

# METRO

## We rely too much on big builders

■ Housing is a pivotal issue given its correlation with economic stability.

Recent upticks in prices and mortgage approvals hint at recovery, yet the persistent shortage threatens prolonged recession.

The UK faces a crisis of affordability due to insufficient homes for rent and sale.

We urge each party to present a radical yet credible long-term plan.

The government's target of 300,000 homes annually echoes long-standing government aspirations unmet since 2004.

Four primary factors underpin this crisis: over-reliance on major housebuilders, politicised planning discouraging development, net loss of social housing and post-Brexit labour shortages.

Reinvigorating SME housebuilders is

pivotal. Incentives should include allocating small land plots for development and streamlining brownfield site permissions.

Boosting skilled labour domestically and reforming the planning system are equally crucial, with private sector assistance able to expedite approvals and reduce costs.

Lenders must offer flexible financing to smaller developers.

Despite potential temporary unpopularity, a steadfast commitment to a pro-growth agenda is necessary.

These challenges demand decisive action. Embrace this opportunity to steer us toward a balanced and sustainable housing market, ensuring prosperity for generations to come.

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