

## WHITE PAPER: 'FIXING OUR BROKEN HOUSING MARKET'

### Introduction

On 7 February 2017 the Government published the Housing white paper titled 'fixing our broken housing market'. The White Paper sets out a broad range of improvements that government plans to introduce to help reform the housing market and increase the supply of new homes. Below are the links to the documents:

- Sajid Javid MP, Secretary of State for Communities and Local Government statement to Parliament: <https://www.gov.uk/government/speeches/housing-white-paper-statement>
- Press release: <https://www.gov.uk/government/news/government-announces-ambitious-plan-to-build-the-homes-britain-needs>
- Housing white paper: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

This briefing note provides the reader with an outline of the key objectives and actions from the White Paper.

In order to implement the vision set out in the White Paper, the Government is consulting on a range of changes to planning policy and legislation needed to implement the proposals. Forest Heath and St Edmundsbury will consider the strategic and operational impact of the proposals and respond to the consultation accordingly.

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### Section 1 - Planning for the right homes in the right places

#### **Key points**

Better, more realistic plan making which faces up to housing need, and makes sure that more of the homes that people want to live in are planned for in the places they want to live.

- Consult on a new standardised way of assessing housing need, ending hours of debate and legal wrangling on the appropriate methodology
- Making sure every part of the country has an up to date, sufficiently ambitious plan so that local communities decide where development should go
- Encourage higher densities and make it easier for communities to shape the development their area needs, including design
- Increase transparency over developer-held land options, so suitable development sites can be identified
- More land available in the right places – more surplus public land available, make it easier to reuse brownfield land, regenerate estates, release more small sites and allow rural communities to grow

#### **1. Objective**

- Making sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go.

#### **Action**

- Government will intervene, where necessary, to ensure that plans are put in place, so that communities in the areas affected are not disadvantaged by unplanned growth. Plans are likely to require updating in whole or in part at least every five years.

- Local Authorities will be expected to prepare a Statement of Common Ground, setting out how they will work together to meet housing requirements and other issues that cut across authority boundaries.

## **2. Objective**

- Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them.

### **Action**

- Remove the policy expectation that each local planning authority should produce a single local plan. Instead authorities should identify the most effective way of setting out their key strategic priorities (which may be jointly with other authorities), with the expectation that more detailed matters are addressed through neighbourhood plans or more focused development plan documents.
- Set out the key strategic priorities that every area will be expected to plan for, which would be those listed already in the National Planning Policy Framework (NPPF), with an additional requirement to plan for the allocations needed to deliver the area's housing requirement.
- Spatial development strategies, produced by new combined authorities or elected Mayors, and requiring unanimous agreement of the members of the combined authority, will be able to allocate strategic sites.
- The NPPF will be amended to make clear that plans and policies should not duplicate one another and that a 'sound plan' should be an 'appropriate strategy' for the area rather than 'the most appropriate strategy'.
- Improve the use of digital tools to make plans and planning data more accessible, and review the consultation and examination procedures for all types of plan to ensure they are proportionate.

## **3. Objective**

- Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked.

### **Action**

- Consider options for introducing a more standardised approach to assessing housing requirements. Subject to consultation, from April 2018 the new methodology for calculating housing requirements would apply as the baseline for assessing 5 year housing land supply and housing delivery, in the absence of an up-to-date plan. Councils that decide not to use the new approach will have to explain why not and to justify the methodology they have adopted in their area.
- Strengthen national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people.
- Increase the amount of planning data that is easily available to individuals, groups, entrepreneurs and businesses. Looking to identify opportunities to prescribe open data standards for local plans and use digital tools to support better plan-making, improve the accessibility of information and help people identify and develop appropriate land for housing.

## **4. Objective**

- Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it.

### **Action**

- HM Land Registry will be modernised to become a digital and data-driven registration business within the public sector. The Government will examine how HM Land Registry and the Ordnance Survey can work more closely together to provide a more effective digital land and property data service. This work will assess how their combined land and property data can be made more openly available to the benefit of developers, home buyers and others.
- Government will ensure completion of the Land Register. All publicly-held land in the areas of greatest housing need will be registered by 2020, with the rest to follow by 2025. As an interim step, the Government will collate and make openly available a complete list of all unregistered publicly held land by April 2018.
- Government will consult on improving the transparency of contractual arrangements used to control land and on how the Land Register can better reflect wider interests in land.
- When preparing plans local authorities will be required to demonstrate that they have a strategy to maximise the use of suitable land in their area and the housing requirement should be accommodated unless there are policies within the NPPF that provide strong reasons for restricting development. The Government proposes to clarify which national policies it regards as providing a strong reason to restrict development when preparing plans.

