

## Empty Homes Network's "Manifesto Meter"

Political party	Strategic approach	National Loan scheme	Capital Funding	Better legal framework	Support local initiatives	Empty homes mentioned?	Notes
Conservatives	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	N	A
Lib-Dems	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	B, C, D, E
Labour	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	F, G, H, I
Greens	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	J, K, L, M, N
UKIP	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	O, P, Q
SNP	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	N	R, S
Plaid Cymru	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	T
EHN Policy	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	☆☆☆☆☆	Y	Key

### KEY

We have used the 5 priorities in the EHN policy document as a benchmark for evaluating the policies of the main political parties in the General Election. 5 stars would be awarded in any category that implied a full implementation of one of our 5 priorities.

Generally we have focused on positive policy positions; however we have also had to take into account proposals with a negative impact eg around New Homes Bonus. Where there are competing negative policies, we have awarded positive policy stars to parties if the intention seems to be that they will maintain the status quo.

The **number of stars awarded** is a composite that reflects both the **scope** of the measure in the context of the breadth of the EHN proposals and also the likely impact of the manifesto measure in question. For example, NHB-related stars are awarded on the basis that NHB has a significant effect on local initiatives.

**Darker stars** represent specific elements within the party manifestos.

**Lighter stars** have been awarded where:

A) there is good evidence outside the manifesto for an underlying policy commitment that would translate into practical support for useful measures

OR

B) there is support within the manifesto for measures that might be expected to translate into support for our proposals

EHN policy position

<http://www.ehnetwork.org.uk/filling-empties-ehn-policy-position>

## NOTES

<b>A - Conservatives</b>	Conservatives are assumed to be retaining New Homes Bonus, retaining Permitted Development Rights for converting redundant properties to residential; no specific measures noted; 3 light green stars because of the importance of NHB for funding EHPs
<b>B - Lib-Dems</b>	Attach planning conditions to ensure new developments occupied (buy-to-leave) - green star under Better legal framework
<b>C - Lib-Dems</b>	Up to 200% council tax on second homes - 1 green star
<b>D - Lib-Dems</b>	End Permitted Development Rights for converting offices to residential (orange star) - the good reasons for abandoning this policy are accepted but strictly speaking it has a negative impact on producing housing from empty buildings
<b>E - Lib-Dems</b>	Position on New Homes Bonus unclear - has been attacked by Stephen Williams, no recent statements in support. No stars either way
<b>F - Labour</b>	Increased funding for affordable housing generally - trickle-down to empty homes probable? Unspecified amount. One light-green star.
<b>G - Labour</b>	Will "give local authorities powers to reduce the number of empty homes" - powers not specified other than increased empty homes premium
<b>H - Labour</b>	Green star under Supporting Local Initiatives for increase to Empty Homes Premium
<b>I - Labour</b>	2 light red stars for threatening to abolish NHB without offering alternative incentive for local authority empty homes - but this is not in the manifesto
<b>J - Greens</b>	Halve number of empty homes (stated as 700,000) through Empty Property Use Orders - Green star under "strategic approach" because of the scale of the intervention; single green star under Better Legal Framework related to "Empty Property Use Orders"
<b>K - Greens</b>	Policy document (not manifesto) H0905 suggests framework for local authorities to make loans to homeless groups seeking to re-use empty properties 3 light green stars
<b>L - Greens</b>	Big increase in investment in affordable housing - coupled with general commitment to empty homes - makes an empty homes capital programme highly likely, but this is not explicit - 2 light green stars reflect size of programme.
<b>M - Greens</b>	Higher rates of council tax for empty homes (+ more bands) - 1 green star
<b>N - Greens</b>	Policy document (not manifesto) H0905 sees local authorities drawing up empty homes strategies - light green star
<b>O - UKIP</b>	Requirement to "include a commitment to bringing empty homes back into use within their broader housing and planning strategies" - words are cheap and this is too feeble to warrant additional stars over the 3 awarded for retaining NHB.
<b>P - UKIP</b>	Empty Homes Premium to be mandatory - green star but see preceding point.
<b>Q - UKIP</b>	Reference to councils keeping New Homes Bonus on brownfield land - so NHB to be retained - 3 green stars
<b>R - SNP</b>	Support funding of up to 100,00 affordable homes p.a. - some trickle-down to empty homes expected - two light green stars.
<b>S - SNP</b>	Single light green stars have been awarded under Strategy and Support for Local Initiatives based on the record of the SNP in government in Scotland. The manifesto contains no specific commitments.
<b>T - Plaid Cymru</b>	"We will establish ownership of existing buildings, including empty houses, disused warehouses, and offices and seek to convert them into housing or other useful spaces..." ; no amount stated; 2 green stars under capital funding.