



DEBATE PACK

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Housebuilding targets

This pack has been prepared ahead of the debate to be held in Westminster Hall on Tuesday 11 June 2019 on housebuilding targets. The debate will be opened by Anne Marie Morris MP.

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The House of Commons Library prepares a briefing in hard copy and/or online for most non-legislative debates in the Chamber and Westminster Hall other than half-hour debates. Debate Packs are produced quickly after the announcement of parliamentary business. They are intended to provide a summary or overview of the issue being debated and identify relevant briefings and useful documents, including press and parliamentary material. More detailed briefing can be prepared for Members on request to the Library.

1. Library briefings

The Commons Library has published several [briefings on planning and housing](#) which provide detailed background to the topics to be covered in this debate. In particular, see the following:

- The National Planning Policy Framework (NPPF) – which applies only to England – was first published in 2012. It provides the framework for producing Local Plans for housing and other development, which in turn provide the background against which applications for planning permission are decided. This briefing examines some of the main changes in the updated National Planning Policy Framework (published in July 2018 with some minor amendment in February 2019, and updated in May 2019 following a consultation).
[What next for planning in England? The National Planning Policy Framework](#)
[Summary of some of the main changes to the NPPF's provisions](#)
- The 2015 Government's ambition was to secure 1 million net additions to the housing stock by the end of the Parliament which was expected to be in 2020. The Housing White Paper, [Fixing our broken housing market](#) (February 2017) described a number of initiatives which, taken together, are aimed at securing a step-change in housing supply. The current Conservative Government was elected in 2017 with a manifesto pledge to meet the 2015 commitment to deliver 1 million homes by the end of 2020 and to "deliver half a million more by the end of 2022." The manifesto said that, if elected, the Government would deliver on the reforms proposed in the Housing White Paper. The Department for Communities and Local Government (DCLG) was renamed the Ministry for Housing, Communities and Local Government (MHCLG) in January 2018. The [Single Departmental Plan](#) was updated on 23 May 2018 – the plan sets out how the Government intends to achieve an increase in housing supply and "and put us on track to deliver 300,000 net additional homes a year on average:"
[Stimulating housing supply - Government initiatives \(England\)](#)
- This briefing paper considers key trends in housing supply in the UK and goes on to focus on some of the key barriers and potential solutions to increasing supply in England. It summarises proposals set out in the Housing White Paper published in February 2017 and has been updated to take account of subsequent developments:
[Tackling the under-supply of housing in England](#)
- The Localism Act 2011 allows parish councils and groups of people from the community, called neighbourhood forums, to formulate Neighbourhood Development Plans and Orders, to guide and shape development in a particular area. This briefing examines these powers and reviews of their effectiveness and

describes recent changes to relevant provisions in the National Planning Policy Framework:

[Neighbourhood Planning](#)

- The Housing and Planning Act 2016 (HPA 2016) received Royal Assent on 12 May 2016. This briefing paper outlines progress in implementing the Act's provisions:
[Implementation of the Housing and Planning Act 2016](#)
- There is no third-party right of appeal in planning law. If the local planning authority (LPA) rejects a planning application, then it is only the disappointed applicant who has the right of appeal. Neighbours and others who are concerned about permission granted for local developments do not have a right of appeal. A recent [review did not recommend](#) "wholesale changes", as those might be "counterproductive", but set out recommendations grouped under themes of earlier engagement by all parties, greater certainty about timescales and harnessing technology to improve efficiency and transparency. These reforms would (the executive summary said) reduce overall times from receipt to decisions for cases decided by the Inspector to between 24 and 26 weeks, from a current average of 47 weeks.
[Planning Appeals](#)
- This briefing paper considers how affordable housing is defined in England and looks at key trends in the affordability of different tenure types. It examines the supply of affordable housing and the role of Housing Benefit in enabling households to access and retain affordable housing:
[What is affordable housing?](#)

2. News items

Devon Live

The formula that sets the number of houses needed in Local Plans is flawed

28 May 2019

<https://www.devonlive.com/news/devon-news/formula-sets-number-houses-needed-2916578>

Local Government Chronicle

Quest for housing volume must not cloud broader vision

28 May 2019

<https://www.lgcplus.com/services/housing/quest-for-housing-volume-must-not-cloud-broader-vision/7029116.article>

Independent

Government set to miss public land housebuilding target by 95,000, says spending watchdog

2 May 2019

<https://www.independent.co.uk/news/uk/politics/housing-national-audit-office-public-land-target-by-95000-2020-a8896641.html>

Public Finance

Councils face penalties for missed house-building targets

8 February 2019

<https://www.publicfinance.co.uk/news/2019/02/councils-face-penalties-missed-house-building-targets>

FT

National housing policy needs shake-up, says watchdog

8 February 2019

<https://www.ft.com/content/b2aa0888-2afc-11e9-a5ab-ff8ef2b976c7>

Guardian

Half of councils expected to miss housebuilding targets

8 February 2019

<https://www.theguardian.com/society/2019/feb/08/half-councils-expected-miss-housebuilding-targets-england>

Independent

Just 5 per cent of new homes to be built with government money will be most affordable type, ministers admit

28 December 2018

<https://www.independent.co.uk/news/uk/politics/government-housing-social-homes-spending-5-per-cent-affordable-council-theresa-may-conference-a8689591.html>

Telegraph

Government plans could overestimate need for new homes

20 September 2018

<https://www.telegraph.co.uk/news/2018/09/20/elderly-households-set-soar-younger-people-struggle-join-housing/>

3. Press releases

Ministry of Housing, Communities & Local Government

Communities to benefit from new housing infrastructure rules

Government makes it easier for councils to deliver new housing projects.

4 June 2019

New rules which make the way housing developers stump up money for infrastructure simpler and more transparent are being brought in, the government confirmed today.

Builders already have to pay for roads, schools, GP surgeries and parkland that is needed so that areas can cope with the influx of extra residents.

Housing Minister Kit Malthouse MP announced that confusing and unnecessarily over-complicated rules are being simplified, so that communities know exactly how much developers are paying for infrastructure in their area.

Councils will be required to report the deals done with developers, and set out how the money will be spent enabling residents to see every step taken to secure their area is ready for new housing.

The changes will also help developers get shovels in the ground more quickly, and help the government meet its ambition to deliver 300,000 extra homes a year by the mid-2020s.

Minister of State for Housing Kit Malthouse MP said:

Communities deserve to know whether their council is fighting their corner with developers – getting more cash to local services so they can cope with the new homes built.

The reforms not only ensure developers and councils don't shirk their responsibilities, allowing residents to hold them to account - but also free up councillors to fund bigger and more complicated projects over the line.

