

REGIONAL REPORT
EAST MIDLANDS



ECONOMIC FOOTPRINT
OF UK HOUSE BUILDING



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1. EXECUTIVE SUMMARY

DECADES OF UNDERSUPPLY HAS CREATED A HOUSING SHORTAGE WHICH IS NOW DEEPLY ENTRENCHED.

Over the past two years house building activity has increased significantly. This follows changes to the planning system and the introduction of the Help to Buy Equity Loan scheme which has made purchasing a new build home more affordable.

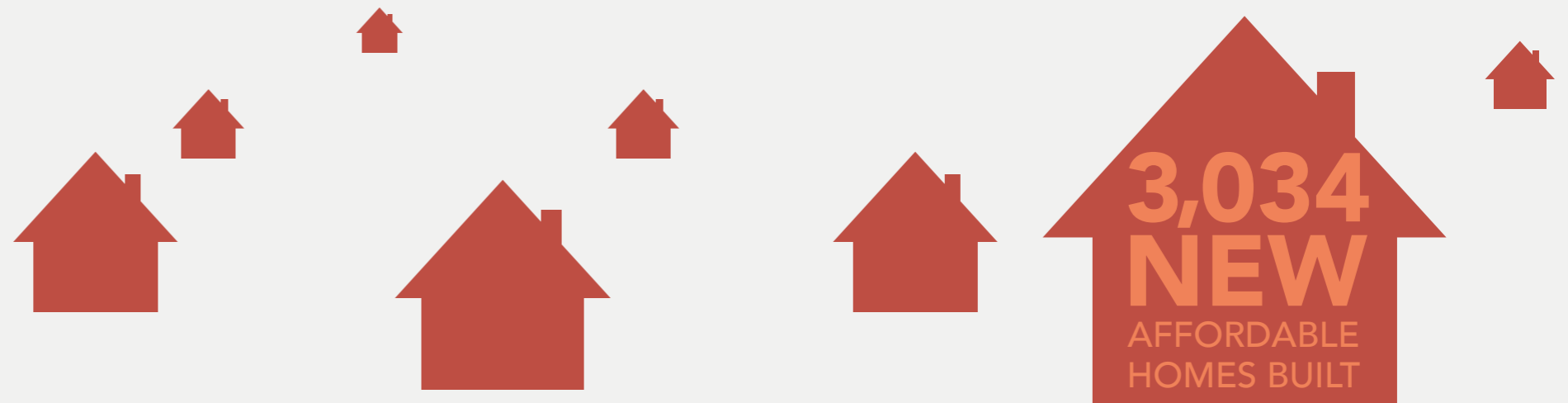
However, we are still a long way from building the number of homes the country needs and have been under delivering homes for many years. The social and economic consequences of this are becoming ever more apparent.

As a result of the growing crisis housing has been catapulted up the list of issues of importance for the public. Politicians have responded with all main political parties prioritising housing and house building at the general election. This shift has come about partly through pressure from the electorate but also because the wider economic and social benefits of house building have become more apparent in recent years. The value to the UK economy of house building was illustrated by research carried out by Nathaniel Lichfield & Partners on behalf of the Home Builders Federation¹. The benefits in the East Midlands show the prosperity and opportunity that flow directly from residential development.

Last year in the East Midlands, **13,190 homes were started by private house builders**, the public sector and housing associations. The economic footprint of this house building meant that during 2015:

- 56,717 jobs were supported
- 528 graduates and apprentices positions were created
- 567,170 new trees or shrubs were planted
- £21,196,330 was contributed towards education in the area
- £16,962,340 in extra council tax revenue was generated plus £131,900,000 in other tax contributions
- £12,345,840 towards new open spaces, community spaces or sports facilities, or enhancing existing resources was paid to Local Authorities
- 3,034 new affordable homes were built
- Payments of £292,066,170 were made to local authorities for further provision of new affordable homes

56,717
JOBS



House building is increasingly recognised as a key driver of economic growth, both nationally and locally, capable of stimulating and maintaining a strong economy as well as providing much needed housing to support sustainable communities. Despite that, many regions in the UK are still not building enough homes to meet their projected housing need.

In the East Midlands, this manifests itself as a **shortfall of 1,793 homes every year**. If the region was to meet this need, the knock-on economic benefits would be an additional:

