



NHF Local Economic Impact Calculator (LEIC): User guide

March 2026

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London, March 2026

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1. Introduction

This is a guide to users of the Local Economic Impacts Calculator (LEIC) that Cebr first **constructed in 2013** on behalf of the National Housing Federation.

The point of the LEIC is to allow users (NHF housing association members) to estimate the economic impacts of their:

- a investments in new affordable housing; and
- b day-to-day activities in managing their existing stocks of housing.

Originally, the database provided impacts at the regional, national and UK level. In **2014, the model was innovated** to include a tool that could be used to estimate these impacts at the local authority (LA) and local enterprise partnership (LEP) level.

The LEIC produces impacts at the LA level that are derived on the basis of the HA user's estimates of the proportion of the different elements of their supply chain that are provided by people or businesses located within the LA or LEP. The higher the percentage of housing investment, for example, that is supported by local goods and services, the greater the likelihood that the multiplier impacts of this investment will be realised within the locality. But it is important to note that goods and services that are not supplied within the local economy are likely to be supplied from other local authority areas, generating multiplier impacts in other parts of the UK.

The 2016 update of the LEIC built in the ability to estimate impacts at the Combined Authority (CA) level. Five CAs were incorporated in 2016. The 2017 update incorporated a further four CAs, including two options for the West Midlands CA – one including constituent LAs only and one including constituents and non-constituents (candidates for inclusion).

The May 2018 refresh of the database was updated to incorporate changes in the make-up of the combined authorities, including the removal of the North East CA and the addition of the new North of Tyne CA and changes in the local authority compositions of some of the others. It also reflected the merging of Northamptonshire LEP with South East Midlands LEP to create the "South East Midlands LEP" featured in the 2018 LEIC.¹

The April 2019 iteration incorporated minor changes, principally the inclusion of five new Local Authorities within the Sheffield City Region CA and the name change for the Shepway LAD to Folkestone & Hythe. Up to 2018, the models and the estimates of the multiplier impacts they produce, were based on 2010 ONS input-output data. In 2019, the models were updated to use 2013 input-output data.

The refresh from March 2020 incorporated the creation of five new Unitary Authorities. These were East Suffolk (previously Suffolk Coastal and Waveney); West Suffolk (previously Forest Heath and St. Edmundsbury); Bournemouth, Christchurch & Poole (previously three separate

¹ Note that LEP was initially introduced to the LEIC under the name "NEW South East Midlands". The name has since been updated and is simply referred to as "South East Midlands" now.

local authorities); Dorset Council (previously East Dorset, North Dorset, Purbeck, Weymouth & Portland and West Dorset) and Somerset West & Taunton (previously Taunton Deane and West Somerset).

The principal structural change reflected in the **March 2021 update** is the creation of a new Unitary Authority: Buckinghamshire (previously Aylesbury Vale, Chiltern, South Bucks, Wycombe). Moreover, a new Combined Authority (North East CA) has been formed and added to the model. These changes have now been fully incorporated into this year's refresh.

The March 2022 update of LEIC introduced the North Northamptonshire (previously Corby, Kettering, Wellingborough, East Northamptonshire) and West Northamptonshire (previously Daventry, South Northamptonshire, Northampton) Unitary Authorities created at the end of March 2021. This change was partially implemented in Worksheet 5 and fully incorporated into Worksheets 3 and 4. As the raw datasets become consistent, these changes will be gradually incorporated into this worksheet.

In the April 2024 update there were no regional or geographic changes. Worksheets 3 and 4 were been updated, but following discussions with the NHF Worksheet 5 was not refreshed. As such, the results in this sheet are the same as they were in the 2022 version of the LEIC.

The April 2024 update also implemented pay differential for regions, Combined Authorities and Local Authorities is compared to England, as opposed to England & Wales in previous versions of LEIC. A small change was also integrated in the calculation of Combined Authority house prices for all years, making them more accurate.

This 2026 iteration of the LEIC updated all three main worksheets. Worksheets 3 and 4 have been refreshed to reflect fully up-to-date underlying housing and economic data, while area profiles in worksheet 5 were updated with the latest available data from NHF, Homes England and broader official sources. Given worksheet 5 area profiles were not updated in the previous (2024) iteration of the LEIC, this has limited data availability in the interim years between this LEIC iteration and the last time area profiles were refreshed (2022). The area profiles therefore exclude the interim years 2022 and 2023, a point agreed with NHF in early project stages.