The certainty and less needless complexity will lead to quicker decisions, – just another way we're succeeding in meeting our ambition of building 300,000 homes a year by the mid-2020s.

Developers were charged £6 billion in contributions in 2016/17, helping to unlock jobs and growth. However, councils have previously not had to report on the total amount of funding received or how it's spent.

They will not only make it simpler for communities to know what the money has been spent on, but also make it faster for councils to introduce the Community Infrastructure Levy in the first place – so areas can benefit from getting the infrastructure they need in good time.

Restrictions will be eased to allow councils to fund single, larger infrastructure projects from the cash received from multiple

developments, giving greater freedom to deliver complex projects at pace.

This is just the latest measure to support councils and give greater confidence to communities about the benefits new housing can bring to their area.

Further information

- Regulations have been laid in parliament today following the consultation. This will be debated once parliamentary time allows.
- A [response to the views received in the consultation](#) has also been published.

Local Government Association

LGA responds to MHCLG Discounted Homes Funding

In order to tackle the national housing shortage councils also need to be empowered to build more affordable, good-quality homes at scale, and fast.

11 May 2019

Responding to MHCLG's announcement that £8.5 million will fund pilots supporting community groups to build discounted homes, Local Government Association housing spokesman Cllr Martin Tett, said:

The Government's announcement of £8.5 million is a positive step and will support some communities to take forward the delivery of discounted homes in their area.

It is important that local community groups receive the encouragement and support to ensure they work with councils so that the right people get the right support.

However, in order to tackle the national housing shortage councils also need to be empowered to build more affordable, good-quality homes at scale, and fast.

By recently lifting the borrowing cap on councils to invest in new and existing housing, the Government showed it had heard our argument that councils must be part of the solution to the housing crisis. In order to resume their historic role as major builders of affordable homes, councils now also need to be able to keep 100 per cent of Right to Buy receipts to ensure they can replace any homes sold.

A genuine renaissance in council housebuilding is the only way to boost housing supply, help families struggling to meet housing costs, and tackle the housing waiting lists many councils have.

National Audit Office

Investigation into the government's land disposal strategy and programmes

2 May 2019

The government is unlikely to meet by 2020 its target to release sufficient public sector land to build 160,000 homes, but it does expect to achieve its target to raise £5 billion in proceeds by selling land and property^{1 2}, according to the National Audit Office.

In setting targets for new homes, the government had a limited evidence base. An earlier NAO report looking at the first programme of land disposals for new homes (2011-2015) found that the government had no supporting documentation or economic evidence behind its target of 100,000 homes. Our 2016 progress report on the second programme, which seeks to release enough land for at least 160,000 homes by 2020, found that departments would need to deliver more land for new homes in the remaining four years of the programme than they had achieved in any year of the previous programme.

The Ministry for Housing, Communities and Local Government (MHCLG) expects departments to have released enough land for around 65,000 (41%) homes by 2020, against a target of at least 160,000. By December 2018, land with a capacity for 38,166 homes had been released. The government currently does not expect to reach the 160,000 target until after 2025. MHCLG estimates that some 40,500 homes have been “brought to market”³ since 2010 on land released under the previous (2011-2015) and current programmes. MHCLG told us that of the 40,500 homes brought to market, around 10% relate to pre-existing homes. The NAO has not audited this data.

MHCLG has identified several challenges to delivering the target. For example, public bodies might still be using land to provide services; sales of some large, complex sites have been delayed due to planning issues; sites might require decontamination; and in some cases, progress is hampered by not legally owning or controlling all the sites that could potentially count towards their targets (for example sites owned by NHS foundation trusts). MHCLG has not quantified how many sites fall into each of these categories.

MHCLG has made limited improvement to the data it collects and publishes since the first programme. It commissioned the collection of information on the number of homes brought to market following a Committee of Public Accounts (the Committee) recommendation on the 2011-2015 programme. MHCLG told the NAO that it has started to collect data on affordable homes but this has not yet been audited or published. Until April 2019, the MHCLG had not published an annual report on the land for new homes programme since February 2017 despite committing to do so, and has not published any information on new homes built under the entire programme, which the Committee asked for.

The government currently expects to achieve its £5 billion proceeds target by March 2020, with two transactions responsible for more than £1.8 billion of the total. Between April 2015 and March 2018, the programme had generated £2.48 billion in proceeds. The largest single sale by value during that period was the Old War Office, which the

Ministry of Defence sold in 2016 for £357 million. Network Rail completed the sale of the railway arches in February 2019, generating proceeds of £1.46 billion. Including the Network Rail sale means the Government needs to generate a further £1.06 billion worth of proceeds in the final two years of the programme.

The NAO's analysis shows that of the 1,500 sites sold between April 2015 and March 2018, 176 (12%) were sold for £1 or less. MHCLG sold the great majority of these and said that the main reasons were sites requiring the buyers to incur costs of remediation (such as decontamination), narrow strips of land which had no other use, and land with contractual conditions attached. Most of the sales involved small properties but five transactions involved sales of sites bigger than 10 hectares (one hectare contains about 2.47 acres). Homes England, which manages land disposals for MHCLG, has provided the NAO with some information to explain these sales.

The Cabinet Office is responsible, at an aggregate level, for the £5 billion proceeds target while departments are responsible for individual sales. The Cabinet Office publishes the data it receives from departments on individual disposals. It does not analyse data at the programme level to assess, for example, the types of buyers attracted to certain government properties, whether departments are selling land to the same buyer, and the use to which the land is subsequently put.

Sales proceeds from land and property sales are expected to make up departmental income during the 2015 Spending Review period. If disposal proceeds are less than expected, departments face a shortfall in their budget and they may need to amend or defer their spending plans. Departments told the NAO that any shortfalls have so far been manageable. HM Treasury said that it has discretion to provide additional funding in these cases, although it would take into account how well a department had managed its resources, and any factors outside the department's control.

There is insufficient data to say with certainty on a government level where the sale proceeds have been spent. It would be a concern if departments are selling land and property to support day to day running costs, rather than to invest in refurbishing existing assets or purchasing new ones. The government has not collected aggregate data on how government as a whole has used proceeds from disposals, so the NAO cannot say whether this is the case.

