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What you need to know about the party manifesto election pledges on housing

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The next government will inherit many social and economic challenges, with housing a significant part of the solution. So what are the main parties saying they would do if elected? We take a look at the headlines.

Key pledges

Conservative

- 1.6 million target for building new homes over five years through planning reform and prioritising brownfield development.
- 'New and improved' Help to Buy scheme for first-time buyers (FTB) costing £1 billion, offering five per cent deposits and permanently abolishing stamp duty for FTBs up to £425,000.
- Scrapping capital gains tax for landlords who sell properties to tenants, to free up housing stock, costing £20 million per annum for the two-year scheme.
- Renters reform - ban no-fault evictions after court reform is delivered and leasehold reform
- Renew the Affordable Homes Programme.
- End rough sleeping and review quality of temporary accommodation under the Local Authority Housing Fund.
- New 'local connection' and 'UK connection' tests for social housing and three strikes eviction policy for anti-social behaviour (ASB).
- Investment in social care up to £8.6 billion over two years, with planned reforms to cap social care costs (Oct 2025).
- Deliver net zero by 2050, cut costs for households and businesses to tackle climate change, and invest £6 billion in energy efficiency in three years.
- Boost affordable housing in rural areas with rural exception sites.
- Benefits - keep two-child limit on benefits and the household benefit cap and tighten disability benefits system.



Labour

- 1.5 million target for new homes over five years, through new towns, local authority development, and mandatory housing targets including affordable and social housing.
- Reform planning rules with cross-boundary strategic planning and £35 million funding for local planning officers (via increases in stamp duty for non-UK residents). This includes fast-tracking brownfield development, use of “grey belt” and CPO (Compulsory Purchase Order) reform.
- Changing the Affordable Homes Programme to allow for more homes from existing funding.
- ‘Freedom to Buy’ - help for first-time buyers in making the current mortgage guarantee scheme permanent, aiming to help 800,000 young people onto the housing ladder.
- Review Right to Buy discounts and increase protections on newly built social housing.
- Renters reform - ban no-fault evictions, leasehold reform and implementation of Law Commission proposals on enfranchisement, right to manage and commonhold.
- Building safety - review how to better protect leaseholders from costs and take steps to accelerate pace of remediation.
- ‘Ending Homelessness Unit’ for cross-departmental strategies.
- 10-year infrastructure strategy for rail, road and homes and more regional devolution.
- End hotel use for asylum seekers by clearing backlog with more staff to process claims.
- Warm Homes Plan - decarbonisation funding for homes to be doubled an extra £6.6 billion over next five years.
- Create a National Care Service to support social care and older people.

Liberal Democrat

- Increase housebuilding to 350,000 a year, including 150,000 for social rent, through new garden cities and community-led development.
- Give local authorities and national parks the powers to end Right to Buy in their areas.
- Plan to end homelessness.
- Tackle the asylum backlog and end the hostile environment and right to rent checks.
- Renters reform - ban no-fault evictions, default three-year tenancies, create a national register of licensed landlords, abolish leasehold and cap ground rents.
- Create a 10-year Home Energy Upgrade programme to include free insulation and heat pumps for those on low incomes to cut energy bills, and ensure all new homes are zero carbon.
- Tackle local authority funding crisis with multi-year settlements and boosting supply.
- Create a long-term social care workforce plan, with a free personal care model.

Green

- Invest in new social housing (150,000 a year) and bring empty homes back into use.
- End Right to Buy.
- Reform of planning system so new developments come with access to public services and green spaces are protected.
- Introduce a Fairer, Greener Homes Guarantee to ensure warm, safe homes that are well insulated.
- Support rent controls and 'no-fault' eviction ban.
- End the 'hostile environment'.

Reform

- Fast-track planning and offer tax incentives for development on brownfield sites (especially North and coastal regeneration areas).
- Give tax breaks to small-scale landlords.
- People born in the UK would be given priority for social housing.
- Scrap stamp duty on properties under £750,000.
- Remove net zero targets.



Housing is a devolved area but the devolved nation manifestos include a number of pledges in relation to housing, social security, energy and devolution.