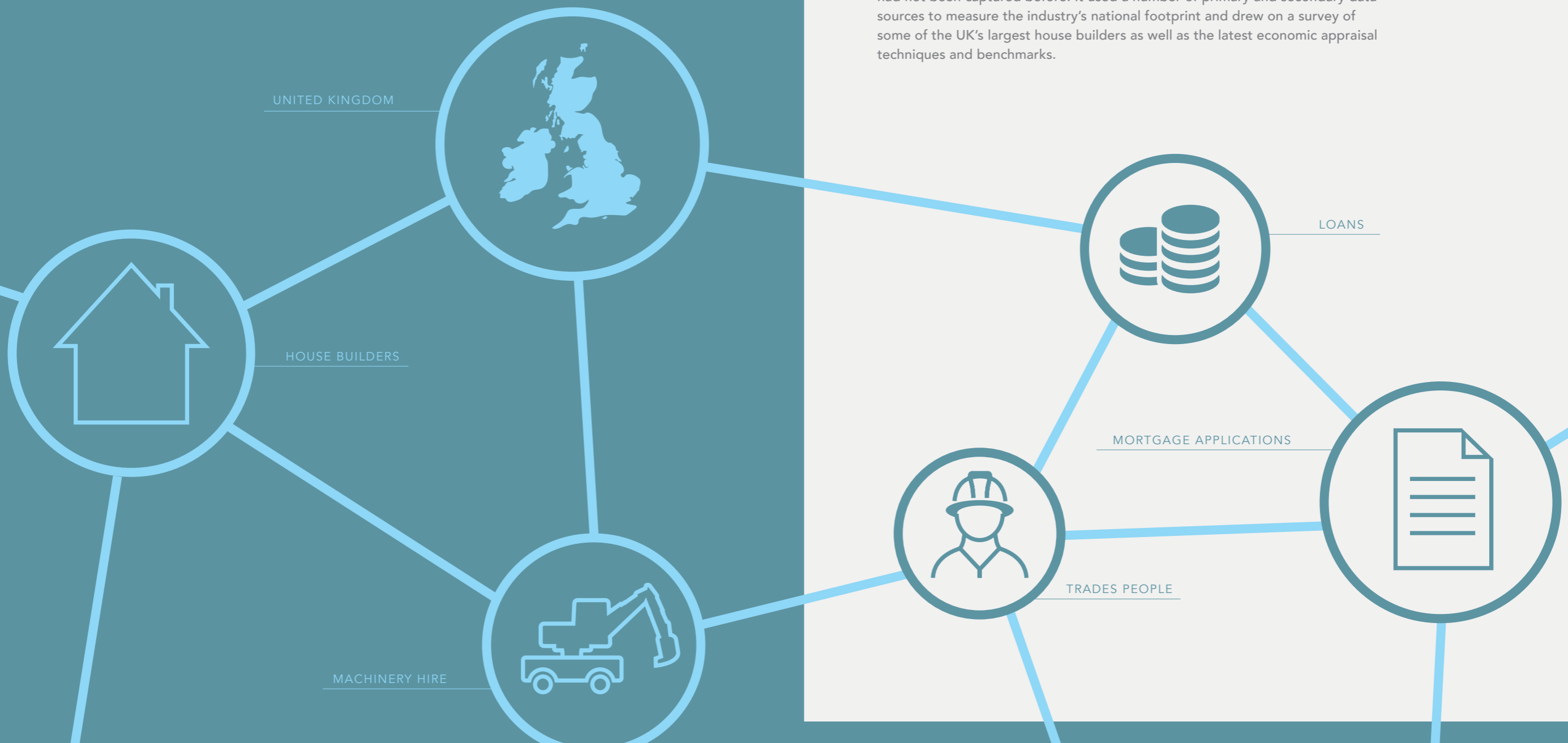
- 7,709 jobs created
- 72 graduates and apprentices positions created
- 77,095 trees and shrubs planted
- £2,881,190 towards education in the area
- £2,305,669 in extra council tax revenue
- £17,929,000 in extra tax contributions
- £1,678,154 contributed to open spaces, community, sport and leisure facilities
- 412 affordable homes built
- Payments of £39,700,185 to local authorities for further provision of new affordable homes



¹NLP Report -Economic Footprint of House Building in the UK:
http://www.hbf.co.uk/fileadmin/documents/Policy/ELECTION_2015/

2. INTRODUCTION

THE RECENT RECESSION DEMONSTRATED HOW INTRINSICALLY LINKED THE HOUSE BUILDING INDUSTRY IS TO THE HEALTH OF THE WIDER ECONOMY - FROM MORTGAGE APPLICATIONS TO JOBS ON SITES.



House builders acutely felt the impact of the economic downturn, and consequently so did customers. While the recession and subsequent difficulties for house builders had obvious repercussions, such as fewer new homes being built, the wider economic footprint of house builders also dramatically decreased.

In March, the Home Builders Federation and Nathaniel Lichfield & Partners produced a report that explored what these benefits were at a national level and estimated the value of the industry to the nation.

'The Economic Footprint of House Building' examined how the industry contributes to society, whether that's through planning obligations, infrastructure or community schemes. The report brought into focus the symbiotic relationship between house builders, local councils, communities and the government, and demonstrated the many ways in which the country benefits when more new homes are built.

The report looked at a wide and comprehensive range of economic, social and environmental benefits that day-to-day house building generates in a way that had not been captured before. It used a number of primary and secondary data sources to measure the industry's national footprint and drew on a survey of some of the UK's largest house builders as well as the latest economic appraisal techniques and benchmarks.

3. WHY HOMES ARE NOT BEING BUILT

For decades, housing completions in the UK have not been keeping pace with estimates of housing need and demand. In 2004, the Barker Review of Housing Supply² found that to increase affordability by freezing the real terms increase in house prices would require an additional 240,000 homes per annum across the UK.

In the decade to 2014 the shortfall in housing grew by another one million homes.

So why are new homes not being built?

In the short term, the global credit crunch paralysed the industry as potential purchasers were simply unable to buy homes. The mortgage market has become less restrictive in the last two years, helped by the introduction of the Help to Buy Equity Loan scheme in April 2013 which has allowed buyers to purchase new build homes without requiring very large deposits.

Since the late 1980s and the introduction of the plan-led system of planning the ability of developers to obtain planning consent and build out units has been constrained, comprehensive coverage of local plans is crucial. The related increase in the complexity and cost of navigating the planning process has frozen out smaller firms and new entrants.

While the introduction of the National Planning Policy Framework (NPPF) has increased the availability of land, the process of taking a site from one end of the planning process to the point at which development can commence continues to present problems for house builders. This has been compounded recently because of pressures on local government finance which have inevitably affected council planning departments upon whom the industry is uniquely dependent.

4. WHAT HOUSE BUILDING BRINGS – THE ECONOMIC BENEFITS

HOUSING IS INEXTRICABLY LINKED TO THE WIDER HEALTH OF THE ECONOMY AND IS CONSIDERED A KEY BAROMETER OF NATIONAL ECONOMIC PERFORMANCE.

But it's also important to recognise that it also has a range of significant effects on economic performance at regional levels too. In particular, house building:

- **Drives regional economic growth through its vast and varied supply chains and contracting relationships;**
- Delivers real jobs both on-site and off-site in associated trades, such as cement production and brick manufacturing;
- **Creates economic value through new residents as they spend money on goods and services in the local economy;**
- Supports labour market mobility wellbeing by enabling local people to move jobs freely and achieve their economic potential;
- **Enhances "place competitiveness" and local economic development by improving the perceived competitiveness of specific locations and reducing the costs of mitigating social and environmental problems associated with poor or insufficient housing.**

AN ADDITIONAL 240,000 HOMES ARE REQUIRED PER YEAR ACROSS THE UK



²Kate Barker Review of Housing Supply – Delivering Stability: Securing Our Future Housing Needs, March 2004

In its recent report, *Building Communities, Growing the Economy: A Plan for Boosting Housing Supply*³, HBF identified some key areas that need to be addressed if an environment that's far more conducive to the increased production of new homes is to be created.



