

improving living in scotland



Scottish Election 2007 – Summary of Party Manifestos

Scottish Labour Party Election Manifesto 2007 

Housing	<ul style="list-style-type: none">• <u>There is clearly an under supply of new homes.</u> Through the National Planning Framework, Scottish Labour will <u>allow for a significant increase in the number of new private sector homes built in Scotland each year.</u> However, any further expansion will be conditional on house builders and planners implementing <u>higher standards of design,</u> both of the individual properties and the communities created. There will also be a greater expectation that new property developments will include affordable social housing.• In areas of shortage, Scottish Labour will take the <u>steps necessary to unlock the land supply</u> and create new communities. In areas where replacement housing is needed Scottish Labour will encourage and facilitate the assembly of land by public agencies to allow significant housing regeneration projects.• Will double the <u>Homestake</u> scheme and extend the open market Homestake for existing properties in areas of greatest need across Scotland.• Will maintain the Right to Buy.
Communities	<ul style="list-style-type: none">• Will require developers of new housing schemes to include community facilities and high quality green space in their plans.
Planning	<ul style="list-style-type: none">• Will utilise National and Local development plans as a means of <u>promoting public consultation and involvement in planning decision.</u> Local development plans in particular will allow individuals and communities to express their views on plans before implementation and hold the authorities to account for the way they implement them.• Will publish a <u>best practice charter</u> to be followed by all public bodies on planning matters – including Scottish Water.
Climate Change	<ul style="list-style-type: none">• Will ensure that all new houses are built to <u>higher energy efficiency standards</u> and will incorporate micro-generation technologies as standard.• Will make it easier for people to upgrade their homes with small-scale micro-renewables, such as wind turbines and solar panels on houses and provide grants for doing so.• Will encourage every local authority and public sector organisation to set up carbon committees to continue the drive to reduce CO2 emissions at every level of decision making, again with annual reporting.• Aspiration for carbon free housing by 2016.• Will <u>raise building standards</u> to provide homes that use less fuel and emit less carbon so they are more environmentally friendly and are cheaper to live in.• Will use the recently reformed planning law, establish a <u>community environment standard</u> and set up an action team of NGOs and others to improve access to green space for families and children.• Will look to strengthen and extend the Community Right to Buy.• Scottish Water should remain publicly owned and accountable.

Scottish Liberal Democrats Election Manifesto 2007



Housing	<ul style="list-style-type: none"> • In the next spending review the resources available to <u>Homestake</u> would be doubled in addition to rolling out the ‘open market’ Homestake to allow people to buy homes on the market for general sale. • Continue investment in affordable housing to deliver <u>an additional 9k new affordable homes for rent and sale each year</u> – an extra 27k homes over the period of the next spending review. • <u>Community Land Trusts</u> empower local people to take action for themselves to meet local housing needs. By taking ownership of the land, communities are also able to come together to provide a range of affordable housing options, including houses for rent, shared equity and mutual home ownership schemes. • Will <u>encourage local authorities and public agencies to make more land available for affordable housing</u> and set up a new fund to support communities to take advantage of this approach. • Give local authorities more power to take decisions suited to the housing conditions in their area. Will amend the Right to Buy so local authorities no longer have to apply to Scottish Ministers to designate an area as a pressurised area and to allow PAS to apply to specific types of housing. • Will investigate the options for local authorities and social landlords to lever in new funding to increase the supply of affordable housing for rent. • Consult on the options for introducing a ‘Right to Sell’ whereby social housing could be part financed by the sale of a specified number of units in a new build on the open market. • As part of approach to improve the availability of affordable housing in rural areas, encourage and promote the conversion of redundant farm buildings and cottages, making it easier to develop redundant farm land for affordable housing.
Communities	<ul style="list-style-type: none"> • Will scrap the council tax and replace it with a fairer local income tax based on the ability to pay. • <u>National Regeneration Fund</u> creating a joint venture partnership between the public sector and private sector to support infrastructure costs, land remediation, mixed use developments and environmental improvements. • Put in place a <u>legislative presumption against the sale of urban green space and playing fields for development</u>. In the limited cases where sales are allowed they must demonstrate an overall benefit to the community. Every single penny from those sales should go to improving local green space and expanding activity opportunities. Playing fields must not be sold to fund other council budgets. • Local people should take ownership of public space and land with. Community Right to Buy should not just be for rural communities – where a council can’t demonstrate a coherent strategy to use land in its ownership for community benefits, it should be encouraged to transfer the ownership to community groups. • <u>New Common Good Act</u> to regulate, protect and modernise the framework for land, property or funds to be held in trust for the local community.
Scottish Water	<ul style="list-style-type: none"> • <u>Free Scottish Water from the constraints of the public sector and allow it to operate in a more efficient matter as a mutual company owned by its customers</u>. This will allow Scottish Water to deliver a better quality service at lower cost to Scottish householders and businesses. This change in ownership would make Scottish Water directly answerable to its mutual holders, the Scottish public, and all profits would be retained for further investment and customer savings. Will legislate to ensure that the future de-mutualisation or privatisation of Scottish Water is prohibited.

