

Home Builders Federation is the principal trade organisation for private sector home builders and voice of the home building industry in England and Wales. It is an exciting industry filled with many talented people and organisations, providing sustainable and attractive homes to meet the demands of consumers.

Our member firms account for approximately 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national household names through regionally based businesses and small local companies.

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if rates of home building do not increase

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Since 2001, home builders have increased

home building by more than 20%

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England actually fell by 10%

Only 8% of land in the UK is classed as urban, half the figure in Holland and lower than Belgium, Denmark and Germany



Home building

The facts



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Home building The facts

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1

Britain is experiencing a housing crisis

- If housing supply remains at recent levels, there will be a shortage of 50,000 homes each year across England, a cumulative shortfall of more than one million homes by 2026.¹
- Seven out of ten of today's ten year olds will not be able to afford to buy their own home if rates of home building do not increase.²

2

Everyone knows that Britain needs more homes

- 72% of people agree that Britain needs more homes.³
- 53% want their council to encourage more home building in their area.⁴



3

Britain's home builders are doing their best to meet housing needs with less land

- Since 2001, when housing completions in Great Britain fell to their lowest peacetime level since 1924, home builders have increased home building by more than 20%.⁵
- Because the supply of land has fallen, the rise in building has only been possible because average densities have risen significantly.⁶
- More than 40% of new homes in 2004/2005 were flats, up from 20% in 2000/1.⁷



4

Britain's planning system is still not bringing enough land forward to meet housing needs

- Remarkably, between 1997 and 2003 the total amount of land developed annually for housing in England actually fell by 10%.⁸
- To meet housing needs, Britain's planning system must make more land available, rather than just relying on higher densities.



5

Home building does not pose a threat to the countryside

- Between 1997 and 2004, England's Green Belt increased from 1,650,000 to 1,678,200 hectares (an expansion of 1.7%). Green Belt land now comprises 13% of total land in England.⁹
- The proportion of new homes built on brownfield land has increased from 53% in 1997 to 74% in 2005, ahead of Government targets.¹⁰
- Only 8% of land in the UK is classed as urban, half the figure in Holland and lower than Belgium, Denmark and Germany.¹¹
- Even an extra 120,000 homes being built per year in the South East – four times the current rate – would only use an additional 0.75% of the total land area of the South East over the next ten years.¹²

6

New homes are more environmentally friendly and sustainable than at any time in recent history

- New homes are up to six times more efficient in terms of energy use than a home built in 1900.¹³
- The new Part L of the Building Regulations introduced in April 2006 means today's new homes will be a further 40% more energy efficient than those built before 2002.¹⁴
- All new homes are now built with water meters, reducing water usage significantly.



Did you know?

76% of new home purchasers surveyed say they are satisfied with the overall quality of their home, with 75% saying they would recommend their builder to a friend.¹⁵

- 1 ODPM statistical release, household projection figures, 14 March 2006
- 2 ODPM figures, 10 October 2005
- 3 HBF/YouGov survey, May 2005
- 4 HBF/YouGov survey, April 2006
- 5 DCLG housebuilding statistics
- 6 DCLG land use change statistics, July 2006
- 7 DCLG Housebuilding statistics, DCLG Web Site, Table 251
- 8 DCLG land use change statistics
- 9 ODPM statistical release, 21 November 2005
- 10 DCLG statistical release, 29 August 2006
- 11 "Unaffordable housing – fables and myths", Policy Exchange Report, Oliver Hartwich, June 2005, p.26
- 12 "Review of housing supply: final report", Kate Barker, March 2004, para 1.17
- 13 Independent research, Elmhurst Energy, 2003
- 14 ODPM press release, 13 September 2005
- 15 HBF/NHBC survey, HBF Press Release, 23 February 2006

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