



Chartered
Institute of
Housing

What you need to know about the Queen's Speech 2022



What you need to know about the Queen's Speech 2022



Chartered
Institute of
Housing

The [Queen's speech](#) was delivered on Tuesday 10 May 2022, at the State Opening of Parliament. It sets out the government's agenda for the new parliamentary session.

The speech was dominated by plans aimed at economic recovery across the UK, through the government's Levelling Up agenda, and to tackle the cost of living pressures through economic growth. This briefing highlights the most significant measures for CIH members.

Social housing regulation bill

The bill was explicitly mentioned in the speech, highlighting the commitment to improve regulation to:

- Strengthen tenants' rights and their ability to hold landlords to account, through the new Tenant Satisfaction Measures and a right to request information where landlords are housing associations (similar to rights for local authority tenants under the Freedom of Information Act).
- Ensure better quality, safer homes, through stronger powers for the regulator over issues that matter to tenants, through its consumer standards; the ability to inspect landlords and act quickly where there are concerns about the decency of homes; and powers to impose bigger fines where standards have been failed.



Levelling up and regeneration bill

There is no specific planning bill in this session, but some of the previously proposed planning reforms will be taken forward in the Levelling Up and Regeneration Bill, including measures to enable greater involvement for local people in local development. It will introduce changes to capture more of the financial value created by development with a locally set, non-negotiable levy (replacing S106).

It will set up a new model for combined authorities (a County Deal), and enable local authorities to regenerate their areas, bringing empty properties back into use and driving economic growth.

It will also establish a duty for government to set Levelling Up missions and to report annually on progress on these.

Renters reform bill

Although not explicitly mentioned in the speech, the government plans to introduce a bill to reform aspects of the private renting system. This will include its commitment to abolish section 21 of the Housing Act 1988 (no fault evictions). It will extend the Decent Homes Standard (currently being reviewed) to the private rented sector and establish an Ombudsman to resolve disputes and complaints.

It will also strengthen landlords' rights to possession in cases of repeated instances of rent arrears and reduce notice time periods for anti-social behaviour.

It will introduce a new property portal with information to help landlords understand their obligations and performance information so that tenants can hold landlords to account.

The government also commits to wider housing reform to tackle non-decency, to improve transparency and fairness in the leasehold market, and to level up home ownership, providing a pathway into ownership for renters.

Energy security bill

This bill will aim to ensure a safe and secure energy supply. It will enable the extension of the energy price cap beyond 2023, and appoint Ofgem as the regulator for heat networks, as part of its protection for consumers from unfair pricing.

It will establish a new Future System operator, to take strategic oversight across gas and electric systems, drive progress of net zero, energy security and minimise consumer costs.



UK Infrastructure bank bill

This will establish the bank in legislation with objectives to support regional and local growth, deliver net zero targets and have a full range of spending and lending powers, including powers to lend directly to local authorities and the Northern Ireland Executive, for public infrastructure projects.

It will lever in investment to under-invested areas of business and nascent industries such as carbon capture and storage.



Modern slavery bill

This bill will require businesses with a turnover of £36 million and above to publish an annual modern slavery statement on how these are preventing modern slavery in operations and supply chains.

It will mandate areas to be addressed through modern slavery statements, and require these to be published on a government-run registry; this will be extended to public bodies. Civil penalties will apply where organisations do not comply.

Procurement bill

This will make public procurement more accessible for new entrants including small businesses, community, voluntary and charitable enterprises. There will also be new exclusion rules to tackle poor past performance and unacceptable behaviour.

Initial CIH response:

CIH welcomes the explicit mention of the social housing regulation bill in the speech and supports the extension of the regulator's powers to strengthen the influence of tenants over decisions about their homes. We look forward to working with the regulator and sector to implement these improvements.

We also welcome measures to improve the experience of renting through the renters reform bill, particularly the abolition of no fault evictions, which has been promised for a long time. It is positive to see action for further improvements, such as the application of the Decent Homes Standard to the private sector, and the establishment of the Ombudsman and portal to support private landlords to understand and fulfil their obligations.

The Levelling Up and Regeneration bill will be a significant one for the housing sector. CIH has set out its thoughts on some of the measures in our previous [member briefing](#) on the Levelling Up white paper. We agree with capturing more of the financial gain that results from planning permission, but this must also deliver as many (or more) affordable homes - particularly social rented homes - as the current system of planning obligations.

Measures to strengthen community influence on development, through a simplified and streamlined Local Planning process, are useful but there is limited detail on how these will work and ensure this is accessible for different groups within local communities to shape those plans.

CIH welcomes a renewed focus on regeneration but new powers for local authorities to bring empty properties back into use must reflect local priorities and balance between retail, commercial and residential use to achieve vibrant places. We are concerned that this should not lead to more poor-quality homes delivered through inappropriate permitted development rights.

We support the government's ambitions to transition to cheaper, cleaner and more secure energy, aided by an Energy Security Bill. However, we're disappointed not to see a focus on insulation. As people struggle with the rising cost of energy, we cannot afford to lose heat through energy inefficient homes.

Overall, there's plenty to support in this Queen's speech but we're disappointed not to see the government taking meaningful action to address the rising cost of living crisis. We will continue to press the case for this ahead of autumn budget.

For further information please contact policyandpractice@cih.org.

