



Dear Colleagues,

Paper [7/13]: Housing and Planning

A successful, stable housing market that offers choice, flexibility and affordable housing is crucial to Britain's economic and social wellbeing. Despite this, Britain's housing market has been dysfunctional for too long.¹ For decades we have not built enough homes to meet the demand from a growing and ageing population. House building rates reached lows under Labour not seen in peace time since the 1920s. As a result demand has exceeded supply, leading to rent and asset prices becoming inflated beyond the means of ordinary families.² Expensive housing leads to higher welfare bills which has led to higher taxes as well as greater demand for social and affordable housing.³

This problem has been exacerbated by the economic downturn. The housing market was one of the biggest victims of the credit crisis that Labour caused with banks reducing their lending and being more careful about who they give mortgages too. As a result, finance is not as easily available to developers and would be home owners.

This is why the Government is working to help local councils and developers build more housing, including affordable housing, improve the quality of rented housing and help more people to buy a home. To do so, the Government has removed unnecessarily complex regulations, setup various schemes to provide finance for projects that would not proceed without it and introduced several measures to help prospective home buyers.

This discussion brief is seeking your views on what the Government can do to ensure a healthy, vibrant housing market.

Yours sincerely,

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and

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Why does housing matter?

Housing is crucial for the social mobility, health and wellbeing of Britain's population. Housing is also inextricably linked to the wider health of the economy and the financial markets.⁴ In theory, when a housing market is stable, strong and ongoing demand for housing leads to a steady increase in supply. However, this has not been happening in recent years. Instead, the broken housing market under Labour was one in which buyers could not buy, lenders did not lend enough, builders did not build and tenants struggled as pressures increased in the private rented sector.⁵

This is why the Coalition Government has, even in a period of paying off Labour's deficit, prioritised unlocking the housing market, getting Britain building again, and giving more people the satisfaction and security of home ownership.

Delivering more housing

Building high quality homes that will stand the test of time is one of the most important things each generation can do for the next. However, for decades not enough houses have been built, with house building rates reaching lows under Labour not seen in peace time since the 1920s. From 2009 to 2010, only 115,000 new-builds were completed in England.⁶ The UK has frequently been near the bottom of the EU15 in terms of new homes per person, indicating that under-supply is a long-term problem.⁷

The number of households in England is projected to grow to 27.5 million in 2033, an increase of 232,000 households per year.⁸ This exceeds the number of homes created in recent years by a considerable margin. Getting house building moving again is not just crucial to meet growing demand, but also to ensuring Britain's economic recovery – housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade.⁹ Measures to stimulate house building are therefore crucial. This is why every financial statement the Government has made since 2010 has included plans for delivering more housing.¹⁰

a) Returning Planning Power to Local Communities

Planning regulations became increasingly complicated during the previous Labour Government, stifling investment in house building and preventing sensible, sustainable developments from going ahead. Indeed, planning regulations under Labour government ballooned to over 1,500 pages. In an effort to simplify regulations and unlock investment, the Coalition Government has implemented major reforms to make the planning system clearer, more democratic, and more effective.

The **Localism Act 2011** returned power to local communities by abolishing Regional Spatial Strategies. Regional Spatial Strategies were introduced by the Labour Government in 2004 following the Barker Review which identified a lack of land as a key issue for housing. Under Regional Spatial Strategies each region in England (excluding London) was set a target by central government to produce a given number of households. Under this 'top-down' planning system power was removed from local people and guidance and targets grew out of control. Abolishing

the Regional Spatial Strategies was included in the *Coalition Agreement* of May 2010.

The Act also introduced new neighbourhood planning powers to allow groups of people from the community and parish councils, called neighbourhood forums, to establish general planning policies for the development and use of land in their neighbourhood. These planning policies are referred to as 'neighbourhood development plans'.¹¹ Under these changes, local councils are still expected to produce local development plans setting out the strategic context within which Neighbourhood Development Plans will sit. While policies produced in a Neighbourhood Development Plan cannot block the local development plan, they can shape where that development will go and what it will look like. Once proposals pass a local referendum, the local planning authority is under a legal duty to bring them into force.¹² The Act also places a legal duty on local planning authorities to support and advise groups that want to do neighbourhood planning.

