



CHANGES TO MHCLG AS MICHAEL GOVE REPLACES ROBERT JENRICK AS MINISTER

Michael Gove shelved planning shake-up just hours after being named as new Housing Secretary

- Michael Gove is now tasked to deliver on pledge to build 300,000 new homes a year
- Mr Gove will also lead on delivering PM Boris Johnson's 'levelling up' agenda
- PM believes getting young on property ladder is critical to winning next election



Legislation to bring about the biggest shake-up of housebuilding rules for more than 70 years was due to be published next week. But Mr Gove yesterday shelved the proposals and pledged to conduct a review into how they can be improved. The minister will consult with Tory MPs who had threatened to block the plans over fears it will lead to the concreting of swathes of southern England.

Mr Gove has been tasked by Boris Johnson to deliver on the Tory manifesto promise to start building 300,000 new homes each year.

The Prime Minister is understood to believe that getting the younger generation on to the property ladder is critical to winning the next election.

As well as being in charge of housing, Mr Gove will lead on delivering Mr Johnson's 'levelling up' agenda – which aims to tackle inequality across the country – as well as efforts on saving the Union.

MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT TO BE RENAMED?

Officials are considering a new name for the department, which currently has the clunky title of Ministry of Housing, Communities and Local Government.

'Levelling up' and 'the Union' could be included in its rebrand.

Backbench Tories have raised concerns about the planning bill, which was blamed for the party's shock loss in the Chesham and Amersham by-election in June.

The shake-up aimed to stop local opponents blocking development in designated 'growth zones' in a bid to make it easier to hit house building targets.

But critics said the plans would side-line locals and warned of a 'free for all for development'.

Under the plans, every area in England would have been designated for 'growth', 'renewal' or 'protection'.

In growth areas, individual developments would not have required planning

permission, so the default would have been that homes could be built. Renewal areas would have had 'permission in principle' to build but all developments would have to be approved. In protected areas such as green belt land, most new developments would have been banned.

Local councils would have decided how to designate all the land in their area.

All planning applications would have been registered online via an interactive map to help locals participate in the decision-making process.

There are concerns that those living in growth areas could have been confronted with huge new developments they would get little say over.

MHCLG OFFICE TO OPEN IN WOLVERHAMPTON

The Ministry of Housing, Communities and Local Government's (MHCLG) is to open a second headquarters in Wolverhampton.

The headquarters will have a regular ministerial presence. The government says that as this is the first headquarters outside of London, it demonstrates its commitment to levelling up all areas of the country.

The new office is based in the i9 building in the centre of Wolverhampton. The MHCLG is fitting out the ground and fourth floors, which will have hundreds of staff using the space, including ministers and senior civil servants.



GOVERNMENT'S PUSH TO BUILD 300,000 NEW HOMES A YEAR PUTS THEM ON AT WAR WITH 'RE-WILDERS' WHO WANT GREEN SPACES PROTECTED

The planning battle between developers and residents as the Government pushes for increased house building has been highlighted after a campaign to save re-wilded land rich with wildlife in South Yorkshire has ended in defeat.

The 'chainsaw massacre', cutting down historic trees and levelling an ancient hedgerow at a site on the edge of Sheffield is one being echoed up and down the country.

GOVERNMENT TO MAKE ALTERATION TO 2021 HOUSING DELIVERY TEST

According to the Planning Portal, Housing minister Christopher Pincher has announced that the 2021 Housing Delivery Test will be calculated using a four-month adjustment to the housing requirement figures for 2020/21 to account for fluctuations in construction output owing to the Covid-19 pandemic.

In a written ministerial statement, he explained that there had been "considerable variations" in the levels of housing delivery but that the 2021 Housing Delivery Test would be published as intended later this year.

To calculate the Housing Delivery Test, the total net homes delivered over a three-year period is divided by the total number of homes required over a three-year period.

The 2020 Housing Delivery Test measurement used data relating to financial years 2017/18, 2018/19 and 2019/20. In response to the disruption to local authority services and the construction sector caused by the first national lockdown in March 2020, the government applied a one-month adjustment to the 2019/20 housing requirement.

Likewise, an adjustment will be made to the 2021 housing requirement. The measurement will use data relating to financial years 2017-18, 2018/19 and 2019/20, with a four-month adjustment applied to the housing requirement figures.

This will see a deduction of 122 days to account for the most disrupted period, April through to July this year.

