

HBF Wales Conference

September 2024

Neil Jefferson
Chief Executive
Home Builders Federation



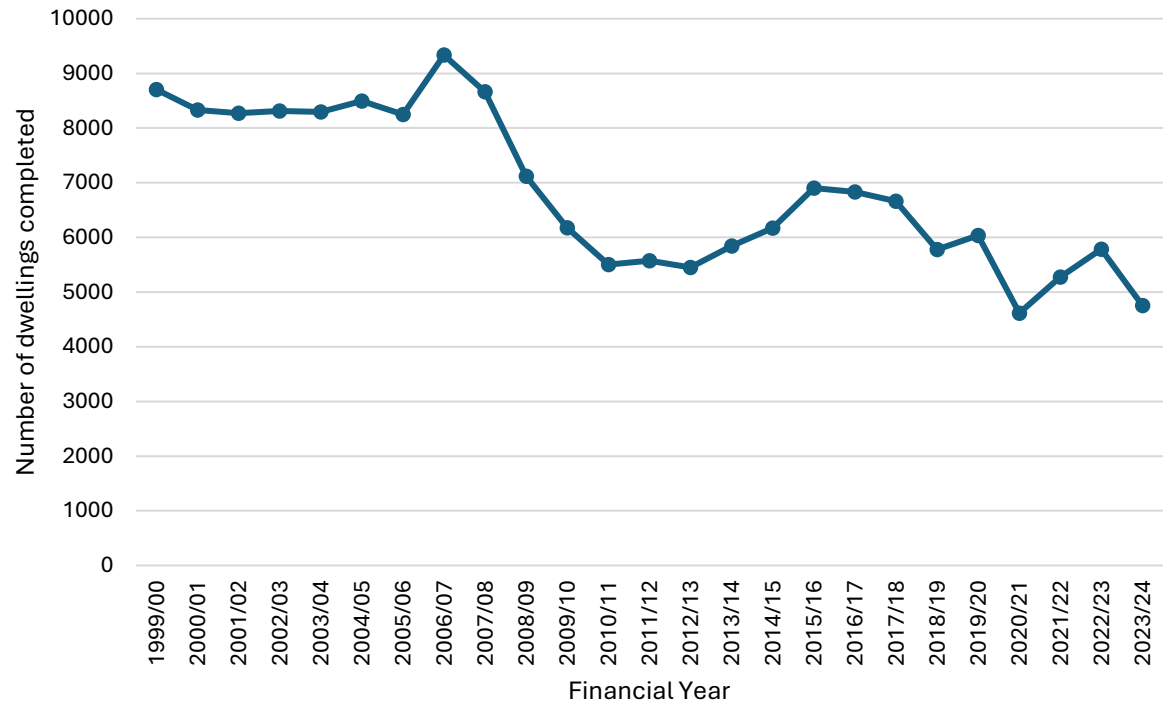
The economy and housing delivery

High interest rates

Falling housing delivery

Limited mortgage availability

New dwellings completed in Wales, 1999-2024



New First Minister Eluned Morgan urged to tackle chronic housing shortage
By [Sion Barry](#)



Help to Buy Wales

Our new report shows that Help to Buy Wales has:

- Supported over 14,000, including almost 11,000 first-time buyer households.
- Generated a return of over £40 million to the Welsh Government.
- Supported 4,400 jobs and generated £240 million in economic activity every year on average.

78% of the Welsh public agree that a Government scheme to help first-time buyers should be in place, as the report outlines.



Cefnogir gan
Lywodraeth Cymru

Supported by
Welsh Government



The politics of housing in 2024 – a mixed picture....



Political instability in Wales

- Three First Ministers this year
- Unclear direction of travel in some areas



Lack of focus on housing supply

- Failure to recognise the crucial role our industry plays



Improving industry relations with UK Government

- Positive engagement with new MPs
- Helpful announcements on housing targets and five-year land supply



CMA Market Study – an opportunity to build momentum

HBF's response to the Market Study drew on all available resources and expertise



The CMA set out a series of recommendations to the Welsh Government and concluded that:

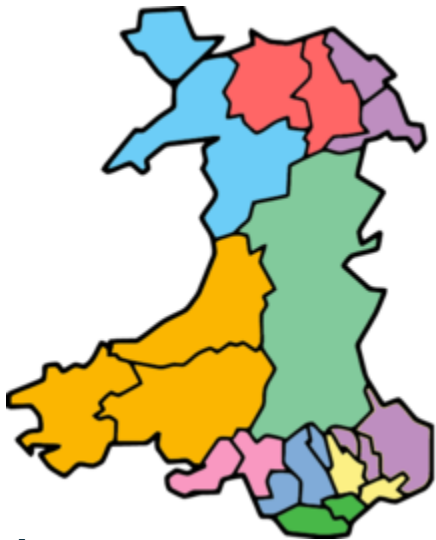
- The planning process is too costly, unpredictable, and complex.
- There has been a persistent under-delivery of housing in Wales compared to estimated levels of need.
- Increased groundwork costs are a particular problem in Wales.

...and the CMA's conclusions echo the concerns HBF highlighted throughout our engagement with the organisation during the study.



The plan led system

- While some progress with replacement LDPs continues to be made, **11 LDPs are now time expired.**
- There is an **insufficient pipeline of viable and deliverable sites for the years ahead.**



What's needed

1

Monitoring and enforcement of plan production by the Welsh Government

2

Reinstating TAN 1

3

Investment in improving the resources of LPAs

Other issues and HBF activity



Welsh Government river summits



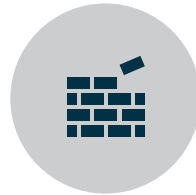
Some progress with permit reviews



Consultations on Bldg Regs and affordable housing supply



First HBF Equality, Diversity and Inclusion conference



SME State of Play survey to be released soon



STATE OF PLAY ▶

Challenges and opportunities facing SME home builders

2023-24
Quarter 1



To conclude



2024 has been a challenging year so far...



...but the CMA's market study and the new Government in Westminster have also presented opportunities.



The housing crisis can be overcome by increasing the supply of new homes...



...HBF will continue to press the Welsh and UK Governments for further action to support new housing supply





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home building
industry

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