

SUBMISSION TO RT HON

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SUPPLEMENT: WHY AND HOW TO DELIVER A  
MORATORIUM ON DEVELOPER DONATIONS

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## Why This Matters

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Political donations from developers, land promoters, and speculative planning agents during a housing affordability crisis create serious risks of policy distortion and planning capture. These donations can come directly or indirectly — through associated companies, non-profits, or private individuals connected to development firms.

A moratorium would:

- Reinforce trust in the integrity of planning decisions
- Reduce the risk of speculative influence while affordability remains broken
- Align the political system with the public interest during a period of crisis

Crucially, it would also help safeguard against a growing national risk: the collapse of public trust in housing policy feeding so-called *anti-establishment sentiment* — which can be exploited by foreign-influenced or authoritarian movements, as already seen abroad.

This moratorium should last **five years**, or until **average house prices fall to 4.5× average earnings** (ONS affordability ratio).

To ensure this is delivered swiftly and robustly, I propose a **dual-track strategy**: one legislative, one executive.

## How to Deliver It — Two Parallel Actions You Can Take Now

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Route	What You Can Do	How Soon It Works
<b>1. Private Members' Bill</b>	Table or support a short Bill to amend the <i>Political Parties, Elections and Referendums Act 2000 (PPERA)</i> : - Ban donations from all developer-linked entities and individuals - Define clear affordability test (ONS: house prices vs. earnings) - Require Electoral Commission oversight	<b>6–12 months</b> (faster if adopted by Government)
<b>2. Cabinet Office Procurement Policy</b>	Write to Ministers (DLUHC and Cabinet Office): - Ban donations from companies receiving land, grants, or planning-related contracts - Include individuals materially connected to those companies	<b>2–4 months</b> (via ministerial guidance or directive)

These actions are complementary, not sequential — one delivers speed, the other delivers permanence.

## Close All Loopholes – Full Scope Required

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The moratorium must apply to both **organisations** and **individuals** who may otherwise donate through indirect means. Specifically:

### Covered under the ban:

- Parent, subsidiary, or affiliated companies
- Industry lobbying groups and non-profits acting on developers' behalf
- Individuals who are:
  - **Directors, executives, or senior employees** of development firms
  - **Shareholders with more than 5% control**
  - **Individuals acting in coordination with, or under the direction of, a developer or related entity**

→ These rules ensure no "private" donations can bypass the moratorium.

The **Electoral Commission** should maintain a **Register of Restricted Donors**, using:

- Companies House and PSC data
- Local planning and land ownership records
- Financial disclosures from political parties

### Why This Is Urgent and Fair

Political donations from those profiting directly from planning permissions — whether corporate or personal — undermine the credibility of the planning system. This proposal ensures:

- **Fast action through Cabinet Office policy**
- **Long-term legal protection through Parliament**
- **No backdoor influence via personal or indirect channels**

Other countries prevent this kind of overlap. The UK can — and should — do the same.

I urge you to take forward both routes: legislative and executive. Doing so will directly address public mistrust and reduce the strategic risk that housing policy is captured by financial or foreign interests. I would welcome the opportunity to support you in advancing this proposal.