

Speech: PM speech to the UK-Qatar Business and Investment Forum

I am delighted to be able to join you here in Birmingham for this prestigious conference which comes on the eve of one of the most significant moments that the United Kingdom has faced for many years.

Tomorrow we begin the negotiations to secure a new, deep and special partnership with the European Union.

As we do so, I am determined that we should also seize this historic opportunity to get out into the world and to shape an even bigger role for a global Britain.

This means not just building new alliances, but going even further in working with old friends who have stood alongside us for centuries.

That is the spirit in which I welcome you all here today.

When I had the privilege of addressing the Gulf Co-operation Council in December, I said that the relationship between the United Kingdom and our allies in the Gulf is not just of great historic value – but also fundamental to our shared future.

It is fundamental to our shared security because Gulf security is our security, and together we face the same global threats from terrorism and extremism, [as we saw again so tragically in London](#) just last week.

And it is fundamental to our shared prosperity – for Gulf prosperity is our prosperity – and by growing our trade and investment we can create new jobs and new opportunities for all our people.

So I am delighted to welcome His Excellency Prime Minister Sheikh Abdullah – with whom I have worked on security co-operation for many years – and to see him here today with one of the broadest and most senior delegations that Qatar has sent anywhere in the world, including several Qatari ministers, leaders of industry and the Qatari Investment Authority.

The strength and seniority of the delegations here from both the UK and Qatar are a testament to the importance we both place on our bilateral relationship and the scale of our shared ambition to develop it.

Already the United Kingdom is Qatar's number 1 destination for foreign direct investment, with investments worth over £35 billion ranging from the iconic Shard to new housing in the Olympic Village in East London.

And Qatar is already the third largest market for UK exports across the Middle East and North Africa, with over 600 UK companies already benefitting from the opportunity to support your growing infrastructure and provide goods and services to your people.

But this week I hope that we can go further, by laying the foundations for a bold new chapter in this partnership between our nations.

Last night we signed an historic Memorandum of Understanding to support Qatar's 2030 National Vision.

This will deepen the co-operation between our governments and our businesses across a wide range of vital areas including education and healthcare, science, research and innovation, tourism and culture, transport, energy, financial services and the development of small businesses.

We will also deepen our co-operation on defence, where I hope the UK can be Qatar's partner of choice; on cyber, where the UK will support Qatar to shore up its cyber defences; and on sport, where the UK will continue to share our expertise on managing major events as part of our support for Qatar as it prepares for the 2022 World Cup.

And as we support Qatar with British expertise, so today I am delighted that Qatar is pledging major new investment which will play a significant role in shaping a brighter future for Britain too.

For my [Plan for Britain](#) is not just a plan to leave the EU, but a plan to build a stronger economy and a fairer society, underpinned by genuine economic and social reform to make Britain a country that works for everyone, not just a privileged few.

And a critical part of this plan is developing a [modern industrial strategy](#) that can help secure my vision of a high-skilled, high-paid Britain where opportunity is spread across every community, not just the most prosperous areas like London and the South East.

Qatar's new investment today will help to make this a reality by providing new support for regeneration projects outside London, here in Birmingham and in other regions across the country.

It is a bold statement of continued confidence in the British economy from long-term investors committed to prosperity in every part of our United Kingdom.

So I look forward to sitting down with Qatari investors this afternoon to discuss some of the many attractive commercial opportunities that a global Britain has to offer.

These include those opportunities arising from our own long-term investment in infrastructure – such as High Speed 2, which will be transformative for this region and in turn create many exciting, new opportunities for investment in all the parts of the country that it travels through.

These investments will play an important role in helping us to shape the forces of globalisation so that everyone shares in the benefits of economic growth.

They will also provide the foundation from which we can take our trade and

investment to the next level. So I am delighted that we are also establishing a new Joint Economic and Trade Committee. And as I said at the [Gulf Co-operation Council in December](#), I hope we can pave the way for an ambitious trade arrangement for when the UK has left the EU, including exploring whether we can forge a new trade arrangement for the whole of the Gulf area.

As a global Britain, I am determined that we will be the most committed and most passionate advocate of free trade in the world – and I look forward to continuing these vital discussions on growing our trade and investment as part of hosting the Gulf Co-operation Council in London later this year.

So thank you once again for your support today, for your investments in our country and for the continued partnership that we are building together.

Through this enduring commitment between our countries and our peoples, let us meet the shared challenges to our security; grasp the shared opportunities for our prosperity; and build a brighter future for the United Kingdom and Qatar, today and for generations to come.