The thresholds for consequences for under-delivery will be maintained, as set out in the National Planning Policy Framework. Councils must deliver at least 95 per cent of their housing target to pass the test. Councils that deliver between 85 per cent and 95 per cent of their assessed need will need to develop an action plan to assess why they under-delivered and to remedy it. Councils that deliver between 75 per cent and 85 per cent of their assessed need will be required to identify a buffer of 20 per cent more land (on top of their five-year housing land supply), as well as developing an action plan.

Mr. Pincher also outlined an update to how the Housing Delivery Test will apply to new unitary authorities. Previously, recently reorganised authorities would have had their Housing Delivery Test calculated at their former authority boundaries in only the first year following reorganisation.

“However, from the 2021 measurement, in order to support new unitary authorities, they will be able to choose to use their former authority boundaries or their new unitary boundaries for the purpose of the measurement until the fifth anniversary of the new authority’s existence,” he explained.

Unitary authorities will “still be expected to deliver housing in line with their identified need,” he added. Planning guidance will be updated to reflect this.

The written ministerial statement can be found on the UK Parliament website at:

<https://questions-statements.parliament.uk/written-statements/detail/2021-09-06/hcws254>.



Ministry
of Defence

Ministry of Housing,
Communities &
Local Government

OPEN CONSULTATION: SUPPORTING DEFENCE INFRASTRUCTURE AND THE FUTURE OF TIME- LIMITED PERMITTED DEVELOPMENT RIGHTS

(Published 5 September 2021)

This consultation contains proposed changes to two time-limited permitted development rights in the Town and Country Planning (General Permitted Development) (England) Order 2015 which were introduced to support businesses and the high street in response to the coronavirus pandemic. It covers the following areas:

1. Class BB of Part 4 permitting moveable structures within the curtilage of a pub, café, restaurant, or historic visitor attractions
2. Class BA of Part 12 permitting for markets to be held by or on behalf of local authorities.

This consultation also contains proposed new permitted development rights to support delivery of infrastructure for Defence on the Defence estate

This consultation will run from 5 September 2021 to 14 November 2021.

The Consultation document can be viewed at:

<https://www.gov.uk/government/consultations/supporting-defence-infrastructure-and-the-future-of-time-limited-permitted-development-rights/supporting-defence-infrastructure-and-the-future-of-time-limited-permitted-development-rights>

This consultation seeks views on the future of two temporary permitted development rights listed above, including the benefits of the rights as they exist, and views on proposed mitigation if they were to be made permanent. This consultation also seeks views on proposed new permitted development rights for the Ministry of Defence to enable the modernisation and development of the Defence estate. We are also seeking views on equality and impact of the rights on local authorities, businesses, and the community.

NORA will be responding to this Consultation and would welcome the views of members. Please send these to norasecretary@gmail.com

CLADDING SYSTEMS FAILED GOVERNMENT-COMMISSIONED FIRE TESTS IN 2004, LEAKED DOCUMENT REVEALS

A series of cladding systems failed fire tests carried out for the government in 2004, but the results were never revealed before the materials were installed on thousands of buildings, a new document obtained by the BBC has revealed.

A research report first obtained by the BBC shows 10 external wall systems were subjected to fire tests as officials sought to develop a new testing methodology for cladding in the mid-2000s.

The document shows systems containing materials such as high-pressure laminate (HPL), expanded polystyrene and phenolic insulation failed the tests. These systems are currently being removed from thousands of buildings around the UK, in many cases at the cost of individual leaseholders.

One test was carried out on a material described as 'aluminium-based cladding panels', although the document does not specify whether or not this was the same 'aluminium composite material' installed on Grenfell Tower a decade later.

This test was terminated after 12 minutes, with temperatures exceeding 900°C, making it the most catastrophic failure of the 10 systems tested.

The tests were part of a research programme commissioned by the Labour government at the time and carried out by the Building Research Establishment (BRE), a former national testing facility privatised in 1997. The report on the tests is marked "commercial in confidence".

A TAX ON THE SOUTH? EXPERTS SAY ANNUAL 0.5% MANSION TAX WOULD JUST 'ALTER WHERE INEQUALITY FELL' AND PUNISH THOSE LIVING IN RICHER PARTS OF THE COUNTRY ON LOWER INCOMES

Labour-leaning think tank homeowners should pay an annual levy worth 0.5% of the value of their home

Institute for Public Policy Research has called for 'proportional property tax' to tackle regional inequality

Someone living in house worth £1million would pay £5,000 under system proposed by the think tank.

