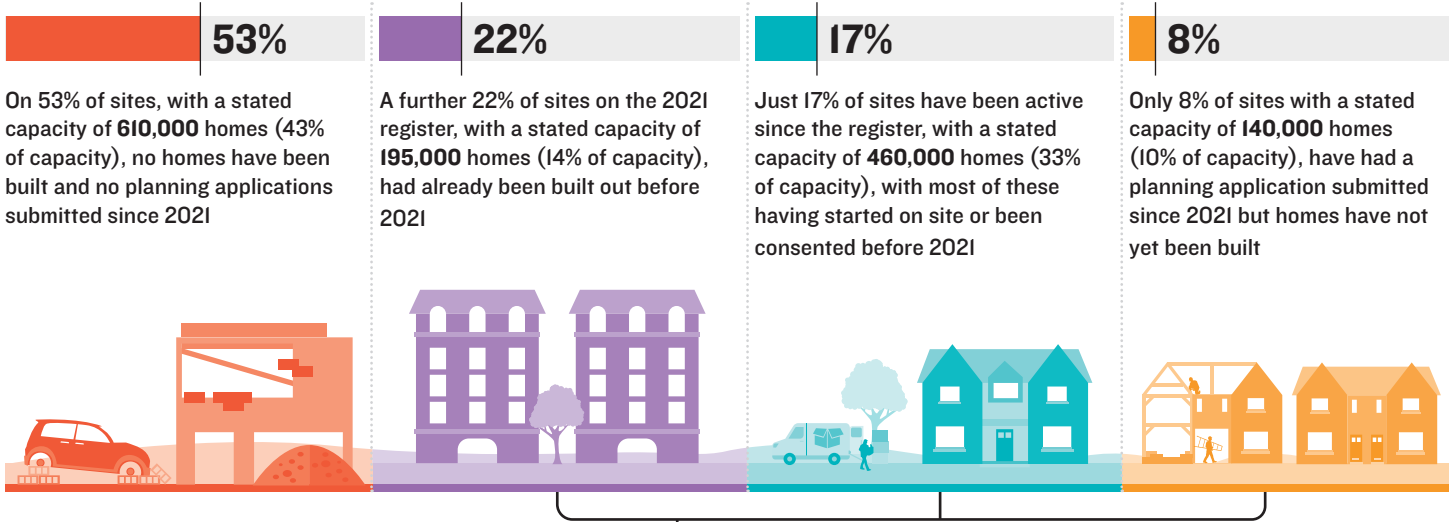


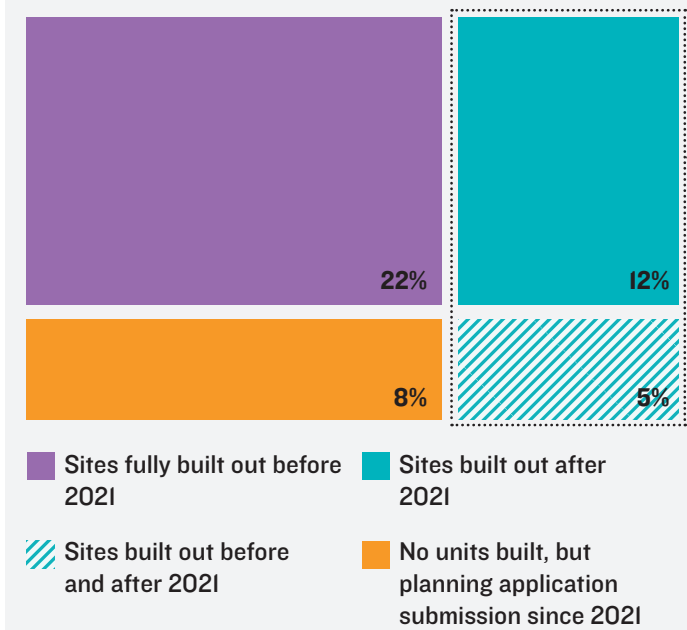
Banking on Brownfield

Progress report

Our 2022 report analysed all sites on local authority brownfield registers in 2021. The registers recorded land with an estimated housing capacity for 1.4m homes deliverable within 15 years. 220,000 homes have been built on these sites since 2021. Even if this rate was maintained, less than half of the estimated capacity would be used within the “deliverable” window of 15 years.



Planned and active sites



Why have only 17% of sites been active over the past five years?

Brownfield sites are typically complex. The median site size of those left on the register (14) is smaller than those that have been developed, and there are few large sites remaining.



Why do some sites get developed?

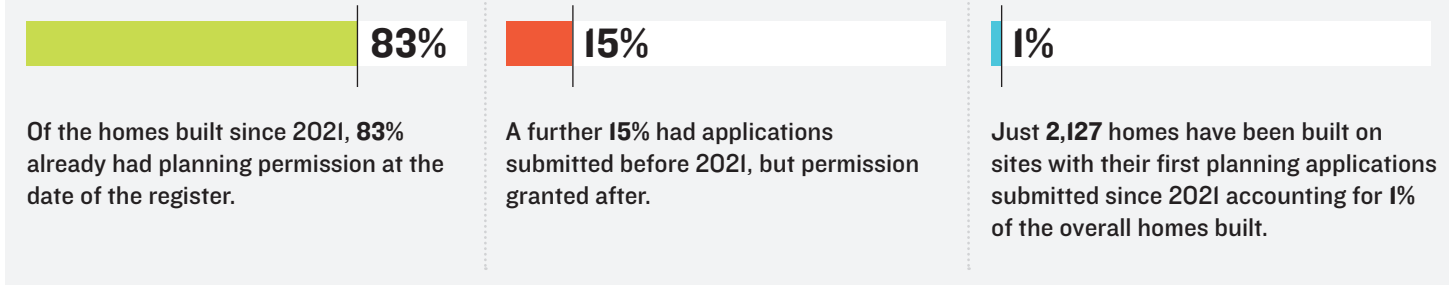
Sites in areas where rates of home building and property values are high are more likely to come forward, but these correlations are not strong; local housing need has no significant correlation with development of registered sites. Site-specific considerations will be most important.



