

# Housing White Paper

Joint Committee

Wednesday 8<sup>th</sup> March 2017

# Housing White Paper

- “The broken housing market is one of the greatest barriers to progress in Britain”
- Housing is increasingly unaffordable – on average eight times average earnings
- Numbers living in private rented houses has doubled since 2000
- 225,000 to 275,000 pa vs 160,000
- Price to earnings ratio more than doubled since 1998

# Housing White Paper

- Houses 'earning' more than people
- By 2020, only 25% of 30 year olds will own
- Saving 5% took 5 years for deposit in 1990s – now 24 years
- 40% of LPAs without a plan
- 11% of land built on
- 1/3 of permissions granted 2010-16 not built

# Housing White Paper

- More land, more plans, quicker building
- More infrastructure, more builders
- Private sector rental protection
- More houses, of the types needed, in the places needed, for all categories of people

# Housing White Paper

- The solutions
- Local Planning Authorities
- Private developers
- Local communities
- Housing Associations
- Others

# Housing White Paper

- Local Planning Authorities
- New assessment of housing supply to reduce local plans being undermined; agreed and fixed for a year
- Higher fees – 20% + 20 % boosting capacity; s.151 Officer letter 21.2.17
- Easier plan making – five year reviews
- More infrastructure funding and policies on broadband
- Build out powers – housing delivery test
- Full assessment of need – ‘incentivised’ standard methodology on which 5YHS will be judged
- More time where ambitious collaboration
- Government intervention

# Housing White Paper

- Strong Green Belt protection
- Presumption on the reuse of brownfield, estate renewal, public land
- Higher densities, in appropriate areas
- Reducing delays from (pre-commencement) conditions, protected species, infrastructure and unnecessary appeals
- enable spatial development strategies, produced by new combined authorities or elected Mayors, to allocate strategic sites
- Land pooling to bring forward small sites
- Strengthened neighbourhood planning – housing requirement figure

# Housing White Paper

- Housing delivery
- More information on expected build rates
- Developers' track record may become material
- Current 5YHS issue loophole
- 2 year start date
- Strengthened completion notices/CPO for stalled sites
- Housing delivery test – Nov 17-20 - thresholds

# Housing White Paper

- Private developers
- More development, more quickly
- Boosting skills and productivity
- Off site construction
- More diverse market
- Requirement to build, engage with communities and “sell” schemes
- Build to rent

# Housing White Paper

- Local communities
- Simpler and clearer planning process
- Will see the benefits of developments
- More say on design – strengthened pre application discussions with LPA and communities
- Need to accept more development for future generations and help with the cost
- Rental protections, Help to Buy, help with deposits
- Starter home revision, home ownership key but rental has a role

# Housing White Paper

- Housing Associations - £7.1bn Affordable Housing Programme; more building; rent certainty
- Lenders and Infrastructure providers