## **5. Objective**

- Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.

## **Action**

- Amend the NPPF to indicate that great weight should be attached to the value of using suitable brownfield land within settlements for homes.
- Amend regulations so that all local planning authorities are able to dispose of land with the benefit of planning consent which they have granted to themselves – this is a discrepancy between unitary and two-tier areas.
- Consult on using powers in the Growth and Infrastructure Act 2013 to issue a new General Disposal Consent, which would enable authorities to dispose of land held for planning purposes at less than best consideration without the need for specific consent from the Secretary of State.
- Amend the NPPF to encourage local planning authorities to consider the social and economic benefits of estate regeneration when preparing plans and when making decisions on applications.
- Amend the NPPF to expect local planning authorities to have policies that support the development of small 'windfall' sites and to indicate that great weight should be given to using small undeveloped sites within settlements for homes.
- Amend the NPPF to highlight the opportunities that neighbourhood plans present for identifying and allocating small sites for housing development.
- Amend the NPPF to give much stronger support for 'rural exception' sites that provide affordable homes for local people – by making clear that these should be considered positively where they can contribute to meeting identified local housing needs, even if this relies on an element of general market housing to ensure that homes are genuinely affordable for local people.
- To encourage the supply of land to small and medium-size housebuilders changes to the NPPF will make clear that on top of the allowance made for windfall sites, at least 10% of the sites allocated for residential development in local plans should be sites of half a hectare or less. Also, local planning authorities will be expected to work with

developers to encourage the sub-division of large sites. Local Planning Authorities will also be encouraged to have greater use of Local Development Orders and area-wide design codes so that small sites may be brought forward for development more quickly.

- To support the development of future garden communities the Government will legislate to enable the creation of locally accountable New Town Development Corporations to strengthen local representation and accountability.
- Amend the NPPF to encourage a more proactive approach by authorities to bringing forward new settlements in their plans, as one means by which housing requirements can be addressed.

## **6. Objective**

- Maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements.

### **Action**

- Amend national policy to make clear that authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements.
- Amend the NPPF to indicate that where land is removed from the Green Belt, local policies should require the impact to be offset by compensatory improvements to the Environmental quality or accessibility of remaining Green Belt land.
- National policy would make clear that when carrying out a Green Belt review, local planning authorities should look first at using any Green Belt land which has been previously developed and/or which surrounds transport hubs.
- For clarity the NPPF will be amended so that appropriate facilities for existing cemeteries are not to be regarded as 'inappropriate development'. In addition development brought forward under a Neighbourhood Development Order should also not be regarded as inappropriate. Also where a local or strategic plan has demonstrated the need for Green Belt boundaries to be amended, the detailed boundary may be determined through a neighbourhood plan

## **7. Objective**

- Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning.

### **Action**

- National policy to be amended so that local planning authorities are expected to provide neighbourhood planning groups with a housing requirement figure where this is needed to progress with a neighbourhood plan.
- Local and neighbourhood plans (at the most appropriate level) and more detailed development plan documents (such as action area plans) will be expected to set out clear design expectations following consultation with local communities.
- National policy to be strengthened show the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided.
- Policy will be amended so that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans.
- Planning policy should recognise the value of using a widely accepted design standard, such as Building for Life, and given weight in the planning process.

## **8. Objective**

- Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards.

### **Action**

- The Government proposes to amend the NPPF to make it clear that plans and individual development proposals should:
  - o make efficient use of land and avoid building homes at low densities where there is a shortage of land for meeting identified housing needs;
  - o address the particular scope for higher-density housing in urban locations that are well served by public transport;
  - o ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area; and
  - o take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives.
- The Government intends to amend national planning guidance to highlight planning approaches that can be used to help support higher densities, and to set out ways in which daylight considerations can be addressed in a pragmatic way that does not inhibit dense, high quality development.
- Review the Nationally Described Space Standard and how it is used in planning, to support greater local housing choice, while ensuring we avoid a race to the bottom in the size of homes on offer.

