



House of Commons  
Committee of Public Accounts

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# Planning and the broken housing market

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One Hundred and Third Report of  
Session 2017–19

*Report, together with formal minutes  
relating to the report*

*Ordered by the House of Commons  
to be printed 19 June 2019*

## The Committee of Public Accounts

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## Summary

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The government has an ambitious target of delivering 300,000 new homes per year by the mid-2020s, but inherent problems at the heart of the housing planning system are likely to jeopardise this target. If the Government delivers 300,000 new homes per year, this would be a significant increase in the rate of house building, with the number built a year averaging only 177,000 in the period 2005–06 to 2017–18. While the Ministry of Housing, Communities and Local Government (the Department) has made some recent reforms to the planning system, much more needs to be done and it still does not have a detailed implementation plan for how it will scale-up house building.

The Department stresses that it wants a ‘plan-led system’, with local authorities determining the shape of development in their areas through their own local plans. We welcome this outlook, which has the potential to engender a housing system which is both efficient and able to be tailored to local communities. But local authorities are struggling to produce local plans showing how many, where and what types of new homes are needed in their areas, and fewer than half of authorities have an up-to-date local plan, and the Department is reluctant to take decisive action. New housing developments also need supporting infrastructure in place and the Department estimates that £12 billion a year towards the cost of this infrastructure should come from public sources. The rest must come from developers, but local authorities find it difficult to navigate complex negotiations with developers who are too often able to negotiate lower contributions to infrastructure.

## Introduction

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The planning system helps government and local authorities determine where and what type of new homes should be built. It also helps identify which geographical areas need to be protected or enhanced and assesses whether proposed developments are suitable and will benefit the economy and communities. The Department sets national policy for the planning system which is detailed in the National Planning Policy Framework. Its objective for housing is to “support the delivery of a million homes by the end of 2020 and half a million more by the end of 2022 and put us on track to deliver 300,000 net additional homes a year on average.” Implementing that policy is largely devolved to local authorities that perform two functions: producing a local plan that sets out the location and types of houses to be built in their areas; and considering applications for housing developments. The Planning Inspectorate is an executive agency of the Department. It examines local authorities’ local plans to check they are sound and meet legal requirements; and hears appeals against rejected planning applications.



## Conclusions and recommendations

1. **The Department has a highly ambitious target to deliver 300,000 new homes per year by the mid-2020s but does not have detailed projections or plans on how it will achieve this.** Meeting the target of 300,000 new homes a year will need a significant step-up in the level of house building. Current levels are not promising: the number of new homes has increased every year since 2012–13, with 222,000 new homes in 2017–18, but the average number in the period 2005–06 to 2017–18 was still only 177,000 a year. The Department accepts that it will need to transform the housing market to get more new homes built and says that achieving the target would be “very challenging”. Despite having introduced some projects to help, including encouraging small builders through the small builders guarantee scheme and reforming the planning system, the Department simply does not have the mechanisms in place to achieve the 300,000 target. This is compounded by lack of detailed rationale as to why this target was chosen in the first place. It also lacks year-on-year projections on how it will ramp up house building, only illustrative projections which are not in the public domain. To make this even more concerning, the target does not align with the Department’s new method for calculating the need for new homes which shows that just 265,000 new homes a year are needed.

**Recommendation:** *By October 2019, the Department should set out, in a single publicly-available document, the full set of actions it is taking to achieve the target of 300,000 new homes and include year-on-year projections for the number of new homes it expects to be built.*

2. **Fewer than half of local authorities have an up-to-date local plan in place, despite the Department stressing the importance of a ‘plan-led system’ for development.** Local plans are required by planning legislation and should be the key way that local authorities demonstrate how they will help meet the need for new homes in their areas. However, local authorities are often under-resourced and under-staffed and struggling to produce plans as they can be technically complex, time consuming and resource intensive. As of December 2018, only 143 (42%) of local authorities had an up to date local plan, 149 (44%) had a plan that was more than five years old, and 46 (14%) had no plan at all. Despite these significant gaps, the Department has made limited use of its powers to intervene in local authorities who have not produced a local plan. In November 2017, the Secretary of State wrote to 15 of the local authorities who did not have a local plan and in January 2019, made more direct interventions in two local authorities. But these figures barely scratch the surface of the significant number of local authorities which either have no plan at all or a very old one. The Department is avoiding decisive action: while it has powers to remove local planning away from a local authority, it told us that is reluctant to take what it considers to be a ‘significant step’.

