

Summary of General Election manifestos

November 2019

This summary provides an at-a-glance guide to the policy commitments made by the UK's national political parties. They are taken from party manifestos published by the [Conservative Party](#), [Labour Party](#), the [Liberal Democrats](#) and the [Green Party](#).

The British Property Federation's general election manifesto sets out the importance of real estate to life in the UK, and our desire to forge a new partnership with the next Government to recognise the role of the property industry in underpinning a successful and productive economy, supporting communities, nurturing a diverse workforce and unlocking sustainable, inclusive growth across the country. Read the manifesto [here](#).

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Policy area	Conservative Party	Labour Party	Liberal Democrats	Green Party
Brexit	Ratify and implement the existing Withdrawal Deal. Pledge not to extend the implementation period beyond December 2020. High levels of protection for environment and employment rights.	Avoid 'no deal' Brexit. Hold a legally binding referendum based on a renegotiated Withdrawal Agreement, including membership of the Customs Union and alignment with Single Market, within six months of the election. High levels of protection for employment rights and the environment.	Stop Brexit through a second referendum (or revocation of Article 50 if leading a Liberal Democrat majority government) and preserve EU freedom of movement.	Stop Brexit through a second referendum.
Tax				
Business rates	Reduce business rates as part of a fundamental review of the system.	Review the option of a land value tax on commercial landlords and develop a	Replace business rates in England with a commercial landowner levy based solely	Replace council tax and business rates with a land value tax. The land value tax

	As a first step, further reduce business rates for retailers and extend the discount to grassroots music venues, small cinemas and pubs – as well as extending relief to local newspapers.	retail sector industrial strategy. Support the steel industry by “exempting new capital from business rates”.	on the land value of commercial sites, thereby stimulating investment and shifting the burden of taxation from tenants to landowners.	will also absorb stamp duty land tax, the annual tax on enveloped dwellings, capital gains tax, inheritance tax on land and income tax on land for owner occupiers. It is estimated to be set at 1.4% of current capital values.
Stamp Duty Land Tax	Introduce a stamp duty surcharge on non-UK resident buyers of residential property.		Graduating residential stamp duty land tax by the energy rating of the property.	Incorporate stamp duty land tax into a land value tax.
Housing				
Housing targets	Deliver one million homes of all tenures over the next parliament, rising to 300,000 homes a year by the mid-2020s.	No specific housing target but manifesto states Labour will deliver more than one million social homes over a decade.	Build at least 100,000 homes-a-year for social rent across England and ensure annual housing delivery in England tops 300,000.	Pledges to end housing crisis by creating enough affordable homes – including 100,000 new council homes-a-year.
Help-to-buy	Extend help-to-buy to 2023.	Reform help-to-buy.		
Affordable housing	Publish a social housing white paper that will include better regulation and quality. Local authorities to use developer contributions to discount homes in perpetuity by one third for	More low-cost homes for first-time buyers in every area, including Labour’s new discount homes. New definition of affordable housing linked to local incomes.	Introduce a new rent-to-own model for social housing.	

	local people and key workers. Shared ownership reform to include a single standard for all housing associations.	End right-to-buy.		
Leasehold	Ban the sale of new leasehold houses, restrict ground rents and provide redress for tenants.			
Private rented sector				
Rent controls		Cap rents with inflation and give cities powers to cap rents further.	Promote inflation-linked annual rent increases.	Rent controls that reflect average local income rates and maintenance costs.
Longer tenancies	Abolish no-fault evictions.	A right to open-ended tenancies.	Promote longer tenancies of three years or more.	Abolish no-fault evictions.
Licensing		Nationwide licensing.	Nationwide licensing.	
Rental Deposits	A life-time deposit which moves with the tenant.		A new help-to-rent scheme to provide government-backed tenancy deposit loans for all first-time renters under 30.	
Property Standards		Minimum standards enforced through nationwide licensing and		

