

## Labour's Lyons Review fleshes out 200,000 a year homes plan

Labour leader Ed Miliband will today flesh out the details of how his party will deliver 200,000 homes a year by 2020 if elected next May.

Speaking today at the launch of the Lyons Review of housing, Miliband is expected to reveal three key policies from the study:

\* Local authorities will designate new Housing Growth Areas which will have powers to assemble land and give certainty that building will take place

\* It will be mandatory for local authorities to have a Local Plan to meet the housing needs of the community - if not the planning inspectorate can step in to ensure housing needs are not ignored

\* A proportion of the homes in the Housing Growth Areas, perhaps half, will be reserved for priority access to first time buyers for two months. Local authorities will be able to restrict sales so they cannot be sold to buy to let or "buy to leave empty"

"There has been a systematic failure to build the homes our country needs," Miliband will say. "Too much development land is held as a speculative investment when local people need homes. Too often the trickle of new developments that get completed are snapped up before people from the area can benefit, undermining support for much needed further development. And, for too many young families, the dream of home ownership is fading fast.

"Only Labour has a plan to build the homes that our country, our local communities and our families need. As Ed Balls has said, the next Labour government will make housing a bigger priority within the existing capital settlement for the next parliament."

The housebuilding industry welcomed Labour's commitment to delivering new homes, saying bringing land forward is vital and stressing the importance of SMEs in achieving the goal.

Stewart Baseley, executive chairman of the Home Builders Federation will say today of the Labour plans :

" We welcome the commitment by Labour to increase housing supply. Whilst we have seen a big increase in housebuilding activity in recent months, we are still not delivering enough homes to meet the country's needs. Policies that would result in more land coming forward for development more quickly and further assist first time buyers would clearly provide a boost to housing supply. We look forward to working with the Labour party to develop their policies as we move towards the general election."

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