**Recommendation:** *By the end of 2019, the Department should write to us detailing what additional interventions it will make when local authorities fail to produce local plans. These interventions should include a range of ‘carrot and stick’ measures of support and penalties.*

3. **The Planning Inspectorate's performance is poor and detracts from efforts to deliver 300,000 new homes a year.** The time taken by the Planning Inspectorate to determine housing appeals, which increased from 30 to 38 weeks in the five years from 2013 to 2018, is delaying the building of new homes, hampering progress on targets and creating uncertainty for local authorities and communities. The Department knows the Inspectorate needs to significantly improve its performance. In June 2018, the Secretary of State commissioned a review of how the Inspectorate deals with appeal inquiries. The Department expects the Inspectorate will develop an action plan promptly in response to the review's findings and has also agreed a performance recovery business plan of £13 million to help the Inspectorate improve. The Department says that reforms need to focus on improving business processes with some investment in new technology. The Inspectorate is also recruiting more inspectors to help it deal with the backlog of appeals. The Department has an admirable ambition that the Planning Inspectorate will improve its performance by the end of 2019 and be able to decide appeals within 18 weeks on average but it did not stipulate targets for other areas of the Inspectorate's performance.

**Recommendation:** *By the end of 2019, the Department should set out for us detailed actions and milestones for the Planning Inspectorate's performance improvements across the full range of all its services.*

4. **The system to get contributions from developers to the cost of infrastructure is not working effectively, and too often favours developers at the expense of local communities.** To pay for infrastructure, the Department estimates that around £12 billion a year should come from the public purse and the rest from developers. Local authorities lack certainty on how infrastructure will be funded from public sources as government departments are not required to align their investment strategies with local plans. Local authorities may lack the skills to negotiate contributions from developers through section 106 agreements and there is little transparency of these negotiations. In two tier authorities there is the added risk of insufficient co-ordination between them to achieve the maximum contribution. Local authorities can also use the Community Infrastructure Levy to get contributions from developers, but as of January 2019 only 47% of local authorities had implemented the Community Infrastructure Levy. Implementing the Community Infrastructure Levy is complex, time consuming and yields small returns in areas of low land value. The Department is aware of these shortfalls and introducing and consulting on several reforms to section 106 and the Community Infrastructure Levy which aim to simplify the process, bring more transparency and help prevent developers reducing contributions using viability arguments. Some of these reforms will need legislative changes and could take several years to be put in place.

**Recommendation:** *The Department should continuously monitor whether its reforms to the Community Infrastructure Levy and section 106 are having the impact that is necessary and adjust or adapt accordingly.*

*It should update us by the end of 2019 on the impact of those reforms already in place, and on the progress of implementing those that were in development at the time of our evidence session.*

5. **The Department acknowledges that it will need to sustain and increase the numbers of affordable housing built to help it achieve the target of 300,000 new homes but cannot say how many and what types of affordable homes are needed.** The Department has not detailed its expectations for numbers of these types of homes to be built as part of its 300,000 target for new homes. It is encouraging greater numbers of affordable homes to be built through the Affordable Homes Programme; and its reforms to the planning system aim to deliver more homes in areas of high unaffordability, such as London and the South East. At local level, local authorities detail the numbers of types of affordable housing needed in their local plans including social housing, affordable rent, built to rent, and that provided by Housing Associations. However, these planned numbers can be undermined as developers renegotiate section 106 agreements to provide less affordable housing than originally agreed with local authorities. The Department believes that its reforms to section 106 agreements would help the provision of affordable homes.

***Recommendation: By October 2019, the Department should set out its expectations for the types, tenures, and amounts of affordable and social housing to be delivered and how this will contribute to the 300,000 new homes a year.***

6. **We are concerned that the Department and local authorities are not doing enough to prevent poor build quality of new homes.** There are concerns about poor quality of the build of new homes and that of office accommodation converted into residential accommodation through permitted development rights. The Department is focusing on the quality and safety of high-rise residential buildings after the Grenfell fire. It does not have a specific programme to address concerns about the quality of new builds. It has some initiatives which aim to improve the quality of design of new homes, including revising the Department's design guide, although these do not address the quality of the final build.