A PLAN FOR BOOSTING HOUSING SUPPLY

³HBF report - *Building communities, growing the economy: a plan for boosting housing supply*.
http://www.hbf.co.uk/fileadmin/documents/Policy/ELECTION_2015/HBF_Manefesto_election_2015_LAND_WEB.pdf

These require central and local government to:

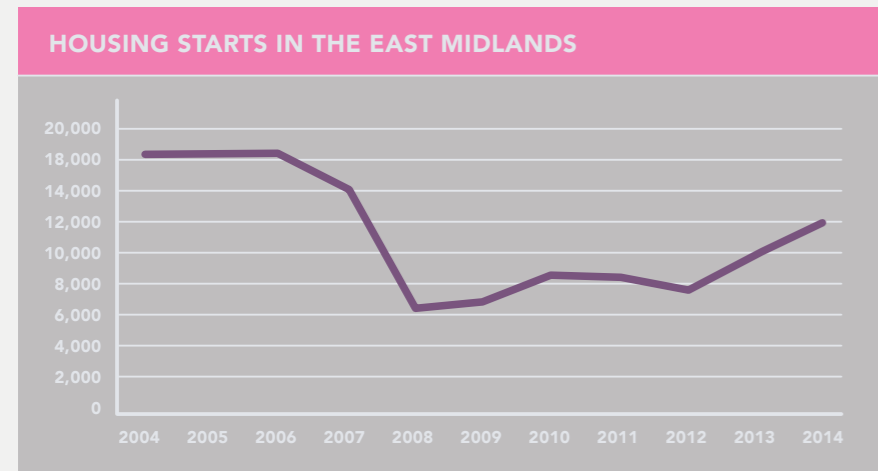
1. Ensure all Local Authorities have a Local Plan in place - as is required by planning law - with at least five years of land supply to meet the needs of local communities and help house builders to deliver new homes. A mix of sites of different sizes should also be encouraged to support a faster build out rate and promote the growth of smaller, local house building companies with a 'buffer' necessary so that local plans do not unintentionally act as a ceiling on housing numbers.
2. Accelerate the release of land by local authorities and other public bodies to generate returns for taxpayers and provide much needed new homes.
3. Develop an efficient and positive planning process. Doing so is a key driver of local economic growth - and should be viewed as such in the setting of local authority budgets, with particular regard for ensuring planning departments have sufficient capacity to efficiently process the volume of applications being received.
4. The planning process has become too complex, expensive and risky. Reducing unnecessary delays and de-risking the process as much as possible will encourage new entrants, creating local jobs and growth.
5. Work towards a better deal on infrastructure, including a review of the Community Infrastructure Levy and improved spatial planning.
6. Address the housing needs of all age groups by; providing support for first time buyers until the point where there are sufficient products on the open market to allow them access to mortgages and; pay specific attention to the long-term lack of supply in the market for private housing for those in later life.



WHILST BUILDING COMMUNITIES

6. THE SITUATION IN THE EAST MIDLANDS

In the East Midlands in 2014, **only 13,190 new homes were started, compared to a projected annual need of 14,983** meaning that only three quarters of the amount of homes the area needed were being built.

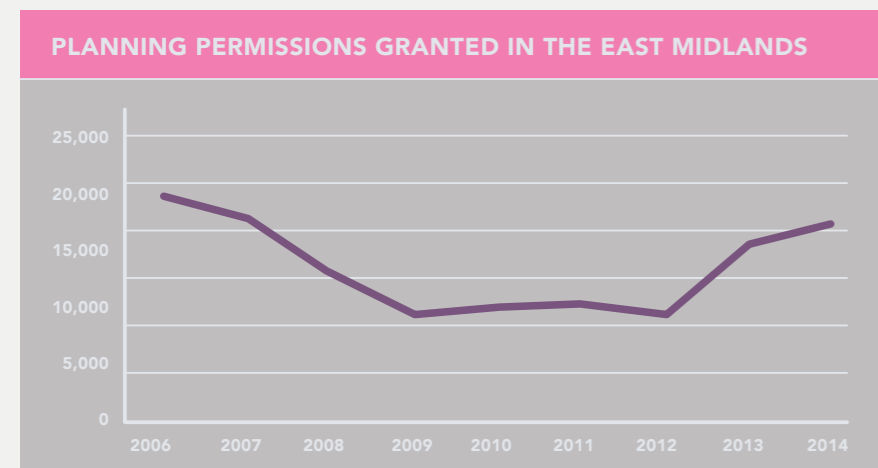


The population of the East Midlands was 4.5 million in mid-2011, 9% of the population of England. The region had one of the fastest growing populations of all English regions between 2001 and 2011. The population increased at the third highest rate of any English region between 2001 and 2011, rising by 8.3% compared with 7.4% for England⁴.

- Across the region, 86,062 households are on social housing waiting lists⁵.
- The average home in the East Midlands costs £133,901⁶.
- The mean annual income is £24,831⁷, whereas the amount needed to buy a home in the region is £57,572⁸.
- The average deposit needed by a first time buyer is £26,780⁹.

Demonstrating the positive impact of the NPPF, planning approvals in the region were up by 11% in 2014, rising to 17,217 compared with just under 15,464 in 2013¹⁰.

The rise demonstrates that the industry is beginning to increase investment in land to establish a pipeline for future development, bringing jobs and growth to the region.



7. THE ECONOMIC BENEFITS OF HOUSE BUILDING IN THE EAST MIDLANDS

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in the East Midlands, house building is responsible for:

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- 3,034 new affordable homes were built
- Payments of £292,066,170 were made to local authorities for further provision of new affordable homes

Output is still some way off what is required. If the East Midlands were to build enough homes to meet its housing need, that being an additional 1,793 homes each year, the industry could contribute towards an extra:

- 7,709 jobs created
- 72 graduates and apprentices positions created
- 77,095 trees and shrubs planted
- £2,881,190 towards education in the area
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⁴Regional Profiles - Population and Migration - East Midlands, March 2013, ONS, March 2013, available at: <http://www.ons.gov.uk/ons/rel/regional-trends/region-and-country-profiles/population-and-migration---2013/population-and-migration--east-midlands.html>

⁵Live tables on rents, lettings and tenancies, DCLG, updated last November 2014, available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

⁶Land Registry House Price Index, March 2015, Land Registry, April 2015, available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/424293/HPIReport20150428.pdf

⁷Annual Survey of Hours and Earnings, 2014 Provisional Results, ONS, November 2014, available at: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-337425>

⁸Home Truths 2014/15: East Midlands, NHF, October 2014, available at: http://s3-eu-west-1.amazonaws.com/pub.housing.org.uk/Home_Truths_East_Midlands.pdf

⁹Based on a deposit of 20 per cent of the value of the average home.