Plaid Cymru

- Introduce a Right to Adequate Housing.
- Expand social housing and support the Welsh construction industry.
- Allow local authorities to buy back second homes and holiday lets.
- Ban no-fault evictions and introduce rent controls.
- Increase child benefit and scrap two child cap.
- Demand a fair funding system for Wales, based around need.

Scottish National Party (SNP)

- Call for independence to allow more financial autonomy (and a move away from austerity) and full devolution of tax powers.
- Reverse the UK government imposed £1.3 billion cut to the capital budget which has impacted the Scottish government's Affordable Housing Supply Programme.
- Introduce a simplified Help to Buy ISA scheme for first time buyers.
- Call for an annual uplift of local housing allowance (LHA) taking rent costs into account, and devolution of housing benefit and LHA.
- Scrap the two-child benefit cap and "bedroom tax" and legislate for an "essentials guarantee" which would cover basic necessities.
- Introduce a reinforced autoclaved aerated concrete (RRAC) Remediation Fund.
- Devolve powers to create a bespoke migration system for Scotland to support demographic and economic needs.
- Call for the Rwanda plan to be scrapped, grant asylum seekers the right to work and ensure that accommodation is safe, suitable and dignified. Continue to oppose No Recourse to Public Funds (NRPF).
- Devolve powers over energy regulation, pricing and production to support a just transition to net-zero.
- Combine the Warm Home Discount and Energy Company Obligation to better target fuel poor households and offer financial support to offset higher energy costs for Highland and Island residents.
- Call for a "social tariff" for energy (and broadband and mobiles), a cut in standing charges for all and removal of standing charges for those with pre-payment meters.

Democratic Unionist Party

- Advocate for increased funding for Northern Ireland through revisions to the Barnett Formula.
- Support inflation-linked benefit uprating and an “essential guarantee” in universal credit to cover basic essentials.
- Remove the two-child limit on universal credit for three- and four-child households.
- Propose a national database of public land to aid small construction businesses.
- Address funding gaps for domestic abuse survivors and review the “no recourse to public funds” policy for migrant survivors.

Sinn Féin

- End underfunding through multi-annual budgeting and enhanced fiscal powers.
- Promote a sustainable housing system within a broader vision for constitutional change.
- Advocate for a fair and just transition to address climate change.
- Develop and implement a strategy to end violence against women and girls.

Social Democratic and Labour Party (SDLP)

- Call for a comprehensive spending review to deliver a multi-year, costed public service recovery plan.
- Advocate for a robust anti-poverty strategy and an essentials guarantee within universal credit.
- Hold the minister for communities accountable for failing to build adequate social homes.
- Ensure appropriate funding to address the housing crisis.
- Support ambitious climate legislation focusing on a just transition.
- Streamline the planning process to expedite housing developments and climate change adaptation projects.

Alliance Party

- Ensure fair funding for Northern Ireland with a fiscal floor above the current UK government threshold.
- Implement a UK-wide retrofitting programme to reduce emissions and combat fuel poverty.
- Fund climate action through taxes on fossil fuel companies and the wealthy.
- Reform welfare by ending punitive measures and ensuring timely universal credit payments.
- Advocate for a not-for-profit asylum accommodation system integrated into communities and alongside social housing.

Ulster Unionist Party (UUP)

- Address the housing crisis through collaborative policymaking to tackle rising property prices and rental costs.
- Support an 82 per cent reduction in greenhouse gases by 2050, aligning with the Climate Change Committee's recommendations.
- Endorse the UK's ten point plan for a green industrial revolution.
- Envision Northern Ireland playing a key role in the new green industrial revolution.



Our analysis

Conservative

The [Conservative manifesto's](#) chapter on housing leads with "a plan to support first-time buyers onto the housing ladder and ensure fairness in our housing system" with a commitment to deliver 1.6 million new homes over the next parliament (up on Labour's target of 1.5 million).

With the focus on home ownership, we see a return to policies that have had mixed success, such as Help to Buy which aims to help people raise deposits to buy their first home. (The original scheme ended in March 2023 for England, although first-time buyers can still apply for loans through it in Wales.) The manifesto refers to a 'new and improved' model which suggests some learning from the past, though the sums involved are much smaller (£1 billion of annual funding has been costed in, whereas the last version had a budget of £4 billion per annum) (The [UK Housing Review](#) (p.97) analysed the impact of the previous scheme and noted that "both the low level of targeting ... on people who actually need help in order to apply, and the doubts over its effectiveness as a supply-side stimulus are compounded when the opportunity cost of the considerable resources devoted to the programme are considered.")