There were several geographic updates made relative to the April 2024 LEIC update. Firstly, all Local Enterprise Partnerships (LEPs) were abolished in 2024, therefore LEPs have been phased out of this LEIC iteration and can no longer be selected by users. Secondly, several new combined authorities have been created, in addition to further planned combined authorities. All new and planned combined authorities have been integrated throughout this iteration of the LEIC for completeness. Finally, four new unitary authorities have been created (Cumberland, Westmorland and Furness. North Yorkshire and Somerset) through the consolidation of existing local authorities, which have also been implemented throughout this LEIC iteration.

2021 and 2022 iterations of the LEIC were been based on 2015 ONS input-output data, while the 2024 version was based on 2019 data. In this 2026 iteration, models were updated further to reflect 2022 input-output data, the most recent year available.

2. Structure of the database

The LEIC consists of six worksheets. These are outlined as follows:

- 1 Database information:** containing high-level details of the history of the LEIC and its purpose.
- 2 Glossary of data:** featuring definitions of the economic, socioeconomic and housing-related indicators that feature in the LEIC.
- 3 Impacts of affordable homes investments:** allowing users to estimate the economic impacts of affordable housing schemes that they plan to invest in. Impacts are produced at the level of local authority districts (LADs), combined authorities (CAs), regions and for each of England and the UK as a whole.
- 4 Impact of housing associations:** allowing users to estimate the economic impacts of their day-to-day housing association activities required to manage and maintain their existing affordable housing stocks. Again, the LEIC produces impacts at the level of LADs, CAs, regions, as well as for England or the UK as a whole.
- 5 Area profiles:** providing a wide range of economic, socioeconomic and housing-related data on a specific LAD, CA or region. It includes a mapping of the economic 'footprint' of all HA day-to-day activities, as well as affordable homes investment activities within a particular area.
- 6 Detailed product categories:** this is designed to assist LEIC users of worksheets 3 and 4. If users have a supply chain line item that they are not sure about how to treat within the categories into which supply chain expenditures can be broken down in worksheets 3 and 4, they can identify their expenditure stream with a code and description from worksheet 6. It can then be established which of the categories in worksheets 3 and 4 should be used.

Behind these sheets sit over 100 worksheets of detailed data and calculations that support the three key user sheets (worksheets 3, 4 and 5). The following sections provide a guide to the use of each of these key worksheets.

supplies are sourced from within the LA or CA area is a key driver of the extent to which the wider multiplier impacts of the HA's affordable housing scheme remain in the LA or CA economy. Supplies sourced from outside mean the impacts in the LA or CA itself will be diluted through leakage to other LAs or CAs.

- **LA composition of CAs:** the cells on the right of Figure 1 show the local authority composition of chosen CAs when chosen as the geographic scope of a LEIC user's assessment.

Figure 2 illustrates the modelled outputs. The relevant geographies for the assessment being carried out by the user are confirmed in the first three rows visible in Figure 2. If users have not specified the breakdown between construction and on-costs, on one hand, and land costs on the other, estimates are provided by the database.

The core outputs are the direct impacts and the total impacts tables. Direct impacts are only presented for the local authority and the relevant region. They are the same across the board, so there is no need to repeat for England and the UK. The total impacts include the indirect and induced multiplier impacts associated with investments in affordable homes. The LA or CA-level impacts are driven by user input for products sourced within the LA or CA.

Figure 2: Worksheet 3 – modelled outputs on economic impact of new affordable homes investment

MODELLED OUTPUTS				
Local authority (if applicable)	Not applicable			
Combined authority (if applicable)	Greater Lincolnshire CA			
Region	East Midlands			
Estimated Construction + on costs	76,150,000			
Estimated land costs	23,850,000			
Direct impacts	Greater Lincolnshire CA	East Midlands		
Gross value added (GVA) (£)	29,160,205	29,160,205		
Gross employee earnings (£)	12,734,300	12,734,300		
Jobs (annual)	387	387		
Total impacts	Greater Lincolnshire CA	East Midlands	England	UK
Gross value added (GVA) (£)	50,762,861	65,136,915	67,411,023	73,239,325
Gross employee earnings (£)	23,538,988	30,730,009	32,306,369	35,505,815
Jobs (annual)	682	878	907	1,007

Source: LEIC

The total impacts for the region are driven by the regional multipliers, as detailed in the Methodology Statement supporting the LEIC. Similarly for total impacts in England, which are driven by the estimates of the multipliers associated with affordable homes investments in England, as calculated through our regional input-output models and, again, detailed in the Methodology Statement. The UK-level total impacts are driven by the estimated multiplier for the UK as a whole, as calculated through our UK input-output models.

