



Autumn Budget 2017

Building the homes the country needs

- Together with the reforms announced in the Housing White Paper, the Budget puts us on track to raise housing supply to 300,000 per year, on average, by the mid-2020s.
1. The Budget makes available over £15 billion of new financial support for house building over the next five years, bringing total support for housing to at least £44 billion over this period. It introduces planning reforms to ensure more land is available for housing and that the country is maximising the potential of its towns and cities to build new homes.

Housing investment

Summary of new financial support for house building announced in the Budget

Measure	Investment
Home Building Fund – loans to SMEs to build homes	£1.5 billion
Small Sites: infrastructure and remediation – grants for remediation and infrastructure to accelerate the building of homes on small and stalled sites	£630 million
Local Authority house building: additional investment – more borrowing for Councils to build new council homes	£1 billion
Housing Infrastructure Fund: extend – grants to local authorities for strategic infrastructure that unlocks new housing	£2.7 billion
Land Assembly Fund – assembling fragmented pieces of land into ready to go sites for developers to build homes on	£1.1 billion
Estate Regeneration – transform run-down estates and provide more housing	£400 million
New financial guarantees – to support private sector house building	£8 billion
TOTAL financial support	£15.3 billion

2. Alongside the financial support set out above, the Budget confirms:
 - the additional £10 billion for the Help to Buy Equity loan announced in October to help 135,000 more people buy new build homes
 - the further £2 billion of funding for affordable housing announced in October
 - the government is proceeding with a Right to Buy pilot for housing association tenants
 - £28 million of support for community recovery for victims of the Grenfell tragedy
3. To ensure this investment is well targeted and helps grow the economy, the government will support more strategic and zonal planning approaches through housing deals. It will also bring together public and private capital to build five new Garden Towns.

Planning for more homes

4. The planning system needs reform. Whilst protecting the **Green Belt**, the government must address the lack of availability of land in the right places for new homes and ensure the UK makes better use of underused land in towns and cities.
5. To improve land availability for development, the government has begun considering intervention in 15 areas where there is not an up-to-date plan and will activate powers that enable it to direct local authorities to produce joint statutory plans.
6. To ensure permissioned land is put to the best use, the government will consult on:
 - deallocating land where there is no prospect of a planning application being made
 - expecting local authorities to grant permission for development of land outside their existing plan if the homes are offered at a discount for sale or rent
 - strengthening the Housing Delivery Test with tougher consequences where planned homes are not built
 - requiring local authorities to bring forward 20% of their housing supply as faster-building small sites
 - how to get developer get under way site more quickly
7. To ensure urban land is used efficiently, the government will consult on introducing minimum densities for housing development in city centres and around transport hubs and measures to support conversion of commercial land and developments into housing. It will also launch:
 - a consultation on reform of the system of developer contributions towards affordable housing and local infrastructure
 - an independent review into the gap between homes completed and land allocated or permissioned for housing

Home ownership

8. The government will continue to support those looking to buy homes now, through Stamp Duty Land Tax and the Help to Buy Equity Loan. It will run a competition to develop innovative solutions that help first time buyers ensure their rental payments are recognised in their mortgage applications. The government will also allow local authorities to increase the council tax premium on empty homes to 100% to make sure homes are kept in use.

Homelessness

9. The government is committed to halving rough sleeping by 2022, and eliminating it by 2027. We are launching the Homelessness Reduction Taskforce to develop a government strategy. As a first step, the Budget introduces three Housing First Pilots in Manchester, Liverpool and the West Midlands to support rough sleepers with the most complex needs to turn their lives around. The government will also provide £20m of funding for schemes to support people at risk of homelessness to access and sustain tenancies in the private rented sector.

Support for renters

10. To support Housing Benefit and Universal Credit claimants living in areas where private rents have been rising fastest, the government will increase some Local Housing Allowance rates by increasing Targeted Affordability Funding by £40m in 2018-19 and £85m in 2019-20. The government will also consult on the barriers to landlords offering more secure tenancies to those tenants who want them.