

## **Housing infrastructure**

Nine areas, including Manchester, South Sunderland and South Lancaster, will receive £1.1 billion of allocations from the Housing Infrastructure Fund for investment in the infrastructure necessary to 'unlock' housing, such as schools, roads and GP surgeries. This, the government claims, will 'unlock' up to 69,620 homes.

In addition, the Budget announces the impending launch of a Single Housing Infrastructure Fund to invest in strategic infrastructure and land assembly in "areas of high demand across the country".

## **Increasing land supply**

A new Brownfield Housing Fund – "to level up all regions of the country" – will allocate £400 million to "pro-development councils and ambitious Mayoral Combined Authorities" to enable them to make more brownfield land available for development. The government will "shortly invite bids that are ambitious".

In addition, the Budget notes that limitations on land availability created by the planning system are "the most significant barrier to building more houses". To address this, communities secretary Robert Jenrick will "shortly set out comprehensive reforms to bring the planning system into the 21st century, followed by a Planning White Paper in the spring".

The Budget also provides £42 million to the Land Registry to continue its project of digitising land registration in England and Wales - in theory, making the system of land ownership (and thus availability) more accessible and transparent. The Land Registry will receive an additional £350 million to "transition from a trading fund into part of central government".

## **Housing design**

The Budget mentions the Future Homes Standard in the context of the government's commitment to reduce emissions from homes and keep household energy costs low. The government will announce plans to improve the standards of new builds "in due course".

## **House price controls**

The Chancellor pledged to introduce a two per cent surcharge on Stamp Duty Land Tax (SDLT) for non-UK residents buying residential property in England. The intention is to control house price inflation and "support UK residents to get onto and move up the housing ladder".

In addition housing co-operatives in England and Northern Ireland will be given a relief from the 15 per cent flat rate of SDLT on houses over £500,000, as well as relief from the Annual Tax on Enveloped Dwellings (ATED). SDLT relief will be available from the Autumn Budget 2020 and ATED relief from 1 April 2021.

The full Budget document can be found on the [UK Government website](#)

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