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## **Section 2 - Building homes faster**

### **Key points**

Giving local authorities the tools they need to make sure plans which have been carefully developed in consultation with the community are implemented, and putting in place the necessary infrastructure to support new homes.

- Introduce changes to the way that land supply is assessed, providing greater certainty for authorities that have planned for new homes and reducing scope for plans to be undermined
- Boost the capacity and capability of planning authorities to deliver
- Improve the co-ordination of public investment in infrastructure
- Support developers to build out more quickly by tackling unnecessary delays caused by planning conditions, facilitate strategic licensing of protected species, and explore new approach to developer contributions
- Hold developers to account for delivery of new homes through better and more transparent data and sharper tools to drive up delivery
- Introduce a Housing Delivery Test to hold planning authorities to account for their role

### **1. Objective**

- Providing greater certainty for authorities that have planned for new homes and reducing the scope for local and neighbourhood plans to be undermined by changing the way that land supply for housing is assessed.

### **Action**

- The Government will amend the NPPF to give local authorities the opportunity to have their housing land supply agreed on an annual basis and fixed for a one-year period. Local authorities that wish to take advantage of this will need to provide for a 10% buffer on their 5 year land supply.

- Policy will be amended so that communities who are planning for the housing for their communities need through neighbourhood plans, but find the housing supply policies are out-of-date will be able to demonstrate that their site allocation and housing supply meets their share of local housing.

## **2. Objective**

- Boosting local authority capacity and capability to deliver, improving the speed and quality with which planning cases are handled, while deterring unnecessary appeals.

### **Action**

- Local authorities will be able to increase fees by 20% from July 2017 if they commit to invest the additional fee income in their planning department. Potential to allow an increase of a further 20% for those authorities who are delivering the homes their communities need – this will be consulted on in further detail.
- £25m of new funding to help ambitious authorities in areas of high housing need to plan for new homes and infrastructure.
- Unnecessary appeals can be a source of delay and waste taxpayers' money. Government will consult on introducing a fee for making a planning appeal.

## **3. Objective**

- Ensuring infrastructure is provided in the right place at the right time by coordinating Government investment and through the targeting of the £2.3bn Housing Infrastructure Fund;

### **Action**

- Target the £2.3bn Housing Infrastructure Fund at the areas of greatest housing need.
- Amend national policy so that local planning authorities are expected to identify the development opportunities that infrastructure investment offers at the time funding is committed.
- Consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area, and accessible from a range of providers.
- Recommendations of the National Infrastructure Commission will be considered by Government and where endorsed will become a statement of Government policy. The NPPF will be revised to make clear the status of endorse recommendations of the National Infrastructure Commission.

## **4. Objective**

- Securing timely connections to utilities so that this does not hold up getting homes built.

### **Action**

- Review Better Connected, assessing its impact so far, and how existing performance standards and penalties are working to support house building at all scales from small and medium sized developments to major sites delivering many thousands of homes.
- Government will closely monitor performance to ensure house building is not being delayed and, if necessary, will consider obligating utility companies to take account of proposed development.

## **5. Objective**

- Supporting developers to build out more quickly by tackling unnecessary delays caused by planning conditions, facilitating the strategic licensing of protected species and exploring a new approach to how developers contribute to infrastructure.

### **Action**

- Tackle unnecessary delays caused by planning conditions by taking forward proposals, through the Neighbourhood Planning Bill, to allow the Secretary of State to prohibit conditions that do not meet the national policy tests, and to ensure that pre-commencement conditions can only be used with the agreement of the applicant.
- Streamline the licensing system for managing great crested newts – the species which particularly affects development.
- The Government will examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.
- Consulting on standardised open book Section 106 agreements, to reduce disputes and delays, and on how data on planning obligations could be monitored and reported on to increase transparency.

## **6. Objective**

- Taking steps to address skills shortages by growing the construction workforce.

### **Action**

- Change the way the Government supports training in the construction industry so that we have the best arrangements to ensure strong industry leadership to address the skills challenge, improve retention and ensure that training courses cover the right skills to the right standards.
- Launch a new route into construction in September 2019 – as announced in the Skills Plan.
- Explore whether the success of major construction programmes, such as Crossrail, can be applied more broadly in the construction sector.

