ECONOMIC BENEFITS STATEMENT.

Salesbury View, Wilpshire.

Persimmon Homes.

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Contents.

Executive Summary

Background

This report has been produced on behalf of Persimmon Homes (the Applicant) and presents the economic benefits of construction and operation of 80 dwellings on land at Salesbury View, Wilpshire (the Site).

Main Findings

Construction Impacts

- **Direct and indirect construction-related employment:** The Proposed Development could support around 139 temporary jobs on-site and in the wider economy per annum over the expected two-year build programme.

- **Contribution of construction phase to economic output:** The Proposed Development could generate an additional £20.7million of gross value added (GVA) to the regional economy during the two-year construction period (current prices).

Operational Impacts

- **Increased Supply of Labour:** It is estimated that the scheme will provide homes for 93 economically active and employed residents.

- **Household spend:** Once fully built and occupied, the households are estimated to generate additional spend of £2.1million per annum.

- **First occupation expenditure:** Once fully built and occupied, the proposed new dwellings will generate approximately £480,000 in first occupation expenditure within 18-months.

- **Increased Council Tax income:** The construction of the new homes could generate around £1.8million over ten-years in additional Council Tax revenue.

- **Improved energy efficiency:** The potential energy bill savings associated with the new homes are estimated to be around £78,338 per annum compared to older properties.

- **Supporting the climate change agenda:** the carbon emissions savings associated with the new homes could amount to around 183 tonnes per year compared to older properties.

P21-0362

Economic Benefits

PEGASUS GROUP

Land at **Salesbury View, Wilpshire**
Construction of up to **80** dwellings

Construction Benefits

£18.1million
Estimated construction investment over two-year build programme [1]

139
Direct construction roles and indirect/induced jobs supported per annum during build phase

£20.7million GVA [2]
Economic output contribution from jobs supported by activities at the Site over two-year build programme (at current prices)

Operational Benefits

93
Economically active and employed residents estimated to live in the new housing

£480,000
Estimated first occupation expenditure. (Spending to make a house feel like a 'home') [3]

625 [4]
Businesses in Ribble Valley from retail and accommodation & food services that could benefit from the spend

£2.1million
Total annual household expenditure

£911,500
Of spend on food & drink, leisure, clothes, household goods etc. per annum

52%
Of employed residents estimated to be working in higher value/higher income occupations

£183,966
Estimated annual increase in Council Tax revenue [5]

£78,338
Estimated energy cost savings per annum from the Proposed Development compared with older homes

183 tonnes
Less carbon emitted per annum by the dwellings at the Proposed Development compared with older homes

1. The construction cost has been estimated using BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the cost of a typical mixed housing scheme in the North West (Accessed: 26/08/2025).
2. GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.
3. Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18-months of moving in (available here: https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf). This has been uplifted to £6,000 to account for inflation using the Bank of England Deflator calculator.
4. Business Count data is sourced from from ONS UK Business Count 2024.
5. Based on Council Tax for a Band D dwelling in Ribble Valley of £2,299.58 for 2025/26.

1. Introduction

Scope and Purpose

1.1. This report has been produced on behalf of Persimmon Homes and presents the economic benefits of developing a residential scheme comprising up to 80 residential dwellings, on land at Salesbury View, Wilpshire.

1.2. The report looks at the following:

- **How has the Ribble Valley economy performed in recent years?** The report looks at data on population, employment, deprivation, the claimant count and housing.
- **What are the benefits of the construction phase?** The report considers how many temporary jobs will be created (both on-site and off-site) and the contribution of the construction phase to economic output.
- **What are the benefits of the operational phase?** The report looks at the additional annual household expenditure created by the new homes, as well as the Council Tax and first occupation expenditure that they could generate. It also considers the benefits of the dwellings in helping to attract more economically active people to the area.

Report Structure

1.3. The remainder of the report is structured as follows:

- **Section 2** describes the economic character of Ribble Valley local authority in comparison to the North West region and England. The section presents information on population change, employment, deprivation, the claimant count and housing.
- **Section 3** sets out the construction phase benefits of the Proposed Development, focusing on its contribution to employment and economic output.
- **Section 4** looks at the operational phase benefits of the Proposed Development from the residential units.

2. Economic Baseline

Introduction

2.1. This section presents an economic profile of Ribble Valley local authority, the North West region and England. It examines the following topics:

- UK GDP.
- Demographics – population estimates, current and future.
- Employment – change over time.
- Deprivation.
- Claimant count.
- Housing tenure.
- Housing affordability.

UK GDP

2.2. UK GDP is estimated to have experienced an increase of 0.3% in Q2 2025, succeeding a growth rate of 0.7% in Q1 2025. Although GDP growth is extremely low, it is positive.

2.3. UK GDP data is shown in Figure 2.1. Schemes such as the Proposed Development will bring new investment to Ribble Valley and help to deliver long-term economic benefits to the area, helping to support the economic growth.

