



PRESS STATEMENT

FORGET BREXIT, GREATER MANCHESTER NEEDS A CLEAR PLAN TO BUILD MORE HOMES

- *Housing the Powerhouse campaign calls for the emerging Greater Manchester Spatial Framework (GMSF) to provide the stability and certainty that housebuilders and investors need post-Brexit*
- *Manchester faces a shortfall of 64,000 homes over next 20 years if lower planning targets are approved, irrespective of Brexit*
- *Greater Manchester Chamber of Commerce says the right mix of homes is crucial for local economy*
- *Home Builders Federation say building the homes needed will help secure Manchester's economic prosperity as a key driver of the Northern Powerhouse*

Manchester - 7 July 2016

A Spokesman for the Housing the Powerhouse campaign said:

“Greater Manchester needs a game-changing increase in house building to avoid a London-style housing crisis that will lock a generation out of their future homes. Brexit and the national political situation have created uncertainty, but the simple fact remains that nowhere near enough homes are being built in Greater Manchester for young people and families who aspire to a home of their own.

“House builders stand ready to get on with the job. Since the referendum the need for certainty and stability in our planning system has never been clearer. An ambitious Greater Manchester Spatial Framework is *the* indispensable tool for getting our workers on site with bricks in hand.

“The Housing the Powerhouse campaign is continuing to make the case to Greater Manchester leaders that building enough homes remains essential to cementing Manchester's long term economic and social future, especially in this new political reality.”

ENDS

Notes to Editors

For interviews, infographics and further background, please call Michael Haw at Lexington Communications on 0161 711 0300 or email michael.haw@lexcomm.co.uk.

Further background

- The Housing the Powerhouse campaign was formed in 2015 as a result of concerns from the business community about the first draft of the emerging Greater Manchester Spatial Framework. It seeks to encourage a planning and housing strategy that matches Greater Manchester's ambition to be the engine room of the Northern Powerhouse.
- The campaign is led by the Home Builders Federation, and the other member organisations Barratt Homes, Bloor Homes, David Wilson Homes, the Emerson Group/Orbit Developments, Gladman Developments, HIMOR Group, Jones Homes, The Peel Group and Taylor Wimpey UK Ltd. It is also backed by the Greater Manchester Chamber of Commerce.
- The GMSF objectively assessed need (OAN) document proposes a total of 217,350 net additional homes, equating to 10,350 per year, lower than the 10,700 outlined in last year's initial evidence base consultation, equating to an average increase in dwellings of 0.81% a year;
- The latest round of consultation on the GMSF projects that two thirds of household growth in Greater Manchester will be single person households, suggesting that the greatest increase in demand is likely to be for smaller dwellings rather than family houses;
- The OAN of 10,350 is lower than the 10,700 homes currently planned over the next year. If the rate of building continues at even the current pace over the next 20 years, there will be 7,000 fewer new homes available – despite warnings from many of the planners and economists who have submitted responses to the consultation.
- 16,000 new homes every year would mean a total of 64,000 more homes than the 10,350 outlined in the latest 'Objectively Assessed Need' document – meaning more growth and jobs, and helping to retain skilled people in Greater Manchester's Northern Powerhouse economy.