## **7. Objective**

- Holding developers to account for the delivery of new homes through better and more transparent data and sharper tools to drive up delivery.

### **Action**

- Further improve the quality and analysis on housing delivery:
  - o An amendment to the national planning application form to require a section on estimated start date and build out rate
  - o A duty on developers to provide local authorities with basic information on progress in delivering the permitted number of homes after planning permission has been granted
  - o Set out new requirements for the Authority Monitoring Report produced by local planning authorities so a full, standardised assessment of progress is published.
- Amend the NPPF to encourage local authorities to consider how realistic it is that a site will be developed when deciding whether to grant planning permission for housing. Proposals where there is no intention to build or where there are insurmountable barriers could be discouraged.
- Considering the implications of amending national planning policy to encourage local authorities to shorten the timescales for developers to implement a permission for housing development from the default period of three years to two years, except where a shorter timescale could hinder the viability or deliverability of a scheme.
- Amend legislation to simplify and speed up the process of serving a completion notice by removing the requirement for the Secretary of State to confirm it can take effect and by allowing local authorities to serve notice before the commencement deadline has elapsed.

- The Government will prepare new guidance to local planning authorities following separate consultation, encouraging the use of their compulsory purchase powers to support the build out of stalled sites.

### **8. Objective**

- Holding local authorities to account through a new housing delivery test.

#### **Action**

- Introduce a new housing delivery test through changes to the NPPF and associated guidance. This will highlight whether the number of homes being built is below target, provide a mechanism for establishing the reasons why, and where necessary trigger policy responses that will ensure that further land comes forward. Housing delivery would be measured using net annual housing additions and the rate of housing delivery in each area would be assessed as the average over a three-year rolling period.
- Where under-delivery is identified as a result of this monitoring, the Government proposes a tiered approach to addressing the situation that would be set out in national policy and guidance:
  - o From November 2017, if delivery of housing falls below 95% of the authority's annual housing requirement, the local authority should publish an action plan, setting out its understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track.
  - o Delivery of housing falls below 85% of the housing requirement, authorities would in addition be expected to plan for a 20% buffer on their five-year land supply, if they have not already done so.
  - o If delivery of housing falls below 25% of the housing requirement, the presumption in favour of sustainable development in the NPPF would apply automatically (by virtue of relevant planning policies being deemed out of date), which places additional emphasis on the need for planning permission to be granted unless there are strong reasons not to.

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## **Section 3 - Diversifying the market**

### **Key points**

Opening up the market to smaller and medium sized builders, boosting productivity and innovation by encouraging modern methods of construction, and attracting investors into development of homes for rent as well as for sale.

- Help small and medium sized builders access the loan finance and small sites they need to grow, and partner with them through the Accelerated Construction programme
- Support custom build homes with greater access to land and finance giving more people more choice over the design of their homes
- Encourage more institutional investors into housing, including for building more homes for private rent, and encouraging family friendly tenancies
- Support housing associations and local authorities to build more homes
- Boost productivity and innovation by encouraging modern methods of construction

### **1. Objective**

- Backing small and medium-sized builders to grow, including through the Home Building Fund.

#### **Action**



- Launched the £3 billion Home Building Fund on 3 October 2016 to provide short-term loan finance targeted at SME's; custom-builders and innovators to deliver 25,000 homes.
- Launched the Accelerated Construction programme to diversify the market through partnership with small and medium-sized firms and others as development partners and contractors.
- Publicise 'Help to Buy' equity loan scheme to small and medium-sized builders to encourage uptake.

## **2. Objective**

- Supporting custom-build homes with greater access to land and finance, giving more people more choice over the design of their home.

### **Action**

- Promote the National Custom and Self Build Association's portal for Right to Build.
- Ensure the exemption from the Community Infrastructure Levy for self-build remains in place while longer term reforms to the system of developer contributions are being explored.
- Support custom build through the Accelerated Construction programme.
- Work with lenders to ensure they have plans in place to increase their lending in line with consumer demand.

## **3. Objective**

- Bringing in new contractors through our Accelerated Construction programme that can build homes more quickly than traditional builders.