Notes for Editors

- In 2016-17 the government estimated the total value of central government-owned land and property at £179 billion. It has a policy to sell assets where it considers they no longer serve a public purpose, or that purpose can be more efficiently realised through its transfer to private or non-government hands.
- For land, the government has two main disposal targets: to "deliver £5 billion of receipts between 2015 and 2020 through the release of surplus public sector land and property across the UK". The Cabinet Office is responsible for leading on progress

toward this target; and to "increase housing supply by releasing surplus public sector land for at least 160,000 homes" between 2015 and 2020. The requirement relates to the volume of land sold by 2020; the new homes may be built after this date. The Ministry of Housing, Communities and Local Government (MHCLG) is responsible for this programme.

- MHCLG uses the term "brought to market" which includes homes that already existed on land released, in addition to homes newly built.
- The National Audit Office has reported on the land disposal programme for new homes on previous occasions: in [2015](#) and in a [progress report in 2016](#). In addition, the Committee of Public Accounts has separately reported on the matter.
- Press notices and reports are available from the date of publication on the [NAO website](#). Hard copies can be obtained by using the relevant links on our website.
- The National Audit Office scrutinises public spending for Parliament and is independent of government. The Comptroller and Auditor General (C&AG), Sir Amyas Morse KCB, is an Officer of the House of Commons and leads the NAO, which employs some 785 people. The C&AG certifies the accounts of all government departments and many other public sector bodies. He has statutory authority to examine and report to Parliament on whether departments and the bodies they fund have used their resources efficiently, effectively, and with economy. Our studies evaluate the value for money of public spending, nationally and locally. Our recommendations and reports on good practice help government improve public services. Our work led to audited savings of £741 million in 2017.

Local Government Association

LGA responds to Campaign to Protect Rural England report on building new homes

Councils are committed to bringing forward appropriate sites and ensuring homes are built where they are needed, are affordable, of high-quality and supported by adequate infrastructure and services.

25 Mar 2019

Responding to the Campaign to Protect Rural England's report on the potential of building on brownfield sites, Local Government Association housing spokesman Cllr Martin Tett, said:

Councils are committed to bringing forward appropriate sites and ensuring homes are built where they are needed, are affordable, of high-quality and supported by adequate infrastructure and services.

This timely report highlights the availability of sites across the country to deliver enough homes and infrastructure to begin to address the national housing shortage we face.

Councils have already given hundreds of thousands of homes in England planning permission that are yet to be built. To ensure developers are building well-designed homes to a good quality and as quickly as possible, the Government needs to use the Spending Review to give councils the power to speed up developments and set planning fees locally so they can cover the cost of processing applications and ensure planning departments are adequately resourced.

Ministry of Housing, Communities & Local Government

Brokenshire hails package to build homes and opportunities in communities

Millions of pounds in extra funding and new planning measures to build thousands of homes, rejuvenate high streets, create jobs and deliver economic growth.

14 March 2019

- £100 million to tackle knife crime in the worst affected communities across England and Wales
- £717 million to upgrade roads, drainage and other infrastructure to support up to 37,000 new homes
- Up to £260 million investment to support economic growth in the cross-border region
- New planning measures to help government hit 300,000 homes-a-year target

Communities Secretary Rt Hon James Brokenshire MP has hailed millions of pounds in extra funding and new planning measures to build thousands of homes, rejuvenate high streets, create jobs and deliver economic growth.

The measures, unveiled by the Chancellor, are part of our wider strategy to deliver 300,000 a year by the mid-2020s.

The package will unlock large housing sites with targeted £717 million infrastructure funding, reform parts of the planning system and ensure new-builds are more energy efficient, and help the country meet climate change targets.

The government is also investing up to £260 million as part of the Borderlands Growth Deal to support local economic growth across the Northern Powerhouse and the UK.

Communities Secretary Rt Hon James Brokenshire MP said:

We're pulling all the levers available to build homes and opportunities in our communities.

These new measures and funding mark our continued commitment to ensuring the housing market works for everyone and economic growth is shared across the country.

The Chancellor's announcement follows a sustained increase in the number of homes delivered. Last year England delivered over 222,000 new homes, the highest in all but one of the last 31 years.

Measures set out in the Spring Statement include:

Housing Infrastructure Funds

Meeting the needs of existing communities in preparation for delivering new homes is a key part of our strategy to deliver 300,000 new homes a year by the mid-2020s.

We have awarded the next wave of the £5.5 billion [Housing Infrastructure Fund](#), totalling £717 million to these successful locally-led schemes in key areas across England:

- Old Oak North - £250 million to build nearly 13,000 new homes can be built close to the new HS2 railway station at Old Oak Common, which will become the UK's best-connected station.
- Cheshire East – £21.7 million to help deliver a new 1,675 home garden village through the upgrading and improvement of existing roads, provision of a new village high street and a new footbridge.
- 'Northern Fringe East', Cambridge, – £227 million to deliver up to 8,625 new homes through the relocation of drainage and sewerage facilities, opening up brownfield land for development.
- 'Access to Didcot Garden Town', Oxfordshire, to unlock up to 13,411 new homes with £218 million to upgrade road links, including new bridges over the River Thames and Great Western Railway to alleviate traffic.

A further £320 million will be made separately available to Barnet council to deliver at least 7,500 homes at Brent Cross Cricklewood. The money will be spent on a new train station on the Thameslink route, which is essential for the homes to be built.

Housing Guarantees

The government will stand behind £3 billion of loans to housing associations, supporting them to build tens of thousands of affordable properties across the country, it has been confirmed.

This will come from the £8 billion of housing guarantees the Chancellor announced in his 2017 Autumn Budget.

The scheme will open for bids from housing associations in due course.

Previous programmes have helped 66 housing associations to build around 35,000 new homes since 2013.

A further £1 billion of the overall £8 billion will be made available to small and medium enterprise housebuilders in the private sector, as announced by the Chancellor in last year's Budget. This scheme, which will be called the ENABLE Build Guarantee Scheme, will open to applications from banks in April.

Oxford-Cambridge Arc

We are also committed to delivering the ambition of up to a million new homes by 2050 across the Oxford-Cambridge Arc to maximise its sustainable economic growth.

To make that vision a reality, £445 million is being provided to the Didcot and Cambridge infrastructure projects.

We have also secured a joint declaration from councils and local enterprise partnerships across the Arc, with leaders signing up to ensuring that we are working together to deliver these desperately needed new homes and fulfil the Arc's economic potential.

We will also appoint a new independent chair to a Cross-Arc Advisory Group.

Letwin Review

New planning guidance will be published for councils, to help them get the right homes finished on large sites more quickly.

Sir Oliver Letwin's review, published at Autumn Budget, concluded that greater diversity of homes on sites with more than 1,500 homes would increase buildout rates.

In response, the government will publish guidance for councils on building diverse range of homes on large sites.

