




 Conservative/Scottish Conservatives	 Labour/Scottish Labour	 Liberal Democrats/Scottish Liberal Democrats	 SNP	 Green Party/Scottish Greens	 UKIP/UKIP Scotland
Supply Targets	<p>One million homes by 2020 with a further 500,000 by the end of 2022.</p> <p><i>Build 100,000 homes in Scotland over the next 5 years.</i></p> <p><i>Bring 34,000 empty homes back into use.</i></p> <p>Build 160,000 on Government land.</p>	<p>One million new homes by 2022.</p> <p>Build at least 100,000 council/housing association homes a year by 2022.</p>	<p>Building 300,000 homes a year by 2022.</p> <p>500,000 affordable homes by 2022.</p>	<p>Investing £3bn over the course of the Scottish Parliament to deliver at least 50,000 affordable homes and 35,000 for social rent.</p>	<p>A major programme to build affordable, zero carbon homes, including 100,000 social rented homes each year by 2022.</p>	<p>One million new homes by the end of 2022.</p> <p>100,000 affordable homes every year using UKIP's proposed Factory Built Modular Homes scheme.</p> <p><i>50,000 Social and Affordable Homes to be built by the end of the next Parliament.</i></p>
Housing Pledges	<p>Deliver the reforms proposed in the Housing White Paper to free up more land for new homes, encourage modern methods of construction and diversify who builds homes.</p>	<p>Establish a new Department of Housing.</p> <p>Keep the Land Registry in public ownership.</p>	<p>Pass a new Green Buildings Act to set new energy efficiency targets. At least 4 million homes to be made Band C by 2022.</p> <p>Restore the Zero Carbon Standard for new homes.</p>	<p>Continue the Rural Housing Fund</p>		<p>Roll out high quality, low cost factory built modular (FBM) homes, affordable on the national average wage of £26,000.</p> <p>Launch a review into the operation of housing associations.</p>
Planning	<p>Protect the green belt, national parks and areas of outstanding natural beauty.</p> <p><i>Prioritise brownfield development over greenfield, allowing local councils to impose a moratorium on greenfield development at their discretion.</i></p> <p>Create the largest repository of open land data in the world by combining relevant parts of the HM Land Registry, Ordnance Survey, Valuation Office Agency, Hydrographic Office and Geological Survey.</p> <p>Give councils powers to intervene where developers do not act on their planning permissions.</p> <p><i>Limit the number of planning</i></p>	<p>Overhaul the Homes and Communities Agency and give new powers to councils.</p> <p>Ensure that local plans address the need for older people's housing.</p> <p>Protect the green belt.</p> <p>Prioritise building on brownfield sites.</p>	<p>Local plans to take into account at least 15 years of future housing need.</p> <p>Penalise excessive land-banking when builders with planning permission have failed to build after three years.</p> <p>Give local councils the power to enforce housebuilding on unwanted public sector land.</p> <p>Create a community right of appeal in cases where planning decision go against the approved local plan.</p> <p>Scrap exemptions on smaller housing development schemes from their obligation to provide affordable homes.</p>			<p>Establish a Housing Development Corporation (HDC) to acquire primarily brownfield sites – at existing use value and through compulsory purchase if necessary – where affordable housing is required. Planning law will be changed to enable the HDC to give themselves planning permission to build between 10 and 100 FBM homes on an average site.</p> <p>Give local authorities powers to access low interest government loans to buy up and renovate poor housing stock or empty commercial properties, to create quality residential accommodation.</p> <p><i>Operate a Brown Field First policy to identify all usable</i></p>