Direct and total impacts are estimated for three indicators: gross value added (GVA), employee incomes and jobs (for a year, also expressed as 'job years').

extent to which supplies are sourced from within the LA or CA area is a key driver of the extent to which the wider multiplier impacts of the scheme remain in the LA or CA economy. Supplies sourced from outside mean the impacts in the LA or CA itself will be diluted through leakage to other LAs or CAs.

Figure 4 illustrates the modelled outputs in Worksheet 4. The relevant geographies for the assessment being carried out by the user are confirmed in the first two rows visible in Figure 4. If users have chosen “Number of homes” as the input method in the user inputs interface, the LEIC provides an estimate of the corresponding turnover of the HA managing those homes.

The core outputs are the direct impacts and the total impacts tables. Direct impacts are only presented for the local authority and the relevant region. They are the same across the board, so there is no need to repeat for England and the UK. The total impacts include the indirect and induced multiplier impacts associated with the HA’s day-to-day activities. The LA or CA-level impacts are driven by user inputs for products sourced within the LA or CA.

Figure 4: Worksheet 4 – modelled outputs on economic impact of housing association day-to-day activities

MODELLED OUTPUTS				
Combined Authority (if applicable)	Greater Lincolnshire CA			
Region	East Midlands			
Estimated turnover (£)	100,000,000			
DIRECT IMPACTS	Greater Lincolnshire CA	East Midlands		
Gross value added (GVA) (£)	48,316,477	48,316,477		
Employee income (£)	28,506,319	28,506,319		
Jobs	700	700		
TOTAL IMPACTS	Greater Lincolnshire CA	East Midlands	England	UK
Gross value added (GVA) (£)	103,317,272	103,317,272	103,317,272	111,324,548
Employee income (£)	52,510,012	52,637,516	52,637,516	57,117,240
Jobs	1,319	1,319	1,319	1,429

Source: LEIC

The total impacts for the region are driven by the regional multipliers, as detailed in the Methodology Statement supporting the LEIC. Similarly for total impacts in England, which are driven by the estimates of the multipliers associated with the day-to-day activities of HAs in England, as calculated through our regional input-output models and detailed in the Methodology Statement. The UK-level total impacts are driven by the estimated multiplier for the UK as a whole, as calculated through our UK input-output models.

Direct and total impacts are estimated for three indicators: gross value added (GVA), employee incomes and jobs.

5. Worksheet 5: Area profiles

This section provides a guide for users of Worksheet 5: Area Profiles in the LEIC. This allows LEIC users to examine the activities and economic impacts of all housing associations within a chosen geographic area. The sheet provides a basis for LEIC users to place their outputs from Worksheet 3 or 4 within a wider context of the housing market and economy of the geographic area in which they operate – be that the local authority, combined authority or region.

Figure 5 shows the user inputs interface of Worksheet 5.

Figure 5: Worksheet 5 – Area profiles

USER INPUTS	
1. Examine by:	Local authority
2. Area	Trafford
3. Year of interest	2021

Source: LEIC

To review the profile of an area, users are required to make some simple choices:

- **Examine by** – users can choose the scope of the area they wish to examine – be that LA, CA (if applicable) or region.
- **Area** – once the scope of the area is chosen, users just need to choose the specific LA, CA or region that they would like to examine.
- **Year of interest** – the LEIC predominantly includes information dating from 2010 (and in some cases back to 2007) up to 2024 and users can choose the year of interest. As covered in the introduction, due to poor data availability the years 2022 and 2023 are not included within the area profiles.

Figure 6 illustrates the first set of modelled outputs in Worksheet 5. This includes indicators for the chosen geography, as well as all for the broader geographic area in which it sits. In the illustration, the chosen geography is LA and the specific choice of LA is Trafford. Indicators are thus provided for the Trafford LA, the Greater Manchester CA, North West region and England as a whole. The indicators include total turnover of all HAs in the relevant geographic area and likewise for employment, housing stock and indicative value of the housing stock.

