

double the current level – by implementing the recommendations of the Lyons Review. It is only by building more homes that people's aspiration for home ownership will be fulfilled.

Our comprehensive plan to tackle the housing crisis will give local communities new powers to provide the homes they need, in the places they want to live. To help young people and families get on the housing ladder, we will give local authorities the power to give first call to first time buyers on new homes in areas of housing growth. And we will unlock a Future Homes Fund by requiring that the billions of pounds saved in Help to Buy ISAs be invested in increasing housing supply.

We want a housing market that rewards the building of high quality homes rather than land banking and speculation. So we will introduce greater transparency in the land market and give local authorities new 'use it or lose it' powers to encourage developers to build.

We will increase competition in the housebuilding industry by backing small builders, including through our Help to Build scheme, and by getting the public sector building again. We will build more affordable homes by prioritising capital investment for housing and by reforming the council house financing system. We will give local authorities powers to reduce the number of empty homes, including higher council tax on long term empty properties. And to boost the housing we need, we will start to build a new generation of garden cities.

For the 11 million people who rent privately, we will legislate to make three-year tenancies the norm, with a ceiling on excessive rent rises. A ban on unfair letting agent fees will save renters over £600. We will drive standards up by creating a national register of private landlords.

Homelessness is the ultimate symbol of the housing crisis. Labour reduced homelessness by 70 per cent when we were last in office, but all forms of homelessness are back on the rise, with rough sleeping having increased by 55 per cent. We are committed to reversing this trend by tackling the causes of homelessness and rough sleeping.