A new 'Accelerated Planning Green Paper' will also be published to accelerate the planning process for new homes - from when ideas are still on the architect's drawing board and well before shovels hit the ground.

Details of the new Green Paper will be published in due course.

Permitted development rights and high streets

New planning rules will be brought in so the owners of high street premises can change the way the buildings are used more easily.

Our high streets are changing, and the government will bring in new rules to enable change of use from most retail uses to offices without planning permission.

For example, shops could be turned into offices and takeaways could be turned into homes under the suite of changes being brought forward.

As a result of the new permitted development rights, high street uses can change more quickly without going through a formal planning application process. By increasing the number of homes in and near town centres, adding footfall, which will help support shops and restaurants as trends in spending change.

In addition, we will take forward a new right to allow buildings to extend upwards to create new homes, which respect the existing design of communities and the impact on neighbours.

We will also make permanent the time-limited permitted development right to allow for larger rear extensions to homes.

The new permitted development rights will be created as soon as parliamentary time allows.

Low carbon homes

Emissions from heating existing homes is the single largest contributing factor to the UK's carbon footprint.

We recognise that combating climate change requires the construction of new build homes to feature more sustainable and efficient ways of heating, alongside other energy saving measures.

In the [Spring Statement 2019](#), we have committed to adopting the Future Homes Standard by 2025 so new homes built are built with the latest green technology - driving down energy bills and reduce the impact on our precious environment.

The Future Homes Standard will build on the Prime Minister's Clean Growth Grand Challenge mission to at least halve the energy use of new build property by 2030, and halve the cost of renovating existing buildings to a similar standard as new buildings, while increasing quality and safety.

Details of the new standard will be consulted on during 2019.

Borderlands growth deal and Toton

The Borderlands Growth Deal is a unique cross-border collaboration between the local authorities of Carlisle City, Cumbria County, Dumfries and Galloway, Northumberland County and Scottish Borders to drive local growth.

At [Spring Statement](#), we announced UK government investment totalling up to £260m to support economic growth and productivity across the Borderlands.

The funding will present opportunities to explore key local projects such as the regeneration of Carlisle Station and also support the development of Alwrick Gardens, one of the North East's most popular tourist destinations. Both of these projects have the potential to increase tourism, create job opportunities and encourage investment both across the Northern Powerhouse, the Borderlands and beyond.

Today's announcement builds on significant government investment to encourage housing growth and support coastal communities, including £102 million for the Carlisle Southern Link Road to unlock the St Cuthbert's Garden Village.

Further significant investment in region from the [Coastal Communities Fund](#) and [Coastal Revival Fund](#) is due to be announced next week.

As part of the next phase the government will now work with local partners and the Scottish Government towards agreeing a Heads of Terms agreement with the Borderlands.

We also announced today that Sir John Peace will oversee the development of proposals for a new delivery vehicle at Toton, which will include considering the case for a Development Corporation.

Further information

Funding of schemes under the Borderlands Growth Deal, including Alnwick Gardens and Carlisle Station, are subject to a business case being submitted to the Ministry of Housing.

Local Government Association**LGA survey: councils to use borrowing powers to accelerate homebuilding programmes**

New powers to borrow and invest in new and existing housing look set to be used by the majority of councils but further reforms are needed to spark a genuine renaissance of social housing, a survey by the LGA reveals.

14 Mar 2019

Last year, the Government accepted the LGA's call to scrap the housing borrowing cap.

The LGA's new survey shows the move will support the delivery of local housing with *94 per cent of housing stock-owning councils (59) saying they will use the new powers to accelerate or increase their housebuilding programmes to build homes desperately needed in their communities.*

The number of homes built for social rent each year has fallen from over 40,000 in 1997 to 6,000 in 2017. The LGA said this decline has resulted from the policies of successive governments, such as rules and restrictions hampering the ability of councils borrowing to build.

This loss of social housing has led to more and more individuals and families finding themselves pushed into an often more expensive and less secure private rented sector. As a result, the housing benefit bill paid to private landlords has more than doubled since the early 2000s.

However, 92 per cent of councils are clear that more support from government is needed if councils are to truly resume their historic role as major housebuilders and reverse this decline in social housing. There are 205 councils who no longer own any housing stock in their area so will be unable to use new borrowing powers.

The survey also reveals that:

- Reform of Right to Buy (RtB) is needed with responding councils calling for the power to retain 100 per cent of RtB receipts and set discounts locally.
- 97 per cent said more national advice and guidance is needed, while others saw homelessness as a key driver behind building more homes, with 81 per cent of respondents saying additional future housing supply would help address homelessness in their area.

- The growing national and local skills gap was also a cause for concern, with councils ability to reskill and upskill crucial to accelerating their homebuilding plans.

The LGA said the Government needs to reform Right to Buy to ensure councils can replace every home sold, as well as setting out sustainable long-term funding and commitment to social housing in [the Spending Review](#).

LGA housing spokesperson Cllr Judith Blake, said:

By lifting the cap on councils being able to borrow to invest in new and existing housing, the Government has showed it has heard our argument that councils must be part of the solution to the chronic housing shortage.

Our survey shows that councils up and down the country want to build more good quality, affordable homes that meet the strategic housing needs of their local communities.

The last time the country built more than 250,000 homes in a year, in the 1970s, councils built around 40 per cent of them. A genuine renaissance in council housebuilding is the only way to boost housing supply, help families struggling to meet housing costs, provide good quality homes to rent, reduce homelessness and tackle the housing waiting lists many councils have.

Councils now also need to be able to keep 100 per cent of Right to Buy receipts and set discounts locally to ensure they can replace any homes sold.

National Audit Office

Planning for new homes

8 February 2019

The government's planning system is underperforming and cannot demonstrate that it is meeting housing demand effectively, according to today's report by the National Audit Office.

The Ministry of Housing, Communities & Local Government (the Department)'s aims to support the delivery of 300,000 new homes per year from the mid-2020s. To increase supply, it has implemented reforms to the planning system to help local authorities in England determine how many, where and what type of new homes should be built.

Between 2005-06 and 2017-18, 177,000 new homes per year have been built on average and the number has never exceeded 224,000. To meet its ambition, the Department will need to oversee a 69% increase in the average number of new homes built since 2005-06. The number of new homes has increased every year since 2012-13, with 222,000 new homes built in 2017-18.

In 2017, the Department developed a standard method for local authorities to assess the number of new homes needed in their area. The method has weaknesses and the Department intends to revise it to

be consistent with ensuring that 300,000 homes are delivered each year by the mid-2020s¹. Compared with the need assessed previously by local authorities, the standard method reduces the need for new homes in five out of nine regions, which could hamper local authorities' plans to regenerate². The standard method sharply increases the need in London – 31,723 homes were built in 2017-18 but this will need to more than double to meet what the Department thinks is necessary.