The manifesto also pledges to continue the mortgage guarantee scheme and abolish stamp duty for first-time buyers purchasing homes up to £425,000 - a recognition of rising house prices which is notably absent when it comes to private rent. It is worth noting that evidence suggests such concessions feed higher prices and hence benefit existing owners more than first-time buyers' (UKHR 2023, p.20).

And in a further boost to home ownership, the manifesto pledges to scrap capital gains tax for landlords who sell their property to existing tenants. This sounds positive on first look but [concerns](#) have already been raised about how it would work in practice. Given the focus it has had in previous manifestos it is worth noting that there is no mention of updating the 'Right to Buy' policy.

Whilst we welcome ambitions on new housing supply (1.6 million homes), it is not clear how a Conservative government would deliver this uplift without a robust set of supply-side reforms. Whilst they indicate they would boost supply by abolishing nutrient neutrality rules, developing on brownfield land, and incentivising small builders, the recent history of new housing supply does not bode well - previous (lower) targets have not been met, new housing starts are falling and planning permissions are at a record low. The latest data shows the Conservative government built 234,000 homes last year - it would have to build 320,000 a year to meet its new pledge.

The manifesto is also disappointingly silent on the role of much-needed social (truly affordable) housing, apart from references to anti-social behaviour penalties and reforms to social housing allocations (through a new 'local connection' and 'UK connection' test) which [CIH and others raised concerns on](#) when first consulted on, and a welcome pledge to renew the Affordable Homes Programme (AHP). However, the latter does not appear in the underpinning costings which suggests it won't be at the scale we need.

Beyond housing supply and home ownership, the manifesto includes pledges to deliver on previous manifesto commitments - on rental and leasehold reform plus tackling rough sleeping. All of this is welcome but it's not clear what would be different the second time around. There is also a pledge to give local councils new powers to control the number of holiday lets.

There is no additional commitment on energy efficiency, beyond a restating of [previous funding announcements](#) made in December. This will provide "£6 billion in energy efficiency over the next three years to make around one million homes warmer", but with around [10 million low-income homes](#) badly in need of insulation this is only scratching the surface. This is reflective of a broader switch to what they term a 'pragmatic, proportionate and realistic' approach to net zero, which among other things would see the construction of new gas fired power stations and new rounds of North Sea oil and gas licensing.

Notably absent in the Conservative manifesto

is any significant reference to tackling rising homelessness (other than rough sleeping) or addressing the unaffordability of housing for many (exacerbated by the squeeze on local housing allowance, two-child benefit limit and household benefit cap). And while there is a commitment to continuing the developer funded building safety remediation programme, there is no mention of any wider support to help social landlords with remediation costs or a renewed decent homes programme. There is, however, a welcome reference to reviewing (and hopefully in turn acting on) the quality of temporary accommodation.

Summary: A disappointing manifesto, which does not appear to address the scale of the housing challenge. Whilst we welcome a commitment to raise housebuilding ambitions and renew the affordable homes programme we need to see a long-term plan for housing, with clear targets that are focussed on delivering both more and better homes. The lack of detail on planning reform has been noted by many.

Labour

The [Labour manifesto](#) was perhaps the most anticipated and the last to land. It re-committed to its headline target of 1.5 million new homes backed by planning reform and new towns (locations still to be confirmed) and included a strong set of measures to drive improvements in all tenures. This includes action to tackle rising homelessness (though with no mention of the possible commitment on Housing First that had been trailed).

The pledge to 'prioritise the building of new social rented homes and better protect our existing stock' underpinned by mandatory housing targets is significant, though there is no breakdown and no reference to the previous commitment to 40 per cent social housing.

There is a pledge to review the level of Right to Buy discounts, which we hope will trigger a reduction, and protections for new social homes - addressing the current disincentive for councils to build. (Research shows that we need to deliver 90,000 social homes per year but last year there was a net loss of 12,462 social homes through sales including Right to Buy and demolitions. Overall, there has been a net loss of 218,000 social rented homes since 2012).