Figure 6: Worksheet 5 – outputs – Housing Association Activity

HOUSING ASSOCIATION ACTIVITY					
	Trafford	Greater Manchester LEP	North West	Greater Manchester CA	England
GSS codes	E08000009	E37000015	E12000002	E47000001	E92000001
PRP turnover (£)	133,637,860	1,163,467,588	3,137,479,466	1,163,467,588	21,133,372,472
<i>Source: Global Accounts estimates</i>					
PRP employment (employees)	821	11,829	28,874	11,829	140,250
<i>Source: PRP employment data from NHF</i>					
Quantity of PRP housing stock	15,564	199,267	504,705	199,267	2,598,546
<i>Source: SDR data</i>					
Indicative value of PRP housing stock (£)	6,248,868,180	48,777,373,328	123,543,708,720	48,777,373,328	927,610,761,258
<i>(Based on average house price from Land Registry)</i>					
<i>Note that PRP property may be valued differently to other residential property. Therefore the estimated valuations are indicative only.</i>					

Source: LEIC

Figure 7 illustrates the second set of outputs produced by Worksheet 5. This includes estimates of the economic impacts of the day-to-day activities of all housing associations in the relevant region, in England as a whole and in the UK as a whole. The region for which the outputs are provided corresponds with the user's choice of area (as in Figure 5 above).

Figure 7: Worksheet 5 – outputs – Economic impacts of housing association day-to-day activities

ECONOMIC IMPACTS OF HOUSING ASSOCIATIONS' DAY-TO-DAY ACTIVITIES			
DIRECT IMPACTS		North West	
Gross value added (GVA) (£)		1,515,919,557	
Employee income (£)		894,379,918	
Jobs		28,874	
TOTAL IMPACTS (INCL. MULTIPLIERS)		North West	England
Gross value added (GVA) (£)		2,884,427,571	3,596,005,103
Employee income (£)		1,542,371,114	1,889,988,715
Jobs		47,641	57,259
			UK
			3,887,961,230
			2,030,060,812
			61,206

Source: All figures are Cebr estimates except direct employees (based on data supplied by HAs to NHF)

Source: LEIC

Figure 8 shows the location statistics provided by LEIC. This includes details of the broader housing stock, average house prices and average house price differentials and labour market indicators like the unemployment rate, average earnings and earnings differentials.

Figure 8: Worksheet 5 – outputs – location statistics

LOCATION STATISTICS						
HOUSING STOCK		Trafford	Greater Manchester LEP	North West	Greater Manchester CA	England
Total housing		100,754	1,247,823	3,358,812	1,247,823	24,927,588
LA housing		0	59,355	82,091	59,355	1,581,554
PRP housing		15,564	199,267	504,705	199,267	2,598,546
Private housing		85,190	988,930	2,767,730	988,930	20,714,166
<i>Sources: HA stock is provided by NHF from 2012 onwards, all other data are sourced from MHCLG</i>						
EMPLOYMENT		Trafford	Greater Manchester LEP	North West	Greater Manchester CA	England
Unemployment rate		6.5%	5.6%	4.7%	5.6%	4.9%
Total labour force		122,100	1,400,600	3,576,300	1,403,700	28,598,400
Total unemployed		7,900	77,900	168,900	78,500	1,389,300
Total economically inactive		27,600	426,200	1,031,000	426,100	7,367,600
Total economically inactive discouraged		!	1,500	6,600	0	46,800
Percentage inactive discouraged		!	0.3%	0.6%	0.0%	0.6%
<i>Source: ONS / NOMIS - Annual Population Survey & Labour Force Survey; some data missing at local level (LAD, LEP, CA)</i>						
EARNINGS		Trafford	Greater Manchester LEP	North West	Greater Manchester CA	England and Wales
Average earnings (£)		31,567	28,833	29,529	28,174	31,480
Percentage difference from national average		0.3%	-8.4%	-6.2%	-10.5%	0.0%
<i>Source: ONS</i>						
HOUSE PRICES		Trafford	Greater Manchester LEP	North West	Greater Manchester CA	England and Wales
Average house price (£)		401,495	N/A for LEPs	244,784	N/A for CAs	356,973
Difference from national average		12.5%	N/A for LEPs	-31.4%	N/A for CAs	0.0%
<i>Source: Land Registry</i>						

Source: LEIC

Figure 9 below illustrates the final set of outputs from Worksheet 5, which includes the £ values of annual investment in affordable homes and the number of affordable home completions.

