

REGIONAL REPORT YORKSHIRE & HUMBERSIDE



ECONOMIC FOOTPRINT OF UK HOUSE BUILDING



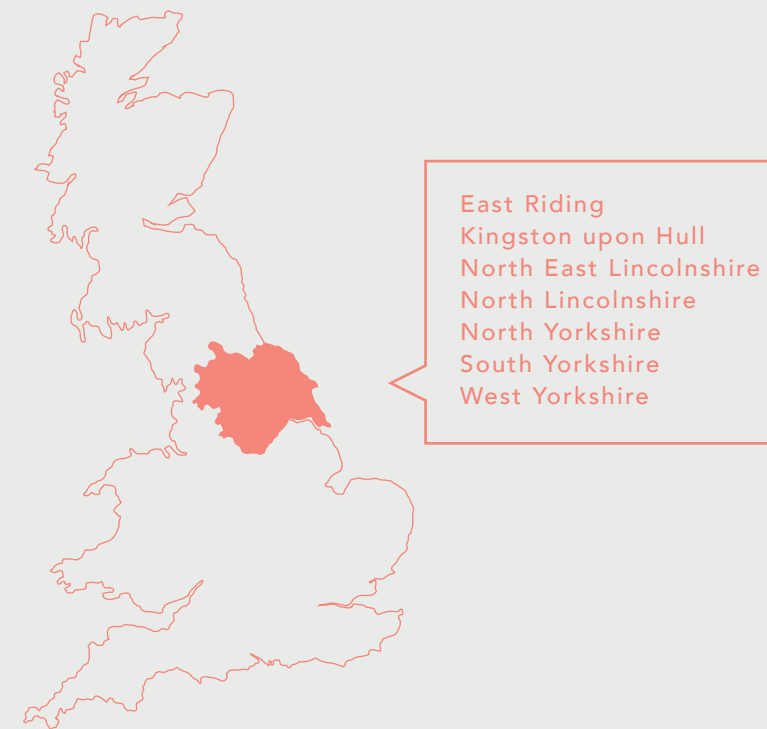
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The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. The HBF's member firms account for around 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national household names through regionally based businesses to small local companies.

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 for first-time buyers and others.

However, we are still a long way from building the number of homes the country needs and have been under-delivering 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 in this year's general election campaign. 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 in early 2015 by Nathaniel Lichfield & Partners on behalf of the Home Builders Federation¹. The benefits in Yorkshire & Humberside show the prosperity and opportunity that flow directly from residential development.

Last year in Yorkshire & Humberside, **13,520 homes were started by private house builders, the public sector and housing associations**. The economic footprint of this house building meant that during 2015:

- 58,136 jobs were supported
- 541 graduates and apprentices positions were created
- 581,360 new trees or shrubs were planted
- £21,726,640 was contributed towards education in the area
- £17,386,720 in extra council tax revenue was generated plus £135,200,000 in other tax contributions
- £12,654,720 towards new open spaces, community spaces or sports facilities, or enhancing existing resources was paid to Local Authorities
- 3,110 new affordable homes were built
- Payments of £299,373,670 were made to local authorities for further provision of new affordable homes

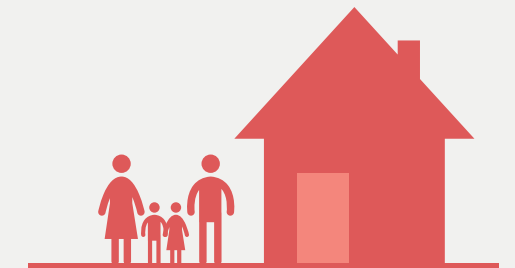
58,136
JOBS

581,360
TREES & SHRUBS PLANTED

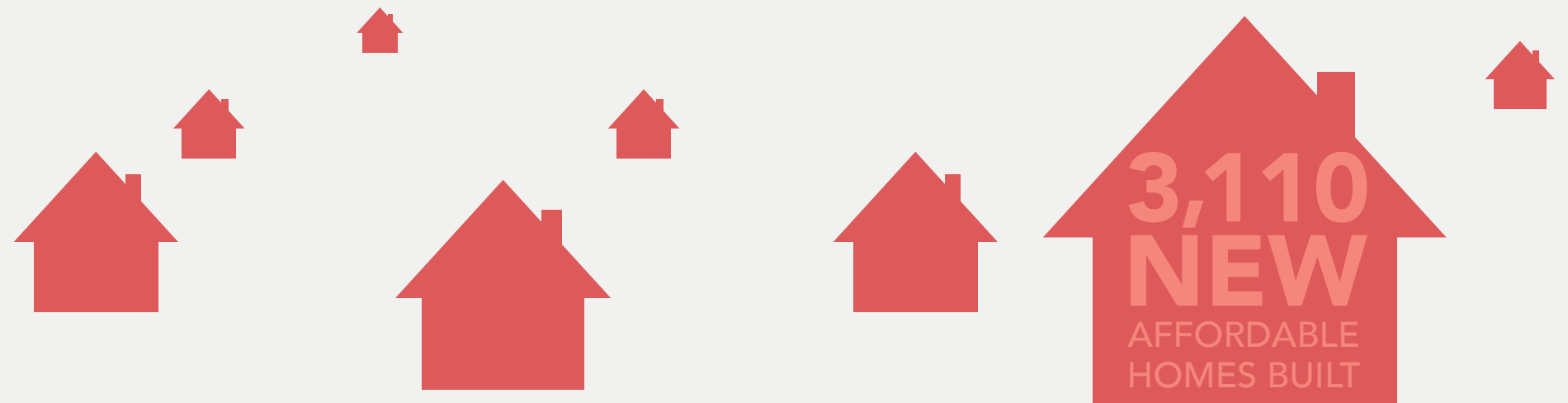
House building is increasingly recognised as a key driver of economic growth, both nationally and locally, capable of stimulating and maintaining a strong economy as well as providing much needed housing to support sustainable communities. Despite that, many regions in the UK are still not building enough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