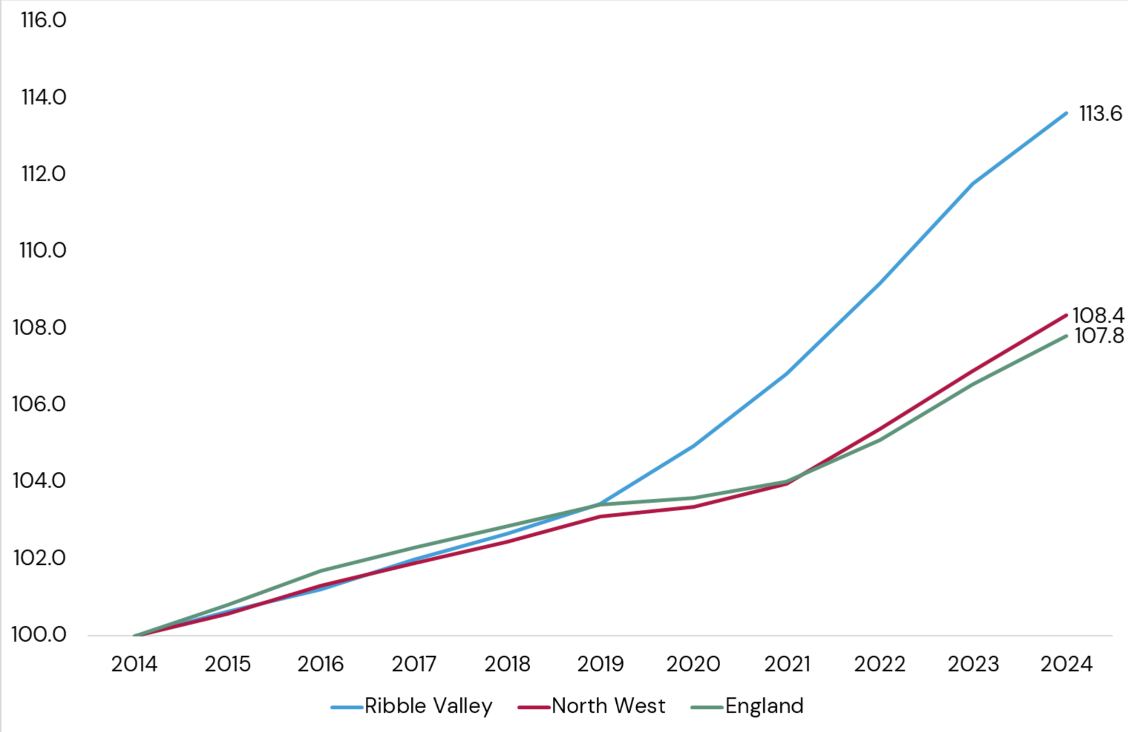
Figure 2.1: UK GDP, Quarter on Quarter Growth, 2010-25

Source: ONS

Population

2.4. Data published by the Office for National Statistics (ONS) show that, as of 2024, the population of Ribble Valley (where the scheme is located) was 65,794, a 13.6% increase (7,883 additional people) since 2014 when the population was 57,911. The population of the North West and England by 8.4% and 7.8% respectively. Figure 2.2 shows the data in more detail.

Figure 2.2: Population Change, 2014-24 (2014=100)



Source: ONS, Mid-Year Population Estimates

2.5. Table 2.1-2.3 show population change by age group between 2014 and 2024 in Ribble Valley, the North West and England respectively. In relative terms, it can be seen that the fastest growing age group over this period in Ribble Valley was the 65+ cohort, which increased by 26.6% (3,463 additional people). Similarly, the North West and England saw this age group grow by the most in relative terms, although not as significantly as the growth in Ribble Valley with the North West seeing those aged 65+ grow by 13.9% and England saw a 15.5% increase in this age group.

2.6. At a local authority and national level, ages 0-15 were the slowest growing at 3.7% and 5.0% respectively, whilst at a regional level, age group 16-64 was the slowest growing at 7.1%.

Table 2.1: Population Change by age in Ribble Valley, 2014-24

	2014	2024	Absolute Change	% Change
0-15	10,172	10,552	380	3.7%
16-64	34,708	38,748	4,040	11.6%
65+	13,031	16,494	3,463	26.6%
Total	**57,911**	**65,794**	**7,883**	**13.6%**

Source: ONS, 2018-based Subnational Population Projections

Table 2.2: Population Change by age in North West, 2014-24

	2014	2024	Absolute Change	% Change
0-15	1,343,816	1,440,242	96,426	7.2%
16-64	4,518,731	4,840,994	322,263	7.1%
65+	1,278,549	1,456,178	177,629	13.9%
Total	7,141,096	7,737,414	**596,318**	**8.4%**

Source: ONS, 2018-based Subnational Population Projections

Table 2.3: Population Change by age in England, 2014-24

	2014	2024	Absolute Change	% Change
0-15	10,255,533	10,768,248	512,715	5.0%
16-64	34,610,320	36,870,761	2,260,441	6.5%
65+	9,504,466	10,981,092	1,476,626	15.5%
Total	54,370,319	58,620,101	**4,249,782**	**7.8%**

Source: ONS, 2018-based Subnational Population Projections

2.7. Tables 2.4-2.6 show the population projections for Ribble Valley, the North West and England between 2022 and 2042 respectively[1]. The latest subnational ONS population projections (2022-based) indicate that the population of Ribble Valley is expected to increase by 13,618 between 2022 and 2042 (a rise of 21.6%). The growth rates in the North West and England are projected to be lower at 11.0% and 10.8% respectively in the same timeframe.