Neighbourhood planning can additionally be used to permit development without having to submit a planning application. These are called 'neighbourhood development orders' and must have regard to national policies and conform to local strategic policies.¹³ Similar to a Neighbourhood Development Plan, the Order must pass an independent inspection as well as a neighbourhood referendum before it can come into force.

Finally, the Act gives communities the power to make a Community Right to Build Order, an order which gives permission for small-scale, site-specific developments by a community group.¹⁴

Further to these provisions, the Government announced in January 2013 that, in areas where there is a Neighbourhood Development Plan in place, the neighbourhood will be able to receive 25 per cent of the revenues from the Community Infrastructure Levy¹⁵ arising from the development that they have chosen to accept.¹⁶ Neighbourhoods without a Neighbourhood Development Plan, but where the Community Infrastructure Levy is still charged will receive a capped share of only 15 per cent of the levy revenue arising from development in their area. These types of incentives seek to persuade communities that development is in everyone's interest – they are key to getting the homes built that Britain needs now and in the future.¹⁷

The Government's **National Planning Policy Framework**, which was published in March 2012, replaced all existing planning guidance – except on waste. The National Planning Policy Framework has simplified the guidance down to fewer than seventy pages. The new guidance encourages sustainable development, boosts growth, strengthens communities and protects the environment.¹⁸

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.¹⁹ This means that if a development satisfies local needs, or where it would create significant benefits for the area, planning permission should be granted without delay²⁰. The National Planning Policy Framework states that each local planning authority should produce a Local Plan²¹ setting out the strategic priorities for that area. These plans must be determined in accordance with the National Planning Policy Framework, "unless material considerations indicate otherwise"²². Crucially, they are also required to provide an objective and

realistic assessment of an area's future housing needs and must set aside enough land to deliver this over the next five years.²³

The National Planning Policy Framework specifies that more land should be zoned for housing than was required under previous guidance. More specifically, an extra 5 per cent buffer is required "to ensure choice and competition in the market for land" and this should be increased to 20 per cent in areas where there is a record of consistent under delivery of housing supply.²⁴

Finally, the National Planning Policy framework also includes vital policies on protecting the environment. More specifically, it includes provisions to protect Green Belts, sites with other environmental protections, valued landscapes, trees and woodlands. There are also policies in the Framework which will help: protect open space, create a new Local Green Space designation, improve biodiversity, use natural resources prudently, reduce pollution and manage development in coastal areas.²⁵

b) Unlocking stalled development and surplus land

The **Growth and Infrastructure Act 2013** reduces previous unnecessary bureaucracy around building affordable housing by allowing for Section 106 Planning Obligations relating to affordable housing to be modified or discharged. Section 106 agreements, i.e. agreements made under section 106 of the Town and Country Planning Act 1990, are agreements made between a developer and the local planning authority which require developers to make some financial or practical contribution to the community before they are given planning permission either to mitigate the impact of a new development on existing infrastructure or to address an existing problem in an area. These agreements frequently require that the developer provide a certain number of affordable homes in order to be given planning permission to build a development.

Historically, Section 106 agreements could only be modified by mutual agreement or until the agreement is 5 years old. After this the developer may formally require the local planning authority to reconsider the obligation and may appeal to the Secretary of State. This arrangement, however, ignores the significant changes in market conditions in recent years. More specifically, Section 106 agreements made during Labour's housing boom are now no longer economically viable for developers because of Labour's housing bust. In these situations, the Section 106 agreement has stalled development. In an effort to unlock some of these stalled sites, the Government included a provision in the Growth and Infrastructure Act 2013 allowing any developer of sites which are now economically unviable because of the number of affordable homes required through Section 106 agreements, to ask the local planning authority to modify it and then to appeal to the Planning Inspectorate if the local authority does not modify it as required.²⁶ This applies to planning obligations agreed prior to 6 April 2010.