In Yorkshire & Humberside, this manifests itself as **a shortfall of 1,506 homes every year**. If the region was to meet this need, the knock-on economic benefits would be an additional:

- 6,475 jobs created
- 60 graduates and apprentices positions created
- 64,745 trees and shrubs planted
- £2,419,660 towards education in the area
- £1,936,330 in extra council tax revenue
- £15,057,000 in extra tax contributions
- £1,409,335 contributed to open spaces, community, sport and leisure facilities
- 346 affordable homes built
- Payments of £33,340,715 to local authorities for further provision of new affordable homes



A SHORTFALL OF
1,506
HOMES EVERY YEAR



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

2. INTRODUCTION

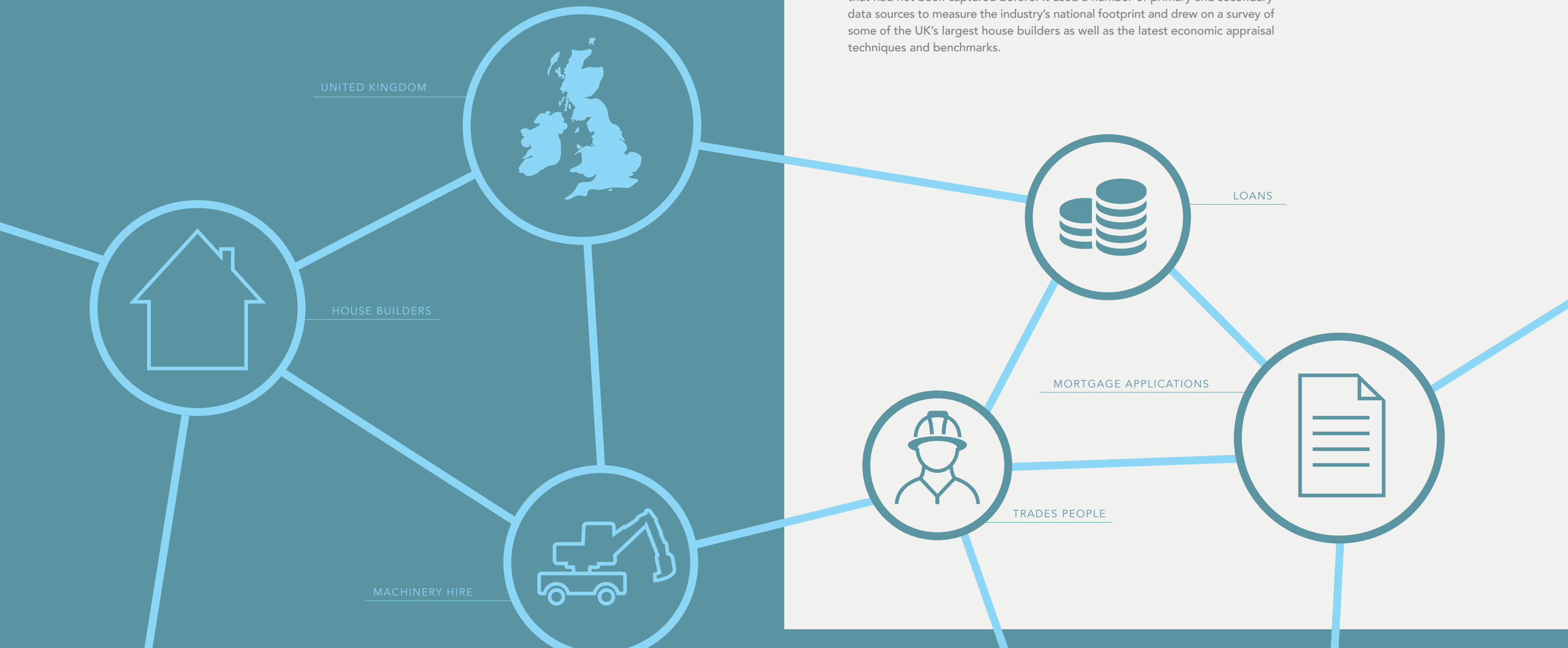
THE RECENT RECESSION
DEMONSTRATED HOW
INTRINSICALLY LINKED THE HOUSE
BUILDING INDUSTRY IS TO THE
HEALTH OF THE WIDER ECONOMY
- FROM MORTGAGE APPLICATIONS
TO JOBS ON SITES.

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

5. HOW DO WE BUILD MORE HOMES?

In its recent report, Building Communities, Growing the Economy: A Plan for Boosting Housing Supply³, 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:

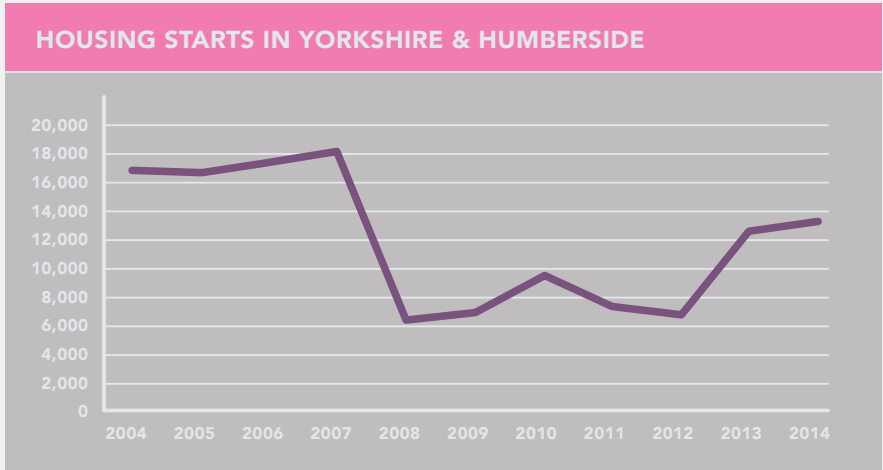
1. Ensure all Local Authorities have a Local Plan in place - as is required by planning law - with at least five years of land supply to meet the needs of local communities and help house builders to deliver new homes. A mix of sites of different sizes should also be encouraged to support a faster build 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 YORKSHIRE & HUMBERSIDE

In Yorkshire & Humberside in 2014, only **13,520 new homes were started, compared to a projected annual need of 15,026** meaning that more than 10% of the amount of homes the area needs are not being built.

