

# Barratt Redrow Socio-Economic Footprint

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**Our ref** 14055/01/CGJ/SPz  
**Date** August 2025  
**To** Barratt Redrow plc  
**From** Lichfields

## **Subject** Output descriptions report for the 2025 financial year

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### **1.0 Introduction**

- 1.1 This report has been prepared by Lichfields to accompany the Barratt Redrow plc ('the Group') socio-economic footprint for the 2025 financial year. This year's analysis reflects the recent merger of Barratt Developments and Redrow; as such, the data presented covers two different reporting periods – 1 July 2024 to 29 June 2025 for Barratt Developments, and 22 August 2024 to 29 June 2025 for Redrow – but is presented as a consolidated dataset for the combined Barratt Redrow Group.
- 1.2 The purpose is to provide supplementary description and commentary of the various social, economic and environmental contributions as a result of the Group's activities, and how these have been derived.

#### **Background**

- 1.3 Through its operations, Barratt Redrow makes major contributions to society, the economy and the environment. An assessment of the economic benefits of single housing developments is often undertaken as part of the planning process, however, in 2013 Barratt produced the first economic footprint by a housebuilder showing its overall contribution to the UK economy. That footprint was subsequently expanded to demonstrate the wider social and environmental contributions and impacts of the company.
- 1.4 The assessment draws upon data collected through the internal Corporate Sustainability Questionnaire ('CSQ') which gathers information from each of the individual trading divisions, as well as data held by Group Finance, Commercial, Procurement and elsewhere. This data has been supplemented by reference to published research, national statistics, and proprietary datasets held by providers including Experian and the Housing Associations' Charitable Trust ('HACT'), to estimate these socio-economic outcomes. Unless otherwise stated, all figures include the impact of joint ventures.
- 1.5 The analysis provides only a partial snapshot of how the Group's operations contribute to the UK economy and the local communities in which it operates, and the methodology and output indicators will continue to be developed in future years.

### **2.0 Supply Chain Partnerships**

- 2.1 During the year, a total of 6,326 subcontractor companies were supported by Barratt Redrow during the construction phase to build out residential schemes, while 5,875 supplier companies supported these building activities by providing the materials, equipment and services required during construction. The Group spent a total of £4.17 billion with suppliers and subcontractors during the course of FY25. As a result of Barratt Redrow's spend on suppliers and sub-

contractors, an additional £4.04 billion contribution to the wider national economy across the supply chain. Supply chain spend data is obtained through Group Finance, and Lichfields have drawn on benchmark multipliers<sup>1</sup> to work out the wider impact of this spend.

- 2.2 Of the materials purchased through Group agreements, 90% have been sourced from manufacturers based in the UK which supports jobs across the national economy. This indicator is based on data collected by Group Procurement.

## 3.0 Employment and Skills Development

- 3.1 The Group's activities are estimated to support a total of 67,850 jobs across the UK, comprising both construction and operational employment. This total includes jobs directly supported by Barratt Redrow, as well as those sustained indirectly within the supply chain and more widely through induced effects in the economy. The following sections set out the employment impacts from construction activity (53,025 jobs) and operational activity (14,825 jobs).

### Construction Employment

- 3.2 Activity associated with construction of Barratt Redrow developments supports up to 53,025 jobs across the UK. These jobs are a summation of those directly supported by Barratt Redrow, its subcontractors, and suppliers (for example of construction materials and equipment), as well as indirect jobs associated with construction activity and induced jobs supported in the wider economy through the wage spending of these workers in shops, services and other businesses throughout the UK economy.
- 3.3 When compared with the 16,565 new homes delivered by the Group, the combined effect of direct, indirect and induced employment<sup>2</sup> is equivalent to 4.1 jobs per dwelling.
- 3.4 The total employment impact of the Group's development activities is estimated based on the following data sources and assumptions:
- 1 Direct Barratt Redrow jobs are based on the data collected by Group Finance and represent the average number of total employees during FY25.
  - 2 Subcontractor employment is based on subcontractor sign-in data<sup>3</sup> (excluding site-based staff directly employed by the Group) collected on-site by the Group. The data was provided to Lichfields by the Group.
  - 3 Supplier job numbers are directly provided to Lichfields by the Group, which are estimated by the Group using supplier spend data and a multiplier calculated internally, derived from analysis of multiple company annual reports<sup>4</sup>.
  - 4 Indirect and induced jobs are estimated using multipliers to capture the additional level of employment associated with construction activity above and beyond the supply chain jobs recorded, in addition to wider induced jobs supported in shops, services and other