Press release: Return of full democratic accountability to Tower Hamlets confirmed

This follows a 2-year intervention by central government after an independent inspection found the accountability issues at the council.

While the team of commissioners will leave, new directions will be put in place for 18 months that require the council to report progress to Mr Javid every quarter.

This will allow him to keep a close eye on the borough to ensure taxpayers' money is put to best use and improvements continue.

Communities Secretary Sajid Javid said:

I'm confident that Tower Hamlets council is on the right track to provide the services their residents deserve and rightly expect. That's why I have decided to return all powers to the council.

I want to make sure that taxpayers' money is put to the best use, in an open and transparent way. So I will want to hear from Tower Hamlets every three months on the progress they're making.

Communities Secretary to continue 'close eye'

Since 2014, government-appointed commissioners have been overseeing key functions at Tower Hamlets.

This followed an independent inspection by PriceWaterhouseCoopers, which warned of a breakdown in democratic accountability and a significant misuse of public funds.

Since the commissioners were appointed, a new Mayor has been elected, a top officer team has been put in place, and an improvement plan is being implemented.

Following continued improvement by the council, particularly over the past year, Mr Javid has confirmed that commissioners will leave the council from the end of March 2017.

However, directions will remain in place so that the Mayor and the council report progress directly to him every 3 months. A Best Value Improvement Board, including councillors and independent representatives, will oversee this work.

Further information

Three commissioners have been working with Tower Hamlets council. They are:

- Sir Ken Knight (lead commissioner)
- Max Caller CBE
- Chris Allison CBE

A fourth, Alan Wood, stepped down in January 2017.

[News story: New hub for UK data science opens at Office for National Statistics](#)

The Campus has been established to harness new data sources and technologies to provide statistics for policy makers and businesses about the fast-moving UK economy and society. Creating this resource for the nation is part of the ONS's ongoing programme of work to meet the challenge of providing richer and more real-time statistics to inform decision makers.

Speaking at the Campus launch, National Statistician John Pullinger said:

The Data Science Campus will innovate with new methods and data sources providing opportunities to improve existing statistics and develop new outputs by working across government, industry, academia and charities in the UK and internationally. The wide range of training and learning programmes which the Campus will offer will also be central to building data science capability across the UK. Through these actions, the Campus will help us realise our vision of better statistics for better decisions.

Minister for the Cabinet Office Ben Gummer, who opened the new facility on behalf of the UK Government, said:

I have been very pleased to see how the ONS is busy transforming itself into a twenty-first century data-driven organisation which serves as a focal point for UK data science and an important provider of skilled jobs in South Wales. Efficient and effective government needs precise economic data, and it is encouraging to see how the ONS and its people are rising to meet that challenge.

Alun Cairns, Secretary of State for Wales, said:

The expanding ONS centre at Newport is great news for the area with a new campus at the heart of it. We now have in Wales a cutting edge facility can serve not only the public sector but private businesses and entrepreneurs. ONS has a long-term future in Newport, and I look forward to it providing high-quality jobs and remaining a major feature of our digital economy in Wales.

Campus Managing Director Tom Smith said:

We are excited about creating a UK centre for data science here in Newport, building on this as the home of economic statistics. Like every organisation, the ONS needs to develop to meet the demands of a changing world. We are investing in present and future jobs here, building data analytics expertise to produce even better statistics that inform decisions affecting everyone, from how governments spend taxpayers' money to the services we receive. Our Newport HQ which, shared with the IPO is Newport's single largest employer, is getting a £10m modernisation, reflecting our ongoing commitment to

making Newport the home of world class statistics.

Formally opening the new facility, Cabinet Office Minister Ben Gummer MP, said:

I have been very pleased and impressed to see how ONS is busy transforming itself into a 21st century data-driven organisation, a focal point for UK data science and an important provider of skilled jobs in south Wales. Now more than ever the UK needs fast, precise economic data and it is encouraging to see how ONS and its people are rising to meet that challenge.

Plans for the Campus were announced last spring as part of ONS's ongoing plans to develop the statistical information it provides. The Campus will work on projects within five themes, under the collective title of People, Planet and Prosperity: • Evolving economy • Urban and rural • Society • Sustainability • UK in a global context.