2.8. Looking at the population projections for Ribble Valley in more detail, between 2022 and 2042 the fastest growing age group in both relative and absolute terms is projected to be age group 65+ with an increase of 49.1% (7,621 additional people). The number of people aged 15-64 in Ribble Valley is projected to increase by 15.0% (5,712), whilst the number of people aged 0-14 is projected to increase at a lower rate of 3.0% (286).

2.9. At a regional and national level, the 0-14 age group is projected to decline by 7.4% and 8.7% respectively. The 15-64 cohort is projected to increase at a lower rate of 10.9% in the North West and 9.4% in England. This is also the case with age group 65+ which is projected to increase by 28.3% regionally and 33.6% nationally.

2.10. It is important that the area sees new homes built such as those provided by the Proposed Development, that are attractive to people of working age who are looking to move into the area. This younger population can help boost the local economy as the older members of the workforce reach retirement age and become economically inactive.

Table 2.4: Projected Population Change in Ribble Valley, 2022-42

	2022	2042	Absolute Change	% Change
0-14	9,630	9,916	286	3.0%
15-64	37,974	43,686	5,712	15.0%
65+	15,536	23,157	7,621	49.1%
Total	**63,140**	**76,758**	**13,618**	**21.6%**

Source: ONS, 2022-based Subnational Population Projections

Table 2.5: Projected Population Change in North West, 2022-42

	2022	2042	Absolute Change	% Change
0-14	1,317,026	1,219,672	-97,354	-7.4%
15-64	4,784,297	5,307,743	523,446	10.9%
65+	1,414,395	1,814,506	400,111	28.3%
Total	**7,515,718**	**8,341,921**	**826,203**	**11.0%**

Source: ONS, 2022-based Subnational Population Projections

[1] The age ranges in the projections differ very slightly to those for past change. The projections look at the 0-14 cohort (versus 0-15 for past change) and 15-64 age group (versus 16-64 for past change). The 65+ cohort is the same for both datasets.

Table 2.6: Projected Population Change in England, 2022-42

	2022	2042	Absolute Change	% Change
0-14	9,896,653	9,032,937	-863,716	-8.7%
15-64	36,586,134	40,022,815	3,436,681	9.4%
65+	10,629,755	14,205,827	3,576,072	33.6%
Total	**57,112,542**	**63,261,579**	**6,149,037**	**10.8%**

Source: ONS, 2022-based Subnational Population Projections

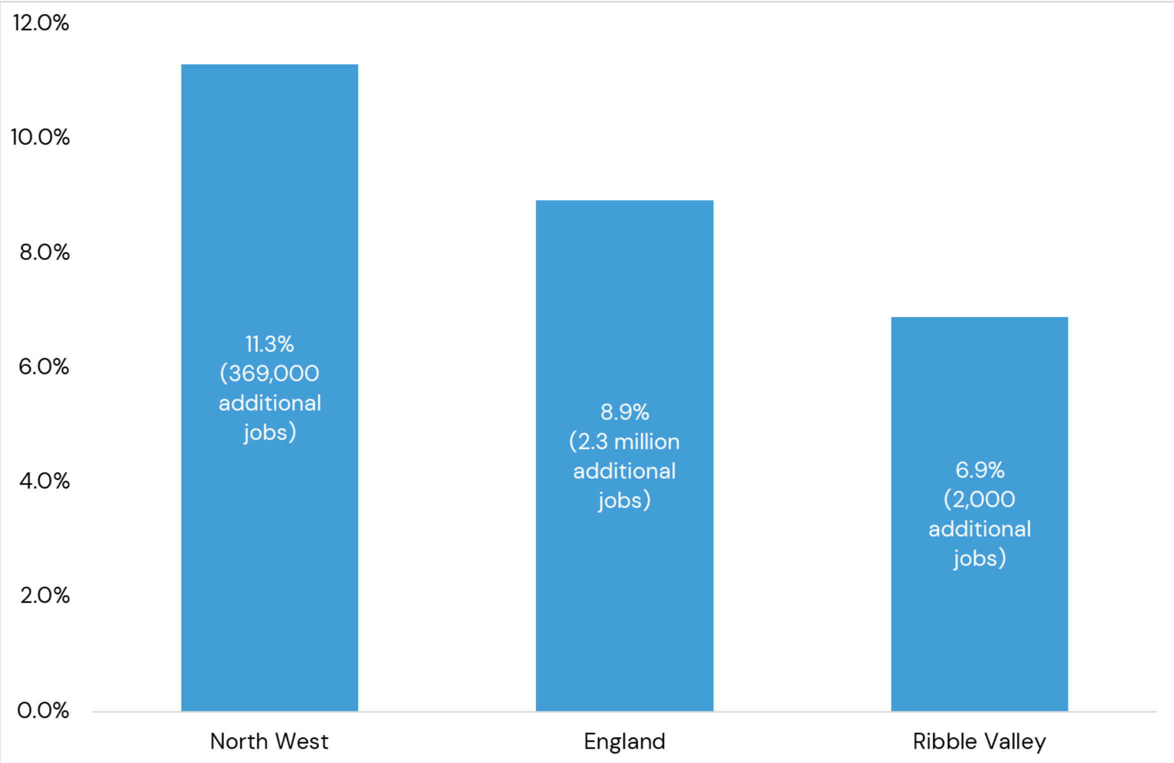
Employment

2.11. Based on the most recent ONS data from the Business Register & Employment Survey (BRES), in 2023 there were around 31,000 jobs – including self-employment – in Ribble Valley.