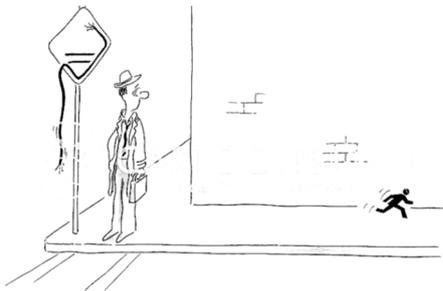
As well as replacing council tax, new levy would also replace the stamp duty paid when moving house

The plans put forward by the think tank is for homeowners to pay an annual levy worth 0.5 per cent of the value of their home instead of council tax were today blasted as a

'blunt tool' which would 'simply alter where the inequality is felt'.

The IPPR is calling for a 'proportional property tax' to tackle regional inequality - saying it was unfair that those who have benefited from soaring house prices should pay so little compared to the value of their homes.

The IPPR has said it would also be fairer, with the best off paying more compared to the current system - under which the lowest earning households (by income decile) pay around twice as much council tax as the highest, as a proportion of their income. The think tank acknowledged that there would be practical issues to address, including new mechanism for redistributing the increased revenue from areas where property values are high, to areas where lower values will yield less tax than under council tax. It calculated that a PPT would lead to the biggest house price falls - up to 3 per cent - in areas of London and the East and South East, while the 10 most affected areas, primarily in the North East and North West, could see rises of up to 11 to 15 per cent. A Treasury source has said there were no plans to introduce such a property tax in the UK.



HIGHWAY CODE CHANGES: THERE ARE 33 UPDATES AND TWO NEW RULES THAT ALL DRIVERS NEED TO KNOW BEFORE THEY HIT THE ROAD...

You can view the new Highway Code at <https://www.highwaycodeuk.co.uk/>



REPORT A POTHOLE AND FIND OUT HOW TO CLAIM FOR DAMAGE

Problems with potholes in streets and roads are have become more than just a temporary inconvenience as well as other street problems, such as graffiti, fly tipping, broken paving slabs, or street lighting. A website "Fix my Street" will send your complaint to the councils responsible for fixing them – anywhere in the UK.

Link to the website: <https://www.fixmystreet.com/>

You might like to forward this information to your residents.



Underground car parking space in Bath sells for more than £115,000 just days after it went on the market

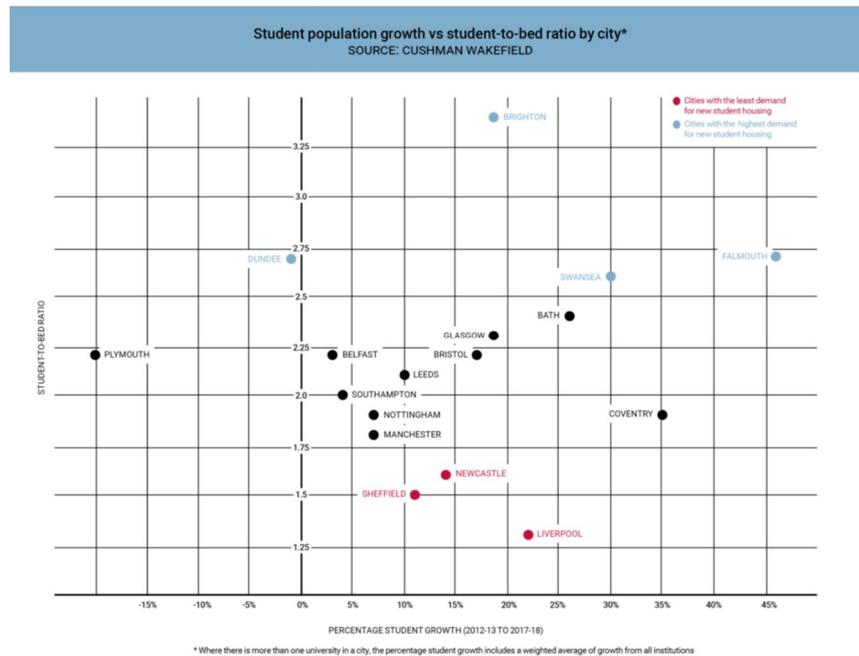
...AND WE ALL COMPLAIN ABOUT PARKING CHARGES BUT THIS IS RIDICULOUS...

STUDENT HOUSING: TIME FOR A RECKONING?

Fears over quality, design and over-expansion have dogged the student accommodation sector for years.

In the past 10 years there has been a glut of garish towers springing up in towns and cities across the UK. They are products of the student housing boom, which has seen developers scramble to meet a seemingly insatiable demand.