Labour had already made several public commitments on planning (NPPF updates, CPO reform, grey belt, etc. which we had welcomed), but the manifesto explained how it would ensure new developments provide more affordable homes, revise the Affordable Homes Programme (AHP) to focus it on delivering more homes from existing funding (as we had called for if increased investment is not possible) and support housing providers to boost capacity and output. It also included pledges on devolution which would give combined authorities new planning powers, and freedoms and flexibilities to make better use of grant funding.

The manifesto included welcome pledges to complete work started in the previous parliament on building safety, leasehold and rental reform, all of which we'd called for. Awaab's Law (introduced by the Social Housing Regulation Act 2023) would also be extended to private rentals so that landlords must act on hazards in their properties within 14 days.

There are also commitments to boost home ownership, with help for first-time buyers by making the current mortgage guarantee scheme permanent.

The welcome commitment of £13.2 billion of funding for energy efficiency and low-carbon heat is restated, but the lack of clarity over how exactly this will be allocated across existing and new schemes is unhelpful. Certainty on this will be required as soon as possible post-election, including how it will all fit together at a more strategic level.

It's good to see the commitment to enhancing minimum energy efficiency standards in the private rented sector by 2030, but disappointing this wasn't mirrored by equivalent commitments on an updated Decent Homes Standard in the social rented sector.

Summary: A strong set of pledges that appear to address the scale of the housing challenge and set out the practical steps we'd been calling for to turn things around. As always, we'll need to see the detail (and the funding) but it's good to see social housing given the focus it needs, alongside commitments on rental reform. More broadly, it is good to see Labour recognising the climate crisis and placing action on this and housing at the heart of their plan for economic growth.

Liberal Democrat

The [Liberal Democrat manifesto](#) confirms its previous pledge to deliver 380,000 homes per year (the most ambitious of the main parties), including 150,000 for social rent, through new garden cities and community-led development. There are several high-level measures listed to support this, such as better funding for planning departments, 'use it or lose it' rules to force developers to build out, CPO reform to enable councils to buy land for housing based on current use value (rather than 'hope-value') and allowing local authorities and national parks to end Right to Buy in their areas.

They would create a new planning class for second homes and short lets so councils could control supply in their area, and local authorities would be able to increase council tax by up to 500 per cent where homes were bought as second homes.

The manifesto gives significant weight to those in housing crisis, noting that homelessness remains "shamefully high" and committing to publishing a cross Whitehall plan to end it, as we have called for. It recognises the need to end the hostile environment, right to rent checks and tackle the asylum backlog with a dedicated unit for decision-making.

On renters reform, they pledge to ban no-fault evictions, introduce default three-year tenancies and a national register of licensed landlords. There's also a commitment to abolish leasehold and cap ground rents.

Also of note is the positive commitment to tackle the local authority funding crisis with multi-year settlements.

One clear marker which sets the Liberal Democrats apart is their ambition on net zero. All new homes would be required to be built at a zero-carbon standard with solar panels, and private landlords would have to upgrade the energy efficiency of their homes to EPC C or above by 2028 (scrapped by the Conservatives last year). Free insulation and heat pumps would be offered to those on low incomes, with more incentives for householders to act. The manifesto also pledges to increase the use of sustainable wood in construction and invest in new training and technologies such as modern methods of construction.

Summary: An ambitious set of housing pledges which recognise the scale of ambition needed and reflect many of the asks we set out in our [Homes at the Heart](#) strategy, including on strengthening housing rights.

Green Party

The [Green Party manifesto](#) includes a welcome commitment to more and better homes, as we have called for. It includes a pledge to provide more social housing, with an ambitious target of 150,000 a year (though no target breakdown). This would be from a combination of new build and acquisition plus closing off the loss created by Right to Buy (covered above). Councils would be encouraged to build on small sites and protect green spaces. Social landlords and community groups would be given the first chance to buy long-term empty homes and private rentals in poor condition, or that don't meet EPC standards. Local councils would set viability levels for new housing developments which private developers would not be able to negotiate with, ensuring new homes are supported with appropriate infrastructure.