2.12. Between 2015 and 2023, employment in Ribble Valley increased by 6.9%, an increase of 2,000 jobs (see Figure 2.3). The increases seen at a regional and national scale were bigger, with employment in the North West increasing by 11.3% and in England by 8.9%.

2.13. The Proposed Development will support new opportunities on-site during the construction phase and in the wider economy once the scheme is operational as a result of new household spend associated with the dwellings, helping to bring employment growth in the LPA more in line with regional and national averages.

Figure 2.3: Employment Change, 2015-23



Source: ONS, Business Register & Employment Survey

2.14. Table 2.7 shows employment by sector in Ribble Valley, the North West and England. As of 2023, the largest sector in Ribble Valley is the manufacturing sector which supported 8,000 jobs and accounted for 25.9% of total employment. This is significantly above the sector share in the North West (8.8%) and England (7.3%). The largest sector at a regional and national level is the public admin, education and health sector, accounting for 27.6% (1 million jobs) in the North West and 25.9% (7.3 million jobs) in England.

2.15. One sector that will benefit significantly as a result of the Proposed Development is the construction sector, which will see jobs created during the build phase. In Ribble Valley, as of 2023, the construction sector supported 1,750 jobs and accounted for 5.7% of total employment. This is above the proportion of employment supported by construction in the North West (5.0%) and England (4.8%), which makes it important to continue supporting the sector by moving forward with developments in order to generate jobs.

Table 2.7: Employment by Sector, 2023

	Ribble Valley	North West	England
Agriculture, mining, utilities etc.	6.5%	2.1%	2.3%
Manufacturing	25.9%	8.8%	7.3%
Construction	5.7%	5.0%	4.8%
Wholesale & retail	12.9%	14.4%	13.7%
Transport & storage	2.3%	4.5%	5.1%
Accommodation & food services	9.7%	7.4%	7.8%
Information & communication	1.1%	3.1%	4.7%
Business, financial & professional services	14.0%	22.8%	23.9%
Public admin, education & health	17.9%	27.6%	25.9%
Arts, entertainment, recreation & other services	4.0%	4.3%	4.6%

Source: ONS, Business Register & Employment Survey

Deprivation

2.16. The latest English indices of deprivation were published in September 2019 by the Ministry of Housing, Communities and Local Government. They provide statistics on relative deprivation in small areas in England. The small areas are measured as lower super output areas (LSOAs) which are typically built from four to six output areas to be as consistent in population size as possible. England has 32,844 lower super output areas (LSOAs).

2.17. The Proposed Development falls within the 'Ribble Valley 008G' LSOA. In terms of deprivation, all the LSOAs have been ranked in the English Indices of Deprivation (2019) from 1 (being the most deprived) to 32,844 (being the least deprived). Overall, the Ribble Valley 008G LSOA ranks at 28,831. This puts it in the top 20% of the least deprived LSOAs in the country. Table 2.8 presents full analysis of the domains of deprivation for the LSOA.

2.18. Looking at individual domains, the highest rank for Stockton-on-Tees 022C is in barriers to housing and services where it has a rank of 10,466, putting it in the top 40% most deprived LSOAs for this domain. Ribble Valley has its lowest rank in the education domain with a rank of 30,924, putting it in the top 10% least deprived LSOAs for this domain.

Table 2.8: Domains of deprivation for Ribble Valley 008G LSOA

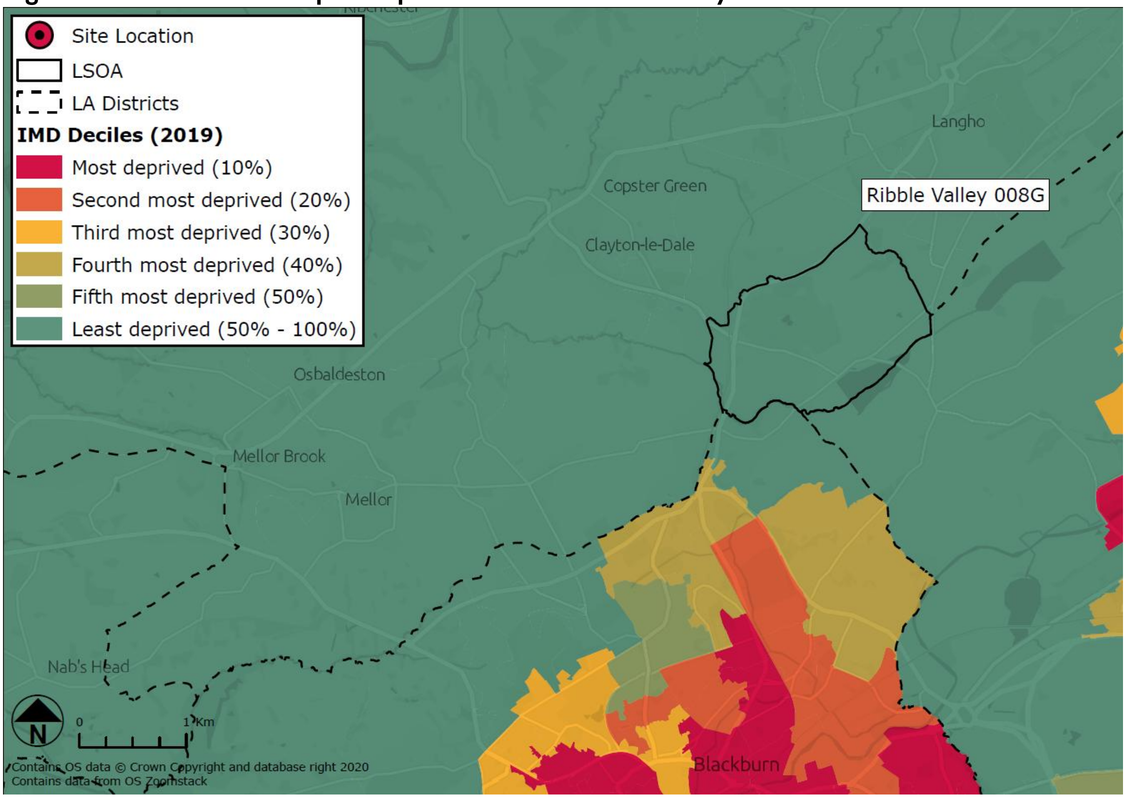
IMD Domain	Ribble Valley 008G Rank (out of 32,844, 1 being the most deprived)	Decile
Overall IMD	**28,831**	**9**
Income	30,717	10
Employment	28,773	9
Education	30,924	10
Health and Disability	21,960	7
Crime	20,071	7
Barriers to housing and services	10,466	4
Living Environment	23,604	8

