty associated with accommodating the 35% housing uplift for the cities of Leeds and Bradford. Bradford has recently declared that it is unable to meet this higher requirement in its new local plan. The new Mayor should encourage other local authorities in the wider combined authority family to cooperate to accommodate an element of this housing supply shortfall.
- 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 West Yorkshire.
- Adopt a Mayoral Community Infrastructure Levy to secure contributions from developments to fund transport and nature-based projects.
- 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 and is a significant employer. According to research by HBF in 2018<sup>1</sup>, 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.
- Establish an advisory panel involving house builders and training providers to discuss the construction skills requirements of the region.

## 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 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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<sup>1</sup> *The Economic Footprint of House Building in England and Wales: Home Builders Federation; July 2018*