



Chartered
Institute of
Housing

What you need to know about the Queen's Speech 2021



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[The Queen's Speech](#) was delivered on Tuesday 11 May 2021 as part of the State Opening of Parliament. The Queen's Speech is written by the government and sets out the government's agenda for Parliament's new session.

As expected, the speech was heavily focused around economic recovery from the pandemic with the expressed aim being to "level up opportunities" across the UK. This briefing provides a summary of the most significant announcements for CIH members.

Housing and planning

- Whilst there was no explicit mention of a Renters Reform Bill, which had been anticipated, the speech contains the commitment to "help more people to own their own home whilst enhancing the rights of those who rent". This includes an Autumn White Paper setting out a tenancy reform package
- Laws to modernise the planning system will be progressed (Planning Bill), "so that more homes can be built", in line with the radical overhaul of the planning system announced last year
- Ending the practice of ground rents for new leasehold properties will be progressed (Leasehold Reform Bill). Leaseholders in England will be given the right to extend their leases by up to 990 years at zero ground rent
- Conspicuous by its absence is any firm commitment to a social housing bill



Building safety

- A Building Safety Bill will introduce a new regime of safety regulations and inspections for buildings and implement recommendations from the Hackitt Review. A new Building Safety Regulator will be established "to ensure that the tragedies of the past are never repeated"



Social care

- It was stated that "proposals on social care reform will be brought forward" but no further detail on this was provided in the speech

Immigration

- Measures will be progressed to establish a "fairer immigration system" that strengthens the UK's borders

Carbon

- Investment will be made in new green industries
- Renewed commitment was made to UK net zero greenhouse gas emissions by 2050
- Legislation will set binding environmental targets (Environment Bill)

Electoral voting

- The Electoral Integrity Bill will require identification to vote in a polling station

Adult education

- Legislation will be brought forward to support a “lifetime skills guarantee” to enable flexible access to education and training throughout people’s lives (Skills and Post-16 Education Bill)

Initial CIH response

There is much to be positive about in the Queen’s Speech including the establishment of a new Building Safety Regulator and the commitment to enhance the rights of those who rent. While the proposals for a tenancy reform package are good news, we will be pressing

government not to delay bringing forward the end of section 21 ‘no fault’ evictions which it already consulted on in July 2019. A firm commitment to a social housing bill was notably lacking and it is disappointing that measures to address the long-standing issue of social care funding and reform were not included. Decent housing also has an important role as a route to supporting social care reform.

The heavy focus on home ownership, whilst unsurprising, is also disappointing when we know how pressing the need is for affordable homes across the country of all tenures (particularly homes at social rents). There was also a heavy emphasis in the speech on boosting housing numbers. Whilst quantity is important, the quality of new homes and neighbourhoods is as important and has a vital part to play in supporting healthy, independent living. The planning bill will have significant implication for affordable housing providers and the provision of affordable housing given the proposal to replace S106 contributions with a new Levy, as we expressed in our [consultation response to The Planning White Paper](#). CIH will continue to urge government to invest in social rented homes and to ensure that people on low incomes have the help with housing costs they need. We will also continue calling for government to take action to tackle the acute shortage of accessible homes and to require the principles of healthy homes and neighbourhoods in the planning and supply of new homes.