Source: Department for Communities and Local Government: English Indices of Deprivation, 2019.

2.19. Figure 2.4 maps the overall level of deprivation in Ribble Valley 008G and its neighbouring LSOAs. As can be seen in the figure, most of the surrounding LSOAs are in the least 50-100% deprived. To the south of Ribble Valley 008G there are a range of higher levels of deprivation with some areas in the top 10% most deprived.

2.20. The Proposed Development will provide new housing provision to help alleviate the notable high ranking of deprivation in respect of barriers to housing and services in this LSOA, as well as creating temporary employment opportunities during the construction phase.

Figure 2.4: Index of Multiple Deprivation for Ribble Valley 008G LSOA



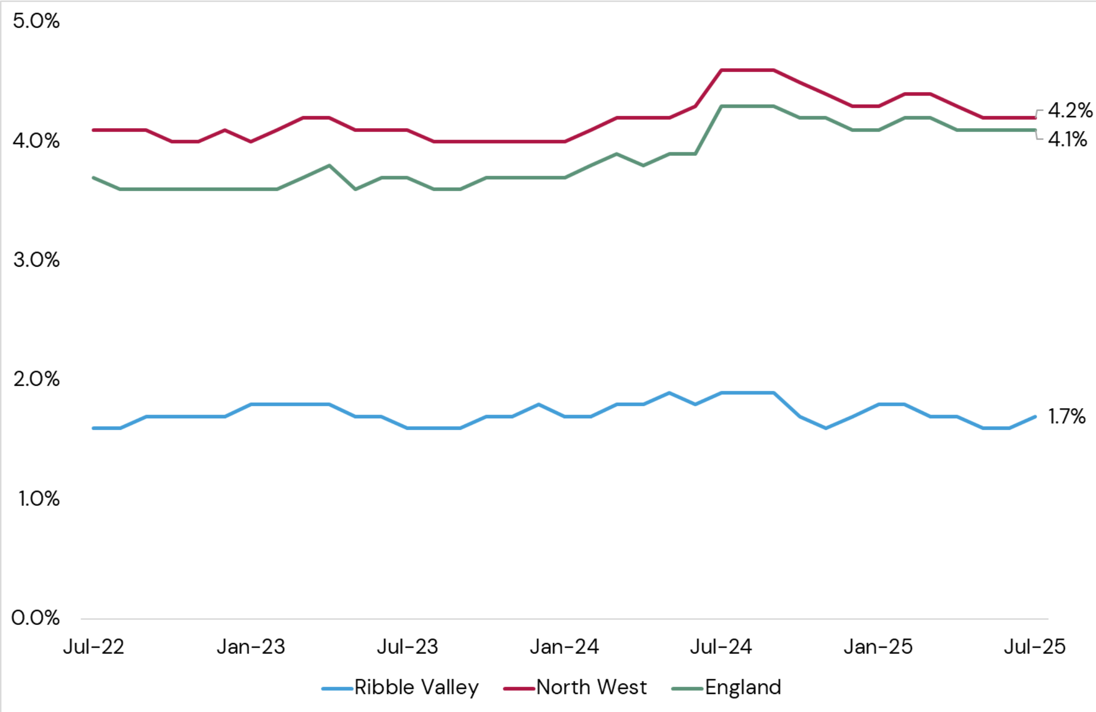
Source: Department for Communities and Local Government: English Indices of Deprivation, 2019.

Claimant Count

2.21. The claimant count records the number of people claiming jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work.

2.22. Figure 2.5 shows the claimant count for Ribble Valley alongside the North West and England for every month from July 2022-July 2025, expressed as a proportion of residents aged 16-64. All areas have seen an increase in the claimant count. As of July 2025, the claimant count in Ribble Valley is 1.7% which is notably below the regional rate of 4.2% and national rate of 4.1%. The lower claimant count in Ribble Valley suggests that there is little 'slack' in the labour market to take-up any future jobs created in the area.

