**3: Housing, council houses, home ownership, private rented and how to build more houses**

Labour should:

We should end the right to buy and replace it with a cash discount scheme enabling Council tenants to access a mortgage deposit to buy on the open market after they have lived in Council housing for a minimum of 5 years. Housing Associations should be encouraged to also take part in this Mortgage Deposit Scheme.

We should commit to building Council homes to tackle the housing crisis and partnering with Housing Associations to achieve this too.

We should bring into use homes that have been empty for more than 12 months using existing legislation e.g. compulsory purchase orders.

We should cap rents in the private sector on a regional and area based formula, preventing exploitation of private renters.

We should set up local authority-led private sector letting agencies so that private landlords can benefit from local authority expertise in letting and tenants can benefit from good quality and well-maintained properties in line with local authority standards.

Development of new homes should be on a brown field first basis and section 106/infrastructure levy should be contributed from developers to clean up the land prior to construction.

In all developments, local demography should be taken into account to end the development of large mansions in areas where other housing needs are unmet.

We need to distance ourselves from Tory austerity programmes that destabilise communities and prevent social sustainability and the Party needs a through-going debate on austerity learning the lessons that we did in 1945.