

of suitable brownfield sites have planning permission for housing by 2020. To meet the capital's housing needs, we will create a new London Land Commission, with a mandate to identify and release all surplus brownfield land owned by the public sector. We will fund Housing Zones to transform brownfield sites into new housing, which will create 95,000 new homes.

Average council tax bills in England have fallen, in real terms, by 11 per cent

We will help keep your council taxes low

Under this Government, average council tax bills in England have fallen, in real terms, by 11 per cent. Whereas Labour wants to propose a new tax on family homes, we will help local authorities keep council tax low for hardworking taxpayers, and ensure residents can continue to veto high rises via a local referendum. And in London, where there is a Conservative Mayor, bills have fallen even further. We will continue to work with councillors to deliver high quality, value for money services. We will encourage voluntary integration of services and administration between and within councils –

for example, with the Troubled Families Programme and the Better Care Fund – to promote savings and improve local services. We want local councils to help manage public land and buildings, and will give them at least a 10 per cent stake in public sector land sales in their area.

We will help you build a strong local economy

We want local authorities to help create strong local economies. Building on the local retention of business rates introduced in 2012, we will promote localism by allowing councils to keep a higher proportion of the business rates revenue that is generated in their area. This will provide a strong financial incentive for councils to promote economic growth. We will review how we can further reduce ring-fencing and remove Whitehall burdens to give councils more flexibility to support local services. We will support Business Improvement Districts and other forms of business-led collaboration on high streets – giving more say to local traders on issues such as minor planning applications, cleaning and parking. We will continue to support local shops and residents in tackling aggressive parking enforcement and excessive parking charges, and take steps to tackle rogue and unfair practices by private parking operators. Our Coastal Communities Fund will help our seaside areas thrive, helping to boost skills and create jobs.