

Housebuilding market study

Local concentration and land banks working paper 15/11/23

[REDACTED] response dated 05/12/23

Background (section 2)

Question 2.1

- a) Do you agree with our focus on plots as a measure of land banks? What other measures should we take into account?

Assessment by plot numbers is a reasonable approach, albeit there needs to be the ability to sense-check, to ensure the indicated number of plots is a reasonable assumption, given the specific properties of the site.

We believe this to be the most appropriate form of measurement as it relates directly to other aspects of planning that are calculated on plot numbers. There is no need to introduce further measures.

Identifying local areas with high concentration (section 4)

Question 4.1

- a) Do you have any comments or alternative suggestions for identifying local Housing Market Areas?

No. We agree with the approach adopted.

Question 4.2

- a) Do you have any comments on Method 1?

No.

- b) Do you have any views as to how much weight we should put on Method 1?

No.

Question 4.3

- a) Do you have any comments on Method 2?

No.

- b) Do you have any views as to how much weight we should put on Method 2?

More weight should be put on this method, given that it provides more current data.

Question 4.4

- a) Do you have any other comments on our methodology for exploring land banks? What alternative or additional ways of analysing the data we have collected should we consider to shed further light on the issues?

No.

Findings (section 5)

Question 5.1

- a) In the areas identified as potentially highly concentrated in our analysis, what are your experiences of operating in these areas? How well do you consider the market to be working, and why?

We are not actively constructing in the areas identified as potentially highly concentrated.

We particularly welcome views from

- Builders active in the area as to whether they consider the market is concentrated from their perspective, and how this affects their operations.
- Smaller builders as to whether they experience difficulties in finding land in these areas.
- LPAs as to whether they experience difficulties in identifying land for development and having this converted into housing in line with locally identified needs.