### **Action**

- See up to 15,000 housing starts over the Parliament, through building out public sector sites faster than traditional disposal routes.
- Catalyse changes in the wider housing market, through supporting offsite manufacturing techniques and increasing the number of participants in house-building.
- Generate higher receipts for the taxpayer through sharing risk and reward in the development of Government and local authority land.

## **4. Objective**

- Encouraging more institutional investors into housing, including for building more homes for private rent, and encouraging family-friendly tenancies.

### **Action**

- Change the NPPF so authorities know they should plan proactively for 'Build to Rent' where there is a need, and to make it easier for Build to Rent developers to offer affordable private rental homes instead of other types of affordable housing.
- Ensure that family-friendly tenancies of three or more years are available.

## **5. Objective**

- Supporting housing associations and local authorities to build more homes.

### **Action**

- Set out, in due course, a rent policy for social housing landlords (housing associations and local authority landlords) for the period beyond 2020 to help them to borrow against future income.
- Put social housing regulations on a more independent footing by making the Social Housing Regulator a stand-alone body.

- Reiterate the position that housing associations belong in the private sector and implement the necessary deregulatory measures to allow them to be classified as private sector bodies.
- Expect all associations to make the best use of whatever development capacity they have to help meet local housing need.
- Expect housing associations to make every effort to improve their efficiency, in order to release additional resources for housebuilding. For example, efficiencies could be achieved through mergers or partnerships with other associations.
- Offer tailored support packages to councils who want to build on their own land at pace, through our new Accelerated Construction programme. Also announced a new £45m Local Authority Land Release fund for land remediation and small-scale infrastructure, with priority given to innovative delivery models as well as areas of high housing need.
- Interested in the scope for bespoke housing deals with authorities in high demand areas, which have a genuine ambition to build. Also look to promote the alignment of decisions on infrastructure and housing at higher spatial levels, including through joint local planning and statutory spatial plans.
- The Homes and Communities Agency will be relaunched as Homes England with a clear, unifying purpose: 'To make a home within reach for everyone'. At the heart of this renewed purpose will be the ambition to get more homes for communities across all housing tenures, put in infrastructure to unlock housing capacity and attract small builders and new players to diversify the market on a sustainable basis.

## **6. Objective**

- Boosting productivity and innovation by encouraging modern methods of construction in house building.

### **Action**

- Stimulate the growth of this sector through the Accelerated Construction programme and the Home Builders' Fund.
- Support a joint working group with lenders, valuers and the industry to ensure that mortgages are readily available across a range of tested methods of construction.
- Consider how the operation of the planning system is working for modern methods of construction (MMC) developments and work with local areas who are supportive of this type of manufacturing to deliver growth, provide jobs, and build local housing more quickly.
- Consider the opportunities for offsite firms to access innovation and growth funding and support for them to grow.

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## **Section 4 - Helping people now**

### **Key points**

Doing all we can to support households now by tackling some of the impacts of the housing shortage on ordinary households, given that it will take time to feel the impact of the long-term solution of building more homes.

- Continue to support people to buy their own home – through Help to Buy and Starter Homes
- Help those currently priced out of the market to find a decent home that is right for them through our investment in the Affordable Homes Programme
- Take action to promote transparency and fairness for leaseholders, and get a fairer deal for renters
- Continue to crack down on empty homes and support areas most affected by second homes

- Develop a sustainable and workable approach to funding supported housing
- Do more to prevent homelessness, supporting households at risk before they reach crisis point

## **1. Objective**

- Continuing to support people to buy their own home – through Help to Buy and Starter Homes.