The Data Science Campus will work with national and international partners from academia, government and business to deliver joint research programmes and to build UK data science capability, including providing funding opportunities for PhD candidates. As part of this the ONS set up the first UK Data Analytics apprenticeship scheme and are planning more opportunities to train people in these skills that are so important for the UK's decision-makers. Guests at the launch had the opportunity to explore the new Data Science Campus building and to hear from data scientists across ONS, including the apprentices, about the initial projects being carried out, work on understanding the economy and financial sectors, international trade, population flows, and the environment. Guest organisations (Warwick Business School, Stats Netherland, Flowminder and the Met Office) will talk about projects they have worked on that demonstrate what can be achieved with new data sources for the public good.

[News story: RAF Akrotiri opens newly-renovated runway](#)

The success of the 21 month, £46m project has now secured RAF Akrotiri, on the southern tip of Britain's Sovereign Base Area on the island of Cyprus, as a first class operating base.

The investment means that the base will continue to support the full complement of current and future RAF aircraft, and those of our coalition

partners.

Night time work on the RAF Akrotiri runway.

The work however did not hinder Britain's campaign to defeat Daesh, with the RAF playing a leading role in the Coalition, striking over 1200 Daesh targets since the campaign began in 2014. Engineers completed the work around the intense pace of air operations, with the RAF working at the highest operational tempo in a quarter of a century.

Minister for the Armed Forces Mike Penning said:

This project has taken a tired and battered runway and transformed it into a modern, safe, 21st Century facility, capable of supporting operations for the next 20 years and beyond.

This has been a unique and remarkable achievement. RAF Akrotiri is not just a refuelling spot or training base. This airfield matters. It has been at the forefront of supporting our most important military operations over the last decade and more, including the current campaign against Daesh.

The project, which saw 55,000m³ of earth excavated and 44,000m³ of high-quality concrete laid, was led by the Defence Infrastructure Organisation (DIO).

A Typhoon takes off as building contractors look on.

DIO's Chief Executive Graham Dalton revealed at today's opening how proud he was of the achievements of everyone involved in upgrading the runway, without affecting operations.

Defence Infrastructure Organisation Chief Executive Graham Dalton said:

I am delighted that the upgrade to the runway at RAF Akrotiri is complete. This is a crucial asset for Defence and this project has been a huge success. DIO has worked with our customers and contractors to successfully carry out this critical work while minimising the impact on operations.

In 2019, British Forces Cyprus will become the largest Permanent Joint Operating Base and permanent deployment of British troops overseas and this latest upgrade has ensured it is more than ready.

Speech: Helping builders to get building

Standing here looking at all these red benches, it feels a bit like being in the House of Lords...

Though I suspect the audience is a bit livelier!

I hope it is, let's see what happens in the Q&A!

It's great to be here at the beautiful home of the Royal Society of Medicine, perched at the end of this historic thoroughfare.

Virginia Woolf – not a name you often hear at housing conferences, but that's what you should come to expect from a former Culture Secretary – Virginia Woolf was a big fan of this part of London, particularly its august, inspiring, buildings.

She found them oddly reassuring, in fact.

And she once wrote that: "when the world seems tumbling to ruin, and civilisation rocks on its foundations, one has only to go to Wimpole Street."

So I'm hoping that Stewart's choice of venue today isn't a reflection of what he thinks about the housing industry's current mood!

Some of the publicity for this conference described me as having "strong views about housing".

I have to say that's something of an understatement!

Since I was appointed to this job last summer, I've been very clear that housing is my number one priority.

Housing is one of those rare government issues that touches on the lives of literally every single one of us.

Maybe you're stuck renting because you can't afford to buy a place of your own.

Maybe you're trapped in a leasehold property with unfair, onerous terms.

Maybe you're spending too much on mortgage payments, so you can't afford to do anything else.

Maybe you have no problems with your own home, but are worried about a development that's planned in your area.

Or, like most of the people here today, maybe your own job relies on a steady, strong, sustainable house-building sector.

Whatever your story, whatever your background, housing matters to you.

And there is no doubt in my mind that the housing market is broken.

I know not all of you agree with that view.

But as far as I'm concerned, any market that stops people accessing a basic human need cannot be said to be working.

If the price of water was so high that people could not afford to drink, nobody would argue that the system was functioning as it should.

Safe, secure, affordable housing is just as important to the people of this country.

The lack of it is hurting British people, it is harming our economy, and it is the biggest barrier to social mobility in our country today.

And the cause of the problem is very simple: not enough houses.

For decades, we haven't built enough new homes in this country.

It's not the fault of one government or one Prime Minister.

House building peaked the year before I was born, during Harold Wilson's first stint in No 10.

The line on the "completions" graph has been steadily heading in the wrong direction ever since.

There's been a modest improvement in the past few years, a small upward tick after decades of failure.