The Green Party wants to reach net zero by 2040 (very ambitious - the Conservatives and Labour both aim to get there by 2050, which is the current statutory target in legislation). New homes would have to meet high environmental standards and come with solar panels and heat pumps. The Greens would start a council programme to ensure all homes meet EPC B or above over the next decade, supported by £29 billion over the next five years (£12 billion of which would be used to retrofit social housing and £17 billion of grants would be offered to retrofit private homes). There would also be £9 billion available over the next five years to fund greener heating systems, such as heat pumps for homes and other buildings, and £7 billion to adapt homes.

There is also a commitment to introducing rent controls. (In Scotland, the SNP/Scottish Greens coalition introduced a three per cent rent cap for private tenancies and a moratorium on evictions, with limited exceptions.) Private residential tenancy boards would be set up to resolve disputes and councils would have a legal duty to liaise with private tenants.

Summary: An ambitious set of housing proposals, with a clear focus on providing more and better homes.

Reform Party

Reform UK has published a "[working draft document](#)" rather than a manifesto that acknowledges we have a housing crisis but blames it on mass immigration (as opposed to decades-long failure to build enough homes). They say that net zero is damaging the economy and has sent energy bills soaring, despite significant [evidence](#) that global rises in wholesale gas prices are the primary cause. They say that net zero is damaging the economy and has sent energy bills soaring, although the claim is not evidenced and we are not aware of any evidence that supports it.

The party wants to review the planning system, fast-tracking applications and introducing tax incentives for brownfield sites, including unused offices and vacant high street properties. The latter is essentially based on relaxing permitted development rights which we've [raised concerns](#) about.

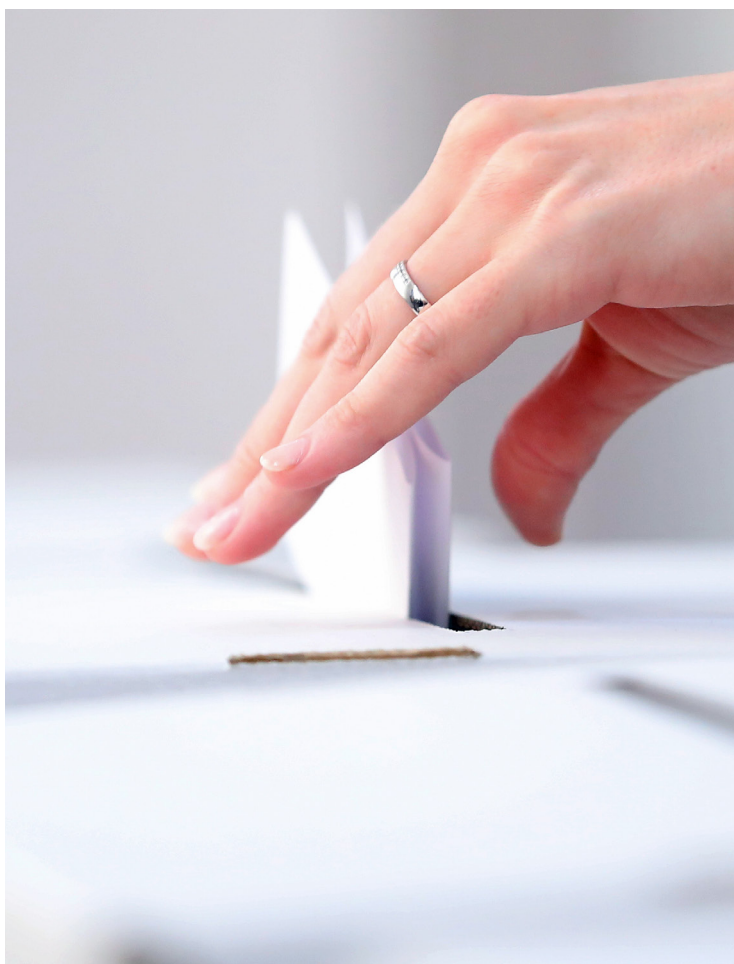
They pledge to reform social housing law, to "prioritise local people and those who have paid into the system". This is essentially the 'British Homes for British Workers' policy which we [challenged](#) when the Conservative government proposed it.

They want to scrap 2019 tax changes for landlords, to encourage smaller landlords into rental markets and abolish the Renters Reform Bill (which has already been scrapped but has cross-party consensus to bring it back).