As of December 2018, only 44% of local authorities had an up-to-date local plan setting out their strategies for meeting the need for new homes, despite it being a legislative requirement³. If a local authority can't show it has a five-year supply of land for housing, developers have greater freedoms to build where they want, risking ill-suited developments. As of November 2018, the Department had only challenged 15 local authorities that do not have an up-to-date plan⁴.

To create new homes and places for people to live, infrastructure such as transport, healthcare, schools and utilities must be in place, but this is difficult as government departments are not required to tie their investment strategies with local authorities' infrastructure plans, creating uncertainty about how some infrastructure will be funded. The Department has only done a rough estimate of the infrastructure funding required for new homes, so future costs are uncertain.

The systems to get developers to contribute to infrastructure costs are not working effectively, with developers successfully renegotiating initially agreed contributions on the basis they will be unable to maintain profit margins. Contributions agreed with developers slightly decreased between 2011-12 and 2016-17, despite house prices in England increasing by 31% and profit margins of top developers increasing. If developers do not contribute, either less infrastructure is built or local authorities or central government must pay more. The Department is introducing reforms in this area, but some will not take effect for several years.

The Department reports that local authorities are increasingly processing planning applications within target timescales, but this might reflect a greater use of time extensions rather than increased efficiency. The Planning Inspectorate is slow to determine appeals from developers whose applications have been refused and acknowledges its performance is unacceptable. The time it took to determine an appeal increased from 30 weeks to 38 weeks between 2013-14 and 2017-18.

Total spending by local authorities on planning functions, such as processing planning applications, fell 15% in real terms between 2010-11 and 2017-18. The Department has attempted to deal with a shortage of planning staff in local authorities, for example by funding a bursary scheme, but it does not know the extent of the skills gap as it lacks comprehensive data. The Planning Inspectorate has struggled to recruit, experiencing a 13% fall in staff between 2010 and 2018.

The Department's National Planning Policy Framework, published in July 2018, is an important step in planning policy but it is too early to tell whether the changes it introduces will be effective. Alongside this

framework, the Department needs to regularly monitor the gap between its ambition for 300,000 new homes and what is being planned. It needs to work with local authorities and other government departments to ensure that infrastructure is delivered more effectively, and work with industry bodies to conduct research into the skills gaps in local authorities' planning teams.

For many years, the supply of new homes has failed to meet demand. From the flawed method for assessing the number of homes required, to the failure to ensure developers contribute fairly for infrastructure, it is clear the planning system is not working well. The government needs to take this much more seriously and ensure its new planning policies bring about the change that is needed.

Amyas Morse, the head of the NAO

Notes for Editors

300,000 - the Ministry of Housing, Communities & Local Government's ambition for new homes per year from the mid-2020s

222,000 - number of new homes in 2017-18

44.1% - percentage of local authorities that have a local plan for new homes in their areas that is less than five years old

50% - percentage of local authorities likely to fail the 'housing delivery test' in 2020 for building enough homes, so could face penalties

81% - percentage of major residential planning applications approved by local authorities in 2017-18

38 weeks - average time the Planning Inspectorate estimates it takes for it to determine an informal hearing or inquiry-based housing appeal

47% - percentage of local authorities that get contributions from developers towards the cost of infrastructure through the Department's preferred mechanism, called the Community Infrastructure Levy

15% - percentage overall decrease in numbers of local authority planning staff between 2006 and 2016

Notes for Editors

- The standard method is simple but has weaknesses. It gives local authorities limited flexibility to reflect local circumstances. While it adjusts for affordability, the method uses household projections, which are based on past trends. The Department has advised local authorities to use the previously published 2014-based household projections as the baseline, which calculates that 265,000 new homes per year are needed. The Department intends to revise the standard method, so it is consistent with its ambition to deliver 300,000 new homes per year.
- Local authorities in the East of England, South West and South East will need to support the delivery of 15%, 6% and 5% more new homes respectively. The North West, Yorkshire and the Humber, the North East, West Midlands and East Midlands need 24%, 23%, 19%, 11% and 3% fewer new homes than local authorities had previously assessed.

- There are 338 local authorities who could be covered by a local plan. This is made up of 326 Local Planning Authorities, 10 National Parks and 2 Mayoral Development Corporations. As of December 2018, 149 (44.1%) local authorities had an adopted local plan which is less than 5 years old, 143 (42.3%) local authorities had an adopted local plan which is five years or older and 46 (13.6%) local authorities do not have an adopted local plan (this includes any plan adopted before the Planning Act 2004).
- In March 2018, the Secretary of State considered that three of the 15 local authorities had made insufficient progress in producing a local plan and were still under threat of intervention. In January 2019, the Secretary of State intervened to direct that two of three should appoint a lead councillor and lead official to progress the preparation of a local plan, and in one case, produce an action plan. He decided not to prepare their local plans directly at this time.
- Press notices and reports are available from the date of publication on the [NAO website](#). Hard copies can be obtained by using the relevant links on our website.
- The National Audit Office scrutinises public spending for Parliament and is independent of government. The Comptroller and Auditor General (C&AG), Sir Amyas Morse KCB, is an Officer of the House of Commons and leads the NAO, which employs some 785 people. The C&AG certifies the accounts of all government departments and many other public sector bodies. He has statutory authority to examine and report to Parliament on whether departments and the bodies they fund have used their resources efficiently, effectively, and with economy. Our studies evaluate the value for money of public spending, nationally and locally. Our recommendations and reports on good practice help government improve public services. Our work led to audited savings of £741 million in 2017.

Local Government Association

LGA responds to the NAO's planning for new homes report

08 Feb 2019

Responding to the report, Cllr Martin Tett, Local Government Association's Housing spokesman, said:

Planning is not a barrier to housebuilding. Council planning departments are doing an incredible job with extremely limited resources, approving 9 out of ten applications, with the majority processed quickly.

Councils are committed to ensuring homes are built where they are needed, are affordable, of high-quality and supported by adequate infrastructure and services, but it is vital that they have an oversight of local developments.

We remain clear that the Government's housing needs formula does not take into account the complexity and unique needs of

local housing markets, which vary significantly from place to place, and imposes unfair and undeliverable targets on communities. This risks leading to a housebuilding free-for-all which will bypass the needs of local communities and could damage public trust in the planning system.