But there's still a long, long way to go before supply meets demand.

Now, I can't force you to build more homes.

But what I can do is make it as easy as possible for you to build more.

I can remove the barriers, I can unblock the system, I can speed things along.

In short, I can take away the reasons you may have not to build.

And that's what the [Housing White Paper](#) is all about.

It's good news for anyone in this country who wants to get more of the right homes built in the right places – and that includes everyone involved in the construction industry.

Because we've been listening – myself, my Housing Minister [Gavin Barwell](#), my officials.

We understand what's holding you back.

We appreciate that the system hasn't always served you well.

And we're taking real action to fix it.

So we're reforming the planning system, making sure it really does objectively assess the need for new homes in different areas.

We're also going to encourage a higher density of building.

And we've shown that we're not afraid to take tough planning decisions when exceptional circumstances require it.

At the same time we're simplifying the plan-making process, making it easier for local people to understand and then to engage with.

It might not sound like much, but we've found that people are much more likely to support development in their area if they've had a genuine say in the proposals.

And that means fewer objections, fewer delays and more permissions granted.

We're also speeding up the process of securing those permissions, giving planning authorities access to extra resources so they can improve their services.

We've created a new way of securing planning permission on suitable brownfield sites.

And we're going to make local authorities publish registers of those sites so everyone knows what's available, from the biggest developers to independent self-builders.

We'll be doing more to ensure sites are connected to utilities in a timely manner, so you can get on with building.

And of course, at the [Autumn Statement](#), we launched the £2.3 billion competitive [Housing Infrastructure Fund](#), a fund that was widely welcomed by the industry.

But this isn't just about helping the household-name house-builders.

SMEs have long shown that they can be flexible, innovative and responsive to need.

Exactly the qualities we need in developers, all developers, right now.

But too many of them have struggled to bounce back from the effects of the financial crisis.

That's why I want to see a bigger role for smaller companies.

So we're strengthening the National Planning Policy Framework to bring more small sites into the planning system.

We've created the £3 billion [Home Building Fund](#) to offer financial support – 90 per cent of applications so far are from SMEs.

And we're creating more opportunities for off-site, modular construction, so that growing British companies can become world leaders in this exciting and effective area.

Finally, for the benefit of all builders, we're streamlining the system for managing great crested newts.

I've nothing against newts.

I'm not a newt-ist!

But when we desperately need thousands of new homes, developers shouldn't have to jump through endless little amphibian hoops!

The new system will balance continued protection with common sense, so build-out isn't subject to endless delays.

That's just scratching the surface of the White Paper.

You've read it, you know the details.

And you've seen that it represents an unprecedented package of measures aimed at making the system work for you.

Concrete steps that will remove unnecessary barriers and let you get on with what you do best – building houses.

But this isn't a one-way street.

The White Paper is about partnership.

About government, local authorities, communities and builders working together to fix our housing shortage.

As part of that we're doing a lot to help your industry.

And, in return, we do expect to see action.

Obviously we want to see more homes built. But it goes further than that.

Look at quality and design.

Housing is one of the few areas in life where newness is not always considered a virtue.

Where many people, if they are given the choice, would rather go for the older, tried and tested option.

It's fair to say that new builds don't always have the best reputation for quality.

Just last month we heard about one developer paying £7 million to homeowners whose houses were littered with problems and even unfinished.

This isn't a new issue.

More than a century ago, Jerome K Jerome wrote that: "I want a house that has got over all its troubles; I don't want to spend the rest of my life bringing up a young and inexperienced home."

But it's a problem for which, in 2017, there's really no excuse.

And if it's not solved, it risks undermining public confidence in new-build homes – something that would be bad for the sector and really bad for the country as a whole.

So I want to see every new home built to the highest possible standards.

And not just technically, but aesthetically too.

Obviously the attractiveness of a building is a subjective matter.

Views of what looks "good" of course may vary from person to person.

But nobody has any attachment to the rows of pokey, identikit boxes that plague too many developments.

I've seen some brilliant examples of attractive, sympathetic, contemporary homes.

But I've also seen some that make me wonder how they ever escaped the designer's sketchpad.

A pleasing appearance isn't just a "nice to have".

It's also in your commercial interest.

When people come to me objecting to developments in Bromsgrove, for example, one of the main reasons they cite is unsympathetic design.

They know we need more homes, but they also know they're going to have to look out of their window at them every day for the next 30 years.

Put more thought into design and you will take that objection away.

Get local people on board and you can secure permission more quickly and get building more quickly.

