

# ELECTION MANIFESTO COMPARISON 2024

House Building				
 Conservatives	 Labour	 Liberal Democrats	 REFORM UK	 Green Party
5-Year House Building Target: 1.6 million new homes	5-Year House Building Target: 1.5 million new homes	Annual House Building Target: 380,000 (5-Year total - 1.9 million)	Fast-track planning and tax incentives for large residential developments	Require local authorities to spread small developments across their areas
Abolish 'Nutrient Neutrality' rules	Update National Planning Policy Framework to restore mandatory housing targets	Expand Neighbourhood Planning across England	Fast-track new housing on brownfield sites	Require all new developments to be accompanied by investment in local infrastructure
Create 'fast-track route' through planning system for new homes on brownfield sites	Ensure planning authorities have up-to-date local plans	Build ten new garden cities	'Loose fit planning' policy for large residential developments	Build 150,000 new social homes each year - through new build and purchase / refurbishment of older housing stock
Urban Regeneration schemes - working alongside local leaders, communities and private sector	Reform and strengthen presumption in favour of sustainable development	Allow councils to buy land for housing based on 'current value'	Incentivise use of new construction technology - to improve efficiency and cut waste	Create a 'community right to buy' scheme for local authorities
Require councils to set aside land for local and small builders	£20m of additional funding for local authority planning officers	"Properly funding" local planning departments to improve outcomes		Ending 'right to buy' for individuals
Lift Section 106 burdens on more small sites	Local communities to continue to shape local housebuilding - but will use 'intervention powers' where necessary, to enforce targets	Expand rural housing by encouraging use of rural exception sites		New developments will need to ensure that residents are not car dependent
New Infrastructure Levy, to deliver local amenities alongside new homes	'Brownfield first' approach, with fast-track approval of urban brownfield sites	Trial Community Land Auctions		All material from demolished buildings to be considered for reuse - rates for disposal of builders' waste will be increased
Renew Affordable Homes Programme	Commitment to preserve Green Belt land with new "more strategic" approach to greenbelt land designation and release	Encourage development of existing brownfield Sites		
Retain Green Belt protections	Designation of low-quality 'Grey Belt' land, with introduction of 5 'Golden Rules'	Introduce "use-it-or-lose-it" planning permission for developers		
	Build a new generation of new towns - alongside urban extensions and regeneration projects	Integrate infrastructure and public services delivery in to the planning process		

# House Building

 **Conservatives**

 **Labour**

**Liberal Democrats**



 **Green Party**

Require all Combined and Mayoral Authorities to strategically plan for local housing growth

New planning powers for combined authorities with new freedoms and flexibilities to make better use of grant funding

Substantially increased delivery of social and affordable housebuilding

Take steps to ensure "high-quality, well-designed, and sustainable homes" developments become the norm

"Implement solutions" to unlock building of homes affected by nutrient neutrality, without weakening environmental protections

# Business Management

 <b>Conservatives</b>	 <b>Labour</b>	<b>Liberal Democrats</b> 		 <b>Green Party</b>
No increases in corporation tax	Corporation tax capped at 25% for the next 5 years	Develop an industrial strategy to give businesses certainty and insensitive them to invest in new technologies and create good jobs	Lift the minimum profit threshold for corporation tax to £100k	Support for the setting up of Regional Mutual Banks
Abolition of National Insurance Contributions for the self-employed	To "take action" on late payments	Fix the skills and recruitment crisis by investing in education and training	Reduce the main Corporation Tax Rate from 25% to 20%, then 15% from year 3	Explore legal ways for companies to be transformed into mutual organisations
Keep the VAT threshold under review and review options to smooth the cliff edge at £90,000	Reform of the British Business Bank to make it easier for SMEs to access capital	Introduce a general duty of care for the environment and human rights in business operations	Abolish IR35 rules	Bring the Prompt Payment Code into law and bare late payers from public-procurement contracts
Improve access to finance for SMEs - expanding Open Finance and exploring creation of Regional Mutual Banks	Reform procurement rules to give SMEs greater access to government contracts	Create a local banking sector, dedicated to meeting the needs of local small and medium-sized businesses	Lift VAT threshold to £150,000	Enable the Small Business Commissioner to proactively investigate potential instances of poor payment
Lift employee threshold to allow more companies to be considered "medium sized" - taking more companies out of the scope of reporting requirements	Retain a permanent full expensing system for capital investment and the annual investment allowance for small businesses	Produce a cross-sectoral regulatory framework for artificial intelligence	Simplification of the tax system	Introduce a minimum wage of £15 an hour for all
Retain key tax incentives that encourage small businesses to grow	Make sure the minimum wage is a genuine living wage	Set a 20% higher minimum wage for people on zero-hour contracts at times of normal demand fluctuating hours of work		
Improve enforcement of Prompt Payment Code				
Work with public sector organisations, to ensure procurement opportunities focus on SMEs in their local economies				

