

We will:

- ♦ Review the Homes and Communities Agency's grant programmes to simplify and streamline the process and enable more innovation.
- ♦ Allow Local Authorities more flexibility to borrow to build affordable housing, including traditional council housing, and devolve full control of the Right to Buy.
- ♦ Scrap plans to exempt smaller housing development schemes from their obligation to provide affordable homes.
- ♦ Encourage affordable housing providers – both Councils and Housing Associations – to innovate, including using the development of homes for sale or market rent to help subsidise new affordable homes. We will refocus the Vacant Building Credit so it only applies to properties that have been vacant for an extended period.
- ♦ Tackle overcrowding with a new system to incentivise social landlords to reduce the number of tenants under-occupying their homes, freeing up larger properties.
- ♦ Introduce a new Intermediate Housing Fund to fund intermediate housing products, including:
  - ❖ Affordable Rent homes, at up to 80% of local market rent.
  - ❖ Shared Ownership homes, where customers buy a proportion of the home and pay an affordable rent for the rest.
  - ❖ A new Rent to Own model where monthly payments steadily accrue the tenant a percentage stake in the property, owning it outright after 30 years.
  - ❖ New build shared accommodation at the local LHA Shared Accommodation Rate.

We recognise that most people aspire to own their own home, and believe in supporting people on the journey to home ownership. But policies that promote home ownership should be focused on newly built homes to prevent artificial pressure on prices, and should not discriminate on the basis of previous housing tenure.

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## 7.4 Protecting private tenants and leaseholders

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More and more people – including families – are renting in the private sector for the long term. We believe private renting is an important part of the housing market, but the balance has shifted too far against the tenant, and more needs to be done to help people making a home in rented property.