Another obstacle to house building is stalled construction. Many housing projects across the country have been put on hold until they have better access to development finance. The £570 million 'Get Britain Building' investment fund was therefore created to restart construction on stalled sites which have planning permission and are otherwise 'shovel ready'. This Fund is expected to deliver 16,000 new homes by December 2014.²⁷ The £474 million Local Infrastructure Fund

has also unlocked a number of large-scale, stalled construction projects, delivering 40,000 new homes since August 2012. A further 38,000 are due to re-start in 2013.²⁸

The Government has also taken steps to bring surplus public sector land back into use. The public sector owns an estimated 40 per cent of larger sites suitable for new buildings. The Government is aiming to release some of this land with capacity to deliver up to 100,000 homes between 2011 and 2015. Spending Round 2013 announced the ambitious target for central government to deliver at least £15 billion of asset sales between 2015 and 2020. This will comprise at least £5 billion of land and property.²⁹ To reach this goal a new strategic land review will identify additional public land that could be "made surplus" and sold to support local growth. More detail on public land policies is expected in the Autumn Statement.³⁰

c) Incentivising new-builds

Building new homes is likewise vital to meeting the nation's growing housing needs and to ensuring our economic recovery. This is why the Government introduced the "New Homes Bonus" scheme in 2010 which is aimed at encouraging local authorities to grant planning permissions for the building of new houses in return for additional revenue. More specifically, the scheme "will match fund the additional council tax for each new home and property brought back into use, for each of the six years after that home is built."³¹ The Department for Communities and Local Government has set aside £1.3 billion for the New Homes Bonus. Some of the latest figures show that new housing supply is at its highest level since 2008 – a total of 319,000 additional homes across England have been added to housing supply in the 2 years from October 2010 to October 2012.³²

Despite the importance of building new homes, new housing is often unpopular with residents who are concerned with the cost and impact this will have on their local community. Communities have sometimes not supported new development, feeling that housing was being forced upon them without consideration of the impact on the local area. The 2010 British Attitudes Survey found, however, that while 46 per cent of people oppose more homes being built, 76 per cent would support more houses being built in their local area if the quality of local services such as GP surgeries, hospitals and schools did not suffer.³³

Planning Minister Nick Boles, noting that new developments are often opposed, explained the 'vicious cycle' this creates in a speech in November 2012:

People look at the new housing estates that have been bolted on to their towns and villages in recent decades and observe that few of them are beautiful...existing residents oppose any proposal to build new houses on green field sites, even when the land is of low environmental quality. Local authorities respond to the wishes of local voters by putting too few sites into their local plans. And this drives the cost of development land up to stratospheric levels...Developers respond by stuffing as many units as they can onto any site and, in an attempt to make the properties affordable, skimp on room size, architectural features, vernacular materials, communal spaces and landscape design. In a nutshell, because we don't build beautifully, people don't let us build much. And because we don't build much, we can't afford to build beautifully."³⁴

d) Utilising redundant land and empty or underused buildings

Britain cannot, however, just rely on new homes to meet its housing needs – we must also make sure we utilise redundant land or underused/empty buildings. Currently, empty homes in England account for approximately 3 per cent of the total housing stock. So far a total of £215 million has been pledged to bring empty properties back into use, of which £160 million is central Government spending. This includes £70 million allocated to bring empty homes back into use as affordable housing and £60 million for local authorities to tackle clusters, as well as £30 million for community groups or voluntary organisations leading local schemes.³⁵

In addition, the National Planning Policy Framework sets out presumption in favour of converting commercial property to residential use where there is housing need, providing it would not be inappropriate on economic grounds. It also encourages local authorities to bring back empty houses and building into use. Section 51 states:

*Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies... They should normally approve planning applications for change to residential use and any associated development from commercial buildings...where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.*³⁶

The New Homes Bonus Scheme will also encourage local authorities to help bring more empty homes back into use. Since The Coalition Government came to office nearly 60,000 empty homes have been brought back into use.³⁷

Finally, the Government has temporarily relaxed change of use planning rules to make it easier to convert offices into residential units.³⁸ Any conversion of office space into residential units, which is temporary and takes place prior to 30 May 2016, will, subject to specific exceptions, be classed as 'permitted development' meaning planning permission will not be required.³⁹

In addition, the Government launched a consultation in August 2013, outlining amendments to change of use rules to make it easier to convert small shops and agricultural premises into residential units.⁴⁰ The Government has said that any changes would be made "for April 2014".⁴¹

e) Providing Affordable Homes

Affordable housing likewise plays an important part in the Government's overall drive to boost housing supply and stimulate economic growth. The Government committed £4.5 billion to affordable housing in 2011. This has leveraged in an additional £15 billion in private funding to deliver, in partnership with registered providers, 170,000 affordable homes by 2015.⁴² Over 150,000 new affordable homes have already been delivered through this Affordable Homes Programme. Beyond 2015, £3.3 billion will be allocated to affordable housing between 2015 and 2018 which will deliver 165,000 new affordable homes, the fastest rate of building for over twenty years. This will also lever in £20 billion of private investment.

