



## General Housing Facts

- UK population is set to grow to 71 million by 2031 (ONS, 2007)
- Last year around 160,000 new homes were built in England (CLG, 2007)
- Whilst housing output has increased in recent years it is still lower than previous decades e.g. in 1927, 80 years ago, 255,000 homes were built in Great Britain (CLG).
- Projected household growth in England is 223,000 (CLG, 2007)
- This leaves a current annual shortfall of 63,000 homes
- The cumulative shortfall is estimated to be at least 450,000 in England alone (Kate Barker, 2004)
- It takes on average 15 months for home builders to receive full planning permission on sites they wish to use (HBF, 2006). This compares with around 3 months in the mid 1970'.
- Between 1997 and 2004 England' Green Belt actually increased from 1,650,000 to 1,678,200 hectares, an expansion of 1.7% (CLG, 2007).
- Green Belt land now comprises 13% of total land in England (CLG, 2007)
- Only 8% of land in the UK is classed as urban, half the figure in Holland and lower than Belgium,
- Denmark and Germany (Policy Exchange, 2005)
- Between 1997 and 2003, the amount of land being brought forward for development annually fell by 7% (CLG, 2007)
- 74% of all new homes are today built on previously developed 'Brownfield land' ahead of the Government target of 60%. This compares to 53% in 1997 (CLG, 2007)
- An extra 120,000 homes being built per year in the South East –four times the current rate – would only use an additional 0.75% of the total land area of the South East over the next ten years (Kate Barker, March 2004)
- The average house in England costs more than seven times average salary moving to nine- and a-half times by 2026 (National Housing and Planning Advice Unit, 2007)
- Note: CLG –Communities and Local Government department.
- ONS –Office for National Statistics