<sup>1</sup> The multiplier effect measures the direct, indirect, and induced economic impacts of supply chain spending, showing how initial expenditure generates additional economic activity.

<sup>2</sup> This factors in both construction and operational employment.

<sup>3</sup> Data sourced from Barratt Redrow's internal subcontractor site sign-in records.

<sup>4</sup> Barratt Redrow annual reports available via Companies House: <https://find-and-update.company-information.service.gov.uk/officers/s5bcf4rNYmhBXpLDH-imkovbdIU/appointments>.

businesses in the national economy from the wage spending of those workers involved with the developments (i.e., workers, subcontractors and suppliers)<sup>5</sup>.

## Operational Employment

- 3.5 It is estimated that 14,825 jobs are supported by the Group's non-site based (i.e. office) activity. This is a summation of the jobs directly supported by Barratt Redrow, as well as indirect and induced jobs associated with wider operations activity.
- 3.6 The total employment impact of the Group's development activities is estimated based on the following data sources and assumptions:
- 1 Direct Barratt Redrow jobs (i.e. office based) are based on the data collected by Group HR during FY25.
  - 2 Indirect and induced jobs are estimated by applying the indirect and induced employment multipliers<sup>6</sup> for the real estate sector to estimate total jobs supported across the economy resulting from non-sited based operations.

## Economic Output

- 3.7 The overall employment impacts of Group activities generate a significant amount of economic output in the national economy, equivalent to approximately £5.1 billion of Gross Value Added ('GVA') in FY25. GVA is a measure of the value of goods and services produced in an area, industry or sector of the economy. The £5.1 billion relates to all jobs supported by Barratt Redrow, its subcontractors and suppliers, as well as the indirect and induced jobs supported in shops and services from increased wage spending.
- 3.8 This estimate is based on ONS data<sup>7</sup> estimates of the average GVA generated per worker applied to the different types of employment supported by Barratt Redrow. GVA related to the construction industry is used as a proxy for directly employed site-based construction staff as well as subcontractor and supplier employment. For office-based employment, the real estate sector is used as a proxy to estimate the GVA generated by the remainder of directly employed staff. This provides an estimate of the overall economic output (measured by GVA) contributed by Barratt Redrow operations in the year.

## Skills Development

- 3.9 Barratt Redrow is committed to developing the skills of its employees and provides important opportunities for younger people and those entering the labour market for the first time. A total of 465 graduates and apprentices were on Group programmes as of 29 June 2025. This indicator is based on data collected by Group Human Resources.
- 3.10 Using the HACT UK Social Value Bank (2025), the total contribution associated with 31 graduates, 15 trainees and 419 apprentices is estimated at £4.8 million across the UK. The HACT UK Social Value Bank and Social Value Insight tool, provides values associated with programmes for Apprentices and Graduates which have been able used to derive the contribution the Group's programmes are making.

<sup>5</sup> Multipliers are based on [ONS UK Input-Output Analytical Tables \(2022\)](#). Indirect and induced multipliers, calculated by Lichfields using the [Scottish Government Input-Output Methodology Guide](#), are 2.22 and 2.52 respectively for construction activity.

<sup>6</sup> Multipliers are based on [ONS UK Input-Output Analytical Tables \(2022\)](#). Indirect and induced multipliers, calculated by Lichfields using the [Scottish Government Input-Output Methodology Guide](#), are 1.42 and 1.58 respectively for real estate activity.

<sup>7</sup> ONS (2025) Output per job, UK.

