

KING'S SPEECH July 2024 UK REAL ESTATE

Housing and planning reform

- Introducing the **Planning and Infrastructure Bill** aims to accelerate the delivery of high-quality infrastructure and housing. The government considers the current planning regime to be a major brake on economic growth – one of its key focusses. The Bill will streamline the delivery process for critical infrastructure. Crucially it will also increase local planning authorities' capacity.
- Greater devolution in the **English Devolution Bill**, addressing the fact that England is said to have some of the highest levels of geographic inequality. The aim is to give local leaders greater powers over matters including strategic planning.

Climate Change

- An overarching commitment to addressing **climate change**. The government intends to streamline the process for securing consent for infrastructure projects and accelerate investment in these projects to achieve its commitment to a clean energy transition. There will be greater controls on water quality, as well as an ambition to use development to fund nature recovery.

Terrorism protection

- Introduction of the **Terrorism (Protection of Premises) Bill** to improve the safety and security of public events and venues ('Martyn's Law').
- The required measures to be taken by property owners will be tiered according to the capacity of the venue or event in question.

Residential Reform

- A new **Renters' Rights Bill** will end 'no fault' evictions and reform grounds for possession.
- The **Leasehold and Commonhold Reform Bill** will reinvigorate commonhold through a new legal framework, making commonhold the default ownership structure in conjunction with the banning of new leasehold flats.



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