		tougher sanctions for landlords. Give councils the powers and funding to buy back homes from private landlords.		
Development and Planning				
Land and green belt	Protect and enhance the greenbelt. Brownfield first approach to development, particularly for city and town centre regeneration.	Prioritise the use of brownfield sites protect the green belt.	Amend planning rules to promote sustainable transport and land use.	Strengthen protection of the green belt and areas of outstanding natural beauty.
Infrastructure provision through planning	Amend planning rules so infrastructure is provided upfront, delivered through a £10bn single housing infrastructure fund.	Create an English sovereign land trust with powers to purchase land.	Reform planning to ensure developers are required to provide essential local infrastructure.	
Community engagement	Communities will be encouraged to decide on their own design standards for new development.	Regeneration will only be allowed with the consent of residents, who must be offered a new property on the same site and same terms.		
Planning	Simplify the planning system for households and small builders.	A new 'use it or lose it' tax to incentive build out of planning consent.	Abolish permitted development rights that allow the conversion of	Encourage the renovation of non-domestic buildings by making it harder to achieve

		<p>Abolish office-to-residential permitted development rights.</p> <p>Give local authorities greater freedom to set planning fees.</p> <p>Put local people at the heart of the planning system.</p>	shops and offices into homes.	<p>planning consent for commercial property.</p> <p>Increase central government funding to councils by £10bn a year.</p> <p>Expand council powers to prevent land banking via charging developers where permission has been granted or via compulsory purchase order.</p>
Building regulations	Legislate to implement all recommendations from the Hackitt Review and the first phase of the public inquiry into the Grenfell tragedy.	<p>Enforce the replacement of all flammable cladding on high-rise residential blocks.</p> <p>A £1bn fire safety fund to address high rise council housing association blocks.</p>		Update fire safety regulations relating to the use of all types of insulation in buildings.
Construction: Payment	Clamp down on late payment and strengthen the powers of the small business commissioner.	Tackle late payment for SMEs and the self-employed, including banning late payment from public procurement.	Require all government agencies, contractors and companies with more than 250 employees to sign up to the prompt payment code.	Require businesses to report on their payment record, with fines for large companies that fail to pay SMEs on time.
Modern Methods of Construction	Support modern methods of construction.			Use sustainable and low carbon construction.
Construction Skills		Set out a strategy for a flourishing construction		

		sector with a skilled workforce and full rights at work.		
Climate change and sustainability				
Net zero carbon	<p>Net zero emissions by 2050.</p> <p>Prioritise the environment in the next Budget.</p>	<p>Aim for net zero emissions by the 2030s, with 90% of electricity and 50% of heat from renewable and low-carbon sources by 2030.</p>	<p>Action plan to reduce net greenhouse gas emissions to zero by 2045.</p> <p>£5bn of capital for a new green investment bank.</p>	<p>Make Britain carbon neutral by 2030.</p> <p>£100bn-a-year for a decade to tackle climate change.</p> <p>Make energy efficiency and elimination of fuel poverty a national infrastructure priority.</p>
Energy efficiency	<p>Move forward with current proposals for mandatory biodiversity net gain, electric vehicle charging points, a future homes standard, and higher efficiency standards for domestic and non-domestic privately rented properties.</p> <p>£9.2bn to improve the energy efficiency of homes, schools, and hospitals.</p> <p>Phase out gas heating in new builds by 2025.</p>	<p>Introduce a zero-carbon homes standard for all new homes.</p> <p>Upgrade almost all of the UK's 27 million homes to the highest energy efficiency standards, reducing average energy bills by £417 per household by 2030.</p>	<p>Require all new homes and non-domestic buildings to be built to a zero-carbon standard by 2021, rising to the more ambitious 'Passivhaus' standard by 2025.</p> <p>£6bn a year for home insulations and zero carbon heating.</p> <p>Adopt a zero carbon heat strategy.</p>	<p>Improve the insulation of every UK home that needs it by 2030.</p> <p>Improve one million homes and other buildings a year, over and above the Energy Performance Certificate A rating.</p> <p>Escalate minimum energy efficiency standards for domestic private rented sector buildings to band A by 2030.</p>