Further to this, in September 2012, as part of a wider housing and planning initiative, the Government announced that it would guarantee up to £10 billion of housing providers' debt. These Housing Guarantee Schemes will deliver new purpose built accommodation for rent and 30,000 additional affordable homes.⁴³

f) Other models of housing

If the gap between housing supply and demand is to be met, other models of housing delivery should also be promoted. Self-build schemes in particular have potential to deliver a major contribution to housing supply from a new source.⁴⁴

The self-build sector is worth approximately £3.6 billion a year⁴⁵, with custom home builders building as many homes each year as each of our individual volume house builders. Unfortunately this market has too often been seen as an option only for the privileged few and has yet to reach its full potential. Only one in ten new UK homes is self-built - a very low proportion by international standards. To support this sector, the Government has made available £30 million of funding to provide short-term project finance to help unlock group self-build schemes.⁴⁶ It was also announced in September 2013 that community self-build and community-led affordable housing projects will be able to apply for a share of £65 million from the Affordable Homes Guarantees Programme. In addition, the Government has recently announced that new planning practice guidance will be introduced to ensure councils establish the demand for self-build in their area. This will include compiling a local register of people who want to build their own homes so they can be given first priority when new brownfield sites become available. It has also been announced that new Council Tax discounts will be introduced for self-build family annexes. Meanwhile, genuine self-builders will be exempted from paying Section 106 tariffs and the community infrastructure levy. A review of the Homes and Communities Agency's smaller plots is also being taken to identify those best suited for small housing projects like self-build. The Government likewise intends to publish more property asset data online and enhance the Community Right to Reclaim Land so that self-builders can request redundant public sector land to be released and sold for self-build projects.⁴⁷

Other measures the Government has taken to help the self-build sector include making it easier to get a self-build mortgage by speaking to lenders about doing more for self-builders and raising awareness about self build by helping to launch the Self Build Portal, a comprehensive advisory site for self-builders.⁴⁸

Question One: How do we deliver more housing while addressing local concerns about inappropriate development?

Question Two: If tax or other government financial support was available for house building in 2015, where should this support be directed?

Question Three: What other strategies could the Government adopt to facilitate reutilisation of redundant land and buildings?

Encouraging Home Ownership

House prices in recent decades have been extremely volatile, featuring several periods of rapid growth followed by extended downturns and two price falls since the 1970s.⁴⁹ While most people want to own their own home, house prices have risen so rapidly in that many potential home buyers have been priced out of the market.⁵⁰ Between 1995 and 2009 the average real terms house price rose by a historically unprecedented 120 per cent, jumping from £72,659 to £160,000.⁵¹ These rising prices, in combination with increased requirements for larger deposits and falling equity values, have resulted in young people renting for longer, buying a home later in life and being much more reliant on family support to do so.^{52,53}

The Conservative Party is committed to helping “everyone achieve their aspirations, and feel the pride of home ownership”.⁵⁴ In contrast, Labour’s former Housing Minister John Healey once declared: “Home ownership had been dropping since 2005 and I’m not sure that’s such a bad thing”.⁵⁵ Current measures to help hardworking people who do the right thing own their own home include:

- a) **Right to Buy.** Right to Buy gives eligible people who live in council properties in England the right to buy their home at a discount. The scheme is open to people who are secure tenants of a local council and who have spent at least 5 years as a public sector tenant. Since its introduction in 1980 almost 2 million households have exercised their Right to Buy. Under the previous Labour Government, however, sales were running at an all time low⁵⁶. This decline was the result of the economic crisis, difficulties in obtaining financing and the introduction by Labour of regional caps on the maximum discount available.⁵⁷ In 2003 Labour cut and capped discounts at between £16,000 and £38,000. As a result, by 2009/10 sales under RTB had collapsed to 3,100. In contrast, there were 84,000 sales under Right to Buy in 2003/04.⁵⁸