However, planning approvals show that after breakneck growth, the sector is beginning to flatline. In terms of planning consents, the numbers have dipped each year since 2017, with an almost 30 per cent decrease in approvals in the past 12 months.



There are reports of over-built university towns and tower blocks being ‘flipped’ to residential after being left unfilled, is indicates that the student bubble is about to burst.

While fears of collapse might be overstated, there are clearly ‘saturation’ cities and towns struggling with oversupply. The picture across the UK is mixed, however, with many areas still

unable to meet demand. Property experts remain optimistic about the student housing market’s future, but has the focus on its runaway success obscured some of the more negative consequences of the sector’s rapid growth?

Knock-on effects of the building boom include the so-called ‘town vs gown’ rows, where cities are pushing back against ‘studentification’ of local areas; and serious concerns over quality, both in terms of design and safety.

While some universities are seeking to take back some control over housing, the majority have been content to leave it to the private developers, with half of all student beds in the UK now owned by the private sector.

The specialist design of student housing ‘villages’ means they have little in-built flexibility should demand suddenly drop and could lead to some large, centrally located developments becoming blighted as reduced demand will drop rents, with only the best facilities remaining viable.

Sheffield Council has made it a requirement for architects to show how one scheme proposed could be turned into apartments, which is something that other Local

50%

of all student beds in the UK are now owned by the private sector. The rest are owned by universities

Authorities should be considering by thinking what the buildings could become in the future.

ELECTRIC CAR CHARGING POINTS ARE TO BE INSTALLED AT EVERY NEW HOME AND OFFICE ACROSS ENGLAND FROM NEXT YEAR AHEAD OF A BAN ON THE SALE OF NEW PETROL AND DIESEL VEHICLES BY 2030

Ministers admit only around 500 plug-in points are being installed every month way below the 700 a day industry bodies say are needed. New law will mean car chargers must be built into all new homes and offices The move aims to drastically increase rate at which charge points are being built



Electric car chargers will be built into all new homes and offices under laws ministers plan to introduce later this year.

The legislation, revealed by Transport Minister Rachel Maclean, will require the installation of electric vehicle (EV) charging points on all new-build properties in England.

The move aims to drastically increase the rate at which charge points are being built so Boris Johnson's Government can hit its 2030 target for banning sales of new petrol and diesel cars.

Government said last year that it will pump £1.3 billion into scaling-up the rollout of charge points for electric vehicles in homes, streets and motorways across the UK. It's currently pushing for the large-scale adoption of fully electric vehicles in less than 10 years' time.

It is banning sales of petrol and diesel cars from 2030, to help eliminate greenhouse gas emissions and achieve its net zero emissions target by 2050.

Ms. Maclean revealed the timetable for the move during transport questions in the Commons; 'We will publish our consultation response on requiring all new residential and non-residential buildings to have a charge point and we intend to lay legislation later this year,' Ms. Maclean said.

'We also confirmed our intention to mandate that home and workplace electric vehicle chargers must be capable of smart charging.'

The plan, billed as the first of its kind in the world, will also require all points to be capable of 'smart charging', according to Ms. Maclean.

This means they will use a data connection to 'communicate' with the car about when is best to plug into the grid.

This prevents the electricity network from being overloaded with too many drivers charging at once.

It is much cheaper to re-charge electric cars at home. But about a third of households in Britain have no off-street parking, meaning charging points installed at workplaces or on the street will also be crucial. The UK's electric vehicle charging point network will have to expand by up to 20 times current levels to cope with increased demand, it's recently been estimated.

COVID CYCLE LANES ARE DISMANTLED IN BRIGHTON AFTER FURIOUS BACKLASH FROM DRIVERS IN THE AREA

Brighton and Hove City Council has decided to remove the lanes after 16 months. Bike routes on the A270 were popular with cyclists but hated by drivers. And public consultations revealed just how unpopular they were with residents.



GOT ANY OLD £20 NOTES LYING AROUND? They will cease to be legal tender on September 30, 2022. From

then you will no longer be able to use them in stores.

However, you will still have other options.

You will be able to exchange them by depositing them at your bank.

The Post Office will also still accept them, so you can exchange them there.

If you don't want to do that, you can post your notes to the Bank of England, and they will send you new polymer ones back.

You can also visit the Bank of England in person to make the exchange.

LAUGHTER IS STILL THE BEST MEDICINE...



'I know you want to protest about climate change, but supergluing yourself to the M25 is a terrible idea'

