

The government's response to the recommendations in the Montague Review is expected in the autumn. In the meantime, it is useful to view the recommendations in the context of related housing and planning initiatives which have emerged since the publication of the Montague Review in August.

SIR ADRIAN MONTAGUE'S 5 RECOMMENDATIONS 23/8/12	ERIC PICKLES MP STATEMENT "HOUSING AND GROWTH" 6/9/12	FURTHER DEVELOPMENTS
<ul style="list-style-type: none"> <li>Accurate assessment of the economics of building homes to rent, "in many cases, it will be appropriate for authorities to waive affordable housing requirements" for PRS.</li> </ul>	<p>More general:</p> <ul style="list-style-type: none"> <li>Appeal to the Planning Inspectorate where sites are unviable because of the number of affordable homes.</li> </ul> <p>(Separate to government consultation on legislation to allow developers to renegotiate non-viable Section 106 agreements entered into prior to April 2010. Consultation closed on 8/10/12)</p>	<ul style="list-style-type: none"> <li>Apply to the LPA, with appeal to the Planning Inspectorate, for affordable housing requirements to be modified, replaced, removed or discharged (discharged on application to LPA only) if their effect is to make the development economically unviable. Affordable housing requirement, as modified, ceases to have effect after three years and the development must not be completed unless the applicant has reached agreement with the LPA on the relevant affordable housing requirement. (Growth and Infrastructure Bill 2012-13, introduced into Parliament on 18/10/12 and expected to come into force in early 2013)</li> </ul>
<ul style="list-style-type: none"> <li>Release of public land for PRS.</li> </ul>	<p>More general:</p> <ul style="list-style-type: none"> <li>Accelerate release of surplus public sector land.</li> </ul>	<ul style="list-style-type: none"> <li>Assisting the disposal of surplus public land held for planning purposes by allowing the Secretary of State to grant general consent to LAs to dispose of land held for planning purposes at less than best consideration. (Growth and Infrastructure Bill 2012-13)</li> </ul>
<ul style="list-style-type: none"> <li>Financial incentives to stimulate the development of new PRS business models. Does not advocate government guarantees.</li> </ul>	<ul style="list-style-type: none"> <li>Government debt guarantee for up to £10 billion for investment in new-build rental homes and affordable housing.</li> <li>Government investment of £200 million in housing sites, to ensure availability of high-quality rented homes.</li> <li>Extend use of guarantees to cover borrowing needed to deliver more affordable homes.</li> <li>Extend the refurbishment programme to bring an additional 5,000 existing empty homes back into use.</li> <li>Invest, in total, another £300 million.</li> <li>Additional £280 million, with a matching contribution from house builders, to extend the FirstBuy scheme to March 2014, allowing up to 16,500 additional first time buyers to purchase a home.</li> </ul>	<ul style="list-style-type: none"> <li>Government guarantee of up to £40 billion of investment in infrastructure and up to £10 billion in new homes. (The Infrastructure (Financial Assistance) Act 2012, came into force 31/10/12)</li> </ul>

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<ul style="list-style-type: none"> <li>• Government task force to provide expertise and support focussing on the PRS.</li> <li>• Voluntary standards that could be adopted across the build to let sector, specifically government supported schemes.</li> </ul>	<ul style="list-style-type: none"> <li>• Government taskforce to bring together developers, management bodies and institutional investors to broker deals and deliver more rented homes.</li> <li>• Urgent government-led review to rationalise standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Government launched independent housing standards review aimed at simplifying rules imposed on developers and housebuilders. Findings expected to be submitted to government by April 2013, with consultation in late Spring 2013. (Government announcement 31/10/12)</li> </ul>
		<ul style="list-style-type: none"> <li>• Government launched inquiry on 19/10/12 into the private rented sector, with submissions invited by 17/1/13 on the quality and regulation of private rented housing and rent levels within the sector.</li> </ul>

	<ul style="list-style-type: none"> <li>• Applications to be decided by the Planning Inspectorate, if the LA has a track record of consistently poor performance in the speed or quality of its decisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning applications to be made directly to the Planning Inspectorate, rather than the LPA where the LPA has been designated as having a record of very poor performance. (Growth and Infrastructure Bill 2012-13)</li> </ul>
	<ul style="list-style-type: none"> <li>• More transparent reporting of council performance on planning and increase use of PPAs for major schemes.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Speed up planning appeals (to be determined by the Planning Inspectorate) and new fast-track procedure for some small commercial appeals. Planning Inspectorate instructed to divert resources to prioritise major economic and housing related appeals.</li> </ul>	<ul style="list-style-type: none"> <li>• Measures to make the planning appeal process faster and more transparent and to improve consistency and increase certainty of decision timescales. (Government consultation published on 1/11/12, to end on 13/12/12)</li> </ul>
	<ul style="list-style-type: none"> <li>• Extension of measure that allows developers to seek additional time to get their sites up and running before planning permission expires, for an additional year.</li> </ul>	<ul style="list-style-type: none"> <li>• One year extension to time limits for implementing a planning permission. (The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012, came into force 1/10/12)</li> </ul>
	<ul style="list-style-type: none"> <li>• Review thresholds for some existing categories in the Major Infrastructure regime (determined by the Planning Inspectorate), and bring new categories of commercial and business development into the regime.</li> </ul>	<ul style="list-style-type: none"> <li>• Measures to bring "nationally significant" business and commercial projects within the regime for Major Infrastructure, but housing is specifically excluded. (Growth and Infrastructure Bill 2012-13)</li> </ul>

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	<ul style="list-style-type: none"> <li>• Government to consider the use of call-in for major new settlements with larger than local impacts.</li> </ul>	<ul style="list-style-type: none"> <li>• Government resolved to amend existing call-in indicators. (Planning Minister, Nick Boles, Written Ministerial Statement 26/10/12)</li> </ul>
	<ul style="list-style-type: none"> <li>• Permitted development rights for change of use from commercial to residential, with opportunity for authorities to seek a local exemption where they believe there will be an adverse economic impact.</li> </ul>	

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