

The **Positive** Economic Impact of Housing Organisations on the North



The North's housing sector recognises we must demonstrate our economic impact. **This report does just that.**

At the Northern Housing Consortium, we're passionate about making the case for housing in the North.

In recent years, we have recognised that we must demonstrate our economic impact, as well as the social outcomes on which we have traditionally focused. That's why the Consortium has been working with Sheffield Hallam University and seven of our Member organisations to research the economic impact of housing organisations in the North. Through a detailed survey of our Members, we've established a comprehensive evidence base.

Our work looks at the contribution made to the economy by housing associations, ALMOs and councils with housing stock across the three northern regions.

It considers the jobs and value created by day-to-day activity such as housing management and repairs and maintenance as well as house building itself.

This document summarises our findings, and I hope you'll agree they're impressive. With the right operating environment, housing organisations could do even more to provide homes and jobs in the North.

Over the coming years, the Consortium will be using the evidence we have gathered to make the case for the positive impact our sector has on homes, jobs, communities and economies across the North of England.

This document provides a summary of our findings – please access the complete report via our website at;

www.northern-consortium.org.uk/economy

I'd like to thank the team at Sheffield Hallam University for their work on the study, and the seven Member organisations – Durham City Homes, Helena Partnerships, Leeds Federated Housing Association, Liverpool Housing Trust, St Leger Homes, Stockport Homes and Wakefield and District Housing – who have supported the study. Without them, this work would not have been possible.



Jo Boaden, Chief Executive
Northern Housing Consortium

ECONOMY

Housing organisations support **£10.3bn** worth of output expenditure in the North.

JOBS

Housing organisations support over **116,000 jobs** across the North of England.

COMMUNITIES

Nearly **700,000 northerners** benefit from community investment work by housing organisations.

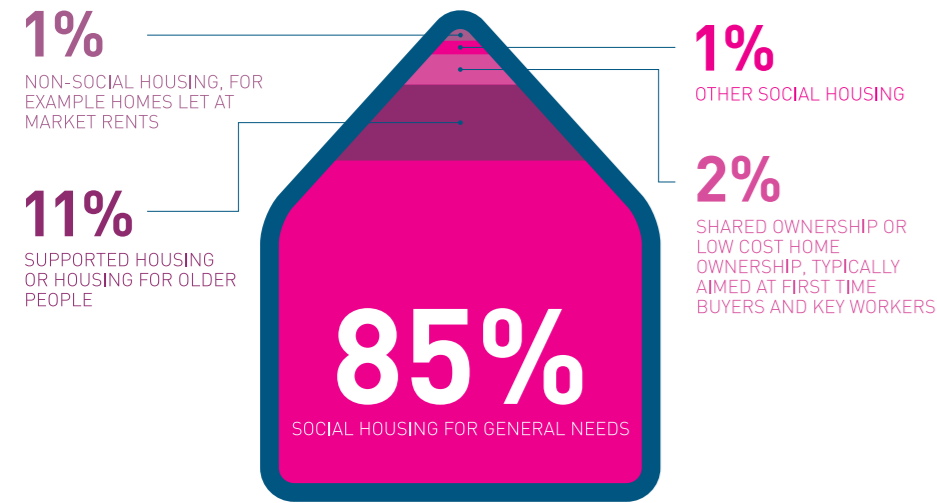
HOMES

Last year we completed **8,400 new homes**.

