

Briefing: Government Planning, Housing and Infrastructure announcements – Queen’s Speech, 19/12/19

Housing

Policy	Date announced	Key headlines	Publication details
Consultation on First Homes	19/12/19	<ul style="list-style-type: none"> • The Government will shortly launch a consultation on First Homes • This will provide homes for local people and key workers at a discount of at least 30% • The discount on First Homes will be secured through a covenant. This means these homes will remain discounted in perpetuity, supporting people now and in the future who aspire to own a home of their own 	<ul style="list-style-type: none"> • Consultation will be launched soon
Renewal of the Affordable Homes Programme	19/12/19	<ul style="list-style-type: none"> • The Government will renew the Affordable Homes Programme • The Affordable Homes Programme, set to end currently in 2021, is a joint-funding exercise between the Government and private investors • It has made £4.7 billion of capital available between 2016 and 2021 to help build at least 135,000 homes for Help to Buy and Shared Ownership 	<ul style="list-style-type: none"> • The 2016-2021 legislation will be renewed

New Shared Ownership model	19/12/19	<ul style="list-style-type: none"> • The Government will introduce a new, reformed Shared Ownership model, making buying a share of a home fairer and more transparent • The new model will be simpler to understand and better able shared owners to buy more of their property and eventually reach full ownership 	<ul style="list-style-type: none"> • TBC
House building commitment	19/12/19	<ul style="list-style-type: none"> • The Government is committed to building at least a million more homes over this Parliament 	<ul style="list-style-type: none"> • TBC
Single Housing Infrastructure Fund	19/12/19	<ul style="list-style-type: none"> • A £10 billion Single Housing Infrastructure Fund will provide the roads, schools and GP surgeries needed to support the million new homes proposed over the course of this Parliament • Alongside First Homes, this will ensure local people truly benefit from house building in their area whilst building support for new developments 	<ul style="list-style-type: none"> • TBC
Better Deal for Renters	19/12/19	<ul style="list-style-type: none"> • The Government's 'Better Deal for Renters' will fulfill their manifesto commitments to abolish 'no fault' evictions and introduce lifetime deposits • It will also include further reforms to strengthen the sector for years to come 	<ul style="list-style-type: none"> • TBC
Ending unfair practices in the leasehold market	19/12/19	<ul style="list-style-type: none"> • The Government will take forward a comprehensive programme or reform to end unfair practices in the leasehold market • This includes work with the Law Commission to make buying a freehold or extending a lease easier, quicker and more cost effective • Will also reinvigorate commonhold and Right to Manage • The Government will ensure that if a new home can be sold as freehold, then it will be 	<ul style="list-style-type: none"> • TBC

		<ul style="list-style-type: none"> • They will remove unnecessary ground rents on new leases and give new rights to homeowners to challenge unfair charges • In addition they will close legal loopholes to prevent unfair evictions and make it faster and cheaper to sell a leasehold home 	
Social Housing White Paper	19/12/19	<ul style="list-style-type: none"> • The Government will publish a Social Housing White Paper which will set out further measures to empower tenants and support the continued supply of social homes • This will include measures to provide greater redress, better regulation and improve the quality of social housing 	<ul style="list-style-type: none"> • TBC
Building Safety Bill	19/12/19	<ul style="list-style-type: none"> • The Building Safety Bill will include an enhanced safety framework for high-rise residential buildings, taking forward the recommendations from Dame Judith Hackitt's independent review of building safety • It will provide clearer accountability and stronger duties for those responsible for the safety of high-rise buildings • It will give residents a stronger voice in the system • It will strengthen enforcement and sanctions to deter non-compliance and hold the right people to account • It will develop a new stronger and clearer framework to provide national oversight of construction products to ensure all products meet high performance standards • It will develop a new system to oversee the whole built environment with local enforcement agencies and national regulators working together to ensure building safety is improved 	<ul style="list-style-type: none"> • TBC

