

Homebuilding market study

Annexe Q - Analysis of LPAs with high concentration

September 2008

OFT1020q

© **Crown copyright 2008**

This publication (excluding the OFT logo) may be reproduced free of charge in any format or medium provided that it is reproduced accurately and not used in a misleading context. The material must be acknowledged as crown copyright and the title of the publication specified.

CONTENTS

<i>Chapter/Annexe</i>	<i>Page</i>
Q.1 Analysis of LPAs with high concentration	4

Q.1 ANALYSIS OF LPAS WITH HIGH CONCENTRATION

Q.1.1 In the UK there were only five local authorities where one firm had permission to build more than 50 per cent of the units for the whole dataset, 1998 – 2006. More detail about each of these areas is given below. In all the cases the reason one homebuilder is significant for the whole period is because it has received approvals for some very large projects. There is no reason to suggest that once these projects were complete the particular firm would continue to build the same large proportion of houses in that area.

England (4)

Eastleigh (51 per cent)

Q.1.2 The largest builder in Eastleigh has only seven of the 61 approvals but they are mostly very large (includes approvals for 51, 122, 136, 151, 250 and 666 units). There are only four other approvals over 50 units, including two blanks (see Annexe P for a discussion of blanks and how they are handled in our analysis).

Forest Heath (65 per cent)

Q.1.3 There are 26 approvals here, three of which are for schemes by a single homebuilder. One of them, though, is for 2,000 units and is considerably bigger than any other approval in this Local Planning Authority area.

Lancaster (65 per cent)

Q.1.4 A 4,350 unit approval for the largest homebuilder for accommodation for Lancaster University dominates the overall picture.

Ryedale (53 per cent)

Q.1.5 There were only 7 approvals in this Local Planning Authority, two of which were for a large national homebuilder. One of those was for 87

units and so that dominates the area (only one other approval was over 30 units).

Scotland (1)

Western Isles (61 per cent)

Q.1.6 Only three sites with named homebuilders on the database, two are small (36 and 14 units) and one is quite large (200 units) and hence dominates.

Wales (0)

Q.1.7 None.

Northern Ireland (0)

Q.1.8 None.