Figure 2.5: Claimant Count, July 2022 – July 2025



Source: ONS

Tenure

2.23. Data from the 2011 and 2021 Census show that over the ten-year period, the levels of home ownership across Ribble Valley, the North West and England have decreased. In 2011, around 76.6% of households in Ribble Valley were owned outright or with a mortgage or loan. In 2021, this figure was around 75.5%. This proportion is higher than home ownership in 2021 in the North West (62.3%) and England (61.3%).

2.24. Whilst home ownership has decreased, there has been a rise in the proportion of homes which are social rented or private rented across all areas. In Ribble Valley in 2011, 7.6% of homes were social rented and 13.6% were private rented. By 2021 these figures had increased to 8.0% and 15.0% respectively. Table 2.9 and Table 2.10 present the data in more detail.

Table 2.9: Home ownership, 2011

	Ribble Valley	North West	England
Owned: Owns outright or with a mortgage or loan	76.6%	64.5%	63.3%
Shared Ownership	0.6%	0.5%	0.8%
Rented: Social rented	7.6%	18.3%	17.7%
Rented: Private rented	13.6%	15.4%	16.8%
Living Rent Free	1.5%	1.3%	1.3%

Source: ONS, 2011 Census

Table 2.10: Home ownership, 2021

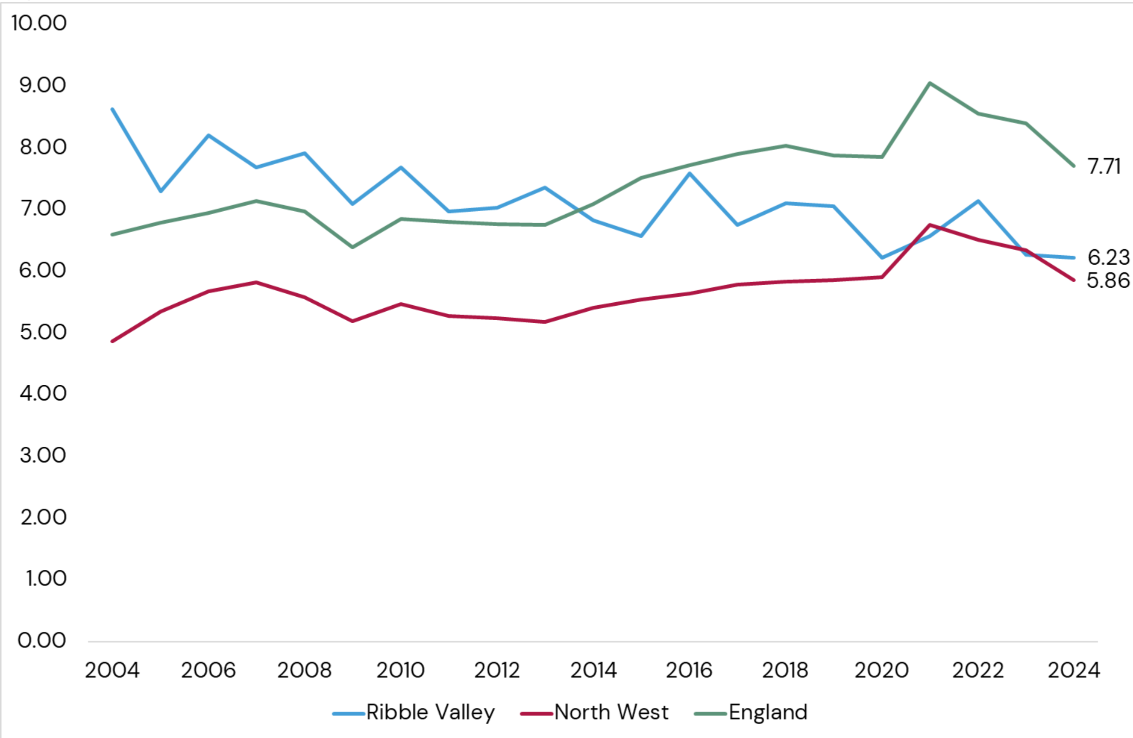
	Ribble Valley	North West	England
Owned: Owns outright or with a mortgage or loan	75.5%	62.3%	61.3%
Shared Ownership	1.5%	0.7%	1.0%
Rented: Social rented	8.0%	17.6%	17.1%
Rented: Private rented	15.0%	19.2%	20.5%
Living Rent Free	0.0%	0.1%	0.1%

Source: ONS, 2021 Census

Housing Affordability

2.25. An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual workplace-based salary of the area. Figure 2.6 shows the affordability ratio in Ribble Valley alongside regional and national comparators from 2004 through to 2024. In 2004, the affordability ratio in Ribble Valley was 8.63 and by 2024, it had fallen to 6.23. Over the same timeframe, the affordability ratio in the North West increased from 4.87 to 5.86 and in England increased from 6.60 to 7.71. Mortgage providers will typically only lend 4-4.5 times a persons' salary and the affordability ratios presented in Figure 2.6 are all above this proxy.

Figure 2.6: Affordability Ratios, 2004-2024



Source: ONS

Summary

- **Ageing population:** In line with many other parts of the country, Ribble Valley has an ageing population. This trend is projected to continue in the future, making it vital that new homes are built to attract younger people to the area and to retain existing younger residents.