¹⁰New Housing Pipeline, Q4 2014 report, HBF, March 2015, available at: http://www.hbf.co.uk/uploads/media/Housing_pipeline_report_Q4_2014_-_March_2015.pdf

8. SAVILLS: THE EAST MIDLANDS HOUSING MARKET

House prices in the East Midlands have risen by 11.7% over the last two years according to the Land Registry but they remain 7.4% below their 2007/2008 peak in nominal terms. However, the performance of markets within a region can vary substantially. House prices in Rutland are 1.5% above their previous peak while in Nottingham they are 19% below.

Figure 1 - Market Performance



Source: HM Land Registry

These variations are determined by the economic, demographic and affordability profile of demand versus the quantity and type of local housing supply. The combination of these factors determine how the housing crisis has affected each local market. The chart below shows where current house prices and property transactions levels sit in relation to their 2007/2008 peak and how different markets outside London compare across the country. Markets with higher levels of activity have seen stronger recovery in values than those where transaction levels still languish well below peak.

Our forecast for house prices in the East Midlands over the next five years is for 19.3% growth. That is the same as our forecast for the nation as a whole.

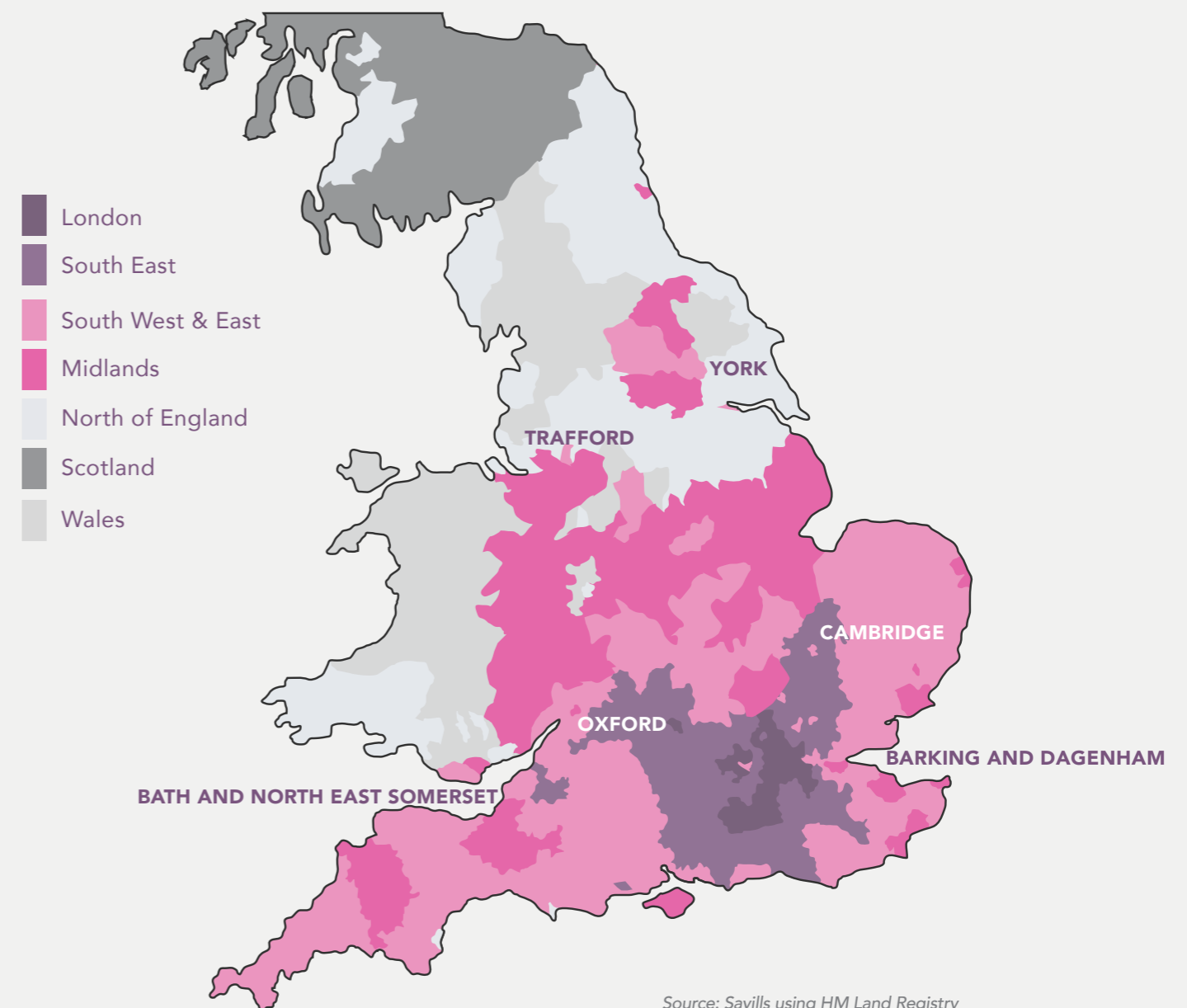
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However, as recent evidence shows, local market performance will vary widely. Our analysis of historic house price growth shows that many local housing markets actually perform more like regions other than the one in which they are physically located (as shown by the map opposite).

This means that Rutland has historically performed more like the South West housing market than the East Midlands and West Lindsey has been more correlated to the North of England. Meanwhile, house prices in South Northamptonshire have tended to behave more like those in the East of England.

Our house price forecasts range from 21.1% in the South West, to 19.3% in the East Midlands and 12.6% in the North East over the next five years. Therefore it is essential to understand not just regional but also local housing market drivers and dynamics when making decisions to buy land, your home, an investment or to develop.

Figure 2 - Most Correlated Region



Source: Savills using HM Land Registry



NEAL HUDSON
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9. NOT JUST HOMES

- Bovis' Stanton Cross development is a major residential led development set to deliver 3,200 homes, employment areas and shopping facilities for Wellingborough in Northamptonshire on land east of the town's train station. As well as shops, schools, commercial space, a town park, community centre and doctor's surgery, Bovis Major improvements to roads and public transport will also take place.