### **Action**

- In April 2017, the Government will introduce the Lifetime ISA. This will support younger adults to save flexibly for the long term, giving them a 25% bonus on up to £4,000 of savings a year.
- Committed £8.6 billion for the Help to Buy Equity Loan scheme to 2021, ensuring it continues to support homebuyers and stimulate housing supply.
- Make clear through the NPPF that starter homes, like shared ownership homes, should be available to households that need them most, with an income of less than £80,000 (£90,000 for London). Eligible first time buyers will also be required to have a mortgage in order to buy starter homes to stop cash buyers. There will be a 15 year repayment period for a starter home so when the property is sold on to a new owner within this period, some or all of the discount is repaid.
- Amend the NPPF to introduce a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units. It will be for local areas to work with developers to agree an appropriate level of delivery of starter homes, alongside other affordable home ownership and rented tenures.
- Change the NPPF to allow more brownfield land to be released for developments with a higher proportion of starter homes by:
  - o Make it clear that any proposal on employment land that has been vacant, unused or unviable for a period of five years, and is not a strategic employment site, should be considered favourably for starter home-led development.
  - o Extend the current starter home exception site policy to include other forms of underused brownfield land – such as leisure centres and retail uses – while retaining limited grounds for refusal.
  - o Allow development on brownfield land in the Green Belt, but only where it contributes to the delivery of starter homes and there is no substantial harm to the openness of the Green Belt.
- Clarify that starter homes, with appropriate local connection tests, can be acceptable on rural exception sites.
- The £1.2 billion Starter Home Land Fund will be invested to support the preparation of brownfield sites to support these developments.

## **2. Objective**

- Helping households who are priced out of the market to afford a decent home that is right for them through our investment in the Affordable Homes Programme.

### **Action**

- Extra £1.4bn for our Affordable Homes Programme, taking total investment in this programme to over £7bn to build around 225,000 affordable homes in this Parliament. Opened up the programme, relaxing restrictions on funding so providers can build a range of homes including for affordable rent.
- This includes Rent to Buy homes alongside shared ownership, which will enable thousands of households to access home ownership through a product that fits their circumstances.

### **3. Objective**

- Making renting fairer for tenants.

#### **Action**

- Bring forward legislation as soon as Parliamentary time allows, to ban letting agent fees to tenants.
- Implement measures introduced in the Housing and Planning Act 2016, which will introduce banning orders to remove the worst landlords or agents from operating, and enable local councils to issue fines as well as prosecute.
- Make the private rented sector more family-friendly by taking steps to promote longer tenancies on new build rental homes.

### **4. Objective**

- Taking action to promote transparency and fairness for the growing number of leaseholders.

#### **Action**

- Consult on a range of measures to tackle all unfair and unreasonable abuses of leasehold, for example review of ground rents with short review periods with the potential to increase significantly through the lease period.

### **5. Objective**

- Improving neighbourhoods by continuing to crack down on empty homes, and supporting areas most affected by second homes.

#### **Action**

- Community Housing Fund, which is supporting communities to take the lead in developing homes, including in areas particularly affected by second homes.
- Support local authorities to encourage efficient use of existing stock, making best use of homes that are long-term empty.

### **6. Objective**

- Encouraging the development of housing that meets the needs of our future population.

#### **Action**

- Introducing a new statutory duty through the Neighbourhood Planning Bill on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people.

### **7. Objective**

- Helping the most vulnerable who need support with their housing, developing a sustainable and workable approach to funding supported housing in the future.

#### **Action**

- Committed £400 million for a further 8,000 supported housing units. Over £200 million more is being invested through the Department of Health's Care and Support Specialised Housing Fund to develop 6,000 more supported homes over the next few years.
- Deferred the application of the Local Housing Allowance (LHA) rates for supported housing until 2019/20, at which point the Government will bring in a new funding model which will ensure that supported housing continues to be funded at the same level it would have otherwise been in 2019/20, taking account of plans on social rents. The detailed arrangements for implementing the new model and approach to

short term accommodation will be set out in a subsequent Green Paper which will be published this spring.

### **8. Objective**

- Doing more to prevent homelessness by supporting households at risk before they reach crisis point as well as reducing rough sleeping.

### **Action**

- Government is supporting Bob Blackman MP's Homelessness Reduction Bill which will significantly reform England's homelessness legislation, placing a duty on local authorities to take steps to prevent the homelessness of anyone eligible and threatened with homelessness.
- Doubling the size of the Rough Sleeping Fund by providing an additional £10m for grants to innovative approaches to preventing and reducing rough sleeping.
- Establishing a network of expert advisors to work closely with all local authorities to help bring them to the standard of the best.
- Explore new models to support those that are the hardest to help, including whether social investment may have a role in helping to secure homes for those who are vulnerable or at risk of homelessness.
- Consider whether social lettings agencies can be an effective tool for securing more housing for households who would otherwise struggle – providing security for landlords and support for tenants to help strengthen and sustain tenancies.

## **Corporate Policy February 2017**