These data are provided at LA level, CA level and regional level. As mentioned in the introduction and cover sheet of the LEIC, due to this sheet not being updated since 2022, AHP data around investment and completions is not available for 2022 and 2023. Raw data here is provided as a 2021-2024 cumulative total, therefore single-year 2024 estimates are imputed assuming a uniform distribution of affordable home construction across the four-year period. This figure should therefore be interpreted more cautiously than other single-year figures.

Figure 9: Worksheet 5 – outputs – home completions and amounts invested under AHP/SOAH

Affordable homes construction under NAHP, AHP and SOAH schemes				
Investment (£)	Trafford	North West	Greater Manchester CA	England (excl. London)
2014	£ 2,050,579	£ 136,992,789	£ 39,377,545	£ 1,058,363,345
2015	£ 5,438,310	£ 303,841,528	£ 75,192,083	£ 2,144,973,682
2016	£ 12,051,465	£ 425,854,955	£ 161,510,363	£ 2,940,308,452
2017	£ 21,144,519	£ 1,168,623,879	£ 436,944,958	£ 7,185,043,395
2018	£ 4,770,943	£ 654,612,237	£ 226,464,761	£ 4,613,634,451
2019	£ 47,796,755	£ 827,497,711	£ 356,383,263	£ 4,304,229,639
2020	£ -	£ 138,447,436	£ 31,159,538	£ 872,240,414
2021 - 2024	£ 88,125,351	£ 1,958,897,771	£ 955,878,199	£ 7,826,288,333
2024 (est.)	£ 22,031,338	£ 489,724,443	£ 238,969,550	£ 1,956,572,083

Home completions	Trafford	North West	Greater Manchester CA	England (excl. London)
2014	88	6,719	2,005	40,421
2015	45	2,700	687	16,697
2016	95	3,710	1,361	22,494
2017	151	8,671	3,147	44,966
2018	33	4,080	1,468	26,205
2019	274	5,461	2,251	24,747
2020	0	606	45	4,214
2021 - 2024	332	9,264	4,317	32,352
2024 (est.)	83	2,316	1,079	8,088

Source: Homes England

- Note that single-year 2024 figures for investment and home completions are estimates, and therefore less reliable than other years. Data from 2021 onwards is only available as a 2021-2024 cumulative total, so single-year 2024 figures are imputed by assuming a uniform distribution of affordable home construction across the four-year period.
- Note that data for London are unavailable, as AHP is overseen by the Greater London Authority, rather than Homes England.
- Data from financial/fiscal years have been converted to calendar years as such => 2014 = FY2014-15 etc.
- Due to data collection difficulties caused by the Covid-19 pandemic, figures for 2020 should be treated as slightly less reliable compared to previous years. Data for 2018 onwards only covers SOAHP data.

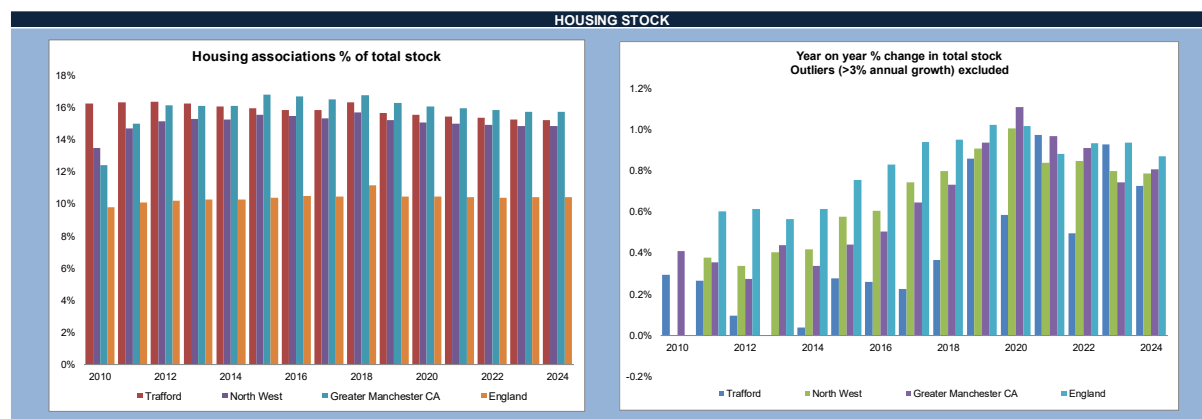
Source: LEIC

Worksheet 5 also provides a set of graphically illustrated time series data for some of the indicators covered in Area Profiles. Samples are provided in Figure 10, Source: LEIC