**Recommendation:**

***a) By October 2019, the Department should set out how it will work with local authorities, developers, and other agencies on how they will prevent, penalise and compensate for poor residential build quality.***

***b) When it releases the design guide, the Department should define what a sufficient quality of final build should look like.***

# 1 Oversight and assurance

1. On the basis of a report by the Comptroller and Auditor General, we took evidence from the Ministry of Housing, Communities and Local Government (the Department).<sup>1</sup>
2. The Department's objective for housing in England is to "support the delivery of a million homes by the end of 2020 and half a million more by the end of 2022 and put us on track to deliver 300,000 net additional homes a year on average." The average number of new homes built from 2005–06 to 2017–18 was 177,000 a year.<sup>2</sup>
3. The planning system is vital to providing new homes as it helps government and local authorities to determine how many, where and what type of new homes are built. The planning system also helps to identify which geographical areas need to be protected or enhanced and to assess whether proposed development is suitable and will benefit the economy and communities.<sup>3</sup>
4. The Department is responsible for setting national policy for the planning system. In July 2018, the Department published its revised National Planning Policy Framework. Implementing planning policy is largely devolved to local authorities that perform two functions: producing a local plan that sets policy for the location of and types of homes to be built in their areas; and 'development management', which is the process for considering applications for developments. Local authorities dealt with 7,997 applications for major residential developments, usually meaning 10 or more houses, in 2017–18.<sup>4</sup>

## Achieving the target of 300,000 new homes

5. Achieving the target of 300,000 new homes a year by the mid-2020s will need a significant step-up in house building. The number of new homes has increased every year since 2012–13, with 222,000 new homes in 2017–18, but the average number in the period 2005–06 to 2017–18 was still only 177,000 a year. Compared with the average number of new homes per year between 2005–06 and 2017–18, the Department would need to oversee a 69% rise on this to meet its target from 2023–24 onwards.<sup>5</sup> The Department told us that the level of house building needed is unprecedented and on levels not seen since World War Two. It acknowledged that achieving the target would be "very challenging".<sup>6</sup>
6. The Department accepted that it will need to transform the housing market to get more new homes built as well as continuing with current initiatives such as affordable housing programmes. It pointed to some indicators that it considered positive such as the increase in the numbers of new homes that are built to rent. The Department believed that other elements needed include reforms to the planning system to help affordability, more planning permissions granted, increased numbers of small builders in the market and more investors in building homes to rent, and housing associations.<sup>7</sup> The Department told us that it has several projects to help achieve that target, such as the small builders guarantee scheme, reforms to the planning system, the affordable homes programmes,

1 C&AG's Report, [Planning for new homes](#), Session 2017-19, HC 1923, 8 February 2019

2 Q 9; C&AG's Report, paras 1, 6, 1.3-1.4

3 C&AG's Report, para 1.5

4 Q 50, C&AG's Report, paras 3, 12, 2.4

5 C&AG's Report, paras 16, 1.4

6 Q 6

7 Qq 6 - 7

and development strategies across areas including Milton Keynes, Cambridge and Oxford. However, it acknowledged that it did not have all the mechanisms needed to achieve the 300,000 new homes, in particular it lacked information on capital budgets beyond the current spending review period.<sup>8</sup>

7. The Department does not have detailed calculations as to why the target of 300,000 new homes was chosen. It also told us that it did not have year-by-year projections on how it will achieve that target but had ‘illustrative projections’ which look at different ways of meeting the target and are not in the public domain. While the Department does not have detailed calculations as to why the target was chosen, it told us that the figure was based on a number of studies including Kate Barker’s work of 2004 and the Lyons review, which suggested 250,000 new homes and above and close to 300,000 are needed to stabilise prices. The target does not align with the Department’s new method for calculating the need for new homes which shows that just 265,000 new homes a year are needed.<sup>9</sup>

## Local plans

8. Local plans are required by planning legislation and should be the key way that local authorities demonstrate how they will help meet the need for new homes in their areas. The Department stressed the importance of a ‘plan-led system’ for development, with local authorities responsible for producing the plan and determining how they want development to be shaped in their local area.<sup>10</sup> As of December 2018, only 143 (42%) of local authorities had an up to date local plan, 149 (44%) had a plan that was more than five years old, and 46 (14%) had no plan at all.<sup>11</sup>

9. The Department told us about the findings of the Local Plans Expert Group which gave reasons why local authorities were struggling to get plans in place. This included the absence of a standard methodology to calculate the need for new homes—a key part of local plans.<sup>12</sup> Without a standard method, local authorities used various ways to calculate the need for new homes in their area. The Department estimated that it cost £50,000 per local authority to calculate this need. The Department has supported local authorities to develop plans, including a Planning Delivery Fund of £16 million (2017–18 to 2018–19), and support from the Planning Advisory Service. Recently, it has also introduced policy reforms such as the standard method for calculating the need for new homes, which aims to simplify, speed up and give transparency as to how local authorities calculate this need in future.<sup>13</sup>

