



Secure and Affordable Housing for a Thriving Economy



Housing is an essential service. The aim of housing policy should be to provide secure housing opportunities across the whole population, at prices that should not exceed 25% of disposable income, and the flexibility for people to move easily to take advantage of life opportunities.

This needs to be achieved through a healthy mix of house ownership and a reliable rental market.

Instead, housing policy has financialised the housing market, converting it from an essential service to being a financial asset driven by debt-financed financial speculation and ever-rising prices. This has not only made housing increasingly unaffordable but has sucked finance away from more productive investments in the UK economy.

Only 18% of the population believe that increasing house prices are good for Britain - even when they believe that it is financially advantageous for them personally. The British population is seemingly more attuned to the broad public interest than are policy makers.

Our aim is to meet the needs in the housing market by encouraging a more diverse marketplace and greater community consent for housing development.

There is no shortage of ideas and policy. Indeed, a central problem is constant reinvention of the wheel and lack of continuity and cross-party commitment. Regional policy / levelling up has seen numerous initiatives – like special zones/freeports and new vocational training schemes – with little evidence of learning from experience.

1. We will introduce a system of employer-backed nominations agreements for all public sector institutions to create low-cost rental housing for nurses, care workers, prison officers and others:
 - Public sector employers guarantee to fill privately developed housing schemes with tenants for a minimum of 20 years. The value of that guarantee is sufficient to bring rents down by up to 20%, and up to 40% if the employer has a public sector credit rating giving the public sector a considerable advantage. At those discounts it's unlikely the guarantee would ever be called.
 - This reduces the rental costs for public sector workers at essentially zero cost allowing public sector workers to keep more of their income to save for eventual house purchases.
 - Sale of such housing would be prohibited in perpetuity.
 - Many local communities oppose housing development which they perceive to be unaffordable, of a poor quality, and not in keeping with the local aesthetic. We will build popular support for housing by giving communities the ability to bring forward development that they control. This will enable the growth of a bottom-up approach to regeneration and levelling up.
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- Amend the National Planning Policy Framework to introduce a ‘community right to grow’, providing permission in principle for community led development that meets other key criteria such as:
 - Affordable housing, on brownfield and edge-of-settlement greenfield sites
 - Requiring allocations to community led providers within strategic sites providing strong incentives for landowners to sell to Community Land Trusts (CLTs) and other models that can gain local support for new homes
 - Encourage the provision of a menu of alternative design options from which local communities could choose what style must be used for developments in their local area which could include, for instance, a local requirement to wrap all new housing developments in woodlands or other natural spaces to provide visual shelter and a net ecological and community benefit
 - Increase accountability for estate management and estate charges by:
 - Requiring, in the National Planning Policy Framework, that management and stewardship bodies are democratic and accountable, meeting criteria such as those in the statutory definition of a Community Land Trust.
 - Introducing a ‘right to transfer’, giving freeholders and leaseholders in existing developments the ability to transfer common-area freeholds and management arrangements into a community owned company like a CLT
 - Providing risk capital, via Homes England, for the network of community led housing enabler hubs across England or pre-development costs to bring forward tens of thousands of new homes. This will replace the successful Community Housing Fund with a more sustainable model and help increase access to private sources of capital.
 - Granting Homes England and the Greater London Authority greater flexibility over the tenure of homes funded through the Affordable Homes Programme to match local circumstances and support innovation. Widen the eligibility criteria to include the acquisition of existing poor-quality housing stock. This will enable development that is of particular benefit to left behind communities.
3. We will introduce a system of employer-backed nominations agreements for all public sector institutions to create low-cost rental housing for nurses, care workers, prison officers and others:
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4. Reform the rental market through:
- Replacing Assured Short-hold Tenancies with a simpler, more secure form of tenancy, including abolishing Section 21 ‘no fault’ evictions, while ensuring that landlords have effective and efficient means to gain repossession of their property where necessary.
 - Only allow rents to be increased once per year, and improve tenants’ ability to challenge excessive rent increase through the First Tier Tribunal process
 - Require private rented homes to meet the Decent Homes standard used in the social housing sector, so tenants can be sure that their home is free from serious hazards, that it won’t fall into disrepair, and that the home is warm and dry.
5. Reform taxation in the housing market:
- Abolish Stamp Duty Land Tax which acts as a brake on mobility
 - Introduce a capital gains tax (CGT) on future gains for primary residences
 - Replace Council Tax with a Land Value Tax or a Residential Property Tax based on house value

About CGT and A Residential Property Tax

A one-off re-valuation of property values would be used to establish the base from which future gains in the housing market would be calculated. Deemed value of property would be increased annually from the revaluation date by the amount of increase in the Consumer Price Index, with CGT on sale being calculated on the increase in value from the date of valuation (or the date of purchase for purchases that happen after the re-valuation date).

To avoid the re-valuation exercise being overwhelmed by appeals, owners of any property would be given the option to sell the property to the valuation authority at the valuation price if the owner challenges the valuation as being too high. The owner will also be asked to propose a lower valuation and the relevant authority will have the option of purchasing the property at the price proposed by the owner.