

HBF Policy Conference 2025

Neil Jefferson
Chief Executive
Home Builders Federation



Labour Government

The story so far



NPPF changes brought some relief to the industry

Positive policy announcements on grey belt and modernising planning committees

Strong industry relations with the Government

Focus on homebuilding remains a key priority for economic growth

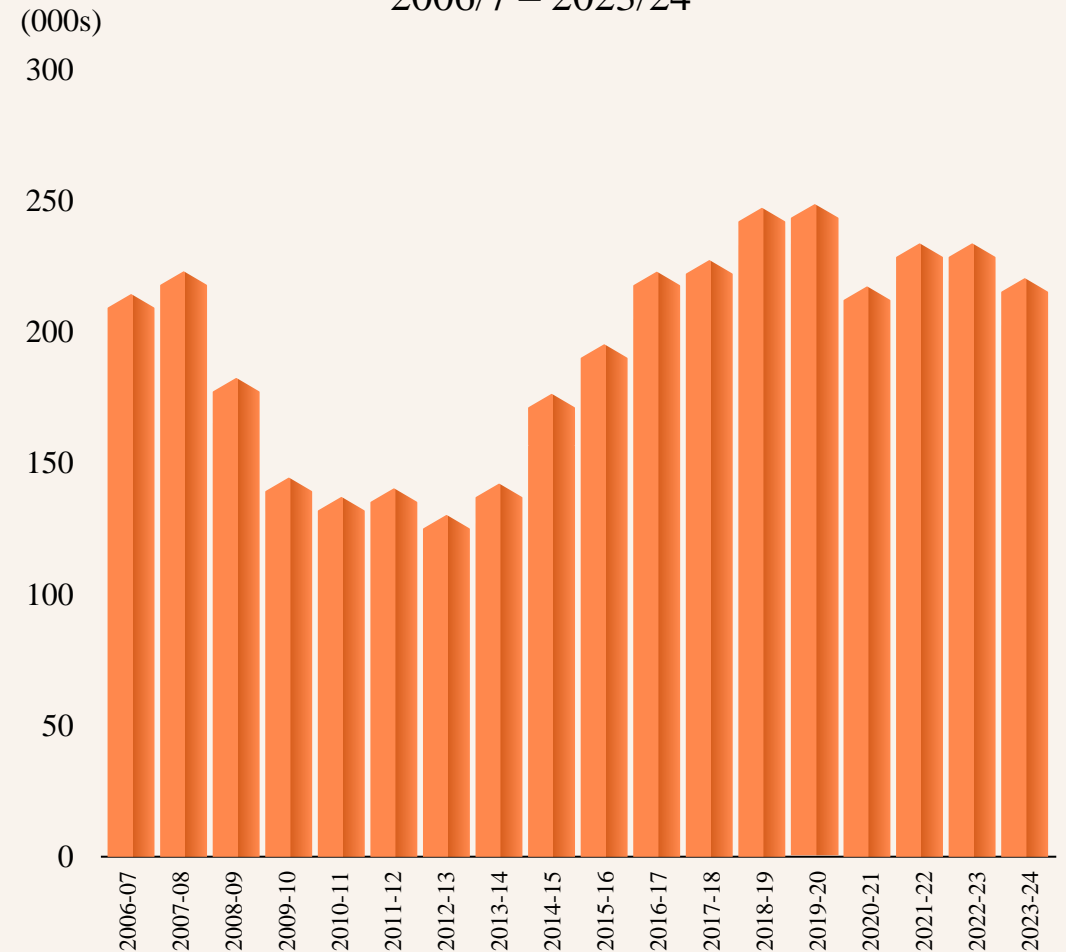


A challenging outlook

- Housing delivery fell by 6% year-on-year
- Data on EPCs and planning approvals suggest further falls in supply to come
- 2024 saw the lowest number of new homes approved in a decade
- Economic challenges persist, with limited growth and risk of rising inflation

Annual net housing supply in England

2006/7 – 2023/24





Industry specific challenges: Planning

- 1 Planning has been the number one **barrier** for many years
- 2 Under resourcing of planning departments = **delays and blocks**
- 3 300 new planners have been promised – HBF estimates **2,200 are needed**
- 4 Improving the planning system is **only one part** of the solution

Section 106 Affordable Housing

- 17,000 Affordable Homes remain uncontracted
- The private sector delivers almost half of all Affordable Homes – many of which are at risk
- A perfect storm of pressures for RPs

What's needed?

