

We will:

- ◆ Improve protections against rogue landlords and encourage a new multi-year tenancy with an agreed inflation-linked annual rent increase built in.
- ◆ Enable Local Authorities to operate licensing schemes for rental properties in areas where they believe it is needed.
- ◆ Establish a voluntary register of rented property where either the landlord or the tenant can register the property, to improve enforcement and tax transparency.
- ◆ Ban letting agent fees to tenants if the transparency requirements we introduced are not successful in bringing fees down to an affordable level by the end of 2016.
- ◆ Extend the use of Rent Repayment Orders to allow tenants to have their rent refunded when a property is found to contain serious risks to health, and withhold rent from landlords who have not carried out court-ordered improvements within a reasonable period of time.
- ◆ Introduce a new Help to Rent scheme to provide government-backed tenancy deposit loans for all first-time renters under 30.
- ◆ Conduct a full review of the help single people get under homelessness legislation.

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## 7.5 Affordable warmth and greener homes

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Warming our homes is an essential part of the fight against climate change, and also vital to keep bills affordable. Energy prices in Britain are lower than the EU average but our bills are higher because our homes are so poorly insulated. We have made huge advances in this Parliament, increasing standards for newly built homes, and improving more than a million homes in just two years. In the next Parliament we will go further, ensuring at least four million homes are improved by 2020, not only lowering bills and helping to tackle the scourge of fuel poverty, but generating jobs too.

We will:

- ◆ Remove exemptions in the Zero Carbon Standard for new homes, increasing the standard steadily and extending it to non-domestic buildings from 2019. We will promote the development of off-site manufacturing techniques, which have been shown to improve energy performance of buildings.
- ◆ Pass a new Green Buildings Act to set new energy efficiency targets, including a long-term ambition for every home to reach at least an energy rating of Band C by 2035.