

# **Report to Communities Select Committee**

**Date of meeting: 27 June 2016**

**Portfolio: Housing – Cllr S. Stavrou**

**Subject: Housing and Planning Act 2016 – Summary of Key Housing Proposals**



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## **Recommendations:**

**That the Select Committee considers and notes the summary of the passage of the key housing proposals within the Housing and Planning Bill through Parliament and the eventual key housing provisions of the resultant Act.**

## **Report:**

1. Following a lengthy, and somewhat controversial, passage of the Housing and Planning Bill, the resultant Housing and Planning Act received Royal Assent on 12<sup>th</sup> May 2016.
2. The new Act comprises a number of provisions relating to both housing and planning. Attached as an Appendix for the Select Committee's information is a summary of the passage through Parliament of the key housing proposals and eventual key housing provisions of the resultant Act, that potentially have the most significant implications for the Council over the coming year.
3. As can be seen, the summary covers:
  - Lifetime and fixed term tenancies
  - Voluntary Right to Buy for housing association tenants and sales of high value void Council properties
  - Starter homes
  - "Pay to Stay" – increased rents for tenants on higher incomes
4. The summary also sets out the current position in respect of each provision, and the Select Committee may wish to consider the issues and implications for the Council.
5. For completeness, the Act also covers the following housing issues, which are not included within the summary. Although they may also have implications for the Council, they are not expected to be as significant as those listed above:
  - Self-build and custom housebuilding
  - Rogue landlords and property agents
  - Recovery of abandoned premises

- Reducing regulation of social housing etc
- Insolvency of registered providers of social housing
- Electrical safety standards in privately rented properties
- Assessments of accommodation needs
- HMO licensing