The Coalition Government subsequently re-launched Right to Buy in 2012 and raised the maximum discount available to tenants to £75,000. For those living in the London Boroughs, the discount increased to £100,000. 2,149 properties were sold under RTB between April and June 2013 compared with just over 400 for the same period in 2012. Since the re-launch, over 8,000 council houses have been sold to hardworking people.⁵⁹

- b) **Help to Buy Equity Loan Scheme.** The £3.5 billion Help to Buy Equity Loan Scheme was announced in Budget 2013 to help first-time buyers and existing home owners get on the property ladder. Under the scheme the Government will provide an equity loan worth up to 20 per cent of the value of a new build home, interest free for the first 5 years. The homeowner needs a minimum 5 per cent deposit to qualify, but only has to secure a 75 per cent mortgage from the bank. The maximum home value is £600,000 and there is no income cap constraint. The scheme is the successor to the Government’s FirstBuy scheme which offered support to first time home buyers through equity loan funding of up to 20 per cent of the purchase price split equally between the Homes and Communities Agency and the house builder, with purchasers being required to raise funding of at least 80 per cent of the purchase price.

- c) **Help to Buy Mortgage Guarantee Scheme.** The scheme is the second part of the Help to Buy measures introduced in Budget 2013. Under the scheme, which became active in October 2013, the Government offers a guarantee to lenders who offer mortgages to people with a deposit of between 5 per cent and 20 per

cent. As with the Help to Buy Equity Loan Scheme, the scheme is open to first-time buyers and existing homeowners, but unlike the Equity Loan Scheme applies to *both* new build homes and existing properties. There is also no income cap constraint and the maximum home value is £600,000.⁶⁰ Some have argued that the schemes will not only give borrowers access to mortgages with lower interest rates than would otherwise be possible, but they also protect the lender against falls in house prices.⁶¹

- d) **NewBuy Guarantee Scheme.** The scheme, launched in 2012, aims to help buyers who have a deposit of at least 5 per cent to buy a new-build home. Under the scheme house builders will put 3.5 per cent of the sale price into an indemnity fund for each property sold, and the Government will provide additional security for the mortgage loan in the form of a 5.5 per cent guarantee. In the event of repossession, the lender will be able to recover any losses to the maximum covered by the borrower's deposit and the home builder's fund, and then call on the Government guarantee. As of January 2013, 3,000 people have reserved homes using the NewBuy Guarantee Scheme.⁶²

Question Four: What should government be doing to encourage home ownership in 2015?

Reforming the Rented Housing Sector

a) Social Housing Rented Sector

There are approximately 8 million social housing tenants in Britain. The social housing system the Government inherited from Labour had some fundamental flaws: the rules were too rigidly set by central government; social landlords did not have enough discretion over how they managed their housing; and in some cases social housing rules ended up trapping people in a difficult cycle.⁶³ The Localism Act 2011 reformed the system to address these issues:

- The Act gives local councils greater freedom to set their own policies about who should qualify to go on the social housing waiting list in their area. They are now able to prevent people who have no need of social housing from joining the waiting list, but are still required to ensure that social homes go to the most vulnerable in society.
- In regards to social housing tenure, social landlords were previously only able to grant lifetime tenancies. This led to situations where people would acquire a social home at a moment of crisis in their life, but then continue to live there after this need had passed. The Act changes this by allowing social landlords to grant tenancies for a fixed length of time. The minimum length of tenancy is now two years in exceptional circumstances with five years or more being the norm. There is no upper limit on the length of tenancy and Councils can still offer lifetime tenancies if they wish.⁶⁴
- Under the previous rules, people who became homeless were able to refuse offers of accommodation in the private rented sector, and insist that they be housed in expensive temporary accommodation until a long-term social home becomes available. This resulted in circumstances where people with acute, but short-term housing need, acquired a social home for life, although they may not have needed one, while other people who needed a social home in the longer

term were left waiting. The Act reformed the system by letting local authorities meet their homelessness duty by providing good quality private rented homes.⁶⁵