- **Growth in employment:** Ribble Valley has experienced an increase in job numbers between 2015-2023 however at a lower rate than regional and national comparators. The claimant count in Ribble Valley is significantly lower than comparator areas, suggesting a tight labour market with fewer individuals seeking employment. The delivery of new homes will boost local spending, supporting jobs in local businesses and supporting further growth by attracting younger people to the area.

- **Deprivation:** The overall deprivation level in Ribble Valley 008G is low, in the top 20% least deprived LSOAs in the country. However the barriers to housing and services domain has a higher deprivation ranking, placing it in the top 40% most deprived SLOAs for the domain. This suggests that the local area needs support in the housing market, which the delivery of homes will do by increasing supply and reducing barriers to housing.

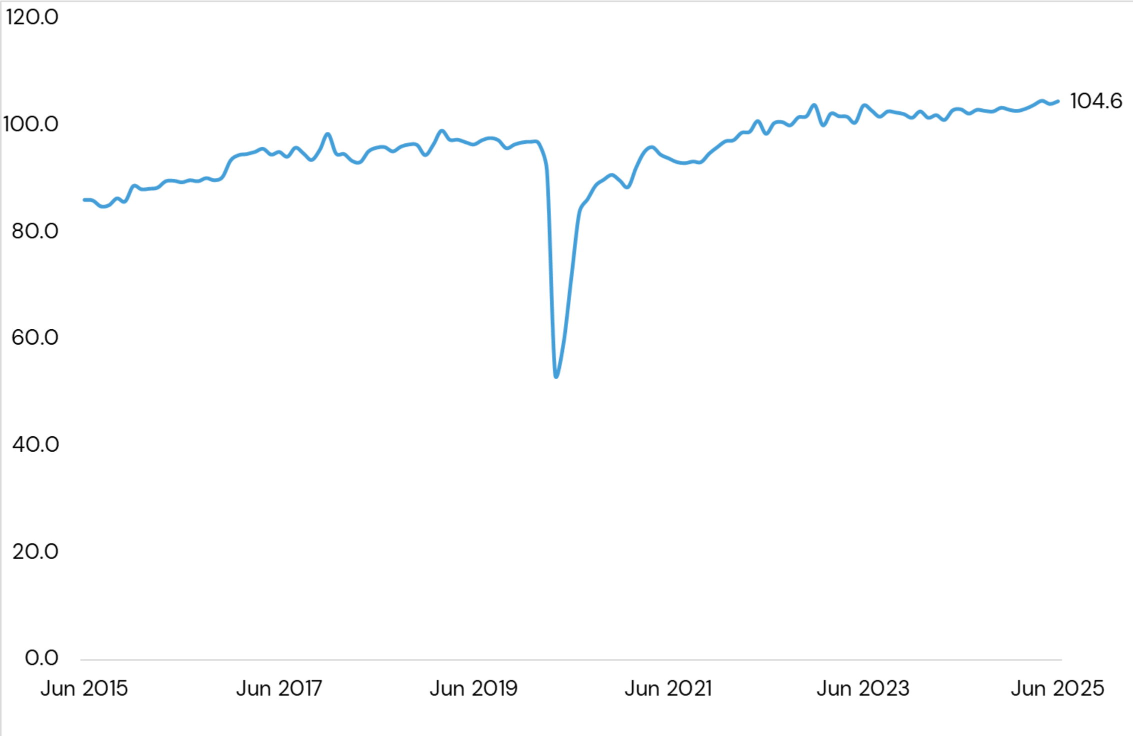
- **Housing affordability and tenure:** A typical property in Ribble Valley costs over six times the median annual salary making it hard for people to get a foot on the property ladder in the LPA. Between 2011 and 2021, the proportion of people who owned their homes decreased whilst the proportion of people who rented their homes increased. This emphasises the importance of increasing housing supply and making houses more accessible, attracting families and younger people to the area.

3. Construction Phase Benefits

Supporting the Construction Sector

3.1. Between May and June 2025, construction output decreased by 0.3% (see Figure 3.1). This follows a decrease of 0.6% between April and May 2025. The Proposed Development will generate much needed jobs in construction during the build phase, which can help to boost the sector.

Figure 3.1: UK Monthly Construction Output Index (2019 = 100)



Source: ONS

Supporting Employment

3.2. Economic benefits will arise through the provision of temporary jobs during the construction phase at the Site, which is estimated to be two years. Construction cost is estimated at approximately £18.1million over the build programme (at current prices) and has been calculated using the BCIS Online tool[2] and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc.

3.3. To estimate construction employment supported during the build phase, the total construction cost has been divided by the average turnover per construction employee in the Nort West region of £178,880 in 2024[3]. During the build phase, up to 51 direct construction jobs could be supported on-site per annum during the estimated two-year build phase.

[2] Accessed 26/08/2025.
[3] Based on analysis of the 2024 Business Population Estimates, published by the Department for Business & Trade.

3.4. It is widely recognised that construction has knock-on effects for other sectors, which leads to increased demand for building materials and equipment at the construction phase, as well as furniture and carpets etc. following completion. This generates and sustains employment in other sectors. This is known as the 'multiplier effect' and analysis published by the Homes & Communities Agency (HCA – now Homes England) indicates that the employment multiplier for construction activities in the UK is 2.75 – i.e. for every construction job created, a further 1.75 jobs are supported in the wider economy. This suggests that as well as the 34 on-site jobs, the development could support a further 89 additional jobs during the build phase.