Climate Change



- Introduce specific and ambitious targets to reduce carbon emissions with a 4 year overall carbon reduction target and an annual report to Parliament on progress. The annual report will track Scotland's progress in meeting a 12.5% reduction by 2010 and 60% by 2050.
- Will establish a Carbon Challenge Demonstration Fund to support innovative low carbon developments.
- Put Scotland at the lead of a micropower revolution. All new homes to have microgeneration and meet high levels of energy efficiency through tighter building regulations. So from 2010 all new buildings – private and public – to use onsite micropower to generate at least a fifth of the building's energy needs. Pledge to be taken forward in a new Energy Efficiency and Microgeneration Strategy.
- Retrofitting existing buildings is even more critical. Introduce a new Healthy Green Homes Fund to act as a one stop shop for the public on energy issues – this will upgrade at least 40k homes every year from 2009.
- Homeowners who install new microgeneration during the term of the next parliament can benefit from a one-off £200 rebate on local tax bills. Those who also invest in energy efficiency measures will be eligible for a further £100 rebate.
- Microgenerated electricity can be sold back the grid at market rate.
- Introduction of energy performance certificates which change hands as part of a single seller survey.
- Review of Building standards for 2009 to include a further increase in thermal efficiency requirements to take us nearer to the best performing Scandinavian countries.
- Introduction of Smart metering technology in homes to show people the cost of the energy they use.
- Glasgow Commonwealth Games Village to follow a decentralised energy model.
- Target of 10% of Scotland's heat to come from renewable and microgeneration sources by 2020.

<p>Housing</p>	<ul style="list-style-type: none"> • Help to first time buyers – <u>grant of £2k to help with the costs and outlays of buying their first home.</u> • Will provide additional support with the creation of a <u>Scottish Housing Support Fund</u> to work in partnership with lenders to provide loans to first time buyers on a shared equity basis. This will assist over 1k additional first time buyers into the housing market each year. By reinvesting the returns made on the loans it gives to assist future first time buyers it will become self financing over time. • Recognise the acute shortage of affordable homes in many areas and value the community rented sector provided by local authorities and housing associations and assist them to identify need and <u>ensure that the house building and improvement programme is appropriate to local needs.</u> • Will require all public authorities to identify surplus land suitable for house building and encourage local authorities to make greater use of the planning process to ensure that house building permissions are appropriate to the housing needs of their communities. <u>Will expect that a minimum of 25% of all new housing developments are reserved for affordable housing.</u> • Will review current Right to Buy legislation and make it more responsive to local needs and ensure that any new build community housing is not sold for less than the valuation placed on it by a District Valuer. • Will <u>transfer the functions of Communities Scotland that can be appropriately delivered locally to local authorities,</u> while retaining a national regulatory and monitoring framework for RSLs. • Will <u>take action to remove the barriers which impede investment</u> in water and sewerage infrastructure where necessary. • Will <u>improve the enforcement of building regulations.</u> • Will give clear political direction to the Scottish Building Standards Agency to provide stronger leadership and consult on proposals to ensure that completion certificates comply with regulations by requiring sign-off work by a professional with professional liability.
<p>Communities</p>	<ul style="list-style-type: none"> • Will review the role of community councils to make them more responsive, dynamic and representative. • Will review the land reform legislation and update the ‘Community Right to Buy’ to close loopholes that prevent communities from buying their land. Will extend the Right to Buy to urban communities as well as rural communities.
<p>Climate Change</p>	<ul style="list-style-type: none"> • By combining responsibility for the environment, transport and sustainable economic growth within one department of government will ensure that broader commitment to lower emissions in Scotland is met. • Will introduce a <u>Climate Change Bill</u> with mandatory carbon reduction targets. • Establish an <u>expert panel to report on the changes needing to be made to building regulations</u> in Scotland to increase energy efficiency and encourage more local energy production. Will consult on proposals to introduce a planning presumption on requiring new buildings in Scotland to include sufficient renewable generation on-site to deliver between 20% and 50% of energy needs. • <u>Target must be that new build houses should meet the same rigorous standards that exist in Scandinavia,</u> allowing householders to significantly reduce their energy use and energy bills. • Will consult on setting a new guideline for energy saving in new buildings with the aim of reducing their energy footprint by between 20% and 33%.