Bovis estimate that Stanton Cross will create around 300 jobs a year over the construction period, as well as more than 7,500 additional permanent jobs once the project is completed.



- As part of Miller Homes' Dales View development in Brailsford, Derbyshire, the house builder has begun construction on a brand new £2.2m primary school in the town.

Complete with four classrooms and specialist teaching facilities, including an IT suite, large multi-use hall and library, the new educational centre will replace the present Brailsford Church of England Primary School, and will receive its first intake of pupils in September 2016.

To mark the start of the project, pupils from the school have been helping Miller Homes dig the first foundations at the site.

David Wood, Head Teacher at Brailsford Church of England Primary School adds: "We are extremely excited about having this opportunity to move to a brand new building with state of the art facilities in a beautiful setting. It will be a fantastic learning environment, both within the classrooms as well as outside in the school grounds, allowing us to further enhance our curriculum."



- Granite sculptures of deer, foxes, flowers and other wildlife have been installed at a meadow in Quorn by homebuilder David Wilson Homes.

Costing £50,000, and paid for by the developer through community contributions, the sculptures were put in place during Easter in the public open space next to David Wilson at Quorn, a development of luxury homes on Meynell Road.

The public artworks, which comprise of several large boulders with different animals and plants carved into them, were created by professional local sculptor Graeme Mitcheson, and based on designs by children from local schools.

The sculptures, which are in a meadow in an area known locally as The Slabs, to the east of the development, have been created to be extremely durable and hard wearing, and will potentially last for centuries.



- Local school children have tried their hand at brick laying, carpentry and plumbing at a hands-on event at David Wilson Homes' Whetstone Park development in Whetstone, Leicestershire, as part of National Apprentice Week.

13 year eight pupils from Leysland High School in Countesthorpe visited the new homes development on Wright Close, where they met staff, learned about the industry and gained practical, supervised experience of building walls, boxes and piping.

The aim of the visit, which was organised by the developer, was to demonstrate to the students the different skills involved in building a new home and to hopefully inspire them into considering a career in home building after leaving school.

The students were taught how to stay safe on site before meeting current David Wilson Homes apprentices, who showed them the basics involved in bricklaying and other trades.



- House builder Taylor Wimpey East Midlands invested in the local economy by investing more than £900,000 in improvements to Northamptonshire schools as part of its new homes development in Burton Latimer.

The home builder made a payment of £903,377 to Northamptonshire County Council towards primary and secondary education provision in association with The Wheatfields, off Cranford Road.

The contribution formed part of the planning agreement for the development which ultimately saw Taylor Wimpey provide a total of £2.7m towards improving services, facilities and infrastructure in the local area as the new homes take shape.

It followed a payment of £311,000 for leisure facilities and public open spaces which was made by the house builder earlier in the year.



10. CITY / TOWN FOCUS REPORTS

DERBYSHIRE

In total last year, 2,060 new homes were started in Derbyshire. As a result, house building in the area was responsible for:

- 8,858 jobs
- 82 graduates and apprentices positions
- 88,580 new trees or shrubs
- £3,310,420 towards education in the area
- £2,649,160 in extra council tax revenue
- £20,600,000 in other tax contributions
- £1,928,160 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 474 new affordable homes
- Payments of £45,614,580 to local authorities for further provision of new affordable homes

However as output is still some way off of what is required, if Derbyshire were to build enough homes to meet its housing need, that being an additional 1,145 homes each year, the industry could contribute towards an extra:

- 4,923 jobs created
- 46 graduates and apprentices positions created
- 49,230 trees and shrubs planted
- £1,839,855 towards education in the area
- £1,472,342 in extra council tax revenue
- £11,449,000 in extra tax contributions
- £1,071,627 contributed to open spaces, community, sport and leisure facilities
- 263 affordable homes built
- Payments of £25,351,520 to local authorities for further provision of new affordable homes

AMBER VALLEY (INC, RIPLEY) - 280 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Amber Valley house building is responsible for:

- 1,204 jobs
- 11 graduates and apprentices positions
- 12,040 new trees or shrubs
- £449,960 towards education in the area
- £360,080 in extra council tax revenue
- £2,800,000 in other tax contributions
- £262,080 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 64 new affordable homes
- Payments of £6,200,040 to local authorities for further provision of new affordable homes

DERBY UA - 330 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Derby house building is responsible for:

- 1,290 jobs
- 12 graduates and apprentices positions
- 12,900 new trees or shrubs
- £482,100 towards education in the area
- £385,800 in extra council tax revenue
- £3,000,000 in other tax contributions
- £280,800 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 69 new affordable homes
- Payments of £6,642,900 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Derby were to build enough homes to meet its housing need, that being an additional 571 homes each year, the industry could contribute towards an extra:

- 2,456 jobs created
- 23 graduates and apprentices positions created
- 24,557 trees and shrubs planted
- £917,758 towards education in the area
- £734,435 in extra council tax revenue
- £5,711,000 in extra tax contributions
- £534,550 contributed to open spaces, community, sport and leisure facilities
- 131 affordable homes built
- Payments of £12,645,867 to local authorities for further provision of new affordable homes



**CONTRIBUTING
TOWARDS
EDUCATION
IN THE AREA**

10. CITY / TOWN FOCUS REPORTS

EREWASH (INC. ILKESTON) - 190 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Erewash house building is responsible for:

- 817 jobs
- 8 graduates and apprentices positions
- 8,170 new trees or shrubs
- £305,330 towards education in the area
- £244,340 in extra council tax revenue
- £1,900,000 in other tax contributions
- £177,840 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 44 new affordable homes
- Payments of £4,207,170 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Erewash were to build enough homes to meet its housing need, that being an additional 170 homes each year, the industry could contribute towards an extra:

- 731 jobs created
- 7 graduates and apprentices positions created
- 7,306 trees and shrubs planted
- £273,029 towards education in the area
- £218,491 in extra council tax revenue
- £1,699,000 in extra tax contributions
- £159,026 contributed to open spaces, community, sport and leisure facilities
- 39 affordable homes built
- Payments of £3,762,096 to local authorities for further provision of new affordable homes

HIGH PEAK (INC. GLOSSOP) - 130 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in High Peak house building is responsible for:

- 559 jobs
- 5 graduates and apprentices positions
- 5,590 new trees or shrubs
- £208,910 towards education in the area
- £167,180 in extra council tax revenue
- £1,300,000 in other tax contributions
- £121,680 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 30 new affordable homes
- Payments of £2,878,590 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If High Peak were to build enough homes to meet its housing need, that being an additional 146 homes each year, the industry could contribute towards an extra:

- 628 jobs created
- 6 graduates and apprentices positions created
- 6,282 trees and shrubs planted
- £234,783 towards education in the area
- £187,885 in extra council tax revenue
- £1,461,000 in extra tax contributions
- £136,750 contributed to open spaces, community, sport and leisure facilities
- 34 affordable homes built
- Payments of £3,235,092 to local authorities for further provision of new affordable homes



INCREASED
TAX REVENUE

10. CITY / TOWN FOCUS REPORTS

LEICESTERSHIRE

In total last year, 3,920 new homes were started in Leicestershire. As a result, house building in the area was responsible for:

- 16,856 jobs
- 157 graduates and apprentices positions
- 168,560 new trees or shrubs
- £6,299,440 towards education in the area
- £5,041,120 in extra council tax revenue
- £39,200,000 in other tax contributions
- £3,669,120 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 901 new affordable homes
- Payments of £86,800,560 to local authorities for further provision of new affordable homes

CHARNWOOD (INC. LOUGHBOROUGH) - 550 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Charnwood house building is responsible for:

- 2,365 jobs
- 22 graduates and apprentices positions
- 23,650 new trees or shrubs
- £883,850 towards education in the area
- £707,300 in extra council tax revenue
- £5,500,000 in other tax contributions
- £514,800 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 127 new affordable homes
- Payments of £12,178,650 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Charnwood were to build enough homes to meet its housing need, that being an additional 143 homes each year, the industry could contribute towards an extra:

- 615 jobs created
- 6 graduates and apprentices positions created
- 6,153 trees and shrubs planted
- £229,962 towards education in the area
- £184,027 in extra council tax revenue
- £1,431,000 in extra tax contributions
- £133,942 contributed to open spaces, community, sport and leisure facilities
- 33 affordable homes built
- Payments of £3,168,663 to local authorities for further provision of new affordable homes

HINCKLEY AND BOSWORTH - 770 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Hinckley and Bosworth house building is responsible for:

- 3,311 jobs
- 31 graduates and apprentices positions
- 33,110 new trees or shrubs
- £1,237,390 towards education in the area
- £990,220 in extra council tax revenue
- £7,700,000 in other tax contributions
- £720,720 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 177 new affordable homes
- Payments of £17,050,110 to local authorities for further provision of new affordable homes

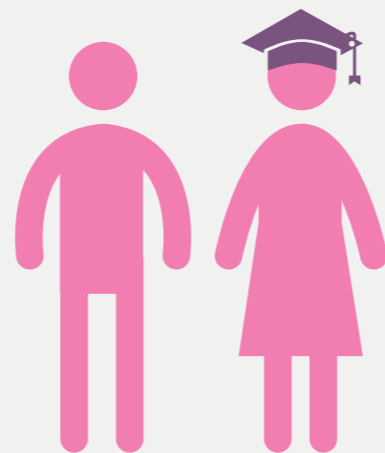
LEICESTER UA - 440 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Leicester house building is responsible for:

- 1,892 jobs
- 18 graduates and apprentices positions
- 18,920 new trees or shrubs
- £707,080 towards education in the area
- £565,840 in extra council tax revenue
- £4,400,000 in other tax contributions
- £411,840 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 101 new affordable homes
- Payments of £9,742,920 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Leicester were to build enough homes to meet its housing need, that being an additional 599 homes each year, the industry could contribute towards an extra:

- 2,575 jobs created
- 24 graduates and apprentices positions created
- 25,753 trees and shrubs planted
- £962,432 towards education in the area
- £770,185 in extra council tax revenue
- £5,989,000 in extra tax contributions
- £560,570 contributed to open spaces, community, sport and leisure facilities
- 138 affordable homes built
- Payments of £13,261,443 to local authorities for further provision of new affordable homes



CREATING
GRADUATE
& APPRENTICE
OPPORTUNITIES

10. CITY / TOWN FOCUS REPORTS

LINCOLNSHIRE

In total last year, 2,160 new homes were started in Lincolnshire. As a result, house building in the area was responsible for:

- 9,288 jobs
- 86 graduates and apprentices positions
- 92,880 new trees or shrubs
- £3,471,120 towards education in the area
- £2,777,760 in extra council tax revenue
- £21,600,000 in other tax contributions
- £2,021,760 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 497 new affordable homes
- Payments of £47,828,880 to local authorities for further provision of new affordable homes

However as output is still some way off of what is required, if Lincolnshire were to build enough homes to meet its housing need, that being an additional 281 homes each year, the industry could contribute towards an extra:

- 1,207 jobs created
- 11 graduates and apprentices positions created
- 12,074 trees and shrubs planted
- £451,246 towards education in the area
- £361,109 in extra council tax revenue
- £2,808,000 in extra tax contributions
- £262,829 contributed to open spaces, community, sport and leisure facilities
- 65 affordable homes built
- Payments of £6,217,754 to local authorities for further provision of new affordable homes

BOSTON - 140 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Boston house building is responsible for:

- 602 jobs
- 6 graduates and apprentices positions
- 6,020 new trees or shrubs
- £224,980 towards education in the area
- £180,040 in extra council tax revenue
- £1,400,000 in other tax contributions
- £131,040 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 32 new affordable homes
- Payments of £3,100,020 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Boston were to build enough homes to meet its housing need, that being an additional 123 homes each year, the industry could contribute towards an extra:

- 527 jobs created
- 5 graduates and apprentices positions created
- 5,268 trees and shrubs planted
- £196,858 towards education in the area
- £157,535 in extra council tax revenue
- £1,225,000 in extra tax contributions
- £114,660 contributed to open spaces, community, sport and leisure facilities
- 28 affordable homes built
- Payments of £2,712,518 to local authorities for further provision of new affordable homes