3.5. In total, an estimated **139 temporary jobs per annum** could be supported during the scheme's two-year build phase.

Contributing to Economic Output

3.6. Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA)[4], a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level. Applying these estimates to the job numbers outlined above, the construction phase of the scheme could generate £6.9million of GVA per annum for the economy, or **£20.7million over the two-year build period** (current prices).

[4] Gross value added is the measure of the value of goods and services produced in an area, industry or sector of an economy.

4. Operational Phase Benefits

4.1. By delivering up to 80 residential dwellings, the Proposed Development will create a number of long-term economic benefits once they are fully built, which are outlined in this section.

Increased Supply of Labour

4.2. It is estimated that the proposed scheme will provide homes for **93 economically active residents**[5]. Data from the Annual Population Survey, published by the ONS, show that around 100% of the economically active population in Ribble Valley are in employment[6]. Assuming this figure remains broadly the same, applying it to the population living at the Proposed Development could result in 93 economically active and employed residents living there once the site is fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.

4.3. If residents show a similar employment profile to the existing working age population of Ribble Valley, 52% could be working in higher value occupations. This includes managers, directors, and senior officials; professional occupations; and associated professional and technical occupations.

Increased Household Spend

4.4. Additional household expenditure will be supported by the new dwellings. While not all of this spend will be in the local area, it is reasonable to assume that a substantial proportion will be retained within Ribble Valley. Figures produced by the ONS[7] at a regional level can be used to provide an estimate of what this spend could be worth on an annual basis. For the North West, average household spend is estimated by the ONS to be around £504.20 per week. This covers spend on commodities/services such as food & drink, clothing, transport and recreation.

4.5. Applying the £504 average weekly spend figure to the 80 dwellings and translating this into an annual figure, the Proposed Development could generate annual household expenditure of around **£2.1million per annum** once it is complete and fully occupied. Table 4.1 shows how this estimated spend breaks down by commodity and service.

4.6. Of the total annual household expenditure of £2.1million, it is estimated that £911,500 will be spent on food & drink, leisure, restaurants, clothes, household goods etc. Based on data published by ONS[8], the average turnover per job across all sectors in the UK is around £189,976. Treating spend as a proxy for turnover, the £911,500 spend on convenience goods retail, leisure etc. could support an estimated 5 jobs in the economy.

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[5] Census 2021: average number of economically active residents per household in Ribble Valley is 1.17.
[6] Annual Population Survey, April 2024 – March 2025.
[7] Estimates represent a three-year average and are derived from household spend by region for 2021-23, produced by the Office for National Statistics.
[8] ONS – Business Population Estimates, 2024.

Table 4.1: Estimated annual household expenditure supported by the 80 dwellings.

Commodity/Service	Estimated annual household expenditure
Food and non-alcoholic drinks	£265,800
Alcoholic drinks and tobacco	£53,700
Clothing and footwear	£70,700
Housing[1], fuel and power	£342,000
Household goods and services	£136,900
Health	£32,400
Transport	£282,500
Communication	£88,200
Recreation and culture	£257,900
Education	£9,600
Restaurants and hotels	£126,500
Miscellaneous goods and services	£158,900
Other expenditure items[2]	£273,300
Total estimated annual household expenditure	**£2,098,400**

Note – spend estimates have been rounded to the nearest hundred
Based on household spend estimates by region, produced by ONS

First Occupation Expenditure

4.7. Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in[9], however, a figure of £6,000 has been used to account for inflation over the past few years. This includes money spent on things like furnishing and decorating – which generates economic benefits for the local economy in terms of direct and induced job creation.

4.8. Applying the average one-off spend of £6,000 to the 80 proposed new dwellings in Ribble Valley, they will generate approximately **£480,000** in first occupation expenditure within 18-months.

Contribution to Council Tax Income

4.9. Assuming the new dwellings fall within Band D[10], once fully occupied the Site is estimated to generate around **£183,966 per annum** in additional Council Tax payments, or around £1.8million over ten years at 2025/26 rates.

Improved Energy Efficiency

4.10. In Ribble Valley, as of 2024, data from the Valuation Office Agency show that 78.6% of dwellings were built before 2000[11]. New homes are more energy efficient and according to research by the HBF[12], new build homes will on average reduce energy bills by 45%, saving households around £979.23 per annum. This is due to 86% of new builds having an A or B Energy Performance Certificate (EPC) rating compared to less than 5% of existing older properties with an A or B EPC rating.

[9] https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf
[10] 2025/26 Council Tax for Band D properties in Ribble Valley is £2,299.58.
[11] Data available at: https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2023
[12] Available at: https://www.hbf.co.uk/policy/wattasave/

4.11. Assuming the Proposed Development delivers homes with an A or B EPC, the potential energy bill savings are estimated to be around **£78,338 per annum** compared to older properties.

Supporting the Climate Change Agenda

4.12. HBF research published in 2024[13] highlights that that new build homes emit 65% less carbon per annum compared to older properties. The average new build home emits 1.22 tonnes of carbon annually, the equivalent of 35% of an average older properties emissions, which has an annual emission figure of 3.51 tonnes. Applying this calculation of 2.29 fewer tonnes of carbon emissions to the 80 homes delivered by the Proposed Development, it is estimated that the carbon emissions savings could amount to around **183 tonnes per year** compared to older properties.

[13] Available at: https://www.hbf.co.uk/policy/wattasave/

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