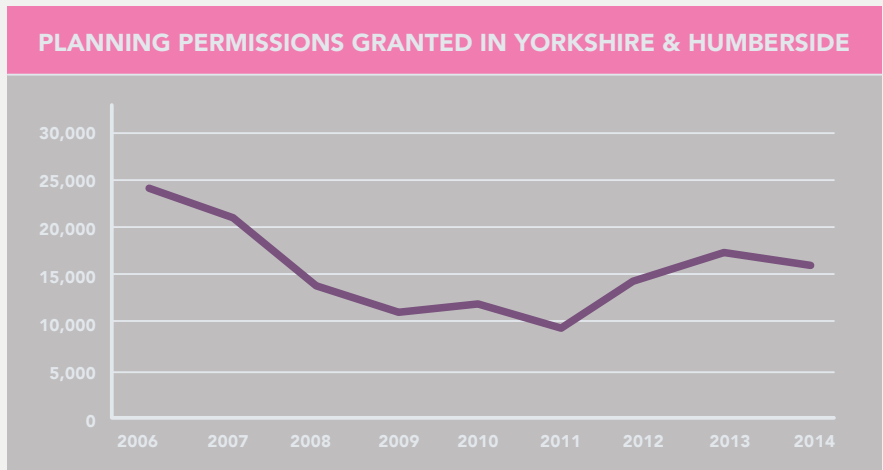


The population of Yorkshire & Humberside was 5.3 million in mid-2011, representing 9% of the population of England and Wales. This is an increase of 6 per cent from 4.9 million in 2001⁴.

- Across the region, 157,036 households are on social housing waiting lists⁵.
- The average home in Yorkshire & Humberside costs £123,663⁶.
- The mean annual income is £23,642⁷, whereas the amount needed to buy a home in the region is £36,384⁸.
- The average deposit needed by a first time buyer is £24,733⁹.

Planning approvals in the region were down by 7% in 2014, falling to 15,124 compared with 16,350 in 2013¹⁰.

The drop demonstrates the difficulty the industry faces in increasing investment in land to establish a pipeline for future development bringing jobs and growth to the region when there is uncertainty in the planning system.



7. THE ECONOMIC BENEFITS OF HOUSE BUILDING IN YORKSHIRE & HUMBERSIDE

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

- 58,136 jobs were supported
- 541 graduates and apprentices positions were created
- 581,360 new trees or shrubs were planted
- £21,726,640 was contributed towards education in the area
- £17,386,720 in extra council tax revenue was generated plus £135,200,000 in other tax contributions
- £12,654,720 towards new open spaces, community spaces or sports facilities, or enhancing existing resources was paid to Local Authorities
- 3,110 new affordable homes were built
- Payments of £299,373,670 were made to local authorities for further provision of new affordable homes

Output is still some way off what is required. If Yorkshire & Humberside were to build enough homes to meet its housing need, that being an additional 12,011 homes each year, the industry could contribute towards an extra:

- 6,475 jobs created
- 60 graduates and apprentices positions created
- 64,745 trees and shrubs planted
- £2,419,660 towards education in the area
- £1,936,330 in extra council tax revenue
- £15,057,000 in extra tax contributions
- £1,409,335 contributed to open spaces, community, sport and leisure facilities
- 346 affordable homes built
- Payments of £33,340,715 to local authorities for further provision of new affordable homes

⁴Census result shows increase in population of Yorkshire and the Humber, ONS, July 2012, available here: <http://www.ons.gov.uk/ons/rel/mro/news-release/census-result-shows-increase-in-population-of-yorkshire-and-the-humber/censussyorkandhumbernr0712.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=tcn%3A77-337425>

⁸Home Truths 2014/15: Yorkshire & Humberside, NHF, October 2014, available at: http://s3-eu-west-1.amazonaws.com/pub.housing.org.uk/Home_Truths_Yorkshire_and_Humber.pdf

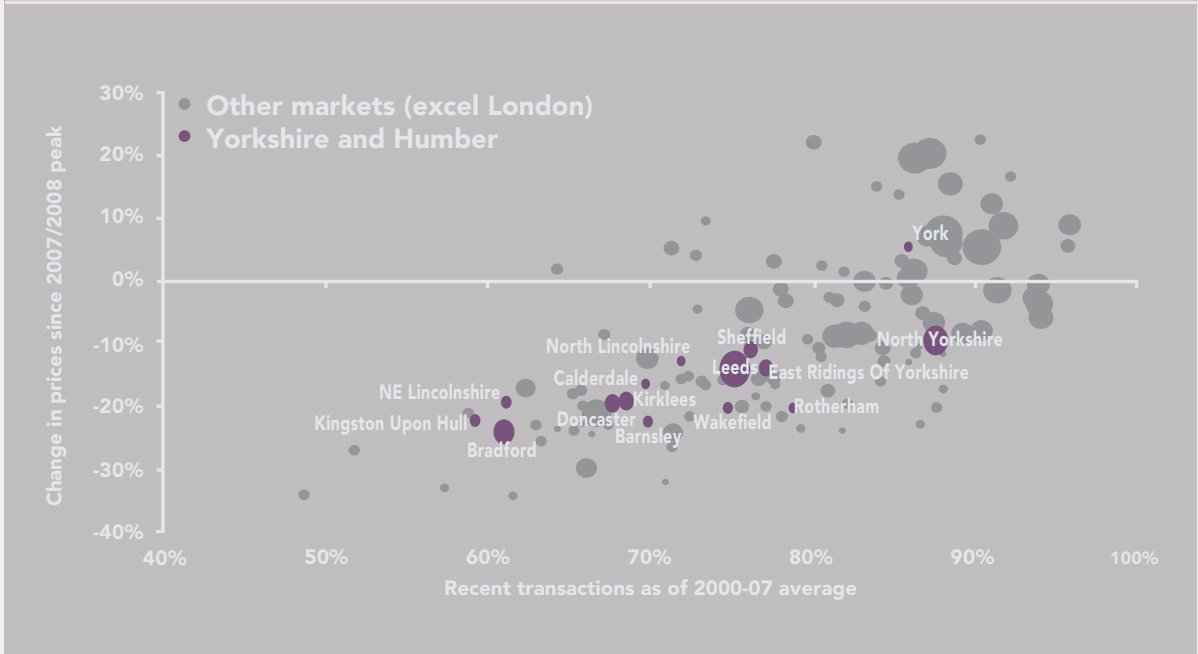
⁹Based on a deposit of 20 per cent of the value of the average home.

