



## Fairer Planning

We will reform planning in Wales to put local need and benefit, sustainability and impact on the Welsh language at the heart of a new planning system.

## New Housing

We will implement rent controls to ensure affordability of rental housing.

We will look at how savings from housing benefit and additional borrowing powers could be used to support the building of social or council housing which will help local authorities or housing associations to maintain and improve their housing stock in future.

Plaid Cymru has successfully argued that, rather than allowing £70m per year of Welsh council housing rents to be paid to the Treasury in London, local authorities who control their own housing stock will be able to invest in them and build new council owned housing. We will ensure the Housing Revenue Account Subsidy System works for the benefit of Welsh local authorities who have retained their social housing stock and continue to support local procurement for housing, using the i2i toolkit to ensure greatest local economic

and social benefit. Plaid Cymru's 'Build 4 Wales' infrastructure programme will be used to further assist local authorities or registered social landlords to build new houses across Wales, based on local need.

We shall establish ownership of existing buildings, including empty houses, disused warehouses and offices and seek to convert them into housing or other useful spaces to meet local need.

## Helping Buyers and Tenants

We will extend the HomeBuy scheme to allow first time buyers to get on the property ladder and help people to buy houses in their town or village. We will look at the Scottish and Canadian house buying models where legal fees are paid by the person withdrawing from a housing deal, not the purchaser.

We support the introduction of higher council tax charges for second homes up to 200%, particularly where the purchase of second homes is affecting the market and making it harder for local people to get on the property ladder.

We will help reduce people's fuel bills by retro-fitting houses as part of a Green New Deal and

help private homeowners with a reduction in VAT on certified house repairs.

We will strengthen tenants' rights by ensuring that the Housing Act provisions reform tenancies and we will ensure landlord regulations provide a fair service to tenants and landlords. We will establish a reasonable minimum tenancy length. This will be twelve months for those housed into the Private Rented Sector following homelessness.

Following our introduction of the Intermediate Care Fund in the 2013 Budget, Plaid Cymru will continue to promote adapted housing that allows residents to choose to stay in their own homes or specially-built accommodation, rather than move into care. We will continue to promote Extra-Care housing and will work closely with local authorities to ensure that Disabled Facilities Grants and Care and Repair adaptations are implemented efficiently and that housing stock is well maintained.

Plaid Cymru will adopt a preventative approach to tackling homelessness, prioritising early intervention. This will enable us to phase out priority need and intentionality within the support system so that all people can be helped.