			Reduce VAT on home insulation.	<p>All new buildings built by private developers to be built to Passivhaus standard.</p> <p>Insulate non-domestic buildings.</p> <p>Reduce the use of natural gas in homes by replacing boilers with heat pumps, solar thermal, geothermal, biomass and stored heat technologies.</p> <p>Deploy heat networks to transport heat to buildings.</p>
Energy and decarbonisation		<p>Lift the ban on new on-shore wind farms, creating 9,000 turbines on-shore and off-shore.</p> <p>Deliver 22,000 football pitches worth of solar panels.</p> <p>Build new nuclear power.</p>	Generate 80% of energy from renewables by 2030.	<p>Generate 70% of the UK's electricity from wind by 2030.</p> <p>Ban the construction of nuclear power stations.</p>
Vehicles	Phase out petrol and diesel car sales by 2040.	Phase out petrol and diesel car sales by 2030.	All new cars are electric by 2030.	Phase out petrol and diesel car sales by 2030.
Afforestation	Plant 75,000 acres-a-year of new trees.	Plant an NHS Forest of one million trees.	Plant 60 million trees-a-year.	Plant 700 million new trees by 2030.

Environmental authority	Set up an office for environmental protection to act as an 'independent' arbiter.	Establish a new environmental tribunal to ensure administrative decisions are consistent with environmental and nature-recovery obligations.	Guarantee a fully independent office of environmental protection that can hold the government to account.	Create a new environmental protection commission to enforce protection.
Flooding	£4bn in new funding for flood defences.	Review the planning guidance for developments in flood risk areas. £5.6bn in funding to improve the standard of flood defences and respond to the increased risk of flooding.	£5bn fund for flood prevention and climate adaptation. High standards for flood resilience for buildings and infrastructure in flood risk areas.	Prevent building on floodplains. Deploy environmentally friendly flood management measures, including tree planting and soil restoration.
High Streets	A new safer streets fund will invest in preventative measures like new CCTV or community wardens. Establish a £150m community ownership fund to encourage local takeovers of civic organisations or community assets that are under threat, such as football clubs, pubs and post offices.	Stop bank branch closures. Ban ATM charges. Give local government new powers to put empty shops to use. Develop a retail sector industrial strategy. List pubs as assets of community value. Double the size of the co-	Expand the future high streets fund.	

		operative sector. £1bn to transform libraries, museums and galleries.		
Growth and Productivity				
Regional growth	A towns fund to make towns safe to walk in and a pleasure to be in, for an initial 100 towns. £250m for cultural capital spending. Replace EU structural funds with a shared prosperity fund.	A local transformation fund in Wales, Scotland, Northern Ireland and each English region will be used to fund locally determined infrastructure projects. Establish regional development banks.	Create a £50bn regional rebalancing programme to address the historic investment disparities between our nations and regions.	Give small businesses access to lending at affordable rates, by helping to establish a network of regional mutual banks.
Digital connectivity	Bring full fibre and gigabit-capable broadband to every home and business across the UK by 2025.	Free full-fibre broadband for all by 2030.	Ensure all new homes built from 2022 have full connectivity to ultra-fast broadband and can use smart technologies.	Roll out high speed broadband.
Innovation	Increase the R&D tax credit rate to 13% and review the definition of R&D to incentivise investment in cloud computing and data.	Introducing a legal right to collective consultation on the implementation of new technology in workplaces.	Allow companies to claim R&D tax credits against the cost of purchasing datasets and cloud computing, simplifying the regulatory landscape and speeding up regulatory change.	End the sale of personal data, such as health or tax records, for commercial or other ends.