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: YORKSHIRE & HUMBERSIDE HOUSING MARKET

House prices in Yorkshire & Humberside have risen by 7.7% over the last two years according to the Land Registry but they remain 14.0% below their 2007/08 peak in nominal terms. However, the performance of markets within a region can vary substantially. House prices in York are 5.5% above their previous peak while in Bradford they are 23.9% 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 above 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.

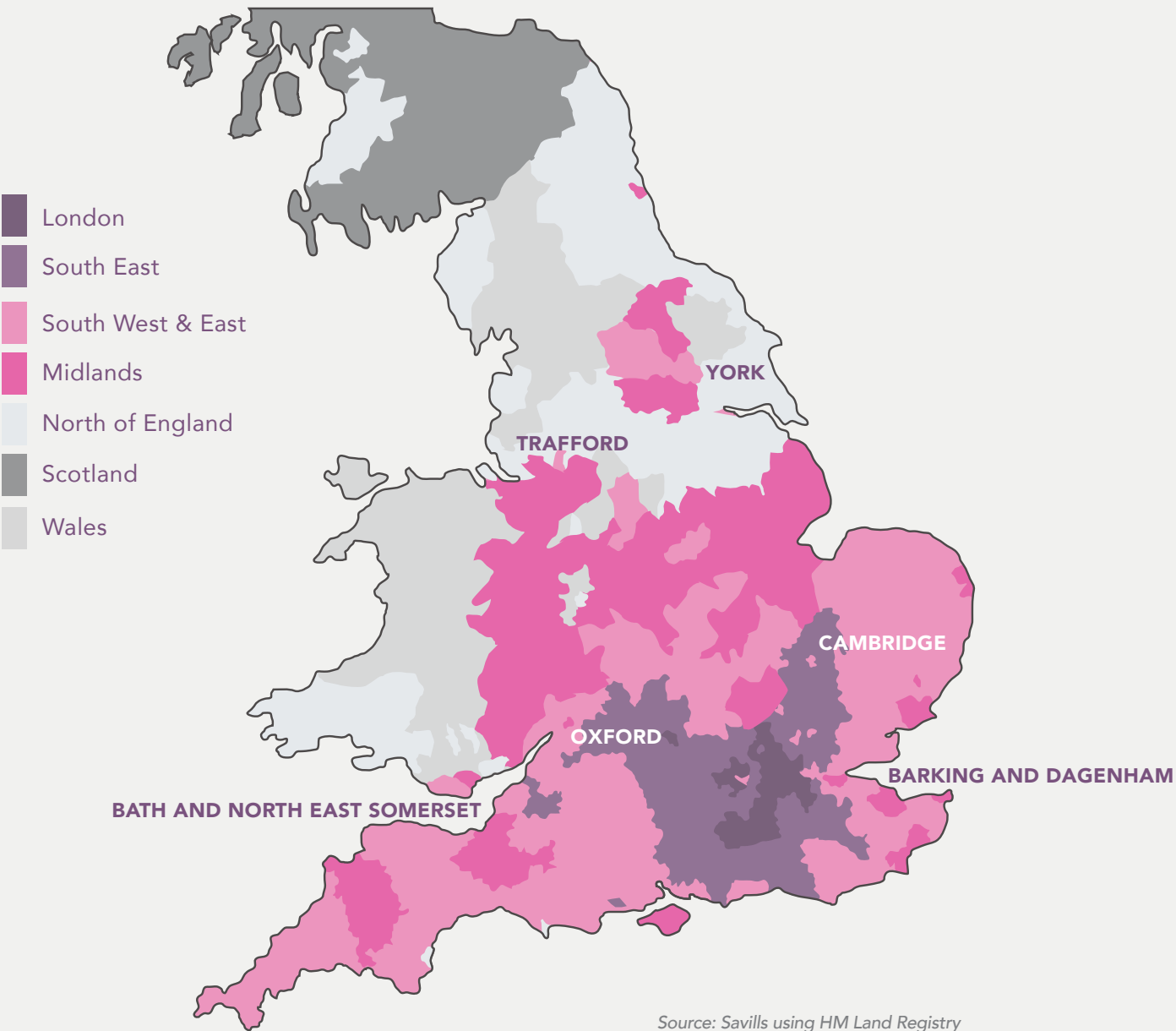
Our forecast for house prices in Yorkshire & Humber over the next five years is for 16.5% growth. That is slightly lower than the national average of 19.3% but higher than the North East, North West, Wales and London.

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 below).

This means that York has historically performed more like the East of England housing market than Yorkshire & Humber and Doncaster has been more correlated to the North East of England. Meanwhile, house prices in Leeds have tended to behave more like those in the West Midlands.