## 4.0 Investment in Local Infrastructure

### Community Contributions

- 4.1 The development schemes built by Barratt Redrow in FY25 not only provide new housing units, but also accommodate a number of community facilities, including eight local facilities such as sports and leisure, health, youth and community centres.
- 4.2 Alongside the direct provision of new community facilities, in FY25 Barratt Redrow also made contributions to local authorities in the form of Section 106 and equivalent contributions totalling £142.3 million. A further £571.4 million was spent on physical works benefiting local communities including highway and environmental improvements and community facilities. This includes revenue from affordable housing sales. Together, contributions and physical works related to education are estimated to amount to 2,551 school places, according to UK average school place costs provided to Lichfields by Barratt Redrow.

### Resident Expenditure

- 4.3 The amount of spending in shops and services by residents of the new homes completed by Barratt Redrow in FY25 is estimated at just over £464 million, supporting an estimated 4,483 jobs within businesses throughout the UK economy.
- 4.4 This estimate is calculated by applying average household spending levels derived from the ONS Family Spending Survey (2023 edition) to the number of completed units in FY25 and assuming that a share of this spending is captured within shops and other services<sup>8</sup>. To estimate the number of jobs in shops and services that could be supported by this additional expenditure, resident expenditure is assessed against retail sector multipliers from the UK's Input Output Analytical Tables<sup>9</sup> ('IOAT').

## 5.0 Support for Charities

- 5.1 The Group donated £6.7 million to charitable causes in FY25 and colleagues contributed 13,767 volunteer hours. Using the HACT UK Built Environment Bank<sup>10</sup>, these volunteer hours are estimated to generate a total social value of £223,576. This captures social benefits at both the individual level—such as improved mental health, greater confidence, and sense of purpose—and at the societal level, including stronger communities, enhanced skills, reduced isolation, and contributions to health, education, and cohesion.

## 6.0 Supporting Public Services

### New Homes Bonus

- 6.1 The New Homes Bonus matches the increase in Council Tax income from new homes, or homes brought back into use, with a premium payable on new affordable units. Housing development undertaken by Barratt Redrow in the year is estimated to have generated New Homes Bonus

<sup>8</sup> National average household expenditure levels per week for different socio-economic groups is provided in the [ONS Family Spending Survey \(2023 edition\)](#) released in August 2024, including £554 for the 'All Households' group and £464 as an average across the 'Hard-pressed living' groups.

<sup>9</sup> Multipliers are based on [ONS UK Input-Output Analytical Tables \(2022\)](#).

<sup>10</sup> HACT (2025) UK Social Value Bank. Available at: <https://hact.org.uk/tools-and-services/uk-social-value-bank/built-environment-bank/>

payments of approximately £45.6 million, using assumptions from the Government's latest official New Homes Bonus calculator (December 2024).

- 6.2 This estimate is based on the amount of Council Tax generated by the new homes built during the year, and a premium is paid for each affordable unit constructed (at a rate of £350 per affordable unit).

## **Total Tax Contributions**

- 6.3 Through its operational and development activities, Barratt Redrow contributed £356.9m of tax revenue, in the form of corporation tax, VAT, stamp duty land tax, PAYE, national insurance, local council tax, and other taxes. Total tax contributions are provided by Group Finance.
- 6.4 The Council Tax generated by legal completions is estimated by Lichfields by applying the average national charge for 2024/25 to the dwellings built during FY25 and profiled to Council Tax bands based on individual unit sales values (provided to Lichfields by Group Finance).

## **7.0 Sustainable Places**

- 7.1 Barratt Redrow is committed to promoting environmentally friendly transportation options for its residents, as demonstrated by the installation of 10,378 electric vehicle charging points in FY25.
- 7.2 Furthermore, 10,493 homes constructed by Barratt Redrow in FY25 have access to renewable energy sources, including solar thermal panels, solar PV, and heat pumps.
- 7.3 99% of Barratt Redrow's new homes achieve an EPC rating of A or B. These data points are derived from supplier EPC data.

