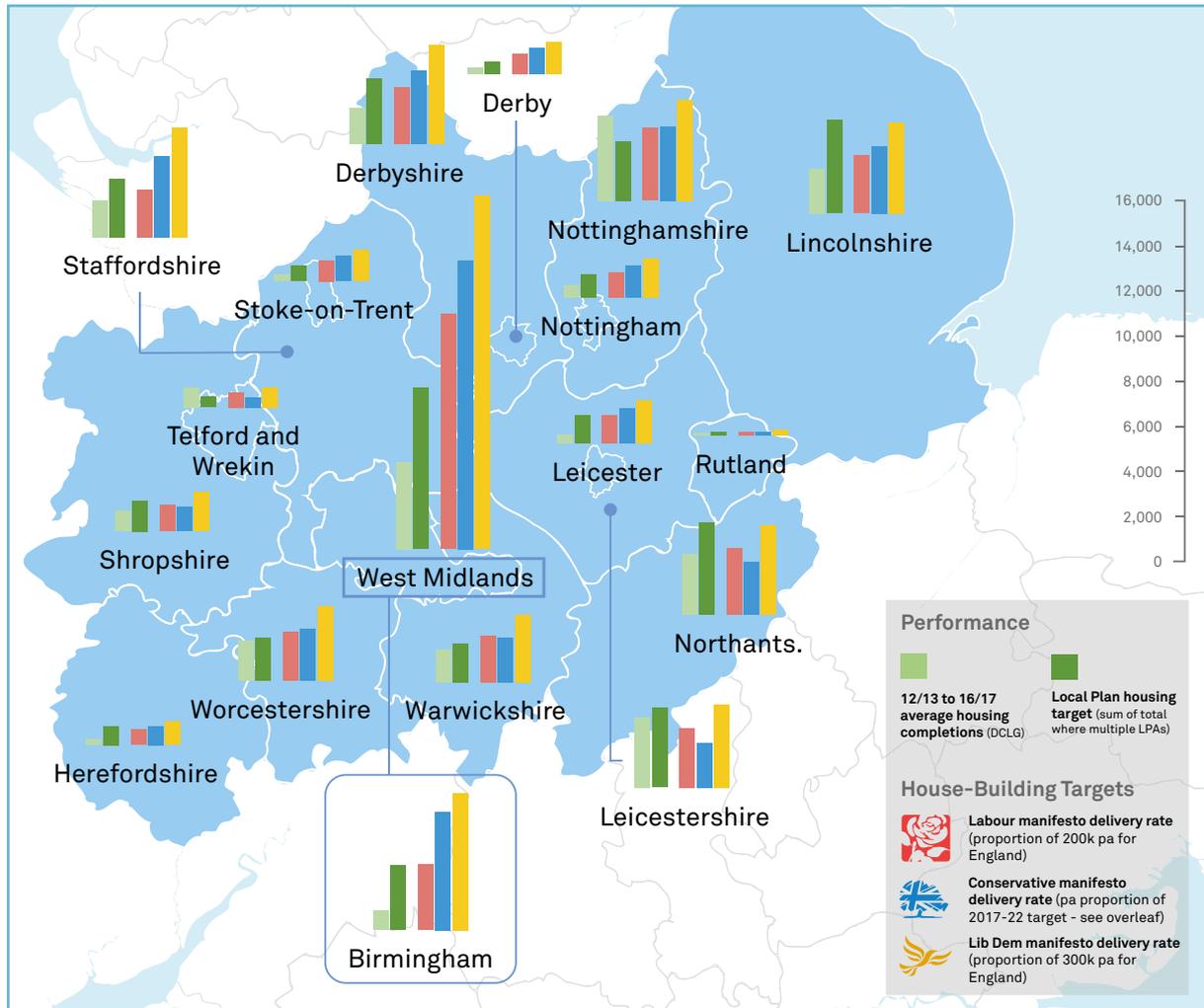


The 2017 General Election has seen a flurry of ambitious house-building targets set out by the three main parties, but how do these goals compare to current completion rates in the Midlands?