Our house price forecasts range from 25.2% for the East of England, to 18.2% for the West 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

- Redrow's Horsforth Vale development, in Horsforth, Leeds has totally transformed an old industrial site. Formerly the Clariant Works, a chemical manufacturing plant, it is now a desirable place for residents to call home. With it, the redevelopment has brought £13.7 million of community benefits, to be invested locally in affordable housing, education, public transport, footpaths and the surrounding road network. Redrow is also improving an adjacent sports fields and pavilion, which are used by many local groups, and will be creating a new play area and allotments, open space and two small retail units.



Residents are already benefitting from a new bus service between the site and Horsforth train station. Redrow has already provided £33,000 for improvements to the local bus infrastructure and the first annual payment has been made towards the new service. Annual payments will eventually add up to £1.76million. New homeowners will also be given a £168,000 provision of metro cards, of which £43,000 has already been contributed.

Redrow has also made a substantial investment of £3.5 million towards ongoing off-site highway improvements at two roundabouts and the surrounding road network. Future contributions to be made include £100,000 to upgrade footpaths and £215,000 to improve the sports fields, pavilion and create a new play area and allotments. This work will be undertaken in due course as the site progresses.

- Every village has its heart – a place to meet, socialise and gather - and for one rural community it received a new community centre earlier this year thanks to award winning housebuilder, Miller Homes.

Residents in the village of Gringley-on-the-Hill proudly unveiled their new community centre in March which has been constructed as part of the new homes development, Minster View, by leading housebuilder Miller Homes.

Ann-Marie Morley Chair of Gringley Community Centre Committee, said: "I am delighted that the community centre is popular with local residents from the villagers of Gringley-on-the-Hill. It has certainly had a positive impact on our local community. We have several regular users, some only during term time and some throughout the year as well as many children's parties and Village Ventures evenings.



"It's great to see that our new community centre has become a vibrant meeting place for all ages and interests."

As part of the community centre's official opening early this year a time capsule was buried so that the local community along with Miller Homes have provided a window into Gringley village life for generations to come.

- Barratt Developments Yorkshire West, which includes both Barratt Homes and David Wilson Homes, secured more than £10 million to support local projects across West and South Yorkshire throughout the 2014/15 financial year, highlighting the leading developer's commitment to investing in the local communities in which it builds.

The funding, which is part of planning agreements with the region's local authorities, has been put towards facilities such as public open spaces, school and educational facilities, public transport measures, recreational facilities and boosting local healthcare, as well as many other projects.

The contributions come as a result of a number of new home developments across the Yorkshire region, which are set to launch in the coming months, including Hewenden Ridge in Cullingworth, near Bingley, where David Wilson Homes has contributed a huge £6.3 million to a range of projects.

Applegarth Manor in Oulton, Leeds, has seen a total of £1.5 million contributed to local primary and secondary education, public transport and the development of public space, while St Johns Walk in Hoylandswaine, South Yorkshire has made contributions of £1.7 million, which have gone towards improving educational facilities, public transport and public spaces.

In addition, the Wakefield Road development in Lightcliffe, Halifax has contributed a total of £400,000 to the provision of offsite affordable housing, and Hartley Brook in Netherton, Huddersfield has pledged a total of £528,792.



9. NOT JUST HOMES

- David Wilson Homes, one of Yorkshire’s largest house builders, is providing over £1.5 million in funding to support a range of York-based community projects - helping to improve education, transport and leisure facilities throughout the city. The donations came as a result of the iconic re-development of The Chocolate Works site in the South Bank area, the former Terry’s Chocolate factory.

Just under £1 million has been set aside for education, providing funding for nursery, primary and secondary school places close to the development. Over £36,000 will be invested in a car club and a further £50,000 has been earmarked for the provision of optional resident bicycles or travel passes, in an effort to reduce transport costs and safeguard the local environment.

The funding - which also includes an impressive £350,000 contribution to local sports facilities - is part of a planning agreement with City of York Council.



- Hot off the European Choir Games, the talented members of Barnsley Youth Choir are thanking the generosity of developer Taylor Wimpey for its recent support.

The group took 58 members to the competition held in Germany, and surpassed all expectations, returning home with three major honours, placing first in the Jazz and Pop and Gospel and Spiritual champions categories, as well as the Pop/Jazz/Gospel ‘Grand Prix of Nations’ category.

James Dickson, volunteer at Barnsley Youth Choir, comments:

“Without donations from businesses in the area, we wouldn’t be able to operate the choir or enter renowned competitions like the European Choir Games.

“On behalf of the choir and committee members, I’d like to say a huge thanks to Taylor Wimpey for their generosity, which helped massively towards the cost of the trip.”

Anne Bagshaw, sales and marketing director for Taylor Wimpey Yorkshire, says: “Supporting organisations in Barnsley is extremely important for us, especially with our Kingstone Grange development just around the corner.

“We’re delighted to have contributed towards the young vocalists achieving such a fantastic achievement in only its second major choral competition. We are sure they will continue to take the choral world by storm for many years to come!”



10. CITY / TOWN FOCUS REPORTS

EAST RIDING OF YORKSHIRE - (inc. Beverley, Bridlington, Driffield and Goole) - 540 homes

In total last year, 540 new homes were started in East Riding of Yorkshire. As a result, house building in the area was responsible for:

- 2,322 jobs
- 22 graduates and apprentices positions
- 23,220 new trees or shrubs
- £867,780 towards education in the area
- £694,440 in extra council tax revenue
- £5,400,000 in other tax contributions
- £505,440 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 124 new affordable homes
- Payments of £11,957,220 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if East Riding of Yorkshire were to build enough homes to meet its housing need, that being an additional 407 homes each year, the industry could contribute towards an extra:

- 1,750 jobs created
- 16 graduates and apprentices positions created
- 17,501 trees and shrubs planted
- £654,049 towards education in the area
- £523,402 in extra council tax revenue
- £4,070,000 in extra tax contributions
- £380,952 contributed to open spaces, community, sport and leisure facilities
- 94 affordable homes built
- Payments of £9,012,201 to local authorities for further provision of new affordable homes