EAST LINDSEY (INC. LOUTH) - 380 homes started

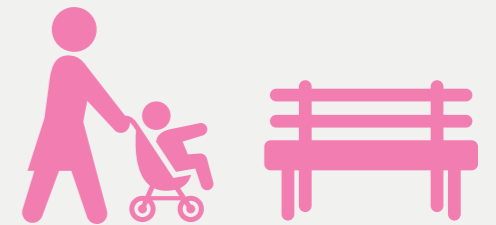
According to research carried out by Nathaniel Lichfield & Partners for the HBF, in East Lindsey house building is responsible for:

- 1,634 jobs
- 15 graduates and apprentices positions
- 16,340 new trees or shrubs
- £610,660 towards education in the area
- £488,680 in extra council tax revenue
- £3,800,000 in other tax contributions
- £355,680 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 87 new affordable homes
- Payments of £8,414,340 to local authorities for further provision of new affordable homes

SOUTH KESTEVEN (INC. GRANTHAM) - 520 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in South Kesteven house building is responsible for:

- 2,236 jobs
- 21 graduates and apprentices positions
- 22,360 new trees or shrubs
- £835,640 towards education in the area
- £668,720 in extra council tax revenue
- £5,200,000 in other tax contributions
- £486,720 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 120 new affordable homes
- Payments of £11,514,360 to local authorities for further provision of new affordable homes



CONTRIBUTING TOWARDS COMMUNITY LEISURE FACILITIES



10. CITY / TOWN FOCUS REPORTS

NORTHAMPTONSHIRE

In total last year, 3,160 new homes were started in Northamptonshire. As a result, house building in the area was responsible for:

- 13,588 jobs
- 126 graduates and apprentices positions
- 135,880 new trees or shrubs
- £5,078,120 towards education in the area
- £4,063,760 in extra council tax revenue
- £31,600,000 in other tax contributions
- £2,957,760 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 727 new affordable homes
- Payments of £69,971,880 to local authorities for further provision of new affordable homes

DAVENTRY - 510 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Daventry house building is responsible for:

- 2,193 jobs
- 20 graduates and apprentices positions
- 21,930 new trees or shrubs
- £819,570 towards education in the area
- £655,860 in extra council tax revenue
- £5,100,000 in other tax contributions
- £477,360 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 117 new affordable homes
- Payments of £11,292,930 to local authorities for further provision of new affordable homes

NORTHAMPTON - 620 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Northampton house building is responsible for:

- 2,666 jobs
- 25 graduates and apprentices positions
- 25,660 new trees or shrubs
- £996,340 towards education in the area
- £797,320 in extra council tax revenue
- £6,200,000 in other tax contributions
- £580,320 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 143 new affordable homes
- Payments of £13,728,660 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Northampton were to build enough homes to meet its housing need, that being an additional 404 homes each year, the industry could contribute towards an extra:

- 1,738 jobs created
- 16 graduates and apprentices positions created
- 17,381 trees and shrubs planted
- £649,549 towards education in the area
- £519,801 in extra council tax revenue
- £4,042,000 in extra tax contributions
- £378,331 contributed to open spaces, community, sport and leisure facilities
- 93 affordable homes built
- Payments of £8,950,201 to local authorities for further provision of new affordable homes



10. CITY / TOWN FOCUS REPORTS

NOTTINGHAMSHIRE

In total last year, 1,800 new homes were started in Nottinghamshire. As a result, house building in the area was responsible for:

- 7,740 jobs
- 72 graduates and apprentices positions
- 77,400 new trees or shrubs
- £2,892,600 towards education in the area
- £2,314,800 in extra council tax revenue
- £18,000,000 in other tax contributions
- £1,684,800 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 414 new affordable homes
- Payments of £39,857,400 to local authorities for further provision of new affordable homes

However as output is still some way off of what is required, if Nottinghamshire were to build enough homes to meet its housing need, that being an additional 1,432 homes each year, the industry could contribute towards an extra:

- 6,157 jobs created
- 58 graduates and apprentices positions created
- 61,568 trees and shrubs planted
- £1,473,458 towards education in the area
- £1,841,294 in extra council tax revenue
- £14,318,000 in extra tax contributions
- £1,340,164 contributed to open spaces, community, sport and leisure facilities
- 329 affordable homes built
- Payments of £31,704,348 to local authorities for further provision of new affordable homes

BASSETLAW (INC. RETFORD AND WORKSOP) -

250 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Bassetlaw house building is responsible for:

- 1,075 jobs
- 10 graduates and apprentices positions
- 10,750 new trees or shrubs
- £401,750 towards education in the area
- £321,500 in extra council tax revenue
- £2,500,000 in other tax contributions
- £234,000 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 58 new affordable homes
- Payments of £5,535,750 to local authorities for further provision of new affordable homes

NEWARK AND SHERWOOD - 220 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Newark and Sherwood house building is responsible for:

- 946 jobs
- 9 graduates and apprentices positions
- 9,460 new trees or shrubs
- £353,540 towards education in the area
- £282,920 in extra council tax revenue
- £2,200,000 in other tax contributions
- £205,920 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 51 new affordable homes
- Payments of £4,871,460 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Newark and Sherwood were to build enough homes to meet its housing need, that being an additional 155 homes each year, the industry could contribute towards an extra:

- 666 jobs created
- 6 graduates and apprentices positions created
- 6,656 trees and shrubs planted
- £248,764 towards education in the area
- £199,073 in extra council tax revenue
- £1,548,000 in extra tax contributions
- £144,893 contributed to open spaces, community, sport and leisure facilities
- 36 affordable homes built
- Payments of £3,427,736 to local authorities for further provision of new affordable homes



NOTTINGHAM UA - 310 homes started

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Nottingham house building is responsible for:

- 1,333 jobs
- 12 graduates and apprentices positions
- 13,330 new trees or shrubs
- £498,170 towards education in the area
- £398,660 in extra council tax revenue
- £3,100,000 in other tax contributions
- £290,160 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 71 new affordable homes
- Payments of £6,864,330 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Nottingham were to build enough homes to meet its housing need, that being an additional 515 homes each year, the industry could contribute towards an extra:

- 2,214 jobs created
- 21 graduates and apprentices positions created
- 22,141 trees and shrubs planted
- £827,444 towards education in the area
- £662,161 in extra council tax revenue
- £5,149,000 in extra tax contributions
- £481,946 contributed to open spaces, community, sport and leisure facilities
- 118 affordable homes built
- Payments of £11,401,431 to local authorities for further provision of new affordable homes