- The Act introduced necessary reform to how council housing is funded. In the past, local authorities collected rent from their social tenants and then sent the money to central government. Central government then put all the money it raised this way into a single pot. Local authorities were in turn paid a sum out of the pot each year for the upkeep, renovation and repair of social homes. The Act changed the system so that instead of having to send the money raised by rent to central government and wait to see each year what share they get allocated back, local authorities are now able to keep the rent and use it locally to maintain their social homes.⁶⁶
- The Act introduced a national home swap scheme to enable people who would like to swap their social home to access details of all other tenants who may be a suitable match. This will make it easier for those in social housing to move.⁶⁷
- The Act includes provisions giving social tenants better tools to hold their landlords to account. Under the changes, landlords are now expected to support tenant panels in order to give tenants the opportunity to carefully examine the services being offered. The Act also changed the way complaints about social landlords are handled.⁶⁸

Question Five: What more can Government do to encourage a fair and flexible social housing sector?

b) Private Rented Sector

The private rented sector has grown rapidly in recent years – there are now over 3 million households living in the private rented sector. The private rented sector's advantages include a flexible form of tenure and greater labour mobility than owning a property.⁶⁹

Encouraging building. While individual landlords with small portfolios represent the majority of the sector, the Government has undertaken efforts to encourage a wider range of investors to build houses for private rent:

- The Government announced in September 2012 a £200 million 'Build to Rent' Fund to provide equity finance to house builders and developers. This was increased to £1 billion in the 2013 Budget. The Fund is a fully recoverable, commercial investment where Government will share risk or bridge finance to allow schemes to be built, managed and let. The investment can be used to cover development costs such as land, construction or management costs. Once the scheme is fully let the developer will then sell on its interest or re-finance and repay the loan/equity. The first 45 projects of the Fund were announced in April 2013 and are expected to support the construction of between 8,000 and 10,000 new private rented homes.
- A debt guarantee scheme to support the building of more private rented housing was simultaneously announced. The scheme offers housing providers a direct government guarantee on debt they raise to invest in new privately rented homes.
- The Government has also launched the Private Rented Sector Taskforce, bringing together a team of private rented sector investment experts to support demonstration projects through the Build to Rent Fund and the new debt guarantee scheme.

In addition, Spending Round 2013 included the announcement of a new Affordable Rent to Buy scheme with £250 million in funding for 2015-16 and £150 million in 2016-17. This programme will provide funding for new build homes to be let to tenants at affordable rents for a fixed period of time, allowing them to save for a deposit. At the end of this period, the sitting tenant will get first option to buy the home and achieve their aspiration of home ownership.⁷⁰

Regulation. The growth of the sector has raised concerns about the lack of regulation of private sector letting or managing agents. The Government does not intend to introduce regulation in the sector as it feels the present legal framework under consumer protection legislation strikes the right balance between landlords and tenants.⁷¹ The Coalition has, however, through an amendment to the **Enterprise and Regulatory Reform Act 2013**, required all agents to sign up to an approved redress scheme. In future these redress schemes will be able to investigate whether agents are transparent and upfront about the fees they charge and will be able to order compensation to tenants where applicable. Redress schemes will help landlords and tenants by giving them a formal route by which to lodge complaints and drive up standards in the industry.

Further to this, the Government has recently announced that it will publish a New Model Tenancy Agreement. Developed with the housing sector, this new agreement will clearly set out the rights and obligations of tenants and landlords and will promote longer term tenancies as well as a model on which written tenancy agreements will be based.⁷²

It was also recently announced that the Government intends to publish a new Tenants Charter, which will act as a guide for tenants to give them better information about what they can expect when they rent and where they can turn to if something goes wrong. The Charter will also: provide suggested questions to ask before agreeing to rent a property, set out the advantages of a written tenancy agreement and make clear that letting agents must be clear and upfront about the fees they charge.⁷³

Labour has conversely, proposed full mandatory regulation of private sector letting and managing agents. The Government is concerned that over-regulation would form a barrier to potential landlords considering renting out their properties as well as costing millions of pounds to implement. This would reduce the number of properties to rent.⁷⁴

<p>Question Six: What more can the Government do to help professionalise and stabilise the private rented sector?</p>
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What Next? Questions for Discussion

1. How do we deliver more housing while addressing local concerns about inappropriate development?
2. If tax or other government financial support was available for house building in 2015, where should this support be directed?
3. What other strategies could the Government adopt to facilitate reutilisation of redundant land and buildings?
4. What should government be doing to encourage home ownership in 2015?
5. What more can Government do to encourage a fair and flexible social housing sector?
6. What more can the Government do to help professionalise and stabilise the private rented sector?

