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Subject: Update 167 Housing Policy Manifestos
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Village Concerns is apolitical and does not seek to influence your voting intentions but thought that you might be interested in the attached BBC comparison of six party manifesto's on Housing. The Village Concerns perspective on this is:

Four parties propose housing commitments between 1.5 and 1.9 million homes in the next 5 years (The Green Party propose 750,000 social homes in the next 5 years but do not indicate how many homes they would allow to be built that are not social homes). Social housing is currently built as part of Affordable Housing and Affordable Housing is currently a minimum of 10% of all major housing developments but this can be increased by Local Planning Authorities (Wealden has currently set a figure of 35%). Without building significant amounts of market priced housing it is not clear how the Green Party's social housing would be funded. All of these housing targets far exceed the existing number of homes being built every year (in the last 25 years the average has been less than 1 million homes every 5 years) so none are likely to see a reduction in the housing target being faced by Wealden.

All the parties propose significant changes to planning policy. Planning law is complex and any changes will take time, possibly years. None of the changes proposed by the parties is likely to have any effect on the targets currently driving the Wealden Local Plan or the development that this community faces.

Thank you. The Village Concerns Steering Committee

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Conservatives

- Build 1.6m new homes over five years, prioritising urban and brownfield development and raising density levels in inner London
- Help first-time buyers with a new Help to Buy scheme requiring only a 5% deposit and scrap stamp duty for them for properties up to £425,000
- Complete leasehold reforms that will cap ground rents at £250, and support leaseholders affected by historic building safety problems
- Introduce a temporary measure that means landlords who sell their property to the tenants will not have to pay capital gains tax
- Ban so-called no-fault evictions as part of a wider bill to reform the rental market
- Bring in rules to evict tenants from social housing after three instances of antisocial behaviour, such as noise

Liberal Democrats

- Build 380,000 homes a year across the UK, with at least 150,000 new social homes, with 10 new garden cities and community-led developments
- Give local authorities powers to end Right to Buy in their areas
- Abolish residential leaseholds and cap ground rents at a nominal level
- Ban so-called no-fault evictions and make three-year tenancies the default
- Introduce a 10-year emergency upgrade programme to make homes warmer and cheaper to heat
- End rough sleeping by 2029 and scrap the Vagrancy Act that criminalises many forms of homelessness in England and Wales

Workers Party of Britain

- Launch a social housing building programme, with fewer planning constraints and by taking control of all land being held back for future development
- Give local authorities the right to buy sub-standard buy-to-let properties
- Encourage those funding their retirement by investing in buy-to-let property to invest in British infrastructure and industry instead
- Make it harder to evict tenants for reasons other than antisocial behaviour
- Give tenants more control of council housing through a co-operative model to help communities improve estates
- Guarantee the right to independent home ownership

Labour

- Reform the planning system and reinstate local targets to help build 1.5 million new homes over five years
- Build a new generation of new towns, fast track the approval of brownfield sites and release some "low quality" green belt for housing
- Prioritise the building of social rented homes and give first-time buyers the chance to buy homes in new developments before investors
- Introduce a permanent mortgage guarantee scheme to help first-time buyers
- Make it easier and cheaper for leaseholders to extend leases and ban new leasehold flats, while tackling unregulated ground rent charges
- Ban so-called no-fault evictions and empower renters to challenge rent increases

Green Party

- Provide 150,000 new social homes a year by building or refurbishing older housing while protecting the green belt, and end the Right to Buy
- Give local authorities, social landlords and community housing groups the first option to buy certain properties at a "reasonable" rate
- Insist local authorities spread small developments across their area and that they are accompanied by investment for local services
- Require new homes to be built to the highest energy efficiency standards
- Fund a local authority-led programme to improve insulation and install low-carbon heating systems such as heat pumps in homes
- Allow local authorities to introduce rent controls and give tenants more rights, including an end to so-called no-fault evictions

Reform UK

- Reform the planning system, with fast-track decisions and tax incentives to develop brownfield sites
- Increase use of new construction technology such as modular construction
- Prioritise local people and those who have paid into the system for social housing, not foreign nationals
- Encourage more people to become landlords by scrapping tax changes introduced from 2017-21, known as section 24
- Make it easier and cheaper for leaseholders to extend leases and buy freeholds
- Scrap the Renters (Reform) Bill and improve the monitoring, appeals and enforcement process for renters instead