- A Written Ministerial Statement to encourage cascade mechanisms
- Longer term, the financial capacity of housing associations must be rebuilt



Homes
England



Ministry of Housing,
Communities &
Local Government

HBF Home
Builders
Federation

Local 
Government
Association

**NATIONAL
HOUSING
FEDERATION**



Building safety

- Industry has committed £6 billion through the Residential Property Developer Tax (RPDT) and the Building Safety Pledge
- No such commitment has been made by any other industry
- SMEs will be particularly affected by the Building Safety Levy
- A welcome delay to autumn 2026 – but disappointing that government is still pushing ahead

Demand side support

- Incredibly challenging climate for first-time buyers
- Average FTB in England must save half of their earnings for almost a decade to afford a deposit
- Help to Buy was rewarding for the taxpayer:

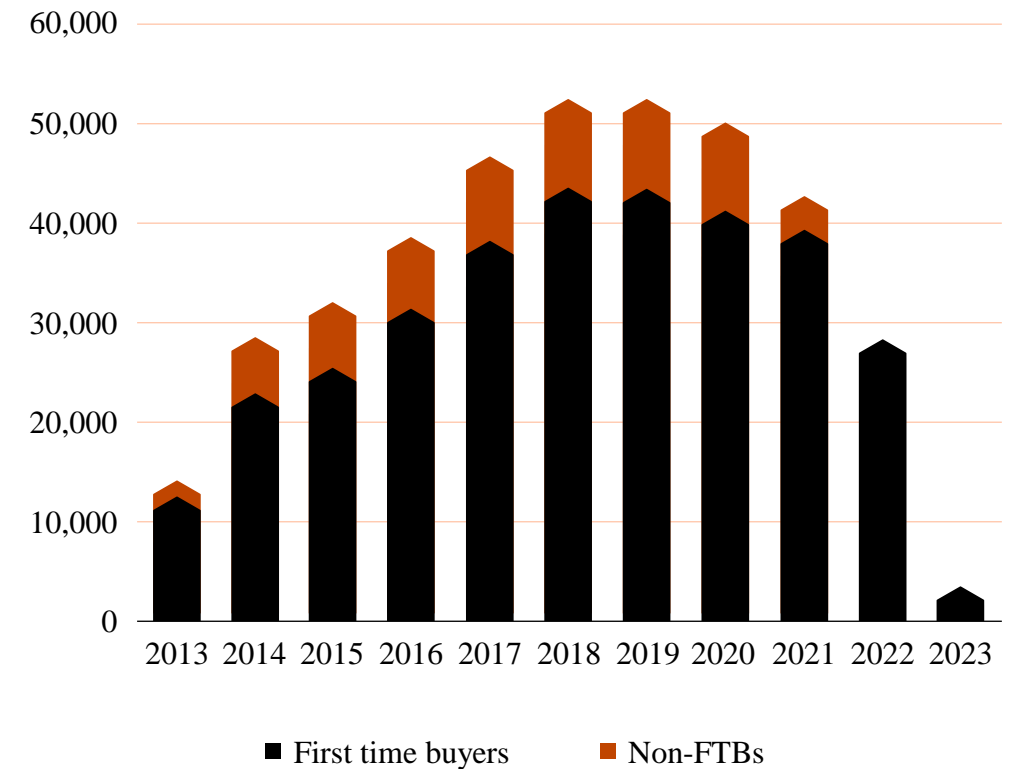
*On track to deliver
returns of £2bn*

*Assisted over a third of
a million households*

- Spending review – an opportunity to introduce a demand side support scheme



Completions by year and type of purchaser



Skills and workforce



240,000
additional
workers
needed across
the supply chain



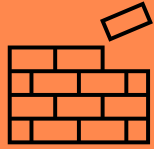
Ageing
workforce
– a quarter
of the workforce
is aged over 50



Government
action so far

.....
Skills England
Growth and skills levy
£600 million
investment
Construction Skills
Mission Board

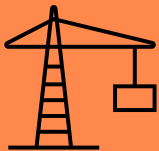
HBF action – positioning the industry for a bright future



Partner a College scheme



Women into Home Building Programme



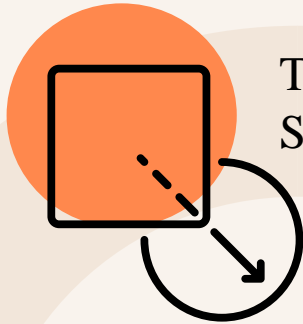
Parliamentary skills reception



Engagement with Government:
CITB scope order

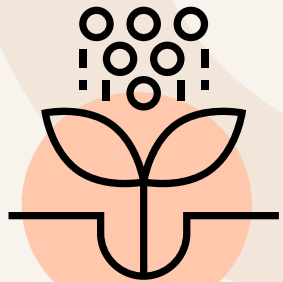


Other challenges



Transition to Future Homes Standard is ongoing

Still waiting for crucial details on the final specification - PV requirements and the transition from SAP to HEM



Members across the country are still facing delays due to nutrient neutrality issues



Ready for Zero

Evidence to inform the 2025 Future Homes Standard

Task Group Report



To conclude



Positive that we have a Government that wants to build homes and has taken decisive early action on planning reform.



Government must now take action in several other areas if we are to see a meaningful change in housing delivery.



Industry and HBF is doing its utmost to help navigate the challenges and overcome the hurdles.



The voice of the home building industry.

hbf.co.uk | 0207 960 1600 | @homebuildersfed