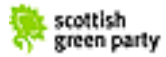
SNP
(continued)

- Commitment to zero-carbon athlete's accommodation as part of their bid for the 2014 Commonwealth Games.
- Institute a Scottish Energy Efficiency Design Awards to bring together our best designers, the construction and manufacturing industries so we can create the best energy efficiency solutions for Scotland.
- Establish community energy companies and trusts, with local micro-grids allowing for the decentralisation of energy production. Instead of a small number of large generators, our aim is to see an expansion of local generation, in particular Combined Heat & Power plans and household generation capacity.
- We want more householders contributing to local energy supply and so will remove unnecessary planning obstacles that stand in the way of micro-generation.

Scottish Green Party Election Manifesto 2007



Housing	<ul style="list-style-type: none"> • Will increase the availability of mixed tenure affordable housing by <u>ensuring that local authorities set quotas for affordable housing in new developments and ensure that they are delivered.</u> • The Right to Buy council houses will be made more flexible to take account of housing market circumstances but will not be extended to housing association properties. • Will increase provision of social housing through investment in new-build and if necessary, encourage social landlords to buy on the open market. • Back calls for 30k new social rented homes in the next 3 years. • Will consult on extending the <u>Homestake</u> scheme, allowing more first time buyers to share the burden with a local housing association, buying 60% of the property initially and the rest when they can afford it. • Introduce Land Value Taxation and new legislation to encourage the use of empty buildings for housing.
Communities	<ul style="list-style-type: none"> • Will ensure that decisions are taken at the most local level possible. Rather than being merely consulted, <u>communities must have real participation in decision-making, especially in the planning system.</u> • Each new <u>National Planning Framework</u> must have rigorous public scrutiny to allow communities a real say in social and economic development. • Will evaluate the Planning Act with the aim of giving communities more say. <u>Communities should have the right of appeal against planning decisions.</u> • Will introduce a <u>Sustainable Communities Bill</u> to establish planning guidelines that inhibit the growth of 'clone towns'.
Climate Change	<ul style="list-style-type: none"> • Will legislate to deliver carbon emission reductions and energy efficiency increases year on year. • The Scottish Executive will be required to produce a sustainable energy plan for Scotland and appoint a cabinet-level Minister for Sustainable Development & Climate Change. • Will establish a Climate Change Fund worth £100 million over the next four year term to support community initiatives to reduce carbon emissions. • Will set binding targets to improve the overall energy efficiency of housing by 40% by 2020. Will <u>enhance building standards</u> for improved energy efficiency and will apply the <u>'passive house' standard</u> to ensure that new buildings are zero carbon in use from 2011. • Will work to ensure that all buildings sold or rented from Spring 2008 will have an accurate <u>Home Energy Certificate</u> issued by an independent assessor. • <u>Smart meters</u> will be installed in all new homes from 2009. • Will ensure that by 2010, 65k homes are built or renovated each year with levels of insulation, passive solar gain and micropower that will achieve zero carbon emissions. • Will meet 15% of heating needs from renewable and microgeneration sources by 2020 by introducing a renewable heat obligation for heat energy suppliers to obtain a percentage of their fuel from renewable sources such as biomass. • Will require Local Authorities to set out how they would move towards a Decentralised Energy Strategy. • Will <u>require all new residential, commercial and public sector developments to incorporate on-site zero and low carbon</u>



(continued)

technology contributing at least an extra 25% reduction in CO2 emissions beyond building regulation standards.

- Electricity suppliers will be required to install meters in all new houses by 2009 that enable householders to sell excess electricity back into the national grid.
- Will triple funding for Scottish Community and Householder Renewables Initiative to provide grants for householders and communities to install renewable energy devices.
- New building on flood plains will be prohibited and building standards improved to ensure new buildings can withstand climate change impacts.

Scottish Conservatives Election Manifesto 2007



Housing	<ul style="list-style-type: none">• Will introduce <u>Local Affordable Homes Trusts</u> (AHTs) worth £100 million every year. The government would contribute to a third of that total, with the private sector – housing developers, businesses and individual investors – financing the rest. Would-be homeowners would apply to their local AHT for help to buy a home in an area of their choice. The purchasers and the Trusts would share the benefits of the increasing value of the home.
Planning	<ul style="list-style-type: none">• Encourage a <u>change in the culture of planning by freeing up more land</u>. Would leave alone areas of valuable green space but allow other developments in suitable locations to go ahead
Climate Change	<ul style="list-style-type: none">• Start a £12 million Eco-bonus scheme where households would be able to apply for a grant of up to £4k to install energy-saving/creating technologies.• <u>Promote World Class Energy-Saving Design by calling for an urgent review of building standards</u>, which will help families keep their power bills down.