¹ Department for Communities and Local Government (DCLG), *Housing Speech by Mark Prisk MP*, 27 June 2013, [link](#)

² IPPR, *Housing policy – A fundamental review*, [link](#)

³ Policy Exchange, *Cities for Growth*, 2011, [link](#)

⁴ Government, *Laying the Foundations – A Housing Strategy for England*, November 2011, [link](#)

⁵ Government, *Laying the Foundations – A Housing Strategy for England*, November 2011, [link](#)

⁶ DCLG Website, *Increasing the Number of Available Homes*, August 2013, [link](#)

⁷ Policy Exchange, *Making Housing Affordable*, 2010, [link](#)

⁸ HM Government, *Laying the Foundations – A Housing Strategy for England*, November 2011, [link](#)

⁹ HM Government, *Laying the Foundations – A Housing Strategy for England*, November 2011, [link](#)

¹⁰ DCLG Website, *Mark Prisk's blog: £3.5 billion boost to build homes and grow economy*, 28 June 2013, [link](#)

¹¹ House of Commons Library; Standard Note, *Neighbourhood Planning*, August 2013, [link](#)

¹² House of Commons Library Standard Note, *Neighbourhood Planning*, August 2013, [link](#)

¹³ Planning Portal, *Neighbourhood Planning*, [link](#)

¹⁴ House of Commons Standard Note, *Neighbourhood Planning*, August 2013, [link](#)

¹⁵ The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The Levy applies to most new buildings and charges are based on the size and type of the new development

¹⁶ DCLG press release, *Communities to receive cash boost for choosing development*, January 2013, [link](#)

¹⁷ DCLG press release, *Communities to receive cash boost for choosing development*, January 2013, [link](#)

¹⁸ DCLG, *National Planning Policy Framework*, March 2012, [link](#)

¹⁹ DCLG, *National Planning Policy Framework*, March 2012, [link](#)

²⁰ DCLG, *National Planning Policy Framework*, March 2012, [link](#)

²¹ The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

²² House of Commons Library Standard Note, *Planning for Housing*, August 2013, [link](#)

²³ House of Commons Library Standard Note, *Planning for Housing*, August 2013, [link](#)

²⁴ House of Commons Library Standard Note, *Planning for Housing*, August 2013, [link](#); DCLG, *National Planning Policy Framework*, March 2012, [link](#)

²⁵ DCLG, *National Planning Policy Framework*, March 2012, [link](#)

²⁶ House of Commons Library Standard Note, *Planning for Housing*, August 2013, [link](#)

²⁷ Hansard, 18 June 2012, Col. 687W, [link](#).

- ²⁸ DCLG, *Get Britain Building*, August 2013, [link](#); Department for Communities and Local Government (DCLG), *Housing Speech by Mark Prisk MP*, 27 June 2013, [link](#)
- ²⁹ HM Treasury, *Investing in Britain's Future*, June 2013, [link](#)
- ³⁰ House of Commons Library Standard Note, *Stimulating Housing Supply- Government Initiatives (England)*, July 2013, [link](#)
- ³¹ Department for Business, Innovation and Skills, *White Paper: Local growth: realising every place's potential*, October 2010, [link](#)
- ³² DCLG Press Release, *Delivering new homes for hard-working people*, 13 August 2013, [link](#)
- ³³ DCLG, *Public attitudes to housing in England*, July 2011, [link](#)
- ³⁴ DCLG, *Nick Boles Town and Country Planning Association conference speech*, November 2012, [link](#)
- ³⁵ Chartered Institute of Housing, *The Housing Report, Edition 3*, November 2012, [link](#)
- ³⁶ DCLG, *National Planning Policy Framework*, March 2012, [link](#)
- ³⁷ DCLG Website, *New Homes Bonus*, August 2013, [link](#); DCLG Website, *Empty Homes*, August 2013, [link](#); DCLG, *Live Tables 615*, [link](#).
- ³⁸ DCLG Press Release, *Planning measures will make best use of underused buildings for providing new homes*, January 2013, [link](#)
- ³⁹ Class J, *Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013*, [link](#)
- ⁴⁰ DCLG Press Release, *New planning rules will breathe life into rural communities and town centres*, August 2013, [link](#)
- ⁴¹ DCLG, *Greater flexibilities for change of use – Consultation*, August 2013, [link](#)
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