By lifting the housing borrowing cap the Government has accepted our argument that councils must play a leading role in solving our national housing shortage. With hundreds of thousands of homes in England with planning permission but yet to be built, it also needs to give councils powers to make sure developers build out approved homes in a timely fashion, and use the Spending Review to adequately fund planning departments and allow them to set planning fees locally so they can cover the cost of processing applications.

National Housing Federation

England short of four million homes

18 May 2018

Leading housing and homelessness charities call for the Government action to tackle the true extent of the housing shortage, ahead of its social housing green paper.

New figures that reveal the true scale of the housing crisis in England for the first time have been published today by the National Housing Federation – which represents housing associations in England, social landlords to 5 million people – and Crisis, the national charity for homeless people.

The groundbreaking research, conducted by Heriot-Watt University, to be published in full this summer, shows that England's total housing need backlog has reached four million homes. A new housing settlement is needed to address this shortage, providing a home for everyone who currently needs one, including homeless people, private tenants spending huge amounts on rent, children unable to leave the family home, and even couples delaying having children because they are stuck in unsuitable housing.

To both meet this backlog and provide for future demand, the country needs to build 340,000 homes per year until 2031. This is significantly higher than current estimates (including the Government's target of 300,000 homes annually), which have never before taken into account the true scale of housing need created by both homelessness and high house prices.

However, simply building a total of 340,000 homes each year will not meet this need – they will need to be the right type of homes. 145,000 of these new homes must be affordable homes, compared to previous estimates of the annual affordable housing need of around 78,000 [1]. This means that around two-fifths of all new homes built every year must be affordable homes – in 2016/17, only around 23% of the total built were affordable homes [2].

The new research also goes further than previous studies, breaking down exactly what type of affordable homes are needed:

- 90,000 should be for social rent
- 30,000 should be for intermediate affordable rent
- 25,000 should be for shared ownership

The research comes ahead of the publication of the Government's social housing green paper, expected in the summer. The Government promised the green paper, announced in September last year after the tragic fire at Grenfell Tower, would bring about a "fundamental rethink" of social housing in the UK. The social housing sector's leading voices, including the National Housing Federation, Crisis, Shelter, the Joseph Rowntree Foundation, and the Chartered Institute of Housing, are calling on the Government to use this opportunity to urgently redress the shocking shortfall in affordable housing.

- In September 2017, the Prime Minister promised to invest £2 billion in affordable housing, indicating that this could deliver around 25,000 new homes for social rent over the next three years.
- Even when it is made available, this new research shows it would deliver less than 10% of the social rented homes needed each year, so it is clear that additional funding is needed. However, this alone will not meet the full extent of the housing need in England.
- This means that the Government must make ambitious, comprehensive reforms to the land market to help deliver more homes and make up this housing shortfall. This must include prioritising the sale of public land for social housing, as well as exploring ways to reduce the cost of private land.

It will take time to build up the country's affordable housebuilding programme to the levels needed but lessons from the past show that, with government backing to release land at affordable prices and to increase investment, housing associations and councils have the potential to increase the supply of new homes for social rents, and low cost home ownership. In post war years until the 1970s councils regularly built more than 100,000 homes a year and previous research shows that an increase in housebuilding alone would lead to a decrease in the most acute levels of homelessness [3].

Instead, Government funding for social housing has been steadily declining for decades: in 1975/76, investment in social housing stood at more than £18 billion a year, but had declined to just £1.1 billion in 2015/16. Over the same period, the housing benefit bill grew from £4 billion to £24.2 billion each year [4].

Meanwhile, homeownership rates have plummeted among young people [5]. Rough sleeping has risen by 169% since 2010, while the number of households in temporary accommodation is on track to

reach 100,000 by 2020 unless the Government takes steps to deliver more private, intermediate and social housing [6].

Quotes

David Orr, Chief Executive of the National Housing Federation, said:

This groundbreaking new research shows the epic scale of the housing crisis in England. The shortfall of homes can't be met overnight – instead, we need an urgent effort from the Government to meet this need, before it publishes its social housing green paper in the summer.

The green paper will set out the Government's approach to tackling a number of key issues, like stigma of social housing tenants. However, it is clear that many of these stem from a chronic underinvestment in affordable housing. Fixing this should be the Government's top priority. As a first step, ministers should make the £2 billion they promised for social rent available immediately.

The Government must also totally change the way it sells surplus land. The priority here must be supporting developments that will deliver a public good on public land, rather than simply selling it off to the highest bidder.

Jon Sparkes, chief executive of Crisis, said:

Today's findings are stark and shocking, but they also represent a huge opportunity for us as a country to get to grips with our housing and homelessness crisis – and to end it once and for all.

Right now across England, councils are desperately struggling to find homeless people somewhere to live. This means thousands of people are ending up trapped in B&Bs and hostels or on the streets, exposed to danger every night. It also means that far too many people are living on a knife edge, in danger of losing their homes because of sky-high housing costs.

But we know that homelessness is not inevitable and that with the right action, it can become a thing of the past. To truly get to grips with this crisis and ensure everyone has a safe and stable home, we must build the social and affordable housing we need to end homelessness once and for all.

Terrie Alafat CBE, Chief Executive of the Chartered Institute of Housing, said:

This new report once again highlights the chronic housing shortage we face in the UK and it is clear that only a bold and ambitious plan to solve the housing crisis will prevent a decent, genuinely affordable home being out of reach for our children and their children.

What the report also shows is that this isn't just a numbers game and we have to make sure we build the right homes, in the right places and that people can afford them. For most people social

rented housing is the only truly affordable option and the government must support the building of many more of these crucial homes.

It should also urgently address the imbalance in its housing budget, which currently sees it spend just 21% of total housing funding on affordable housing, and give all of the organisations ready to deliver the homes we so desperately need the support and resource to do so.

Campbell Robb, Chief Executive of the independent Joseph Rowntree Foundation, said:

It is unacceptable that currently in our society millions of people are locked out of being able to afford a decent and secure home. For years our failure to deliver enough affordable housing in England has led to rising levels of poverty and homelessness across our country. Now is the time to redesign our housing market so that it works for everyone – no matter who they are or where they come from. That’s why it is crucial the Government seizes the opportunity offered by the Social Housing Green Paper to deliver the genuinely affordable homes we desperately need.

Polly Neate, Chief Executive of Shelter, said:

We are in the midst of a housing emergency where an entire generation faces a daily struggle for a decent home.

We welcome this important report from housing associations themselves as a powerful sign of the growing consensus that the current system is totally failing. We simply cannot go on with social housebuilding at its lowest since the second world war, while rough sleeping is its highest for a decade.

Government can turn things around but only by building many more of the high quality, genuinely affordable homes this country is crying out for.