# Energy Efficiency

 <b>Conservatives</b>	 <b>Labour</b>	<b>Liberal Democrats</b> 		 <b>Green Party</b>
Invest £6 billion over next 3 years to make 1 million homes more energy efficient	Introduction of a 'Warm Homes Plan'	Launch 10-year emergency Home Energy Upgrade programme - with free insulation and heat pumps for low income families	Scrap annual £10 Billion of Renewable Energy Subsidies	A local-authority-led "Street-by-street" retrofit programme to insulate Britain's homes
Fund an energy efficiency voucher scheme to support installation of energy efficiency measures	Invest an extra £6.6bn over the next 5 years, to upgrade 5 million homes	Provision of incentives for installing heat pumps that cover 'real costs'	Develop cleaner energy from "new technology"	Invest £29bn over the next 5 years to insulate homes to an EPC B standard or above - as part of a 10 year programme
	Offer grants and low interest loans to support investment in insulation, solar panels, batteries, low carbon heating etc.	Require all new homes and non-domestic buildings to be built to a zero-carbon standard		Invest £4bn over the next 5 years to insulate other buildings to a high standard
	Work with the private sector to provide finance to accelerate home upgrades	Reintroduce requirements for landlords to upgrade energy efficiency of their properties to EPC C or above by 2028		Invest £9bn over the next 5 years for low-carbon heating systems for homes and other buildings
	Ensure homes in the private rented sector meet minimum energy efficiency standards by 2030	Introduce new subsidised Energy-Saving Homes scheme		Ensure that all new homes meet Passivhaus or equivalent standards and house builders include solar panels and heat pumps on all new homes, where appropriate
				All planning applications to require whole-life carbon and energy calculations, covering construction, maintenance and operational use

# Skills and Training

 <b>Conservatives</b>	 <b>Labour</b>	 <b>Liberal Democrats</b>		 <b>Green Party</b>
Fund 100,000 high-quality apprenticeships	Produce a 'comprehensive strategy' for post-16 education	Invest in construction sector skills and training, and new technologies such as modern methods of construction	Introduce an education system that ensures young people are proud of Britain and learn the skills, character and values to succeed in life	Support higher education students with the restoration of grants and abolition of tuition fees
Introduce the Advanced British Standard - to remove divide between academic and technical learning	Will guarantee training, and apprenticeship or help for find work for all 18 to 21 year-olds	Boost small businesses and empower them to create new local jobs		
Extend the £30,000 tax-free bonus payments to eligible teachers in FE colleges	Establish 'Skills England' to bring together business, training providers and Unions with national and local Government	Replace Apprenticeships Levy, with more flexible 'Skills and Training Levy'		
	End the long-term reliance on overseas workers in some parts of the economy by bringing in workforce and training plans for sectors, such as construction	Apprenticeships to be paid at least National Minimum Wage - scrapping lower apprentice rate		
	Work alongside the Migration Advisory Committee to make sure training accounts for overall needs of the labour market - Skills England to coordinate opportunities between local areas	Create new 'Lifelong Skills Grant' for adults		
	Devolve adult skills funding to combined authorities	Develop 'National Colleges' as national centres of expertise		
	Further Education colleges to become specialist Technical Excellence Colleges	Seek to identify and resolve skills gaps by expanding higher vocational training		
	Reform Apprenticeships Levy - review rules which ignore vital skills and training needed to access apprenticeships	Improve quality of vocational education, by strengthening careers advice and links between schools and colleges with employers		
	Support the aspiration of every person who wants to go to University			
	"Better integrate" further and higher education			

## Other

This Manifesto explainer focuses on the key themes of the FMB's Manifesto: 'Growth from the ground up'. Here, we've picked a few other points we know are important to builders:

 Conservatives	 Labour	 Liberal Democrats	 REFORM UK	 Green Party
Pass a new law to provide better treatment and support for severe mental health needs	Commitment to take decisive action to improve building safety, including through regulation	End out-of-area mental health placements by increasing capacity and coordination between services.	Motivate up to 2 million People Back to Work - "Employment is critical to improving mental health"	Focus on enabling major improvements to mental health care to put it on a truly equal footing with physical health care
Increase the planned expansion of NHS Talking Therapies by 50%.	Recruit 8,500 additional mental health staff over the next 5 years	Increase access to talking therapies	Cut Stamp Duty to 0% below £750k, 2% up to £1.5m, and to 4% over £1.5m	Push for an extensive vehicle scrappage scheme to support rapid transition to EVs
Give police officers new powers and tools to catch criminals, including technology like facial recognition and powers to seize knives and track down stolen property	Modernise mental health legislation by updating the Mental Health Act	Cut suicide rates through community prevention services and improved prevention training for NHS staff	Clampdown on all crime and antisocial behaviour. Increase Stop and Search substantially	End the routine use of stop and search and the use of facial recognition software
Raise density levels in inner London - forcing the Mayor to plan for more homes on brownfield sites	Restore the phase-out date of 2030 for new cars with internal combustion engines	Focus more on the relationship between mental health and debt	Legislate to ban ULEZ Clean Air Zones and Low Traffic Neighbourhoods	Introduce a maximum 10:1 pay ratios for all private and public-sector organisations.
increase to the threshold at which first-time buyers pay Stamp Duty to £425,000	Introducing new 'Respect Orders' to crack down on anti-social behaviour	Restore 2030 requirement for every new car and small van sold to be zero-emission	Reform Social Housing law to prioritise local people	Support reduced working hours and moving towards a four-day working week.