

Summary of Housing Policy and Planned Legislation as outlined in the Queen's Speech

Housing Policy

- Re-statement of the manifesto commitment to build at least a million more homes over the lifetime of the Parliament
- Proposals to build 'hundreds of thousands' of new homes through renewed Affordable Homes Programme
- Consultation on proposals for a new 'First Homes' programme to provide homes at 30% discount for local people and key workers. The discount will be paid for by developers and secured through a covenant to ensure the homes remain discounted in perpetuity.
- Introduction of a new reformed shared ownership model that is simpler to understand and make it easier for shared owners to buy more and achieve full ownership.
- A Planning White Paper is proposed to make the planning process clearer and more accessible whilst addressing resourcing and performance in Planning Departments.
- Ongoing funding for housing infrastructure will be available through the Single Housing Infrastructure Fund
- In the private rented sector, a new 'Better Deal for Renters' will be developed, abolishing 'no fault' evictions and introducing lifetime deposits.
- Comprehensive reform to end unfair practices in the leasehold market, including ensuring that if a property can be sold freehold, it will be.
- A Social Housing White Paper is in prospect setting out further measures to empower tenants, provide greater redress and better regulation as well as improve the quality and support the continued supply of social homes.
- Commitment to end rough sleeping by the end of the Parliament

Planned Legislation

Building Safety Bill – to put in place new and enhanced regimes for building safety and construction products and to ensure residents have a stronger voice in the system.

Fire Safety Bill – to implement the relevant recommendations of the Grenfell Tower Phase 1 Report. Specifically, to introduce an enhanced safety framework for high rise buildings, with clearer accountability and stronger duties for those responsible for the safety at all stages, from design to occupation.