		<ul style="list-style-type: none"> • Will legislate to require the developers of new build homes must belong to a New Homes Ombudsmen 	
Fire Safety Bill	19/12/19	<ul style="list-style-type: none"> • The Fire Safety Bill will implement the relevant legislative recommendations of the Grenfell Tower Public Inquiry Phase 1 Report • It will put beyond doubt that the Fire Safety Order will require building owners and managers of multi-occupied residential premises of any height to fully consider and mitigate the risks of any external wall systems and fire doors • It will strengthen the relevant enforcement powers to hold building owners and managers to account 	<ul style="list-style-type: none"> • TBC
Renters' Reform Bill	19/12/19	<ul style="list-style-type: none"> • A Renters' Reform Bill will be put forward to improve security for tenants in the rental sector, delivering greater protection and allowing them to hold their landlord to account • It will strengthen the rights of landlords to gain possession of their property when they have a valid reason to do so • It will introduce a lifetime deposit to improve the experience of those living in the private rental sector moving from one tenancy to the next • It will improve standards in rented accommodation, driving out rogue landlords and helping to professionalise the sector • It will professionalise letting agents 	<ul style="list-style-type: none"> • TBC

Infrastructure

National Infrastructure Strategy	19/12/19	<ul style="list-style-type: none"> • The Strategy will set out the Government’s long-term ambitions across all areas of economic infrastructure including transport, local growth, decarbonisation, digital infrastructure, infrastructure finance and delivery • It will have two key aims: <ul style="list-style-type: none"> ○ Level up and connect every part of the country ○ Address the challenges posed by climate change and build on the UK’s net zero by 2050 commitment 	<ul style="list-style-type: none"> • TBC
Broadband legislation	19/12/19	<ul style="list-style-type: none"> • This legislation will support the roll out of gigabit-capable broadband across the UK to achieve nationwide coverage as soon as possible • It will make it easier for telecoms companies to install broadband infrastructure in blocks of flats • It will ensure all new homes are built with reliable and fast internet speeds • It will create a cheaper and faster light-touch tribunal process for telecoms companies to obtain access rights for a period up to 18 months • Pledge of £5 billion to support the rollout of gigabit-capable broadband in the hardest to reach 20% of the country 	<ul style="list-style-type: none"> • TBC
High Speed Rail (West Midlands – Crewe) Bill	19/12/19	<ul style="list-style-type: none"> • The Government awaits the review of the High Speed Two (HS2) network led by Doug Oakervee which is looking at whether and how to proceed with HS2 including the benefits and impacts; affordability and efficiency; deliverability; and scope and phasing including its relationship with Northern Powerhouse Rail • Without prejudice to the Oakervee Review’s findings, it is expected that the High Speed Rail 	<ul style="list-style-type: none"> • The Bill was first introduced to Parliament in July 2017 • It passed through the House of Commons and completed its Second Reading in the House of Lords before the dissolution of the previous Parliament • Following revival it would begin its next stages in the House of Lords

		<p>(West Midlands – Crewe) Bill will be revived in this Parliament</p> <ul style="list-style-type: none"> • This Bill will provide the powers to build and operate the next stage of the High Speed Two (HS2) network (Phase 2a) 	
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Planning

Planning White Paper	19/12/19	<ul style="list-style-type: none"> • An ambitious Planning White Paper will be published which makes the planning process clearer, more accessible and more certain for all users including homeowners and small businesses • It will also address resourcing and performance in Planning Departments 	<ul style="list-style-type: none"> • TBC
Environment Bill	19/12/19	<ul style="list-style-type: none"> • The proposed Environment Bill will mandate ‘biodiversity net gain’ into the planning system, ensuring new houses aren’t built at the expense of nature and delivering natural spaces for communities 	<ul style="list-style-type: none"> • TBC

Ongoing consultations

New development corporations	Until 11.45pm on 21 December 2019	https://www.gov.uk/government/consultations/development-corporation-reform-technical-consultation
Future Homes Standard	Until 11.45pm on 7 February 2020	https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-

		regulations-for-new-dwellings
First Homes	TBC	TBC