## **8.0 Investing in New Homes**

### **Land Development**

- 8.1 The upfront costs associated with the development of new housing includes a number of key land investments such as land acquisition costs, which is estimated to equate to £1.36bn for Group schemes in the year.

### **New Dwellings**

- 8.2 The number of new dwellings constructed across Group schemes in FY25 was 16,565, including joint ventures. Of these, 2,992 (including joint ventures) were affordable units and the value of affordable housing sales totalled £536 million in FY25. Affordable homes sold at 53.1% below the average selling price of all new homes (including joint ventures).. These indicators are based on data provided to Lichfields by Group Finance.

## **9.0 Enhancing Biodiversity and Greenspace Provision**

### **RSPB Showhome Gardens**

- 9.1 In partnership with RSPB<sup>11</sup>, Barratt Redrow is delivering wildlife friendly show gardens. In FY25, 23 showhome gardens were awarded RSPB accreditation.

<sup>11</sup> Royal Society for the Protection of Birds

## Open Space

- 9.2 Development schemes built by Barratt Redrow in FY25 contributed 483 ha of open and private green space, this is equivalent to 690 football pitches. These indicators are based on data collected by the CSQ.

## Sustainable Urban Drainage Systems

- 9.3 69% of developments have been designed with nature-led, above ground, Sustainable Urban Drainage System.

## Nature Interventions

- 9.4 4,273 nature interventions were installed in FY25, including 392 hedgehog highways, 2,583 nesting brick, 274 insect bricks and 1,024 bat boxes.

## Biodiversity Net Gain

- 9.5 In FY25, all applications (n=26) submitted for outline and full planning are forecast to achieve a minimum of 10% BNG. The average forecast biodiversity net gains are 18% for area habitats and 42% for hedgerow habitats and 23% for river habitats.

## 10.0 Managing Our Impact

- 10.1 Barratt Redrow measures the intensity of its Scope 1 and 2 (market-based) carbon emissions, which for FY25 was recorded at 1.35 tonnes of carbon emissions per 100 sq.m of legally completed build area<sup>12</sup>.
- 10.2 For FY25, 4.50 tonnes of construction waste per 100 sq.m of house build equivalent (HBE) was recorded. The carbon emissions data is sourced from the CSQ, while waste data is provided by the Group's waste contractors.
- 10.3 Barratt Redrow uses 99.96% sustainably certified timber. This includes timber with a sustainable forestry certification such as PEFC (Programme for the Endorsement of Forest Certification) or FSC (Forest Stewardship Council).

## 11.0 Comparing Performance

- 11.1 The table below provides a comparison of the results by indicator for the FY25 period compared to the previous reporting period (FY24). This excludes where some indicators are being reported for the first time or there is no previous year equivalent. Unless otherwise specified, data relates to the most recent financial year, 01 July 2024 – 29 June 2025 (FY25). The acquisition of Redrow plc completed on 21 August 2024, with final Competition and Markets Authority ('CMA') clearance received on 04 October 2024, therefore, Redrow data is included in the Group's figures from 22 August 2024 unless otherwise stated. The FY24 comparative data reflects only companies and entities within the former Barratt Developments plc organisational structure.

<sup>12</sup> For further information on Barratt's Carbon Methodology, see here:  
<https://www.barrattdevelopments.co.uk/~media/Files/B/Barratt-Developments/sustainability/fy24-carbon-methodology.pdf>

Table 1 Barratt Redrow Socio-Economic Performance – FY24 and FY25 Comparison

Socio-economic Indicator			FY25	FY24
People	Supply Chain Partnerships	Subcontractor companies supported	6,326	5,434
		Supplier companies supported	5,875	5,580
		Total spend on subcontractor and supplier companies	£4.17bn	£3.14bn
		Indirect contribution to national economy of subcontractor and supplier spend	£4.04bn	£4.16bn
		Proportion of components manufactured in the UK	90%	90%
	Employment and Skills Development	Direct, indirect and induced employment supported by Barratt construction activity, its subcontractors and suppliers	53,025 <sup>13</sup>	40,157
		Number of jobs per new dwelling	4.1	2.9
		Direct, indirect and induced employment supported by Barratt non-site based operations	14,825 <sup>14</sup>	NA
		Economic output (measured by GVA) generated by direct, indirect and induced employment (both construction and operations activity)	£5.1bn	£2.9bn
		Graduates, apprentices and trainees on programme	465	353