**CONTRIBUTING
TOWARDS
EDUCATION
IN THE AREA**

10. CITY / TOWN FOCUS REPORTS

KINGSTON UPON HULL - 480 homes

In total last year, 480 new homes were started in Kingston upon Hull.
As a result, house building in the area was responsible for:

- 2,064 jobs
- 19 graduates and apprentices positions
- 20,640 new trees or shrubs
- £771,360 towards education in the area
- £617,280 in extra council tax revenue
- £4,800,000 in other tax contributions
- £449,280 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 110 new affordable homes
- Payments of £10,628,640 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if Kingston upon Hull were to build enough homes to meet its housing need, that being an additional 50 homes each year, the industry could contribute towards an extra:

- 214 jobs created
- 2 graduates and apprentices positions created
- 2,141 trees and shrubs planted
- £80,029 towards education in the area
- £64,043 in extra council tax revenue
- £498,000 in extra tax contributions
- £46,613 contributed to open spaces, community, sport and leisure facilities
- 11 affordable homes built
- Payments of £1,102,721 to local authorities for further provision of new affordable homes

NORTH EAST LINCOLNSHIRE (inc. Cleethorpes and Grimsby) - 170 homes

In total last year, 170 new homes were started in North East Lincolnshire.
As a result, house building in the area was responsible for:

- 731 jobs
- 7 graduates and apprentices positions
- 7,310 new trees or shrubs
- £273,190 towards education in the area
- £218,620 in extra council tax revenue
- £1,700,000 in other tax contributions
- £159,120 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 39 new affordable homes
- Payments of £3,764,310 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if North East Lincolnshire were to build enough homes to meet its housing need, that being an additional 67 homes each year, the industry could contribute towards an extra:

- 289 jobs created
- 3 graduates and apprentices positions created
- 2,894 trees and shrubs planted
- £108,151 towards education in the area
- £86,548 in extra council tax revenue
- £673,000 in extra tax contributions
- £62,993 contributed to open spaces, community, sport and leisure facilities
- 15 affordable homes built
- Payments of £1,490,224 to local authorities for further provision of new affordable homes



INCREASED
TAX REVENUE

10. CITY / TOWN FOCUS REPORTS

NORTH LINCOLNSHIRE (inc. Scunthorpe) - 240 homes

In total last year, 240 new homes were started in North Lincolnshire.

As a result, house building in the area was responsible for:

- 1,032 jobs
- 10 graduates and apprentices positions
- 10,320 new trees or shrubs
- £385,680 towards education in the area
- £308,640 in extra council tax revenue
- £2,400,000 in other tax contributions
- £224,640 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 55 new affordable homes
- Payments of £5,314,320 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if North Lincolnshire were to build enough homes to meet its housing need, that being an additional 236 homes each year, the industry could contribute towards an extra:

- 1,015 jobs created
- 9 graduates and apprentices positions created
- 10,148 trees and shrubs planted
- £379,252 towards education in the area
- £303,496 in extra council tax revenue
- £2,360,000 in extra tax contributions
- £220,896 contributed to open spaces, community, sport and leisure facilities
- 54 affordable homes built
- Payments of £5,225,748 to local authorities for further provision of new affordable homes

NORTH YORKSHIRE - 3,170 homes

In total last year, 3,170 new homes were started in North Yorkshire.

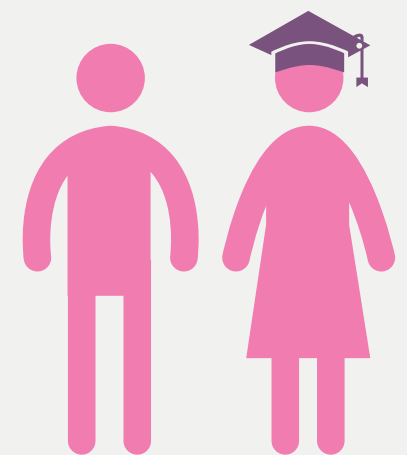
As a result, house building in the area was responsible for:

- 10,664 jobs
- 99 graduates and apprentices positions
- 106,640 new trees or shrubs
- £3,985,360 towards education in the area
- £3,189,280 in extra council tax revenue
- £24,800,000 in other tax contributions
- £2,321,280 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 570 new affordable homes
- Payments of £54,914,640 to local authorities for further provision of new affordable homes

CRAVEN - 120 homes

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

- 516 jobs
- 5 graduates and apprentices positions
- 5,160 new trees or shrubs
- £192,840 towards education in the area
- £154,320 in extra council tax revenue
- £1,200,000 in other tax contributions
- £112,320 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 28 new affordable homes
- Payments of £2,657,160 to local authorities for further provision of new affordable homes



CREATING
**GRADUATE
& APPRENTICE**
OPPORTUNITIES

HARROGATE - 210 homes

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

- 903 jobs
- 8 graduates and apprentices positions
- 9,030 new trees or shrubs
- £337,470 towards education in the area
- £270,060 in extra council tax revenue
- £2,100,000 in other tax contributions
- £196,560 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 48 new affordable homes
- Payments of £4,650,030 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Harrogate 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:

- 616 jobs created
- 6 graduates and apprentices positions created
- 6,158 trees and shrubs planted
- £230,122 towards education in the area
- £184,155 in extra council tax revenue
- £1,432,000 in extra tax contributions
- £134,035 contributed to open spaces, community, sport and leisure facilities
- 33 affordable homes built
- Payments of £3,170,878 to local authorities for further provision of new affordable homes

SCARBOROUGH - 330 homes

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

- 1,419 jobs
- 13 graduates and apprentices positions
- 14,190 new trees or shrubs
- £530,310 towards education in the area
- £424,380 in extra council tax revenue
- £3,300,000 in other tax contributions
- £308,880 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 76 new affordable homes
- Payments of £7,307,190 to local authorities for further provision of new affordable homes