There are proposals to incentivise the use of new construction technology, such as modular and smart infrastructure, and have more homegrown qualified traders to avoid the reliance on overseas labour.

Finally, they want to scrap net zero and related subsidies, saying it would save the public around £20 billion per year for the next 25 years. The basis of their climate assertions and savings have been fact-checked and challenged [here](#).

Summary: Overall a questionable set of proposals that do not appear to be based on established evidence.



Plaid Cymru

Plaid Cymru's [chapter on housing](#) begins with a commitment to introduce a Right to Adequate housing, arguing that everybody has the right to a safe and affordable home in their community, and this should be the purpose of the housing system.

To deliver that right for everyone they say they will significantly increase the supply of social and affordable housing by accessing a mixture of public and private funding streams and working with communities to provide the correct mix of housing across Wales.

They will support the Welsh construction industry, "creating centres of excellence in both new construction and retrofitting existing housing stock" They also pledge to introduce rent controls into the private rented sector, scrap the two-child limit and benefit cap.

But the overarching theme of the manifesto is centred on a fairer funding system, based on need, which will give Wales the investment it needs to fund public services.

Scottish National Party

The [SNP manifesto](#) clearly focusses on a call for independence and greater devolution, arguing that this is the best way to ensure a move away from UK Government austerity and guarantee investment in Scotland's public services and economy. The manifesto points to UK Government capital cuts as the cause of the housing emergency which was announced by the Scottish Government in May following a £196 million cut to the affordable housing supply budget.

As a devolved issue, the document makes little reference to housing supply beyond the need to reverse the capital cuts. But there are strong calls on the UK Government to reverse key welfare policies which affect people across the UK, and for stronger rights for everyone living in the UK, including asylum seekers.

Democratic Unionist Party (DUP)

The DUP emphasises the need for increased funding for Northern Ireland through revisions to the Barnett formula, arguing that the region receives less than it needs to match public services in England. They advocate for a new needs-based factor and a transitional uplift,

potentially providing hundreds of millions of pounds annually. While housing isn't the central focus of their funding arguments, they highlight their record on housing within the NI Assembly. The DUP supports inflation-linked benefit uprating and the implementation of an "essential guarantee" in universal credit to ensure the standard allowance covers basic essentials. They also call for the removal of the two-child limit on Universal Credit for three- and four-child households.

In terms of environmental policy, the DUP advocates for a fair, rather than accelerated, transition to net zero emissions. They propose creating a national database of public land to help smaller construction businesses identify projects, which could indirectly support housing development. Additionally, they address the need to fill funding gaps for specialist support for domestic abuse survivors and review the "no recourse to public funds" policy for migrant survivors of domestic abuse.

Sinn Féin

Sinn Féin's manifesto focuses on ending underfunding through multi-annual budgeting and enhanced fiscal powers, aiming to protect and expand public services. They emphasise the need for a sustainable housing system as part of a broader vision for constitutional change. Addressing climate change through a fair and just transition is another cornerstone of their policy. Additionally, Sinn Féin is committed to developing and implementing an "ending violence against women and girls" strategy to create a safer society.

Social Democratic and Labour Party (SDLP)

The SDLP's manifesto emphasises the need for a comprehensive spending review to enable the Executive to deliver a multi-year, costed public service recovery plan. They call for a robust, cross-cutting anti-poverty strategy and an essentials guarantee within universal credit to ensure the basic rate covers life's essentials.

On housing, the SDLP holds the minister for communities accountable for failing to build adequate housing, including social homes. They argue that the rising costs of rent and mortgages have forced more people into poverty and emphasise the need for appropriate funding to address the housing crisis, despite it being

a devolved matter. The SDLP is also deeply concerned about the risk to 19,000 homes due to inadequate water and sewerage infrastructure, which hampers economic growth and threatens ecosystems.

The SDLP supports ambitious climate legislation and has backed the Climate & Nature Bill aimed at rapidly reducing greenhouse gas emissions, reversing biodiversity loss and ensuring a just transition. They will continue to hold governments accountable for integrating a just transition into all climate action plans. Additionally, they propose streamlining the planning process to expedite large-scale housing developments and climate change adaptation projects, ensuring alignment with broader economic, social, and environmental objectives.

