

Name: target we
should be very
ambitious

Business, Industries



Name: Cosmin Ichim Studentnumber: 16008870/1 Introduction One of the government's vital priorities for the welfare of the country is to provide enough housing for its citizens. In the last decades the number of houses built dropped massive and the old times when 300 000 homes used to be built per year it is and old memory now. However, things start to get better, year by year as Rhiannon Bury states " The number of homes being built in England is 21pc higher than it was a year ago, reaching the highest levels since the financial crisis.

" One of the key reasons which affects the construction industry and dwellings constructed in England is the Building Regulations. They are crucial to be respected, otherwise there are consequences as we have witnessed at the Grenfell Tower in Kensington. While Building Regulations are in legislation to create a safe environment for people, the Town and Country Planning it's a nation planning system which has a really important role to help by protecting the environment. Without having a successful planning application none of the dwellings would be built because if you do so you are breaking the law and you could face prison. Also it is important that the new dwelling houses have to be viable for both the builder and their owners because the house building industry is a major source of economic growth and the owners need to afford them. Source: <http://www.telegraph.co.uk/business/2017/05/25/number-new-homes-built-hits-highest-level-since-financial-crisis/>

Dwelling Houses constructed in the England in 2017 and beyond In the past decades the demand for houses raised alarmingly as the population is growing and immigration levels are high as well as the salaries have increased. As mentioned before, the number of new houses been built <https://assignbuster.com/name-target-we-should-be-very-ambitious/>

has raised reaching 144, 000 in 2016 but it's still under the proposed demand as even the Minister for Housing stated " We are ... very conscious that we have not built enough homes in this country year on year for many decades ... We have been very clear that we want to be very ambitious. We want to deliver homes across all tenures. We want to drive home ownership up as well. Working to deliver one million homes in this Parliament is a target we should be very ambitious about, and go beyond, if we can." Brandon Lewis MP, Minister for Housing.

The Government had tried so many times to overcome this problem because it's bringing bad to the economy and also it rises the number of homeless people. In addition to this the prices and rents have risen really bad. The lack of housing headed the people into renting more and also the rent prices have increased a lot in the past years. Moreover, the IPPR's statistics are stating that the price for residential land rose by 170% from 2000 to 2007 and house prices rose by 124% which also decreased the purchasing power of citizens because with the average salary they couldn't afford it. A solution that might work in this case as well as for future would be to let the local authorities to borrow more money for building the houses needed as at the moment they have a limited amount that they can borrow.

Building Regulations- Residential building's most important requirement is providing protection from the elements and the environment- The Average new built home is now just 925 sq. feet. half the size they were in the 1920.

- You cannot build what you want in the UK in 2017 because the legislation prevents you. - Statutory instruments → the Building Act 1984 → The town and country planning act 1990 → Known as Statutory Controls

- The main areas of control are = → Building Regulation - → Town & Country Planning - → Also Health and safety controls - London Building Act 1667 (History has taught us Continue on this) - Grenfell

Town and Country Planning - The London Building Act 1894 - Massive increases in both the population and urbanisation occurred after the UK industrial Revolution - 1801 - Population → 8.3m - 1851 - 16.7m - 1901 - 30.

5 m → lead to calls for town planning to put in place - William Lever - Titus Salt - George Cadbury - Town and Country Planning Act 1932 - Restriction of Ribbon Development Act 1935 - Modern town and country planning Town and Country planning Act 1947 - Why are planning controls still needed today? - Because it is the nation's planning system that plays an important role in today's society by helping to protect the environment in: towns, cities, Countryside - As well as protecting the environment the purpose of the planning system is to protect and provide public amenities and facilities - It is not designed to protect the interests of one person over another - Building controls not same with planning - The code of Hammurabi Economy - 'Economics' means 'house keeping'. Applied therefore to households, firms and governments. - Buildings and infrastructure are products. These products are assets and these assets provide opportunities, which form the basis for struggles in society and politics between different classes and interest groups.

M. Edwards Moreover, house building industry plays a huge role to the economy and well-being of the country. It is a “ major source of national employment and economic growth The availability and affordability of dwellings has a negative ratio as the demand is higher and most of the population are not able to afford what is offered on the market at the moment. References Bury, R. (2017). Number of new homes being built hits highest level since financial crisis. online The Telegraph.

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