SELBY - 1,100 homes

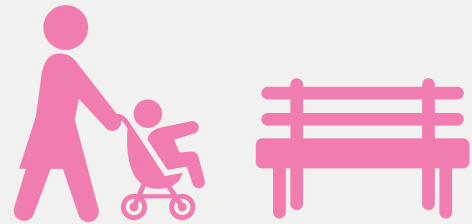
According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Selby house building is responsible for:

- 4,730 jobs
- 44 graduates and apprentices positions
- 47,300 new trees or shrubs
- £1,767,700 towards education in the area
- £1,414,600 in extra council tax revenue
- £11,000,000 in other tax contributions
- £1,029,600 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 253 new affordable homes
- Payments of £24,357,300 to local authorities for further provision of new affordable homes

YORK - 690 homes

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

- 2,967 jobs
- 28 graduates and apprentices positions
- 29,670 new trees or shrubs
- £1,108,830 towards education in the area
- £887,340 in extra council tax revenue
- £6,900,000 in other tax contributions
- £645,840 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 159 new affordable homes
- Payments of £15,278,670 to local authorities for further provision of new affordable homes



CONTRIBUTING TOWARDS COMMUNITY LEISURE FACILITIES



SOUTH YORKSHIRE - 2,950 homes

In total last year, 2,950 new homes were started in South Yorkshire.
As a result, house building in the area was responsible for:

- 12,685 jobs
- 118 graduates and apprentices positions
- 126,850 new trees or shrubs
- £4,740,650 towards education in the area
- £3,793,700 in extra council tax revenue
- £29,500,000 in other tax contributions
- £2,761,200 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 679 new affordable homes
- Payments of £65,321,850 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if South Yorkshire were to build enough homes to meet its housing need, that being an additional 609 homes each year, the industry could contribute towards an extra:

- 2,620 jobs created
- 24 graduates and apprentices positions created
- 26,196 trees and shrubs planted
- £978,984 towards education in the area
- £783,431 in extra council tax revenue
- £6,092,000 in extra tax contributions
- £570,211 contributed to open spaces, community, sport and leisure facilities
- 140 affordable homes built
- Payments of £13,489,516 to local authorities for further provision of new affordable homes

BARNSLEY - 580 homes

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

- 2,494 jobs
- 23 graduates and apprentices positions
- 24,940 new trees or shrubs
- £932,060 towards education in the area
- £745,880 in extra council tax revenue
- £5,800,000 in other tax contributions
- £542,880 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 133 new affordable homes
- Payments of £12,842,940 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Barnsley were to build enough homes to meet its housing need, that being an additional 175 homes each year, the industry could contribute towards an extra:

- 751 jobs created
- 7 graduates and apprentices positions created
- 7,512 trees and shrubs planted
- £280,743 towards education in the area
- £224,664 in extra council tax revenue
- £1,747,000 in extra tax contributions
- £163,519 contributed to open spaces, community, sport and leisure facilities
- 40 affordable homes built
- Payments of £3,868,382 to local authorities for further provision of new affordable homes

DONCASTER - 940 homes

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

- 4,042 jobs
- 38 graduates and apprentices positions
- 40,420 new trees or shrubs
- £1,510,580 towards education in the area
- £1,208,840 in extra council tax revenue
- £9,400,000 in other tax contributions
- £879,840 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 216 new affordable homes
- Payments of £20,814,420 to local authorities for further provision of new affordable homes



SHEFFIELD - 740 homes

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

- 3,182 jobs
- 30 graduates and apprentices positions
- 31,820 new trees or shrubs
- £1,189,180 towards education in the area
- £951,640 in extra council tax revenue
- £7,400,000 in other tax contributions
- £692,640 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 170 new affordable homes
- Payments of £16,385,820 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Sheffield were to build enough homes to meet its housing need, that being an additional 896 homes each year, the industry could contribute towards an extra:

- 3,853 jobs created
- 36 graduates and apprentices positions created
- 38,528 trees and shrubs planted
- £1,439,872 towards education in the area
- £1,152,256 in extra council tax revenue
- £8,960,000 in extra tax contributions
- £838,656 contributed to open spaces, community, sport and leisure facilities
- 206 affordable homes built
- Payments of £19,840,128 to local authorities for further provision of new affordable homes

WEST YORKSHIRE - 5,970 homes

In total last year, 5,970 new homes were started in West Yorkshire. As a result, house building in the area was responsible for:

- 25,671 jobs
- 239 graduates and apprentices positions
- 256,710 new trees or shrubs
- £9,593,790 towards education in the area
- £7,677,420 in extra council tax revenue
- £59,700,000 in other tax contributions
- £5,587,920 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 1,373 new affordable homes
- Payments of £132,193,710 to local authorities for further provision of new affordable homes

However, as output is still some way off of what is required, if West Yorkshire were to build enough homes to meet its housing need, that being an additional 1,257 homes each year, the industry could contribute towards an extra:

- 5,404 jobs created
- 50 graduates and apprentices positions created
- 54,038 trees and shrubs planted
- £2,019,517 towards education in the area
- £1,616,116 in extra council tax revenue
- £12,567,000 in extra tax contributions
- £1,176,271 contributed to open spaces, community, sport and leisure facilities
- 289 affordable homes built
- Payments of £27,827,108 to local authorities for further provision of new affordable homes



BRADFORD (inc. Ilkley and Keighley) - 1,420 homes

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

- 6,106 jobs
- 57 graduates and apprentices positions
- 61,060 new trees or shrubs
- £2,281,940 towards education in the area
- £1,826,120 in extra council tax revenue
- £14,200,000 in other tax contributions
- £1,329,120 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 327 new affordable homes
- Payments of £31,443,060 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Bradford were to build enough homes to meet its housing need, that being an additional 245 homes each year, the industry could contribute towards an extra:

- 1,051 jobs created
- 10 graduates and apprentices positions created
- 10,514 trees and shrubs planted
- £392,912 towards education in the area
- £314,427 in extra council tax revenue
- £2,445,000 in extra tax contributions
- £228,852 contributed to open spaces, community, sport and leisure facilities
- 56 affordable homes built
- Payments of £5,413,964 to local authorities for further provision of new affordable homes



