

<b>TENANTS FORUM</b>	Agenda Item
Thursday 9 <sup>th</sup> March 2017	<b>6(i)</b>

## **Housing White Paper – Fixing our Broken Housing Market**

This report provides information on the Government's housing white paper which was published on February 7 and discusses the implications for the local housing market in Kettering.

### **INTRODUCTION**

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'Fixing our Broken Housing Market', the Government's eagerly anticipated and much postponed housing white paper was finally published on Tuesday. The white paper is frank about the scale of the challenges which we face in creating a housing market which works for everyone. Significantly, the white paper breaks with the Government's previous focus on home ownership and recognises that the country's housing crisis can best be tackled by a multi-tenure approach which involves action on several fronts. One particularly encouraging development is that the Government is now explicitly 'backing local authorities to build again'.

The main proposals in the white paper are set out below:

#### **Improving the planning system**

- A simpler and more transparent planning system
- A standardised approach to the assessment of housing requirements across the country
- Councils to have strategies to ensure that suitable sites are developed for housing – brownfield sites, surplus public sector land, regeneration schemes

#### **Accelerating the building of new homes**

- Improving the delivery of infrastructure
- £2.3 billion Housing Infrastructure Fund
- Tackling unnecessary delays in the planning system
- Using compulsory purchase orders for stalled sites

- Investment in training and apprenticeships
- A housing delivery test for local authorities

### **Diversifying the market by developing more homes for rent**

- Helping more small builders to deliver new homes
- Encouraging pension funds and other institutional investors to build for rent
- Using modern methods of construction to achieve quicker construction
- Allowing housing associations to build affordable rented homes under the Affordable Housing Programme 2016/21.
- Backing local authorities to build new homes

### **Providing help to individuals and families**

- Providing help to people who want to buy their own homes
- Banning lettings agency fees
- Tackling abuse of leasehold properties by freeholders
- Acting to reduce homelessness

### **NEXT STEPS**

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The Government is currently consulting local authorities and other interested parties on the proposals contained in the white paper. At the Tenants Forum, we will discuss the proposals and their implications with tenants, and ascertain their views. These will form part of the Council's response to the Department for Communities and Local Government in due course.

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28/02/17