Leslie Channon, Chair of ‘A Voice for Tenants’ Steering Group, said:

One of the primary concerns raised by tenants in the recent Ministerial tenant events was the chronic shortage of social rented homes in England. It is vital that the Government works closely with landlords and tenants to deal with this crisis as soon as it possibly can.

Case study

Mark, 38 and Angela, 43, Pool, Cornwall, Coastline Housing

One family that’s been severely affected by the shortage of homes is Mark and Angela, who live in Cornwall with their four children. They rented privately for 11 years and had to move nine times – in some cases, this was because of the high cost of rent, in others it was in search of more space for their family. “We always felt really unstable and uncertain renting,” Mark says. “It was really hard and we were always so worried about the impact it would have on the kids.”

In summer 2017, Mark approached Coastline Housing about its rent to buy programme at the Heartlands development near Redruth in Cornwall. In December, Mark and Angela heard the good news: they had been accepted onto the scheme. "I'll always remember the date 18 December," Mark recalls, "because that's the date Coastline changed our lives by offering us this new home." On Christmas Day, the couple broke the news to their children with a poem that they had written to celebrate. "We're over the moon," Mark says. "We've only lived here for three weeks, but we already feel more settled and happier. We've found somewhere we can call home."

References

[1] Figure taken from Holmans, A. [New estimates of housing demand and need in England, 2011 to 2031](#).

[2] Calculated from figures taken from Ministry of Housing, Communities and Local Government, [Live Table 1000](#) and [Live Table 123](#).

[3] See Bramley, G. (2017) [Homelessness projections: Core homelessness in Great Britain Summary Report](#), which shows a 60% increase in all housebuilding alone would lead to a progressive reduction in core homelessness of 15 per cent by 2031.

[4] All figures given as constant (2016/17) prices. Figures taken from Chartered Institute of Housing, [UK Housing Review 2018](#).

[5] Figures taken from Institute for Fiscal Studies, [The Decline of Homeownership Among Young Adults](#).

[6] Figures taken from Fitzpatrick, S., Pawson, H., Bramley, G., Wilcox, S., Watts, B. and Wood, J. [The Homelessness Monitor: England 2018](#).

4. Parliamentary material

Debates

Lords debate - Residential Construction and Housing Supply

HL Deb 24 April 2019 | Vol 797 c663-

<http://bit.ly/2VnsZlZ>

Commons debate – Housing

HC Deb 09 April 2019 | Vol 658 c262-

<http://bit.ly/2WVo4Ww>

Lords debate - Social Housing

HL Deb 31 January 2019 | Vol 795 c1175-

<http://bit.ly/2t061lq>

Lords exchange of questions - Housebuilding: Target

HL Deb 20 December 2018 | Vol 794 c1912-

<http://bit.ly/2CsmqVg>

Lords debate - Affordable Housing

HL Deb 25 October 2018 | Vol 793 c1032-

<http://bit.ly/2PntEku>

Commons debate - Housing and Homes

HC Deb 15 May 2018 | Vol 641 c203-

<http://bit.ly/2AUg9CU>

PQs

[Community Infrastructure Levy](#)

Asked by: Lord Marlesford

To ask Her Majesty's Government, further to the Written Answer by Lord Bourne of Aberystwyth on 14 May (HL15404), how many new homes were constructed, whether as new-builds or by conversion of

existing non-domestic buildings, in 2017–18 in each of the local authorities using a Community Industrial Levy.

**Answering member: Lord Bourne of Aberystwyth |
Department: Ministry of Housing, Communities and Local
Government**

Annual housing supply in England amounted to 222,190 net additional dwellings in 2017-18, up 2 per cent on 2016-17 and the highest level since 2007-08. Net additional dwellings includes new build, change of use (non-domestic to residential), conversions (houses to flats), other gains and losses, offset by demolitions. Attached Table 1 shows that the 148 Local Authority Districts in England, using a Community Infrastructure Levy in 2017-18, accounted for 112,820 net additional dwellings, of which 98,662 were new builds and 15,758 were change of use.

HL Deb 23 May 2019 | PQ HL15808

[Community Infrastructure Levy](#)

Asked by: Mann, Scott

To ask the Secretary of State for Housing, Communities and Local Government, what steps his Department is taking to reduce the level of paperwork required for the Community Infrastructure Levy.

**Answering member: Kit Malthouse | Department: Ministry of
Housing, Communities and Local Government**

The Government published a consultation paper in December 2018 setting out proposals to make the system of developer contributions more efficient, transparent and accountable. The proposals will reduce the level of paperwork. For example, when a home owner obtains an exemption for a residential extension they will not be required to submit a commencement notice to the local authority before the building work commences. The forms ensure that the developer provides the necessary information to enable the local authority to make a fair and transparent assessment of the levy liabilities. They provide certainty for all parties, reduce the need to seek further information and provide a clear audit trail.

HC Deb 15 May 2019 | PQ 252047

[Housing: Older People](#)

Asked by: Shannon, Jim

To ask the Secretary of State for Housing, Communities and Local Government, what assessment he has made of the potential merits of establishing a housing strategy for older people.

**Answering member: Kit Malthouse | Department: Ministry of
Housing, Communities and Local Government**

The Government has set out a strategy to make the housing market work in England and make sure it works for all parts of our community, including older people. In our Housing White Paper, 'Fixing our Broken Housing Market, we recognised that there is a fundamental need to do more to ensure that more homes suitable for older people are being built as part of our overall ambition to increase housing supply. (<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>).

The revised National Planning Policy Framework, published in July 2018, specifies that local planning authorities are expected to have planning policies which identify the size, type and tenure of homes needed for different groups in the community including older people. We will, in due course, publish further guidance to help councils put these policies in place.

HC Deb 09 May 2019 | PQ 249302

[Housing: Construction](#)

Asked by: Morris, Grahame

To ask the Secretary of State for Housing, Communities and Local Government, what statutory requirements are placed on local authorities to ensure (a) education, (b) health, (c) highways and (d) retail and leisure facilities and infrastructure is adequate prior to approving new housing developments.

Answering member: Kit Malthouse | Department: Ministry of Housing, Communities and Local Government

The revised National Planning Policy Framework requires local authorities to set clear policy requirements for infrastructure through plans. These policies should be informed by evidence on infrastructure need and cost and viability assessments. At an early stage in the plan-making process, authorities will need to work alongside infrastructure providers to identify infrastructure requirements, including for education, health, highways and retail and leisure, and the opportunities for addressing these.