- Irrespective of the outcome on 8 June, house-building rates in much of the region will need to expand to meet the targets of the three main parties.
- As the map shows, there is considerable variation across the region. Rural areas of the Midlands appear to be better equipped to weather a large rise in the national house-building target than metropolitan areas such as Nottingham or Derby.
- The average house-building rate of the West Midlands Metropolitan County falls far behind

all three of the party manifesto pledges, with a particular shortfall in Birmingham. In order to meet the Labour or Conservative Party targets, the number of new units delivered annually would need to increase fourfold or fivefold respectively.

- Whatever the result, any house-building ambition on this scale can only be achieved with more far-reaching planning reforms than those outlined in the Housing White Paper, as well as a stable economy underpinned by a successful Brexit deal.



The 2017 Election and House-Building



House-building:

- Re-affirmation of 2015 manifesto commitment to deliver a million net additional dwellings between 2015 and 2020 (tenure not specified).
- Deliver a further 500,000 homes between 2020 and 2022.

Other:

- Give new powers to LPAs to intervene if a developer does not act on a planning permission.
- Encourage pro-development councils to build more social housing, which will be privately sold after 10 to 15 years with an automatic Right to Buy for tenants and the profits reinvested in new housing.

Precedent:

The last time 500,000 homes were delivered across England in a two-year period was in 1976-78 (DCLG).



House-building:

- While not included in the manifesto, in April 2017 Jeremy Corbyn announced a target of one million new homes over five years.

Other:

- The manifesto includes an explicit commitment to building at a rate of 100,000 local authority and housing association homes by the end of the parliament.
- Guarantee Help to Buy until 2027.
- Provide 4,000 additional homes reserved for people with a history of rough sleeping (unclear if part of overall total or separate figure).

Precedent:

The last time more than 100,000 Housing Association and Local Authority dwellings were completed over 4 quarters was in 1978. 2015 figures were 37,640 (DCLG).



House-building:

- Reach a rate of 300,000 new build units a year by the end of the parliament.
- No overall house-building target for parliament or explicit affordable homes target.

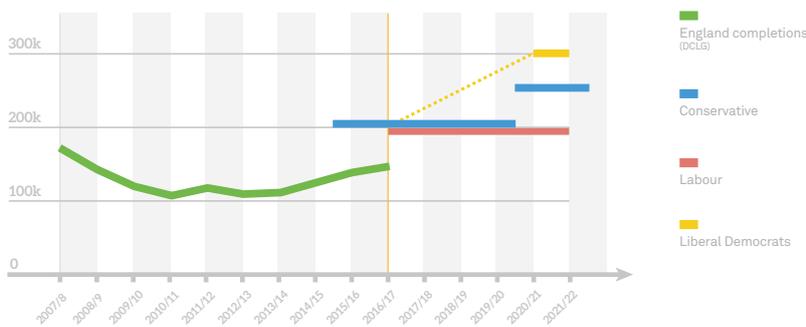
Other:

- Create at least 10 new garden cities in England.
- Increase borrowing capacity for housing associations.
- Enable LPAs to enforce housebuilding on unwanted public sector land.

Precedent:

The last time more than 300,000 new homes were completed across the UK in a single year was in 1977-78 (DCLG).

Annual UK completions compared to the house-building targets of the three main parties



Our next briefing on 15 June will consider the implications of the election result on house-building and planning in the Midlands.

Map on page 1: shows the average completions rate for different parts of the Midlands as compared to Conservative, Labour and Liberal Democrat pledges on house-building for the 5 years following the general election.

Long-term policy pledges tend to be deliberately vague and in this instance, we have assumed that all overall targets are for England (rather than the wider UK). To calculate regional targets, we have apportioned each party's national target based on local authority share of England's population (2011 census).



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