RUTLAND

In total last year, 90 new homes were started in Rutland. As a result, house building in the area was responsible for:

- 387 jobs
- 4 graduates and apprentices positions
- 3,870 new trees or shrubs
- £144,630 towards education in the area
- £115,740 in extra council tax revenue
- £900,000 in other tax contributions
- £82,240 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 21 new affordable homes
- Payments of £1,992,870 to local authorities for further provision of new affordable homes



11. TABLES OF STATISTICS – EAST MIDLANDS REGION

DATA		CURRENT								
Lower and Single Tier Authority Data	2014 starts	Jobs	Apprentices/ graduates/ trainees	Trees / shrubs	Education (£)	Affordable homes	Affordable homes value	Tax	Council tax	Open space
Derby UA	300	1,290	12	12,900	482,100	69	6,642,900	3,000,000	385,800	280,800
Leicester UA	440	1,892	18	18,920	707,080	101	9,742,920	4,400,000	565,840	411,840
Nottingham UA	310	1,333	12	13,330	498,170	71	6,864,330	3,100,000	398,660	290,160
Rutland UA	90	387	4	3,870	144,630	21	1,992,870	900,000	115,740	84,240
Derbyshire	1,760	7,568	70	75,680	2,828,320	405	38,971,680	17,600,000	2,263,360	1,647,360
Amber Valley	280	1,204	11	12,040	449,960	64	6,200,040	2,800,000	360,080	262,080
Bolsover	180	774	7	7,740	289,260	41	3,985,740	1,800,000	231,480	168,480
Chesterfield	120	516	5	5,160	192,840	28	2,657,160	1,200,000	154,320	112,320
Derbyshire Dales	330	1,419	13	14,190	530,310	76	7,307,190	3,300,000	424,380	308,880
Erewash	190	817	8	8,170	305,330	44	4,207,170	1,900,000	244,340	177,840
High Peak	130	559	5	5,590	208,910	30	2,878,590	1,300,000	167,180	121,680
North East Derbyshire	70	301	3	3,010	112,490	16	1,550,010	700,000	90,020	65,520
South Derbyshire	480	2,064	19	20,640	771,360	110	10,628,640	4,800,000	617,280	449,280
Leicestershire	3,480	14,964	139	149,640	5,592,360	800	77,057,640	34,800,000	4,475,280	3,257,280
Blaby	520	2,236	21	22,360	835,640	120	11,514,360	5,200,000	668,720	486,720
Charnwood	550	2,365	22	23,650	883,850	127	12,178,650	5,500,000	707,300	514,800
Harborough	580	2,494	23	24,940	932,060	133	12,842,940	5,800,000	745,880	542,880
Hinckley and Bosworth	770	3,311	31	33,110	1,237,390	177	17,050,110	7,700,000	990,220	720,720
Melton	90	387	4	3,870	144,630	21	1,992,870	900,000	115,740	84,240
North West Leicestershire	810	3,483	32	34,830	1,301,670	186	17,935,830	8,100,000	1,041,660	758,160
Oadby and Wigston	160	688	6	6,880	257,120	37	3,542,880	1,600,000	205,760	149,760

DATA		CURRENT								
Lower and Single Tier Authority Data	2014 starts	Jobs	Apprentices/ graduates/ trainees	Trees / shrubs	Education (£)	Affordable homes	Affordable homes value	Tax	Council tax	Open space
Lincolnshire	2,160	9,288	86	92,880	3,471,120	497	47,828,880	21,600,000	2,777,760	2,021,760
Boston	140	602	6	6,020	224,980	32	3,100,020	1,400,000	180,040	131,040
East Lindsey	380	1,634	15	16,340	610,660	87	8,414,340	3,800,000	488,680	355,680
Lincoln	80	344	3	3,440	128,560	18	1,771,440	800,000	102,880	74,880
North Kesteven	560	2,408	22	24,080	899,920	129	12,400,080	5,600,000	720,160	524,160
South Holland	290	1,247	12	12,470	466,030	67	6,421,470	2,900,000	372,940	271,440
South Kesteven	520	2,236	21	22,360	835,640	120	11,514,360	5,200,000	668,720	486,720
West Lindsey	220	946	9	9,460	353,540	51	4,871,460	2,200,000	282,920	205,920
Northamptonshire	3,160	13,588	126	135,880	5,078,120	727	69,971,880	31,600,000	4,063,760	2,957,760
Corby	390	1,677	16	16,770	626,730	90	8,635,770	3,900,000	501,540	365,040
Daventry	510	2,193	20	21,930	819,570	117	11,292,930	5,100,000	655,860	477,360
East Northamptonshire	530	2,279	21	22,790	851,710	122	11,735,790	5,300,000	681,580	496,080
Kettering	380	1,634	15	16,340	610,660	87	8,414,340	3,800,000	488,680	355,680
Northampton	620	2,666	25	26,660	996,340	143	13,728,660	6,200,000	797,320	580,320
South Northamptonshire	370	1,591	15	15,910	594,590	85	8,192,910	3,700,000	475,820	346,320
Wellingborough	390	1,677	16	16,770	626,730	90	8,635,770	3,900,000	501,540	365,040
Nottinghamshire	1,490	6,407	60	64,070	2,394,430	343	32,993,070	14,900,000	1,916,140	1,394,640
Ashfield	330	1,419	13	14,190	530,310	76	7,307,190	3,300,000	424,380	308,880
Bassetlaw	250	1,075	10	10,750	401,750	58	5,535,750	2,500,000	321,500	234,000
Broxtowe	70	301	3	3,010	112,490	16	1,550,010	700,000	90,020	65,520
Gedling	160	688	6	6,880	257,120	37	3,542,880	1,600,000	205,760	149,760
Mansfield	260	1,118	10	11,180	417,820	60	5,757,180	2,600,000	334,360	243,360
Newark and Sherwood	220	946	9	9,460	353,540	51	4,871,460	2,200,000	282,920	205,920
Rushcliffe	210	903	8	9,030	337,470	48	4,650,030	2,100,000	270,060	196,560

EAST MIDLANDS TOTAL	13,190	56,717	528	567,170	21,196,330	3,034	292,066,170	131,900,000	16,962,340	12,345,840
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