Local planning authorities use the Community Infrastructure Levy and Section 106 planning obligations to require developers to contribute towards the provision and maintenance of required infrastructure as a result of new housing developments.

HC Deb 09 April 2019 | PQ 241021

[Social Rented Housing: Construction](#)

Asked by: Ruane, Chris

To ask the Secretary of State for Housing, Communities and Local Government, what proportion of new homes were built by (a) local authorities, and (b) social landlords and housing associations in each of the last eight years.

Answering member: Kit Malthouse | Department: Ministry of Housing, Communities and Local Government

Comprehensive estimates of all affordable housing delivered as a proportion of the total number of new net additions to the housing stock in England, since 2006-07 to 2017-18 are published in the Department's Affordable Housing Supply Statistical Release in Chart 2 at the following link:<https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2017-to-2018>.

The figures for the total number of new homes built are published in live table 120. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>.

A breakdown of the affordable housing delivered, identifying the local authority and housing association new build in each of the last three years, is available in live table 1000C NB.

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>.

HC Deb 19 March 2019 | PQ 232530

[Housing: Construction](#)

Asked by: Baroness Thomas of Winchester

To ask Her Majesty's Government what steps they are taking to support local authorities to meet housebuilding targets; and what guidance they provide to assist local authorities in their negotiations with developers.

Answering member: Lord Bourne of Aberystwyth | Department: Ministry of Housing, Communities and Local Government

Government has already dedicated over £44 billion of investment to help local authorities to deliver the homes communities need. On 14 February, the Government announced nearly £250 million of housing deals which will deliver almost 25,000 more homes. As part of this, the government will be investing £157 million in infrastructure such as building roads and putting natural green space alongside developments.

Last year Government introduced a new approach to viability assessment through the revised National Planning Policy Framework and accompanying guidance. The new approach ensures that developers will have greater certainty about what they are expected to contribute, and that these costs can be reflected in the price paid for land. Local authorities will be better able to hold developers to account and will need to set out more clearly for communities what infrastructure and affordable housing has been delivered through developer contributions.

HL Deb 26 February 2019 | PQ HL13673

[Housing: Construction](#)

Asked by: Blackman-Woods, Dr Roberta

To ask the Secretary of State for Housing, Communities and Local Government, what plans the Government has to carry out an assessment on the location of homes created under permitted development.

To ask the Secretary of State for Housing, Communities and Local Government, what assessment the Government has made of the type of households living in permitted development compared to housing delivered through planning permission.

To ask the Secretary of State for Housing, Communities and Local Government, what estimate the Government has made of the amount of Section 106 funding lost from local communities when new homes are created under permitted development rather than through granted planning permission.

To ask the Secretary of State for Housing, Communities and Local Government, what estimate the Government has made of the number of affordable homes lost to local communities under permitted development.

Answering member: Kit Malthouse | Department: Ministry of Housing, Communities and Local Government

National permitted development rights for the change of use to residential are making an important contribution to housing delivery, bringing forward additional homes that may not otherwise have been developed. Nationally over 46,000 homes to rent or buy were delivered under the rights in the three years to March 2018. My department publishes [Live tables on housing supply: net additional dwellings](#) which includes information on the homes developed under permitted development rights in each local authority district.

In bringing forward permitted development rights we have recognised that the only additional funding to local planning authorities through planning obligations will be where additional floor space is created and there is a Community Infrastructure Levy charging schedule in place.

HC Deb 22 February 2019 | PQ 220840; PQ 220828; PQ 220826; PQ 220827

[Housing: Construction](#)

Asked by: Healey, John

To ask the Secretary of State for Housing, Communities and Local Government, how much has been spent to date through the National Productivity Investment Fund to accelerate the building of homes on small, stalled sites as announced in Budget 2017.

Answering member: James Brokenshire | Department: Ministry of Housing, Communities and Local Government

There is no single solution to tackling the long-term shortfall in housing supply which is why the Government, together with its agencies and partners, is working on a range of interventions.

Therefore, the Government has launched a range of programmes aimed at supporting the release of land for housing by providing funding to acquire, de-risk and make them attractive for rapid development. These sites would not have come forward without the Government intervention a demonstration of Government's commitment to tackling the housing crisis in this country.

These Programmes include:

- * £630 million Small Sites Fund;
- * £45 million Land Release Fund (LRF), distributed through One Public Estate;
- * £5 billion Housing Infrastructure Fund (HIF) (Homes England and GLA);
- * £465 million Local authority Accelerated Construction Programme (Homes England and GLA); and
- * £1.1 billion Land Assembly Fund.

We have recently agreed a £226 million memorandum of understanding with the Greater London Authority for delivery of small stalled sites through the Accelerated Construction programme and Small Sites Fund in London. We will make payment to the Greater London Authority on completion of agreed milestones as investments in sites are made.

Homes England are working with local authorities and others to develop a long-term pipeline of developable land prioritising the identification of sites suitable for housing which have stalled and are not being taken forward, especially in the least affordable places. Once identified, sites are assessed for development potential. We expect to make funding commitments in sites as they are ready over the next 12 months.

Furthermore, we have committed £866 million to 133 Marginal Viability Funding schemes under the Housing Infrastructure Fund to unlock up to 200,000 homes mostly on smaller sites.

HC Deb 11 January 2019 | PQ 201112

5. Useful links and further reading

Ministry of Housing, Communities and Local Government *Housing and economic needs assessment* Guides councils in how to assess their housing needs.

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#identifying-the-need-for-different-types-of-housing>

Ministry of Housing, Communities and Local Government consultation *Changes to planning policy and guidance including the standard method for assessing local housing need* updated 19 February 2019

<https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>

Ministry of Housing, Communities and Local Government *Public Land for Housing programme 2015 to 2020: progress report* This report provides an update on the Public Land for Housing programme covering the period up to December 2018.

<https://www.gov.uk/government/publications/public-land-for-housing-programme-2015-to-2020-progress-report>

National Audit Office *Planning for new homes* February 2019

<https://www.nao.org.uk/report/planning-for-new-homes/>

National Audit Office *Investigation into the government's land disposal strategy and programmes* 2 May 2019

<https://www.nao.org.uk/report/investigation-into-the-governments-land-disposal-strategy/>

Office for National Statistics *Housing supply; net additional dwellings, England: 2017-18* 15 November 2018

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/756430/Housing_Supply_England_2017-18.pdf

Local Government Association *S106 obligations overview*

<https://www.local.gov.uk/pas/pas-topics/infrastructure/s106-obligations-overview>

Planning Portal *The decision-making process - Conditions and obligations*

https://www.planningportal.co.uk/info/200126/applications/58/the_decision-making_process/7

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