	<p><i>appeals that can be taken to central government.</i></p> <p><i>Examine options into increasing planning fees, only if this results in better performances from local planning departments.</i></p> <p>Building better houses supporting high quality, high-density housing like mansion blocks, mews houses and terraced houses.</p>					<p><i>brown field sites in Scotland.</i></p> <p><i>Relax planning regulations for the conversion of off-high road commercial and office space and other existing builds to affordable residential use.</i></p> <p><i>Release long term dormant land held by central and local government for affordable housing development.</i></p>
Access to home ownership		<p>Guarantee Help to Buy to 2027.</p> <p>Suspend Right to Buy (unless councils prove they have a plan to replace homes 'like for like').</p>	<p>Introduce a new Rent to Own model.</p> <p>End the Voluntary Right to Buy pilots that sell off housing association homes.</p>	<p>Restoration of housing support for 18 – 21 year olds.</p>	<p>Help first time buyers by aiming for house price stability.</p> <p>End mass council house sales and scrap Right to Buy at discounted prices.</p>	<p>Direct all revenue raised from Right to Buy sales into community housing.</p> <p>Allow mortgages to become inheritable.</p> <p><i>Pledged to put 100% of all revenue from Right to Buy sales after essential costs have been paid back, into new community housing. .</i></p>
PRS	<p>Encourage landlords to offer longer tenancies as standard.</p>	<p>New consumer rights for renters.</p> <p>Make three year tenancies the 'norm' with rent rises capped in line with inflation.</p> <p>Give leaseholders "security from rip-off rents".</p> <p>Legislate to ban letting agency fees.</p>	<p>Establish a new Help to Rent scheme.</p> <p>Ban letting fees for tenants.</p> <p>Cap upfront deposits.</p> <p>Increase minimum standards in rented homes.</p>		<p>A living rent for all through rent controls and more secure tenancies for private renters.</p> <p>End letting fees.</p> <p>Mandatory licensing for all landlords.</p> <p>Develop a renters' union.</p>	
Property taxation	<p>No increase in VAT.</p> <p>Raise Inheritance Tax threshold.</p> <p><i>Widen the Land and Buildings Transaction Tax 5% band to £500,000</i></p>	<p>No increase in VAT.</p> <p>Reform Council Tax.</p> <p><i>Remove Council Tax (Scottish Labour)</i></p> <p>Consider implementing a Land Value Tax.</p> <p>Remove the Bedroom Tax</p>	<p>Reverse the raising of the Inheritance Tax Threshold.</p> <p>Consider the implementation of a Land Value Taxation.</p> <p>Enable local authorities to levy up to 200% council tax on second homes and 'buy to leave empty' investments.</p>	<p>Oppose any increase in VAT.</p>	<p>Trial a Land Value Tax.</p>	<p>Raise the inheritance tax threshold to £500,000 per individual, transferable for a married couple or those in civil partnerships, so up to £1m in total.</p> <p>Eventually eliminate inheritance tax altogether.</p> <p>Remove VAT from domestic energy bills and scrap green levies that subsidise renewable energy schemes - cutting household energy</p>

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						<p>bills by £170 a year</p> <p><i>Cut Stamp Duty to zero for all registered brownfield sites.</i></p> <p><i>Oppose any increase in VAT.</i></p>
Investment/Skills	<p>£23bn National Productivity Investment Fund with a focus on housing, R&D, economic infrastructure and skills.</p>	<p>National Transformation Fund – making housebuilding a priority as part of a joined up industrial and skills strategy.</p> <p><i>Investment in infrastructure will see Scotland benefit by £20 billion through the creation of a Scottish Investment Bank. (Scottish Labour)</i></p>	<p>£100bn infrastructure investment package.</p> <p>£5bn government backed British Housing and Infrastructure Development Bank.</p>	<p>Oppose the Skills Immigration Charge.</p>		<p>Introduce a German-style dual vocational training system, giving students on-the-job training at a company.</p>
Brexit	<p>Exit the European single market and customs union but seek a “deep and special partnership” including comprehensive free trade and customs agreement.</p>	<p>Accept the EU referendum result and “build a close new relationship with the EU” prioritising jobs and workers’ rights.</p>	<p>Second referendum on Brexit deal.</p>	<p>Secure a place in the Single Market for Scotland.</p> <p>Once the terms of Brexit are clear, allow Scotland to have an option on its future.</p>	<p>A referendum on the final Brexit deal with the option to reject the deal and remain in the EU</p> <p><i>Referendum for Scotland between a hard Brexit UK or an Independent Scotland.</i></p>	<p>Complete Brexit by the end of 2019.</p>

Please note, whilst housing, planning and some parts of relevant fiscal policy are now devolved matters, HFS acknowledges that there may be consequential impacts of UK Government policy upon the way devolved policy actions are progressed, funded or implemented.