Alliance Party

The Alliance Party stresses the importance of fair funding for Northern Ireland, arguing that current underfunding hampers public service improvements. They advocate for a fiscal floor adjustment above the UK government's 124 per cent threshold, supported by independent analysis to demonstrate the inadequacy of current funding levels. On the climate front, Alliance proposes a UK-wide emergency retrofitting program aimed at reducing emissions and combating fuel poverty. They support a just transition to net zero, funded by tax increases on fossil fuel companies and wealth, alongside green bond issuances.

Alliance also seeks comprehensive welfare reform, condemning what they view as a callous approach to welfare. They pledge to end punitive measures like the benefits cap, bedroom tax, and the two-child limit on child benefit. The party calls for a flexible and responsive universal credit system, with timely payments and an essentials guarantee to cover basic living costs. They also highlight the structural underfunding of Northern Ireland, advocating for a higher fiscal floor to address this disparity.

In terms of social justice, Alliance pledges to end punitive policies like no recourse to public funds and opposes the use of privatised accommodation for asylum seekers. They propose a not-for-profit system integrated into communities and alongside social housing, advocating for a statutory duty for providers of asylum accommodation to refer individuals leaving asylum support who are at risk of homelessness to local housing authorities.

Ulster Unionist Party (UUP)

The UUP's manifesto addresses the UK-wide housing crisis, emphasising the need for collaborative policymaking to tackle rising property prices and rental costs, which lead to housing insecurity and homelessness. They call for unified efforts across the UK regions to develop and implement comprehensive housing strategies.

On climate action, the UUP supports an 82 per cent reduction in greenhouse gases by 2050, aligned with the Climate Change Committee's recommendations. They endorse the UK's ten point plan for a green industrial revolution, emphasising Northern Ireland's potential role in clean technology investments to drive economic growth and environmental sustainability. The UUP envisions Northern Ireland playing a pivotal role in this new industrial revolution, similar to its historical significance during the first industrial revolution.

Summary: As Northern Ireland heads into the general election, the manifestos of its major political parties offer distinct approaches to housing, welfare and climate action. Each party's proposals reflect their priorities for addressing immediate challenges while positioning Northern Ireland within broader national and international contexts. The outcome of the election will shape local governance and influence UK-wide policies affecting housing and interconnected societal issues.

What do the pledges mean for the devolved nations?

Housing is devolved so many of the policies outlined in the main party manifestos would only apply in England.

For measures that are not UK-wide, funding for the devolved administrations will be determined through the normal operation of the Barnett formula and Block Grant Adjustments. It is for the devolved administrations to decide how to spend any additional funding on priorities in Scotland, Wales and Northern Ireland.



What is CIH calling for?

We support the establishment of a long-term plan for housing, backed by targets to meet housing needs, and with transparency and accountability for how it will be delivered. We set out our proposals in our [Homes at the Heart strategy](#) and [10-point plan](#), published last autumn.

More homes

- 1 Invest in more social homes**
- 2 Reduce homelessness and use of temporary accommodation**
- 3 Improve the planning process to speed up new homes**
- 4 Invest in more supported housing to reduce burden on health services**
- 5 Invest in affordable home ownership**

Better homes

- 6 Provide sustainable funding for landlords to maintain decent homes**
- 7 Improve security and standards for private renters**
- 8 Accelerate a fair and equitable transition to net zero homes**
- 9 Prioritise building safety**
- 10 Strengthen the social security safety net.**

It's good to see housing and energy efficiency/decarbonisation feature prominently, with many of our asks reflected in the party manifestos, but whilst we want to see a new generation of social homes and a comprehensive retrofit plan, it's still not clear how this will be paid for. We'd like to have seen more on the role of supported housing and the need for a review of the social security system to ensure that the most vulnerable in society are protected, as well as recognition of the scale of the task when it comes to building safety remediation (beyond leaseholders) and ensuring homes are fit for now and the future.

You can find out more about what all the political parties are promising, how housing features in the general election, and what CIH is doing to inform the debate at the recording of our General Election webinar [here](#).

We'll continue to monitor the debate and will keep members informed of any developments. For further information contact policyandpractice@cih.org.