	Review and reform entrepreneur's relief.			
Skills	Create a £3bn national skills fund to provide match funding for individuals and SMEs for high-quality education and training, and for further strategic investment in skills.	Widen the accredited training on which the apprenticeships levy can be spent.	Expand the apprenticeship levy into a wider 'skills and training levy', with 25% of the funds going into a social mobility fund targeted at areas with the greatest skill needs.	£2bn investment in skills and training, including through apprenticeships. Give local authorities the power to direct new training and skills programmes.
Devolution	Set out plans for full devolution across England in a white paper in 2020. Set up additional growth bodies for areas with growth potential, such as the Oxford-Cambridge Arc.	Placing the national transformation fund unit, a key part of the Treasury, in the North of England and open regional offices of government in each of the nine English regions.	Devolve more decision-making power including over transport, energy, housing and skills. Give local government enhanced powers to call on new income sources to support local services and investment.	Task the Ministry of Housing, Communities and Local Government with reviewing on a rolling basis which powers can be further devolved from central government to local government.
Commercial squatting and fly tipping	Give police powers to seize property and vehicles of trespassers who set up encampments. Make intentional trespass a criminal offence and give councils greater power to			

	tackle it through the planning system.			
Higher Education	<p>£2bn to upgrade the further education college estate.</p> <p>Consider the recommendations of the Augar Review of post-18 education and funding.</p> <p>Require the Office for Students to look at universities' success in increasing access across all ages, not just for young people entering full-time undergraduate degrees.</p>	<p>Bring back maintenance grants and scrap tuition fees.</p> <p>Develop a new funding formula for higher education that ensures all public institutions have adequate funding for teaching and research and widens access to higher education and reverses the decline of part-time learning.</p> <p>Introduce post-qualification admissions in higher education, and work with universities to ensure contextual admissions are used across the system.</p>	<p>Introduce a 'new' two-year visa for students to work after graduation.</p> <p>Introduce skills wallets for every adult in England, giving them £10,000 to spend on education and training.</p> <p>Require universities to make mental health services accessible to students, and introduce a student mental health charter.</p> <p>Reinstate maintenance grants for the poorest students.</p> <p>Review higher education finance and its impact on access, participation and quality.</p>	Scrap undergraduate tuition fees.
Healthcare and the NHS				

Funding the NHS	£20.5bn-a-year of funding for NHS England by 2023/24, accompanied by a major overhaul in the rules that govern how capital is allocated and spent.	£26bn-a-year of funding for NHS England by 2023/24.	£26bn-a-year of funding for NHS England by 2023/24. Raise £7bn a year by putting 1p on income tax, ringfenced for spending on the NHS and social care.	Increase funding for the NHS by at least £6bn per year each year until 2030.
Hospitals and infrastructure	Deliver six new hospitals and develop plans for 34 more.	£2bn to modernise hospital facilities.	Use £10bn of the capital fund to invest in equipment, hospitals, community, ambulance and mental health services buildings.	Enable the construction of community health centres, bringing health services closer to people's homes.
Privatisation		Legislate to exclude the NHS, medicines, and public services from any free trade agreements following Brexit. Repeal the Health and Social Care Act and require the Secretary of State to provide a comprehensive and universal healthcare system.	Reform the Health and Social Care Act as recommended by the NHS, to make the NHS work in a more efficient and joined-up way, and to end the automatic tendering of services.	Roll back privatisation of the NHS, through repealing the Health and Social Care Act 2012 and abolishing the internal market. Replace private sector involvement in the NHS with community leadership.

<p>Structural change</p>	<p>Promote health and wellbeing through neighbourhood design, healthy lifestyles, and a healthy environment.</p> <p>A commitment to developing a longer-term plan for social care.</p>	<p>Free personal care for older people.</p> <p>Scrap hospital parking charges in England.</p> <p>Ensure the NHS becomes a net-zero carbon service.</p>	<p>Move towards single place-based budgets for health and social care, encouraging greater collaboration between the local NHS and Local Authorities in commissioning. Clinical Commissioning Groups and Local Councils to collaborate on commissioning.</p> <p>Move towards free end-of-life social care.</p>	
<p>Care home regulation</p>			<p>Regulate all care home managers and require them to have a relevant qualification.</p>	