**CONTRIBUTING
TOWARDS
EDUCATION
IN THE AREA**

CALDERDALE (inc. Halifax) - 310 homes

According to research carried out by Nathaniel Lichfield & Partners for the HBF, in Calderdale 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 Calderdale were to build enough homes to meet its housing need, that being an additional 459 homes each year, the industry could contribute towards an extra:

- 1,972 jobs created
- 18 graduates and apprentices positions created
- 19,724 trees and shrubs planted
- £737,131 towards education in the area
- £589,888 in extra council tax revenue
- £4,587,000 in extra tax contributions
- £429,343 contributed to open spaces, community, sport and leisure facilities
- 106 affordable homes built
- Payments of £10,156,994 to local authorities for further provision of new affordable homes

KIRKLEES (inc. Dewsbury and Huddersfield) - 360 homes

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

- 1,548 jobs
- 14 graduates and apprentices positions
- 15,480 new trees or shrubs
- £578,520 towards education in the area
- £462,960 in extra council tax revenue
- £3,600,000 in other tax contributions
- £336,960 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 83 new affordable homes
- Payments of £7,971,480 to local authorities for further provision of new affordable homes

Output is still a long way off of what is required. If Kirklees were to build enough homes to meet its housing need, that being an additional 992 homes each year, the industry could contribute towards an extra:

- 4,267 jobs created
- 40 graduates and apprentices positions created
- 42,669 trees and shrubs planted
- £1,594,626 towards education in the area
- £1,276,098 in extra council tax revenue
- £9,923,000 in extra tax contributions
- £928,793 contributed to open spaces, community, sport and leisure facilities
- 228 affordable homes built
- Payments of £21,972,499 to local authorities for further provision of new affordable homes

LEEDS (inc. Morley) - 2,480 homes

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

- 10,664 jobs
- 99 graduates and apprentices positions
- 106,640 new trees or shrubs
- £3,985,360 towards education in the area
- £3,189,280 in extra council tax revenue
- £24,800,000 in other tax contributions
- £2,321,280 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 570 new affordable homes
- Payments of £54,914,640 to local authorities for further provision of new affordable homes

WAKEFIELD (inc. Pontefract) - 1,410 homes

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

- 6,063 jobs
- 56 graduates and apprentices positions
- 60,630 new trees or shrubs
- £2,265,870 towards education in the area
- £1,813,260 in extra council tax revenue
- £14,100,000 in other tax contributions
- £1,319,760 towards new open spaces, community spaces or sports facilities, or enhancing existing resources
- 324 new affordable homes
- Payments of £31,221,630 to local authorities for further provision of new affordable homes



PART THREE

APPENDIX

11. TABLES OF STATISTICS – YORKSHIRE AND HUMBERSIDE 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
East Riding of Yorkshire UA Kingston upon Hull, City of UA North East Lincolnshire UA North Lincolnshire UA York UA	540	2,322	22	23,220	867,780	124	11,957,220	5,400,000	694,440	505,440
	480	2,064	19	20,640	771,360	110	10,628,640	4,800,000	617,280	449,280
	170	731	7	7,310	273,190	39	3,764,310	1,700,000	218,620	159,120
	240	1,032	10	10,320	385,680	55	5,314,320	2,400,000	308,640	224,640
	690	2,967	28	29,670	1,108,830	159	15,278,670	6,900,000	887,340	645,840
South Yorkshire (Met County)	2,950	12,685	118	126,850	4,740,650	679	65,321,850	29,500,000	3,793,700	2,761,200
Barnsley	580	2,494	23	24,940	932,060	133	12,842,940	5,800,000	745,880	542,880
Doncaster	940	4,042	38	40,420	1,510,580	216	20,814,420	9,400,000	1,208,840	879,840
Rotherham	690	2,967	28	29,670	1,108,830	159	15,278,670	6,900,000	887,340	645,840
Sheffield	740	3,182	30	31,820	1,189,180	170	16,385,820	7,400,000	951,640	692,640
West Yorkshire (Met County)	5,970	25,671	239	256,710	9,593,790	1,373	132,193,710	59,700,000	7,677,420	5,587,920
Bradford	1,420	6,106	57	61,060	2,281,940	327	31,443,060	14,200,000	1,826,120	1,329,120
Calderdale	310	1,333	12	13,330	498,170	71	6,864,330	3,100,000	398,660	290,160
Kirklees	360	1,548	14	15,480	578,520	83	7,971,480	3,600,000	462,960	336,960
Leeds	2,480	10,664	99	106,640	3,985,360	570	54,914,640	24,800,000	3,189,280	2,321,280
Wakefield	1,410	6,063	56	60,630	2,265,870	324	31,221,630	14,100,000	1,813,260	1,319,760
North Yorkshire	2,480	10,664	99	106,640	3,985,360	570	54,914,640	24,800,000	3,189,280	2,321,280
Craven	120	516	5	5,160	192,840	28	2,657,160	1,200,000	154,320	112,320
Hambleton	430	1,849	17	18,490	691,010	99	9,521,490	4,300,000	552,980	402,480
Harrogate	210	903	8	9,030	337,470	48	4,650,030	2,100,000	270,060	196,560
Richmondshire	100	430	4	4,300	160,700	23	2,214,300	1,000,000	128,600	93,600
Ryedale	210	903	8	9,030	337,470	48	4,650,030	2,100,000	270,060	196,560
Scarborough	330	1,419	13	14,190	530,310	76	7,307,190	3,300,000	424,380	308,880
Selby	1,100	4,730	44	47,300	1,767,700	253	24,357,300	11,000,000	1,414,600	1,029,600
YORKS & HUMBER TOTAL	13,520	58,136	541	581,360	21,726,640	3,110	299,373,360	135,200,000	17,386,720	12,654,720