What size sites are getting built?

On sites built out, the median number of homes built is 14, against a median stated capacity of 20 homes. Capacity is being over-estimated by 30% on average.

Number of homes built



Homes built and remaining capacity from the 2021 Brownfield Register compared with local housing need by region

220,000

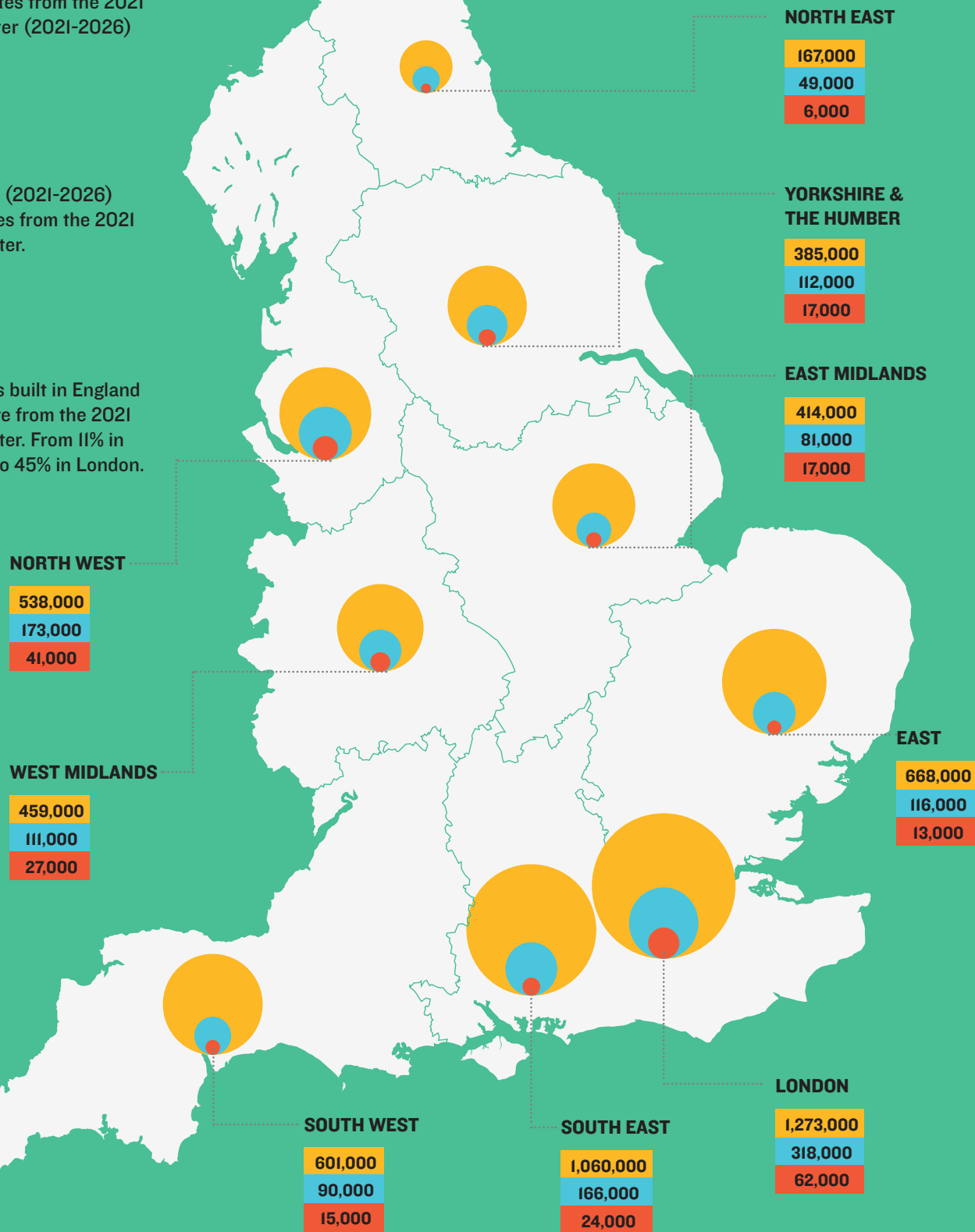
Homes built on sites from the 2021 Brownfield Register (2021-2026) since 2021.

12%

of homes needed (2021-2026) were built on sites from the 2021 Brownfield Register.

25%

of net new homes built in England (2021-2025) were from the 2021 Brownfield Register. From 11% in East of England to 45% in London.



Housing Need over 15 years using the 2026 Standard Methodology

Remaining Brownfield Register capacity

Homes built on Brownfield Register sites after 2021