10. The Secretary of State, through the Department, has powers to intervene if a local authority has not produced a local plan. These powers range from making local authorities produce an action plan, to the Department producing a local plan for a local authority on behalf of the Secretary of State. In November 2017, the Secretary of State wrote to 15 of the local authorities which did not have a local plan to challenge them on their lack of progress. In January 2019, he made more direct interventions in two local authorities.<sup>14</sup>

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8 Qq 6-12

9 Qq 3, 9; C&AG’s Report, paras 8, 1.19

10 Qq 62, 63; C&AG’s Report, para 1.9

11 C&AG’s Report, paras 7, 1.10, Figure 6

12 Q 53

13 Qq 38, 50, 62; C&AG’s Report, paras 1.9 1.15

14 Qq 56-62; C&AG’s Report, para 1.11

The Department told us that taking local planning away from a local authority would be “a very significant decision”, particularly as it considers some local authorities are making progress, and not one that Ministers have yet wanted to take.<sup>15</sup>

## The Planning Inspectorate

11. The time the Planning Inspectorate has taken to determine housing appeals (other than via written representations) has increased significantly since 2013–14. Between 2013–14 and 2017–18, the Planning Inspectorate estimated that the time it took to determine a housing appeal through an informal hearing or inquiry increased from 30 to 38 weeks. During this period the number of appeals fell from 833 to 703 a year. The Planning Inspectorate’s slow decision-making delays the building of new homes and creates uncertainty for local authorities and communities.<sup>16</sup>

12. The Department was aware that the Planning Inspectorate needs to significantly improve its performance and told us that the senior team in the Planning Inspectorate was also alive to this need. In June 2018, in response to concerns about delays, the Secretary of State commissioned a review by Bridget Rosewell CBE of how the Planning Inspectorate deals with appeal inquiries. The Department told us that her report concluded there needs to be changes in the Planning Inspectorates’ processes. It expects that the Planning Inspectorate will develop an action plan promptly in response to the review’s findings.<sup>17</sup>

13. We asked the Department for details on what it was doing to improve the Planning Inspectorate’s performance. The Department responded that reforms need to focus on improving business processes with some investment in new technology and told us that it had agreed a £13 million performance recovery business plan. It gave us an example of a new portal to enable people to know whether their appeal had been accepted and was being looked at by an inspector.<sup>18</sup> The Inspectorate is also recruiting more inspectors to help it deal with the backlog of appeals and has been running regular recruitment campaigns throughout 2018. The Department expects that the Planning Inspectorate will improve its performance by the end of 2019 and be able to decide appeals within 18 weeks on average but did not stipulate targets for other areas of the Inspectorate’s performance.<sup>19</sup>

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15 Q 62

16 C&AG’s Report, paras 14, 2.11

17 Qq 75-80; C&AG’s Report, paras 14, 2.10

18 Qq 75-85,108; C&AG’s Report, paras 23, 3.14

19 Qq 76-79, 87, 90; C&AG’s Report, para 3.14

## 2 Creating good places to live

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### Paying for supporting infrastructure

14. To create new homes and places for people to live, the supporting infrastructure such as public and private transport, healthcare and schools must be in place. To pay for infrastructure for 200,000 new homes a year the Department estimates that around £12 billion should come from the public purse and the rest from developers, although this is a rough estimate.<sup>20</sup> The Department told us that ensuring the capital funds from other government departments is aligned with house building is essential.<sup>21</sup> Local authorities set out the need for infrastructure in their local plans but these plans cover a longer period than the government's spending review and government departments are not required to align their investment strategies with local plans. This can create uncertainty for local authorities.<sup>22</sup> The Department told us that it was working to achieve better alignment, for example by working more closely with the Department for Transport on investment decisions on projects that are important to housing development. The Department has also set up the Housing Infrastructure Fund, which will provide £5.5 billion in total between 2018–19 and 2023–24, to help local authorities pay for new infrastructure and provide new homes.<sup>23</sup>