<sup>13</sup> For FY25, in line with the updated methodology for assessing economic impacts, jobs linked to construction activity have been reported separately from office-based operations, with indirect and induced jobs estimated accounting for the type of employment activity. This approach differs from FY24, where all jobs—both office and construction—were aggregated and recorded as a single data point.

<sup>14</sup> For FY25, in line with the updated methodology for assessing economic impacts, jobs linked to office-based operations and associated indirect, and induced jobs are reported separately from those generated by construction activity.

Socio-economic Indicator			FY25	FY24
		Economic Value of Apprenticeships, Graduates and Trainees	£4.8m	£3.8m
Places	Investment in local infrastructure	Local contributions (Including s106 equivalent contributions)	£142.3m	£150.0m
		Local facilities provided (including sports and leisure, health, youth and community centres)	8	8
		Expenditure on physical works benefiting local communities including affordable housing sales	£571.4m	£536.2m
		School places provided	2,551	4,632
		Additional spending in shops and services by residents of new homes	£464m	£253m
		Retail and service-related jobs supported by this spending	4,483	2,488
	Support for charities	Total donated to charitable causes	£6.7m	£6.4m
		Volunteering hours	13,767	14,515
		Social Value of Volunteering	£223,576 <sup>15</sup>	NA
	Supporting Public Services	New Homes Bonus payments generated by new homes built	£45.6m (1-year payment)	£42.9m (1-year payment)
		Total tax contributions through our activities (including SDLT, NI, VAT, PAYE Corporation Tax and local Council Tax)	£356.9m	£318.7m
	Sustainable Places	Proportion of homes built to achieve an EPC rating of A or B	99%	99.8%

<sup>15</sup> New datapoint 'Social Value of Volunteering' collected and reported in FY25.



Socio-economic Indicator			FY25	FY24
		Electric Vehicle charging points installed	10,378	4,732
		Completions with access to renewable energy sources, including solar thermal panels, solar PV and air source heat pumps	10,493	3,449
	Investing in New Homes	Land Approved for Investment	£1.36bn	£647m
		Affordable dwellings constructed (inc JVs)	2,992	2,990
		Value of affordable housing sales	£536m	£508m
		New dwellings constructed (inc JVs)	16,565	14,004
Nature	Enhancing Biodiversity and Greenspace Provision	RSPB showhome gardens (Certified in the year)	23	30
		Greenspace created through public open space and private gardens	483 ha	407ha
		Sustainable Urban Drainage System	69%	70%
		Nature interventions	4,273	9,486
		Percentage of sites submitted for full or outline planning with 10% minimum BNG since Jan 2023 (%)	100%	100%
		Sites submitted for full or outline planning with 10% minimum BNG	26	16
		Average BNG delivered for area habitats (%)	18%	22%
		Average BNG delivered for hedgerow habitats (%)	42%	41%
		Average BNG delivered for river habitats (%)	23%	125%
	Managing our Impact	Tonnes of CO2e emissions scope 1 and2 (market-based)	1.35	1.46

Socio-economic Indicator			FY25	FY24
		per 100sqm of legally completed build area <sup>16</sup>		
		Tonnes of construction waste generated per 100sqm. House Build Equivalent	4.50	3.83
		Proportion of sustainably certified timber used	99.96%	98.78%

Source: Barratt Redrow / Lichfields analysis

<sup>16</sup> In accordance with the restatement policy, and consistent with SECR, GHG Protocol and SBTi guidance, we have restated previously reported GHG emissions to reflect material changes in our organisational boundary and methodology. Scope 1 and 2 emissions for FY25 are presented as if Redrow were part of the Group from the first day of the reporting period