Figure 11 and Source: LEIC

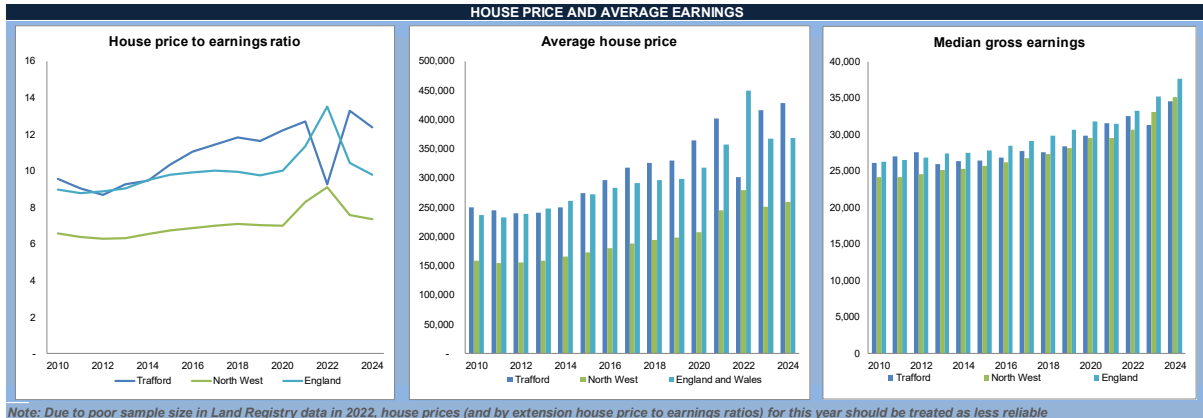
Figure 12 below. Due to stronger availability of broader official data, these charts incorporate years 2022 and 2023 to produce a full, continuous time series from 2010 to 2024.

Figure 10: Worksheet 5 – outputs – graphical illustrations of time series data



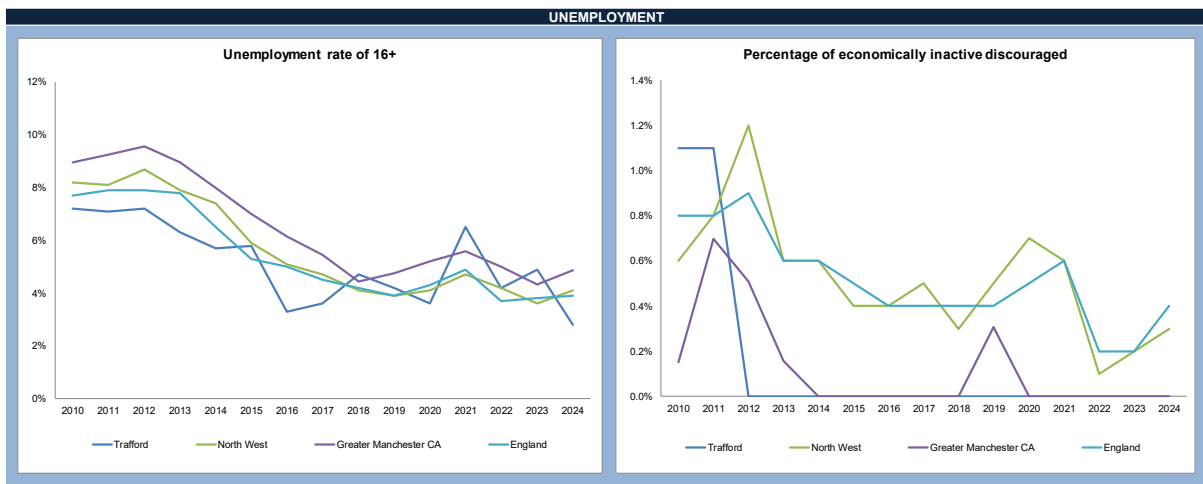
Source: LEIC

Figure 11: Worksheet 5 – outputs – graphical illustrations of time series data



Source: LEIC

Figure 12: Worksheet 5 – outputs – graphical illustrations of time series data



Source: LEIC