HOMES



NUMBER OF HOMES IN THE NORTH MANAGED BY HOUSING ORGANISATIONS



ECONOMY

£10.3bn

TOTAL OUTPUT IN THE NORTH SUPPORTED BY HOUSING ORGANISATIONS

£4.6bn

GROSS VALUE ADDED TO THE NORTHERN ECONOMY

£150m

INCOME TAX RECEIPTS FOR HM TREASURY FROM STAFF EMPLOYED BY HOUSING ORGANISATIONS RESIDING IN THE NORTH OF ENGLAND



JOB

41,600 NUMBER OF PEOPLE WE DIRECTLY EMPLOY IN THE NORTH



116,900

TOTAL NUMBER OF JOBS WE SUPPORT ACROSS THE NORTH



1.8

NUMBER OF JOBS SUPPORTED INDIRECTLY FOR EVERY PERSON DIRECTLY EMPLOYED BY HOUSING ORGANISATIONS IN THE NORTH



75,200

FURTHER NUMBER OF JOBS OUR WORK SUPPORTS IN THE NORTH



COMMUNITY

£121.4m SPENT ON COMMUNITY INVESTMENT WORK LAST YEAR

INCLUDING **£37.7m** ON ENVIRONMENT & LIVEABILITY **£22.1m** ON CRIME AND COHESION PROJECTS



695,300

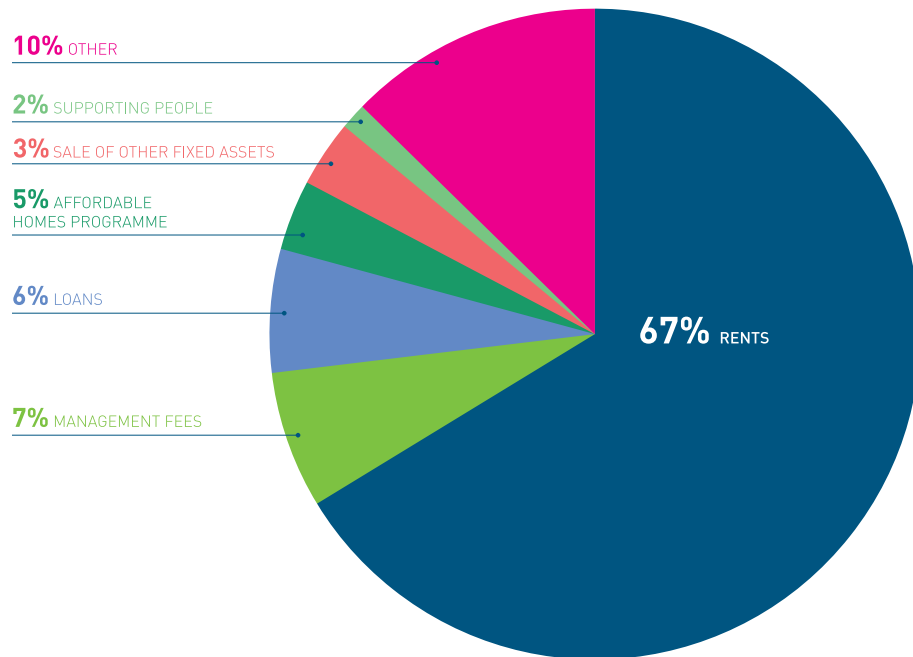
PEOPLE IN THE NORTH BENEFIT FROM THIS WORK

All employment figures are for full-time equivalent posts

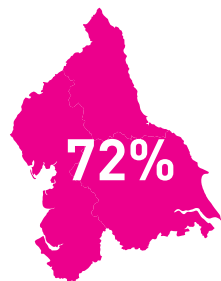
EXPENDITURE & INVESTMENT

WHERE OUR MONEY COMES FROM

Income in 2011/12 was estimated to be £6.5bn, with rents accounting for over two-thirds of this total.



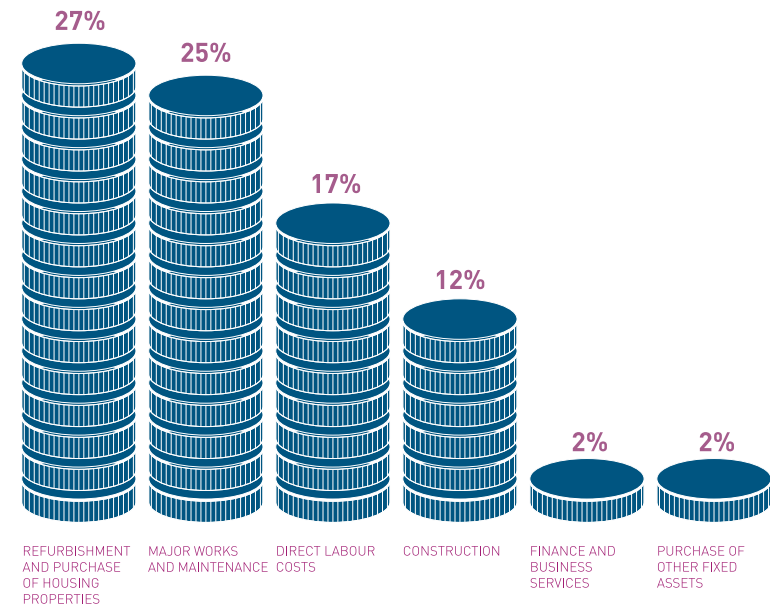
WHERE WE SPEND OUR MONEY



72% OF GROSS EXPENDITURE GOES TO SUPPLIERS BASED WITHIN THE NORTH WHICH IS OVER **£5BN PER YEAR**

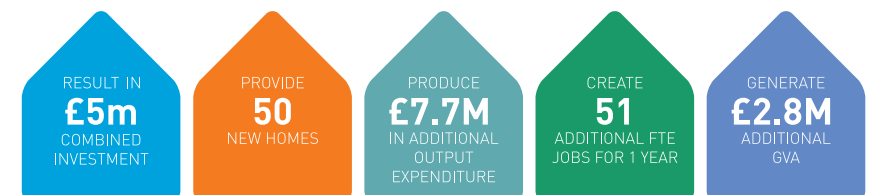
HOW WE SPEND OUR MONEY

Gross expenditure was £6.9bn in 2011/12. How organisations spend their money affects economic impact calculations. This is our net expenditure by category:



POTENTIAL IMPACT OF ADDITIONAL INVESTMENT

An additional £1m of Affordable Homes Programme funding provided to a Northern housing organisation would:



In partnership with



For more information about this study, view the main report on our website:

www.northern-consortium.org.uk/economy

#HsgImpact

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THE VOICE OF HOUSING IN THE NORTH

All figures in this document are for 2011/12