



BuildEast Sector Update

Built Environment Committee report: meeting housing demand

The Government have published their Built Environment Committee report which makes a series of recommendations, including on housing demand and demographics, housing types and tenures, SMEs, planning, local planning authorities, skills and quality and design.

The Committee concludes that it is vital that new homes are built to help meeting housing demand, and although building more homes will **not address affordability pressures** in the short term, it is 'an essential first step' to ensure that demand can be met in the long term.

The Committee argues that the housing sector needs 'certainty and a clear direction' from the Government about reforms to the planning system and more resources to address chronic delays. The Committee also highlights the importance of **addressing the skills shortages** in the construction and planning sectors and allocating land for homes.



The Regulator launches their Tenant Satisfaction Measures Consultation - Closing Date 3rd March 2022.

The Regulator of Social Housing is seeking views on its proposals for tenant satisfaction measures which are part of implementing changes to consumer regulation set out in the Government's 'The Charter for Social Housing Residents: Social Housing White Paper'

The TSMs will become a new regulatory requirement and a draft new Regulatory Standard has been drafted. The Technical Standards (also released) set out how Housing Associations should collect the information. It is detailed and prescriptive and you can read it [here](#).

BuildEast will be submitting a joint response with input from across the membership.



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Simpler Approach to Neighbourhood Planning pilot

The Department for Levelling Up, Housing and Communities is launching two pilot schemes across England that aim to encourage people to engage in the planning system.

DLUHC has allocated up to £45,000 to seven areas (one of these in our operating area – Babergh and Mid Suffolk) as part of its [Simpler Approach to Neighbourhood Planning](#) pilot for schemes that will make it easier for communities to set out their priorities for development.

DLUHC has also awarded up to £50,000 to four councils from the Bidding Fund for Local Planning Authorities in Underrepresented Areas. This will go towards initiatives that give additional support to residents to produce a Neighbourhood Plan, which must be used by a local authority when determining planning applications.

Government Approach to Building Safety (Cladding)



Secretary of State for Levelling Up, Housing and Communities Michael Gove has written to residential property developers, giving them a deadline of early March to agree on a fully funded plan of action including remediating unsafe cladding on buildings between 11 and 18 metres.

Michael Gove warns that he will take 'all steps necessary' to make this happen, including restricting access to government funding and future procurements, the use of planning powers, the pursuit of companies through the courts and the imposition of a solution in law if needs be.

In his speech at the House of Commons, Gove promised that the government would "pursue statutory protections for leaseholders", adding that "nothing will be off the table". The Government will not, however, reimburse leaseholders that have already been forced to pay for building defects.

You can read the letter [here](#).



BUILDEAST
THE FUTURE OF HOUSING

BuildEast Sector Update

Round Up of the Latest Reports published



Private Landlords and Tax Changes

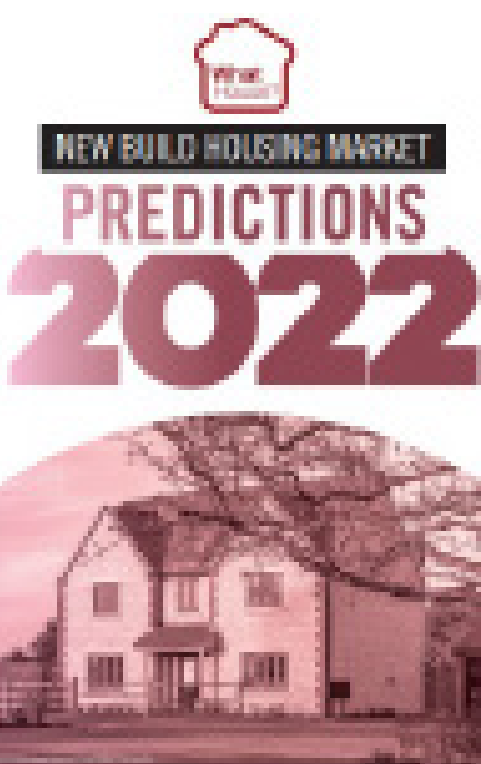
A monthly Q&A update for the private rental sector and landlords

December 2021
GAIL BRADSHAW, Founder of BuildEast

London **EBLA**

Private Landlords and Tax Changes

As the year draws to a close, it's a good time to reflect on the challenges that have faced the private rental sector in 2021. The sector has been hit hard by the economic downturn, with many landlords facing a significant loss of income. This is due to a combination of factors, including a fall in demand for rental properties, a rise in vacancy rates, and a decrease in rental prices. In addition, many landlords have been hit by the impact of the COVID-19 pandemic, with many tenants unable to pay their rent. This has led to a significant loss of income for many landlords, and has put them in a difficult financial position. In this report, we look at the latest tax changes that have been introduced, and how they will affect landlords. We also discuss the impact of the economic downturn on the private rental sector, and what landlords can do to protect their income. Finally, we look at the latest market trends, and what landlords can expect in the coming months.



House Price Index (December 2021)

House prices up 9.8% in 2021

- House prices rose 9.8% in 2021, the highest since 2014
- House price growth slowed in Q4 2021, but remained well above zero
- House price growth in Q4 2021 equal to zero

House Price Index

The chart shows the House Price Index (HPI) from 2015 to 2021. The Y-axis represents the index value, and the X-axis represents the year. The index shows a steady upward trend, with a significant increase in 2021. The index is currently at its highest point since 2015.

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What's on the horizon.....

Housing Regulation Bill

Government aims to publish the housing regulation bill in March 2022. The bill promises to have wide-reaching changes that will overhaul the way in which social housing providers operate and are regulated.

These include plans to add a new arm to the Regulator of Social Housing, which would carry out a more proactive regulation of consumer standards, assessing social landlords' performance on areas such as housing disrepair and safety. Other proposals include a new obligation for landlords to identify a nominated person responsible for building safety compliance, plus a requirement to improve tenant engagement and a government review of the Decent Homes Standard.

It will also look to speed up the complaints process by improving access to the Housing Ombudsman, by removing the democratic filter. The democratic filter, which was introduced by the coalition government in 2012, requires residents to wait eight weeks or consult a politician before escalating their case.¹ 1 Inside Housing

Levelling Up White Paper

We are imminently expecting publication of the Levelling Up White Paper having been delayed previously.

HCLG Select Committee Inquiry in to the Regulation of Social Housing

The HCLG Committee will examine concerns about the quality of social housing, with a focus on the ability of the Regulator of Social Housing and the Housing Ombudsman to identify and address problems. The inquiry will also focus on the proposals in the Government's social housing White Paper aimed at improving the regulatory regime

The Government have launched a Professionalisation Review

The review on qualifications and professional training will drive up standards by making sure social housing staff are better equipped to support tenants, deal effectively with complaints, and make sure homes are good quality. The Social Housing White Paper Professionalisation Review will explore the qualifications currently available for staff, with landlords, residents and trade bodies putting forward recommendations to the government. Landlords, residents and other interested parties can contribute to the Social Housing White Paper Professionalisation Review by emailing: Professionalisation.Review@communities.gov.uk.