I'm not going to stand here and tell you what good architecture looks like.

That's not my job.

I'm not saying every development should mirror Poundbury.

Nor am I saying every new home should be fit for inclusion in the next series

of Grand Designs.

All I'm saying is that engaging with the local community and giving them a greater influence over design will reap rewards for everyone.

The Housing White Paper was also very clear that we want to see a greater investment in the build-to-rent sector.

I know some of you have been questioning whether that means we're shifting our focus from ownership to rental.

I can tell you now, that's not the case.

The property-owning democracy remains at the heart of our philosophy, and we remain absolutely committed to getting people onto the housing ladder.

What the White Paper acknowledges is that millions of people are not in a position to buy.

Some may prefer to rent.

The private rented sector has grown enormously in recent years, and people living in rented properties deserve our support just as much as owner-occupiers.

That's why we'll be giving build-to-rent homes greater recognition within the planning system, making it easier to include private rental homes as part of the affordable housing component.

It's an area that some developers have already recognised the potential of – Telford Homes and Crest Nicholson being two obvious examples.

It's about meeting the need for more rental homes while also protecting your commercial interests.

Once again that's a win-win, benefiting both the construction sector and the people of this country.

If we're going to build a country that works for everyone we need a housing market that works for everyone – regardless of whether you rent or own your own home.

And that also means making the market that little bit fairer.

Now, here at the Royal Society of Medicine we're just around the corner from some of London's most famous shopping streets.

And if you pop over the road to John Lewis and buy some new crockery, for example, you'll get a receipt and know that you've paid for it and it belongs to you.

End of story.

You won't expect the company that made it to send you an annual invoice for

the next 100 years.

If you walk into Selfridges and pick out a new dress, and you'll be allowed to take it in a little around the waist without seeking and paying for prior permission from the tailor.

Or maybe you'll head over to Hamleys, buy some Lego for the kids.

When you get home and hand it to them, Lego won't be allowed to charge you an enormous "change of ownership" fee.

Yet if you're about to complete the process of buying a new-build house, these are exactly the kind of problems you might find yourself facing.

The simple truth is that too many new houses are being built and sold not on traditional freehold terms, but as leaseholds.

Now, leasehold has, of course, been a common part of life in this country for many years.

I know the first flat I bought was leasehold.

It can serve a valuable purpose for flats and mansion blocks and so on.

And nobody would dispute the need to pay a fair amount for the upkeep of shared spaces and shared facilities.

It's part of the responsibility of being a home owner.

But I'm hearing about more and more cases where developers are selling newly-built houses on a leasehold basis for no obvious reason.

And I'm hearing about more and more cases where ground rent is being used in an entirely unjustifiable and unfair way.

When this was [debated in Parliament](#) around Christmas, we heard all kinds of horror stories.

One MP talked about a constituent stuck in a house with ground rent that doubles every 10 years.

Starting at £175 in 2009, by 2060 it will be more than £11,000 a year.

Others shared stories of leaseholders being charged nearly £3,000 by the landlord for the right to extend their home.

Of homeowners being told they have first refusal to buy out their lease for 30 times the ground rent, only to discover the freehold has been sold to a third party who won't give it up for less than 100 times the ground rent.

I don't like legislating to fix problems like this.

I know that most builders and developers are fair, honest, sensible people.

Most of you don't use leasehold in this manner.

Of those who do, several have started making positive noises about the future.

And the last thing I want to do is tie the industry up in more red tape at a time when supply is already so far short of demand.

But as a government committed to building a fairer society, I don't see how we can look the other way while these practically feudal practices persist.

So I will look to ensure [Help to Buy](#) Equity Loans are only used to support new build houses on acceptable terms.

This will send a serious message to the building industry: if you want the government to help you build and sell homes, you have to sell them on fair terms.

And that's what all this is ultimately about – helping people find homes.

It's all too easy to get hung up on graphs and charts and numbers, to think about what you do solely in terms of bricks and mortar and pounds and pence.

Yes, you all run businesses.

You employ people, you create something, you sell it for a profit.

But what you're creating, whether you're a developer or part of the supply chain, isn't just another product.

It's something that's very special.

Our home is fundamental to who we are.

It forms the backdrop to our lives.

It's where we grow up, it's where we settle down, it's where we raise a family, it's where we retire to.

Our homes shape our experiences and, in time, grow to reflect us.

A house is four walls and a roof, but a home is so much more than that.

And so let's work together to give everyone in this country the safe, secure, affordable home they need, they want and they deserve.

Thank you very much.