

## Election 2019 - Summary of Housing Issues in the Party Manifestos

	<b>Conservative</b>	<b>Labour</b>	<b>Liberal Democrat</b>
<b>Housebuilding</b>	<p>No Specific affordable homes target, a future Tory government would not use public money to build houses but would encourage the private sector to build more.</p> <p>Commitment to build 1 million homes of any tenure by 2025 (commentators highlight that this is 200,000 units per year which represents a cut on the current 300,000 homes per year target)</p> <p>Commitment to build infrastructure before new homes e.g. schools, GP surgeries</p> <p>As part of the drive to deliver higher quality, well designed homes, residents will be allowed a greater say on the style and design of developments in their area.</p> <p>Development of brownfield land will continue to be prioritised in order to safeguard green spaces. Expectation that all new streets to be lined with trees. The Green Belt will be protected and enhanced.</p>	<p>Build 150,000 new council and social homes per year at a cost of £75 billion.</p> <p>New duty on councils to plan and build these homes in their area, backed by national government funding.</p> <p>The current definition of affordable housing will be replaced with one linked to local incomes.</p> <p>Sovereign Land Trusts will be set up in England with powers to buy land more cheaply for low-cost housing.</p> <p>Emphasis on developing brownfield sites and protecting the green belt.</p> <p>Developers to face new 'use it or lose it' taxes on stalled housing developments.</p>	<p>Build at least 100,000 homes for social rent each year and ensure that total housebuilding increases to 300,000 each year.</p> <p>Help finance the large increase in the building of social homes with investment from £130 billion capital infrastructure budget.</p>

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<b>Home Ownership</b>	<p>Key objective is to rebalance the housing market towards more home ownership.</p> <p>Extension of the current help to buy scheme between 2021 and 2023 (already announced).</p> <p>Reform shared ownership, making it fairer and more transparent.</p> <p>Proposals to enable councils to use developers' contributions via the planning process to discount homes in perpetuity by a third for local people who cannot otherwise afford to buy in their area.</p> <p>Plan to encourage a new market in long-term fixed rate mortgages (requiring only a 5% deposit) to help renters buy their first home.</p>	<p>Build more low-cost homes reserved for first-time buyers, e.g. Labour's new discount homes scheme with prices linked to local incomes</p> <p>Reform of Help to Buy to re- focus it on first-time buyers on ordinary incomes.</p> <p>New powers to tax second homes and properties empty for over a year.</p>	<p>Rent to Own model for social housing where rent payments give tenants an increasing stake in the property, and outright ownership after 30 years.</p> <p>Allow local authorities to increase council tax by up to 500 per cent where homes are being bought as second homes, with a stamp duty surcharge on overseas residents purchasing such properties.</p>
<b>Right to Buy</b>	<p>Confirmation that the Right to Buy for all council tenants will be retained.</p> <p>The current housing association RTB pilot (known as voluntary Right to Buy) will be extended to further areas.</p>	<p>End Right to Buy.</p>	<p>Devolve full control of Right to Buy to local councils making the decision on whether to offer this a local one.</p>

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<b>Private Rented Sector</b>	<p>A 'Better Deal for Renters' proposed including abolition of 'no fault' evictions and a proposed 'lifetime' deposit that would move with the tenant.</p> <p>Manifesto states that tenants will be protected from revenge evictions and rogue landlords, and good landlords will have strengthened rights of possession.</p>	<p>'Private Renters Charter' – landlords would face 'annual property MOT' with landlords of sub-standard properties facing fines or forced repayment of rent.</p> <p>Introduction of rent controls with increases capped at the national inflation rate with further controls possible in areas where rents are particularly high.</p> <p>Open ended tenancies where eviction is only allowed on tightly defined grounds.</p> <p>Local authorities to be given enhanced enforcement powers including to buy back homes from private landlords.</p> <p>New council powers to regulate short-term lets through companies such as Airbnb and a levy on overseas companies buying housing.</p> <p>Renters unions to receive government funding</p>	<p>Introduce longer term tenancies and controls on annual rent increases linked to inflation</p> <p>New Help to Rent scheme to provide government-backed tenancy deposit loans for all first-time renters under 30.</p> <p>Improve protections against rogue landlords through mandatory licensing.</p>

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<b>Tackling climate change/ Energy Efficiency</b>	<p>Committed to achieving zero carbon by 2050</p> <p>Pledge to improve the energy efficiency of social homes involving £2,860 spending per household (affecting 2.2 million homes)</p>	<p>Committed to zero carbon by 2050 but ambition to achieve this more quickly.</p> <p>New 'zero-carbon homes standard' for all new homes.</p> <p>Upgrade of millions of existing homes to make them more energy efficient - proposals amount to £9,300 per home covering almost all of the 27 million homes in the UK at a cost of £250bn</p>	<p>Committed to zero carbon by 2045.</p> <p>Build new houses to zero-carbon standards and cut fuel bills through a ten-year programme to reduce energy consumption from all the UK's buildings (an investment of over £6 billion a year on home insulation and zero-carbon heating by the fifth year of the Parliament).</p>
<b>Building Safety</b>	<p>Continue to support high rise residential residents with removal of unsafe cladding and rigorous materials testing.</p>	<p>£1 billion Fire Safety Fund to fit sprinklers and other fire safety measures in all high-rise council and housing association tower blocks.</p> <p>Enforce the replacement of dangerous Grenfell style cladding on all high-rise homes and buildings.</p> <p>Introduce mandatory building standards and guidance, inspected and enforced by fully trained Fire and Rescue Service fire safety officers.</p>	

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<b>Homelessness / Rough sleeping</b>	<p>Support fully enforcing the Homelessness Reduction Act</p> <p>End the blight of rough sleeping over the life of the Parliament through 'Rough Sleeping Initiative' and 'Housing First'.</p> <p>Stamp duty surcharge on non-UK resident buyers to fund help for rough sleepers</p>	<p>End rough sleeping within five years, with a national plan driven by a prime minister-led taskforce.</p> <p>Raise the Local Housing Allowance in line with the 30th percentile of local rents, and providing an additional £1 billion a year for councils' homelessness services.</p> <p>New national levy on second homes used as holiday homes to fund initiatives linked to homelessness.</p>	<p>Ensure sufficient financial resources for local authorities to deliver the Homelessness Reduction Act and provide accommodation for survivors of domestic abuse.</p> <p>Publish a cross-Whitehall plan to end all forms of homelessness.</p> <p>Exempt groups of homeless people, and those at risk of homelessness, from the Shared Accommodation Rate</p>
<b>Other</b>	<p>Commitment to publish the Social Housing White Paper.</p> <p>Commitment to renewing the Affordable Homes Programme</p> <p>Continue with reforms to leasehold</p> <p>Support for community housing and self-build.</p>	<p>Labour will create a new Department for Housing</p> <p>End the conversion of office blocks to homes and the forced conversion of social rented homes to 'affordable rent'.</p> <p>Give tenants a stronger say in the management of their homes</p> <p>Funding for a new Decent Homes programme.</p> <p>Measures to tackle the leasehold scandal.</p>	<p>To improve social renting, proposals include:</p> <p>Clearer standards for homes</p> <p>Require complaints to be dealt with in a timely manner.</p> <p>Proactively enforce the regulations that are intended to protect social renters.</p> <p>Fully recognise tenant panels so that renters have a voice in landlord governance.</p> <p>Various measures to make the welfare system work</p>