15. The Department, through the planning system, has provided local authorities with tools to get developers to contribute to the rest of the cost of infrastructure: section 106; and the Community Infrastructure Levy. We noted how frustrating it is for local communities when necessary infrastructure is delayed or not provided at all for new developments because local authorities have not been able to get contributions from developers through section 106 or the Community Infrastructure Levy.<sup>24</sup> For example, the National Audit Office found that only 47% of local authorities had implemented the Community Infrastructure Levy as of January 2019. It also found that in some instances, developers can renegotiate their initially agreed contribution on the grounds of financial viability, local authorities may lack the skills to negotiate contributions from developers through section 106 agreements and there is little transparency of these negotiations and in how much developers contribute through section 106.<sup>25</sup> The Department said it had heard that local authorities found the Community Infrastructure Levy too costly and complicated to implement and that in areas of low land values, local authorities found it was not worth the effort. It pointed out that the Community Infrastructure Levy tends to be introduced in areas with high land values.<sup>26</sup>

16. We pressed the Department on what it is doing to improve section 106 and the Community Infrastructure Levy, in particular what it is doing to help local authorities have the skills to negotiate effectively with developers. The Department was clear that it was for the individual local authority to decide whether it wants to implement the Community Infrastructure Levy. However, it told us that it was introducing and consulting on several

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20 C&AG's Report, paras 2.13, 2.16

21 Q 127

22 C&AG's Report, paras 2.13, 2.15

23 Q 127; C&AG's Report, para 2.17

24 Q 125

25 C&AG's Report, para 2.18, Figure 12

26 Q 126, C&AG's Report, Figure 12

reforms which aim to simplify the process and bring more transparency.<sup>27</sup> These reforms included: getting local authorities to be clearer in their local plans about what they need from developers through section 106; creating a standard methodology for how viability is calculated to help prevent developers reducing contributing using viability arguments particularly after the Section 106 agreement is signed by both parties; and requiring local authorities to publish the benefits from section 106. However, the National Audit Office found that it will take several years for these reforms to take effect in full.<sup>28</sup>

## Affordable housing

17. Communities need housing with a mixture of tenures and that includes affordable housing. The Department told us that affordable housing was an important component of the target of 300,000 new homes a year. It acknowledged that it will need to sustain and increase the numbers of affordable housing built to help it achieve the target. While it emphasised the importance of affordable homes in achieving the target, it was not able to give us an expected number and told us it would need to consider this in the spending review.<sup>29</sup> We asked whether the Department should have a social housing policy which would run parallel to the house building strategy. The Department responded that it had the affordable homes programme, which gives grants to housing associations to build more affordable housing.<sup>30</sup>

18. We asked the Department what it was doing to help make affordable housing genuinely affordable, particularly in London where social housing is key.<sup>31</sup> The Department acknowledged problems of affordability and told us of several ways it is encouraging more affordable housing, for example, through the Affordable Homes Programme. Its reforms to the planning system aim to deliver more homes in areas of high unaffordability, such as London and the South East. It expected 50% of the affordable housing programme to be spent in London, compared with past figures of more like 40%. It also told us how it had lifted the Housing Revenue Accounts cap to enable local authorities to come forward with housing.<sup>32</sup>

19. At local level, local authorities detail the numbers of types of affordable housing needed in their local plans including social housing, affordable rent, built to rent, and that provided by Housing Associations.<sup>33</sup> However, these planned numbers can be undermined as developers renegotiate section 106 agreements to provide less affordable housing than originally agreed with local authorities. The Department noted that its reforms to section 106 agreements would help the provision of affordable homes.<sup>34</sup>

## Build quality

20. We were concerned about poor quality in the building of new homes and of office accommodation converted into residential accommodation through permitted development rights. The Department stressed that it was critical that quality was good

27 Qq 36, 125-126, 128; C&AG's Report, paras 2.22-2.23

28 Q16; C&AG's Report, para 2.23

29 Q 13

30 Qq 13-15

31 Q 20

32 Qq 25, 34

33 C&AG's Report, para 1.8 and figure 5

34 C&AG's Report, para 1.8 and figure 5



enough. It agreed that there are issues—particularly when dealing with large office blocks—that the number of homes created out of that office block can be too high, with inadequate space standards and build quality. The Department told us that it has committed to a review of permitted development rights which turn commercial properties into residential accommodation. This review will look at the quality of those homes and what should be built.<sup>35</sup>

21. In terms of new builds, the Department acknowledged that it did not have a specific programme to address concerns about the quality of new builds. The Department told us that, instead, it is focusing on the quality and safety of high-rise residential buildings after the Grenfell fire. It pointed to some initiatives which aim to improve the quality of design of new homes, including revising the Department’s design guide, although these do not address the quality of the final build.<sup>36</sup>

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35 Qq 115-116

36 Q 109-112

# Formal Minutes

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**Wednesday 19 June 2019**

Members present:

Meg Hillier, in the Chair

Layla Moran

Lee Rowley

Anne Marie Morris

Gareth Snell

Draft Report (*Planning and the broken housing market*), proposed by the Chair, brought up and read.

*Ordered*, That the draft Report be read a second time, paragraph by paragraph.

Paragraphs 1 to 21 read and agreed to.

Introduction agreed to.

Conclusions and recommendations agreed to.

Summary agreed to.

*Resolved*, That the Report be the one hundred and third of the Committee to the House.

*Ordered*, That the Chair make the Report to the House.

*Ordered*, That embargoed copies of the Report be made available, in accordance with the provisions of Standing Order No. 134.

[Adjourned till Wednesday 26 June at 2:00pm]

## Witnesses

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The following witnesses gave evidence. Transcripts can be viewed on the [inquiry publications page](#) of the Committee's website.

### Monday 29 April 2019

**Melanie Dawes**, Permanent Secretary, Ministry of Housing, Communities and Local Government, **Simon Ridley**, Director General, Decentralisation and Growth, Ministry of Housing, Communities and Local Government, **Simon Gallagher**, Director of Planning, Ministry of Housing, Communities and Local Government

[Q1-140](#)

## Published written evidence

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The following written evidence was received and can be viewed on the [inquiry publications page](#) of the Committee's website.

BHM numbers are generated by the evidence processing system and so may not be complete.

- 1 Anglian Water Services ([BHM0011](#))
- 2 Campaign to Protect Rural England ([BHM0010](#))
- 3 Debrecq Developments Ltd ([BHM0013](#))
- 4 Historic England ([BHM0005](#))
- 5 Home Builders Federation ([BHM0016](#))
- 6 Homes for the North ([BHM0018](#))
- 7 Local Government Association ([BHM0009](#))
- 8 Mineral Products Association ([BHM0002](#))
- 9 National Housing Federation ([BHM0012](#))
- 10 Northern Housing Consortium ([BHM0020](#))
- 11 Richardson, Peter ([BHM0007](#))
- 12 RICS ([BHM0017](#))
- 13 Royal Institute of British Architects ([BHM0014](#))
- 14 Royal Institute of British Architects ([BHM0019](#))
- 15 Royal Town Planning Institute ([BHM0004](#))
- 16 Scharf, Mr Daniel ([BHM0006](#))
- 17 Shelter ([BHM0015](#))
- 18 Sustainable Energy Association ([BHM0003](#))

## List of Reports from the Committee during the current Parliament

All publications from the Committee are available on the [publications page](#) of the Committee's website. The reference number of the Government's response to each Report is printed in brackets after the HC printing number.

### Session 2017–19

First Report	Tackling online VAT fraud and error	HC 312 (Cm 9549)
Second Report	Brexit and the future of Customs	HC 401 (Cm 9565)
Third Report	Hinkley Point C	HC 393 (Cm 9565)
Fourth Report	Clinical correspondence handling at NHS Shared Business Services	HC 396 (Cm 9575)
Fifth Report	Managing the costs of clinical negligence in hospital trusts	HC 397 (Cm 9575)
Sixth Report	The growing threat of online fraud	HC 399 (Cm 9575)
Seventh Report	Brexit and the UK border	HC 558 (Cm 9575)
Eighth Report	Mental health in prisons	HC 400 (Cm 9575) (Cm 9596)
Ninth Report	Sheffield to Rotherham tram-trains	HC 453 (Cm 9575)
Tenth Report	High Speed 2 Annual Report and Accounts	HC 454 (Cm 9575)
Eleventh Report	Homeless households	HC 462 (Cm 9575) (Cm 9618)
Twelfth Report	HMRC's Performance in 2016–17	HC 456 (Cm 9596)
Thirteenth Report	NHS continuing healthcare funding	HC 455 (Cm 9596)
Fourteenth Report	Delivering Carrier Strike	HC 394 (Cm 9596)
Fifteenth Report	Offender-monitoring tags	HC 458 (Cm 9596)
Sixteenth Report	Government borrowing and the Whole of Government Accounts	HC 463 (Cm 9596)
Seventeenth Report	Retaining and developing the teaching workforce	HC 460 (Cm 9596)
Eighteenth Report	Exiting the European Union	HC 467 (Cm 9596)

Nineteenth Report	Excess Votes 2016–17	HC 806 (Cm 9596)
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